

# CITY OF LAS VEGAS REDEVELOPMENT AGENCY



CITY OF LAS VEGAS  
REDEVELOPMENT AGENCY

ANNUAL CONTINUING DISCLOSURE FILING

AS OF

JUNE 30, 2010

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## I. SECURITIES OFFERINGS SUBJECT TO CONTINUING DISCLOSURE

Pursuant to Amended SEC Rule 15c2-12 (the "Rule"), the City of Las Vegas Redevelopment Agency, Nevada (the "Agency") is required to provide ongoing secondary market disclosure for municipal transactions issued on and after July 3, 1995. The annual financial information covered by the continuing disclosure undertakings for all municipal securities transactions subject to the Rule will be provided annually to the Municipal Securities Rulemaking Board ("MSRB") annually within 9 months of the end of the fiscal year. The SEC submission process of the annual financial information is to be distributed to the MSRB in an electronic format filed exclusively through the Electronic Municipal Market Access ("EMMA") system available on the Internet at <http://emma.msrb.org>.

The following municipal securities transactions are included in this annual report:

### TRANSACTIONS SUBJECT TO THE RULE

As of June 30, 2010

	Date of Issuance	Original Amount	CUSIP Number
<b><u>SELF SUPPORTING TAX INCREMENT BONDS</u></b>			
Subordinate Lien Revenue Refunding Bonds (Fremont Street Project), Series 2003A	06/26/03	\$ 19,115,000	517732 AG8-AS2
Subordinate Lien Revenue Refunding Bonds (Housing Project), Series 2003B	06/26/03	2,395,000	517732 AT0-BD4
Tax Increment Revenue Bonds, Series 2009A	03/26/09	85,000,000	517732 BK8-CM3

## II. CONTINUING DISCLOSURE UNDERTAKING

The Agency has covenanted to provide ongoing disclosure of certain annual financial information and operating data with respect to the Agency, of the type specified in the respective original offering documents of the municipal securities transactions subject to the Rule (the "Annual Report"). This Annual Report provides financial information and operating data for the period ended **June 30, 2010**. Information on subsequent events is contained in the materials listed on the Table of Contents page and are incorporated herein by reference. The Agency also has covenanted to provide the Agency's annual financial statements, prepared in accordance with generally accepted accounting principles, audited by a firm of certified public accountants or the legislative auditor as required by the laws of the State of Nevada.

In addition, the Agency covenants to provide or cause to be provided, in a timely manner, to the MSRB and to any State Information Depository ("SID"), notice of the occurrence of any of the following events with respect to transactions subject to the Rule, if any such event is material:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, *if material*;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the bonds, or other material events affecting the tax status of the bonds;
- (7) Modifications to rights of bondholders, *if material*;
- (8) Bond calls, *if material*, and tender offers;
- (9) Defeasances;
- (10) Release, substitution or sale of property securing repayment of the bonds, *if material*;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership or similar event of the obligation person;\*
- (13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, *if material*; and
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, *if material*.

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\* This event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and official or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

### III. GENERAL FINANCIAL INFORMATION AND OPERATING DATA

The Agency has covenanted to provide updates to the information contained in the municipal securities transactions subject to the Rule. The tables below were originally included in the initial offering documents and are common to most of the transactions covered by this annual report. An update of the information of the type contained in each table is provided below.

The outstanding Agency bonds do not constitute a general obligation of the Agency. Owners of the bonds may not look to any other funds or accounts other than those specifically pledged by the Agency to the payment of the bonds. The Agency has no taxing power.

**OUTSTANDING DEBT <sup>1/</sup>**  
 City of Las Vegas Redevelopment Agency  
 As of June 30, 2010

	<b>Date of Issuance</b>	<b>Maturity Date</b>	<b>Original Amount</b>	<b>Principal Outstanding</b>
Tax Increment Revenue Refunding Bonds, Series 2003A	06/26/03	06/15/14	\$ 19,115,000	\$ 14,830,000
Tax Increment Revenue Refunding Bonds, Series 2003B	06/26/03	06/15/14	2,395,000	1,010,000
Tax Increment Revenue Bonds, Series 2009A	03/26/09	06/15/30	85,000,000	85,000,000
<b>TOTAL OBLIGATIONS</b>				<b>\$ 100,840,000</b>

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**HISTORICAL 2003A BONDS PLEDGED REVENUES  
AND DEBT SERVICE COVERAGE**

