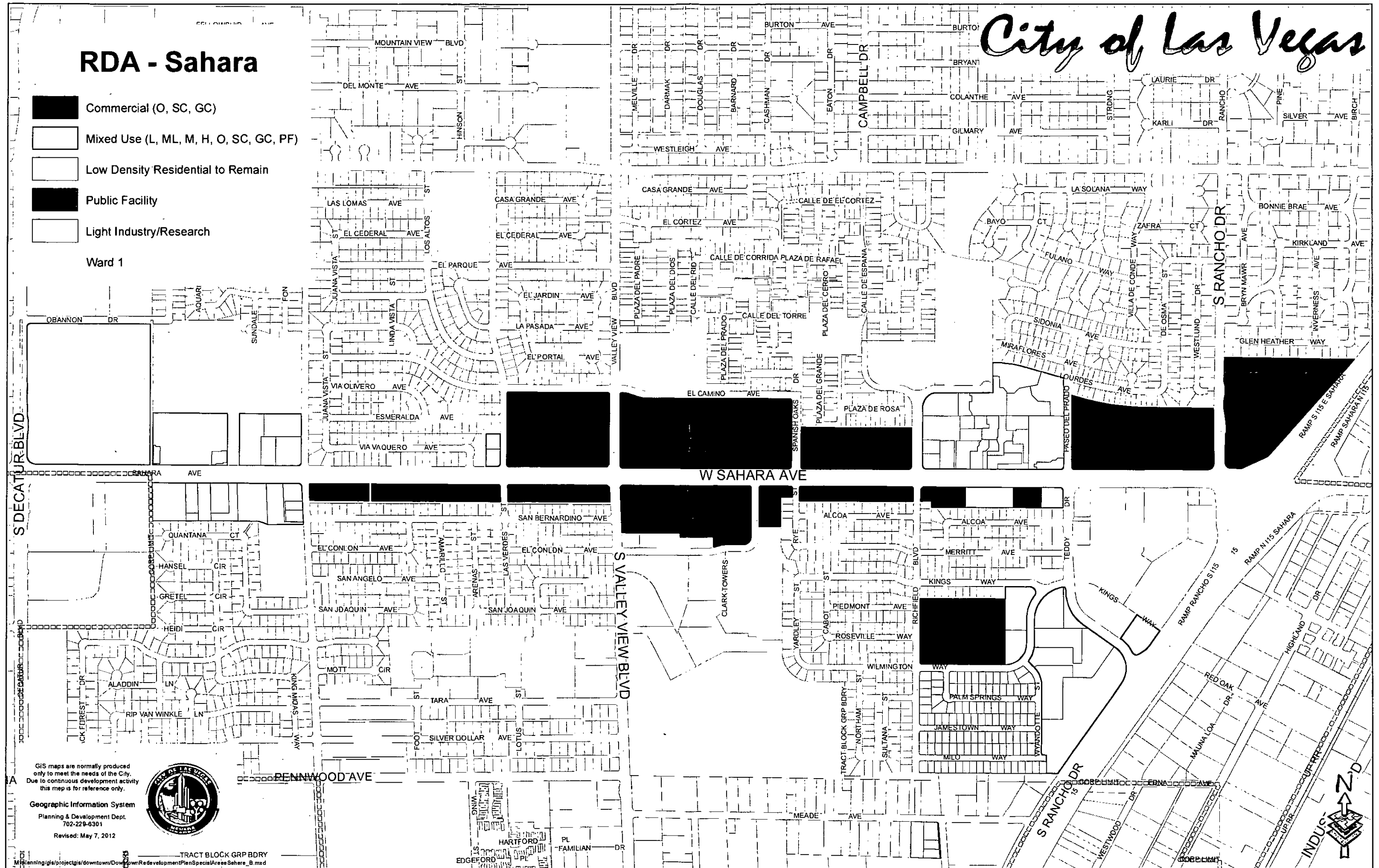


TO: City of Las Vegas

- Ward 1



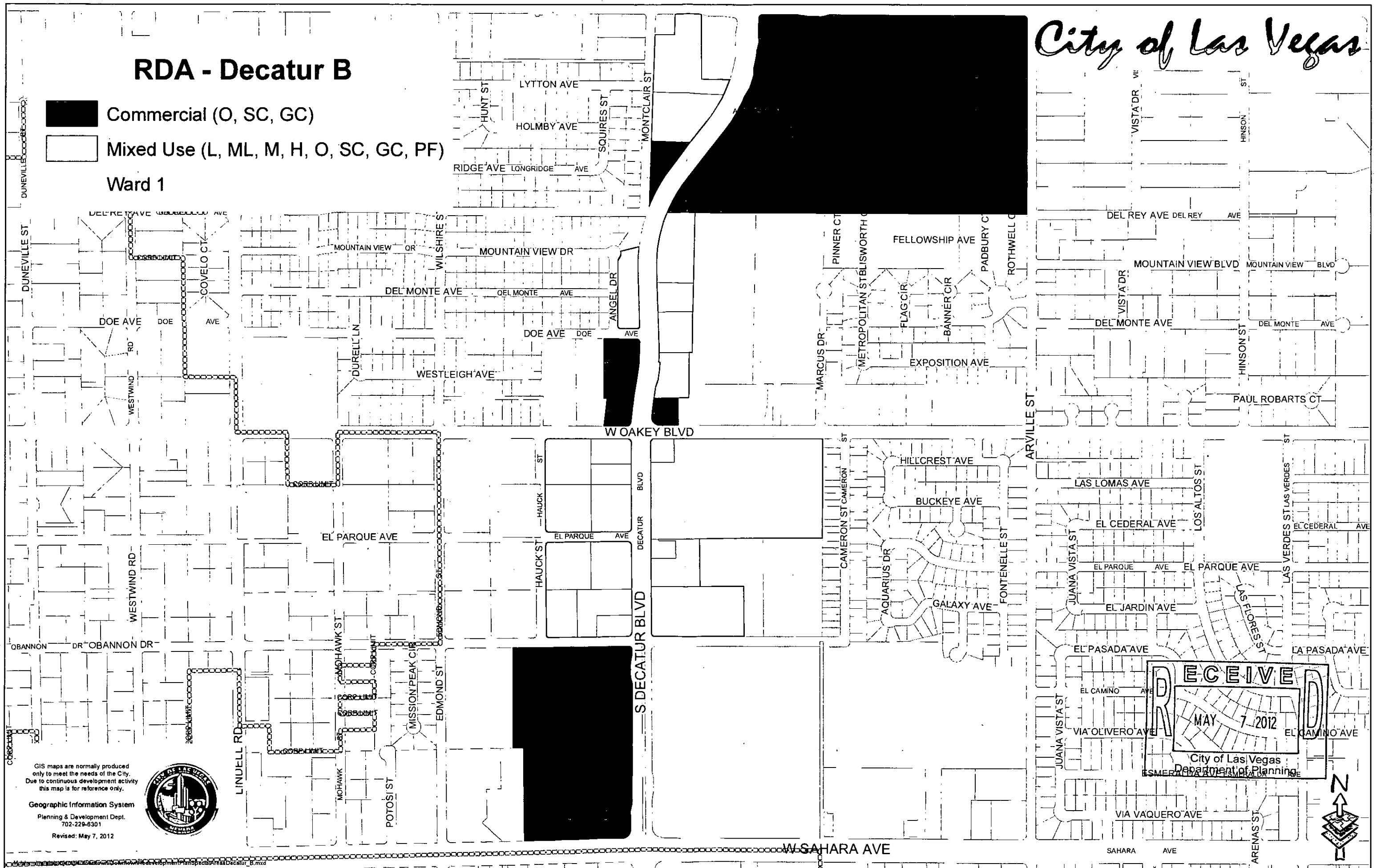
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RDA - Decatur B

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)

Ward 1

City of Las Vegas



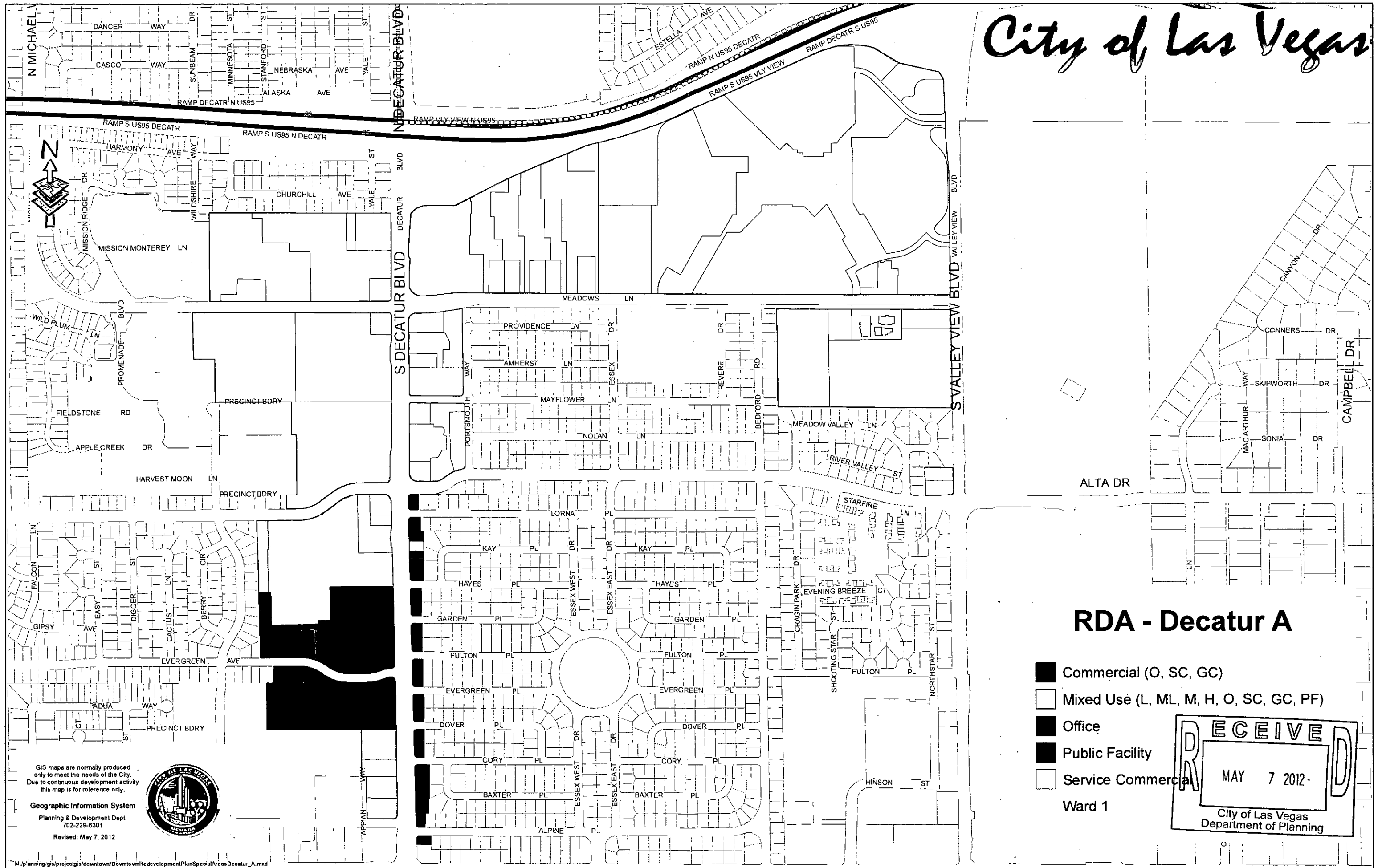
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Geographic Information System
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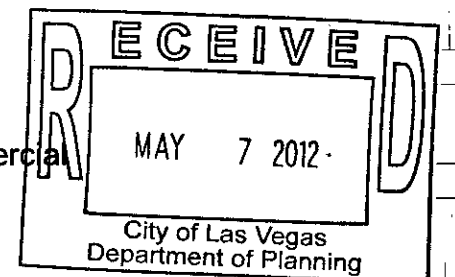
City of Las Vegas



RDA - Decatur A

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Office
- Public Facility
- Service Commercial

Ward 1



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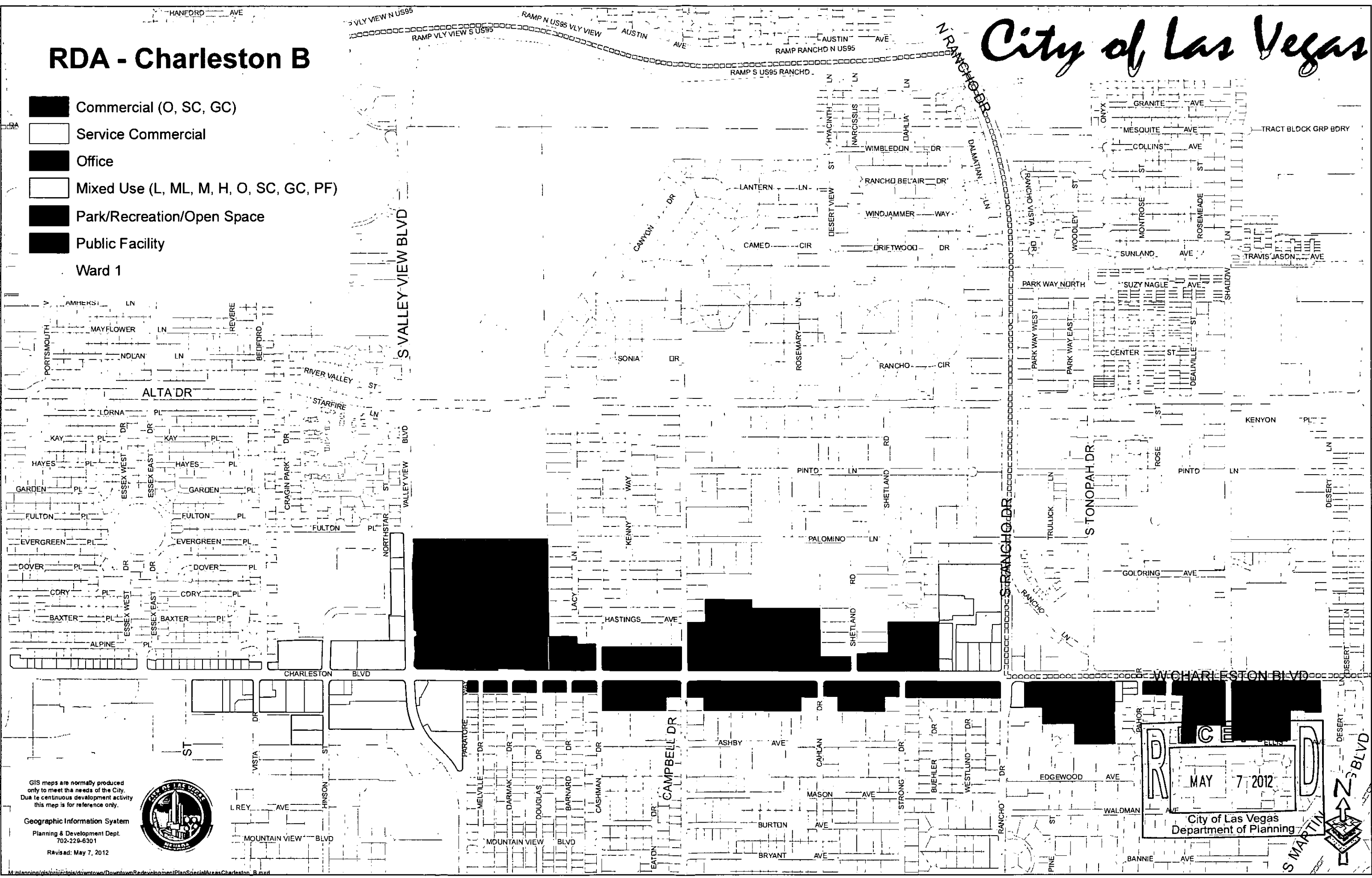


RDA - Charleston B

City of Las Vegas

- Commercial (O, SC, GC)
- Service Commercial
- Office
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Park/Recreation/Open Space
- Public Facility

Ward 1



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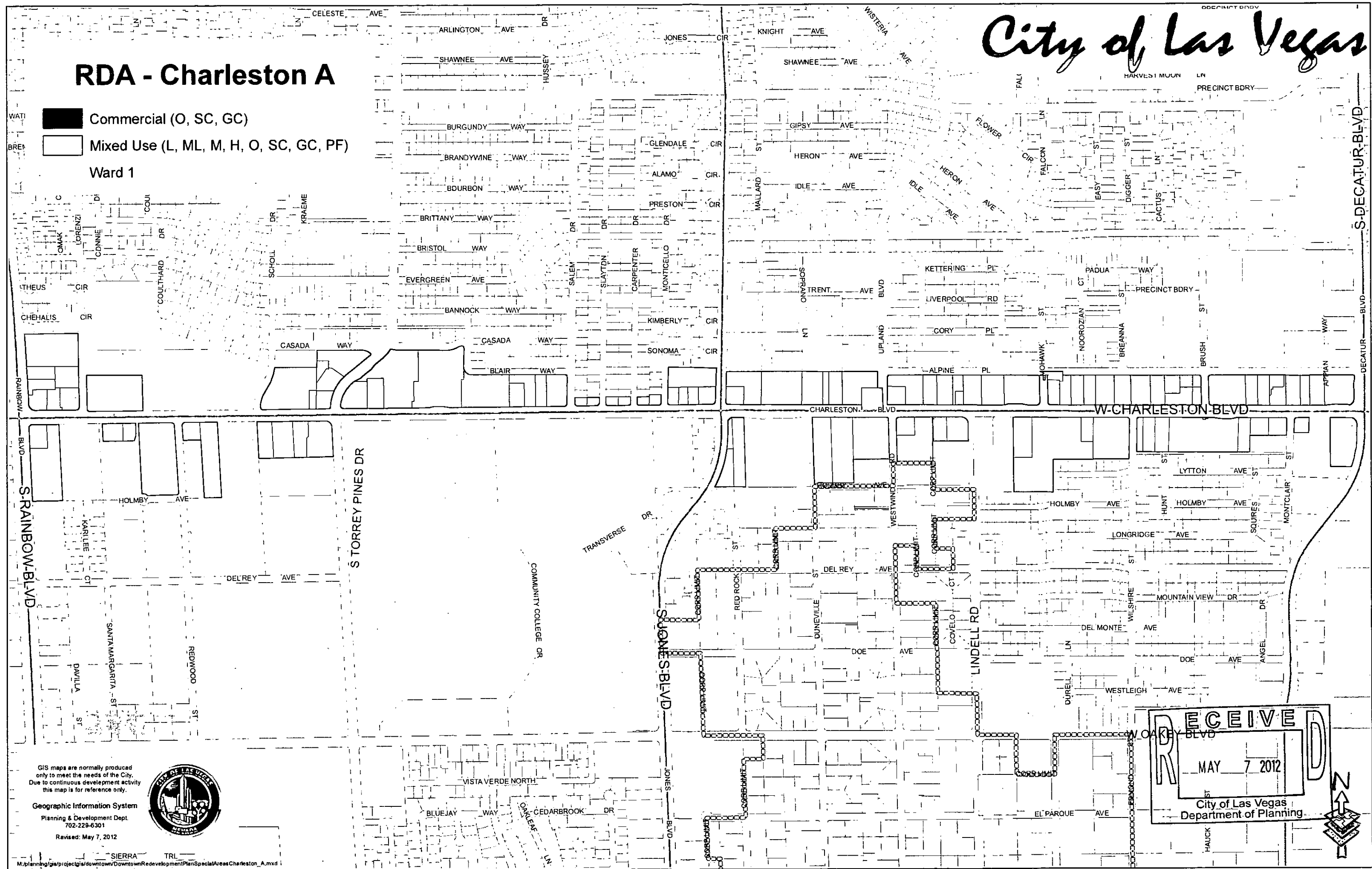
MAY 7 2012

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Department of Planning

City of Las Vegas

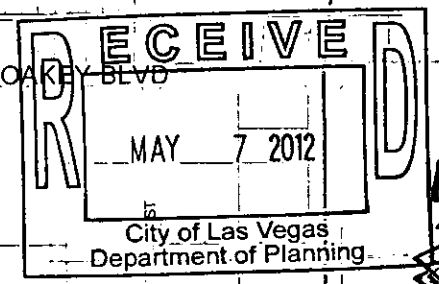
RDA - Charleston A

Commercial (O, SC, GC)
Mixed Use (L, ML, M, H, O, SC, GC, PF)
Ward 1



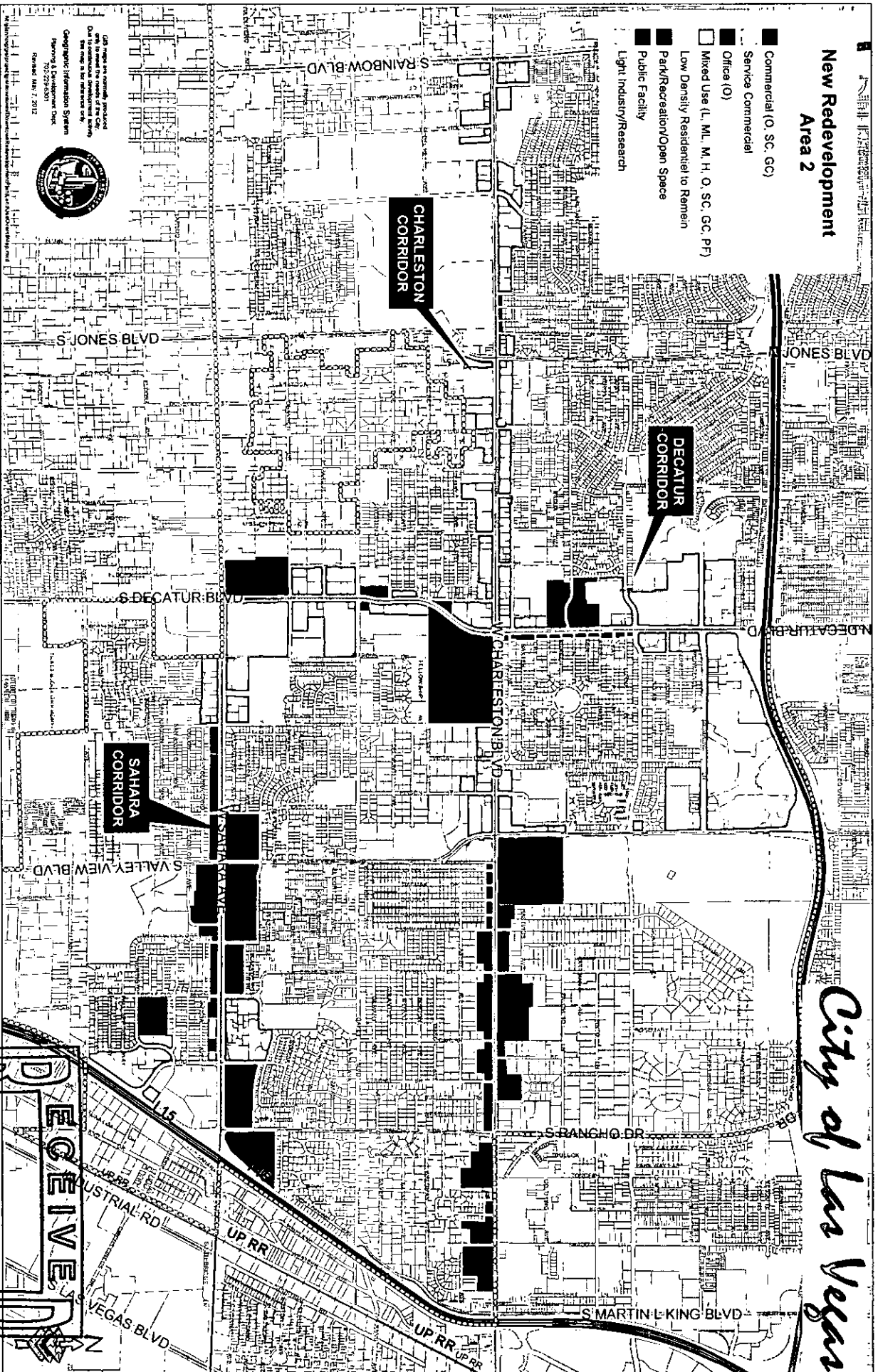
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New Redevelopment Area 2

- Commercial (O, SC, GC)
- Service Commercial
- Office (O)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Low Density Residential to Remain
- Park/Recreation/Open Space
- Public Facility
- Light Industry/Research



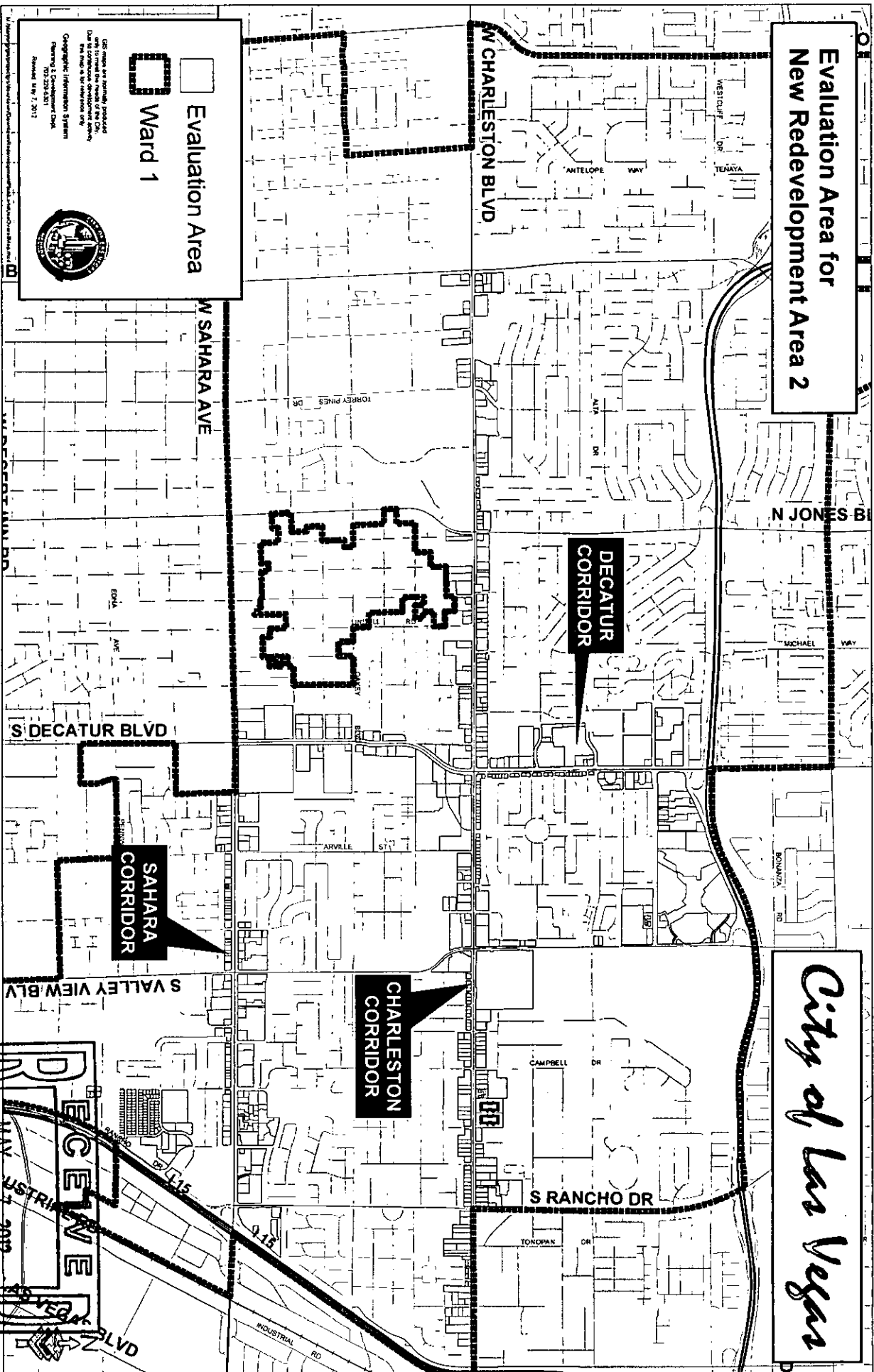
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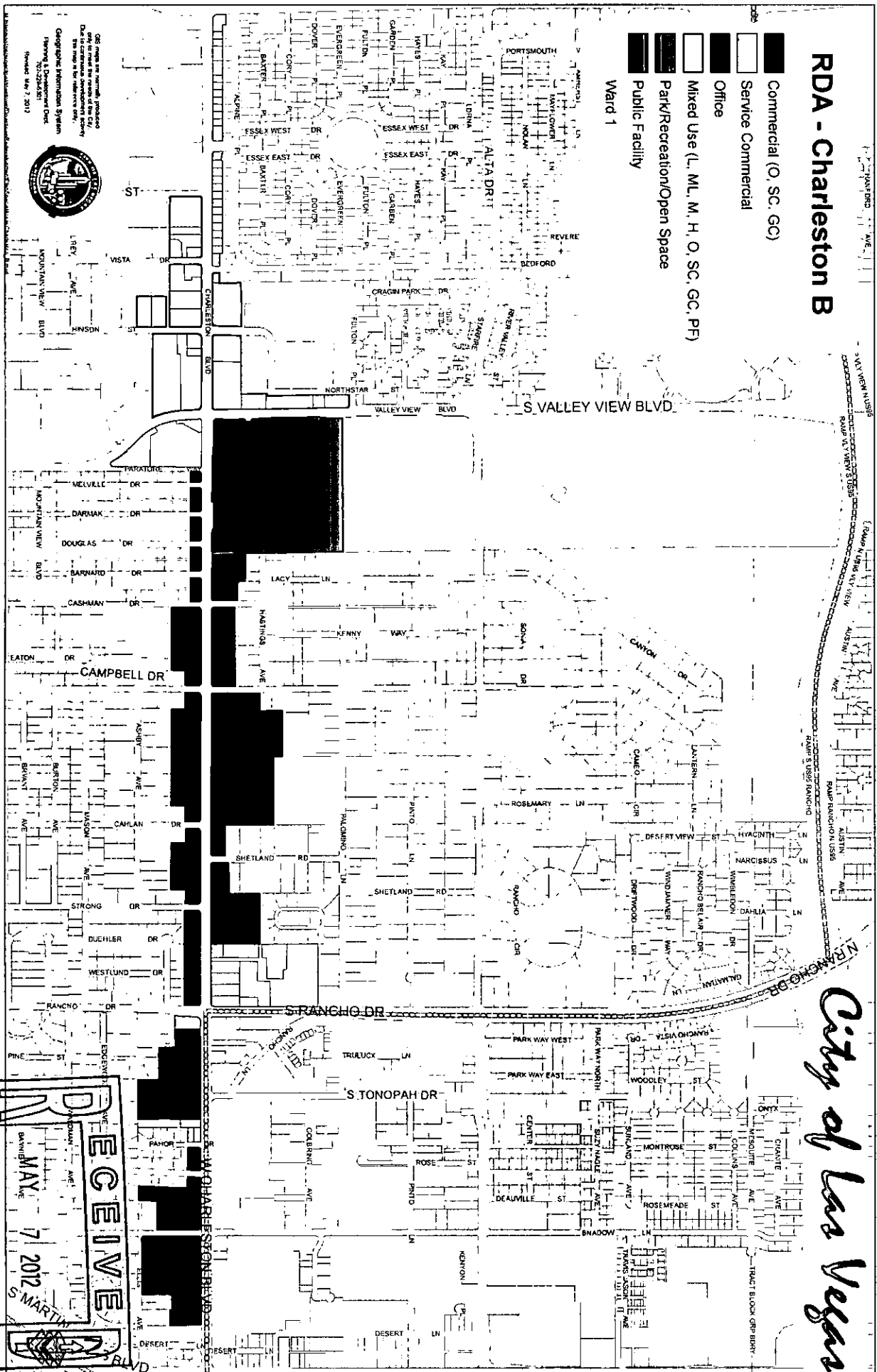
Evaluation Area for New Redevelopment Area 2

City of Las Vegas



RDA - Charleston B

- ☒ Commercial (O, SC, GC)
 - ☐ Service Commercial
 - ☐ Office
 - ☐ Mixed Use (L, ML, M, H, O, SC, GC, PF)
 - ☐ Park/Recreation/Open Space
 - ☐ Public Facility
- Ward 1



City of Las Vegas

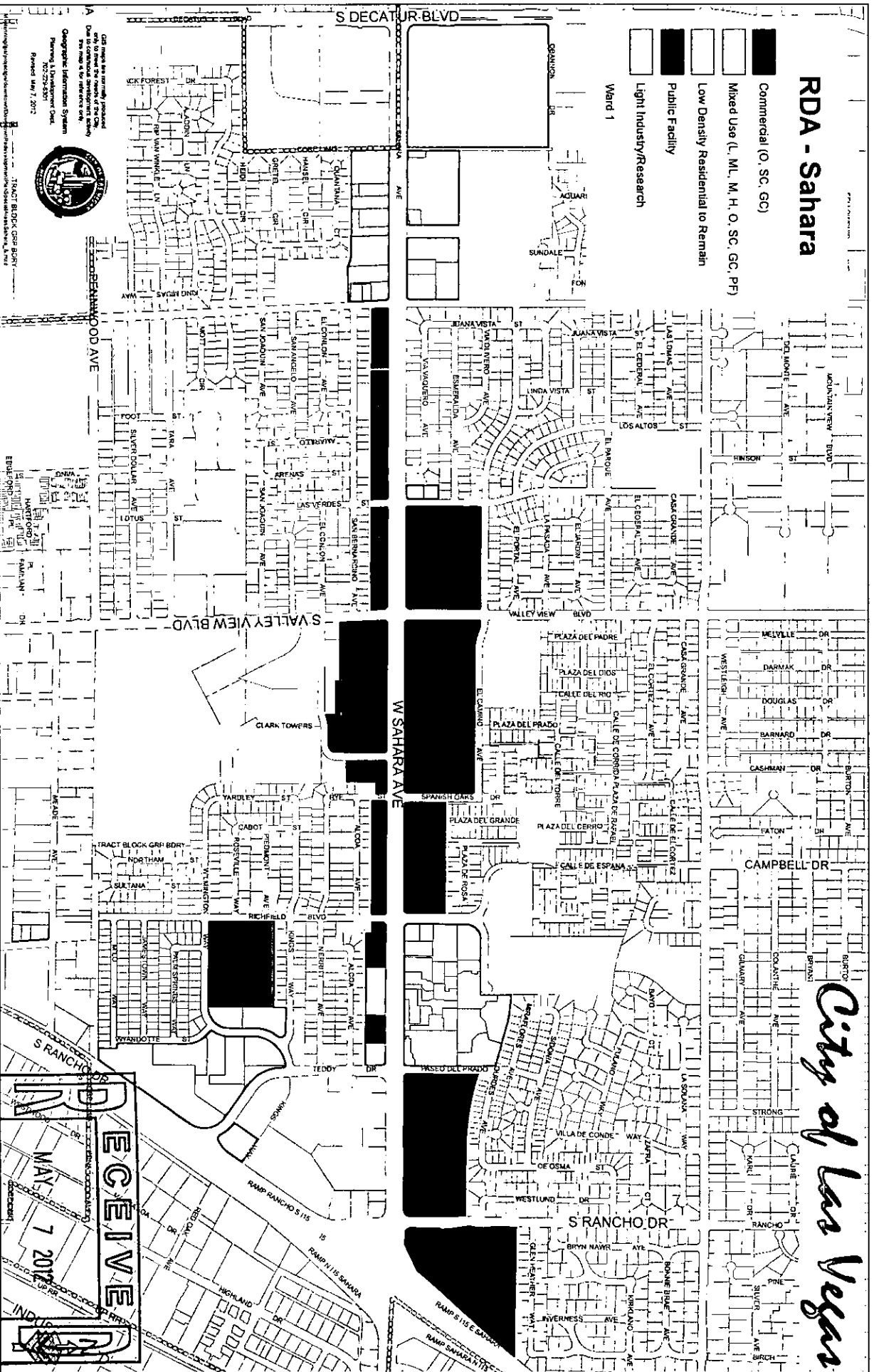
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RDA - Sahara

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Low Density Residential to Remain
- Public Facility
- Light Industry/Research

Ward 1



City of Las Vegas

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CITY MANAGER

July 24, 2012

Mr. Scott Adams
City of Las Vegas
495 South Main Street,
Las Vegas, Nevada 89101

RE: DIR-45073 – DIRECTOR'S BUSINESS
CITY COUNCIL MEETING OF JULY 18, 2012

Dear Mr. Adams:

The City Council at a regular meeting held July 18, 2012, STRUCK the request for a review of the Final Plan for the redevelopment of Area 2 as a Redevelopment Area, Ward 1 (Tarkanian). The Notice of Final Action was filed with the Las Vegas City Clerk on July 19, 2012.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Rich Atkins
City of Las Vegas
Redevelopment Agency
495 South Main Street
Las Vegas, NV 89101

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





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CITY COUNCIL

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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 13, 2012

Mr. Scott Adams
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: ABEYANCE - DIR-45073 - DIRECTOR'S BUSINESS
PLANNING COMMISSION MEETING OF JUNE 12, 2012**

Dear Mr. Adams:

Your request FOR A REVIEW OF THE FINAL PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian), was considered by the Planning Commission on June 12, 2012.

The Planning Commission voted to recommend **APPROVAL** of your request.

This item will be considered by the City Council on **July 18, 2012**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Rich Atkins
City of Las Vegas
Redevelopment Agency
495 South Main Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

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May 31, 2012

Mr. Scott Adams
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: ABEYANCE - DIR-45073 - DIRECTOR'S BUSINESS
PLANNING COMMISSION MEETING OF JUNE 12, 2012**

Dear Mr. Adams:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 12, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 6, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Rich Atkins
City of Las Vegas
Redevelopment Agency
495 South Main Street
Las Vegas, Nevada 89101

LAS VEGAS
CITY COUNCIL
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MAYOR

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CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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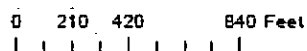
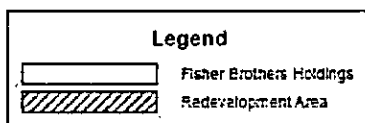
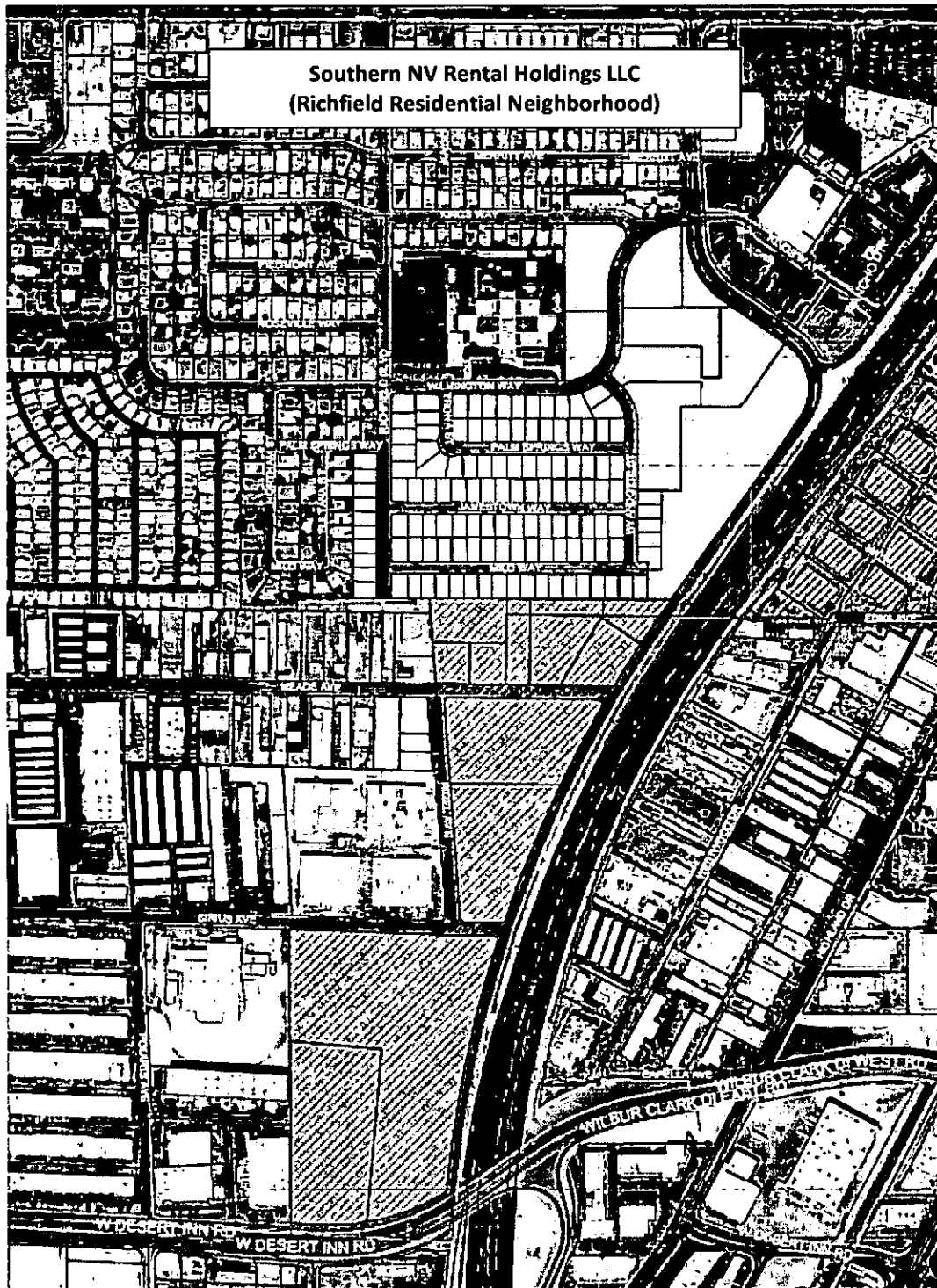
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ELIZABETH N. FRETWELL
CITY MANAGER

May 9, 2012

Mr. Scott Adams
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: DIR-45073 - DIRECTOR'S BUSINESS
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Mr. Adams:

Your request FOR A REVIEW OF THE FINAL PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian), was considered by the Planning Commission on May 8, 2012.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant

This item is scheduled to be heard again at the **June 12, 2012** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Rich Atkins
City of Las Vegas
Redevelopment Agency
495 South Main Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

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May 1, 2012

Flinn Fagg, Director
City of Las Vegas
Planning & Development
333 North Ranch Drive
Las Vegas, NV 89106

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Re: Request for Abeyance – Item 46 – DIR-45073
City of Las Vegas Planning Commission Meeting
May 8, 2012

Dear Mr. Fagg,

Please be advised that the Economic and Urban Development Department, on behalf of the city of Las Vegas Redevelopment Agency (the "Applicant"), is requesting that the above referenced item, Number 46 on the May 8, 2012 City Planning Commission Agenda be abeyed until the June 12, 2012 City Planning Commission meeting.

