

ADDENDUM

THIS ADDENDUM (“Addendum”) is hereby attached to and made a part of the Development Agreement (“Agreement”) between the City of Las Vegas (“City”) and 180 Land Company LLC, a Nevada limited liability company (“Master Developer”).

WHEREAS:

- A. The City and Master Developer have negotiated the Agreement in good faith, pursuant to NRS 278 and Title 19, to establish long-range plans for the development of the Property as defined in the Agreement.
- B. Upon City’s request, the City and Master Developer wish to clarify certain topics in the Agreement as outlined herein.
- C. The City staff has recommended approval of the Agreement identified as Director’s Business Item (DIR-63602) and reaffirms its recommendation for approval as amended herein.

NOW, THEREFORE, the parties do hereby agree as follows:

- 1. In Development Area 4, the minimum one-half (1/2) acre lots allowed under the Design Guidelines, as defined in the Agreement as Exhibit D, shall be limited to Section A on Exhibit B. All other Sections on Exhibit B will have lots larger than one-half (1/2) acre and up to five (5) acres or more. No lot will be smaller than the adjacent existing lot(s) located outside the Property.
- 2. The following shall be added to Section 3.01(g)(ii) of the Agreement pertaining to the landscaped space in Development Area 4: “Upon completion of Development Area 4, there shall be a minimum of seven thousand five hundred (7,500) trees in Development Area 4”.
- 3. There shall be no blasting on the Property during the term of the Agreement.
- 4. The Development Phasing, Exhibit F to the Agreement, shall be clarified under Development Area 4 to define “access ways” as rough roads within Development Area 4 without paving.
- 5. The Development Phasing, Exhibit F to the Agreement, shall be clarified under the Notes Section to state that the “clear and grub” option may only apply to the green space or turf space on the existing golf course and not to the existing desert portions of the golf course.

All other terms of the Agreement remain unchanged.

(SIGNATURES OF FOLLOWING PAGE)

IN WITNESS WHEREOF, the parties hereto have executed this Addendum on this _____ day of _____, 2016.

CITY:

City Council, City of Las Vegas

By: _____
Mayor

Approved as to Form:

City Attorney

Attest:

City Clerk

By: _____
LuAnn Holmes, City Clerk

Master Developer

180 LAND COMPANY LLC,

a Nevada limited liability company

By: _____

Name: _____

Title: _____

SUBSCRIBED AND SWORN TO before me

on this ____ day of _____, 2016.

Notary Public in and for said County and State