<b>Fiscal Year Ended June 30</b>	<b>Total Tax Increment Revenues <sup>1/</sup></b>	<b>Less: 18% Housing Set-Aside <sup>2/</sup></b>	<b>Pledged Revenues <sup>3/</sup></b>	<b>Actual Annual Debt Service <sup>4/</sup></b>	<b>Coverage (times)</b>
2006	\$ 11,483,850	\$ 2,067,093	\$ 9,416,757	\$ 5,019,365	1.88
2007	16,775,436	3,019,578	13,755,858	5,010,025	2.75
2008	21,470,211	3,864,638	17,605,573	5,012,520	3.51
2009	29,299,968	5,273,994	24,025,974	2,465,575	9.74
2010	28,279,830	5,090,369	23,189,461	10,600,738	2.19

1/ Represents actual revenues collected, including delinquent amounts from prior years (if any).

2/ Calculated using 18% of the Total Tax Increment Revenues.

3/ Calculated by subtracting the 18% Housing Set-Aside from the Total Tax Increment Revenue.

4/ In fiscal years 2006 through 2008, includes debt service on the 2003A Bonds and certain other bonds which have since been redeemed. Beginning in fiscal year 2009, includes the debt service on the 2003A Bonds and the 2009A Bonds. Excludes the 2003B Bonds (see the table below).

SOURCE: City of Las Vegas Redevelopment Agency Annual Component Unit Financial Reports 2006 – 2010

**HISTORICAL 2003B BONDS PLEDGED REVENUES  
AND DEBT SERVICE COVERAGE**

<b>Year Ended June 30</b>	<b>2003B Pledged Revenues <sup>1/</sup></b>	<b>2003B Bonds Annual Debt Service</b>	<b>Coverage (times)</b>
2006	\$ 1,722,578	\$ 271,225	6.35
2007	2,516,315	270,525	9.30
2008	3,220,532	268,700	11.99
2009	4,394,995	276,700	15.88
2010	4,241,975	273,100	15.53

1/ Comprised of 15% of the total Tax Increment.

SOURCE: City of Las Vegas Redevelopment Agency Annual Component Unit Financial Reports 2006 - 2010

## HISTORY OF CITY MUNICIPAL PARKING FUND REVENUES

Year	Revenues <sup>1/</sup>	% Change
2006	\$ 5,142,412	--
2007	4,860,766	(5.48)%
2008	5,355,745	10.18
2009	6,064,738	13.24
2010	6,033,038	(0.52)

1/ Includes only parking meter fee and violation revenue. Does not include other parking-related revenue, such as revenue from the lease of two municipal parking garages.

**Note:** *In fiscal years 2007 and 2008, the Agency achieved 1.50x coverage on its senior and subordinate outstanding bonds from tax increment revenues. Therefore, beginning in fiscal year 2009, bond covenants allow for parking fund revenues to no longer be required to be pledged to the Agency's outstanding bonds.*

HISTORY OF ASSESSED VALUATIONS  
City of Las Vegas Redevelopment Agency, Nevada

Fiscal Year Ending June 30	Base Assessed Valuation	Assessed Valuation of Increment	Total Redevelopment Assessed Value
2006	\$ 454,376,331	\$ 504,587,249	\$ 958,963,580
2007	433,896,819	862,249,961	1,296,146,780
2008	433,896,819	1,161,435,818	1,595,332,637
2009	578,571,790	1,469,871,296	2,048,443,086
2010	578,571,790	1,591,243,678	2,169,815,468

SOURCE: Property Tax Rates for Nevada Local Governments - State of Nevada -  
Department of Taxation

**TAX LEVIES COLLECTIONS AND DELINQUENCIES**  
 City of Las Vegas Redevelopment Agency, Nevada  
 Real Property Tax

<b>Fiscal Year Ending June 30</b>	<b>Net Levy Roll</b>	<b>Current Tax Collected</b>	<b>Percent of Levy Collected</b>	<b>Delinquent Tax Collected</b>	<b>Total Cumulative Taxes Collected</b>	<b>Total Taxes Collected as a % of Net Levy Roll</b>
2006	\$ 11,800,000	\$ 11,656,780	98.79%	\$ (171,930)	\$ 11,484,850	97.33%
2007	14,822,394	16,700,913	112.67	74,522	16,775,435	113.18
2008	16,192,358	21,305,655	131.58	164,556	21,470,211	132.59
2009	24,651,251	27,073,697	109.83	226,270	27,299,968	110.74
2010	25,948,649	27,632,146	106.49	647,684	28,279,830	108.98