The purpose of this request is due to changes to the Final Redevelopment Plan and the proposed new redevelopment areas.

Thank you for your consideration of this request.

Sincerely,


Romeo Betea
Manager

ECONOMIC AND URBAN
DEVELOPMENT DEPARTMENT
CITY OF LAS VEGAS
CITY HALL
495 S. MAIN STREET
SIXTH FLOOR
LAS VEGAS, NEVADA 89101

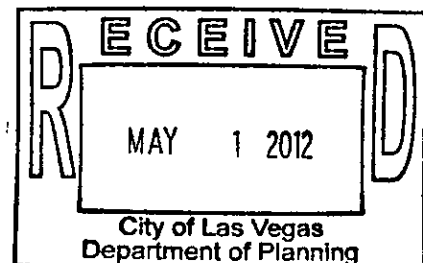
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April 26, 2012

Mr. Scott Adams
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: DIR-45073 - DIRECTOR'S BUSINESS
PLANNING COMMISSION MEETING OF MAY 8, 2012**

Dear Mr. Adams:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **May 8, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, May 2, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Rich Atkins
City of Las Vegas
Redevelopment Agency
495 South Main Street
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

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DEVELOPMENT SERVICES CENTER
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Report Date 04/10/2012 10:32 AM

Submitted By

Page 1

A/P # 45073 Type DIR Issued Date Issued By

Parcel

Location

Owner

Phone

Address

Country

☐ Foreign

Applicant's Full Name CITY OF LAS VEGAS

Day Phone Fax

Address 495 S MAIN STREET
LAS VEGAS NV
89101

Fees

Total Paid 0.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage 0.00

Actual Value 0.00

Comments

DIR-45073 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS REDEVELOPMENT AGENCY - For possible action on a request FOR A REVIEW OF THE FINAL PLAN FOR THE REDEVELOPMENT OF AREA 2 AS A REDEVELOPMENT AREA, Ward 1 (Tarkanian).

**CITY OF LAS VEGAS REDEVELOPMENT PLAN
FOR REDEVELOPMENT AREA 2**

_____, 2012

**REDEVELOPMENT PLAN
TABLE OF CONTENTS**

<u>SECTIONS</u>	<u>PAGE</u>
I. INTRODUCTION	1
II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA 2 BOUNDARY AND LEGAL DESCRIPTION.....	4
A. GENERAL DEFINITIONS	5
B. REDEVELOPMENT AREA 2 BOUNDARY AND LEGAL DESCRIPTION.....	5
III. PROPOSED REDEVELOPMENT ACTIVITIES.....	6
A. GENERAL	7
B. OWNER PARTICIPATION AND BUSINESS REENTRY PREFERENCES	7
1. OWNER PARTICIPATION	7
2. PARTICIPATION BY TENANTS	8
3. PARTICIPATION AGREEMENTS.....	9
4. IMPLEMENTING RULES	9
C. PROPERTY ACQUISITION	10
1. ACQUISITION OF REAL PROPERTY	10
2. ACQUISITION OF PERSONAL PROPERTY	11
D. PROPERTY MANAGEMENT	11
E. RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS AND OTHERS DISPLACED BY THE PROJECT	11
1. ASSISTANCE IN FINDING OTHER LOCATIONS	11
2. RELOCATION PAYMENTS	11

<u>SECTIONS</u>	<u>PAGE</u>
F. DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, BUILDING AND SITE PREPARATION	12
1. DEMOLITION AND CLEARANCE.....	12
2. PUBLIC IMPROVEMENTS	12
3. PREPARATION OF BUILDING SITES	13
G. PROPERTY DISPOSITION AND DEVELOPMENT	13
1. REAL PROPERTY DISPOSITION AND DEVELOPMENT	13
a. GENERAL	13
b. EMPLOYMENT PLAN	14
c. DISPOSITION AND DEVELOPMENT DOCUMENTS	15
d. DEVELOPMENT FINANCING BY THE AGENCY OR OTHER PUBLIC BODIES OR ENTITIES.....	15
e. DEVELOPMENT PLANS.....	17
2. PERSONAL PROPERTY DISPOSITION	17
H. COOPERATION WITH PUBLIC BODIES	17
IV. LAND USES AND DEVELOPMENT REQUIREMENTS	19
A. REDEVELOPMENT AREA 2 MAP AND MAJOR REDEVELOPMENT AREA 2 LAND USES	20
B. MAJOR LAND USES	20
C. OTHER LAND USES	20
1. PUBLIC RIGHTS-OF-WAY	20
2. CONFORMING PROPERTIES	21
D. INTERIM USES.....	21

<u>SECTIONS</u>	<u>PAGE</u>
E. NONCONFORMING USES	21
F. GENERAL CONTROLS AND LIMITATION	22
1. CONSTRUCTION	22
2. LIMITATION ON THE NUMBER OF BUILDINGS	22
3. NUMBER OF DWELLING UNITS	22
4. LIMITATIONS ON TYPE, SIZE AND HEIGHT OF BUILDINGS	22
5. OPEN SPACES, LANDSCAPING, LIGHT, AIR AND PRIVACY	22
6. SIGNS	23
7. UTILITIES.....	23
8. INCOMPATIBLE USES.....	23
9. PUBLIC USES.....	23
10. OTHER COVENANTS, CONDITIONS AND RESTRICTIONS.....	24
G. DESIGN GUIDELINES.....	24
H. BUILDING PERMITS	24
I. NONDISCRIMINATION AND NON-SEGREGATION.....	25
V. METHOD OF FINANCING THE AREA	26
A. GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD	27
B. TAX INCREMENT FUNDS	27
C. AGENCY BONDS	29
D. TIME LIMIT ON ISSUING SECURITIES OR ESTABLISHMENT OF INDEBTEDNESS	30

<u>SECTIONS</u>	<u>PAGE</u>
E. OTHER LOANS AND GRANTS	30
VI. ACTIONS BY THE CITY	31
VII. ENFORCEMENT	32
VIII. DURATION OF THIS AMENDMENT TO THE PLAN	32
IX. PROCEDURE FOR AMENDMENT	32
X. IMPLEMENTATION AGREEMENTS	33
XI. SEVERABILITY	33

EXHIBITS:

EXHIBIT "A" – REDEVELOPMENT AREA 2 MAP.....	34
EXHIBIT "B" – LEGAL DESCRIPTIONS OF REDEVELOPMENT AREA 2.....	35

INTRODUCTION

I. INTRODUCTION

This is the Redevelopment Plan (the "Amended Plan") for Redevelopment Area 2 (the "Redevelopment Area"), which is located in the territorial jurisdiction of the City of Las Vegas (the "City"), State of Nevada. This Plan consists of text, a Map of Redevelopment Area 2 (Exhibit "A"), and Legal Descriptions of Redevelopment Area 2 (Exhibit "B")

This Plan has been prepared pursuant to Nevada Revised Statutes (NRS) 279.382 through 279.685 which provide for the exercise of redevelopment authority by a redevelopment agency.

Implementation of this Plan by the City and the Redevelopment Agency of Las Vegas is governed by the provisions contained in this Plan as it may be amended from time to time. Hereinafter the term "Agency" refers to the Redevelopment Agency of the City of Las Vegas. The term "Legislative Body" refers to the City Council of the City of Las Vegas.

The definitions of general terms which are contained in Nevada Revised Statutes govern the construction of this Plan, unless more specific terms and definitions are otherwise provided in this Plan. All statutory references hereinafter shall be to the Nevada Revised Statutes.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Redevelopment Area 2, or this Plan, whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The Redevelopment Area 2 includes all properties within the boundary shown on the Redevelopment Area 2 Map and described in the Legal Description of the Redevelopment Area 2.

The proposed redevelopment of the Redevelopment Area 2 as described in this Plan conforms to the Master Plan for the City of Las Vegas as applicable and as applied in accord with local codes and ordinances.

This Redevelopment Plan is generally based upon the Preliminary Plan formulated and adopted by the Las Vegas Planning Commission (the "City Planning Commission") on March 13, 2012.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of Redevelopment Area 2. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within Redevelopment Area 2. Instead, this Plan presents a series of ideas and recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. This Plan will also provide a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and tools to fashion, develop, and proceed with such specific plans, projects and solutions will be provided to the Agency.

In general, the goals and objectives of the redevelopment program in Redevelopment Area 2 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of Redevelopment Area 2 in accordance with the Master Plan, the Redevelopment Plan, local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 2, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of Redevelopment Area 2.
5. To encourage investment by the private sector in the development and redevelopment of Redevelopment Area 2 by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 2.
7. To replan, redesign and develop areas which are stagnant or improperly used.

8. To insure adequate utility capacity to accommodate redevelopment and new development.

Redevelopment of Redevelopment Area 2 pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

- (1) elimination of areas suffering from economic dislocation, and disuse in affected areas;
- (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, in ways which could not be accomplished solely by private enterprise without public participation and assistance;
- (3) protection and promotion of sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means;
- (4) installation of new, or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvement, facilities and utilities; and
- (5) other means as determined appropriate.

GENERAL DEFINITIONS & REDEVELOPMENT AREA 2
BOUNDARY AND LEGAL DESCRIPTION

II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA 2 BOUNDARY AND LEGAL DESCRIPTION

A. General Definitions

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Agency" means the Redevelopment Agency of the City of Las Vegas, Nevada.
2. "City" means the City of Las Vegas, Nevada.
3. "City Council" means the City Council of the City of Las Vegas.
4. "Community Redevelopment Law" means the Community Redevelopment Law of the State of Nevada (Nevada Revised Statutes 279.382 to 279.685).
5. "Redevelopment Area 2" means the area, as established by this Plan and as depicted and described in the Exhibits attached hereto.
6. "Legislative Body" means the City Council of the City of Las Vegas.
7. "NRS" means the Nevada Revised Statutes for the State of Nevada.
8. "State" means the State of Nevada.
9. "County" means Clark County, Nevada.
10. "Plan" means this Redevelopment Plan for the Las Vegas Redevelopment Area 2.

B. Redevelopment Area Boundary And Legal Description

The boundaries of Redevelopment Area 2 are shown on the Redevelopment Area 2 Map attached as Exhibit "A" and are described in the Redevelopment Area 2 Legal Description attached as Exhibit "B". This Plan establishes Redevelopment Area 2.

**PROPOSED
REDEVELOPMENT ACTIVITIES**

III. PROPOSED REDEVELOPMENT ACTIVITIES

A. General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and strengthen the economic base of Redevelopment Area 2 and the City, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Redevelopment Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in Redevelopment Area 2;
5. Demolition of property for uses in accordance with this Plan;
6. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
7. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
8. Provision of utilities, roads, streets, landscaping, parking facilities and other public improvements;
9. Consideration of the implementation of land use controls or regulations.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. Owner Participation and Business Reentry Preferences

1. Owner Participation

Owners of real property within Redevelopment Area 2 shall be extended reasonable opportunities to participate in the redevelopment of property in Redevelopment Area 2 if such

owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and the owner participation implementation rules adopted by the Agency. These owner participation opportunities are explained in more detail in the Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences for Property Owners, in the City of Las Vegas Redevelopment Area 2.

In appropriate circumstances where such action would foster the goals and objectives contemplated by the Redevelopment Plan, an owner may participate in substantially the same location either by retaining all or portions of his property; retaining all or portions of his property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of his existing buildings; initiating new development; or selling property to the Agency.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following:

- (1) the elimination and/or modification, if any, of existing land uses;
- (2) the construction, vacation, realignment and/or alteration, if any, of existing streets;
- (3) the ability of participants to finance and complete proposed developments and rehabilitations;
- (4) the capability and/or experience of the owner participant, as determined by the Agency, to implement the proposed development;
- (5) the proposed land uses for redevelopment of Redevelopment Area 2;
- (6) intensification of certain land uses; and
- (7) the construction or expansion of public facilities.

2. Participation by Tenants

Non-property owners who are tenants engaged in business or residing in Redevelopment Area 2 shall be extended

reasonable preferences if they wish to purchase property at their present location for the purpose of rehabilitating and/or expanding existing improvements or to build new improvements in conformance with the designated land uses and other requirements of this Plan. However, the preference provided to such business or residential tenants will be subordinate to, or follow, the preference provided to the existing property owners.

Businesses and residential tenants may also submit proposals for rehabilitation and/or new development at locations other than their existing location, as long as said property conforms to the Plan. However, no preference shall be provided to business and/or tenants for this type of proposal.

3. Participation Agreements

The Agency may require that, as a condition of participating in redevelopment, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to rehabilitate, develop or use the property in conformance with this Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to make the provisions of this Plan and such participation agreement applicable to their properties.

If an owner fails to participate in the redevelopment under a participation agreement, the Agency shall have the right to acquire the subject property for redevelopment by any legal means permitted under the law and the provisions of this Plan. If so provided in the participation agreement, the price of such acquisition will be the property's fair market value at the time of execution of the participation agreement. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in Redevelopment Area 2.

4. Implementing Rules

The Owner Participation provisions shall be implemented according to the rules adopted by the Agency simultaneous with the adoption of this Plan, and as the same may be from

time to time amended by the Agency. Where there is a conflict between the participation provisions in this Plan and such rules adopted by the Agency, the Plan shall prevail.

C. PROPERTY ACQUISITION

1. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in Redevelopment Area 2 by purchase, lease, option, gift, grant, bequest, devise, or eminent domain as authorized by law.

The Agency may exercise the power of eminent domain to acquire property for a redevelopment project if: (a) The property sought to be acquired is necessary to carry out this Plan; (b) The Agency has made every reasonable effort to negotiate the purchase of the property. The method the Agency would use to acquire property through eminent domain is further explained within its Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences To Property Owners, in the City of Las Vegas Redevelopment Area 2.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property retained by an owner participant pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not, without the consent of an owner, acquire real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions, and controls of this Plan and the owner fails or refuses to participate in the Plan by execution or fulfilling the obligations of a participation agreement.

2. Acquisition of Personal Property

Generally, personal property may not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in Redevelopment Area 2 by any lawful means. The Agency may also acquire by gift, purchase, lease or eminent domain any personal property in connection with real property acquired by the Agency.

D. Property Management

The Agency is authorized to manage and control all real property owned, acquired or leased by it. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns, and others displaced by Agency action in Redevelopment Area 2 in finding other locations and facilities. In order to carry out the Redevelopment Plan with a minimum of hardship to persons, business concerns, and others, if any, displaced from their respective places of residence or businesses, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

2. Relocation Payments

The Agency shall make relocation payments for moving expenses and direct losses of personal property to persons, business concerns, and others displaced by Agency action in Redevelopment Area 2 and shall make additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to Chapter 342 of Nevada Revised Statutes and the Rules and Regulations for Implementation of the Uniform Relocation & Real Property Acquisition Policies Act of 1970, as Amended, and

Nevada Revised Statutes Chapter 342 regulations previously adopted by the Agency and the City of Las Vegas. The Agency, at its option, may make such other payments as may be appropriate and for which funds are available.

F. Demolition, Clearance, Public Improvements, Building and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property acquired in Redevelopment Area 2 as necessary to carry out the purpose of this Plan.

2. Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to the following:

- (1) sewers;
- (2) storm drains;
- (3) electrical, natural gas, telephone and water distribution systems;
- (4) parks and plazas;
- (5) playgrounds;
- (6) parking and transportation facilities;
- (7) landscaped areas;
- (8) street and circulation improvements;
- (9) flood control improvements and facilities;
- (10) entryway features;
- (11) recreational improvements; and

- (12) other public facilities serving the needs of Redevelopment Area 2 occupants.

3. Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites, any real property in Redevelopment Area 2 owned or acquired by the Agency.

G. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in Clark County.

A lease or sale by the Agency of real property acquired by it in Redevelopment Area 2 shall be conditioned on the redevelopment and use of the property in conformity with this Plan.

All real property acquired by the Agency in Redevelopment Area 2 shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purposes of this Plan. Real property may also be conveyed by the Agency to the City, and, where beneficial to the Redevelopment Area 2, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the

purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan, including the provisions of the Agency's existing Employment Plan.

b. Employment Plan

The Agency shall require that a proposal for a redevelopment project include an employment plan in accordance with the Agency's Employment Plan Policy initially adopted on April 6, 2011 which includes:

- (a) A description of the existing opportunities for employment within Redevelopment Area 2;
- (b) A projection of the effect that the redevelopment project will have on opportunities for employment within Redevelopment Area 2; and
- (c) A description of the manner in which an employer relocating his business into the Redevelopment Area 2 plans to employ persons living within the area of operation who are:
 - (1) Economically disadvantaged;
 - (2) Physically disabled;
 - (3) Members of racial minorities;
 - (4) Veterans; or
 - (5) Women.

During the period of development in Redevelopment Area 2, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in Redevelopment Area 2 is proceeding in

accordance with development documents and time schedules.

c. Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guidelines and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of Clark County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, or any other provision necessary to carry out this Plan.

d. Development Financing by the Agency or Other Public Bodies or Entities

The Agency may, with the consent of the Legislative Body, pay all or part of the value of the land for, and the cost of the construction of, any building, facility, structure or other improvement and the installation of any improvement which is publicly or privately owned and located within or without the redevelopment area. Before the Legislative Body may give its consent, it shall determine that:

- (1) The buildings, facilities, structures or other improvements are of benefit to Redevelopment Area 2 or the immediate neighborhood in which Redevelopment Area 2 is located; and
- (2) No other reasonable means of financing those buildings, facilities, structures or other improvements are available.

Those determinations by the Agency and the Legislative Body are final and conclusive.

In reaching its determination that the buildings, facilities, structures or other improvements are of benefit to the redevelopment area or the immediate neighborhood in which the redevelopment area is located, the legislative body shall consider:

(a) Whether the buildings, facilities, structures or other improvements are likely to:

- (1) Encourage the creation of new business or other appropriate development;
- (2) Create jobs or other business opportunities for nearby residents;
- (3) Increase local revenues from desirable sources;
- (4) Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
- (5) Possess attributes that are unique, either as to type of use or level of quality and design;
- (6) Require for their construction, installation or operation the use of qualified and trained labor; and
- (7) Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency.

(b) The opinions of persons who reside in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.

(c) Comparisons between the level of spending proposed by the agency and projections, made on a pro forma basis by the agency, of future revenues

attributable to the buildings, facilities, structures or other improvements.

If the value of the land or the cost of the construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the community or other governmental entity, the Agency may enter into a contract with that community or governmental entity under which it agrees to reimburse the community or governmental entity for all or part of the value of that land or the cost of the building, facility, structure or other improvement, or both, by periodic payments over a period of years. The obligation of the Agency under that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of subsection 1 of Nevada Revised Statutes 279.676, or out of any other available money.

e. Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes, as they are, or as they may be, amended from time to time. All development in Redevelopment Area 2 must conform to City (as appropriate) and Agency design review procedures, including any Design Guidelines adopted by the Agency or the City.

2. Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

H. Cooperation with Public Bodies

For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of redevelopment projects located within the area in which it is authorized to act, any public body, upon the terms and with or without consideration as it determines, may:

1. Dedicate, sell, convey or lease any of its property to the Agency.
2. Cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with a redevelopment plan.
3. Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake.
4. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinance.
5. Enter into agreements with the federal government respecting action to be taken by such public body pursuant to any of the powers granted by Nevada Revised Statutes 279.382 to 279.685, inclusive. Such agreements may extend over any period, notwithstanding any law to the contrary.
6. Purchase or legally invest in any of the bonds of the Agency and exercise all of the rights of any handler of such bonds.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in Redevelopment Area 2. Any public body which owns or leases property in Redevelopment Area 2 will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in Redevelopment Area 2 by a public body shall be subject to Agency approval.

LAND USES AND DEVELOPMENT REQUIREMENTS

IV. LAND USES AND DEVELOPMENT REQUIREMENTS

A. Redevelopment Area 2 Map and Major Redevelopment Area 2 Land Uses

The Redevelopment Area 2 Map attached hereto as Exhibit "A" illustrates the location of Redevelopment Area 2 boundaries, identifies the major streets within Redevelopment Area 2, and designates the major land uses authorized within Redevelopment Area 2 by the City's current Master Plan. The City will from time to time update and revise its Master Plan. It is the intention of this Redevelopment Plan that the City's Master Plan, as it currently exists, or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws be used as a guide to long range planning. The major land uses authorized within Redevelopment Area 2 by the Master Plan are described below:

B. Major Land Uses

Major land uses permitted within Redevelopment Area 2 include:

Residential
Industrial
Commercial
Public/Semipublic
Park/Open Space

The preceding uses may be used for any of the various kinds of uses specified for or permitted within such areas by the Master Plan, as it currently exists or as it may be amended from time to time.

C. Other Land Uses

1. Public Rights-of-Way

Major public streets within Redevelopment Area 2 are detailed on the Redevelopment Area 2 Map as Exhibit "A" and are listed as follows:

- (1) West Sahara Avenue
- (2) West Charleston Boulevard

(3) South Decatur Boulevard

Additional public streets, alleys and easements may be created in Redevelopment Area 2 as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development.

Any changes in the existing street layout shall be in accord with the City's Master Plan.

2. Conforming Properties

Without the consent of the owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless an existing building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan. The Agency may acquire such property if the owner refuses to enter into a participation agreement or Disposition and Development Agreement or fails to redevelop the property or otherwise carry out the provisions of such agreement.

D. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in Redevelopment Area 2 for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

E. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in Redevelopment Area 2, and abatement of such uses is not required by applicable City codes.

The Agency may authorize additions, alterations, repairs or other improvements in Redevelopment Area 2 for uses which do not conform to the provisions of this Plan where such improvements are within a portion of Redevelopment Area 2 where, in the determination of the Agency, such improvements would be compatible with surrounding Redevelopment Area 2 uses and development and are permitted under applicable City codes.

F. General Controls and Limitation

All real property in Redevelopment Area 2 is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the latest effective date of the ordinances adopting this Plan, except in conformance with the provisions of this Plan.

1. Construction

All construction within Redevelopment Area 2 shall be reviewed by the Redevelopment Agency and shall comply with all applicable State and local laws in effect at the time.

2. Limitation on the Number of Buildings

The number of buildings in Redevelopment Area 2 shall not exceed the number of buildings permitted under the Master Plan.

3. Number of Dwelling Units

The number of dwelling units in Redevelopment Area 2 shall not exceed the maximum number allowed under the densities permitted under the City's Master Plan, as implemented and applied by local codes and ordinances.

4. Limitations on Type, Size and Height of Buildings

The type, size, and height of buildings shall be as limited by the City's Master Plan and applicable federal, state and local statutes and ordinances.

5. Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in Redevelopment Area 2 is the total of all area which will be in the public rights-of-way, the public grounds, spaces around

buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in Redevelopment Area 2 to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. Signs

All signs shall conform to City requirements as appropriate. Design of all new signs shall be submitted to the City for review and approval prior to installation.

7. Utilities

The Agency shall require that all utility placement be governed according to the prevailing Las Vegas Municipal Code.

8. Incompatible Uses

No use or structure which, in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of Redevelopment Area 2.

9. Public Uses

The intent of this Redevelopment Plan is to maintain the amount of property currently being used for public purposes. However, in any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved and is permitted under the Master Pan. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in Redevelopment Area 2.

10. Other Covenants, Conditions and Restrictions

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and control;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area;
- d. Permitting a variation will not be contrary to the objectives of the Plan; and
- e. The Agency will ensure that any deviation will not impair the purpose of this Plan, the Zoning district or any applicable zoning regulations.

G. Design Guidelines

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, set back requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within Redevelopment Area 2. These may be established by the approval of specific developments, by the adoption of general restrictions and controls, by resolution of the Agency, or by the adoption of one or more Design Guidelines pursuant to this Section.

H. Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an

existing building in Redevelopment Area 2 from the date of effectiveness of the ordinance approving this Plan until the application for such permit has been reviewed by the Agency. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guidelines adopted by the Agency, any restrictions for controls established by resolution of the Agency, and any applicable participation or other agreement.

The City may request that the Agency comment on an application for a building permit in order to determine whether the application conforms to the requirements of this Plan. Agency review will be advisory only and will not control the City's approval or disapproval of an applicant.

I. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based on race, color, sex, age, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Redevelopment Area.

**METHOD OF
FINANCING THE AREA**

V. METHOD OF FINANCING THE AREA

A. General Description of the Proposed Financing Method

The Agency is authorized to finance activities in Redevelopment Area 2 with tax increment funds; interest income; Agency bonds, donations; loans from private financial institutions; the lease or sale of Agency owned property; owner participant or developer loans; participation in development; or with financial assistance from Clark County, the City, State of Nevada, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for surveys and planning, and for the operating capital for administration of Redevelopment Area 2, may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by this Plan, is intended as the primary source of financing (in combination with other sources of financing that may be available) for specific activities in Redevelopment Area 2.

The Agency is authorized to finance this Plan by all means permitted by law. The analysis and description of the proposed method of financing the Redevelopment Plan is contained in the Agency's Report to the City Council. The analysis provides sufficient detail to determine the economic feasibility of this Plan.

B. Tax Increment Funds

All taxes levied upon taxable property within Redevelopment Area 2 each year, by or for the benefit of the State of Nevada, Clark County, the City of Las Vegas, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in Redevelopment Area 2 as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance, must be allocated to and when collected must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in Redevelopment Area 2 on the effective date of the ordinance but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in Redevelopment Area 2 on the effective date. If property which was shown on the assessment roll used to determine the amount of taxes allocated to the taxing agencies is transferred to the state and becomes exempt from taxation, the assessed valuation of the exempt property as shown on that assessment roll must be subtracted from the assessed valuation used to determine the amount of revenue allocated to the taxing agencies.
2. Except as otherwise provided in paragraphs 3 and 4, that portion of the levied taxes each year in excess of the amount set forth in paragraph 2 must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the costs of redevelopment and to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, redevelopment. Unless the total assessed valuation of the taxable property in Redevelopment Area 2 exceeds the total assessed valuation of the taxable property in Redevelopment Area 2 shown on the last equalized assessment roll referred to in paragraph 1, all of the taxes levied and collected upon the taxable property in Redevelopment Area 2 must be paid into the funds of the respective taxing agencies. When the Redevelopment Plan is terminated and all loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in Redevelopment Area 2 must be paid into

the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a tax rate levied by a taxing agency to produce revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness that was approved by the voters of the taxing agency on or after November 5, 1996, must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.
4. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a new or increased tax rate levied by a taxing agency and was approved by the voters of the taxing agency on or after November 5, 1996 must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.

Except as otherwise provided, in any fiscal year, the total revenue paid to the Redevelopment Agency must not exceed an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 10 percent (10%) of the total assessed valuation of the City.

For the purposes of this section, the assessment roll last equalized before the effective date of the ordinance approving the Redevelopment Plan is the assessment roll in existence on March 15th immediately preceding the effective date of the ordinance.

This section shall be construed to fully implement the provisions of the Community Redevelopment Law Section 279.676.

C. Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of activities in Redevelopment Area 2.

Neither the members of the Agency, Agency staff, nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the state or any of its political subdivisions and neither the City, the state nor any of its political subdivisions is liable on them,

nor in any event shall the bonds or obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

D. Time Limit on Issuing Securities or Establishment of Indebtedness

Securities must not be issued and no indebtedness may be incurred in any other manner, by or on behalf of the Agency to finance, in whole or in part, the Redevelopment Plan beyond 30 years after the date on which the Redevelopment Plan is adopted, except that the Agency may incur enter into leases or indebtedness at any time before the termination of the Redevelopment Plan if the leases are terminated or if the indebtedness is fully repaid no later than the termination of the Redevelopment Plan. The maturity date of any securities which are refunded must not extend beyond the date of termination of the Redevelopment Plan.

Any securities issued by or on behalf of the Agency to finance, in whole or in part, redevelopment pursuant to NRS 279.620 to 279.626, inclusive, and 279.634 to 279.672, inclusive, must mature and be fully paid, including any interest thereon, before the termination of the Redevelopment Plan.

E. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Nevada, or any other public or private source will be utilized if available as appropriate in carrying out activities in Redevelopment Area 2.

VI. ACTIONS BY THE CITY

The City may aid and cooperate with the Agency in carrying out this Plan and may take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, in Redevelopment Area 2. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs;
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned utilities within or affecting Redevelopment Area 2;
3. Revision or adoption of the City zoning ordinance(s), specific plan(s), or the Master Plan as appropriate within Redevelopment Area 2 to permit the land uses and development authorized by or necessary or desired to carry out this Plan;
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in Redevelopment Area 2 to ensure their proper development and use;
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency;
6. Provisions for administrative enforcement of this Plan by the City, as appropriate, after development;
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of Redevelopment Area 2 to be commenced and carried to completion without unnecessary delays;

8. Provisions of services and facilities by the various officials, offices and departments of the City for the Agency's purposes under this Plan;
9. Provision of financial assistance in accordance with this Plan or as authorized by law; and/or
10. The undertaking and completing of any other proceedings necessary to carry out activities in Redevelopment Area 2.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

Without limitation on the powers conferred on the City or Agency by statute or law, the provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in Redevelopment Area 2 may be enforced by such owners.

VIII. DURATION OF THIS REDEVELOPMENT PLAN

The provision of this Plan and any amendments hereto shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years after the date on which the original Plan was initially adopted, or date to be inserted in the Final Plan.

This Plan and any amendments hereto will terminate thirty (30) years after the date on which this Plan is adopted.

IX. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure established by law.

X. IMPLEMENTATION AGREEMENTS

The Agency and City may enter into any agreement(s) between them which they deem necessary to implement the provisions of this Plan. Such agreements shall relate only to the implementation of this Plan and shall not revise, change or modify any of the provisions, requirements or limitations of this Plan.

XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of Redevelopment Area 2 shall be determined to have been invalidly or incorrectly included in Redevelopment Area 2 that is the subject of this Plan, such portion of Redevelopment Area 2 shall be deemed severable from the remainder of Redevelopment Area 2 and the remainder of Redevelopment Area 2 shall remain fully subject to the provisions of this Plan.

EXHIBIT A

REDEVELOPMENT AREA 2 MAP

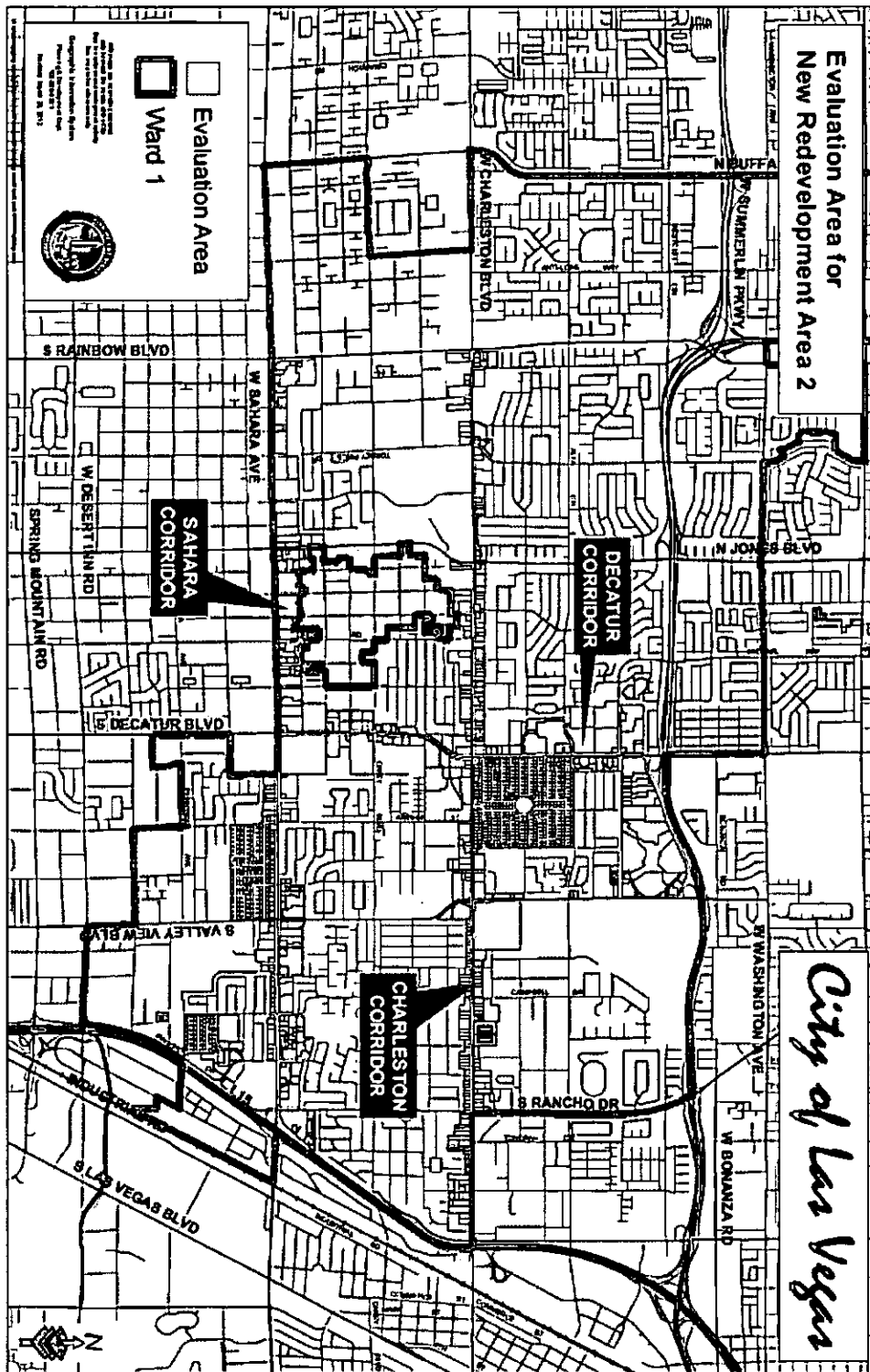
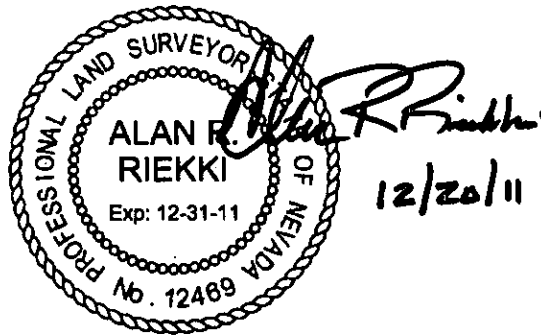


EXHIBIT B

LEGAL DESCRIPTIONS OF REDEVELOPMENT AREA 2



WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK
PAGE 1 OF 2

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE CHARLESTON BOULEVARD ALIGNMENT BETWEEN RAINBOW BOULEVARD AND DECATUR BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - CHARLESTON A

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF CHARLESTON BOULEVARD BOUNDED BY RAINBOW BOULEVARD ON THE WEST AND BOUNDED BY DECATUR BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

138-34-819-014, 138-34-820-001, 138-34-820-006, 138-34-820-008, 138-34-820-009,
138-34-820-013, 138-34-820-014, 138-35-401-003, 138-35-402-002, 138-35-402-006,
138-35-402-007, 138-35-402-008, 138-35-402-011, 138-35-402-012, 138-35-403-001,
138-35-403-004, 138-35-803-002, 138-35-803-003, 138-35-803-004, 138-35-803-005,
138-35-804-001, 138-35-805-001, 138-35-806-001, 138-35-806-002, 138-35-806-003,
138-35-806-004, 138-35-806-005, 138-35-811-020, 138-35-811-021, 138-35-811-060,
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138-36-406-005, 138-36-406-006, 138-36-406-007, 138-36-406-008, 138-36-406-009,
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163-01-502-014, 163-01-502-017, 163-01-515-001, 163-02-101-001, 163-02-101-002,

WQ8345
RDA - CHARLESTON A
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

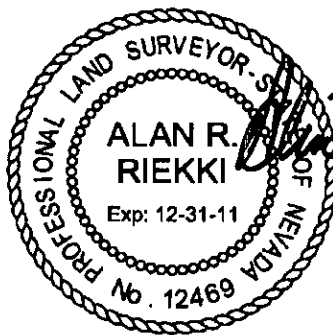
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163-02-114-002, 163-02-114-003, 163-02-114-010, 163-02-114-012.

ALL LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 35 AND THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 36 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 1, THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "RDA - CHARLESTON A", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK
PAGE 1 OF 6

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE CHARLESTON BOULEVARD ALIGNMENT BETWEEN DECATUR BOULEVARD AND MARTIN L KING BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - CHARLESTON B

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF CHARLESTON BOULEVARD BOUNDED BY DECATUR BOULEVARD ON THE WEST AND BOUNDED BY MARTIN L KING BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

139-31-214-017, 139-31-214-018, 139-31-214-019, 139-31-214-020, 139-31-214-021,
139-31-214-022, 139-31-214-023, 139-31-214-024, 139-31-214-025, 139-31-214-026,
139-31-214-027, 139-31-214-028, 139-31-214-029, 139-31-214-030, 139-31-214-031,
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WQ8345
RDA - CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 6

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WQ8345
RDA - CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 3 OF 6

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WQ8345
RDA - CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 4 OF 6

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139-31-411-070, 139-31-411-071, 139-31-411-072, 139-31-411-073, 139-31-411-074,
139-31-411-075, 139-31-411-076, 139-31-411-077, 139-31-411-078, 139-31-411-079,
139-31-411-080, 139-31-411-081, 139-31-411-082, 139-31-411-083, 139-31-411-084,
139-31-411-085, 139-31-411-086, 139-31-411-087, 139-31-411-088, 139-31-411-089,
139-31-411-090, 139-31-411-091, 139-31-411-092, 139-31-411-093, 139-31-411-094,
139-31-411-095, 139-31-411-096, 139-31-411-097, 139-31-411-098, 139-31-411-099,
139-31-411-100, 139-31-411-101, 139-31-411-102, 139-31-411-103, 139-31-411-104,
139-31-411-105, 139-31-411-106, 139-31-411-107, 139-31-411-108, 139-31-411-109,
139-31-411-110, 139-31-411-111, 139-31-411-112, 139-31-411-113, 139-31-411-114,
139-31-411-115, 139-31-411-116, 139-31-411-117, 139-31-411-118, 139-31-411-119,
139-31-411-120, 139-31-411-121, 139-31-411-122, 139-31-411-123, 139-31-411-124,
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139-31-411-130, 139-31-411-131, 139-31-411-132, 139-31-411-133, 139-31-411-134,
139-31-411-135, 139-31-411-136, 139-31-411-137, 139-31-411-138, 139-31-411-139,
139-31-411-140, 139-31-411-141, 139-31-411-142, 139-31-411-143, 139-31-411-144,
139-31-411-145, 139-31-411-162, 139-31-801-001, 139-31-801-002, 139-31-801-005,
139-31-801-006, 139-31-801-008, 139-31-801-009, 139-31-801-010, 139-31-801-018,
139-32-402-006, 139-32-402-007, 139-32-403-009, 139-32-403-010, 139-32-403-011,
139-32-403-012, 139-32-403-013, 139-32-403-014, 139-32-405-015, 139-32-405-016,
139-32-405-017, 139-32-405-018, 139-32-405-019, 139-32-405-020, 139-32-405-021,
139-32-405-022, 139-32-405-023, 139-32-405-026, 139-32-411-001, 139-32-411-002,
139-32-411-003, 139-32-411-004, 139-32-411-005, 139-32-411-006, 139-32-411-007,

WQ8345
RDA - CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 5 OF 6

139-32-411-008, 139-32-411-009, 139-32-411-010, 139-32-411-011, 139-32-411-012,
139-32-411-013, 139-32-411-014, 139-32-411-015, 139-32-411-016, 139-32-411-017,
139-32-411-018, 139-32-411-019, 139-32-411-020, 139-32-411-021, 139-32-411-022,
139-32-411-023, 139-32-411-024, 139-32-411-025, 139-32-411-026, 139-32-411-027,
139-32-411-028, 139-32-411-029, 139-32-411-030, 139-32-411-031, 139-32-411-032,
139-32-411-033, 139-32-411-034, 139-32-411-035, 139-32-411-036, 139-32-411-037,
139-32-411-038, 139-32-411-039, 139-32-411-040, 139-32-411-041, 139-32-411-042,
139-32-412-001, 139-32-412-002, 139-32-412-003, 139-32-412-004, 139-32-412-005,
139-32-412-006, 139-32-412-007, 139-32-412-008, 139-32-412-009, 139-32-412-010,
139-32-412-011, 139-32-412-012, 139-32-412-013, 139-32-412-014, 139-32-412-015,
139-32-412-016, 139-32-412-017, 139-32-412-018, 139-32-412-019, 139-32-412-020,
139-32-412-021, 139-32-412-022, 139-32-412-023, 139-32-412-024, 139-32-412-025,
139-32-412-026, 139-32-412-027, 139-32-412-028, 139-32-412-029, 139-32-412-030,
139-32-412-031, 139-32-412-032, 139-32-412-033, 139-32-412-034, 139-32-412-035,
139-32-412-036, 139-32-412-037, 139-32-412-038, 139-32-412-039, 139-32-412-040,
139-32-412-041, 139-32-412-042, 139-32-801-010, 139-32-802-012, 139-32-802-015,
139-32-802-018, 139-32-802-019, 139-32-802-020, 139-32-802-023, 139-32-802-024,
139-32-802-026, 139-32-802-027, 139-32-802-028, 139-32-802-029, 139-32-802-031,
139-32-802-032, 139-32-802-033, 139-32-802-034, 139-32-802-035, 139-32-802-036,
162-04-101-001, 162-04-101-002, 162-04-101-003, 162-04-101-004, 162-04-101-005,
162-04-101-006, 162-04-101-008, 162-04-101-009, 162-04-101-010, 162-04-110-001,
162-04-110-002, 162-04-110-016, 162-04-110-017, 162-04-111-001, 162-04-111-016,
162-04-111-017, 162-04-111-018, 162-04-112-004, 162-04-112-006, 162-04-112-007,
162-04-112-008, 162-04-112-009, 162-04-112-010, 162-04-112-011, 162-04-112-019,
162-04-112-020, 162-04-112-021, 162-04-116-001, 162-04-116-002, 162-04-510-001,
162-04-510-002, 162-04-510-003, 162-05-110-001, 162-05-110-014, 162-05-110-015,
162-05-110-016, 162-05-110-029, 162-05-110-030, 162-05-110-031, 162-05-110-044,
162-05-110-045, 162-05-110-046, 162-05-110-059, 162-05-110-060, 162-05-111-001,
162-05-112-001, 162-05-112-002, 162-05-112-003, 162-05-112-004, 162-05-112-005,
162-05-112-006, 162-05-112-007, 162-05-112-008, 162-05-115-001, 162-05-115-003,
162-05-501-001, 162-05-510-001, 162-05-510-002, 162-05-510-003, 162-05-510-004,
162-05-510-005, 162-05-510-006, 162-05-511-007, 162-05-511-008, 162-05-511-009,
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162-05-511-015, 162-05-511-016, 162-05-512-004, 162-05-512-005, 162-05-512-006,
162-05-512-007, 162-05-512-008, 162-06-501-001, 162-06-501-002, 162-06-501-003,
162-06-501-005, 162-06-502-001, 162-06-502-002, 162-06-502-003, 162-06-502-004,
162-06-510-001, 162-06-510-002, 162-06-510-003, 162-06-510-004, 162-06-510-005,
162-06-510-019, 162-06-510-025, 162-06-510-028, 162-06-510-029, 162-06-510-040.

