

DAIMLER TRUCK

Daimler Buses

LETTER OF INTENT

To : **City of North Las Vegas**
Land Development and Community Services Department
2250 Las Vegas, Blvd., North
North Las Vegas, NV 89030

From: **Daimler Coaches North America, LLC**

The purpose of this memorandum is to outline for the Land Development and Community Services Department the current request for a Special Use Permit – Vehicle, Boat or RV Sales at 2680 Losee Rd., North Las Vegas, NV 89030 (Parcel # 139-14-302-005).

Daimler Coaches NA LLC, a subsidiary of Daimler Truck, has their Corporate Offices in Ft. Mill, SC and a Pre-delivery Center and Dealership in Jacksonville, FL. Due to the growth of our Company's Sales of Motor Coaches through the US, the company desires to establish a Motor Coach Dealership in North Las Vegas, NV to better serve our customers on the west coast of the US.

Daimler Coaches has partnered with WW Williams, our dedicated Motor Coach Service outlet for this area of the country and they have agreed to lease an office and a Motor Coach storage area to our company at their existing building located at 2680 Losee Rd. One of the prerequisites of obtaining our Nevada Dealer's license is for our company to obtain a Special Use Permit (and related Business License) in order to sell New and Used Motor Coaches from this location.

Daimler Coaches recently launched a new product, the Mercedes Benz Tourrider and sales are increasing throughout the US. This Dealership in North Las Vegas, NV, would greatly assist with our business plans to grow our sales footprint in the western part of the United States. This location would enable our sales personnel to bring completed Motor Coaches, from our Jacksonville, FL Dealership and deliver them directly to customers at the North Las Vegas, NV facility. In addition, local customers will be bringing their Motor Coaches to the WW Williams facility for Service and Warranty work. But this work will only be provided by the existing WW Williams organization. Daimler Coaches will not be performing any Service or Warranty activities at this location. This will be strictly a Sales Office for New and Used Motor Coach Sales by Daimler Coaches personnel.

DAIMLER TRUCK

Daimler Buses

This business is a low volume, high product value business and therefore Daimler Coaches does not anticipate a significant impact to the local traffic activity due to the addition of this business at this location. Daimler Coaches has already begun leasing office space at this facility and after obtaining the required City of North Las Vegas Special Use Permit and City Business License, the Company is prepared to submit the request to the Nevada Dept. of Motor Vehicles for our Dealer License. The only additional efforts required would be to obtain and display the necessary signage at this business location.

The hours of operation for this business will be 7 am to 7 pm, Monday through Friday, which is the same hours maintained by WW Williams, at this location. Please note that this business will be a **SALES ONLY OPERATION**. Daimler Coaches will not perform any Parts and Coach Service work at this location. Those activities are already being performed by WW Williams, at this location. Daimler Coaches NA has a Motor Coach Dealer Service Agreement with WW Williams to perform all Service and Warranty work for the Motor Coaches sold by Daimler Coaches.

Also, please note that some of the Motor Coaches sold by our competitors operate with a Detroit Diesel engine and WW Williams has an existing Detroit Diesel Distributor Service Agreement to provide Parts, Service and Warranty work on any products which contain a Detroit Diesel engine.

Please contact me if you have any additional questions or concerns.