SOURCE: City of Las Vegas Finance Department

**PRINCIPAL TAXPAYERS IN THE REDEVELOPMENT AREA**  
 City of Las Vegas Redevelopment Agency, Nevada  
 Fiscal Year 2010

<b>Taxpayer</b>	<b>Type of Business</b>	<b>Assessed Value</b>	<b>Percent of Assessed Value <sup>1/</sup></b>
1. World Market Center Las Vegas	Retail Center	\$ 237,944,759	14.95%
2. Goldman, Sachs Group Inc.	Hotels/Casino	116,043,369	7.29
3. Landry's Restaurants Inc.	Restaurants/Hotel/Casino	89,740,710	5.64
4. Boyd Gaming Corporation	Hotels/Casino	74,226,507	4.66
5. Tamaras Group	Hotels/Casino	73,921,900	4.65
6. Cox Communications	Communications	67,636,910	4.25
7. D.F.A. LLC	Rentals/Apartments	47,432,072	2.98
8. TLC Casino Enterprises	Hotels/Casino	33,025,741	2.08
9. Citymark Juhl LLC	Condominium	30,373,042	1.91
10. S.P. Sahara Development LLC	Condominium	29,509,722	1.85
<b>Total</b>		<b>\$ 799,854,732</b>	<b>50.27%</b>

1/ Based on the 2010 assessed value for the Las Vegas Redevelopment Agency in the amount of \$1,591,243,678.

SOURCE: Clark County Assessor report dated October 29, 2009

OVERLAPPING TAX RATES IN REDEVELOPMENT AREA <sup>1/</sup>  
 City of Las Vegas, Nevada

Fiscal Year Ended June 30	2006	2007	2008	2009	2010
Clark County <sup>2/</sup>	\$ 0.6575	\$ 0.6566	\$ 0.6541	\$ 0.6541	\$ 0.6541
Clark County School District	1.3034	1.3034	1.3034	1.3034	1.3034
City of Las Vegas	0.7774	0.7777	0.7715	0.7715	0.7715
Las Vegas Artesian Basin	0.0013	0.0009	0.0008	0.0008	0.0011
Las Vegas Metro Police	0.2850	0.2850	0.2850	0.2850	0.2850
Las Vegas/Clark County Library District	0.0866	0.0866	0.0866	0.0866	0.0909
State of Nevada <sup>3/</sup>	0.1700	0.1700	0.1700	0.1700	0.1700
<b>TOTAL</b>	<b>\$ 3.2812</b>	<b>\$ 3.2802</b>	<b>\$ 3.2714</b>	<b>\$ 3.2714</b>	<b>\$ 3.2760</b>
Adjustments per NRS 279.676 <sup>4/</sup>	(0.4690)	(0.7083)	(0.7002)	(0.7002)	(0.7438)
<b>TOTAL</b>	<b>\$ 2.8122</b>	<b>\$ 2.5719</b>	<b>\$ 2.5712</b>	<b>\$ 2.5712</b>	<b>\$ 2.5322</b>

1/ Per \$100 of assessed valuation.

2/ Includes the State Indigent Trust Rate of \$0.0150.

3/ \$0.0200 of the State rate is exempt from the \$3.64 cap.

4/ Tax rate available to the Agency. Source: City of Las Vegas Redevelopment Agency Annual Component Unit Financial Reports 2006 - 2010

SOURCE: Property Tax Rates for Nevada Local Governments - State of Nevada - Department of Taxation

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**COMBINED STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES**  
All Government Fund Types <sup>1/</sup>  
City of Las Vegas Redevelopment Agency, Nevada