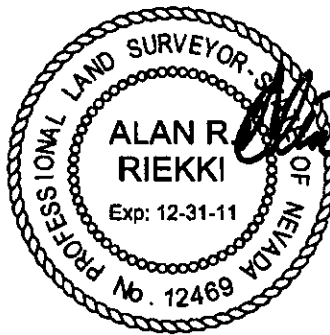
WQ8345
RDA - CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 6 OF 6

ALL LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 31 AND THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 32 OF TOWNSHIP 20 SOUTH, RANGE 61 EAST, THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "RDA - CHARLESTON B", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK
PAGE 1 OF 2

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE DECATUR BOULEVARD ALIGNMENT BETWEEN CHARLESTON BOULEVARD AND THE ORAN K. GRAGSON HIGHWAY (US-95) FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - DECATUR A

BEING THOSE PARCELS OF LAND LYING EAST AND WEST OF DECATUR BOULEVARD BOUNDED BY CHARLESTON BOULEVARD ON THE SOUTH AND BOUNDED BY THE ORAN K. GRAGSON HIGHWAY (US-95) ON THE NORTH; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

138-36-502-001, 138-36-516-001, 138-36-516-002, 138-36-516-003, 138-36-516-004,
138-36-516-005, 138-36-601-003, 138-36-601-004, 138-36-601-009, 138-36-701-003,
138-36-701-004, 138-36-701-005, 138-36-701-011, 138-36-701-015, 138-36-701-018,
138-36-701-021, 138-36-701-022, 138-36-702-001, 138-36-712-023, 138-36-802-002,
138-36-802-003, 138-36-802-004, 138-36-802-005, 138-36-802-006, 138-36-802-009,
139-30-812-002, 139-30-812-003, 139-30-812-005, 139-30-812-006, 139-31-110-001,
139-31-110-002, 139-31-110-003, 139-31-110-004, 139-31-110-005, 139-31-110-007,
139-31-110-008, 139-31-110-009, 139-31-110-010, 139-31-110-011, 139-31-110-012,
139-31-111-001, 139-31-111-003, 139-31-111-006, 139-31-201-001, 139-31-201-002,
139-31-201-003, 139-31-201-004, 139-31-201-005, 139-31-201-006, 139-31-221-001,
139-31-221-003, 139-31-221-004, 139-31-221-005, 139-31-221-006, 139-31-310-001,
139-31-310-050, 139-31-310-051, 139-31-310-075, 139-31-310-133, 139-31-310-134,
139-31-310-135, 139-31-310-136, 139-31-310-137, 139-31-310-138, 139-31-312-001,
139-31-312-028, 139-31-312-029, 139-31-410-001, 139-31-410-036, 139-31-410-037,
139-31-410-061, 139-31-410-119, 139-31-410-120, 139-31-410-121, 139-31-410-122,
139-31-410-123, 139-31-410-124, 139-31-410-125, 139-31-510-006, 139-31-510-015,
139-31-510-017, 139-31-510-018, 139-31-510-019, 139-31-510-020, 139-31-510-021,
139-31-601-001, 139-31-601-002, 139-31-601-003, 139-31-601-004, 139-31-602-001,

WQ8345
RDA - DECATUR A
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

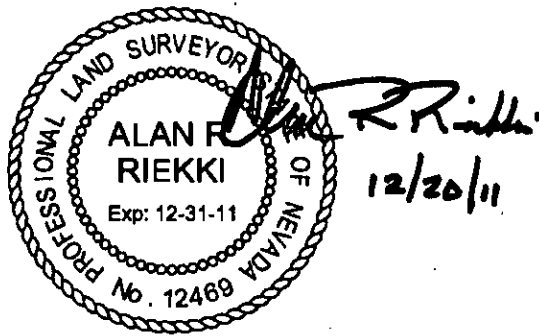
139-31-602-002, 139-31-611-002, 139-31-611-003, 139-31-611-004, 139-31-611-005,
139-31-611-006.

ALL LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 36 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 30 AND ALL OF SECTION 31 OF TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - DECATUR A**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK
PAGE 1 OF 2

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE DECATUR BOULEVARD ALIGNMENT BETWEEN SAHARA AVENUE AND CHARLESTON BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - DECATUR B

BEING THOSE PARCELS OF LAND LYING EAST AND WEST OF DECATUR BOULEVARD BOUNDED BY SAHARA AVENUE ON THE SOUTH AND CHARLESTON BOULEVARD ON THE NORTH; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

162-06-102-001, 162-06-111-001, 162-06-111-003, 162-06-111-004, 162-06-112-001, 162-06-112-005, 162-06-112-006, 162-06-112-007, 162-06-112-009, 162-06-112-010, 162-06-112-011, 162-06-112-012, 162-06-112-013, 162-06-112-014, 162-06-112-015, 162-06-112-016, 162-06-201-003, 162-06-211-001, 162-06-211-002, 162-06-211-003, 162-06-211-004, 162-06-301-001, 162-06-301-002, 162-06-301-003, 162-06-301-004, 162-06-301-006, 163-01-602-003, 163-01-602-004, 163-01-602-005, 163-01-602-006, 163-01-614-056, 163-01-704-001, 163-01-704-002, 163-01-704-003, 163-01-704-004, 163-01-704-005, 163-01-708-001, 163-01-708-002, 163-01-708-003, 163-01-708-004, 163-01-708-005, 163-01-803-004, 163-01-803-005, 163-01-803-008.

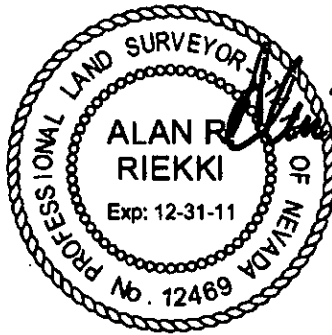
ALL LYING WITHIN THE EAST HALF (E 1/2) OF THE EAST HALF (E1/2) OF SECTION 1 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, AND THE WEST HALF (W 1/2) OF SECTION 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "RDA - DECATUR B", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

WQ8345
RDA - DECATUR B
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
BY: ARR
P.R. BY: HJB, MFK
PAGE 1 OF 2

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE SAHARA AVENUE ALIGNMENT BETWEEN RAINBOW BOULEVARD AND DECATUR BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – SAHARA A

BEING THOSE PARCELS OF LAND LYING NORTH OF SAHARA AVENUE BOUNDED BY RAINBOW BOULEVARD ON THE WEST AND BOUNDED BY DECATUR BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

163-01-401-005, 163-01-401-006, 163-01-401-007, 163-01-401-008, 163-01-401-009,
163-01-401-010, 163-01-401-011, 163-01-401-012, 163-01-401-013, 163-01-401-014,
163-01-402-021, 163-01-404-014, 163-01-404-021, 163-01-404-022, 163-01-405-004,
163-01-802-010, 163-01-803-003, 163-01-803-006, 163-01-803-007, 163-01-804-001,
163-01-804-002, 163-01-804-003, 163-01-804-004, 163-01-804-005, 163-01-804-006,
163-01-810-002, 163-01-810-003, 163-01-810-004, 163-01-810-005, 163-01-810-007,
163-01-810-008, 163-01-810-009, 163-02-401-006, 163-02-401-008, 163-02-402-002,
163-02-402-003, 163-02-415-002, 163-02-415-003, 163-02-415-006, 163-02-415-007,
163-02-415-009, 163-02-415-011, 163-02-415-012, 163-02-415-014, 163-02-415-015,
163-02-415-016, 163-02-416-006, 163-02-801-001, 163-02-801-005, 163-02-802-001,
163-02-802-002, 163-02-802-003, 163-02-802-004, 163-02-802-005, 163-02-802-006,
163-02-802-007, 163-02-802-008, 163-02-816-001.

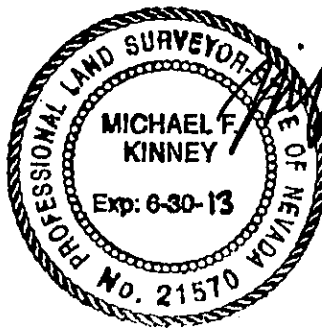
ALL LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTIONS 1 AND 2 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

A MAP TITLED "RDA – SAHARA A", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

WQ8345
RDA - SAHARA A
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
REVISED: APRIL 9, 2012
BY: MFK
P.R. BY: HJB
PAGE 1 OF 4

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE SAHARA AVENUE ALIGNMENT BETWEEN DECATUR BOULEVARD AND INTERSTATE 15 FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – SAHARA B

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF SAHARA AVENUE BOUNDED BY DECATUR BOULEVARD ON THE WEST AND BOUNDED BY INTERSTATE 15 ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

162-04-412-002, 162-04-412-003, 162-04-412-004, 162-04-412-005, 162-05-402-001,
162-05-402-002, 162-05-402-003, 162-05-402-004, 162-05-402-005, 162-05-402-006,
162-05-402-007, 162-05-402-008, 162-05-402-009, 162-05-402-010, 162-05-402-011,
162-05-403-001, 162-05-403-002, 162-05-403-003, 162-05-801-001, 162-05-801-003,
162-05-801-004, 162-05-801-005, 162-05-801-007, 162-05-801-010, 162-05-801-011,
162-05-801-012, 162-05-801-013, 162-05-802-006, 162-05-802-009, 162-05-802-010,
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162-05-811-005, 162-05-811-006, 162-05-811-007, 162-05-811-008, 162-05-816-004,
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162-05-816-013, 162-05-818-001, 162-05-818-002, 162-05-818-003, 162-05-818-004,
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162-06-411-005, 162-06-412-002, 162-06-412-003, 162-06-801-002, 162-06-801-003,
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162-07-101-007, 162-07-101-008, 162-07-101-009, 162-07-101-010, 162-07-101-011,
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162-07-501-003, 162-07-501-004, 162-07-502-001, 162-07-502-002, 162-07-502-003,
162-07-502-004, 162-07-502-005, 162-07-502-006, 162-07-502-007, 162-07-502-008,
162-07-510-001, 162-07-510-002, 162-07-510-003, 162-07-510-004, 162-07-510-005,

WQ8345
RDA - SAHARA B
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 4

162-07-510-006, 162-07-510-007, 162-07-511-001, 162-07-511-002, 162-07-511-003,
162-07-511-004, 162-07-511-005, 162-07-511-006, 162-07-511-007, 162-07-511-008,
162-07-511-009, 162-07-511-010, 162-07-511-011, 162-07-511-012, 162-07-512-001,
162-07-512-002, 162-07-512-003, 162-07-512-004, 162-07-512-005, 162-07-512-006,
162-07-512-007, 162-07-512-008, 162-07-512-009, 162-07-512-010, 162-07-513-001,
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162-07-513-017, 162-07-513-018, 162-07-513-019, 162-07-513-020, 162-07-513-021,
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RDA - SAHARA B
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RDA – SAHARA B
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A MAP TITLED "**RDA – SAHARA B**", DATED APRIL 3, 2012, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.

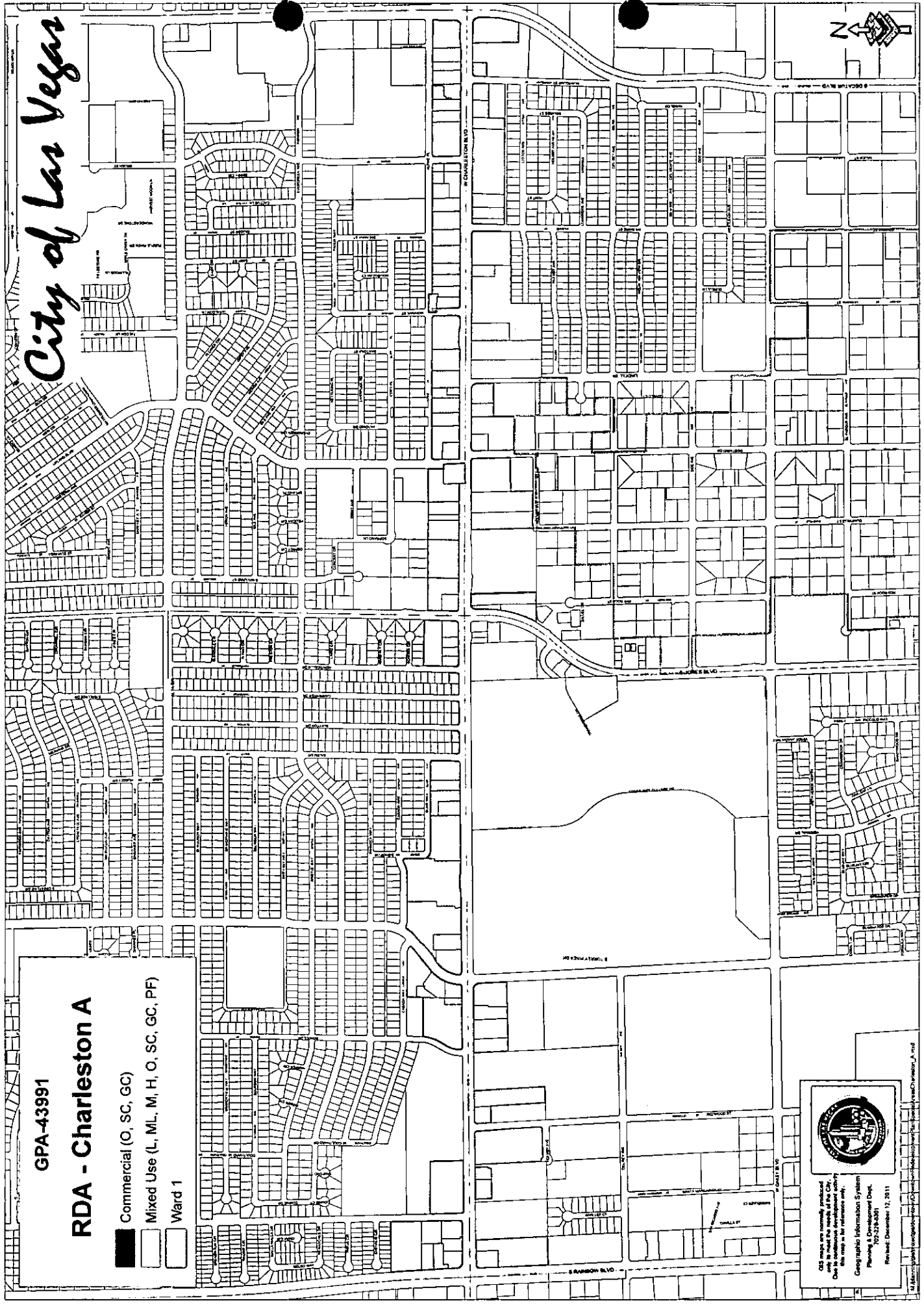
City of Las Vegas



GPA-43991

RDA - Charleston A

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Ward 1



City of Las Vegas

GPA-43991

RDA - Charleston B

-  Commercial (O, SC, GC)
-  Service Commercial
-  Office
-  Mixed Use (L, ML, M, H, O, SC, GC, PF)
-  Low Density Residential to Remain
-  Park/Recreation/Open Space
-  Public Facility
-  Ward 1



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Geographic Information System
Planning & Development Dept.
702-799-4361
Revised: December 11, 2011

City of Las Vegas

GPA-43991

RDA - Decatur A

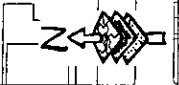
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- ☐ Mixed Use (L, ML, M, H, O, SC, GC, PF)
- ☐ Public Facility
- ☐ Ward 1



GIS maps are typically produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-228-8301
Revised: December 12, 2011

City of Las Vegas



GPA-43991

RDA - Decatur B

Commercial (O, SC, CC)

Mixed Use (L, ML, M, H, O, SC, CC, PF)

Ward 1



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City of Las Vegas

GPA-43991

RDA - Sahara A

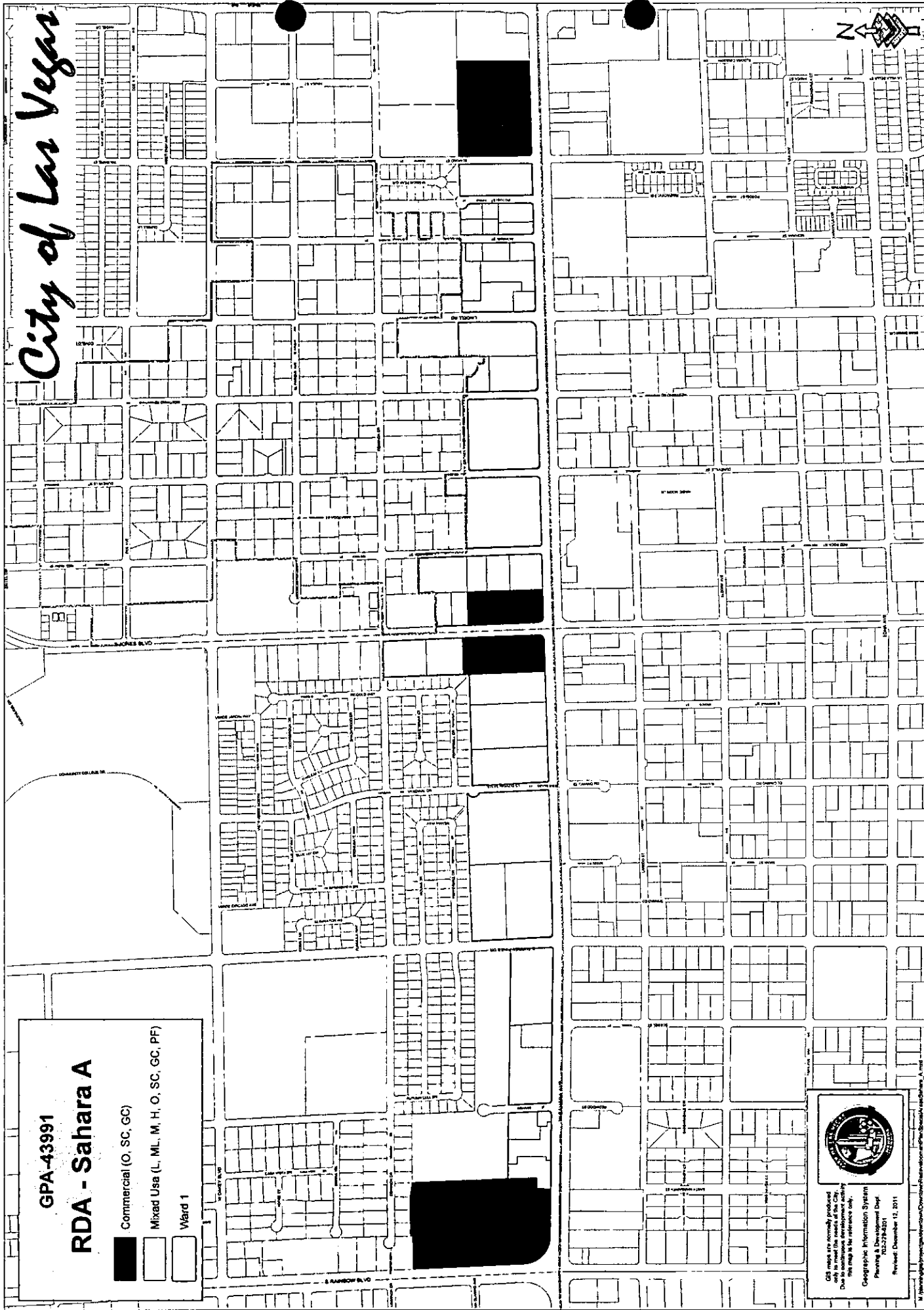
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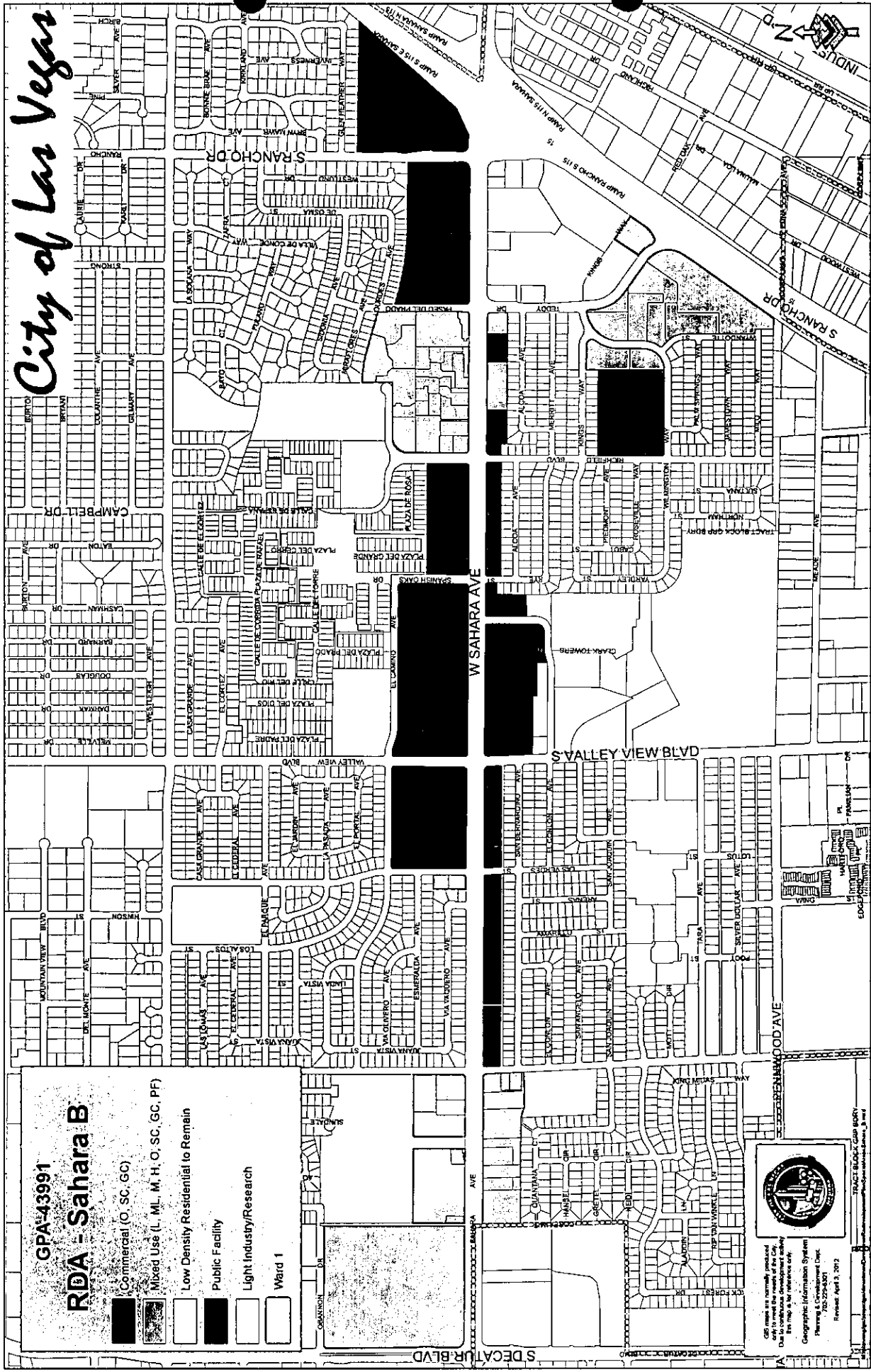
Ward 1



GIS maps are currently produced only to meet the needs of the City. Due to the complexity of the data, this map is for reference only. Geographic Information System Planning & Development Dept. 702.775.4301 Revised: December 12, 2011



City of Las Vegas



GPA-43991
RDA - Sahara B

Commercial (O, SC, GC)
Mixed Use (L, ML, M, H, O, SC, GC, PF)
Low Density Residential to Remain
Public Facility
Light Industry/Research
Ward 1



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BLIGHT STUDY

CITY OF LAS VEGAS REDEVELOPMENT AREA 2

(Sahara, Charleston and Decatur Corridors in Ward 1)

December 13, 2011

**Prepared by the Economic and Urban Development Department
City of Las Vegas**

TABLE OF CONTENTS

Definition of Blight	2
Approach and Methodology	3
General Description of the Proposed Redevelopment Area	4
Proposed New Redevelopment Area Map	6
Identification of Blight within the Proposed Las Vegas Redevelopment Area	7
a (1) Defective Design and Physical Construction	7
a (2) Faulty Arrangement of Interior and Spacing of Buildings	8
a (3) Inadequate Provision for Ventilation, Light, Sanitation, Open Spaces, and Recreational Facilities	9
a (4) Age, Obsolescence, Deterioration and Dilapidation, Mixed Character, Shifting of Uses	9
b Faulty Planning	11
c Lots of Irregular or Inadequate Shape or Size	12
d Disregard to Contours or Physical Conditions	12
e Inadequate Streets or Physical Conditions	13
f Possible Submerging	13
g Depreciated or Deteriorating Values	13
h Growing, or Total Lack of, Proper Utilization	15
i Loss of Population or Use	16
Conclusion	17
<u>Tables</u>	
Table 1 Summary Condition of Buildings & Parcels	11
Table 2 Summary of Blight Conditions	18
Residential Areas – Observations and Evaluation	19
Photographic Examples of Commercial and Residential Blight	20-40

DEFINITION OF BLIGHT

The rationale behind the State of Nevada enabling laws to create redevelopment agencies resides in NRS 279.416-420. These statutes describe conditions of blight and deterioration that, if prevalent, constitute a menace to the health, safety and welfare of communities. Conditions of blight as delineated in NRS 279.388 are reprinted, verbatim in the box below.

1. Except as otherwise provided in subsection 2, "blighted area" means an area which is characterized by at least four of the following factors:
 - (a) The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:
 - 1) Defective design and character of physical construction.
 - 2) Faulty arrangement of the interior and spacing of buildings.
 - 3) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
 - 4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
 - (b) An economic dislocation, deterioration or disuse.
 - (c) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
 - (d) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
 - (e) The existence of inadequate streets, open spaces and utilities.
 - (f) The existence of lots or other areas which may be submerged.
 - (g) Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered.
 - (h) A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.
 - (i) A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
 - (j) The environmental contamination of buildings or property.
 - (k) The existence of an abandoned mine.

Finally, NRS 279.519 states that a redevelopment area need not be restricted to only those building improvements or lands which are detrimental or inimical to the public health, safety or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. Furthermore, a redevelopment area may include, in addition to blighted areas, lands, buildings or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part. These criteria are critical for the City of Las Vegas Redevelopment Agency as the redevelopment area contains a few parcels which do not appear to have significant decline or deterioration. However, these parcels are threatened by other parcels which exhibit a variety of conditions of blight including deterioration, safety hazards, economic maladjustment, depreciating property values, stagnant population and the unproductive use of land.

This Blight Study is a component of the documentation required to establish a new redevelopment area within the City of Las Vegas.

APPROACH AND METHODOLOGY

With the legal definition of blight clearly described, it is necessary to demonstrate how, and where, these conditions exist. To accomplish this, a common sense interpretation of the individual blight statutes has been provided. In turn, specific examples of blight located within the City of Las Vegas Redevelopment Area were identified and compared to the interpretations, thereby clearly documenting the extent of blight. For ease of understanding, the format used is to:

1. List the legal blight factor as defined by NRS;
2. List the common sense interpretation;
3. Provide the specific examples which demonstrate these characteristics.

Both primary and secondary data sources were used to quantify existing conditions in the proposed redevelopment area. The primary method for evaluating the existence and prevalence of conditions that characterize blight were extensive field surveys of existing physical conditions. These field surveys were conducted in March 2010 through November, 2010.

Parcels within the proposed Redevelopment Area were analyzed individually and collectively and both physical and economic blight indicators were observed in the field surveys. These blight indicators include inadequate streets, flood prone conditions, deterioration and dilapidation of structures, age and obsolescence, population stagnation, and economic maladjustment. Secondary data sources include U.S. Census Bureau records, and interviews with City of Las Vegas staff and public officials. Finally, numerous pictures of blighted parcels were taken in order to provide a permanent, visual record of the extent of decline and deterioration.

GENERAL DESCRIPTION OF THE PROPOSED REDEVELOPMENT AREA

The proposed new Redevelopment Area ("Redevelopment Area 2") can be divided into three (3) distinct corridors:

- Sahara Avenue
- West Charleston Boulevard
- South Decatur Boulevard

The **Sahara Avenue Corridor** can be generally described as the following area:

East Boundary is the west side of the South I-15 ramp to West Sahara Avenue; North and South Boundary is West Sahara Avenue; and the West Boundary is the east side of South Rainbow Boulevard.

Additionally there are two residential areas within the Sahara Avenue Corridor:

- 1) Richfield Village (Richfield Neighborhood Association)
Beginning at Sahara Avenue, to Rye St., (Tract Block Group Boundary, then to the Precinct Boundary), then to Wyandotte Street, then to the intersection of Wilmington Way & Kings Way, then to Teddy Drive and then to Sahara Avenue, and,
- 2) Las Verdes Heights (Keen Neighborhood Coalition)
Beginning at Sahara Avenue at Valley View, then proceeding west to Arville Street, then south to Tara Avenue, and then east to Valley View.

The Sahara Corridor is considered a major transportation corridor within the city of Las Vegas. While the eastern boundary is characterized by newer buildings that contain office, retail and service oriented businesses, as you proceed west, the buildings are older and have a dated architectural style and reveal significant aging.

This corridor consists of **625 parcels**. Thirty-two percent (32%) are zoned as commercial parcels and sixty-seven percent (68%) are zoned low-density residential and three (3) and four (4) plex residential buildings. These 592 parcels equate to 418 acres – seventy-nine percent (79%) commercial and twenty-one percent (21%) low-density residential (R-1, R-3, and R-4).

The **West Charleston Boulevard Corridor** can be generally described as the following area:

East Boundary is the west side of South Rancho Drive; North and South Boundary is West Charleston Boulevard; and the West Boundary is the east side of South Rainbow Boulevard.

Additionally there is a residential area within the West Charleston Boulevard Corridor:

- 1) Hyde Park Subdivision (Meadows Neighborhood Preservation Neighborhood Association)
Bounded by Charleston Blvd. on the south, west to Decatur Blvd., north to Alta Drive, and then east to Bedford Road.

The Charleston Corridor is also a significant commercial corridor within the city of Las Vegas. It also is one of the older commercial corridors located in the city limits. Many parcels have businesses located on them with plot lines running through the property, making it challenging for property owners to develop their property for a changing economic and population demographic. Architectural style of these buildings is dated and not aesthetically pleasing for positive progress within the community.

This corridor consists of **1,008 parcels**. Thirty-six percent (36%) are zoned as commercial parcels and sixty-four percent (64%) are zoned as low-density residential. These 983 parcels equate to 447 acres – seventy percent (70%) commercial and thirty percent (30%) low-density residential.

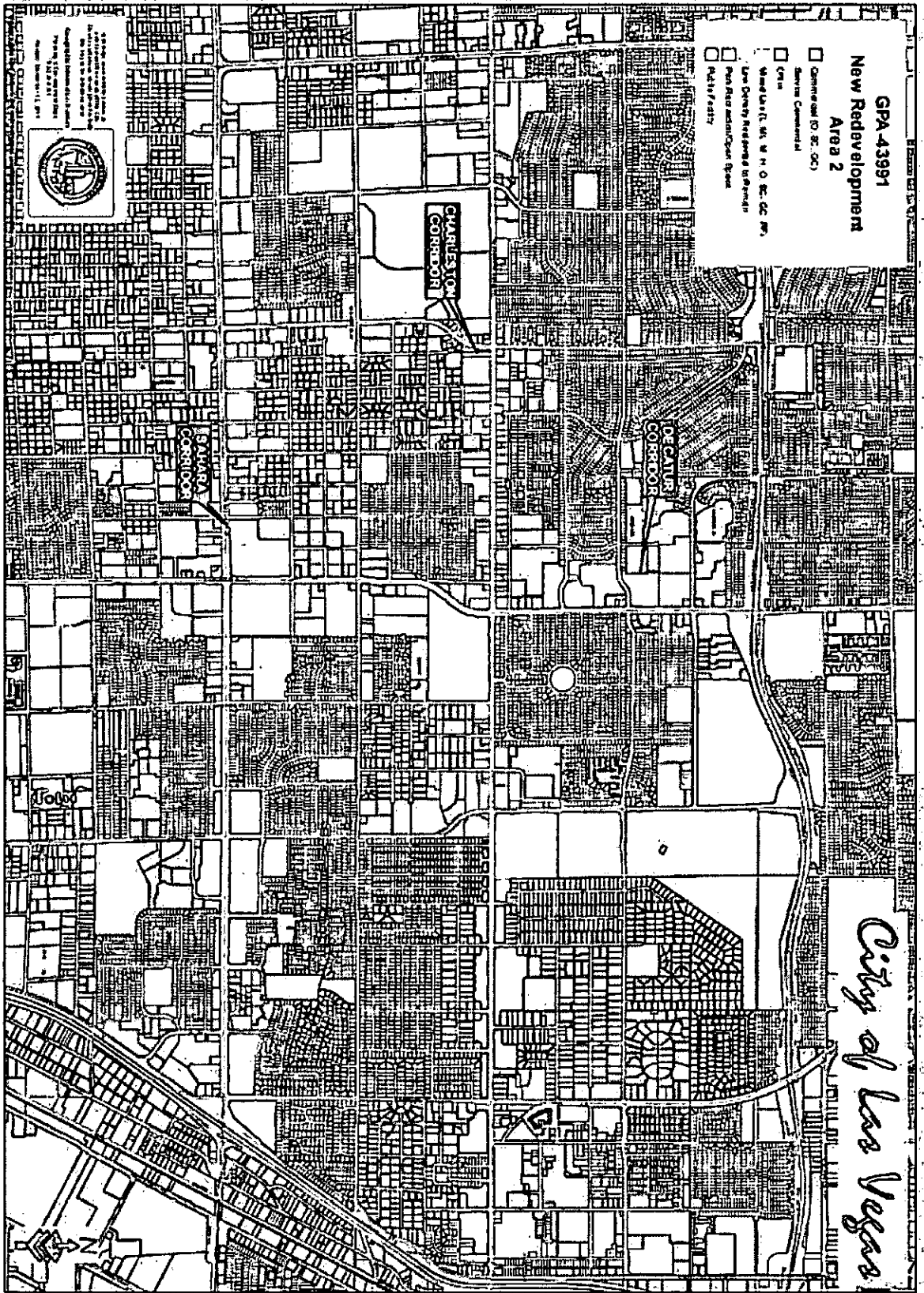
The **South Decatur Boulevard Corridor** can be generally described as the following area:

South Boundary is the north side of West Sahara Avenue; East and West Boundary is South Decatur Boulevard; and North Boundary is generally the south side of the US 95.

The Decatur Corridor is a newer commercial corridor populated with commercial centers that are larger in scale than the other two corridors. While these properties may be considered “young”, there has been a growing deterioration of the properties and a dated architectural look. This area also is host to a regional mall that was built in 1979-1980 and has shown an increasing vacancy rate.

This corridor consists of **125 parcels**. Ninety-nine percent (99%) is zoned commercial and equates to 321 acres.

These three corridors are included in the City of Las Vegas Master Plan 2020 and incorporated in the Neighborhood Revitalization Area. The Neighborhood Revitalization Area foresees a strategy to address the decline of older, mature areas that are affected by a shift in land use base, has a significant decline in the economic base, and an increase in property crime, vandalism and graffiti.



IDENTIFICATION OF BLIGHT WITHIN THE PROPOSED LAS VEGAS REDEVELOPMENT AREA

As previously mentioned, this Study describes, in **bold face headings**, each of the specific blight factors defined in state statutes. The interpretation of the statute appears in italics. Blighting factors in NRS 279.388 that are not addressed in this Blight Report, due to the fact that they do not exist, nor avail themselves to evaluation, are (j) Environmental contamination of buildings or property and (k) Existence of an abandoned mine. Finally, the applicable data that demonstrates the existence of blight and meets the specific factor under consideration is provided.

Unfit or Unsafe Buildings or Structures

- A. *The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors (1-4).*

This category of the law deals with the physical condition of buildings in a redevelopment area. It includes subcategories that describe specific indicators of blight: defective design and physical construction; faulty arrangement of interiors and spacing of buildings; overcrowding; inadequate provisions for ventilation, light, sanitation, open spaces and recreational facilities and age and obsolescence of structures.

Each of these categories is discussed separately, and in detail below.

Defective Design and Physical Construction

- 1) *Defective design and character of physical construction.*

Buildings of any type may suffer deterioration or disuse, or may contribute to such problems in other buildings, because of inherent defects in their design. Such buildings can present safety hazards, be functionally inefficient or facilitate their own deterioration. Defects may exist from the moment a given building is completed or they may evolve as occupants attempt to accommodate change in uses within the building or within surrounding buildings over time.

Conditions of defective design can occur in a variety of ways, and can include inappropriate exterior building materials, or a building that is of inadequate size for the intended use, or exterior retrofit of utilities, such as electrical and water systems. A faulty addition to a building can also be considered defective design.

To document the degree of dilapidation and where deterioration originates of the properties surveyed, field staff surveyed the conditions of only the exteriors of structures from the public right-of-way. Two points must be considered: 1) field staff can only examine and evaluate the most durable portions of the structure and property, i.e. the roof, exterior walls and windows and 2) the structure may be concealing any number of structural deficiencies, which may have a negative impact on the integrity or safety of the structure, but may not be visible from the public right-of-way. The presence of negative conditions that may be hidden by a more durable exterior means that conditions of deterioration may be more prevalent than indicated in this Blight Report.

Since the deterioration couldn't be directly traced to defective design the structures/parcels are listed in category 4 which covers dilapidation and deterioration. Regardless of the reason for deterioration, it is always a serious problem and has a profound impact on the likelihood of new investment and further deterioration.

Faulty Arrangement of Interiors and Spacing of Buildings

2) Faulty arrangement of the interior and spacing of buildings

Indicators of faulty interior arrangement and spacing of buildings include inadequate setbacks and side yards resulting in fire hazards, inadequate loading, inadequate on-site parking areas, excessive lot coverage, and exposed outdoor storage and/or production.

Field surveys were conducted from public rights-of-way, and did not include an assessment of interior spaces. There were no available secondary data sources for this information.

The city of Las Vegas can be considered a relatively young municipality. For the most part, recent commercial developments are more likely to meet the required set backs for development purposes. Older commercial developments or structures that were once designated as residential units and are now a professional office or service business are an indicator of blight due to inadequate on-site parking, excessive lot coverage and problems with ingress and egress for customers and safety vehicles.

Instances of this issue were found in all three corridors. Twelve (12) parcels in Sahara, twenty-one (21) properties in Decatur, and 103 parcels in Charleston are zoned as Professional-Residential (P-R). These are former residential homes that have been converted into business/commercial property. In total these parcels account for 7.60 percent of the parcels and 4 percent of the acreage in the proposed new redevelopment area.