Sincerely,

Robert H. Simonds

Robert H. Simonds

CFO

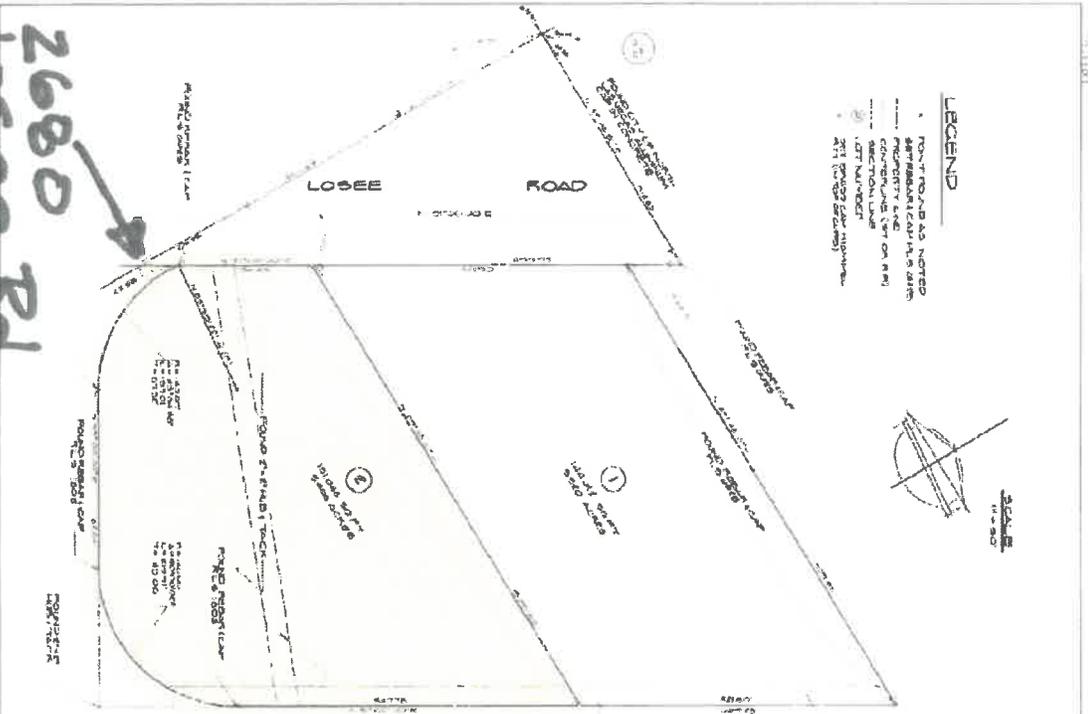
Daimler Coaches NA, LLC

2477 Deerfield Dr. Ft. Mill, SC 29715

Cell: (313)-318-3669

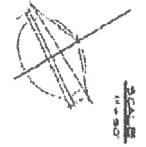
robert.simonds@daimlertruck.com

2680
Losee Rd.



LEGEND

- 1. POINTS AS NOTED
- 2. PROPERTY LINE
- 3. SECTION LINE
- 4. LOT NUMBER
- 5. 1/4 SECTION



NOTE

THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

UNION PACIFIC RAILROAD

LOSEE ROAD

FOR THE PURPOSES OF THIS SURVEY, THE SURVEYOR HAS ASSUMED THAT THE BOUNDARIES SHOWN ON THIS MAP ARE CORRECT AND ACCURATE.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same has been compared with the original survey and found to be correct and accurate.



OWNER'S CERTIFICATE AND DEDICATION

WE, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to us by the client, and that the same has been compared with the original survey and found to be correct and accurate.

ACKNOWLEDGEMENT

STATE OF IOWA }
COUNTY OF CLATSOP }
ON this 15th day of April, 1986, the following persons, being of legal age and of sound mind, appeared before me, the undersigned, a Notary Public in and for the State of Iowa, and acknowledged to me that they executed the foregoing instrument for the purposes and in the capacity therein expressed.

APPROVALS

Notary Public in and for the State of Iowa

PARCEL MAP

ROBERT GALLISTEN, CIVIL ENGINEER

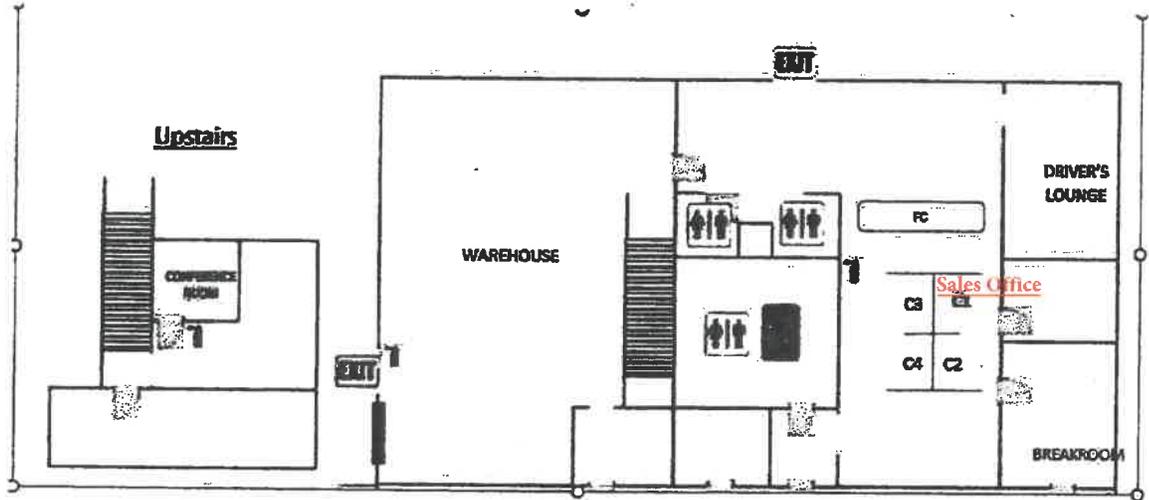
1100 10th Street, NE
Des Moines, IA 50319

BAUGHMAN & TURNER, INC.