<b>Fiscal Year Ended June 30</b>	<b>2006 (Audited)</b>	<b>2007 (Audited)</b>	<b>2008 (Audited)</b>	<b>2009 (Audited)</b>	<b>2010 (Audited)</b>
<b>REVENUES</b>					
Property Taxes	\$ 11,483,850	\$ 16,775,436	\$ 21,470,211	\$ 27,299,968	\$ 28,279,830
Inter-governmental Resources	1,671,225	1,670,526	1,668,700	276,700	3,273,100
Interest Earnings	462,293	814,080	643,264	145,308	105,607
Miscellaneous	2,092,124	37,006	36,954	86,780	279,281
<b>TOTAL REVENUES</b>	<b>15,709,492</b>	<b>19,297,048</b>	<b>23,819,129</b>	<b>27,808,756</b>	<b>31,937,818</b>
<b>EXPENDITURES <sup>1/</sup></b>					
<b>Current:</b>					
General Government	30,771	32,274	43,899	0	0
Economic Dev. & Assistance	4,964,533	6,095,692	10,779,319	93,531,098	24,812,890
<b>Debt Service:</b>					
Principal retirement	4,555,000	3,528,794	3,680,000	3,890,000	3,515,000
Interest & fiscal charges	1,842,281	2,770,739	1,350,635	3,281,718	10,758,843
Bond Issuance Costs	0	0	0	1,252,277	0
<b>Capital Outlay:</b>					
Economic Dev & Assistance	1,241,761	2,265,724	9,270,054	508,956	0
<b>TOTAL EXPENDITURES</b>	<b>12,634,346</b>	<b>14,693,223</b>	<b>25,123,907</b>	<b>102,464,049</b>	<b>39,086,733</b>
Excess (deficiency) of revenues Over (Under) expenditures	3,075,146	4,603,825	(1,304,778)	(74,655,293)	(7,148,915)
<b>Other Financing Sources (Uses)</b>					
Bonds Issued	0	0	0	85,000,000	0
(Discounts)	0	0	0	(340,852)	0
Operating Transfers In	3,000,000	9,280,000	3,578,506	8,000,000	13,200,000
Operating Transfers Out	(3,000,000)	(9,280,000)	(3,578,506)	(8,000,000)	(13,200,000)
Sale of Capital Assets	0	0	0	0	0
Transfer of Land Held for Resale	0	33,036	0	0	0
<b>Total Other Financing Sources (Uses)</b>	<b>0</b>	<b>33,036</b>	<b>0</b>	<b>84,659,148</b>	<b>0</b>
Net Changes in Fund Balances	3,075,146	4,636,861	(1,304,778)	10,003,855	(7,148,915)
<b>Fund Balances, July 1</b>	<b>14,295,427</b>	<b>17,370,573</b>	<b>22,007,434</b>	<b>20,702,656</b>	<b>30,706,511</b>
<b>Fund Balances, June 30</b>	<b>\$ 17,370,573</b>	<b>\$ 22,007,434</b>	<b>\$ 20,702,656</b>	<b>\$ 30,706,511</b>	<b>\$ 23,557,596</b>

1/ Includes the General Fund, the Special Revenue Fund, the Debt Service Fund, and the Capital Projects Fund.

SOURCE: City of Las Vegas Redevelopment Agency Annual Component Unit Financial Reports 2006 - 2010