Some examples of outdoor storage, which weren't screened from view, were observed. These are identified by the existence of an outdoor storage unit or a fenced in area designated for storage. Exposed outdoor storage is a blight factor in itself, but it can also lead to additional health and safety problems and poses a potential fire hazard to nearby residents and property owners.

- 3) *Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.*

A typical indicator of inadequate ventilation and light includes building walls with windows placed too close together so that air and light cannot reach the windows. Open space and recreational facilities refers to parks and playgrounds which are inadequately maintained.

There were only a few examples of blight due to inadequate sanitation observed. It could not be determined if the condition was due to the business owner or a random act by a citizen(s). Often times, citizens will place debris or refuse in unlocked sanitation areas. This is a minor problem in all three corridors of the proposed new redevelopment area. Increased attention by business and property owners would minimize this blighting factor.

Age, Obsolescence and Deterioration and Dilapidation Mixed Character, Shifting of Uses

- 4) *Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.*

Age refers to buildings and structures of older construction that have not been renovated or upgraded to: eliminate deterioration; modernize heating, ventilation, plumbing or electrical systems; or remedy code or other legal violations or inadequacies. Obsolescence refers to an outdated building design and layout, or site plan that is no longer useful or economically viable given present-day standards or market needs. Such buildings may encourage marginal uses or become neglected and pose safety hazards.

Dilapidation and deterioration are characteristics of buildings or structures.

The terms "Mixed Character" and "Shifting of Uses" refer to a use in a building that was not intended for that building and, consequently, the building is usually poorly adapted and inefficient. This is considered a blighting characteristic because it can lead to incompatible uses, and increased deterioration if buildings are put to more rigorous use than originally intended.

Dilapidation and Deterioration

Ratings in this blight category are the product of first hand field observations. These observations occurred on various dates from March 2010 to October 2010.

The rating categories used in the field survey to assess conditions are generally defined as follows:

- Buildings or land rated as excellent or in good condition ("0" or "1") are in need of little or no maintenance; vacant parcels are well cared for and not overgrown with weeds or other debris.

- Buildings or land rated as deferred maintenance ("2" or "3") need minor improvements such as paint or other exterior cosmetic repairs; vacant parcels need minor landscaping improvements.
- Buildings or land rated as needing moderate rehabilitation ("4") require a substantial amount of improvement such as a new roof, exterior siding, foundation repairs, etc.; vacant parcels are extensively overgrown and may exhibit topographical problems; and
- Buildings or land rated as needing extensive rehabilitation ("5") are abandoned or boarded up, very poorly maintained, have significant structural damage or need several major repairs. Vacant parcels are thoroughly overgrown with weeds, have substantial debris, have been used as a common dumping ground, exhibit foundations of demolished buildings, have severe topographical problems, etc.

Structures that were assigned a rating of "2", "3", "4" or "5" are considered to be in a state of dilapidation or deterioration. While a property may have been assessed a relatively low blight rating, such as a rating of "2", the conditions of the surrounding properties are also a factor in determining the level of blight within an area. Deteriorated buildings which have not been properly maintained by property owners and tenants are a hindrance to attracting new development to the area. Existing property owners and prospective developers are often discouraged from investing in an area where deterioration is prevalent, because security in their investment is uncertain. The presence of properties which exhibit signs of deterioration may also deter owners of neighboring properties from improving or even maintaining their properties. This occurs if it appears that any benefits which might accrue to their properties will be diminished or negated due to the condition of surrounding properties. This presents a risk of decreases in property values if deteriorated conditions are permitted to persist.

Dilapidated and Deteriorated

The overriding blight factor in all three corridors is evidence of dilapidation and deterioration. Of the total of 704 commercial parcels, staff evaluations rated 123 parcels/building as "4" or requiring moderate rehabilitation or substantial improvement, and 35 parcels/buildings as "5" requiring extensive rehabilitation. More importantly, staff evaluated 311 parcels/buildings as "2 or 3" requiring deferred maintenance/minor improvements. In short, 469 of the 638 parcels in the proposed new Redevelopment Area, or 66 percent, are judged to be deteriorated or dilapidated under this blight factor.

While a parcel/building that has what may be considered a lower blight rating, such as a "2 or 3", it is important to note that once a building or parcel becomes deteriorated and/or dilapidated, it is incumbent upon the property owner to address and undertake the necessary maintenance and improvements to keep the property from further decay. Given the current economic environment, many property owners are financially impacted and cannot make those continued investments in the property.

Table 1
Summary Condition of Buildings & Parcels in the
Proposed New Redevelopment Area 2
(Commercial Parcels)

<u>Condition</u>	<u>No. of Parcels</u>	<u>Percent of all Parcels</u>
0 or 1 Buildings or vacant land in excellent or good condition, minor landscape improvements needed.	235	33%
2 or 3 Deferred maintenance/minor improvements needed, vacant land slightly overgrown	311	44%
4 Moderate rehabilitation/substantial improvements needed, vacant land severely overgrown	123	17%
5 Extensive rehabilitation/structural damage/major repairs/abandoned, vacant land thoroughly overgrown, demolished foundations, debris	<u>35</u>	<u>5%</u>
TOTAL	704	100%
Total Dilapidated & Deteriorated (2 – 5)		66%

B. Economic Dislocation, Deterioration or Disuse

An economic dislocation, deterioration, or disuse resulting from faulty planning. Evidence of faulty planning results from buildings containing uses, which are incompatible with adjacent uses.

Incompatible uses observed in the three corridors could be characterized by the mix of businesses which are near residential parcels. Some parcels located in the proposed new redevelopment area back up to single-family homes and multi-family apartments. The majority of those parcels were located in mature areas of the business/commercial center. This blighting characteristic is not a major factor in the proposed new redevelopment area.

C. Lots of Irregular or Inadequate Shape or Size

The subdivision and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

The economic viability of an area is reduced when it contains a number of lots of inadequate size for usefulness and development. This situation is commonly the result of historical subdivision and development patterns, as well as shifting economic trends in commercial sectors (e.g. shifts in the demand for goods and services). Adequate parcel size and dimension are necessary if land is to be effectively utilized. Certain minimum lot sizes are required not only for code compliance, but also to make development and redevelopment attractive to investors. Parcels must be large enough to accommodate the primary structure, setback area, circulation, and parking space. Parcels not able to meet these conditions may require that potential investors acquire adjacent properties (which may not be for sale) or forego rehabilitation or development of a property in lieu of an attractive site of adequate size and dimensions. Section 279.388 of the NRS considers the "subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development" a characteristic of a blighted area.

New and recently built commercial development tends to be designed in an appropriate manner which does not impact potential investment in the surrounding properties. It is only when you look at the older, more mature commercial development that this blighting characteristic has a role in impacting future investment in a property. For example, the parcels in the Charleston corridor that are zoned as Professional-Residential (P-R) may have a typical single-family lot shape, but when you have multiple parcels designated as P-R along a commercial corridor, then investment in the area will be negatively impacted. The Charleston corridor has 103 parcels designated as P-R. The Sahara corridor has 12 and Decatur corridor has 21 parcels designated as P-R.

D. Disregard to Contours or Physical Conditions

The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions. This blighting characteristic refers to the presence of parcels that, because of their layout, create problems with, or do not take advantage of, opportunities presented by the topography of an area.

No examples of parcels with contour or physical condition problems in the proposed new Redevelopment Area were found.

E. Inadequate Streets or Physical Conditions

The existence of inadequate, deteriorating, rutted streets, open space and utilities. Section 279.388 of the NRS states a blighted area may also be characterized by the existence of inadequate public streets, open space or utilities. Inadequate streets are defined as those that lack the capacity to carry the existing or anticipated vehicular traffic, or provide inadequate access to an area. Inadequate open space refers to a lack of sufficient parks and recreation areas. Inadequate utilities means that an area lacks or is poorly served with electricity, gas, telephone or other services necessary for successful development.

The majority of the commercial parcels in the proposed new Redevelopment Area are mostly along the major commercial corridors of Sahara, Charleston and Decatur. There was some deterioration of curbs, sidewalks, gutters and streets in all three corridors, but most of the parcels are the responsibility of the city and are on a regular schedule for maintenance and repair.

Field observations throughout the three commercial corridors showed that this blighting condition has no impact for the proposed new Redevelopment Area.

F. Possible submerging

The existence of lots or other areas which may be submerged. Areas which are flood prone or in a flood plain can be considered as possible submerging candidates.

The Clark County Regional Flood Control District's interactive website for determining if an area is within a 100 Year Flood Zone shows that the proposed new Redevelopment Area will not be impacted. No parcels were found to be a blighting influence due to potential flood problems.

G. Depreciated or Deteriorating Values

Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered. Conditions where assessed values have been declining or failing to keep pace with those in other comparable locations indicates a lack of investment by existing property owners and outside investors.

To assess the depreciated or deteriorating values of the parcels in the three corridors, staff examined whether or not an area's housing stock is keeping pace with the overall performance of the City. Information was obtained from the 2000 Census and the 2005-2009 American Community Survey (ACS). When these figures are compared with the housing figures for the zip codes of the new Redevelopment Area (89102, 89106 and 89107) a determination whether housing figures are maintaining pace can be evaluated.

Apartment contract rent figures provide us with the overall monthly contract rent for the City of Las Vegas and the zip codes of the proposed new Redevelopment Area. From the 2000 Census to the 2005-2009 ACS, we find that the city's contract rent increased from \$632 to \$841, a 33percent increase. The contract rent for 89102 was \$564 to \$701, a 24 percent increase. Contract rent for 89106 was \$496 to \$642, a 29 percent increase. Contract rent for 89107 was \$618 to \$781, a 26 percent increase. Additionally we can compare the respective zip code's contract rent with the city's contract rent and see that from 2000 Census to the 2005-2009 ACS that each zip code represented a decline of the city's average contract rent. In 2000, 89102's contract rent represented 89 percent, and fell to 83 percent; 89106's contract rent represented 78 percent and fell to 76 percent; and 89107 represented 98 percent and fell to 93 percent.

The decline clearly demonstrates deterioration in the value of the multi-family housing stock in the proposed new Redevelopment Area. A failure to keep pace with the market is an indication of impaired investment and economic maladjustment throughout the study area.

As for economic maladjustment, median household (HH) income is used. Data from the 2009 through 2011 Las Vegas Perspective was used to make a determination of the level of economic maladjustment. The Perspective provides statistical information on 121 zip codes in Clark County. Median HH incomes in areas 89102, 89106, and 89107 in 2009 were \$36,116, \$33,305, and \$46,535; for 2010 - \$35,882, \$33,357, and \$46,398; and for 2011 - \$36,715, \$35,028, and \$47,142. The city's median HH income in 2009 was \$58,148 and for 2010 \$58,432.

When you look at the 2000 Census data and the 2005-2009 ACS data for the median HH income, you will find that the 89102, 89106, and 89107 zip codes had a decrease in the percentage of the citywide median HH income. In 2000, 89102, 89106, and 89107 represented 73 percent, 63 percent, and 92 percent respectively. In the 2005-2009 ACS data, these three zip codes represented just 68 percent, 56 percent, and 88 percent of the citywide median HH income. This shows that there has been significant economic maladjustment in the proposed new Redevelopment Area.

To assess social maladjustment, we will look at crime statistics and educational levels for the three zip codes that encompass the proposed new Redevelopment Area. From an educational perspective, the national percentage of the population having attained a Bachelor's degree is 17.4 percent (ACS Summary – Census). The percentage for 89102, 89106, and 89107 are 8 percent, 6 percent, and 7.5 percent respectively.

When comparing crime statistics to the national median violent crime index of 4.5, obtained from NeighborhoodScout.com, you will see that 89102, 89106 & 89107 are much higher than the national median, the state's median (7.52) and the Las Vegas MSA (23.85). For violent crimes, the rate ranged from 13.94 to 42.86 in those three zip codes. For property crimes, the national median was 32.1, state median was 35.77, Las Vegas MSA median was 95.49, and the range for the three zip codes was 37.96 to 145.79.

Together, these two indicators demonstrate a significant economic maladjustment from the national levels of crime and education. This results in an area which exhibits the type of social maladjustment which is characteristic of a blighted community.

The proposed new Redevelopment Area suffers from depreciated property values, social and economic maladjustment. Every parcel being considered within the proposed new Redevelopment Area is blighted due to depreciating/deteriorating property values and social and economic maladjustment.

H. Growing, or Total Lack of, Proper Utilization

Growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

This factor refers to the existence of one or more conditions (such as declining or slowly growing property values, or vacant land dispersed among developing properties) that indicate the economic health of an area is declining or stagnating, and that by themselves, or in combination with other physical and social conditions, prevent the private marketplace from economically using, maintaining, upgrading, developing or redeveloping the area.

This blighting characteristic was evaluated in relation to other blighting characteristics, such as the age, obsolescence, deterioration and dilapidation, mixed character; faulty arrangement of the interior and spacing of buildings; lots of irregular form, shape and inadequate size for proper usefulness and development; and economic and social maladjustment. Vacant properties, property zoned as Professional-Residence (P-R) and the overall economic viability of a property/parcel contribute to meeting blighting conditions and preventing private development to make an investment in the proposed new Redevelopment Area.

It is important to emphasize that while the numbers of parcels appear nominal, they have a major impact on the entire neighborhood. More importantly, they provide a dramatic indicator to the private sector that the risk of investing in these areas is likely to be much greater than others. In fact, since Las Vegas was one of the fastest growing cities in the country and the opportunities for the developer were so numerous, the likelihood of them investing in neighborhoods with the risk associated with underutilized property is extremely tenuous.

I. Loss of Population or Use

Loss of population and a reduction of proper use of some parts of the area, resulting in further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

The 2000 Census and the 2010 Census Summary provided statistics on population. The three zip codes included within the proposed new Redevelopment Area are 89102, 89106 and 89107. These zip codes were compared to the entire City of Las Vegas to provide perspective on population loss or stagnation.

This comparison proved extremely revealing demonstrating an overall stagnation within the proposed new Redevelopment Area. Between 2000 and 2010 the City of Las Vegas' population increased by 102,900 or 21% or 1.96% on an Annual Rate. In contrast, 89102 showed a **decrease** of 4%, or a **-.46%** Annual Rate. 89106 showed a small **increase** of .5%, or a **.05%** Annual Rate. 89107 also had a minimal **increase** of 1%, or a **.13%** Annual Rate. These anemic numbers, when contrasted to a City whose population increases make it one of the fastest growing cities in the country during this period, definitely indicates stagnation and decline. Couple these population figures with the other measures of deterioration previously reported verifies that the proposed new Redevelopment Area demonstrate a profound reduction in proper use of the Area and added costs to the taxpayer.

Summary

Of the 12 blight categories profiled, blight was identified in seven of them. Naturally the extent of this blight is more pervasive in some categories than others. Also, the magnitude of blight varies from Corridor to Corridor depending on the category. It is important to recognize that blight, even in minor numbers, has a substantial impact on deterioration of the entire area and a reluctance on the part of the private sector to contemplate new investment.

CONCLUSION

TABLE 2 provides a summary of the blight observed in the proposed Redevelopment Area. It is apparent that 100 percent of the parcels in the proposed Redevelopment Area are blighted in two categories. Similarly, a majority of all **704** parcels are considered dilapidated or deteriorated. This blight category is especially critical because deterioration of this nature has a tendency to spread to solidly maintained parcels quickly in challenging economic conditions.

In the last analysis, it has been clearly demonstrated that all parcels are blighted in some aspect and are further threatened by other parcels which are severely blighted. In short, it is apparent that the classic characteristics of blight delineated in NRS 279 are readily evident to the extent that they are detrimental to the public health, safety and welfare. These conditions exist in all three corridors of the proposed new Redevelopment Area to an extent where they predominate and may have injuriously affect to the entire proposed new Redevelopment Area.

TABLE 2**SUMMARY OF BLIGHT CONDITIONS**
(704 Total Commercial Parcels)

Blight Factor	Blighted Parcels	Percent Blighted
A-1) Defective design* INCORPORATED IN A-4 BELOW	0	0%
A-2) Faulty arrangement & spacing of buildings	136	19%
A-3) Inadequate ventilation, light, sanitation, open spaces, and recreations facilities	0	0%
A-4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses	375	53%
B) Economic dislocation, deterioration or disuse	42	6%
C) Lots of irregular form, shape or size	45	6%
D) Lots in disregard to contours or other physical characteristics	0	0%
E) Inadequate streets, open spaces and utilities	0	0%
F) Lots which may be submerged	0	0%
G) Depreciated values, impaired investments, and social & economic maladjustment	704	100%
H) Stagnant and unproductive condition of land	61	8%
I) Loss of population resulting in further deterioration and added costs to the taxpayer	704	100%

RESIDENTIAL AREAS – Observations and Evaluation

There are three neighborhoods that are proposed for the new Redevelopment Area – Richfield Village; Las Verdes Heights; and Hyde Park Subdivision. Staff walked each neighborhood and noted the blighting conditions. Below is a summary of the findings.

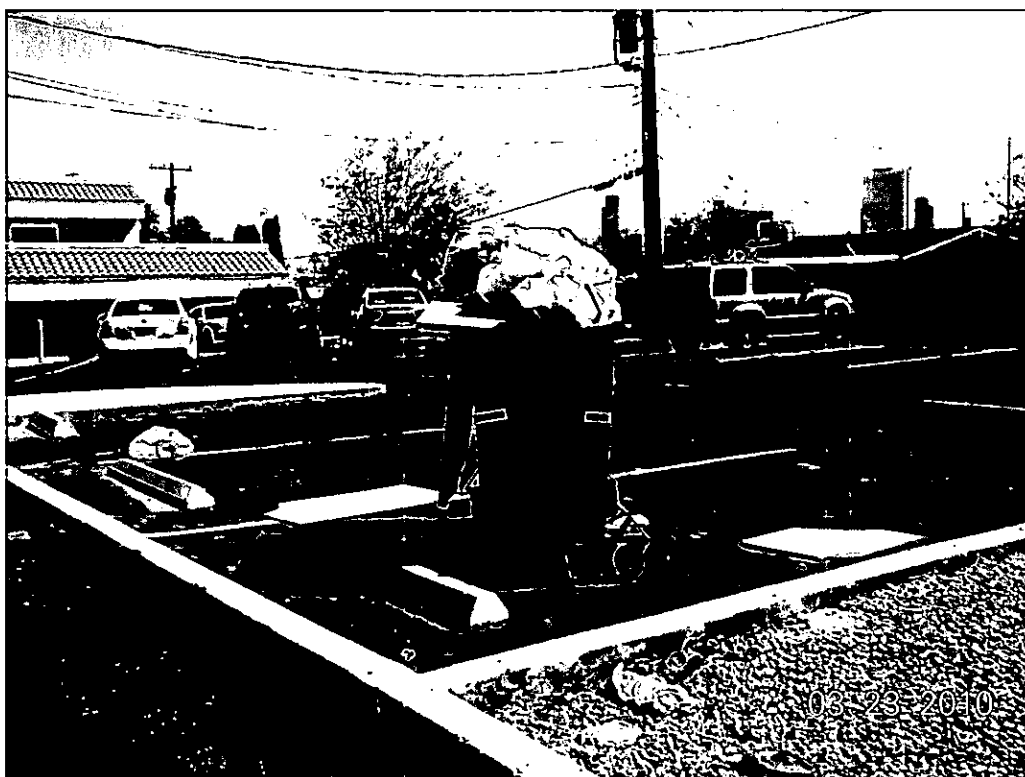
There is obviously some ongoing reinvestment by some property owners. There is a visible on-going standard of maintenance and clear indications of pride of ownership on each block. The well manicured traditional lawns and landscaping, decorative fencing and patios are well planned, arranged and furnished as attractive outdoor rooms for entertaining, family and friends.

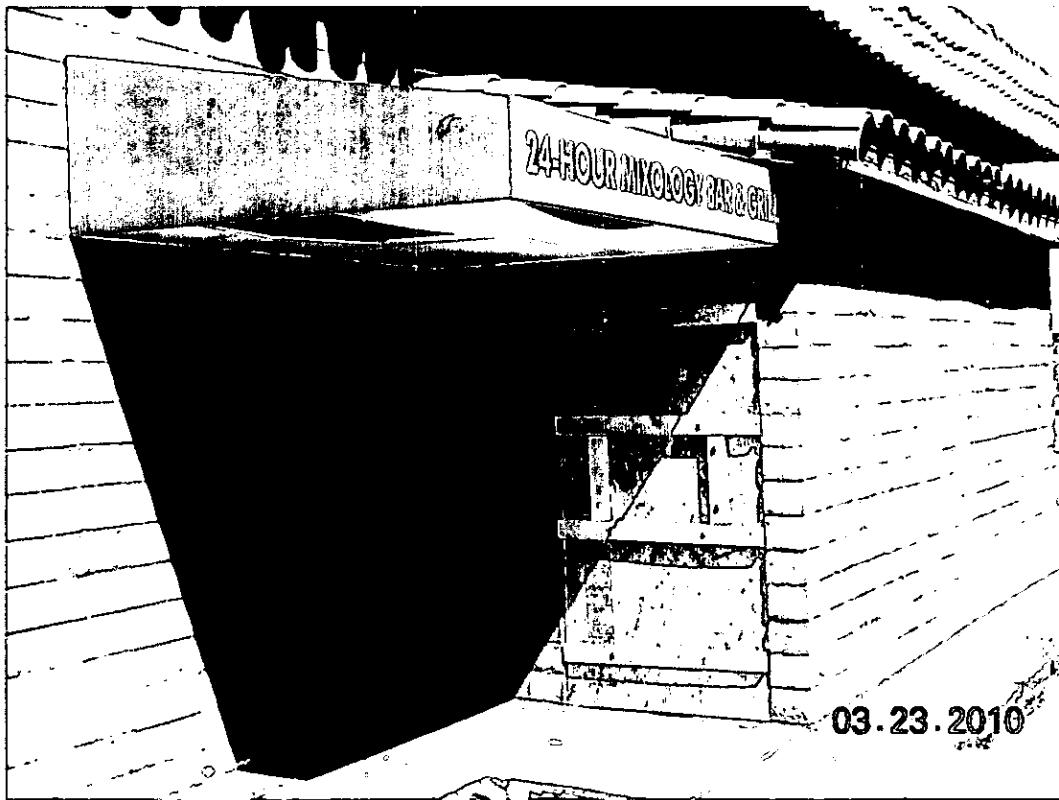
In contrast to those homeowners there are a substantial number of homes that exhibit deferred maintenance such as:

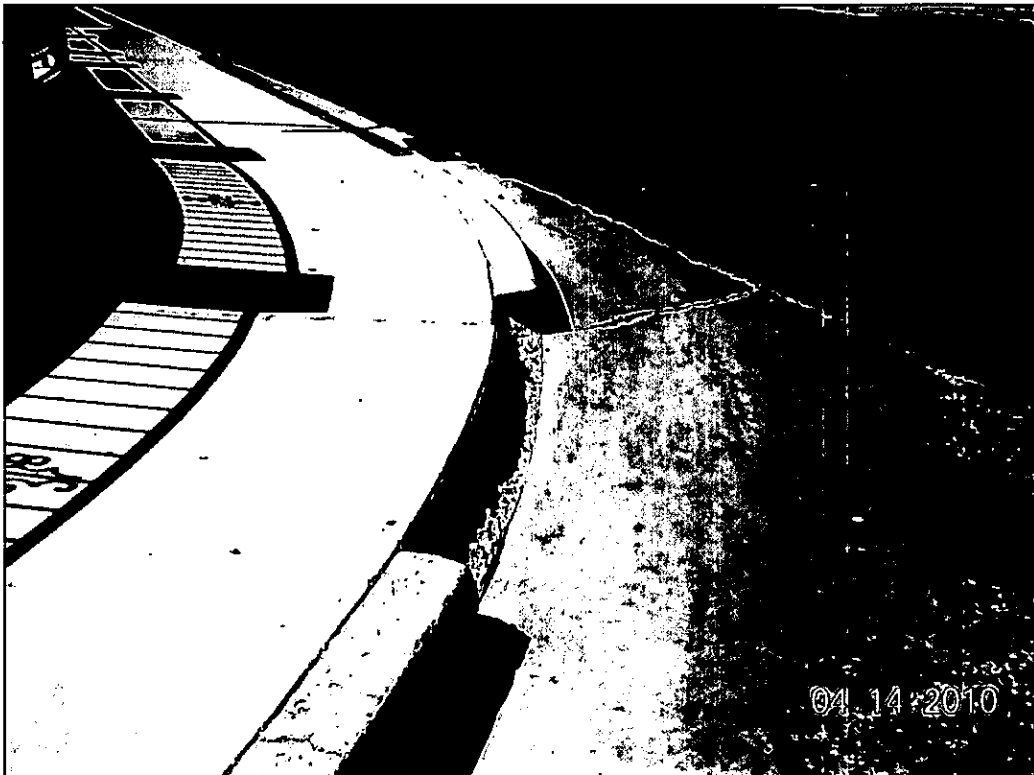
- Housing façades with bare wood components, gables ends, fascias, and trim that have years of peeling paint
- Buildings in general need of painting
- Variety of expedient, temporary patches on buildings
- Damaged roofs missing substantial shingles or other roofing material
- Roofs in need of major repair and or replacement
- Fascias and cornices deteriorated and separating from wall and /or roof systems
- Masonry repairs performed by non-qualified tradesmen, on walls, steps, porches, property fencing
- Dangerous masonry repairs that are not stable for the original purpose designed
- Wooden fences sagging, falling and fallen
- Old construction materials stored in yards or against the building
- Dead landscaping, dead trees, falling limbs left where they fell
- High weeds as fire hazard
- Front yards filled with concrete
- Front yards, side lots and ROW used for storage for vehicles, working and non-working- stored cars, trucks, boats, trailers, RV's and other debris
- Windows and doors with taped glass paned, or missing windows
- Hanging doors, not hung, appear to be non-functional
- Burned-out structures, partial and not occupied, left open to trespass; not posted or any indications of insurance repair or building permits, others having evidence of "intermittent owner repair"

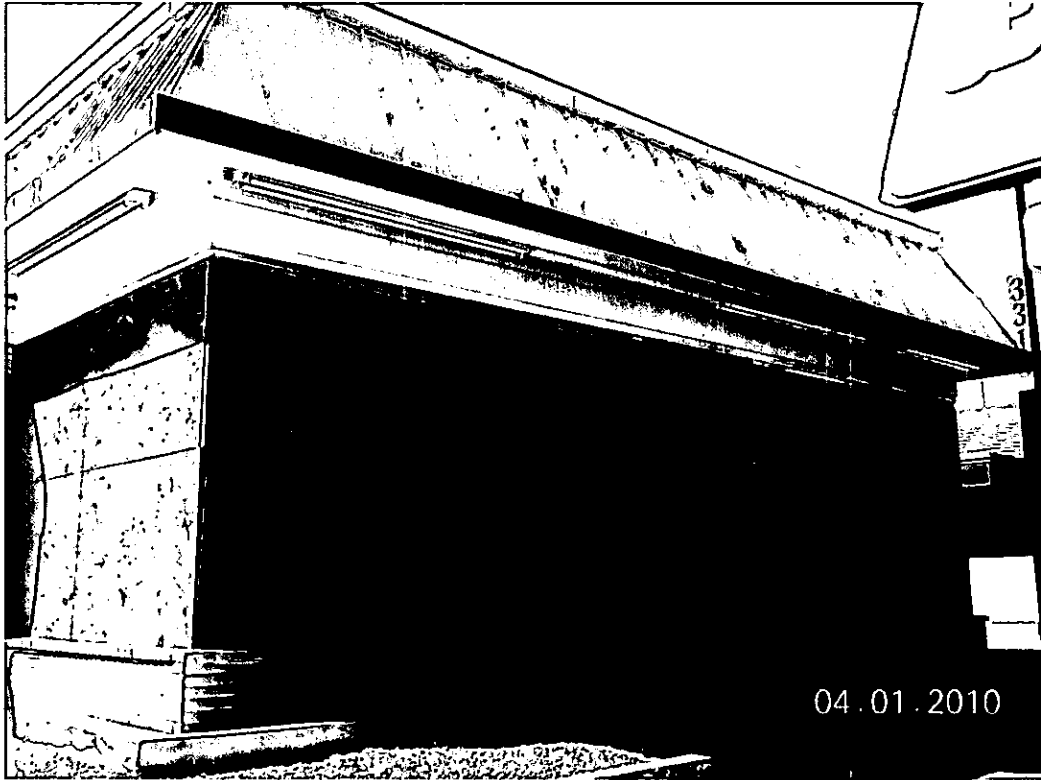
Given the number of homes that exhibit the blighting conditions above, it can be determined that the neighborhoods have deteriorated to a point where private investment is no longer looking to invest in these neighborhoods. Programs and financial resources will need to be developed to address blight and disinvestment in the neighborhoods.

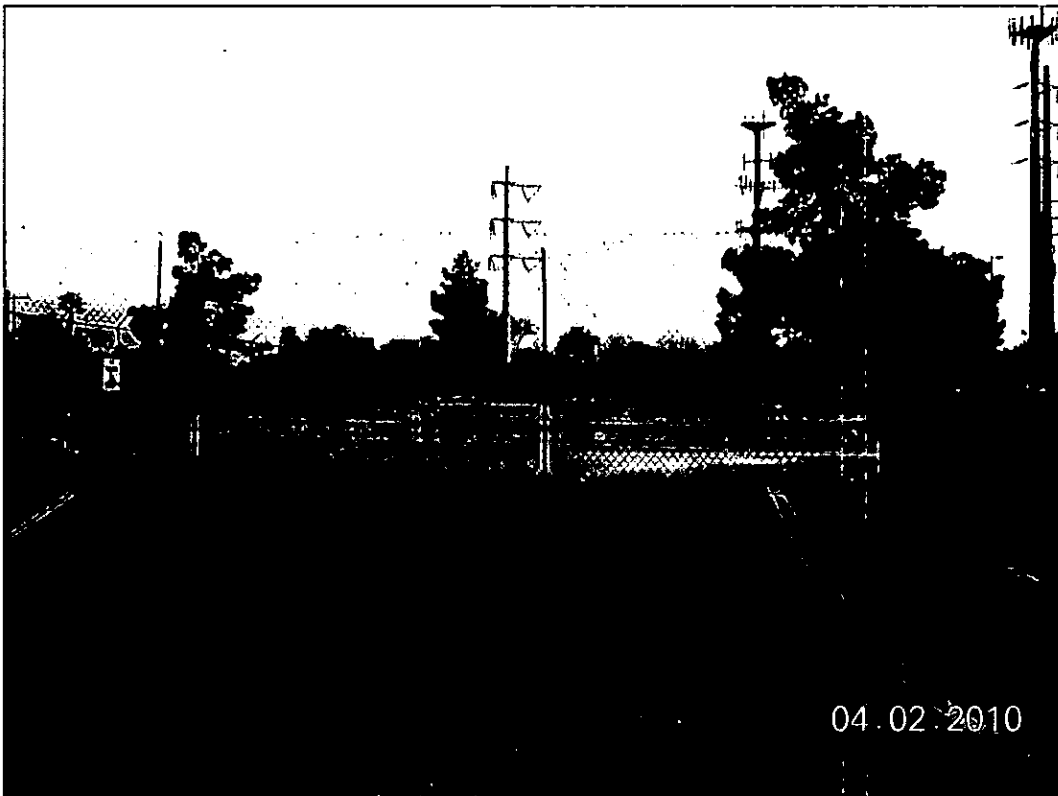
Photographic Examples of Blighting Conditions

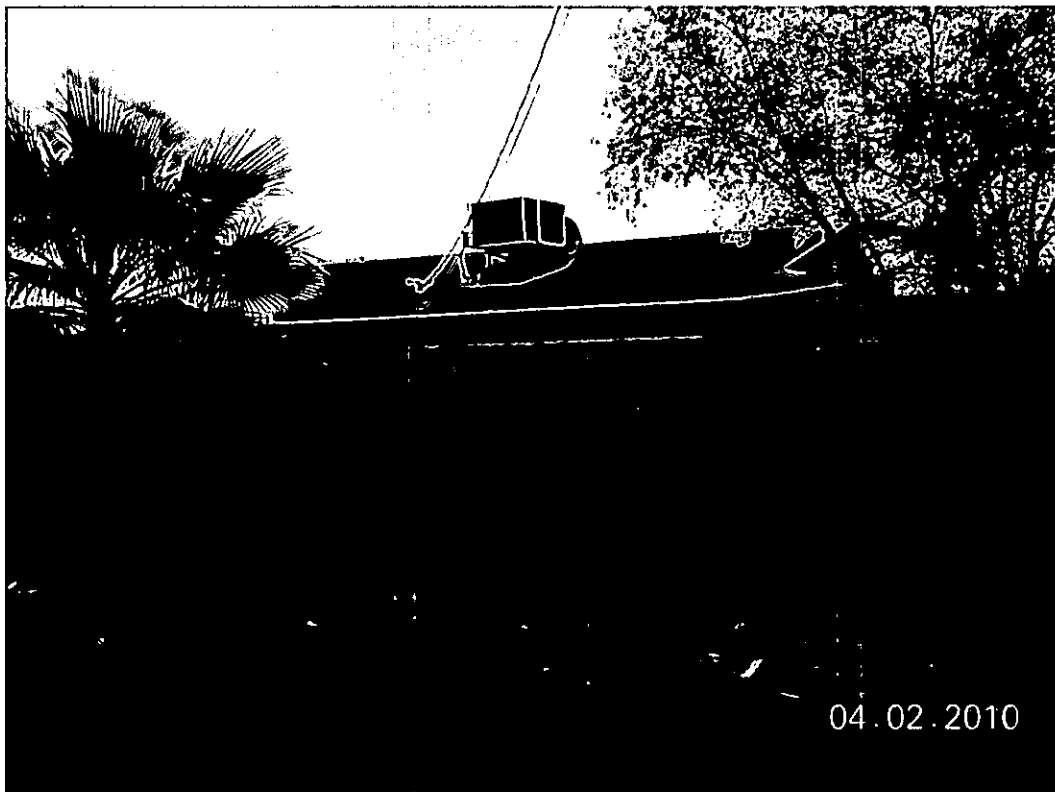


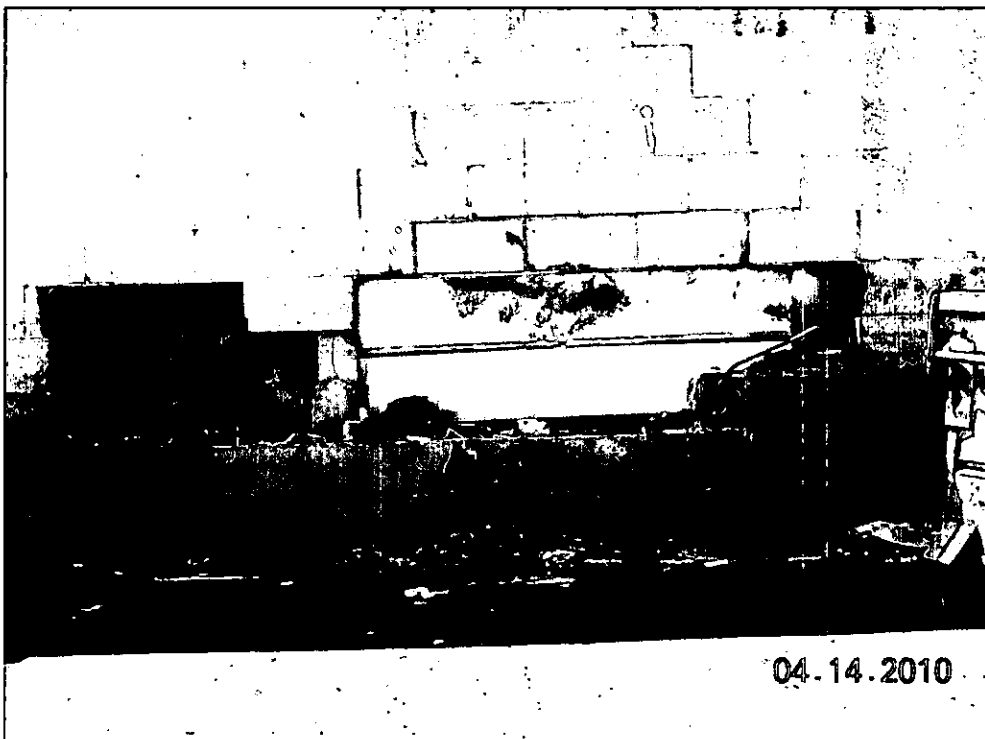
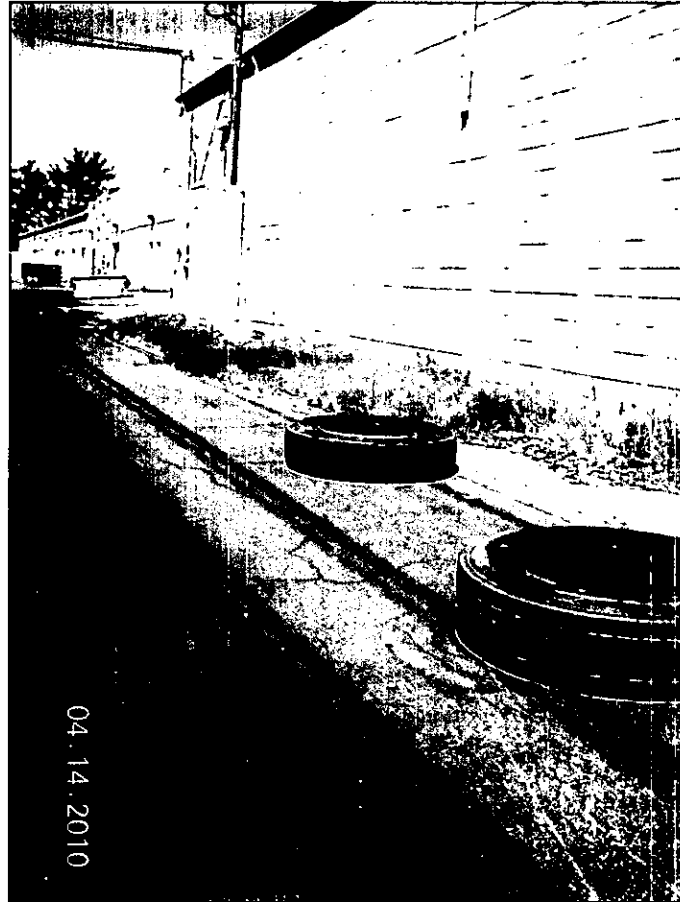