1100 10th Street, NE
Des Moines, IA 50319

EXHIBIT A
Depiction of Premises

1. DESIGNATED OFFICE AREA and FILING CABINETS







This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE FEET WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- ROAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSER NUMBER
- PT 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 61.5 GOV. LOT NUMBER

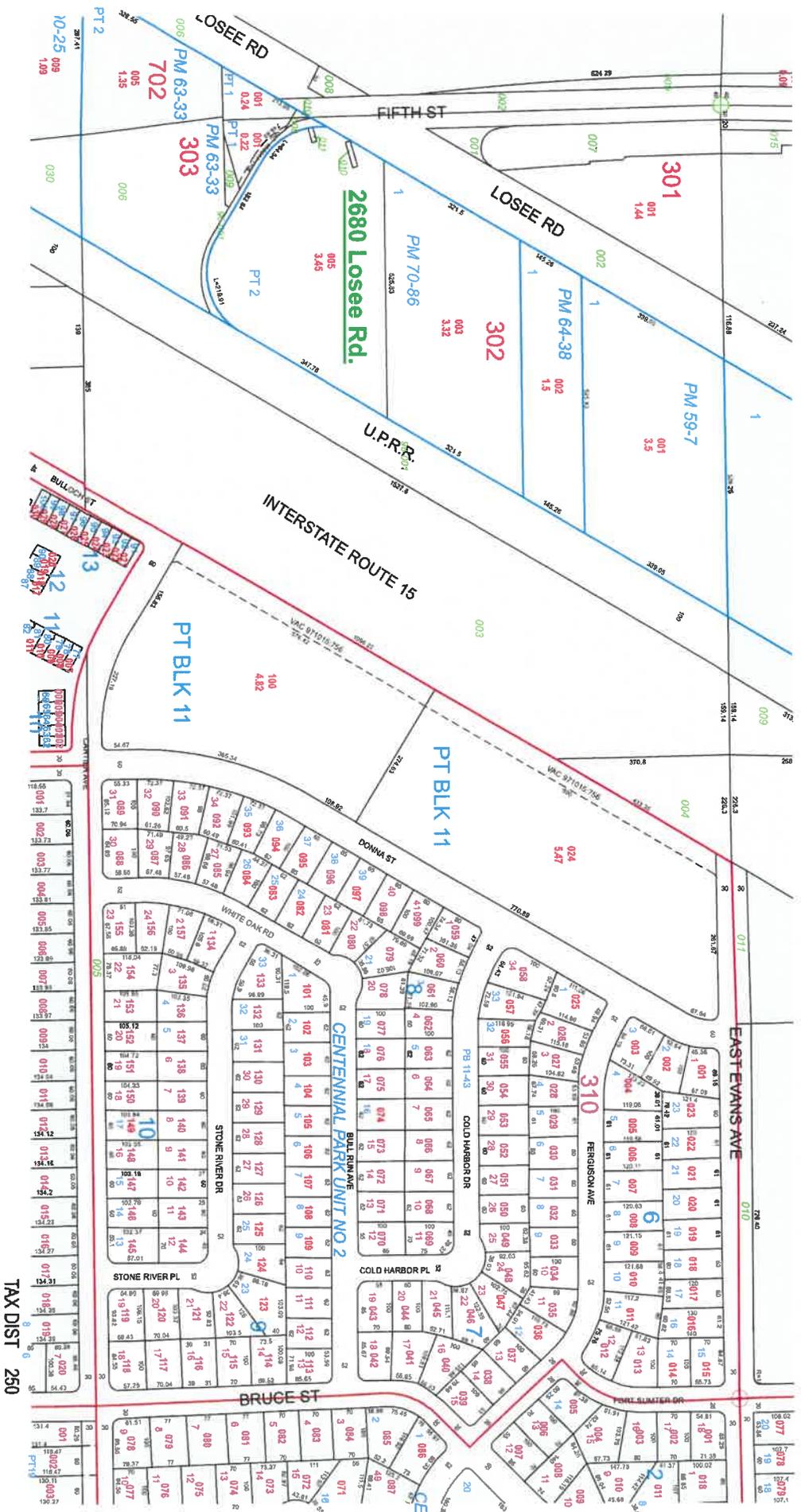
BOOK	1205 R61E
1251 124	12311
138 139	14014
163 162	16716