**CITY OF LAS VEGAS REDEVELOPMENT AGENCY  
PROJECT REPORT  
As of June 30, 2010**

PROJECT	LOCATION	DESCRIPTION	Under Construction	In Permit Review	Entitled	In Development Agreement with City/RDA	Completed (March 2009 to Present)
"juhl" (CityMark)	353 E. Bonneville Ave.	Residential units - 341 (Live Work 13 units)					X
11th Street Apartments (Cherry Development)	SEC 11th St and Stewart	60-Unit Apartment building with 1,924 SF commercial.			X		
500 S. Main St Parking Garage	500 S. Main St	720 space, 310,000 SF parking garage w/ 3,500 SF of retail			X		
521 S. 3rd St Office (new)	521 S. 3rd St	5,841 SF one story office building.			X		
601 Fremont Entertainment Club	601 Fremont	Nightclub (14,500 SF).			X		
702 S. 6th St	702 S. 6th St	11,302 SF office building (new construction).			X		
720 E. Charleston Office Building	720 E. Charleston Blvd.	Building remodel; Professional Office use					
A Cab Taxi	1500 Searles	Taxi yard, dispatch center and repair facility. Existing office building 4,400 SF - New Repair garage 5K SF and paint booth.					X
Ahern / Ace Hardware Rental/Retail Sales Development	NEC Bonanza & Clarkway	Bldg 1 = (30,000 SF retail, 30,000 SF Office, 40,000 SF Covered Storage) Bldg 2 = 60,000 SF Repair Shop.			X		
Ahern Commercial Development	SW corner of Bonanza and MLK	Retail - 19,000 SF, Office - 150,000 SF, Rest - 3,700 SF, Child Care - 4,500 SF			X		
Ahern Rentals (Light Assembly and Auto Repair Garage)	SEC Bonanza & Clarkway	99,200 SF Light Industrial Facility and 13,800 SF Office Building.			X		
Alpha Omega Strategies (Mariana's Supermarket)	1501 N. Decatur Blvd	42,664 SF retail building.		X			
Alpha Omega Strategies (Senior, Fire Station and Pad Buildings)	1501 N. Decatur	461-unit Senior Citizen Apartment building, two fast food pads (86,150 SF total for all commercial) & a Fire Station.			X		
Anderson Dairy - Crystal Peaks Bottling Plant	1300-1438 N. Las Vegas Blvd	Expanding current operations into adjacent buildings for new water bottling operation.					X
Aquarius Apartments @ 3rd	1113-1121 S. 3rd St	Mixed-Use - Apartment - 238 units w/ 7,500 SF ground floor commercial.			X		
Aquarius Residences	SWC Charleston and 4th St (apt) and SEC Casino center and Coolidge (garage).	Mixed Use - Condo (w/ 58,000SF retail) and automated parking garage off-site (1500 stalls and 12,000 SF retail).			X		
ARCO AM/PM	850 N. Decatur Blvd	Remove and Replace existing ARCO. 2,942 SF C-Store w/ Fuel Pumps (8).					X
Arthaus South	SWC Casino Center Blvd and Utah	60-unit condominium (1st floor parking with 4 floors above)			X		
Artifice	1025 S. 1st St	Urban Lounge within existing building.	X				
Ashley Home Store	91 S. Martin L King Blvd	T.I. remodel of existing building.					X
Azul Tequila Night Club	115 N. 7th St	Tavern-Limited Night Club, TI remodel.					X
Bar + Bistro @ The Arts Factory	107 E. Charleston Blvd -155	1,385 SF Urban Lounge (interior remodel of existing suite spaces)	X				
Bell Trans Parking Garage and Auto Shop	2000 Industrial Rd.	Taxi/Trolley Parking Garage (1,208 stalls), Repair Garage and Maintenance Office (80,000 SF).					X
Big Mama's Restaurant	2230 W. Bonanza	Rehab to existing building (no add'l SF) and addition of Supper Club use.			X		
Big Town Mechanical	1924-2000 Western Ave	54,206 SF building (new) includes office, warehouse and fabrication space.			X		
Blue Moon Resort	2601 Westwood Dr	Demo of existing motel and construction of new 100 room resort on-hold. SUP for bar within existing facility.			X		