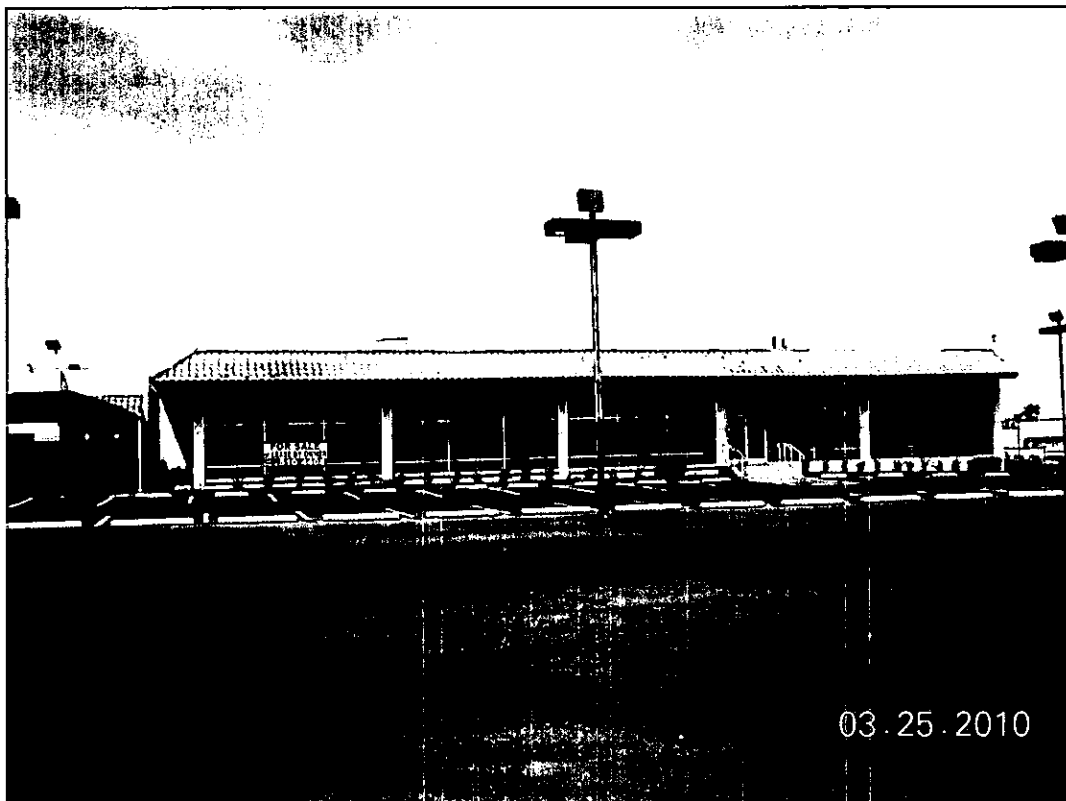


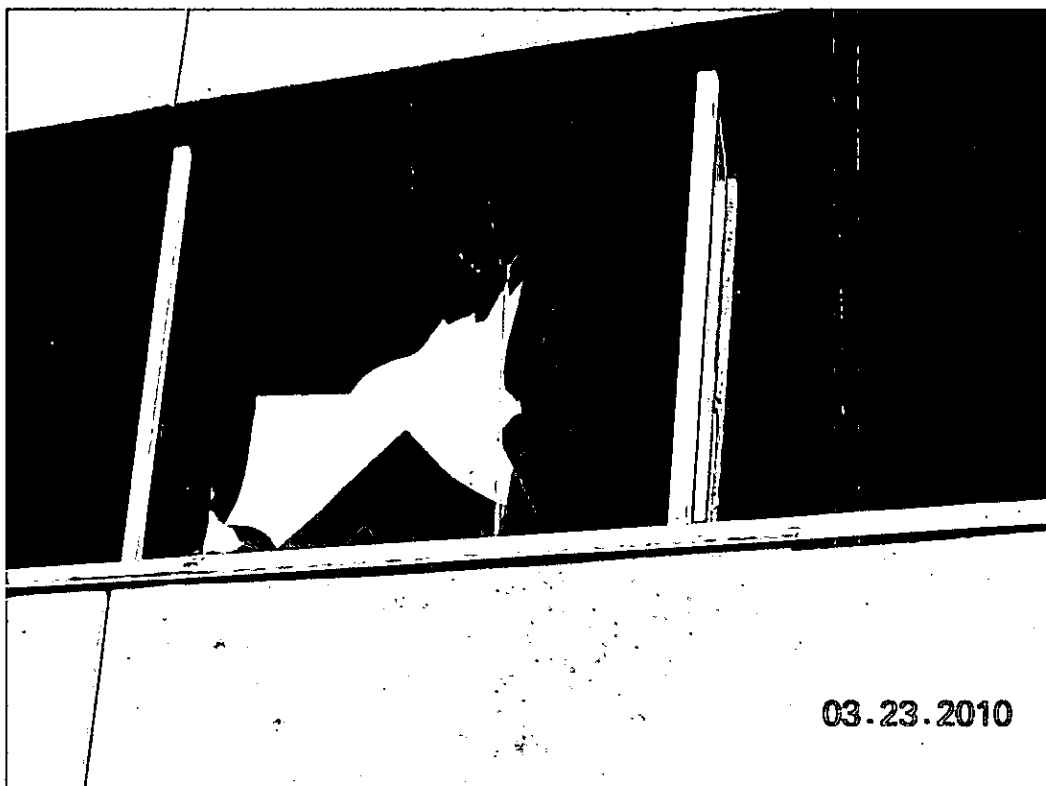
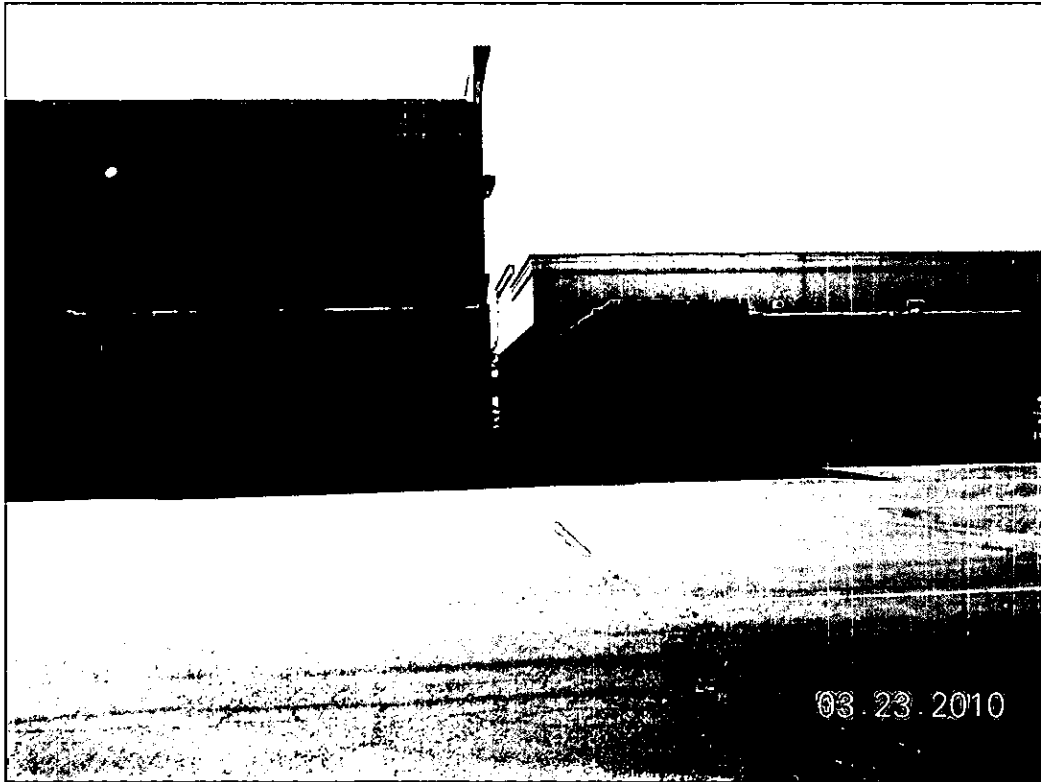






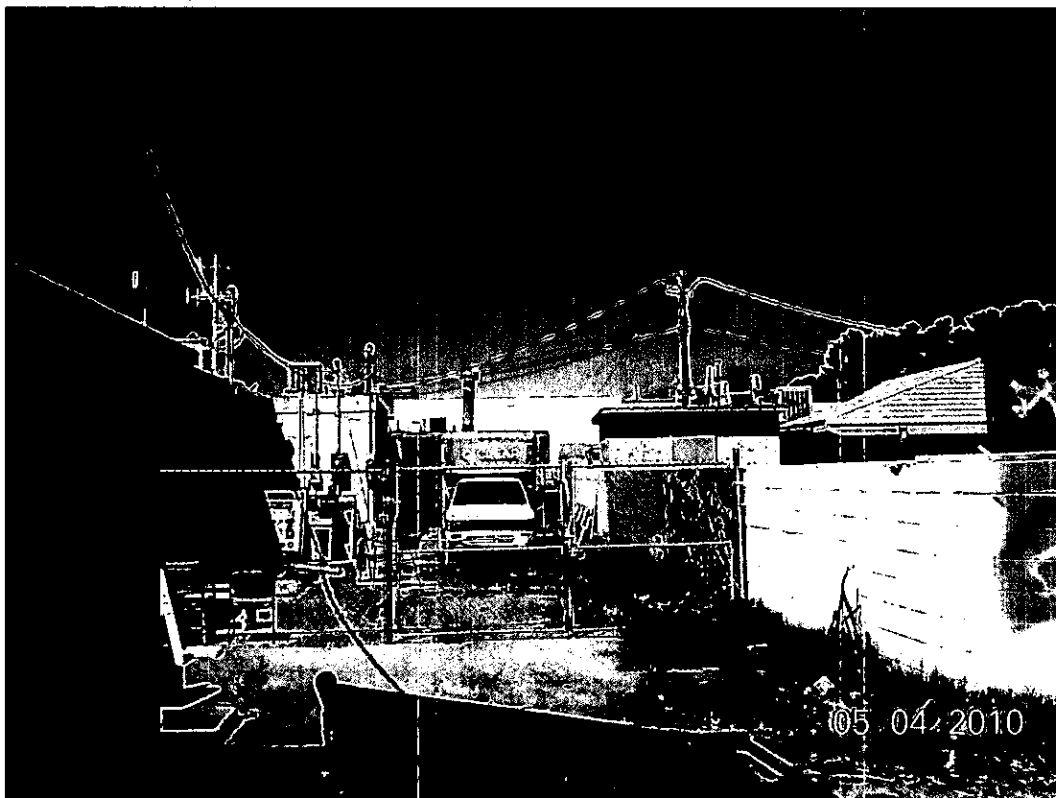


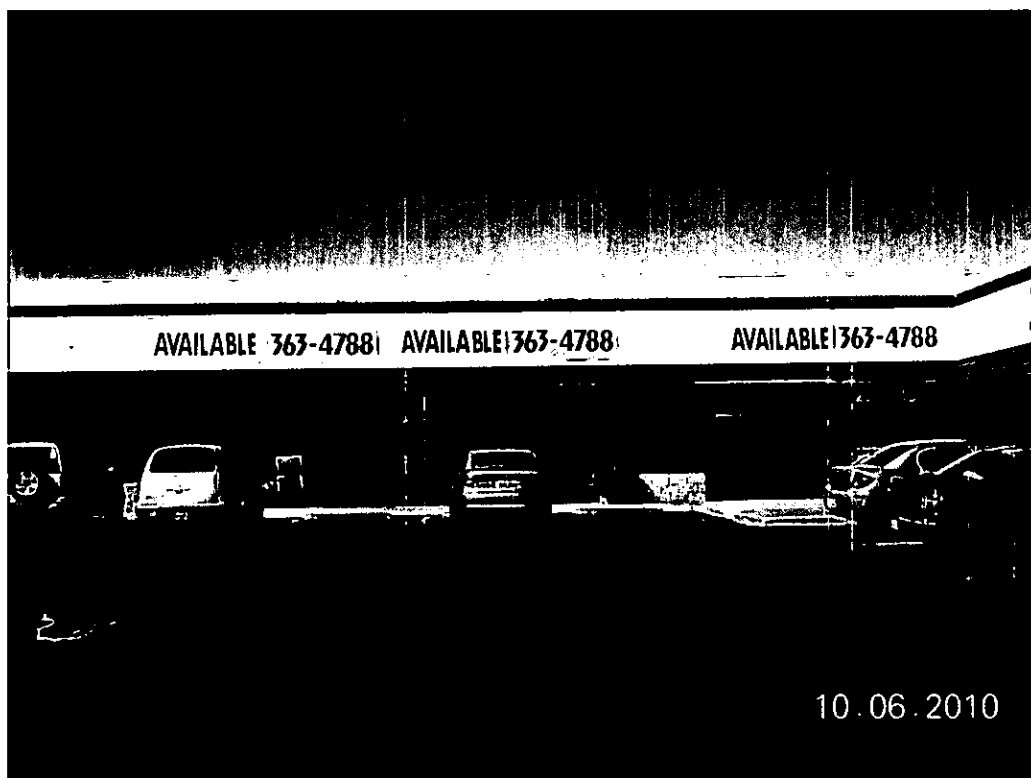












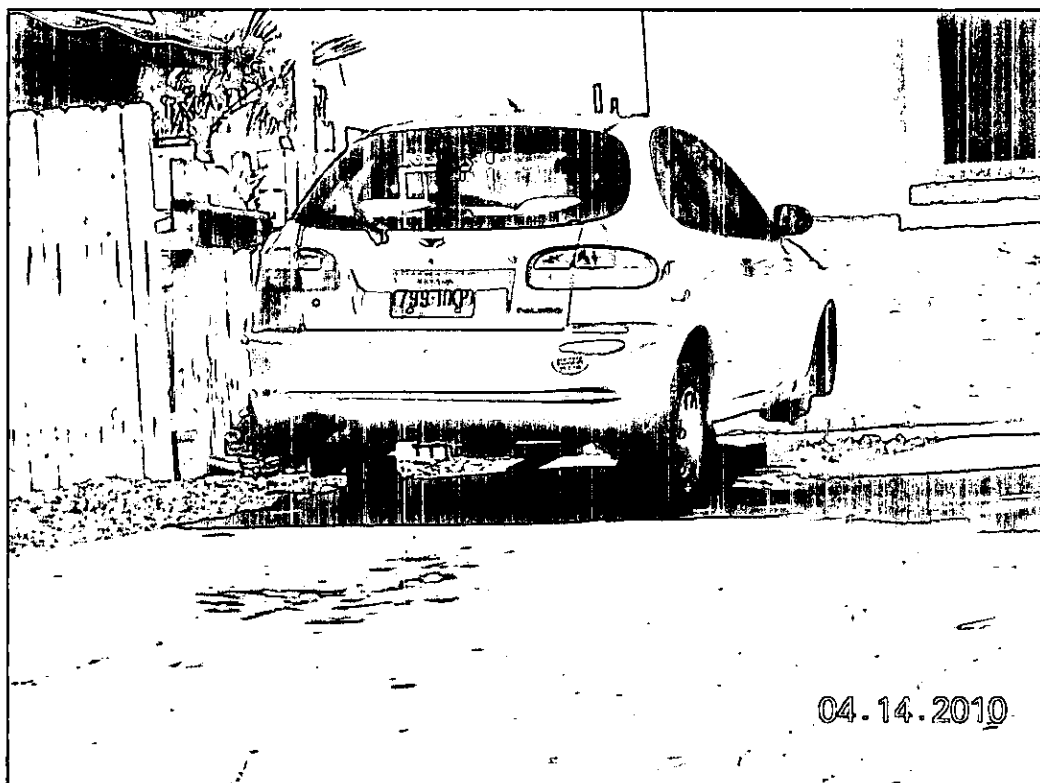
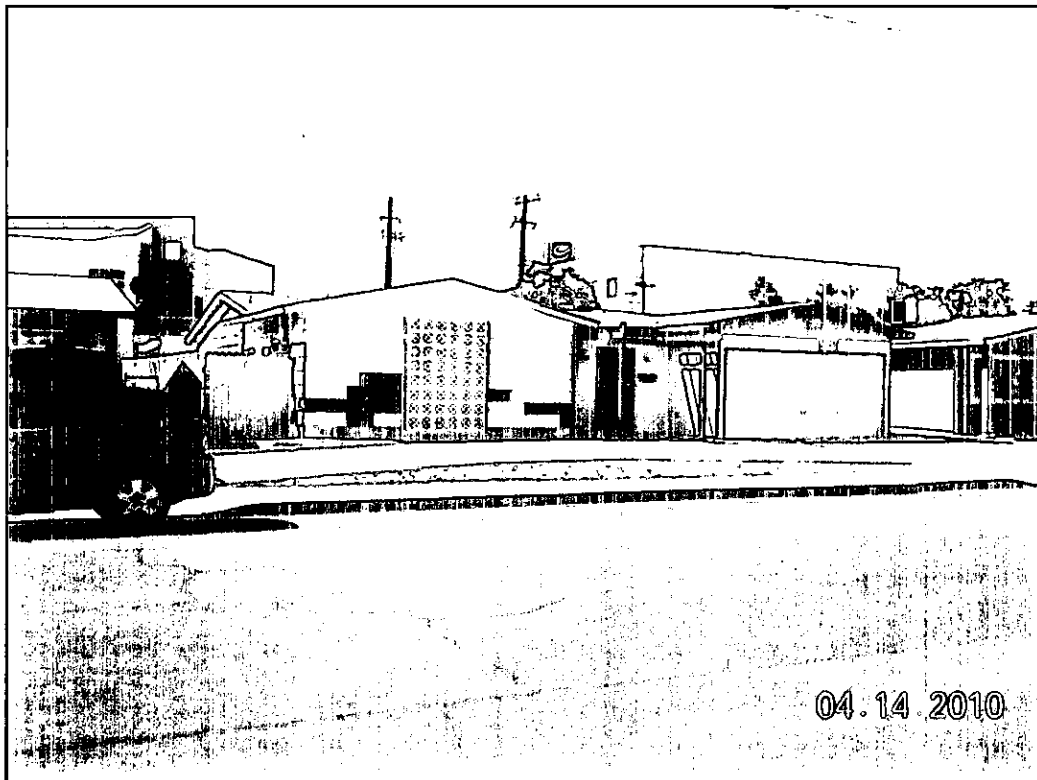


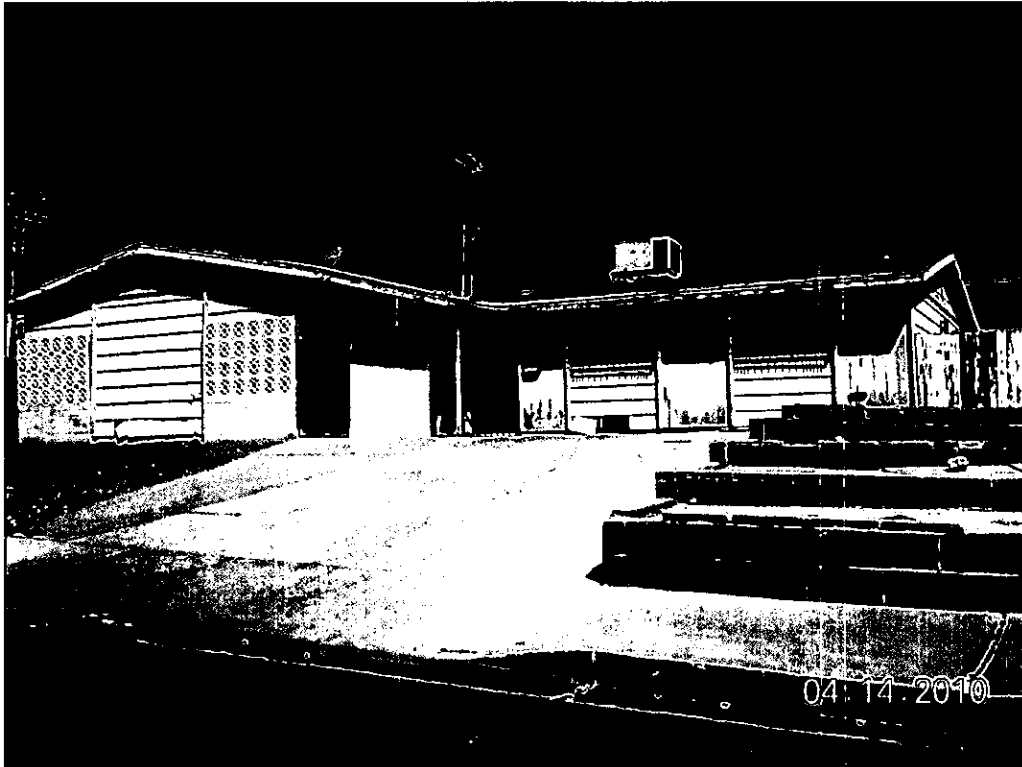


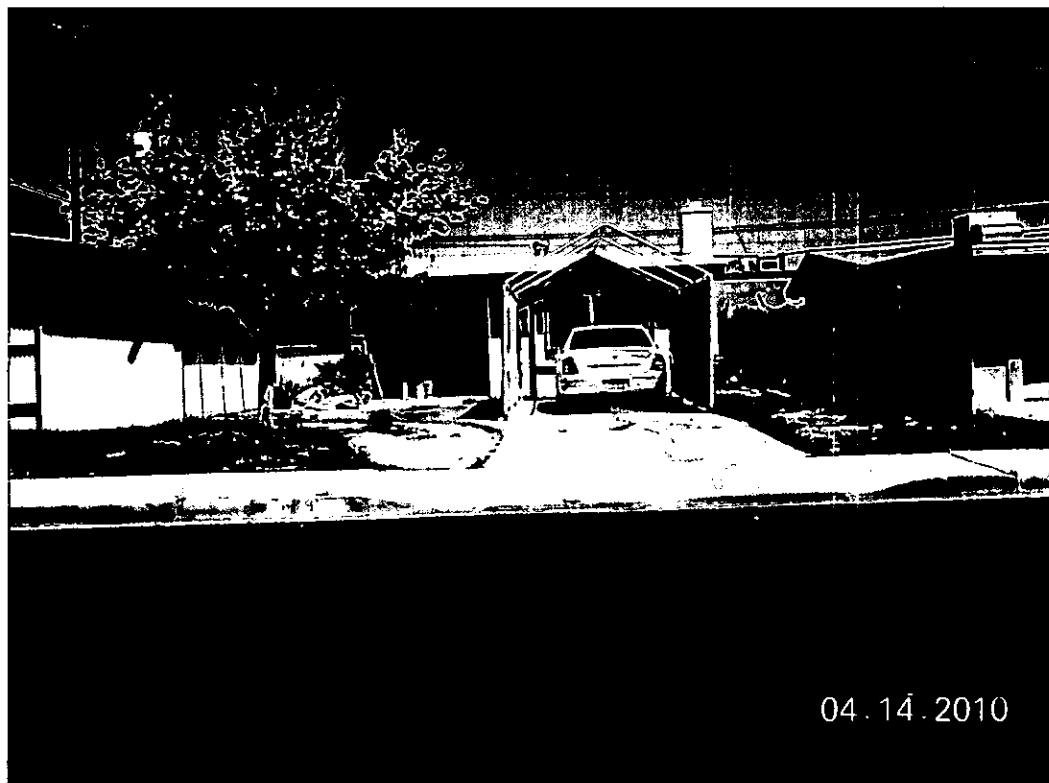
Photographic Examples of Residential Blighting Conditions











EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE CHARLESTON BOULEVARD ALIGNMENT BETWEEN RAINBOW BOULEVARD AND DECATUR BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – CHARLESTON A

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF CHARLESTON BOULEVARD BOUNDED BY RAINBOW BOULEVARD ON THE WEST AND BOUNDED BY DECATUR BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

138-34-819-014, 138-34-820-001, 138-34-820-006, 138-34-820-008, 138-34-820-009,
138-34-820-013, 138-34-820-014, 138-35-401-003, 138-35-402-002, 138-35-402-006,
138-35-402-007, 138-35-402-008, 138-35-402-011, 138-35-402-012, 138-35-403-001,
138-35-403-004, 138-35-803-002, 138-35-803-003, 138-35-803-004, 138-35-803-005,
138-35-804-001, 138-35-805-001, 138-35-806-001, 138-35-806-002, 138-35-806-003,
138-35-806-004, 138-35-806-005, 138-35-811-020, 138-35-811-021, 138-35-811-060,
138-35-811-061, 138-35-816-001, 138-35-816-002, 138-35-816-003, 138-36-406-004,
138-36-406-005, 138-36-406-006, 138-36-406-007, 138-36-406-008, 138-36-406-009,
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162-06-111-002, 163-01-102-001, 163-01-102-002, 163-01-102-005, 163-01-102-006,
163-01-102-007, 163-01-102-033, 163-01-103-001, 163-01-103-004, 163-01-103-024,
163-01-103-025, 163-01-501-007, 163-01-501-010, 163-01-501-011, 163-01-501-012,
163-01-502-001, 163-01-502-004, 163-01-502-009, 163-01-502-010, 163-01-502-011,

WQ8345
RDA – CHARLESTON A
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

163-01-502-014, 163-01-502-017, 163-01-515-001, 163-02-101-001, 163-02-101-002, 163-02-102-001, 163-02-102-002, 163-02-103-001, 163-02-104-001, 163-02-104-003, 163-02-114-002, 163-02-114-003, 163-02-114-010, 163-02-114-012.

ALL LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 35 AND THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 36 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 1, THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - CHARLESTON A**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE CHARLESTON BOULEVARD ALIGNMENT BETWEEN DECATUR BOULEVARD AND MARTIN L KING BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – CHARLESTON B

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF CHARLESTON BOULEVARD BOUNDED BY DECATUR BOULEVARD ON THE WEST AND BOUNDED BY MARTIN L KING BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

139-31-214-017, 139-31-214-018, 139-31-214-019, 139-31-214-020, 139-31-214-021,
139-31-214-022, 139-31-214-023, 139-31-214-024, 139-31-214-025, 139-31-214-026,
139-31-214-027, 139-31-214-028, 139-31-214-029, 139-31-214-030, 139-31-214-031,
139-31-214-032, 139-31-214-033, 139-31-220-017, 139-31-220-018, 139-31-220-019,
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WQ8345
RDA – CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 6

139-31-310-060, 139-31-310-061, 139-31-310-062, 139-31-310-063, 139-31-310-064,
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WQ8345
RDA – CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 3 OF 6

139-31-311-138, 139-31-311-139, 139-31-312-002, 139-31-312-003, 139-31-312-004,
139-31-312-005, 139-31-312-006, 139-31-312-007, 139-31-312-008, 139-31-312-009,
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WQ8345
RDA – CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 4 OF 6

139-31-410-129, 139-31-410-130, 139-31-410-131, 139-31-410-132, 139-31-410-133,
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WQ8345
RDA – CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 5 OF 6

139-32-403-012, 139-32-403-013, 139-32-403-014, 139-32-405-015, 139-32-405-016,
139-32-405-017, 139-32-405-018, 139-32-405-019, 139-32-405-020, 139-32-405-021,
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WQ8345
RDA – CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 6 OF 6

162-06-501-005, 162-06-502-001, 162-06-502-002, 162-06-502-003, 162-06-502-004,
162-06-510-001, 162-06-510-002, 162-06-510-003, 162-06-510-004, 162-06-510-005,
162-06-510-019, 162-06-510-025, 162-06-510-028, 162-06-510-029, 162-06-510-040.

ALL LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 31 AND THE SOUTH
HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 32 OF TOWNSHIP 20
SOUTH, RANGE 61 EAST, THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2)
OF SECTIONS 4, 5 AND 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - CHARLESTON B**", DATED DECEMBER 12, 2011, DEPICTING
THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC
AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED
TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES
LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL
PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE DECATUR BOULEVARD ALIGNMENT BETWEEN CHARLESTON BOULEVARD AND THE ORAN K. GRAGSON HIGHWAY (US-95) FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – DECATUR A

BEING THOSE PARCELS OF LAND LYING EAST AND WEST OF DECATUR BOULEVARD BOUNDED BY CHARLESTON BOULEVARD ON THE SOUTH AND BOUNDED BY THE ORAN K. GRAGSON HIGHWAY (US-95) ON THE NORTH; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

138-36-502-001, 138-36-516-001, 138-36-516-002, 138-36-516-003, 138-36-516-004,
138-36-516-005, 138-36-601-003, 138-36-601-004, 138-36-601-009, 138-36-701-003,
138-36-701-004, 138-36-701-005, 138-36-701-011, 138-36-701-015, 138-36-701-018,
138-36-701-021, 138-36-701-022, 138-36-702-001, 138-36-712-023, 138-36-802-002,
138-36-802-003, 138-36-802-004, 138-36-802-005, 138-36-802-006, 138-36-802-009,
139-30-812-002, 139-30-812-003, 139-30-812-005, 139-30-812-006, 139-31-110-001,
139-31-110-002, 139-31-110-003, 139-31-110-004, 139-31-110-005, 139-31-110-007,
139-31-110-008, 139-31-110-009, 139-31-110-010, 139-31-110-011, 139-31-110-012,
139-31-111-001, 139-31-111-003, 139-31-111-006, 139-31-201-001, 139-31-201-002,
139-31-201-003, 139-31-201-004, 139-31-201-005, 139-31-201-006, 139-31-221-001,
139-31-221-003, 139-31-221-004, 139-31-221-005, 139-31-221-006, 139-31-310-001,
139-31-310-050, 139-31-310-051, 139-31-310-075, 139-31-310-133, 139-31-310-134,
139-31-310-135, 139-31-310-136, 139-31-310-137, 139-31-310-138, 139-31-312-001,
139-31-312-028, 139-31-312-029, 139-31-410-001, 139-31-410-036, 139-31-410-037,
139-31-410-061, 139-31-410-119, 139-31-410-120, 139-31-410-121, 139-31-410-122,
139-31-410-123, 139-31-410-124, 139-31-410-125, 139-31-510-006, 139-31-510-015,
139-31-510-017, 139-31-510-018, 139-31-510-019, 139-31-510-020, 139-31-510-021,

WQ8345
RDA – DECATUR A
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

139-31-601-001, 139-31-601-002, 139-31-601-003, 139-31-601-004, 139-31-602-001,
139-31-602-002, 139-31-611-002, 139-31-611-003, 139-31-611-004, 139-31-611-005,
139-31-611-006.

ALL LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 36 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 30 AND ALL OF SECTION 31 OF TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - DECATUR A**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE DECATUR BOULEVARD ALIGNMENT BETWEEN SAHARA AVENUE AND CHARLESTON BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – DECATUR B

BEING THOSE PARCELS OF LAND LYING EAST AND WEST OF DECATUR BOULEVARD BOUNDED BY SAHARA AVENUE ON THE SOUTH AND CHARLESTON BOULEVARD ON THE NORTH; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

162-06-102-001, 162-06-111-001, 162-06-111-003, 162-06-111-004, 162-06-112-001, 162-06-112-005, 162-06-112-006, 162-06-112-007, 162-06-112-009, 162-06-112-010, 162-06-112-011, 162-06-112-012, 162-06-112-013, 162-06-112-014, 162-06-112-015, 162-06-112-016, 162-06-201-003, 162-06-211-001, 162-06-211-002, 162-06-211-003, 162-06-211-004, 162-06-301-001, 162-06-301-002, 162-06-301-003, 162-06-301-004, 162-06-301-006, 163-01-602-003, 163-01-602-004, 163-01-602-005, 163-01-602-006, 163-01-614-056, 163-01-704-001, 163-01-704-002, 163-01-704-003, 163-01-704-004, 163-01-704-005, 163-01-708-001, 163-01-708-002, 163-01-708-003, 163-01-708-004, 163-01-708-005, 163-01-803-004, 163-01-803-005, 163-01-803-008.

ALL LYING WITHIN THE EAST HALF (E 1/2) OF THE EAST HALF (E1/2) OF SECTION 1 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, AND THE WEST HALF (W 1/2) OF SECTION 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - DECATUR B**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

WQ8345
RDA - DECATUR B
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE SAHARA AVENUE ALIGNMENT BETWEEN RAINBOW BOULEVARD AND DECATUR BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – SAHARA A

BEING THOSE PARCELS OF LAND LYING NORTH OF SAHARA AVENUE BOUNDED BY RAINBOW BOULEVARD ON THE WEST AND BOUNDED BY DECATUR BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

163-01-401-005, 163-01-401-006, 163-01-401-007, 163-01-401-008, 163-01-401-009,
163-01-401-010, 163-01-401-011, 163-01-401-012, 163-01-401-013, 163-01-401-014,
163-01-402-021, 163-01-404-014, 163-01-404-021, 163-01-404-022, 163-01-405-004,
163-01-802-010, 163-01-803-003, 163-01-803-006, 163-01-803-007, 163-01-804-001,
163-01-804-002, 163-01-804-003, 163-01-804-004, 163-01-804-005, 163-01-804-006,
163-01-810-002, 163-01-810-003, 163-01-810-004, 163-01-810-005, 163-01-810-007,
163-01-810-008, 163-01-810-009, 163-02-401-006, 163-02-401-008, 163-02-402-002,
163-02-402-003, 163-02-415-002, 163-02-415-003, 163-02-415-006, 163-02-415-007,
163-02-415-009, 163-02-415-011, 163-02-415-012, 163-02-415-014, 163-02-415-015,
163-02-415-016, 163-02-416-006, 163-02-801-001, 163-02-801-005, 163-02-802-001,
163-02-802-002, 163-02-802-003, 163-02-802-004, 163-02-802-005, 163-02-802-006,
163-02-802-007, 163-02-802-008, 163-02-816-001.

ALL LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTIONS 1 AND 2 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

WQ8345
RDA – SAHARA A
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

A MAP TITLED "**RDA – SAHARA A**", DATED DECEMBER 12, 2011, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE SAHARA AVENUE ALIGNMENT BETWEEN DECATUR BOULEVARD AND INTERSTATE 15 FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA – SAHARA B

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF SAHARA AVENUE BOUNDED BY DECATUR BOULEVARD ON THE WEST AND BOUNDED BY INTERSTATE 15 ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON DECEMBER 9, 2011:

162-04-412-002, 162-04-412-003, 162-04-412-004, 162-04-412-005, 162-05-402-001,
162-05-402-002, 162-05-402-003, 162-05-402-004, 162-05-402-005, 162-05-402-006,
162-05-402-007, 162-05-402-008, 162-05-402-009, 162-05-402-010, 162-05-402-011,
162-05-403-001, 162-05-403-002, 162-05-403-003, 162-05-801-001, 162-05-801-003,
162-05-801-004, 162-05-801-005, 162-05-801-007, 162-05-801-010, 162-05-801-011,
162-05-801-012, 162-05-801-013, 162-05-802-006, 162-05-802-009, 162-05-802-010,
162-05-802-011, 162-05-811-001, 162-05-811-002, 162-05-811-003, 162-05-811-004,
162-05-811-005, 162-05-811-006, 162-05-811-007, 162-05-811-008, 162-05-816-004,
162-05-816-005, 162-05-816-006, 162-05-816-007, 162-05-816-011, 162-05-816-012,
162-05-816-013, 162-05-818-001, 162-05-818-002, 162-05-818-003, 162-05-818-004,
162-06-402-001, 162-06-402-006, 162-06-402-007, 162-06-411-003, 162-06-411-004,
162-06-411-005, 162-06-412-002, 162-06-412-003, 162-06-801-002, 162-06-801-003,
162-06-801-004, 162-06-801-005, 162-06-801-006, 162-06-801-007, 162-06-801-008,
162-06-812-001, 162-06-812-002, 162-06-813-001, 162-06-813-004, 162-06-813-005,
162-06-813-006, 162-06-813-007, 162-07-101-004, 162-07-101-005, 162-07-101-006,
162-07-101-007, 162-07-101-008, 162-07-101-009, 162-07-101-010, 162-07-101-011,
162-07-101-014, 162-07-101-015, 162-07-101-019, 162-07-501-001, 162-07-501-002,
162-07-501-003, 162-07-501-004, 162-07-502-001, 162-07-502-002, 162-07-502-003,
162-07-502-004, 162-07-502-005, 162-07-502-006, 162-07-502-007, 162-07-502-008,

WQ8345
RDA – SAHARA B
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 4

162-07-510-001, 162-07-510-002, 162-07-510-003, 162-07-510-004, 162-07-510-005,
162-07-510-006, 162-07-510-007, 162-07-511-001, 162-07-511-002, 162-07-511-003,
162-07-511-004, 162-07-511-005, 162-07-511-006, 162-07-511-007, 162-07-511-008,
162-07-511-009, 162-07-511-010, 162-07-511-011, 162-07-511-012, 162-07-512-001,
162-07-512-002, 162-07-512-003, 162-07-512-004, 162-07-512-005, 162-07-512-006,
162-07-512-007, 162-07-512-008, 162-07-512-009, 162-07-512-010, 162-07-513-001,
162-07-513-002, 162-07-513-003, 162-07-513-004, 162-07-513-005, 162-07-513-006,
162-07-513-007, 162-07-513-008, 162-07-513-009, 162-07-513-010, 162-07-513-011,
162-07-513-012, 162-07-513-013, 162-07-513-014, 162-07-513-015, 162-07-513-016,
162-07-513-017, 162-07-513-018, 162-07-513-019, 162-07-513-020, 162-07-513-021,
162-07-513-022, 162-07-513-023, 162-07-513-024, 162-07-513-025, 162-07-513-026,
162-07-513-027, 162-07-513-028, 162-07-513-029, 162-07-513-030, 162-07-513-031,
162-07-513-032, 162-07-513-033, 162-07-513-034, 162-07-513-035, 162-07-513-036,
162-07-513-037, 162-07-513-038, 162-07-513-039, 162-07-513-040, 162-07-513-041,
162-07-513-042, 162-07-513-043, 162-07-513-044, 162-07-513-045, 162-07-513-046,
162-07-513-047, 162-07-513-048, 162-07-513-049, 162-07-513-050, 162-07-513-051,
162-07-513-052, 162-07-513-053, 162-07-513-054, 162-07-513-055, 162-07-513-056,
162-07-513-057, 162-07-513-058, 162-07-513-059, 162-07-513-060, 162-07-513-061,
162-07-513-062, 162-07-513-063, 162-07-513-064, 162-07-513-065, 162-07-513-066,
162-07-513-067, 162-07-513-068, 162-07-513-069, 162-07-513-070, 162-07-513-071,
162-07-513-072, 162-07-513-073, 162-07-513-074, 162-07-513-075, 162-07-513-076,
162-07-513-077, 162-07-513-078, 162-07-513-079, 162-07-513-080, 162-07-513-081,
162-07-513-082, 162-07-513-083, 162-07-513-084, 162-07-513-085, 162-07-513-086,
162-07-513-087, 162-07-513-088, 162-07-513-089, 162-07-513-090, 162-07-513-091,
162-07-513-092, 162-07-513-093, 162-07-514-002, 162-07-514-003, 162-07-514-004,
162-07-514-005, 162-07-514-006, 162-07-514-007, 162-07-514-008, 162-07-514-009,
162-07-514-010, 162-07-514-011, 162-07-514-012, 162-07-514-013, 162-07-514-014,
162-07-514-015, 162-07-514-016, 162-07-514-017, 162-07-514-018, 162-07-514-019,
162-07-514-020, 162-07-514-021, 162-07-514-022, 162-07-514-023, 162-07-514-024,
162-07-514-025, 162-07-514-026, 162-07-514-027, 162-07-514-028, 162-07-514-029,
162-07-514-030, 162-07-514-031, 162-07-514-032, 162-07-514-033, 162-07-514-034,
162-07-514-035, 162-07-514-036, 162-07-514-037, 162-07-514-038, 162-07-514-039,
162-07-514-040, 162-07-514-041, 162-07-514-042, 162-07-514-043, 162-07-514-044,
162-07-514-045, 162-07-514-046, 162-07-514-047, 162-07-514-048, 162-07-514-049,
162-07-514-050, 162-07-514-051, 162-07-514-052, 162-07-514-053, 162-07-514-054,
162-07-514-055, 162-07-514-056, 162-07-514-057, 162-07-515-001, 162-07-515-002,
162-07-515-003, 162-07-515-004, 162-07-515-005, 162-07-515-006, 162-07-515-007,
162-07-515-008, 162-07-515-009, 162-07-515-010, 162-07-515-011, 162-07-515-012,
162-07-515-013, 162-07-515-014, 162-07-515-015, 162-07-515-016, 162-07-515-017,

WQ8345
RDA – SAHARA B
LEGAL DESCRIPTION CONTINUED
PAGE 3 OF 4

162-07-515-018, 162-07-515-019, 162-07-515-020, 162-07-515-021, 162-07-515-022,
162-07-515-023, 162-07-515-024, 162-07-515-025, 162-07-515-026, 162-07-515-027,
162-07-515-028, 162-07-515-029, 162-07-515-030, 162-07-515-031, 162-07-515-032,
162-07-515-033, 162-07-515-034, 162-07-515-035, 162-07-515-036, 162-07-515-037,
162-07-515-038, 162-07-515-039, 162-07-515-040, 162-07-515-041, 162-07-515-042,
162-07-515-043, 162-07-515-044, 162-07-515-045, 162-07-515-046, 162-07-515-047,
162-07-515-048, 162-07-515-049, 162-07-515-050, 162-07-515-051, 162-07-515-052,
162-07-515-053, 162-07-515-054, 162-07-515-055, 162-07-515-056, 162-07-515-057,
162-07-515-058, 162-07-515-059, 162-07-515-060, 162-07-515-061, 162-07-515-062,
162-07-515-063, 162-07-515-064, 162-07-515-065, 162-07-515-066, 162-07-515-067,
162-07-515-068, 162-07-515-069, 162-07-515-070, 162-07-515-071, 162-07-515-072,
162-07-515-073, 162-07-515-074, 162-07-515-075, 162-07-515-076, 162-07-515-077,
162-07-515-078, 162-07-515-079, 162-07-515-080, 162-07-515-081, 162-07-515-082,
162-07-515-083, 162-07-515-084, 162-07-515-085, 162-07-515-086, 162-07-515-087,
162-07-515-088, 162-07-515-089, 162-07-515-090, 162-07-515-091, 162-07-515-092,
162-07-515-093, 162-07-515-094, 162-07-515-095, 162-07-515-096, 162-07-515-097,
162-07-516-001, 162-07-516-002, 162-07-516-003, 162-07-516-004, 162-07-516-005,
162-07-516-006, 162-07-516-007, 162-07-516-008, 162-07-516-009, 162-07-516-010,
162-07-516-011, 162-07-516-012, 162-07-516-013, 162-07-516-014, 162-07-516-015,
162-07-516-016, 162-07-516-017, 162-07-516-018, 162-07-516-019, 162-07-516-020,
162-07-516-021, 162-07-516-022, 162-07-516-023, 162-07-516-024, 162-07-516-025,
162-07-516-026, 162-07-516-027, 162-07-516-028, 162-07-516-029, 162-07-516-030,
162-07-516-031, 162-07-516-032, 162-07-516-033, 162-07-516-034, 162-07-516-035,
162-07-516-036, 162-07-516-037, 162-07-516-038, 162-07-516-039, 162-07-516-040,
162-07-516-041, 162-07-516-042, 162-07-516-043, 162-07-516-044, 162-07-516-045,
162-07-516-046, 162-07-516-047, 162-07-516-048, 162-07-516-049, 162-07-516-050,
162-07-516-051, 162-07-516-052, 162-07-516-053, 162-07-516-054, 162-07-516-055,
162-08-101-001, 162-08-101-003, 162-08-101-004, 162-08-101-007, 162-08-101-008,
162-08-102-001, 162-08-103-001, 162-08-103-002, 162-08-103-003, 162-08-103-004,
162-08-104-001, 162-08-104-002, 162-08-104-003, 162-08-104-004, 162-08-104-005,
162-08-104-006, 162-08-104-007, 162-08-104-008, 162-08-104-009, 162-08-110-001,
162-08-212-016, 162-08-212-017, 162-08-212-018, 162-08-212-019, 162-08-212-020,
162-08-212-021, 162-08-212-022, 162-08-212-023, 162-08-212-024, 162-08-212-025,
162-08-212-026, 162-08-212-027, 162-08-212-028, 162-08-303-015, 162-08-303-016,
162-08-303-017, 162-08-303-018, 162-08-303-033, 162-08-501-001, 162-08-501-002,
162-08-501-003, 162-08-501-004, 162-08-501-005, 162-08-501-006, 162-08-501-007,
162-08-504-001, 162-08-505-001, 162-08-505-003, 162-08-601-001, 162-08-601-002,
162-08-602-001, 162-08-602-002, 162-08-602-003, 162-08-602-005, 162-08-610-001,
162-08-610-002, 162-08-610-003, 162-08-610-004, 162-08-610-005, 162-08-610-006,

162-08-610-007, 162-08-610-008, 162-08-610-009, 162-08-610-010, 162-08-610-011,
162-08-610-012, 162-08-610-013, 162-08-610-014, 162-08-610-015, 162-08-610-016,
162-08-610-017, 162-08-610-018, 162-08-610-019, 162-08-610-020, 162-08-610-021,
162-08-610-022, 162-08-610-023, 162-08-610-024, 162-08-610-025, 162-08-610-026,
162-08-610-027, 162-08-610-028, 162-08-610-029, 162-08-610-030, 162-08-610-031,
162-08-610-032, 162-08-610-033, 162-08-610-034, 162-08-610-035, 162-08-610-036,
162-08-610-037, 162-08-610-038, 162-08-610-039, 162-08-610-040, 162-08-610-041,
162-08-610-042, 162-08-610-043, 162-08-610-044, 162-08-610-045, 162-08-610-046,
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162-08-610-052, 162-08-610-053, 162-08-610-054, 162-08-610-055, 162-08-610-056,
162-08-610-057, 162-08-610-058, 162-08-610-059, 162-08-610-060, 162-08-610-061,
162-08-610-062, 162-08-610-063, 162-08-610-064, 162-08-610-065, 162-08-610-066,
162-08-610-067, 162-08-610-068, 162-08-610-069, 162-08-610-070, 162-08-610-071,
162-08-610-072, 162-08-610-073, 162-08-610-074, 162-08-610-075, 162-08-610-081,
162-08-610-082, 162-08-610-083, 162-08-610-084, 162-08-610-085, 162-08-610-086,
162-08-610-087, 162-08-610-088, 162-08-610-089, 162-08-610-090, 162-08-610-091,
162-08-610-092, 162-08-610-093, 162-08-610-094, 162-08-610-095, 162-08-610-096,
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A MAP TITLED “**RDA – SAHARA B**”, DATED APRIL 3, 2012, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.