Scale:	1" = 200'
Rev:	7/8/2019

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ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

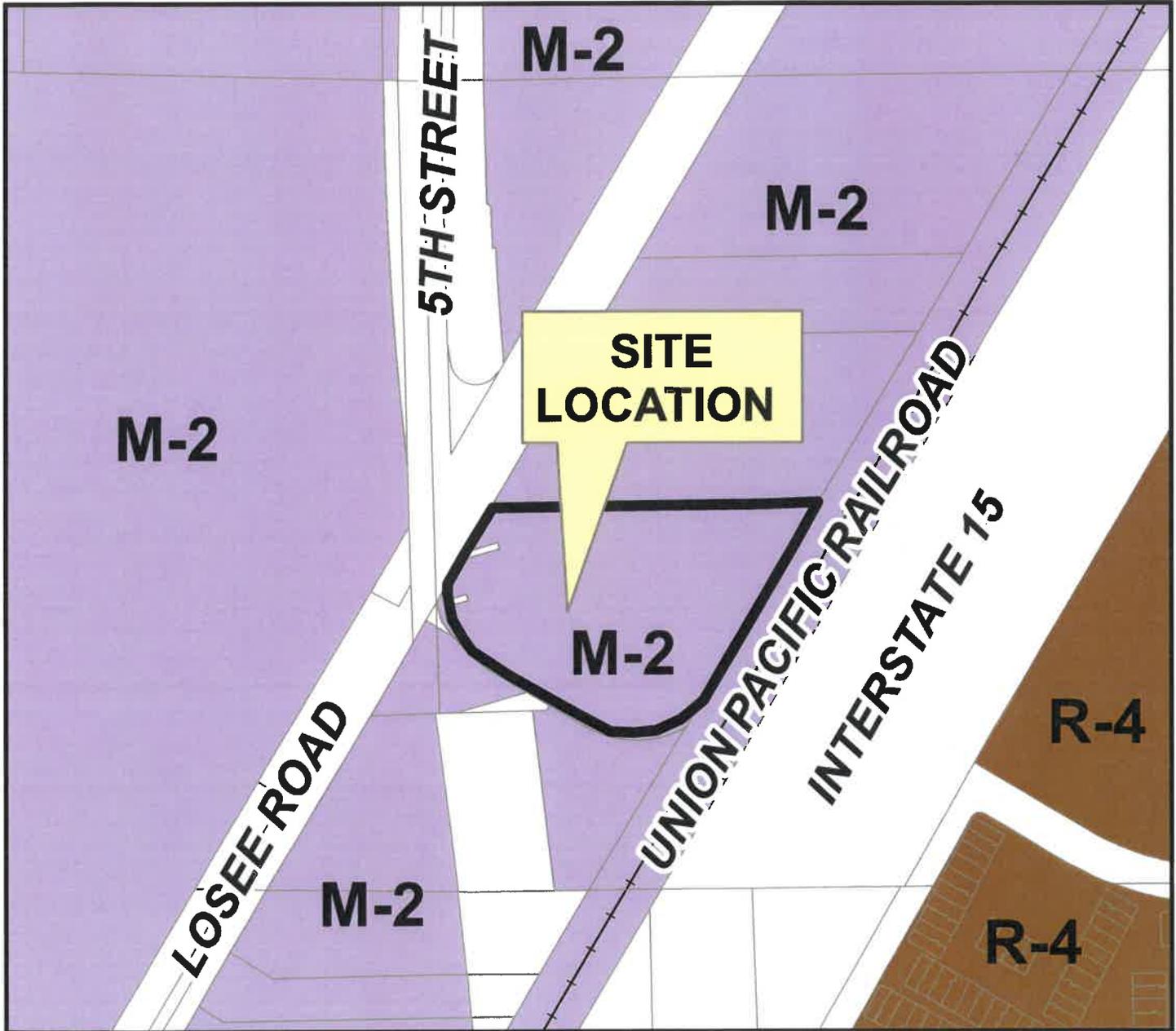


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Daimler Coaches North America LLC
Application Type: Special Use Permit
Request: To allow a vehicle, boat, or recreational vehicles sales, and rental lot (outdoor)
Project Info: 2680 Losee Road
Case Number: SUP-66-2023

11/08/2023