**CITY OF LAS VEGAS REDEVELOPMENT AGENCY  
PROJECT REPORT  
As of June 30, 2010  
(Continued)**

PROJECT	LOCATION	DESCRIPTION	Under Construction	In Permit Review	Entitled	In Development Agreement with City/RDA	Completed (March 2009 to Present)
Bonneville Transit Center	112 Garces Ave	2.75 acre site to include 18,000 SF terminal operation facility and office support. 1,800 SF bike station building.					X
Boulder Plaza - Sculpture Garden Park	Boulder St (Main & First)	Public Plaza.					X
Brett Wesley Gallery	1112 S. Casino Center Blvd	Adding 2nd Floor to existing building and T.I. converting to gallery.					X
Bridger Bldg Expansion	701 Bridger Ave.	62,674 sf office with 6,780 retail					X
Bridger Inn Motel (CVIP)	301 S. Main Street	VIP Project					X
Campos Office Building (aka Bonanza State Office Building)	215 E Bonanza Rd	5 Story, 80,262 sq. ft. office building & 3 Story, 105,920 sq. ft. parking structure					X
Casa Don Juan (Urban Lounge)	1204 S. Main St	Addition of Urban Lounge and outdoor seating to existing Mexican restaurant.			X		
Casino Center Mid-Rise (Cherry Development)	SWC Colorado and Casino Center Blvd	60-Unit Apartment building with 1,924 SF commercial.			X		
Celebrity Las Vegas, LLC	201 N. 3rd St. - Ste. 110	Entertainment - 8,600 s.f.					X
Celebrity Las Vegas, LLC (CVIP)	201 N. 3rd St. - Ste. 110	Entertainment - 8,600 s.f.					X
Chung Office Building (Addition)	910 E. Sahara Ave	684 SF addition to existing 4874 SF office building.			X		
CIM - Lady Luck Hotel/Casino Renovation	206 & 221 N. 3rd St	Adding 8,533 SF of meeting space and 17,250 SF of pool/deck space on roof of existing casino. Removing 50 rooms and replacing with spa, fitness and office areas. Adding central plant, re-design of east/west tower bridge. Renovating remaining 634 rooms, casino and retail.			X		
CIM - Post Office Block	NWC of Stewart & 4th	100,000 to 200,000 SF - Retail; 350,000 to 500,000 SF - Hotel (approx. 500 rooms), Residential and/or Office, including Food Service, Restaurant, Bar, Tavern, Night Club, Meeting Facilities and other uses normally associated with a large-scale mixed-use development.				X	
City Hall - New	495 S. Main St	CLV government office building - 303,085 s.f. with 1,900 s.f. of retail space on the 1st floor facing 1st Street.	X				
Clark County Detention Center Building (Seismic Upgrade)	330 S Casino Center Blvd	Seismic upgrade for pipes and equipment and kitchen replacement within existing building.					X
CLV Fire Station (Enterprise Park)	SEC Stella Lake St & Mount Mariah Dr	7,600 SF Fire Station.			X		
Crighton Office Building	611 S. 6th Street	5,700 sq. ft. Office Building					X
El Nuevo Sinaloense (former Gato 1 Niteclub)	707 Fremont St.	Tenant Improvement and new operator (former Take 1 Niteclub, former Gato 1 Niteclub)					X
Emergency Arts	520 Fremont St	Retail/Arts Re-use of existing Fremont Medical Building.					X
Fun City Motel	2233 S. Las Vegas Blvd	Tavern Use within existing building.			X		
Garces Venture	618 S. LV Blvd	Condo Tower			X		
Glitter Gulch (CVIP)	22 Fremont St	Tenant improvement to existing bldg.					X
Gold & Silver Pawn Shop	713 S. Las Vegas Blvd	5,952 SF addition to existing 9,091 SF building.					X
Gold Spike - Exterior Remodel (phase I)	400 E. Ogden Ave	Façade improvements to existing Gold Spike casino building.					X
Gold Spike - Exterior Remodel (phase II)	217 N. Las Vegas Blvd	Pool & cabana addition to adjacent Gold Spike property (former Travel Inn)					X
Gold Spike (Interior Remodel)	400 E. Ogden Ave	1st floor casino remodel and Fire Suppression System					X