**CITY OF LAS VEGAS REDEVELOPMENT PLAN
FOR REDEVELOPMENT AREA 2**

_____, 2012

RECEIVED

MAY 29 2012

**REDEVELOPMENT PLAN
TABLE OF CONTENTS**

<u>SECTIONS</u>	<u>PAGE</u>
I. INTRODUCTION	1
II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA 2 BOUNDARY AND LEGAL DESCRIPTION.....	4
A. GENERAL DEFINITIONS	5
B. REDEVELOPMENT AREA 2 BOUNDARY AND LEGAL DESCRIPTION.....	5
III. PROPOSED REDEVELOPMENT ACTIVITIES.....	6
A. GENERAL.....	7
B. OWNER PARTICIPATION AND BUSINESS REENTRY PREFERENCES	7
1. OWNER PARTICIPATION	7
2. PARTICIPATION BY TENANTS	8
3. PARTICIPATION AGREEMENTS	9
4. IMPLEMENTING RULES	9
C. PROPERTY ACQUISITION	10
1. ACQUISITION OF REAL PROPERTY	10
2. ACQUISITION OF PERSONAL PROPERTY	11
D. PROPERTY MANAGEMENT.....	11
E. RELOCATION OF PERSONS (INCLUDING INDIVIDUALS AND FAMILIES), BUSINESS CONCERNS AND OTHERS DISPLACED BY THE PROJECT	11
1. ASSISTANCE IN FINDING OTHER LOCATIONS	11
2. RELOCATION PAYMENTS	11

<u>SECTIONS</u>	<u>PAGE</u>
F. DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, BUILDING AND SITE PREPARATION	12
1. DEMOLITION AND CLEARANCE.....	12
2. PUBLIC IMPROVEMENTS	12
3. PREPARATION OF BUILDING SITES	13
G. PROPERTY DISPOSITION AND DEVELOPMENT	13
1. REAL PROPERTY DISPOSITION AND DEVELOPMENT	13
a. GENERAL	13
b. EMPLOYMENT PLAN	14
c. DISPOSITION AND DEVELOPMENT DOCUMENTS	15
d. DEVELOPMENT FINANCING BY THE AGENCY OR OTHER PUBLIC BODIES OR ENTITIES	15
e. DEVELOPMENT PLANS.....	17
2. PERSONAL PROPERTY DISPOSITION	17
H. COOPERATION WITH PUBLIC BODIES	17
IV. LAND USES AND DEVELOPMENT REQUIREMENTS	19
A. REDEVELOPMENT AREA 2 MAP AND MAJOR REDEVELOPMENT AREA 2 LAND USES	20
B. MAJOR LAND USES	20
C. OTHER LAND USES	20
1. PUBLIC RIGHTS-OF-WAY	20
2. CONFORMING PROPERTIES	21
D. INTERIM USES.....	21

<u>SECTIONS</u>	<u>PAGE</u>
E. NONCONFORMING USES	21
F. GENERAL CONTROLS AND LIMITATION	22
1. CONSTRUCTION	22
2. LIMITATION ON THE NUMBER OF BUILDINGS	22
3. NUMBER OF DWELLING UNITS	22
4. LIMITATIONS ON TYPE, SIZE AND HEIGHT OF BUILDINGS	22
5. OPEN SPACES, LANDSCAPING, LIGHT, AIR AND PRIVACY	22
6. SIGNS	23
7. UTILITIES.....	23
8. INCOMPATIBLE USES	23
9. PUBLIC USES.....	23
10. OTHER COVENANTS, CONDITIONS AND RESTRICTIONS.....	24
G. DESIGN GUIDELINES.....	24
H. BUILDING PERMITS	24
I. NONDISCRIMINATION AND NON-SEGREGATION.....	25
V. METHOD OF FINANCING THE AREA	26
A. GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD	27
B. TAX INCREMENT FUNDS	27
C. AGENCY BONDS	29
D. TIME LIMIT ON ISSUING SECURITIES OR ESTABLISHMENT OF INDEBTEDNESS	30

<u>SECTIONS</u>	<u>PAGE</u>
E. OTHER LOANS AND GRANTS	30
VI. ACTIONS BY THE CITY	31
VII. ENFORCEMENT	32
VIII. DURATION OF THIS AMENDMENT TO THE PLAN	32
IX. PROCEDURE FOR AMENDMENT	32
X. IMPLEMENTATION AGREEMENTS	33
XI. SEVERABILITY	33

EXHIBITS:

EXHIBIT "A" – REDEVELOPMENT AREA 2 MAP	34
EXHIBIT "B" – LEGAL DESCRIPTIONS OF REDEVELOPMENT AREA 2	35

INTRODUCTION

I. INTRODUCTION

This is the Redevelopment Plan (the "Amended Plan") for Redevelopment Area 2 (the "Redevelopment Area"), which is located in the territorial jurisdiction of the City of Las Vegas (the "City"), State of Nevada. This Plan consists of text, a Map of Redevelopment Area 2 (Exhibit "A"), and Legal Descriptions of Redevelopment Area 2 (Exhibit "B")

This Plan has been prepared pursuant to Nevada Revised Statutes (NRS) 279.382 through 279.685 which provide for the exercise of redevelopment authority by a redevelopment agency.

Implementation of this Plan by the City and the Redevelopment Agency of Las Vegas is governed by the provisions contained in this Plan as it may be amended from time to time. Hereinafter the term "Agency" refers to the Redevelopment Agency of the City of Las Vegas. The term "Legislative Body" refers to the City Council of the City of Las Vegas.

The definitions of general terms which are contained in Nevada Revised Statutes govern the construction of this Plan, unless more specific terms and definitions are otherwise provided in this Plan. All statutory references hereinafter shall be to the Nevada Revised Statutes.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, the Redevelopment Area 2, or this Plan, whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The Redevelopment Area 2 includes all properties within the boundary shown on the Redevelopment Area 2 Map and described in the Legal Description of the Redevelopment Area 2.

The proposed redevelopment of the Redevelopment Area 2 as described in this Plan conforms to the Master Plan for the City of Las Vegas as applicable and as applied in accord with local codes and ordinances.

This Redevelopment Plan is generally based upon the Preliminary Plan formulated and adopted by the Las Vegas Planning Commission (the "City Planning Commission") on March 13, 2012.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of Redevelopment Area 2. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within Redevelopment Area 2. Instead, this Plan presents a series of ideas and recommendations for revitalization which are designed to reduce and eliminate decline and deterioration, stimulate new investment, stabilize the tax base and maintain the viability of existing businesses. This Plan will also provide a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and tools to fashion, develop, and proceed with such specific plans, projects and solutions will be provided to the Agency.

In general, the goals and objectives of the redevelopment program in Redevelopment Area 2 are as follows:

1. To eliminate and prevent the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of Redevelopment Area 2 in accordance with the Master Plan, the Redevelopment Plan, local codes and ordinances.
2. To achieve an environment reflecting a high level of concern for architectural, landscape, and urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.
3. To minimize unplanned growth by guiding revitalization activities and new development in such fashion as to meet the needs of Redevelopment Area 2, the City and its citizens.
4. To retain existing businesses by means of redevelopment and rehabilitation activities and by encouraging cooperation and participation of owners, businesses and public agencies in the revitalization of Redevelopment Area 2.
5. To encourage investment by the private sector in the development and redevelopment of Redevelopment Area 2 by eliminating impediments to such development and redevelopment.
6. To encourage maximum participation of residents, businesspersons, property owners, and community organizations in the redevelopment of Redevelopment Area 2.
7. To replan, redesign and develop areas which are stagnant or improperly used.

8. To insure adequate utility capacity to accommodate redevelopment and new development.

Redevelopment of Redevelopment Area 2 pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the Nevada Revised Statutes Chapter 279 by:

- (1) elimination of areas suffering from economic dislocation, and disuse in affected areas;
- (2) replanning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, in ways which could not be accomplished solely by private enterprise without public participation and assistance;
- (3) protection and promotion of sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means;
- (4) installation of new, or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvement, facilities and utilities; and
- (5) other means as determined appropriate.

GENERAL DEFINITIONS & REDEVELOPMENT AREA 2
BOUNDARY AND LEGAL DESCRIPTION

II. GENERAL DEFINITIONS AND REDEVELOPMENT AREA 2 BOUNDARY AND LEGAL DESCRIPTION

A. General Definitions

The following definitions are used in this Plan unless otherwise indicated by the text:

1. "Agency" means the Redevelopment Agency of the City of Las Vegas, Nevada.
2. "City" means the City of Las Vegas, Nevada.
3. "City Council" means the City Council of the City of Las Vegas.
4. "Community Redevelopment Law" means the Community Redevelopment Law of the State of Nevada (Nevada Revised Statutes 279.382 to 279.685).
5. "Redevelopment Area 2" means the area, as established by this Plan and as depicted and described in the Exhibits attached hereto.
6. "Legislative Body" means the City Council of the City of Las Vegas.
7. "NRS" means the Nevada Revised Statutes for the State of Nevada.
8. "State" means the State of Nevada.
9. "County" means Clark County, Nevada.
10. "Plan" means this Redevelopment Plan for the Las Vegas Redevelopment Area 2.

B. Redevelopment Area Boundary And Legal Description

The boundaries of Redevelopment Area 2 are shown on the Redevelopment Area 2 Map attached as Exhibit "A" and are described in the Redevelopment Area 2 Legal Description attached as Exhibit "B". This Plan establishes Redevelopment Area 2.

**PROPOSED
REDEVELOPMENT ACTIVITIES**

III. PROPOSED REDEVELOPMENT ACTIVITIES

A. General

The Agency proposes to eliminate and prevent the spread of blight and blighting influences, and strengthen the economic base of Redevelopment Area 2 and the City, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Redevelopment Area, consistent with this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in Redevelopment Area 2;
5. Demolition of property for uses in accordance with this Plan;
6. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
7. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
8. Provision of utilities, roads, streets, landscaping, parking facilities and other public improvements;
9. Consideration of the implementation of land use controls or regulations.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. Owner Participation and Business Reentry Preferences

1. Owner Participation

Owners of real property within Redevelopment Area 2 shall be extended reasonable opportunities to participate in the redevelopment of property in Redevelopment Area 2 if such

owners agree to participate in the redevelopment in conformity with this Redevelopment Plan and the owner participation implementation rules adopted by the Agency. These owner participation opportunities are explained in more detail in the Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences for Property Owners, in the City of Las Vegas Redevelopment Area 2.

In appropriate circumstances where such action would foster the goals and objectives contemplated by the Redevelopment Plan, an owner may participate in substantially the same location either by retaining all or portions of his property; retaining all or portions of his property and purchasing adjacent property if needed and available for development; rehabilitating or demolishing all or part of his existing buildings; initiating new development; or selling property to the Agency.

Participation opportunities shall necessarily be subject to and limited by factors including but not limited to the following:

- (1) the elimination and/or modification, if any, of existing land uses;
- (2) the construction, vacation, realignment and/or alteration, if any, of existing streets;
- (3) the ability of participants to finance and complete proposed developments and rehabilitations;
- (4) the capability and/or experience of the owner participant, as determined by the Agency, to implement the proposed development;
- (5) the proposed land uses for redevelopment of Redevelopment Area 2;
- (6) intensification of certain land uses; and
- (7) the construction or expansion of public facilities.

2. Participation by Tenants

Non-property owners who are tenants engaged in business or residing in Redevelopment Area 2 shall be extended

reasonable preferences if they wish to purchase property at their present location for the purpose of rehabilitating and/or expanding existing improvements or to build new improvements in conformance with the designated land uses and other requirements of this Plan. However, the preference provided to such business or residential tenants will be subordinate to, or follow, the preference provided to the existing property owners.

Businesses and residential tenants may also submit proposals for rehabilitation and/or new development at locations other than their existing location, as long as said property conforms to the Plan. However, no preference shall be provided to business and/or tenants for this type of proposal.

3. Participation Agreements

The Agency may require that, as a condition of participating in redevelopment, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to rehabilitate, develop or use the property in conformance with this Plan and to be subject to the provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to make the provisions of this Plan and such participation agreement applicable to their properties.

If an owner fails to participate in the redevelopment under a participation agreement, the Agency shall have the right to acquire the subject property for redevelopment by any legal means permitted under the law and the provisions of this Plan. If so provided in the participation agreement, the price of such acquisition will be the property's fair market value at the time of execution of the participation agreement.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in Redevelopment Area 2.

4. Implementing Rules

The Owner Participation provisions shall be implemented according to the rules adopted by the Agency simultaneous with the adoption of this Plan, and as the same may be from

time to time amended by the Agency. Where there is a conflict between the participation provisions in this Plan and such rules adopted by the Agency, the Plan shall prevail.

C. PROPERTY ACQUISITION

1. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, any real property located in Redevelopment Area 2 by purchase, lease, option, gift, grant, bequest, devise, or eminent domain as authorized by law.

The Agency may exercise the power of eminent domain to acquire property for a redevelopment project if: (a) The property sought to be acquired is necessary to carry out this Plan; (b) The Agency has made every reasonable effort to negotiate the purchase of the property. The method the Agency would use to acquire property through eminent domain is further explained within its Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences To Property Owners, in the City of Las Vegas Redevelopment Area 2.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property retained by an owner participant pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not, without the consent of an owner, acquire real property on which an existing building is to be continued on its present site and in its present form and use unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions, and controls of this Plan and the owner fails or refuses to participate in the Plan by execution or fulfilling the obligations of a participation agreement.

2. Acquisition of Personal Property

Generally, personal property may not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in Redevelopment Area 2 by any lawful means. The Agency may also acquire by gift, purchase, lease or eminent domain any personal property in connection with real property acquired by the Agency.

D. Property Management

The Agency is authorized to manage and control all real property owned, acquired or leased by it. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

E. Relocation of Persons (Including Individuals and Families), Business Concerns and Others Displaced by the Project

1. Assistance in Finding Other Locations

The Agency shall assist all persons, business concerns, and others displaced by Agency action in Redevelopment Area 2 in finding other locations and facilities. In order to carry out the Redevelopment Plan with a minimum of hardship to persons, business concerns, and others, if any, displaced from their respective places of residence or businesses, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs.

2. Relocation Payments

The Agency shall make relocation payments for moving expenses and direct losses of personal property to persons, business concerns, and others displaced by Agency action in Redevelopment Area 2 and shall make additional relocation payments as may be required by law. Such relocation payments shall be made pursuant to Chapter 342 of Nevada Revised Statutes and the Rules and Regulations for Implementation of the Uniform Relocation & Real Property Acquisition Policies Act of 1970, as Amended, and

Nevada Revised Statutes Chapter 342 regulations previously adopted by the Agency and the City of Las Vegas. The Agency, at its option, may make such other payments as may be appropriate and for which funds are available.

F. Demolition, Clearance, Public Improvements, Building and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property acquired in Redevelopment Area 2 as necessary to carry out the purpose of this Plan.

2. Public Improvements

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to the following:

- (1) sewers;
- (2) storm drains;
- (3) electrical, natural gas, telephone and water distribution systems;
- (4) parks and plazas;
- (5) playgrounds;
- (6) parking and transportation facilities;
- (7) landscaped areas;
- (8) street and circulation improvements;
- (9) flood control improvements and facilities;
- (10) entryway features;
- (11) recreational improvements; and

- (12) other public facilities serving the needs of
Redevelopment Area 2 occupants.

3. Preparation of Building Sites

The Agency is authorized to prepare, or cause to be prepared, as building sites, any real property in Redevelopment Area 2 owned or acquired by the Agency.

G. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after a public hearing, notice of which shall be given by publication for not less than once a week for two weeks in a newspaper of general circulation published in Clark County.

A lease or sale by the Agency of real property acquired by it in Redevelopment Area 2 shall be conditioned on the redevelopment and use of the property in conformity with this Plan.

All real property acquired by the Agency in Redevelopment Area 2 shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if necessary to effectuate the purposes of this Plan. Real property may also be conveyed by the Agency to the City, and, where beneficial to the Redevelopment Area 2, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the

purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan, including the provisions of the Agency's existing Employment Plan.

b. Employment Plan

The Agency shall require that a proposal for a redevelopment project include an employment plan in accordance with the Agency's Employment Plan Policy initially adopted on April 6, 2011 which includes:

- (a) A description of the existing opportunities for employment within Redevelopment Area 2;
- (b) A projection of the effect that the redevelopment project will have on opportunities for employment within Redevelopment Area 2; and
- (c) A description of the manner in which an employer relocating his business into the Redevelopment Area 2 plans to employ persons living within the area of operation who are:
 - (1) Economically disadvantaged;
 - (2) Physically disabled;
 - (3) Members of racial minorities;
 - (4) Veterans; or
 - (5) Women.

During the period of development in Redevelopment Area 2, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in Redevelopment Area 2 is proceeding in

accordance with development documents and time schedules.

c. Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guidelines and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of Clark County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, or any other provision necessary to carry out this Plan.

d. Development Financing by the Agency or Other Public Bodies or Entities

The Agency may, with the consent of the Legislative Body, pay all or part of the value of the land for, and the cost of the construction of, any building, facility, structure or other improvement and the installation of any improvement which is publicly or privately owned and located within or without the redevelopment area. Before the Legislative Body may give its consent, it shall determine that:

- (1) The buildings, facilities, structures or other improvements are of benefit to Redevelopment Area 2 or the immediate neighborhood in which Redevelopment Area 2 is located; and
- (2) No other reasonable means of financing those buildings, facilities, structures or other improvements are available.

Those determinations by the Agency and the Legislative Body are final and conclusive.

In reaching its determination that the buildings, facilities, structures or other improvements are of benefit to the redevelopment area or the immediate neighborhood in which the redevelopment area is located, the legislative body shall consider:

(a) Whether the buildings, facilities, structures or other improvements are likely to:

- (1) Encourage the creation of new business or other appropriate development;
- (2) Create jobs or other business opportunities for nearby residents;
- (3) Increase local revenues from desirable sources;
- (4) Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
- (5) Possess attributes that are unique, either as to type of use or level of quality and design;
- (6) Require for their construction, installation or operation the use of qualified and trained labor; and
- (7) Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency.

(b) The opinions of persons who reside in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.

(c) Comparisons between the level of spending proposed by the agency and projections, made on a pro forma basis by the agency, of future revenues

attributable to the buildings, facilities, structures or other improvements.

If the value of the land or the cost of the construction of that building, facility, structure or other improvement, or the installation of any improvement has been, or will be, paid or provided for initially by the community or other governmental entity, the Agency may enter into a contract with that community or governmental entity under which it agrees to reimburse the community or governmental entity for all or part of the value of that land or the cost of the building, facility, structure or other improvement, or both, by periodic payments over a period of years. The obligation of the Agency under that contract constitutes an indebtedness of the Agency which may be payable out of taxes levied and allocated to the Agency under paragraph (b) of subsection 1 of Nevada Revised Statutes 279.676, or out of any other available money.

e. Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes, as they are, or as they may be, amended from time to time. All development in Redevelopment Area 2 must conform to City (as appropriate) and Agency design review procedures, including any Design Guidelines adopted by the Agency or the City.

2. Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

H. Cooperation with Public Bodies

For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of redevelopment projects located within the area in which it is authorized to act, any public body, upon the terms and with or without consideration as it determines, may:

1. Dedicate, sell, convey or lease any of its property to the Agency.
2. Cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it is otherwise empowered to undertake, to be furnished adjacent to or in connection with a redevelopment plan.
3. Furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it is otherwise empowered to undertake.
4. Plan or replan, zone or rezone any part of such area and make any legal exceptions from building regulations and ordinance.
5. Enter into agreements with the federal government respecting action to be taken by such public body pursuant to any of the powers granted by Nevada Revised Statutes 279.382 to 279.685, inclusive. Such agreements may extend over any period, notwithstanding any law to the contrary.
6. Purchase or legally invest in any of the bonds of the Agency and exercise all of the rights of any holder of such bonds.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in Redevelopment Area 2. Any public body which owns or leases property in Redevelopment Area 2 will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the Agency. All plans for development of property in Redevelopment Area 2 by a public body shall be subject to Agency approval.

LAND USES AND DEVELOPMENT REQUIREMENTS

IV. LAND USES AND DEVELOPMENT REQUIREMENTS

A. Redevelopment Area 2 Map and Major Redevelopment Area 2 Land Uses

The Redevelopment Area 2 Map attached hereto as Exhibit "A" illustrates the location of Redevelopment Area 2 boundaries, identifies the major streets within Redevelopment Area 2, and designates the major land uses authorized within Redevelopment Area 2 by the City's current Master Plan. The City will from time to time update and revise its Master Plan. It is the intention of this Redevelopment Plan that the City's Master Plan, as it currently exists, or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws be used as a guide to long range planning. The major land uses authorized within Redevelopment Area 2 by the Master Plan are described below:

B. Major Land Uses

Major land uses permitted within Redevelopment Area 2 include:

Residential
Industrial
Commercial
Public/Semipublic
Park/Open Space

The preceding uses may be used for any of the various kinds of uses specified for or permitted within such areas by the Master Plan, as it currently exists or as it may be amended from time to time.

C. Other Land Uses

1. Public Rights-of-Way

Major public streets within Redevelopment Area 2 are detailed on the Redevelopment Area 2 Map as Exhibit "A" and are listed as follows:

- (1) West Sahara Avenue
- (2) West Charleston Boulevard

(3) South Decatur Boulevard

Additional public streets, alleys and easements may be created in Redevelopment Area 2 as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development.

Any changes in the existing street layout shall be in accord with the City's Master Plan.

2. Conforming Properties

Without the consent of the owner, the Agency shall not acquire any real property on which an existing building is to be continued on its present site and in its present form and use unless an existing building requires structural alteration, improvement, modernization or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan. The Agency may acquire such property if the owner refuses to enter into a participation agreement or Disposition and Development Agreement or fails to redevelop the property or otherwise carry out the provisions of such agreement.

D. Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in Redevelopment Area 2 for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

E. Nonconforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in Redevelopment Area 2, and abatement of such uses is not required by applicable City codes.

The Agency may authorize additions, alterations, repairs or other improvements in Redevelopment Area 2 for uses which do not conform to the provisions of this Plan where such improvements are within a portion of Redevelopment Area 2 where, in the determination of the Agency, such improvements would be compatible with surrounding Redevelopment Area 2 uses and development and are permitted under applicable City codes.

F. General Controls and Limitation

All real property in Redevelopment Area 2 is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the latest effective date of the ordinances adopting this Plan, except in conformance with the provisions of this Plan.

1. Construction

All construction within Redevelopment Area 2 shall be reviewed by the Redevelopment Agency and shall comply with all applicable State and local laws in effect at the time.

2. Limitation on the Number of Buildings

The number of buildings in Redevelopment Area 2 shall not exceed the number of buildings permitted under the Master Plan.

3. Number of Dwelling Units

The number of dwelling units in Redevelopment Area 2 shall not exceed the maximum number allowed under the densities permitted under the City's Master Plan, as implemented and applied by local codes and ordinances.

4. Limitations on Type, Size and Height of Buildings

The type, size, and height of buildings shall be as limited by the City's Master Plan and applicable federal, state and local statutes and ordinances.

5. Open Spaces, Landscaping, Light, Air and Privacy

The approximate amount of open space to be provided in Redevelopment Area 2 is the total of all area which will be in the public rights-of-way, the public grounds, spaces around

buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in Redevelopment Area 2 to ensure optimum use of living plant material.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. Signs

All signs shall conform to City requirements as appropriate. Design of all new signs shall be submitted to the City for review and approval prior to installation.

7. Utilities

The Agency shall require that all utility placement be governed according to the prevailing Las Vegas Municipal Code.

8. Incompatible Uses

No use or structure which, in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of Redevelopment Area 2.

9. Public Uses

The intent of this Redevelopment Plan is to maintain the amount of property currently being used for public purposes. However, in any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved and is permitted under the Master Pan. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in Redevelopment Area 2.

10. Other Covenants, Conditions and Restrictions

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and control;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area;
- d. Permitting a variation will not be contrary to the objectives of the Plan; and
- e. The Agency will ensure that any deviation will not impair the purpose of this Plan, the Zoning district or any applicable zoning regulations.

G. Design Guidelines

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, set back requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within Redevelopment Area 2. These may be established by the approval of specific developments, by the adoption of general restrictions and controls, by resolution of the Agency, or by the adoption of one or more Design Guidelines pursuant to this Section.

H. Building Permits

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an

existing building in Redevelopment Area 2 from the date of effectiveness of the ordinance approving this Plan until the application for such permit has been reviewed by the Agency. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any Design Guidelines adopted by the Agency, any restrictions for controls established by resolution of the Agency, and any applicable participation or other agreement.

The City may request that the Agency comment on an application for a building permit in order to determine whether the application conforms to the requirements of this Plan. Agency review will be advisory only and will not control the City's approval or disapproval of an applicant.

I. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based on race, color, sex, age, creed, religion, national origin or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Redevelopment Area.

**METHOD OF
FINANCING THE AREA**

V. METHOD OF FINANCING THE AREA

A. General Description of the Proposed Financing Method

The Agency is authorized to finance activities in Redevelopment Area 2 with tax increment funds; interest income; Agency bonds, donations; loans from private financial institutions; the lease or sale of Agency owned property; owner participant or developer loans; participation in development; or with financial assistance from Clark County, the City, State of Nevada, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. Advances and loans for surveys and planning, and for the operating capital for administration of Redevelopment Area 2, may be provided by the City or any other available source, public or private, until adequate tax increment or other funds are available or sufficiently assured to repay the advances and loans and to permit borrowing adequate working capital from other sources. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

Tax increment financing, as authorized by this Plan, is intended as the primary source of financing (in combination with other sources of financing that may be available) for specific activities in Redevelopment Area 2.

The Agency is authorized to finance this Plan by all means permitted by law. The analysis and description of the proposed method of financing the Redevelopment Plan is contained in the Agency's Report to the City Council. The analysis provides sufficient detail to determine the economic feasibility of this Plan.

B. Tax Increment Funds

All taxes levied upon taxable property within Redevelopment Area 2 each year, by or for the benefit of the State of Nevada, Clark County, the City of Las Vegas, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in Redevelopment Area 2 as shown upon the assessment roll used in connection with the taxation of the property by the taxing agency, last equalized before the effective date of the ordinance, must be allocated to and when collected must be paid into the funds of the respective taxing agencies as taxes by or for such taxing agencies on all other property are paid. To allocate taxes levied by or for any taxing agency or agencies which did not include the territory in Redevelopment Area 2 on the effective date of the ordinance but to which the territory has been annexed or otherwise included after the effective date, the assessment roll of the County last equalized on the effective date of the ordinance must be used in determining the assessed valuation of the taxable property in Redevelopment Area 2 on the effective date. If property which was shown on the assessment roll used to determine the amount of taxes allocated to the taxing agencies is transferred to the state and becomes exempt from taxation, the assessed valuation of the exempt property as shown on that assessment roll must be subtracted from the assessed valuation used to determine the amount of revenue allocated to the taxing agencies.
2. Except as otherwise provided in paragraphs 3 and 4, that portion of the levied taxes each year in excess of the amount set forth in paragraph 2 must be allocated to and when collected must be paid into a special fund of the Redevelopment Agency to pay the costs of redevelopment and to pay the principal of and interest on loans, money advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, incurred by the Redevelopment Agency to finance or refinance, in whole or in part, redevelopment. Unless the total assessed valuation of the taxable property in Redevelopment Area 2 exceeds the total assessed valuation of the taxable property in Redevelopment Area 2 shown on the last equalized assessment roll referred to in paragraph 1, all of the taxes levied and collected upon the taxable property in Redevelopment Area 2 must be paid into the funds of the respective taxing agencies. When the Redevelopment Plan is terminated and all loans, advances and indebtedness, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in Redevelopment Area 2 must be paid into

the funds of the respective taxing agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a tax rate levied by a taxing agency to produce revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness that was approved by the voters of the taxing agency on or after November 5, 1996, must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.
4. That portion of the taxes in excess of the amount set forth in paragraph (1) that is attributable to a new or increased tax rate levied by a taxing agency and was approved by the voters of the taxing agency on or after November 5, 1996 must be allocated to, and when collected must be paid into the appropriate fund of the taxing agency.

Except as otherwise provided, in any fiscal year, the total revenue paid to the Redevelopment Agency must not exceed an amount equal to the combined tax rates of the taxing agencies for that fiscal year multiplied by 10 percent (10%) of the total assessed valuation of the City.

For the purposes of this section, the assessment roll last equalized before the effective date of the ordinance approving the Redevelopment Plan is the assessment roll in existence on March 15th immediately preceding the effective date of the ordinance.

This section shall be construed to fully implement the provisions of the Community Redevelopment Law Section 279.676.

C. Agency Bonds

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of activities in Redevelopment Area 2.

Neither the members of the Agency, Agency staff, nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the state or any of its political subdivisions and neither the City, the state nor any of its political subdivisions is liable on them,

nor in any event shall the bonds or obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

D. Time Limit on Issuing Securities or Establishment of Indebtedness

Securities must not be issued and no indebtedness may be incurred in any other manner, by or on behalf of the Agency to finance, in whole or in part, the Redevelopment Plan beyond 30 years after the date on which the Redevelopment Plan is adopted, except that the Agency may incur enter into leases or indebtedness at any time before the termination of the Redevelopment Plan if the leases are terminated or if the indebtedness is fully repaid no later than the termination of the Redevelopment Plan. The maturity date of any securities which are refunded must not extend beyond the date of termination of the Redevelopment Plan.

Any securities issued by or on behalf of the Agency to finance, in whole or in part, redevelopment pursuant to NRS 279.620 to 279.626, inclusive, and 279.634 to 279.672, inclusive, must mature and be fully paid, including any interest thereon, before the termination of the Redevelopment Plan.

E. Other Loans and Grants

Any other loans, grants, guarantees, or financial assistance from the United States, the State of Nevada, or any other public or private source will be utilized if available as appropriate in carrying out activities in Redevelopment Area 2.

VI. ACTIONS BY THE CITY

The City may aid and cooperate with the Agency in carrying out this Plan and may take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, in Redevelopment Area 2. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs;
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned utilities within or affecting Redevelopment Area 2;
3. Revision or adoption of the City zoning ordinance(s), specific plan(s), or the Master Plan as appropriate within Redevelopment Area 2 to permit the land uses and development authorized by or necessary or desired to carry out this Plan;
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in Redevelopment Area 2 to ensure their proper development and use;
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency;
6. Provisions for administrative enforcement of this Plan by the City, as appropriate, after development;
7. Performance of the above actions, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of Redevelopment Area 2 to be commenced and carried to completion without unnecessary delays;

8. Provisions of services and facilities by the various officials, offices and departments of the City for the Agency's purposes under this Plan;
9. Provision of financial assistance in accordance with this Plan or as authorized by law; and/or
10. The undertaking and completing of any other proceedings necessary to carry out activities in Redevelopment Area 2.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

Without limitation on the powers conferred on the City or Agency by statute or law, the provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in Redevelopment Area 2 may be enforced by such owners.

VIII. DURATION OF THIS REDEVELOPMENT PLAN

The provision of this Plan and any amendments hereto shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective, for thirty (30) years after the date on which the original Plan was initially adopted, or date to be inserted in the Final Plan.

This Plan and any amendments hereto will terminate thirty (30) years after the date on which this Plan is adopted.

IX. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure established by law.

X. IMPLEMENTATION AGREEMENTS

The Agency and City may enter into any agreement(s) between them which they deem necessary to implement the provisions of this Plan. Such agreements shall relate only to the implementation of this Plan and shall not revise, change or modify any of the provisions, requirements or limitations of this Plan.

XI. SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of Redevelopment Area 2 shall be determined to have been invalidly or incorrectly included in Redevelopment Area 2 that is the subject of this Plan, such portion of Redevelopment Area 2 shall be deemed severable from the remainder of Redevelopment Area 2 and the remainder of Redevelopment Area 2 shall remain fully subject to the provisions of this Plan.

EXHIBIT A

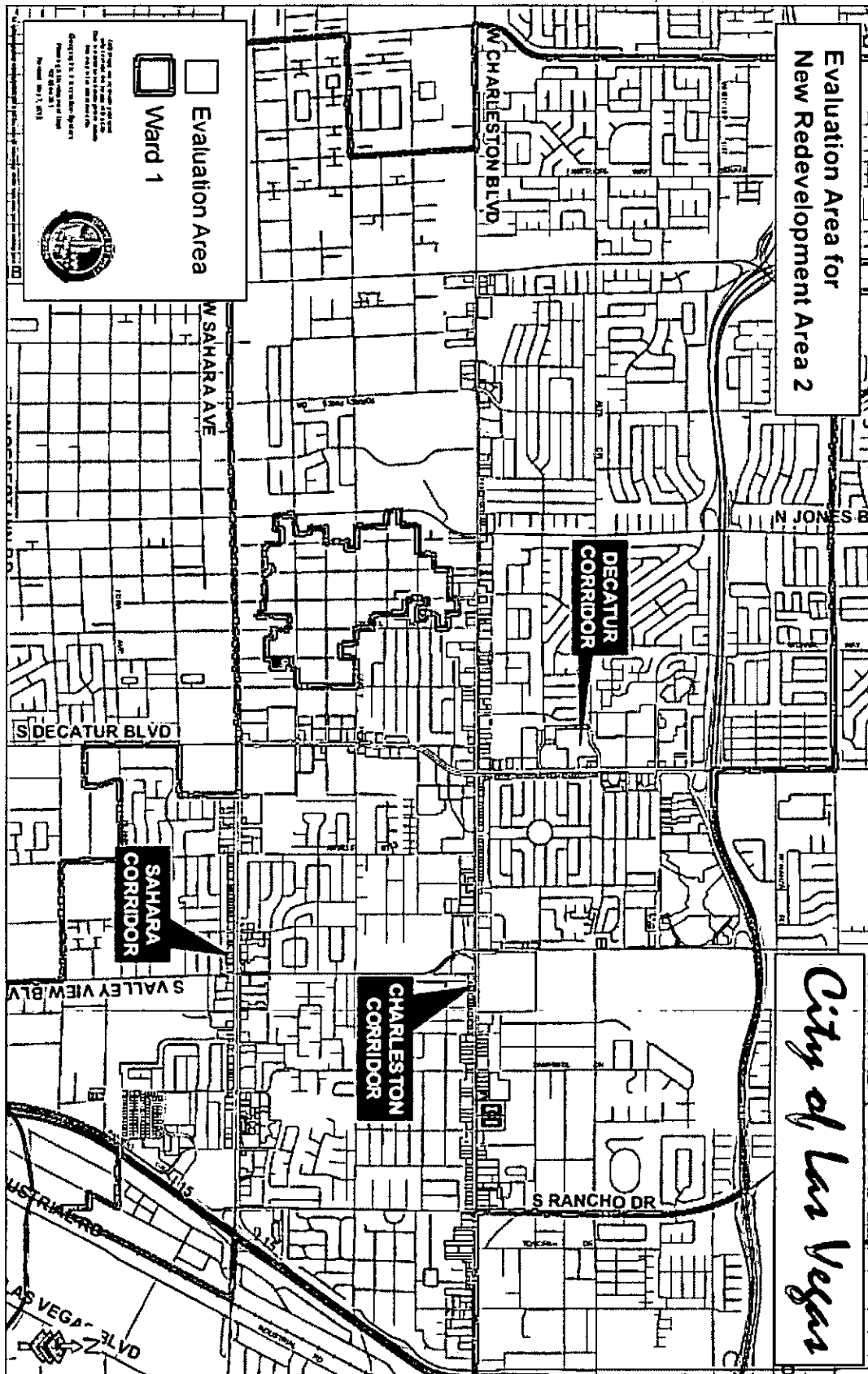


EXHIBIT B



WQ8345
DECEMBER 19, 2011
REVISED: MAY 22, 2012
BY: MFK
P.R. BY: HJB
PAGE 1 OF 2

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE CHARLESTON BOULEVARD ALIGNMENT BETWEEN RAINBOW BOULEVARD AND DECATUR BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - CHARLESTON A

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF CHARLESTON BOULEVARD BOUNDED BY RAINBOW BOULEVARD ON THE WEST AND BOUNDED BY DECATUR BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON MAY 7, 2012:

138-34-819-014, 138-34-820-001, 138-34-820-006, 138-34-820-008, 138-34-820-009,
138-34-820-013, 138-34-820-014, 138-35-401-003, 138-35-402-002, 138-35-402-006,
138-35-402-007, 138-35-402-008, 138-35-402-011, 138-35-402-012, 138-35-403-001,
138-35-403-004, 138-35-803-002, 138-35-803-003, 138-35-803-004, 138-35-803-005,
138-35-804-001, 138-35-805-001, 138-35-806-001, 138-35-806-002, 138-35-806-003,
138-35-806-004, 138-35-806-005, 138-35-811-020, 138-35-811-021, 138-35-811-060,
138-35-811-061, 138-35-816-001, 138-35-816-002, 138-35-816-003, 138-36-406-004,
138-36-406-005, 138-36-406-006, 138-36-406-007, 138-36-406-008, 138-36-406-009,
138-36-406-010, 138-36-406-011, 138-36-408-001, 138-36-408-002, 138-36-408-003,
138-36-408-004, 138-36-408-005, 138-36-408-006, 138-36-408-008, 138-36-408-009,
138-36-408-010, 138-36-803-001, 138-36-803-002, 138-36-803-004, 138-36-803-005,
138-36-803-007, 138-36-803-008, 138-36-803-009, 138-36-803-010, 138-36-803-011,
138-36-803-012, 138-36-803-013, 138-36-803-014, 138-36-803-015, 138-36-803-016,
138-36-804-001, 138-36-804-002, 138-36-804-003, 138-36-804-004, 138-36-804-005,
138-36-804-006, 138-36-804-007, 138-36-804-008, 138-36-804-009, 162-06-101-001,
162-06-111-002, 163-01-102-001, 163-01-102-002, 163-01-102-005, 163-01-102-006,
163-01-102-007, 163-01-102-033, 163-01-103-001, 163-01-103-004, 163-01-103-024,
163-01-103-025, 163-01-501-007, 163-01-501-010, 163-01-501-011, 163-01-501-012,
163-01-502-001, 163-01-502-004, 163-01-502-009, 163-01-502-010, 163-01-502-011,
163-01-502-014, 163-01-502-017, 163-01-515-001, 163-02-101-001, 163-02-101-002,

WQ8345
RDA - CHARLESTON A
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

163-02-102-001, 163-02-102-002, 163-02-103-001, 163-02-104-001, 163-02-104-003,
163-02-114-002, 163-02-114-003, 163-02-114-010, 163-02-114-012.

ALL LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 35 AND THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 36 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTION 1, THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "**RDA - CHARLESTON A**", DATED MAY 7, 2012, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO REPRESENT A COMPLETE LEGAL DESCRIPTION OF THE PROPERTIES LISTED HEREIN SUITABLE FOR THE PURPOSE OF CONVEYING REAL PROPERTY PER NEVADA REVISED STATUTES.