**CITY OF LAS VEGAS REDEVELOPMENT AGENCY  
PROJECT REPORT  
As of June 30, 2010  
(Continued)**

PROJECT	LOCATION	DESCRIPTION	Under Construction	In Permit Review	Entitled	In Development Agreement with City/RDA	Completed (March 2009 to Present)
Golden Nugget Phase I	129 Fremont St.	Renovations - Pool, Race/Sports Book					X
Golden Nugget - Phase III (Tower)	129 Fremont St.	505 room tower/expansion project					X
Golden Nugget Phase II	129 Fremont St.	Casino and Events Center Expansion (43,000 SF)					X
Grand View Towers	I-15/Desert Inn	High-rise condos			X		
Griffin (CVIP)	511 Fremont St.	Façade Rehab.					X
Holiday Inn - Downtown	NWC Las Vegas Blvd & Charleston	4-story, 114 room hotel with 2,964 SF ground floor retail and a 2-story parking structure.			X		
Hostel Cat (youth hostel)	1236 S. Las Vegas Blvd	Conversion of 22 unit motel to a youth hostel.					X
Insert Coin(s)	512 Fremont St	7,618 SF Tavern-Limited remodel.	X				
Isaiah Crossing (shopping center)	NEC Martin L King & Lake Mead	17,620 SF retail development & a 2,000 SF medical office bldg.			X		
Kenny Law Office	501 S. 8th St	22,400 SF Office Building					X
Las Vegas Gateway Center	SWC & NWC of Fremont St and Eastern Ave	95,575 SF retail shopping center (10 new buildings, 1 existing building to remain).			X		
Las Vegas Natural History Museum (addition)	900 N. Las Vegas Blvd	4,000 SF addition to existing museum (King Tut Exhibit)					X
Las Vegas Natural History Museum (Exterior Remodel)	900 N. Las Vegas Blvd	Exterior Façade Upgrades					X
Las Vegas Rescue Mission	NEC Bonanza & F St.	Expansion of Existing Rescue Mission 10,700 s.f. bldg w/kitchen & 9 additional beds.					X
Legal Aid Center of Southern Nevada	721 E. Charleston Blvd	35,200 SF office building (designing for LEED Gold), 2-levels of parking.			X		
Lewis Avenue Garage 1st Floor Build-out	321 S. Casino Center Blvd	1st floor build-out of Lewis Avenue Garage			X		
Lou Ruvo Brain Institute, Parcel A1	888 W. Bonneville Ave	62,616 s.f. building medical research & treatment					X
Maharaja Hookah Café	506 Fremont St	TI remodel to Hookah lounge and restaurant.					X
Main Street Tower	718 N. Main Street	Mixed-use development w/9,779 sf commercial			X		
Mamitas	611 Fremont St suite 1	Addition of Bar (Tavern-Limited) to existing 1,920 SF Restaurant		X			
Marianas Supermarket (expansion)	574 N. Eastern Ave	37,423 SF expansion of Marianas into adjacent suite space.					X
Max BRT (Road Construction)		Downtown Connector. BRT roadwork and station construction. Phase I & II	X				
Meet Las Vegas	233 So. 4th St.	Building remodel; site improvements to existing 30,000 sf office and building					X
Metro Headquarters	400 S. Martin L King Blvd (Buildings A, B & C)	3-building 390,000 SF office complex including a 1679 stall 5-story parking garage.	X				
Mexican Consulate	823 S. 6th St	3,206 SF addition to existing 9,979 SF office building.					X
MLK Plaza	Martin L King Blvd, 500 feet north of Washington	7,180 SF commercial building.			X		
Mob Museum aka Las Vegas Museum of Law Enforcement and Organized Crime (Core and Shell)	300 Stewart Ave	Structural upgrades, all new mech. & elect. systems. New mechanical room building.	X				
Mob Museum aka Las Vegas Museum of Law Enforcement and Organized Crime (Exhibitory)	300 Stewart Ave	Phase 3 exhibitory work for 38,770 SF museum.			X		
Mundo @ WMC	495 S. Grand Central Pkwy - 116	8,144 SF Restaurant (tavern) T.I. on 1st Fl of WMC building 1.					X
Nacho Daddy	107 S. Las Vegas Blvd	Tavern-Limited TI build-out in former 7-11 building			X		
Neon Heights	8th & Carson	Condo w/25,000 sf of commercial space.			X		

**CITY OF LAS VEGAS REDEVELOPMENT AGENCY  
PROJECT REPORT  
As of June 30, 2010  
(Continued)**

PROJECT	LOCATION	DESCRIPTION	Under Construction	In Permit Review	Entitled	In Development Agreement with City/RDA	Completed (March 2009 to Present)
Neon Museum	810 N. Las Vegas Blvd	3,547 SF Museum including a park and outdoor sign yard.	X				
Nevada State Bank (2nd Floor Remodel)	230 S. Las Vegas Blvd Ste. 200	1363 sf remodel for C of C only					X
O'Rourke Office Building (and warehouse)	1800 Western Ave	3,645 SF Office & 3,915 SF Warehouse (7,560 total)	X				
Paradise Suites	2000 Paradise Rd.	Residence Hotel					X
Pawn Plus	212 S. Las Vegas Blvd	Tenant improvement to existing bldg. Interior and Exterior upgrades.					X
PEL Enterprises, LLC - VIP	1013 East Charleston Blvd.	Façade Rehab & Int. rehab (2,586 s.f.)					X
Pioneer Club Retail Building	25 Fremont St	7,500 SF new building - 1st Fl Retail, 4,600 SF 2nd Fl Office & Storage 2,900 SF.			X		
Plaza Hotel (north and south tower room renovations)	1 S. Main St	Renovation of north and south tower hotel rooms.	X				
Rainbow 5-7-9	931 W. Owens Ave -135	TI - 6,000 SF retail build-out. Edmunds Town Center					X
Renzi Towers	Gateway, So. Of Charleston	2 Towers			X		
Resnick's Grocery	900 S. Las Vegas Blvd -120	Convenience Store at ground floor of Soho Lofts					X
Shook and Stone	704 S. 4th St	Remodel of existing building to office.		X			
Smith Center for the Performing Arts	361 and 575 Symphony Park Ave	2,050 seat main hall and education center	X				
Solterra Lofts	NEC of 1st Street and Hoover Ave	Mixed-Use project with 5,000 SF ground floor commercial and 130 for-sale res. Units.			X		
Solterra Towers	SEC 1st Street and Gass Ave	Mixed-Use project with 15,000 SF ground floor commercial and 700 for-sale res. Units.			X		
Starbucks & Spec Suite	2233 Paradise Rd	2,956 sq. ft. Commercial Building					X
Stratosphere Amusement Ride (Base Jump)	2000 S. Las Vegas Blvd.	Controlled descent amusement ride on Stratosphere tower.					X
Streamline Tower - Lobby TI	150 N. Las Vegas Blvd	TI build-out of lobby for Streamline sales/rental office					X
Stupak Community Center	250 W. Baltimore Ave	30,000 SF community center.					X
Symphony Park - Charlie Palmer Hotel	100 Grand Central Pkwy/F St. (Union Park)	350,000 - 550,000 sf of hotel, retail, office, food service, spa/ exercise gym/ beauty /medical/cosmetic, restaurant, bar, tavern, night club, meeting facilities, dancing, lounge, car wash. 371 units. Parking garage with 212 spaces.				X	
Symphony Park - Donald W. Reynolds Discovery Children's Museum	360 Promenade Pl	60,000 SF museum	X				
Symphony Park - Newland Block "F"	100 Grand Central Pkwy/F St. (Union Park)					X	
Symphony Park - Phase I Infrastructure	100 Grand Central Pkwy/F St. (Union Park)	Mixed-used					X
Symphony Park - Smith's Center Parking Garage	388 Promenade Pl	5-level, 335 space parking garage.		X			
The Beat Coffeehouse	520 Fremont St	Addition of Bar (Tavern-Limited) to existing restaurant					X
The Lady Silvia	900 S. Las Vegas Blvd Suite. 140	3,937 SF Urban Lounge within existing suite space at Soho Lofts	X				
The Mission	NWC Casino Center & Boulder	Two, two-story commercial buildings (43,110 SF & 51,630 SF) and one 8-story parking garage (540 stalls) w/ 78,280 SF ground floor retail.			X		
The View	Big Mama's Rib Site/Bonanza	Residential w/40,000 sq. ft. commercial			X		
Urban Lofts (Eastern Avenue)	Fremont & Eastern	Residential			X		
Urban Lofts (Fremont St. Loft)	Fremont & 19th St.	Residential	X				
Urban Lounge @ Art's Factory (Expansion)	123 E Charleston	4,274 SF Urban Lounge w/ a 1,900 SF patio.		X			

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PROJECT REPORT  
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(Continued)**

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US Vets at the Meadow-Addition	525 E. Bonanza	Expansion of existing facility to include 110 additional units (single occupant) and office & kitchen.			X		
Vanguard Lounge	516 Fremont St	2,516 SF Tavern-Limited. TI build-out.					X
Venue of Vegas	760 Fremont St	43,000 SF Tavern w/ Night Club & Banquet Facility.		X			
Verge	604 N. Main St.	296 Residential units & 33,400 sf commercial			X		
Volunteers in Medicine of Southern Nevada	E. side of Martin L King, North of Madison Ave	12,000 SF clinic building (new).			X		
Walgreens Mixed-Use Project (Former Summit site)	NEC Las Vegas Blvd and Sahara Ave	37,100 SF retail/casino building, 9,000 SF casino, 6,000 SF restaurant, 4,000 SF retail space & 5,000 SF storage.			X		
Wayward Properties Office Building	514 S. 7th St.	New 3688 s.f. office bldg.			X		
Wolfgang Puck Kitchen @ Lou Ruvo Center	888 W. Bonneville Ave -110	3,030 SF restaurant build-out at	X				
World Market Center (Phase 3)	455 S. Grand Central Parkway	2.1M sf Wholesale/Retail					X
World Market Center Garage (as part of Phase 3)	445 S. Grand Central Parkway	3,606 spaces					X
World Market Center Phase 4	NWC Grand Central Pkwy & Bonneville	1,162,255 SF Wholesale/Retail with 2 additional levels of parking garage.			X		
World View Towers (formerly Wall Street)	SEC of Wall St & Western Avenue	1,236 Residential Units and 62,417 SF of Commercial Space.			X		