END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
REVISED: MAY 22, 2012
BY: MFK
P.R. BY: HJB
PAGE 1 OF 3

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE CHARLESTON BOULEVARD ALIGNMENT BETWEEN DECATUR BOULEVARD AND MARTIN L KING BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - CHARLESTON B

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF CHARLESTON BOULEVARD BOUNDED BY DECATUR BOULEVARD ON THE WEST AND BOUNDED BY MARTIN L KING BOULEVARD ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON MAY 7, 2012:

139-31-410-126, 139-31-410-127, 139-31-410-128, 139-31-410-129, 139-31-410-130,
139-31-410-131, 139-31-410-132, 139-31-410-133, 139-31-410-134, 139-31-410-135,
139-31-410-136, 139-31-410-137, 139-31-410-138, 139-31-411-012, 139-31-411-013,
139-31-411-014, 139-31-411-015, 139-31-411-016, 139-31-411-017, 139-31-411-018,
139-31-411-019, 139-31-411-020, 139-31-411-021, 139-31-411-022, 139-31-411-023,
139-31-411-024, 139-31-411-025, 139-31-411-162, 139-31-801-001, 139-31-801-002,
139-31-801-005, 139-31-801-006, 139-31-801-008, 139-31-801-009, 139-31-801-010,
139-31-801-018, 139-32-402-006, 139-32-402-007, 139-32-403-009, 139-32-403-010,
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139-32-411-002, 139-32-411-003, 139-32-411-004, 139-32-411-005, 139-32-411-006,
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139-32-411-037, 139-32-411-038, 139-32-411-039, 139-32-411-040, 139-32-411-041,

WQ8345
RDA - CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 3

139-32-411-042, 139-32-412-001, 139-32-412-002, 139-32-412-003, 139-32-412-004,
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162-05-110-060, 162-05-111-001, 162-05-112-001, 162-05-112-002, 162-05-112-003,
162-05-112-004, 162-05-112-005, 162-05-112-006, 162-05-112-007, 162-05-112-008,
162-05-115-001, 162-05-115-003, 162-05-501-001, 162-05-510-001, 162-05-510-002,
162-05-510-003, 162-05-510-004, 162-05-510-005, 162-05-510-006, 162-05-511-007,
162-05-511-008, 162-05-511-009, 162-05-511-010, 162-05-511-011, 162-05-511-012,
162-05-511-013, 162-05-511-014, 162-05-511-015, 162-05-511-016, 162-05-512-004,
162-05-512-005, 162-05-512-006, 162-05-512-007, 162-05-512-008, 162-06-501-001,
162-06-501-002, 162-06-501-003, 162-06-501-005, 162-06-502-001, 162-06-502-002,
162-06-502-003, 162-06-502-004, 162-06-510-001, 162-06-510-002, 162-06-510-003,
162-06-510-004, 162-06-510-005, 162-06-510-019, 162-06-510-025, 162-06-510-028,
162-06-510-029, 162-06-510-040.

ALL LYING WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF
SECTIONS 31 AND 32 OF TOWNSHIP 20 SOUTH, RANGE 61 EAST, THE NORTH
HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF SECTIONS 4 AND 5, AND THE
NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 6 OF
TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK
COUNTY, NEVADA.

WQ8345
RDA - CHARLESTON B
LEGAL DESCRIPTION CONTINUED
PAGE 3 OF 3

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END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
REVISED: MAY 22, 2012
BY: MFK
P.R. BY: HJB
PAGE 1 OF 2

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE DECATUR BOULEVARD ALIGNMENT BETWEEN CHARLESTON BOULEVARD AND THE ORAN K. GRAGSON HIGHWAY (US-95) FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - DECATUR A

BEING THOSE PARCELS OF LAND LYING EAST AND WEST OF DECATUR BOULEVARD BOUNDED BY CHARLESTON BOULEVARD ON THE SOUTH AND BOUNDED BY THE ORAN K. GRAGSON HIGHWAY (US-95) ON THE NORTH; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON MAY 7, 2012:

138-36-502-001, 138-36-516-001, 138-36-516-002, 138-36-516-003, 138-36-516-004,
138-36-516-005, 138-36-601-003, 138-36-601-004, 138-36-601-009, 138-36-701-003,
138-36-701-004, 138-36-701-005, 138-36-701-011, 138-36-701-015, 138-36-701-018,
138-36-701-021, 138-36-701-022, 138-36-702-001, 138-36-712-023, 138-36-802-002,
138-36-802-003, 138-36-802-004, 138-36-802-005, 138-36-802-006, 138-36-802-009,
139-30-812-002, 139-30-812-003, 139-30-812-005, 139-30-812-006, 139-31-110-001,
139-31-110-002, 139-31-110-003, 139-31-110-004, 139-31-110-005, 139-31-110-007,
139-31-110-008, 139-31-110-009, 139-31-110-010, 139-31-110-011, 139-31-110-012,
139-31-111-001, 139-31-111-003, 139-31-111-006, 139-31-201-001, 139-31-201-002,
139-31-201-003, 139-31-201-004, 139-31-201-005, 139-31-201-006, 139-31-221-001,
139-31-221-003, 139-31-221-004, 139-31-221-005, 139-31-221-006, 139-31-310-001,
139-31-310-050, 139-31-310-051, 139-31-310-075, 139-31-310-133, 139-31-310-134,
139-31-310-135, 139-31-310-136, 139-31-310-137, 139-31-310-138, 139-31-312-001,
139-31-312-028, 139-31-312-029, 139-31-410-001, 139-31-410-036, 139-31-410-037,
139-31-410-061, 139-31-410-119, 139-31-410-120, 139-31-410-121, 139-31-410-122,
139-31-410-123, 139-31-410-124, 139-31-410-125, 139-31-510-006, 139-31-510-015,
139-31-510-017, 139-31-510-018, 139-31-510-019, 139-31-510-020, 139-31-510-021,
139-31-601-001, 139-31-601-002, 139-31-601-003, 139-31-601-004, 139-31-602-001,

WQ8345
RDA - DECATUR A
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

139-31-602-002, 139-31-611-002, 139-31-611-003, 139-31-611-004, 139-31-611-005,
139-31-611-006.

ALL LYING WITHIN THE EAST HALF (E 1/2) OF SECTION 36 OF TOWNSHIP 20 SOUTH, RANGE 60 EAST, THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 30 AND ALL OF SECTION 31 OF TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "RDA - DECATUR A", DATED MAY 7, 2012, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

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END OF DESCRIPTION.



WQ8345
DECEMBER 19, 2011
REVISED: MAY 22, 2012
BY: MFK
P.R. BY: HJB
PAGE 1 OF 2

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE DECATUR BOULEVARD ALIGNMENT BETWEEN SAHARA AVENUE AND CHARLESTON BOULEVARD FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - DECATUR B

BEING THOSE PARCELS OF LAND LYING EAST AND WEST OF DECATUR BOULEVARD BOUNDED BY SAHARA AVENUE ON THE SOUTH AND CHARLESTON BOULEVARD ON THE NORTH; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON MAY 7, 2012:

162-06-102-001, 162-06-111-001, 162-06-111-003, 162-06-111-004, 162-06-112-001, 162-06-112-005, 162-06-112-006, 162-06-112-007, 162-06-112-009, 162-06-112-010, 162-06-112-011, 162-06-112-012, 162-06-112-013, 162-06-112-014, 162-06-112-015, 162-06-112-016, 162-06-201-003, 162-06-211-001, 162-06-211-002, 162-06-211-003, 162-06-211-004, 162-06-301-001, 162-06-301-002, 162-06-301-003, 162-06-301-004, 162-06-301-006, 163-01-602-003, 163-01-602-004, 163-01-602-005, 163-01-602-006, 163-01-614-056, 163-01-704-001, 163-01-704-002, 163-01-704-003, 163-01-704-004, 163-01-704-005, 163-01-708-001, 163-01-708-002, 163-01-708-003, 163-01-708-004, 163-01-708-005, 163-01-803-003, 163-01-803-004, 163-01-803-005, 163-01-803-008.

ALL LYING WITHIN THE EAST HALF (E 1/2) OF THE EAST HALF (E1/2) OF SECTION 1 OF TOWNSHIP 21 SOUTH, RANGE 60 EAST, AND THE WEST HALF (W 1/2) OF SECTION 6 OF TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

A MAP TITLED "RDA - DECATUR B", DATED MAY 7, 2012, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

WQ8345
RDA - DECATUR B
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 2

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END OF DESCRIPTION.



WQ8345
MAY 22, 2012
BY: MFK
P.R. BY: HJB
PAGE 1 OF 3

EXPLANATION:

THIS DESCRIPTION DESCRIBES PARCELS ALONG THE SAHARA AVENUE ALIGNMENT BETWEEN DECATUR BOULEVARD AND INTERSTATE 15 FOR THE PURPOSE OF DEFINING A NEW REDEVELOPMENT AREA.

RDA - SAHARA

BEING THOSE PARCELS OF LAND LYING NORTH AND SOUTH OF SAHARA AVENUE BOUNDED BY DECATUR BOULEVARD ON THE WEST AND BOUNDED BY INTERSTATE 15 ON THE EAST; FURTHER DESCRIBED AS THE FOLLOWING ASSESSOR'S PARCEL NUMBERS AS THEY APPEARED ON THE CLARK COUNTY ASSESSOR'S ROLL ON MAY 7, 2012:

162-04-412-002, 162-04-412-003, 162-04-412-004, 162-04-412-005, 162-05-402-001,
162-05-402-002, 162-05-402-003, 162-05-402-004, 162-05-402-005, 162-05-402-006,
162-05-402-007, 162-05-402-008, 162-05-402-009, 162-05-402-010, 162-05-402-011,
162-05-403-001, 162-05-403-002, 162-05-403-003, 162-05-801-001, 162-05-801-003,
162-05-801-004, 162-05-801-005, 162-05-801-007, 162-05-801-010, 162-05-801-011,
162-05-801-012, 162-05-801-013, 162-05-802-006, 162-05-802-009, 162-05-802-010,
162-05-802-011, 162-05-811-001, 162-05-811-002, 162-05-811-003, 162-05-811-004,
162-05-811-005, 162-05-811-006, 162-05-811-007, 162-05-811-008, 162-05-816-004,
162-05-816-005, 162-05-816-006, 162-05-816-007, 162-05-816-011, 162-05-816-012,
162-05-816-013, 162-05-818-001, 162-05-818-002, 162-05-818-003, 162-05-818-004,
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162-06-411-005, 162-06-412-002, 162-06-412-003, 162-06-801-002, 162-06-801-003,
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162-07-101-014, 162-07-101-015, 162-07-101-019, 162-07-501-001, 162-07-501-002,
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WQ8345
RDA - SAHARA
LEGAL DESCRIPTION CONTINUED
PAGE 2 OF 3

162-07-511-007, 162-07-511-008, 162-07-511-009, 162-07-511-010, 162-07-511-011,
162-07-511-012, 162-07-512-001, 162-07-512-002, 162-07-512-003, 162-07-512-004,
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162-08-212-017, 162-08-212-018, 162-08-212-019, 162-08-212-020, 162-08-212-021,
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162-08-610-068, 162-08-610-069, 162-08-610-070, 162-08-610-071, 162-08-610-072,
162-08-610-073, 162-08-610-074, 162-08-610-075, 162-08-610-081, 162-08-610-082,
162-08-610-083, 162-08-610-084, 162-08-610-085, 162-08-610-086, 162-08-610-087,
162-08-610-088, 162-08-610-089, 162-08-610-090, 162-08-610-091, 162-08-610-092,
162-08-610-093, 162-08-610-094, 162-08-610-095, 162-08-610-096, 162-08-610-097,
162-08-610-098, 162-08-610-099, 162-08-610-100, 162-08-610-101, 162-08-610-102,
162-08-610-103, 162-08-610-104.

ALL LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST
QUARTER (SW 1/4) OF SECTION 4, THE SOUTH HALF (S 1/2) OF THE SOUTH
HALF (S 1/2) OF SECTIONS 5 AND 6, THE NORTH HALF (N 1/2) OF THE NORTH
HALF (N 1/2) OF SECTION 7 AND THE NORTH HALF (N 1/2) OF SECTION 8 OF

WQ8345
RDA - SAHARA
LEGAL DESCRIPTION CONTINUED
PAGE 3 OF 3

TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.

A MAP TITLED "**RDA - SAHARA**", DATED MAY 7, 2012, DEPICTING THE ABOVE DESCRIBED PROPERTIES IS ON FILE IN THE OFFICE OF ECONOMIC AND URBAN DEVELOPMENT, CITY OF LAS VEGAS, NEVADA.

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END OF DESCRIPTION.

City of Las Vegas

Mixed Use (L, M, ML, M, H, O, SC, GC, PF)

GIS maps are normally produced only to meet the needs of the City. Due to computer development activity the map is for reference only.

Geographic Information System
Planning & Development Dept.
705-272-6301

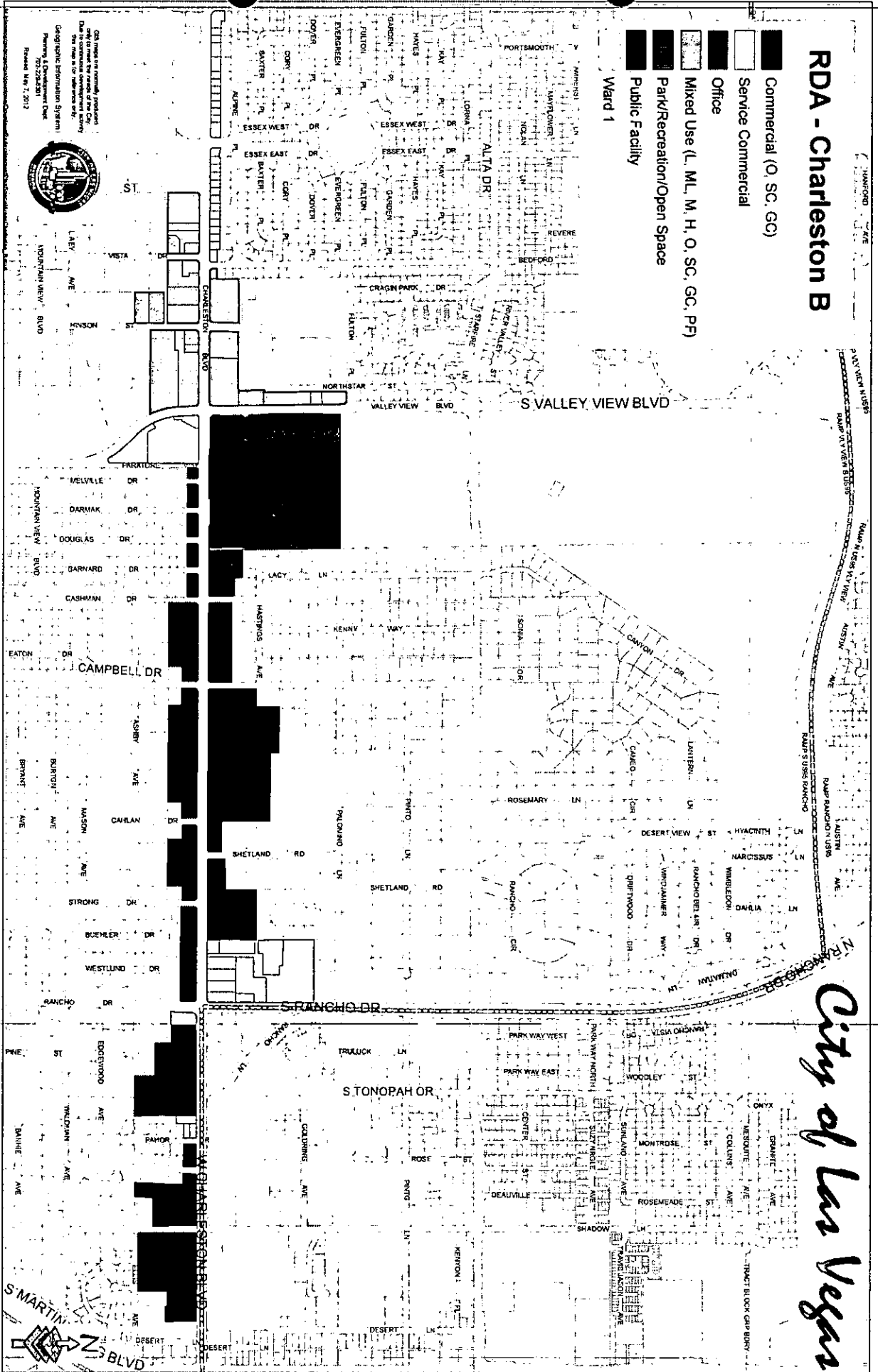
Revised May 7, 2012

The seal of the City of Port Huron, Michigan, is circular. It features a central figure of a person standing on a small island or rock in the middle of a body of water. The person appears to be holding a staff or a similar object. The water is represented by wavy lines. The outer ring of the seal contains the text "CITY OF PORT HURON" at the top and "MICHIGAN" at the bottom.

RDA - Charleston B

- Commercial (O, SC, GC)
- Service Commercial
- Office
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Park/Recreation/Open Space
- Public Facility

Ward 1

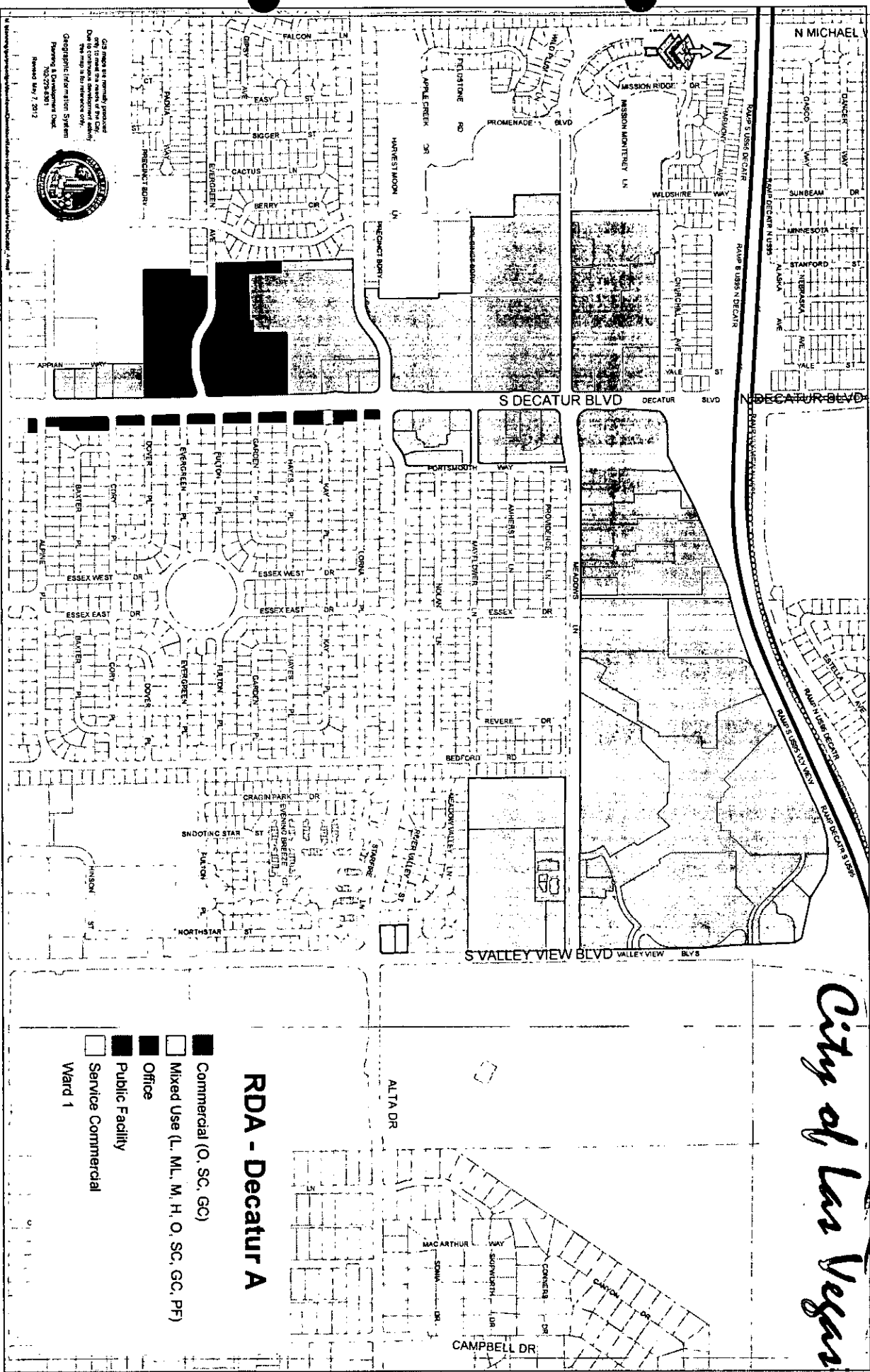


City of Las Vegas

THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. It does not constitute a contract or a warranty of any kind. The City of Las Vegas is not responsible for any errors or omissions on this map. The map is for informational purposes only.



Planning & Development Dept.
702.258.2800
Revised May 7, 2017



City of Las Vegas, Nevada
Planning & Development Department
1000 W. Washington Ave., Suite 200
Las Vegas, NV 89106
Phone: 702.258.8800
Fax: 702.258.8801
Website: www.lasvegasnevada.gov
City of Las Vegas, Nevada
Planning & Development Department
1000 W. Washington Ave., Suite 200
Las Vegas, NV 89106
Phone: 702.258.8800
Fax: 702.258.8801
Website: www.lasvegasnevada.gov



- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Office
- Public Facility
- Service Commercial

RDA - Decatur A

Ward 1

City of Las Vegas

Ward 1

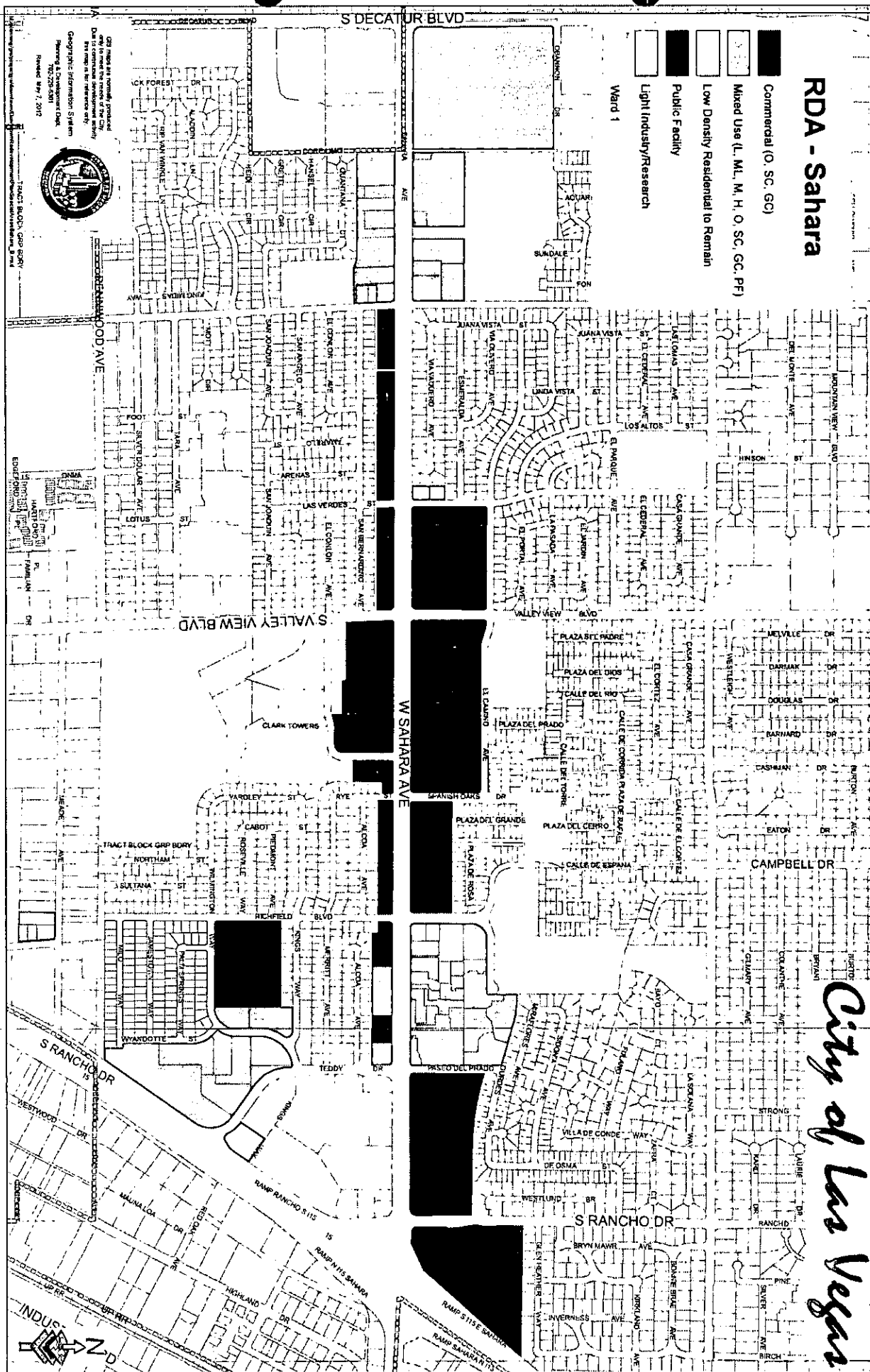


City of Las Vegas

RDA - Sahara

- Commercial (O, SC, GC)
- Mixed Use (L, ML, M, H, O, SC, GC, PF)
- Low Density Residential to Remain
- Public Facility
- Light Industry/Research

Ward 1



City of Las Vegas
Planning & Development Dept.
702-258-5800
Revised May 7, 2012



City of Las Vegas

BLIGHT STUDY

CITY OF LAS VEGAS REDEVELOPMENT AREA 2

(Sahara, Charleston and Decatur Corridors in Ward 1)

December 13, 2011

Prepared by the Economic and Urban Development Department
City of Las Vegas

TABLE OF CONTENTS

Definition of Blight	2
Approach and Methodology	3
General Description of the Proposed Redevelopment Area	4
Proposed New Redevelopment Area Map	6
Identification of Blight within the Proposed Las Vegas Redevelopment Area	7
a (1) Defective Design and Physical Construction	7
a (2) Faulty Arrangement of Interior and Spacing of Buildings	8
a (3) Inadequate Provision for Ventilation, Light, Sanitation, Open Spaces, and Recreational Facilities	9
a (4) Age, Obsolescence, Deterioration and Dilapidation, Mixed Character, Shifting of Uses	9
b Faulty Planning	11
c Lots of Irregular or Inadequate Shape or Size	12
d Disregard to Contours or Physical Conditions	12
e Inadequate Streets or Physical Conditions	13
f Possible Submerging	13
g Depreciated or Deteriorating Values	13
h Growing, or Total Lack of, Proper Utilization	15
i Loss of Population or Use	16
Conclusion	17
<u>Tables</u>	
Table 1 Summary Condition of Buildings & Parcels	11
Table 2 Summary of Blight Conditions	18
Residential Areas – Observations and Evaluation	19
Photographic Examples of Commercial and Residential Blight	20-40

DEFINITION OF BLIGHT

The rationale behind the State of Nevada enabling laws to create redevelopment agencies resides in NRS 279.416-420. These statutes describe conditions of blight and deterioration that, if prevalent, constitute a menace to the health, safety and welfare of communities. Conditions of blight as delineated in NRS 279.388 are reprinted, verbatim in the box below.

1. Except as otherwise provided in subsection 2, "blighted area" means an area which is characterized by at least four of the following factors:
 - (a) The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:
 - 1) Defective design and character of physical construction.
 - 2) Faulty arrangement of the interior and spacing of buildings.
 - 3) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.
 - 4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
 - (b) An economic dislocation, deterioration or disuse.
 - (c) The subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.
 - (d) The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions.
 - (e) The existence of inadequate streets, open spaces and utilities.
 - (f) The existence of lots or other areas which may be submerged.
 - (g) Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered.
 - (h) A growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.
 - (i) A loss of population and a reduction of proper use of some parts of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
 - (j) The environmental contamination of buildings or property.
 - (k) The existence of an abandoned mine.

Finally, NRS 279.519 states that a redevelopment area need not be restricted to only those building improvements or lands which are detrimental or inimical to the public health, safety or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. Furthermore, a redevelopment area may include, in addition to blighted areas, lands, buildings or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part. These criteria are critical for the City of Las Vegas Redevelopment Agency as the redevelopment area contains a few parcels which do not appear to have significant decline or deterioration. However, these parcels are threatened by other parcels which exhibit a variety of conditions of blight including deterioration, safety hazards, economic maladjustment, depreciating property values, stagnant population and the unproductive use of land.

This Blight Study is a component of the documentation required to establish a new redevelopment area within the City of Las Vegas.

APPROACH AND METHODOLOGY

With the legal definition of blight clearly described, it is necessary to demonstrate how, and where, these conditions exist. To accomplish this, a common sense interpretation of the individual blight statutes has been provided. In turn, specific examples of blight located within the City of Las Vegas Redevelopment Area were identified and compared to the interpretations, thereby clearly documenting the extent of blight. For ease of understanding, the format used is to:

1. List the legal blight factor as defined by NRS;
2. List the common sense interpretation;
3. Provide the specific examples which demonstrate these characteristics.

Both primary and secondary data sources were used to quantify existing conditions in the proposed redevelopment area. The primary method for evaluating the existence and prevalence of conditions that characterize blight were extensive field surveys of existing physical conditions. These field surveys were conducted in March 2010 through November, 2010.

Parcels within the proposed Redevelopment Area were analyzed individually and collectively and both physical and economic blight indicators were observed in the field surveys. These blight indicators include inadequate streets, flood prone conditions, deterioration and dilapidation of structures, age and obsolescence, population stagnation, and economic maladjustment. Secondary data sources include U.S. Census Bureau records, and interviews with City of Las Vegas staff and public officials. Finally, numerous pictures of blighted parcels were taken in order to provide a permanent, visual record of the extent of decline and deterioration.

GENERAL DESCRIPTION OF THE PROPOSED REDEVELOPMENT AREA

The proposed new Redevelopment Area ("Redevelopment Area 2") can be divided into three (3) distinct corridors:

- Sahara Avenue
- West Charleston Boulevard
- South Decatur Boulevard

The **Sahara Avenue Corridor** can be generally described as the following area:

East Boundary is the west side of the South I-15 ramp to West Sahara Avenue; North and South Boundary is West Sahara Avenue; and the West Boundary is the east side of South Rainbow Boulevard.

Additionally there are two residential areas within the Sahara Avenue Corridor:

- 1) Richfield Village (Richfield Neighborhood Association)
Beginning at Sahara Avenue, to Rye St., (Tract Block Group Boundary, then to the Precinct Boundary), then to Wyandotte Street, then to the intersection of Wilmington Way & Kings Way, then to Teddy Drive and then to Sahara Avenue, and,
- 2) Las Verdes Heights (Keen Neighborhood Coalition)
Beginning at Sahara Avenue at Valley View, then proceeding west to Arville Street, then south to Tara Avenue, and then east to Valley View.

The Sahara Corridor is considered a major transportation corridor within the city of Las Vegas. While the eastern boundary is characterized by newer buildings that contain office, retail and service oriented businesses, as you proceed west, the buildings are older and have a dated architectural style and reveal significant aging.

This corridor consists of **625 parcels**. Thirty-two percent (32%) are zoned as commercial parcels and sixty-seven percent (68%) are zoned low-density residential and three (3) and four (4) plex residential buildings. These 592 parcels equate to .418 acres. = seventy-nine percent (79%) commercial and twenty-one percent (21%) low-density residential (R-1, R-3, and R-4).

The **West Charleston Boulevard Corridor** can be generally described as the following area:

East Boundary is the west side of South Rancho Drive; North and South Boundary is West Charleston Boulevard; and the West Boundary is the east side of South Rainbow Boulevard.

Additionally there is a residential area within the West Charleston Boulevard Corridor:

- 1) *Hyde Park Subdivision (Meadows Neighborhood Preservation Neighborhood Association)*
Bounded by Charleston Blvd. on the south, west to Decatur Blvd., north to Alta Drive, and then east to Bedford Road.

The Charleston Corridor is also a significant commercial corridor within the city of Las Vegas. It also is one of the older commercial corridors located in the city limits. Many parcels have businesses located on them with plot lines running through the property, making it challenging for property owners to develop their property for a changing economic and population demographic. Architectural style of these buildings is dated and not aesthetically pleasing for positive progress within the community.

This corridor consists of **1,008 parcels**. Thirty-six percent (36%) are zoned as commercial parcels and sixty-four percent (64%) are zoned as low-density residential. These 983 parcels equate to 447 acres – seventy percent (70%) commercial and thirty percent (30%) low-density residential.

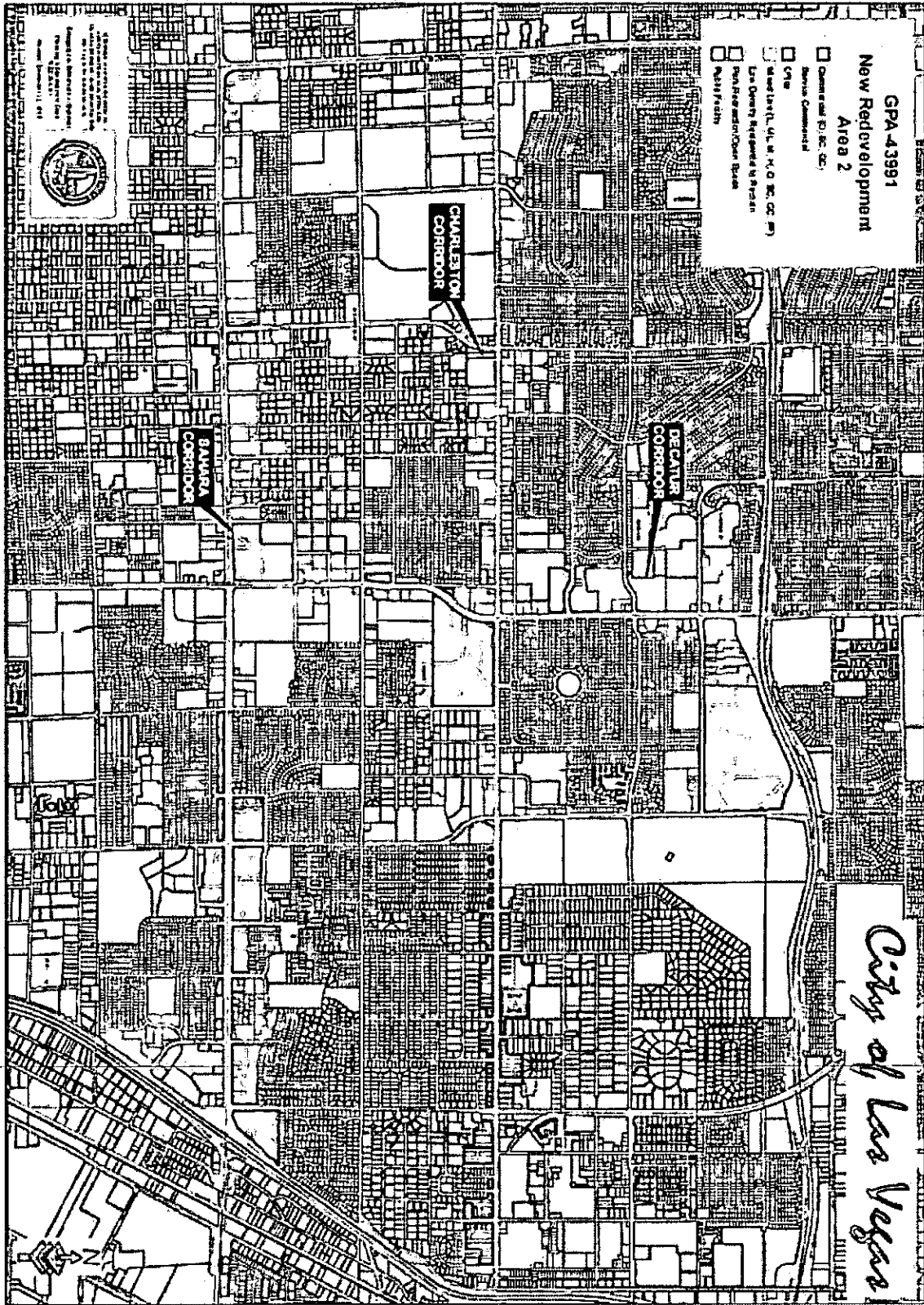
The **South Decatur Boulevard Corridor** can be generally described as the following area:

South Boundary is the north side of West Sahara Avenue; East and West Boundary is South Decatur Boulevard; and North Boundary is generally the south side of the US 95.

The Decatur Corridor is a newer commercial corridor populated with commercial centers that are larger in scale than the other two corridors. While these properties may be considered “young”, there has been a growing deterioration of the properties and a dated architectural look. This area also is host to a regional mall that was built in 1979-1980 and has shown an increasing vacancy rate.

This corridor consists of **125 parcels**. Ninety-nine percent (99%) is zoned commercial and equates to 321 acres.

These three corridors are included in the City of Las Vegas Master Plan 2020 and incorporated in the Neighborhood Revitalization Area. The Neighborhood Revitalization Area foresees a strategy to address the decline of older, mature areas that are affected by a shift in land use base, has a significant decline in the economic base, and an increase in property crime, vandalism and graffiti.



IDENTIFICATION OF BLIGHT WITHIN THE PROPOSED LAS VEGAS REDEVELOPMENT AREA

As previously mentioned, this Study describes, in **bold face headings**, each of the specific blight factors defined in state statutes. The interpretation of the statute appears in italics. Blighting factors in NRS 279.388 that are not addressed in this Blight Report, due to the fact that they do not exist, nor avail themselves to evaluation, are (j) Environmental contamination of buildings or property and (k) Existence of an abandoned mine. Finally, the applicable data that demonstrates the existence of blight and meets the specific factor under consideration is provided.

Unfit or Unsafe Buildings or Structures

- A. *The existence of buildings and structures, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors (1-4).*

This category of the law deals with the physical condition of buildings in a redevelopment area. It includes subcategories that describe specific indicators of blight: defective design and physical construction; faulty arrangement of interiors and spacing of buildings; overcrowding; inadequate provisions for ventilation, light, sanitation, open spaces and recreational facilities and age and obsolescence of structures.

Each of these categories is discussed separately, and in detail below.

Defective Design and Physical Construction

- 1) *Defective design and character of physical construction.*

Buildings of any type may suffer deterioration or disuse, or may contribute to such problems in other buildings, because of inherent defects in their design. Such buildings can present safety hazards, be functionally inefficient or facilitate their own deterioration. Defects may exist from the moment a given building is completed or they may evolve as occupants attempt to accommodate change in uses within the building or within surrounding buildings over time.

Conditions of defective design can occur in a variety of ways, and can include inappropriate exterior building materials, or a building that is of inadequate size for the intended use, or exterior retrofit of utilities, such as electrical and water systems. A faulty addition to a building can also be considered defective design.

To document the degree of dilapidation and where deterioration originates of the properties surveyed, field staff surveyed the conditions of only the exteriors of structures from the public right-of-way. Two points must be considered: 1) field staff can only examine and evaluate the most durable portions of the structure and property, i.e. the roof, exterior walls and windows and 2) the structure may be concealing any number of structural deficiencies, which may have a negative impact on the integrity or safety of the structure, but may not be visible from the public right-of-way. The presence of negative conditions that may be hidden by a more durable exterior means that conditions of deterioration may be more prevalent than indicated in this Blight Report.

Since the deterioration couldn't be directly traced to defective design the structures/parcels are listed in category 4 which covers dilapidation and deterioration. Regardless of the reason for deterioration, it is always a serious problem and has a profound impact on the likelihood of new investment and further deterioration.

Faulty Arrangement of Interiors and Spacing of Buildings

2) Faulty arrangement of the interior and spacing of buildings

Indicators of faulty interior arrangement and spacing of buildings include inadequate setbacks and side yards resulting in fire hazards, inadequate loading, inadequate on-site parking areas, excessive lot coverage, and exposed outdoor storage and/or production.

Field surveys were conducted from public rights-of-way, and did not include an assessment of interior spaces. There were no available secondary data sources for this information.

The city of Las Vegas can be considered a relatively young municipality. For the most part, recent commercial developments are more likely to meet the required set backs for development purposes. Older commercial developments or structures that were once designated as residential units and are now a professional office or service business are an indicator of blight due to inadequate on-site parking, excessive lot coverage and problems with ingress and egress for customers and safety vehicles.

Instances of this issue were found in all three corridors. Twelve (12) parcels in Sahara, twenty-one (21) properties in Decatur, and 103 parcels in Charleston are zoned as Professional-Residential (P-R). These are former residential homes that have been converted into business/commercial property. In total these parcels account for 7.60 percent of the parcels and 4 percent of the acreage in the proposed new redevelopment area.

Some examples of outdoor storage, which weren't screened from view, were observed. These are identified by the existence of an outdoor storage unit or a fenced in area designated for storage. Exposed outdoor storage is a blight factor in itself, but it can also lead to additional health and safety problems and poses a potential fire hazard to nearby residents and property owners.

- 3) *Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.*

A typical indicator of inadequate ventilation and light includes building walls with windows placed too close together so that air and light cannot reach the windows. Open space and recreational facilities refers to parks and playgrounds which are inadequately maintained.

There were only a few examples of blight due to inadequate sanitation observed. It could not be determined if the condition was due to the business owner or a random act by a citizen(s). Often times, citizens will place debris or refuse in unlocked sanitation areas. This is a minor problem in all three corridors of the proposed new redevelopment area. Increased attention by business and property owners would minimize this blighting factor.

Age, Obsolescence and Deterioration and Dilapidation Mixed Character, Shifting of Uses

- 4) *Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.*

Age refers to buildings and structures of older construction that have not been renovated or upgraded to: eliminate deterioration; modernize heating, ventilation, plumbing or electrical systems; or remedy code or other legal violations or inadequacies. Obsolescence refers to an outdated building design and layout, or site plan that is no longer useful or economically viable given present-day standards or market needs. Such buildings may encourage marginal uses or become neglected and pose safety hazards.

Dilapidation and deterioration are characteristics of buildings or structures.

The terms "Mixed Character" and "Shifting of Uses" refer to a use in a building that was not intended for that building and, consequently, the building is usually poorly adapted and inefficient. This is considered a blighting characteristic because it can lead to incompatible uses, and increased deterioration if buildings are put to more rigorous use than originally intended.

Dilapidation and Deterioration

Ratings in this blight category are the product of first hand field observations. These observations occurred on various dates from March 2010 to October 2010.

The rating categories used in the field survey to assess conditions are generally defined as follows:

- Buildings or land rated as excellent or in good condition ("0" or "1") are in need of little or no maintenance; vacant parcels are well cared for and not overgrown with weeds or other debris.

- Buildings or land rated as deferred maintenance ("2" or "3") need minor improvements such as paint or other exterior cosmetic repairs; vacant parcels need minor landscaping improvements.
- Buildings or land rated as needing moderate rehabilitation ("4") require a substantial amount of improvement such as a new roof, exterior siding, foundation repairs, etc.; vacant parcels are extensively overgrown and may exhibit topographical problems; and
- Buildings or land rated as needing extensive rehabilitation ("5") are abandoned or boarded up, very poorly maintained, have significant structural damage or need several major repairs. Vacant parcels are thoroughly overgrown with weeds, have substantial debris, have been used as a common dumping ground, exhibit foundations of demolished buildings, have severe topographical problems, etc.

Structures that were assigned a rating of "2", "3", "4" or "5" are considered to be in a state of dilapidation or deterioration. While a property may have been assessed a relatively low blight rating, such as a rating of "2", the conditions of the surrounding properties are also a factor in determining the level of blight within an area. Deteriorated buildings which have not been properly maintained by property owners and tenants are a hindrance to attracting new development to the area. Existing property owners and prospective developers are often discouraged from investing in an area where deterioration is prevalent, because security in their investment is uncertain. The presence of properties which exhibit signs of deterioration may also deter owners of neighboring properties from improving or even maintaining their properties. This occurs if it appears that any benefits which might accrue to their properties will be diminished or negated due to the condition of surrounding properties. This presents a risk of decreases in property values if deteriorated conditions are permitted to persist.

Dilapidated and Deteriorated

The overriding blight factor in all three corridors is evidence of dilapidation and deterioration. Of the total of 704 commercial parcels, staff evaluations rated 123 parcels/buildings as "4" or requiring moderate rehabilitation or substantial improvement, and 35 parcels/buildings as "5" requiring extensive rehabilitation. More importantly, staff evaluated 311 parcels/buildings as "2 or 3" requiring deferred maintenance/minor improvements. In short, 469 of the 638 parcels in the proposed new Redevelopment Area, or 66 percent, are judged to be deteriorated or dilapidated under this blight factor.

While a parcel/building that has what may be considered a lower blight rating, such as a "2 or 3", it is important to note that once a building or parcel becomes deteriorated and/or dilapidated, it is incumbent upon the property owner to address and undertake the necessary maintenance and improvements to keep the property from further decay. Given the current economic environment, many property owners are financially impacted and cannot make those continued investments in the property.

Table 1
Summary Condition of Buildings & Parcels in the
Proposed New Redevelopment Area 2
(Commercial Parcels)

<u>Condition</u>	<u>No. of Parcels</u>	<u>Percent of all Parcels</u>
0 or 1 Buildings or vacant land in excellent or good condition, minor landscape improvements needed.	235	33%
2 or 3 Deferred maintenance/minor improvements needed, vacant land slightly overgrown	311	44%
4 Moderate rehabilitation/substantial improvements needed, vacant land severely overgrown	123	17%
5 Extensive rehabilitation/structural damage/major repairs/abandoned, vacant land thoroughly overgrown, demolished foundations, debris	<u>35</u>	<u>5%</u>
TOTAL	704	100%
Total Dilapidated & Deteriorated (2 – 5)		66%

B. Economic Dislocation, Deterioration or Disuse

An economic dislocation, deterioration, or disuse resulting from faulty planning. Evidence of faulty planning results from buildings containing uses, which are incompatible with adjacent uses.

Incompatible uses observed in the three corridors could be characterized by the mix of businesses which are near residential parcels. Some parcels located in the proposed new redevelopment area back up to single-family homes and multi-family apartments. The majority of those parcels were located in mature areas of the business/commercial center. This blighting characteristic is not a major factor in the proposed new redevelopment area.

C. Lots of Irregular or Inadequate Shape or Size

The subdivision and sale of lots of irregular form and shape and inadequate size for proper usefulness and development.

The economic viability of an area is reduced when it contains a number of lots of inadequate size for usefulness and development. This situation is commonly the result of historical subdivision and development patterns, as well as shifting economic trends in commercial sectors (e.g. shifts in the demand for goods and services). Adequate parcel size and dimension are necessary if land is to be effectively utilized. Certain minimum lot sizes are required not only for code compliance, but also to make development and redevelopment attractive to investors. Parcels must be large enough to accommodate the primary structure, setback area, circulation, and parking space. Parcels not able to meet these conditions may require that potential investors acquire adjacent properties (which may not be for sale) or forego rehabilitation or development of a property in lieu of an attractive site of adequate size and dimensions. Section 279.388 of the NRS considers the "subdividing and sale of lots of irregular form and shape and inadequate size for proper usefulness and development" a characteristic of a blighted area.

New and recently built commercial development tends to be designed in an appropriate manner which does not impact potential investment in the surrounding properties. It is only when you look at the older, more mature commercial development that this blighting characteristic has a role in impacting future investment in a property. For example, the parcels in the Charleston corridor that are zoned as Professional-Residential (P-R) may have a typical single-family lot shape, but when you have multiple parcels designated as P-R along a commercial corridor, then investment in the area will be negatively impacted. The Charleston corridor has 103 parcels designated as P-R. The Sahara corridor has 12 and Decatur corridor has 21 parcels designated as P-R.

D. Disregard to Contours or Physical Conditions

The laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions. This blighting characteristic refers to the presence of parcels that, because of their layout, create problems with, or do not take advantage of, opportunities presented by the topography of an area.

No examples of parcels with contour or physical condition problems in the proposed new Redevelopment Area were found.

E. Inadequate Streets or Physical Conditions

The existence of inadequate, deteriorating, rutted streets, open space and utilities. Section 279.388 of the NRS states a blighted area may also be characterized by the existence of inadequate public streets, open space or utilities. Inadequate streets are defined as those that lack the capacity to carry the existing or anticipated vehicular traffic, or provide inadequate access to an area. Inadequate open space refers to a lack of sufficient parks and recreation areas. Inadequate utilities means that an area lacks or is poorly served with electricity, gas, telephone or other services necessary for successful development.

The majority of the commercial parcels in the proposed new Redevelopment Area are mostly along the major commercial corridors of Sahara, Charleston and Decatur. There was some deterioration of curbs, sidewalks, gutters and streets in all three corridors, but most of the parcels are the responsibility of the city and are on a regular schedule for maintenance and repair.

Field observations throughout the three commercial corridors showed that this blighting condition has no impact for the proposed new Redevelopment Area.

F. Possible submerging

The existence of lots or other areas which may be submerged. Areas which are flood prone or in a flood plain can be considered as possible submerging candidates.

The Clark County Regional Flood Control District's interactive website for determining if an area is within a 100 Year Flood Zone shows that the proposed new Redevelopment Area will not be impacted. No parcels were found to be a blighting influence due to potential flood problems.

G. Depreciated or Deteriorating Values

Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered. Conditions where assessed values have been declining or failing to keep pace with those in other comparable locations indicates a lack of investment by existing property owners and outside investors.

To assess the depreciated or deteriorating values of the parcels in the three corridors, staff examined whether or not an area's housing stock is keeping pace with the overall performance of the City. Information was obtained from the 2000 Census and the 2005-2009 American Community Survey (ACS). When these figures are compared with the housing figures for the zip codes of the new Redevelopment Area (89102, 89106 and 89107) a determination whether housing figures are maintaining pace can be evaluated.

Apartment contract rent figures provide us with the overall monthly contract rent for the City of Las Vegas and the zip codes of the proposed new Redevelopment Area. From the 2000 Census to the 2005-2009 ACS, we find that the city's contract rent increased from \$632 to \$841, a 33percent increase. The contract rent for 89102 was \$564 to \$701, a 24 percent increase. Contract rent for 89106 was \$496 to \$642, a 29 percent increase. Contract rent for 89107 was \$618 to \$781, a 26 percent increase. Additionally we can compare the respective zip code's contract rent with the city's contract rent and see that from 2000 Census to the 2005-2009 ACS that each zip code represented a decline of the city's average contract rent. In 2000, 89102's contract rent represented 89 percent, and fell to 83 percent; 89106's contract rent represented 78 percent and fell to 76 percent; and 89107 represented 98 percent and fell to 93 percent.

The decline clearly demonstrates deterioration in the value of the multi-family housing stock in the proposed new Redevelopment Area. A failure to keep pace with the market is an indication of impaired investment and economic maladjustment throughout the study area.

As for economic maladjustment, median household (HH) income is used. Data from the 2009 through 2011 Las Vegas Perspective was used to make a determination of the level of economic maladjustment. The Perspective provides statistical information on 121 zip codes in Clark County. Median HH incomes in areas 89102, 89106, and 89107 in 2009 were \$36,116, \$33,305, and \$46,535; for 2010 - \$35,882, \$33,357, and \$46,398; and for 2011 - \$36,715, \$35,028, and \$47,142. The city's median HH income in 2009 was \$58,148 and for 2010 \$58,432.

When you look at the 2000 Census data and the 2005-2009 ACS data for the median HH income, you will find that the 89102, 89106, and 89107 zip codes had a decrease in the percentage of the citywide median HH income. In 2000, 89102, 89106, and 89107 represented 73 percent, 63 percent, and 92 percent respectively. In the 2005-2009 ACS data, these three zip codes represented just 68 percent, 56 percent, and 88 percent of the citywide median HH income. This shows that there has been significant economic maladjustment in the proposed new Redevelopment Area.

To assess social maladjustment, we will look at crime statistics and educational levels for the three zip codes that encompass the proposed new Redevelopment Area. From an educational perspective, the national percentage of the population having attained a Bachelor's degree is 17.4 percent (ACS Summary – Census). The percentage for 89102, 89106, and 89107 are 8 percent, 6 percent, and 7.5 percent respectively.

When comparing crime statistics to the national median violent crime index of 4.5, obtained from NeighborhoodScout.com, you will see that 89102, 89106 & 89107 are much higher than the national median, the state's median (7.52) and the Las Vegas MSA (23.85). For violent crimes, the rate ranged from 13.94 to 42.86 in those three zip codes. For property crimes, the national median was 32.1, state median was 35.77, Las Vegas MSA median was 95.49, and the range for the three zip codes was 37.96 to 145.79.

Together, these two indicators demonstrate a significant economic maladjustment from the national levels of crime and education. This results in an area which exhibits the type of social maladjustment which is characteristic of a blighted community.

The proposed new Redevelopment Area suffers from depreciated property values, social and economic maladjustment. Every parcel being considered within the proposed new Redevelopment Area is blighted due to depreciating/deteriorating property values and social and economic maladjustment.

H. Growing, or Total Lack of, Proper Utilization

Growing or total lack of proper utilization of some parts of the area, resulting in a stagnant and unproductive condition of land which is potentially useful and valuable for contributing to the public health, safety and welfare.

This factor refers to the existence of one or more conditions (such as declining or slowly growing property values, or vacant land dispersed among developing properties) that indicate the economic health of an area is declining or stagnating, and that by themselves, or in combination with other physical and social conditions, prevent the private marketplace from economically using, maintaining, upgrading, developing or redeveloping the area.

This blighting characteristic was evaluated in relation to other blighting characteristics, such as the age, obsolescence, deterioration and dilapidation, mixed character; faulty arrangement of the interior and spacing of buildings; lots of irregular form, shape and inadequate size for proper usefulness and development; and economic and social maladjustment. Vacant properties, property zoned as Professional-Residence (P-R) and the overall economic viability of a property/parcel contribute to meeting blighting conditions and preventing private development to make an investment in the proposed new Redevelopment Area.

It is important to emphasize that while the numbers of parcels appear nominal, they have a major impact on the entire neighborhood. More importantly, they provide a dramatic indicator to the private sector that the risk of investing in these areas is likely to be much greater than others. In fact, since Las Vegas was one of the fastest growing cities in the country and the opportunities for the developer were so numerous, the likelihood of them investing in neighborhoods with the risk associated with underutilized property is extremely tenuous.

I. Loss of Population or Use

Loss of population and a reduction of proper use of some parts of the area, resulting in further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

The 2000 Census and the 2010 Census Summary provided statistics on population. The three zip codes included within the proposed new Redevelopment Area are 89102, 89106 and 89107. These zip codes were compared to the entire City of Las Vegas to provide perspective on population loss or stagnation.

This comparison proved extremely revealing demonstrating an overall stagnation within the proposed new Redevelopment Area. Between 2000 and 2010 the City of Las Vegas' population increased by 102,900 or 21% or 1.96% on an Annual Rate. In contrast, 89102 showed a **decrease** of 4%, or a **-.46%** Annual Rate. 89106 showed a small **increase** of .5%, or a **.05%** Annual Rate. 89107 also had a minimal **increase** of 1%, or a **.13%** Annual Rate. These anemic numbers, when contrasted to a City whose population increases make it one of the fastest growing cities in the country during this period, definitely indicates stagnation and decline. Couple these population figures with the other measures of deterioration previously reported verifies that the proposed new Redevelopment Area demonstrate a profound reduction in proper use of the Area and added costs to the taxpayer.

Summary

Of the 12 blight categories profiled, blight was identified in seven of them. Naturally the extent of this blight is more pervasive in some categories than others. Also, the magnitude of blight varies from Corridor to Corridor depending on the category. It is important to recognize that blight, even in minor numbers, has a substantial impact on deterioration of the entire area and a reluctance on the part of the private sector to contemplate new investment.

CONCLUSION

TABLE 2 provides a summary of the blight observed in the proposed Redevelopment Area. It is apparent that 100 percent of the parcels in the proposed Redevelopment Area are blighted in two categories. Similarly, a majority of all 704 parcels are considered dilapidated or deteriorated. This blight category is especially critical because deterioration of this nature has a tendency to spread to solidly maintained parcels quickly in challenging economic conditions.

In the last analysis, it has been clearly demonstrated that all parcels are blighted in some aspect and are further threatened by other parcels which are severely blighted. In short, it is apparent that the classic characteristics of blight delineated in NRS 279 are readily evident to the extent that they are detrimental to the public health, safety and welfare. These conditions exist in all three corridors of the proposed new Redevelopment Area to an extent where they predominate and may have injuriously affect to the entire proposed new Redevelopment Area.

TABLE 2**SUMMARY OF BLIGHT CONDITIONS**
(704 Total Commercial Parcels)

Blight Factor	Blighted Parcels	Percent Blighted
A-1) Defective design* INCORPORATED IN A-4 BELOW	0	0%
A-2) Faulty arrangement & spacing of buildings	136	19%
A-3) Inadequate ventilation, light, sanitation, open spaces, and recreations facilities	0	0%
A-4) Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses	375	53%
B) Economic dislocation, deterioration or disuse	42	6%
C) Lots of irregular form, shape or size	45	6%
D) Lots in disregard to contours or other physical characteristics	0	0%
E) Inadequate streets, open spaces and utilities	0	0%
F) Lots which may be submerged	0	0%
G) Depreciated values, impaired investments, and social & economic maladjustment	704	100%
H) Stagnant and unproductive condition of land	61	8%
I) Loss of population resulting in further deterioration and added costs to the taxpayer	704	100%

RESIDENTIAL AREAS – Observations and Evaluation

There are three neighborhoods that are proposed for the new Redevelopment Area – Richfield Village; Las Verdes Heights; and Hyde Park Subdivision. Staff walked each neighborhood and noted the blighting conditions. Below is a summary of the findings.

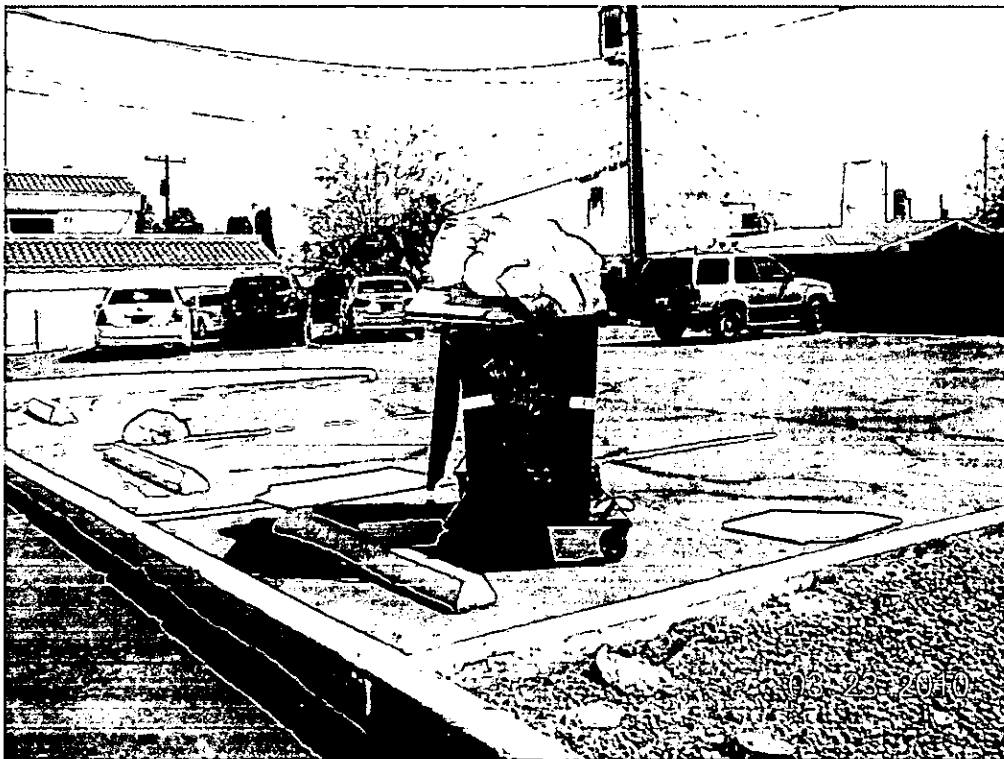
There is obviously some ongoing reinvestment by some property owners. There is a visible on-going standard of maintenance and clear indications of pride of ownership on each block. The well manicured traditional lawns and landscaping, decorative fencing and patios are well planned, arranged and furnished as attractive outdoor rooms for entertaining, family and friends.

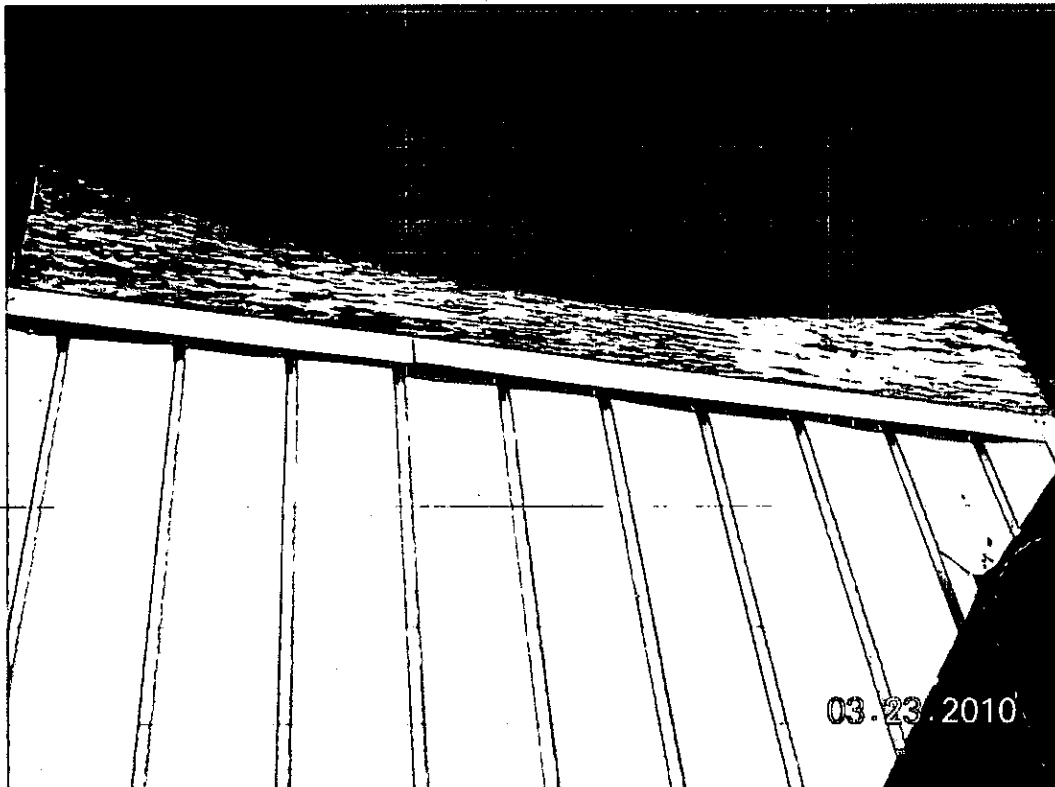
In contrast to those homeowners there are a substantial number of homes that exhibit deferred maintenance such as:

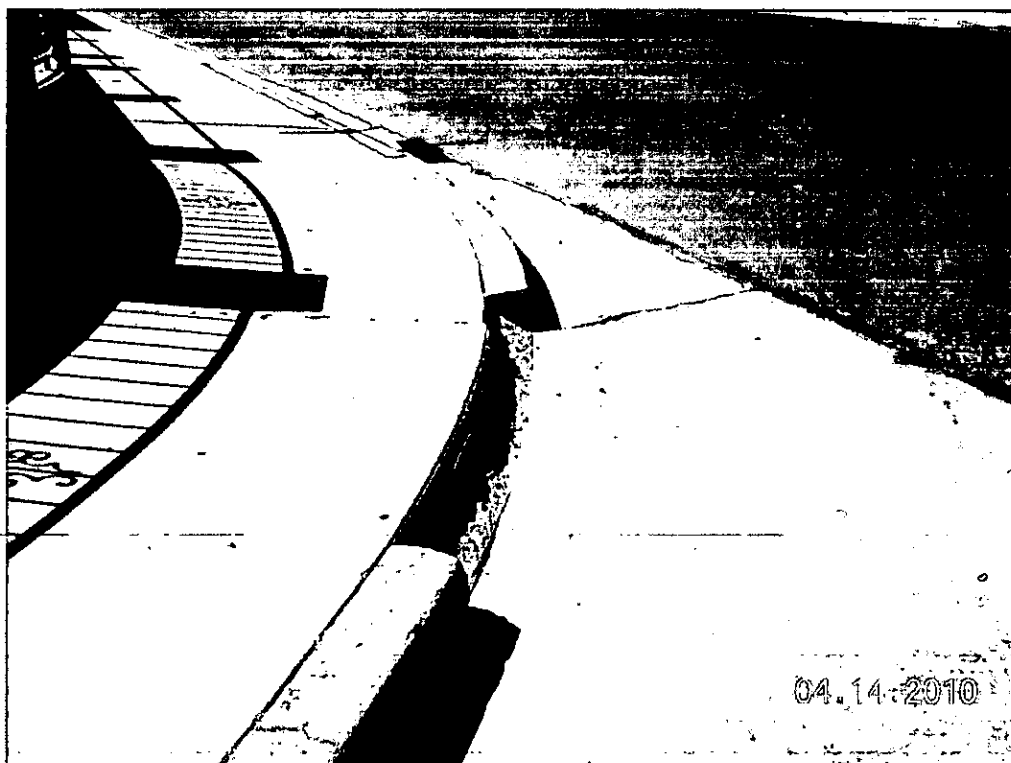
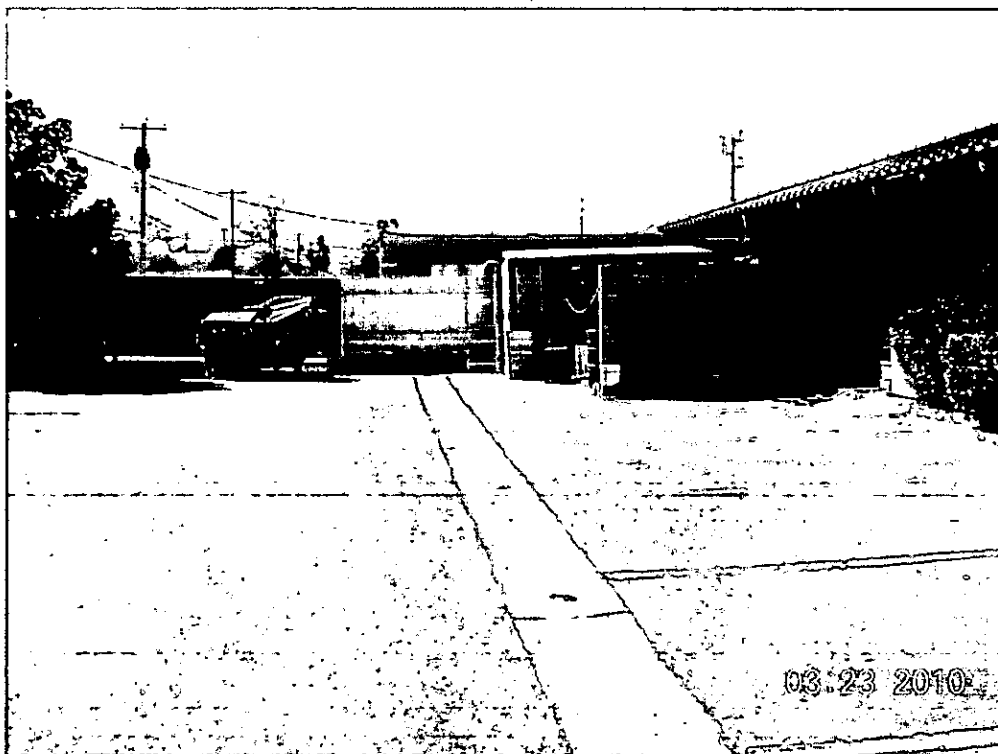
- Housing façades with bare wood components, gables ends, fascias, and trim that have years of peeling paint
- Buildings in general need of painting
- Variety of expedient, temporary patches on buildings
- Damaged roofs missing substantial shingles or other roofing material
- Roofs in need of major repair and or replacement
- Fascias and cornices deteriorated and separating from wall and /or roof systems
- Masonry repairs performed by non-qualified tradesmen, on walls, steps, porches, property fencing
- Dangerous masonry repairs that are not stable for the original purpose designed
- Wooden fences sagging, falling and fallen
- Old construction materials stored in yards or against the building
- Dead landscaping, dead trees, falling limbs left where they fell
- High weeds as fire hazard
- Front yards filled with concrete
- Front yards, side lots and ROW used for storage for vehicles, working and non-working- stored cars, trucks, boats, trailers, RV's and other debris
- Windows and doors with taped glass paned, or missing windows
- Hanging doors, not hung, appear to be non-functional
- Burned-out structures, partial and not occupied, left open to trespass; not posted or any indications of insurance repair or building permits, others having evidence of "intermittent owner repair"

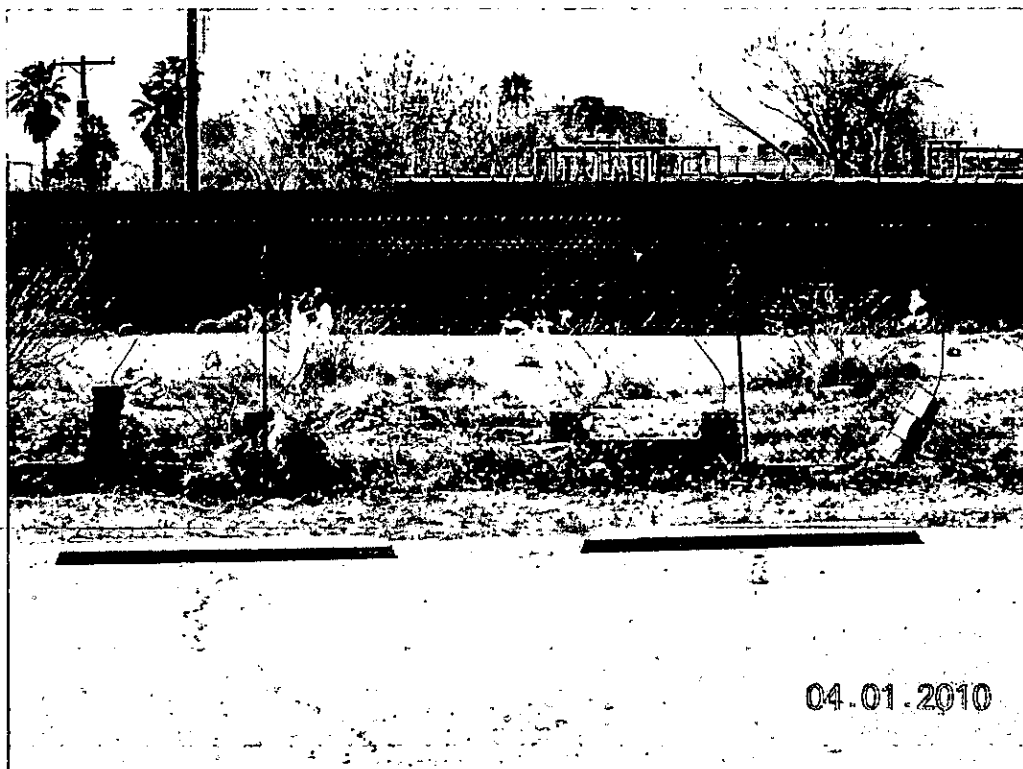
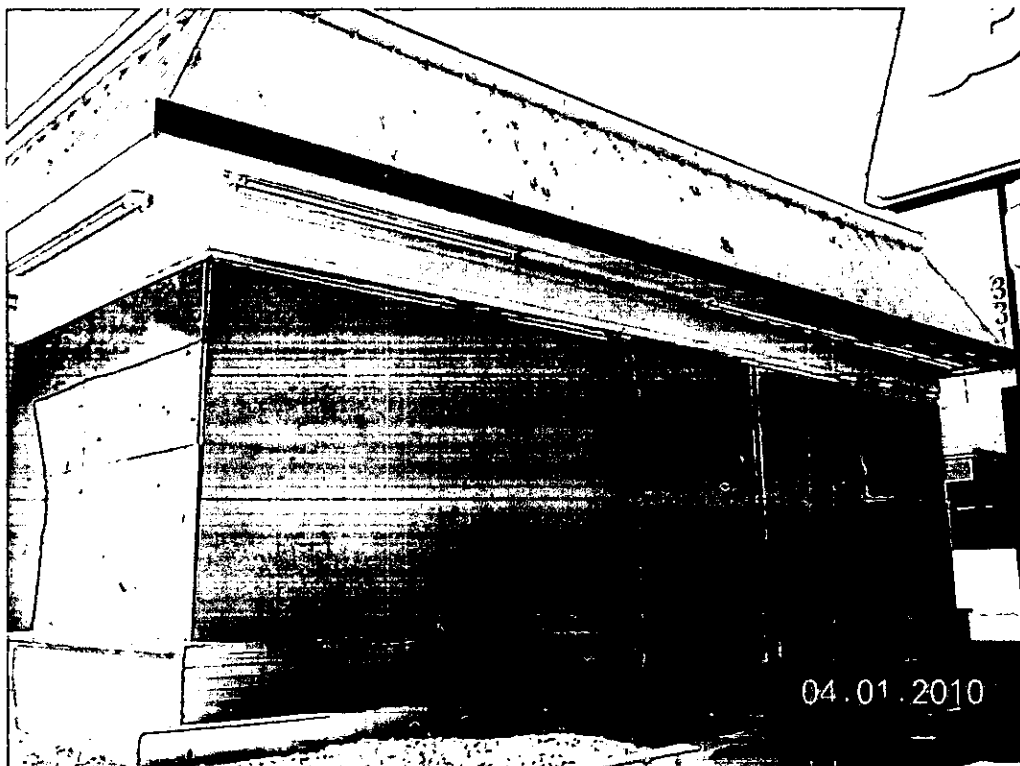
Given the number of homes that exhibit the blighting conditions above, it can be determined that the neighborhoods have deteriorated to a point where private investment is no longer looking to invest in these neighborhoods. Programs and financial resources will need to be developed to address blight and disinvestment in the neighborhoods.

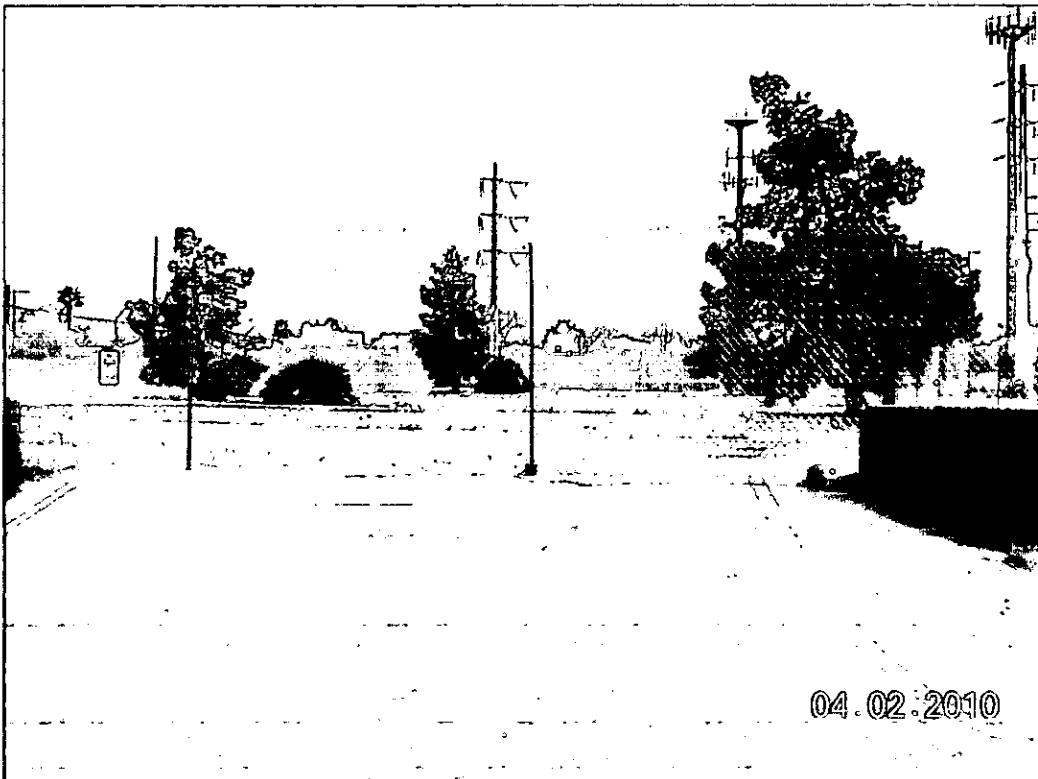
Photographic Examples of Blighting Conditions



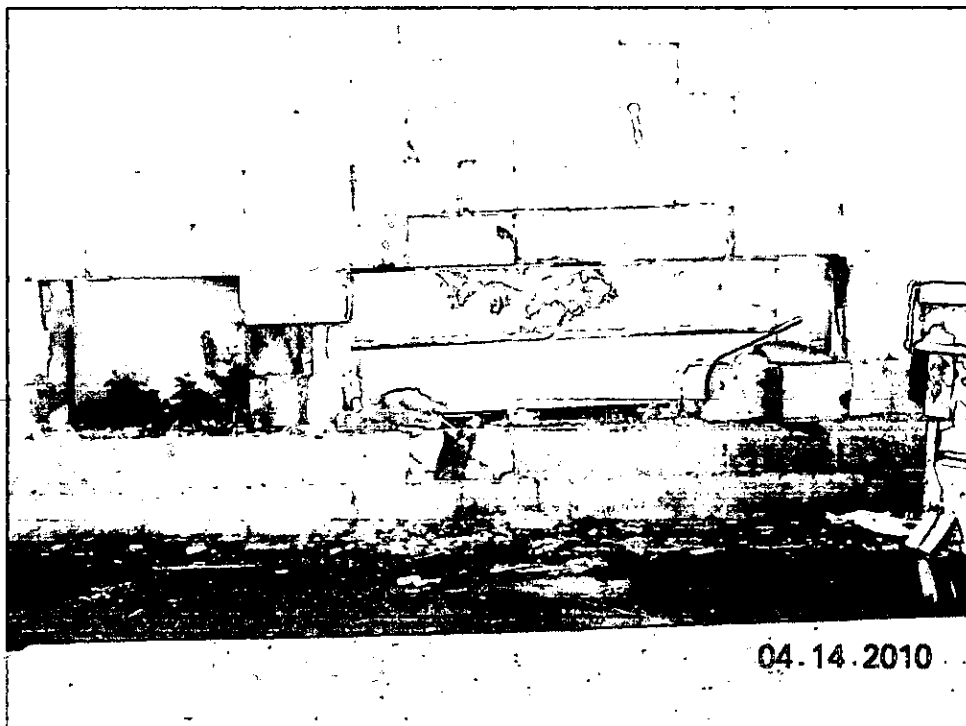
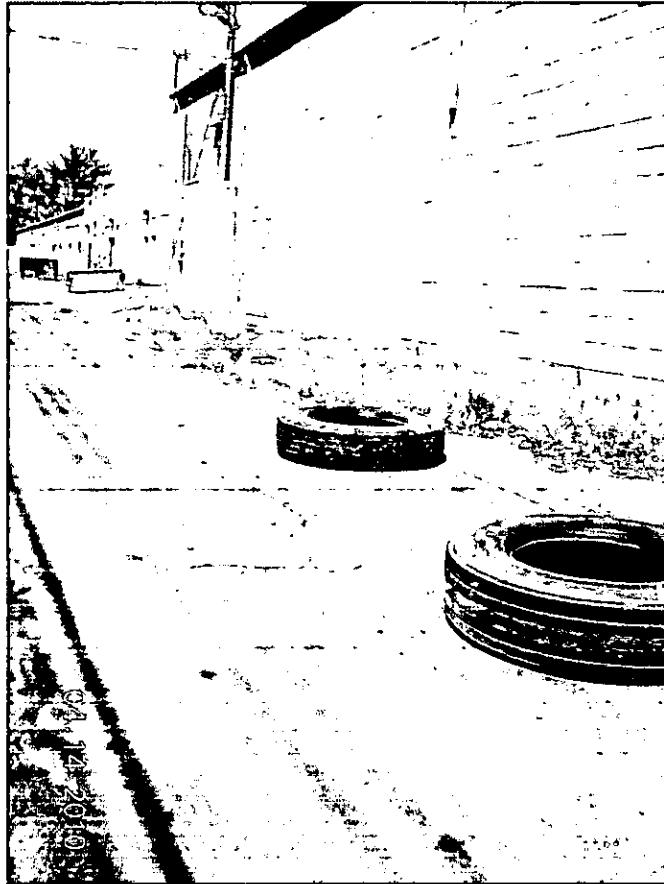


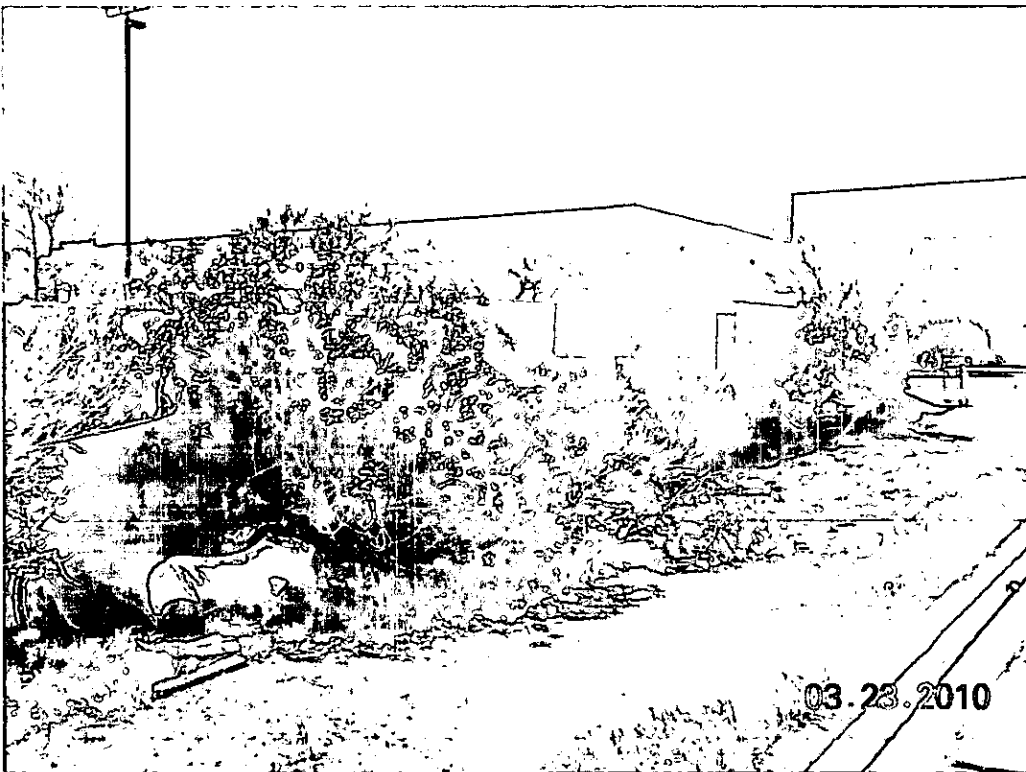


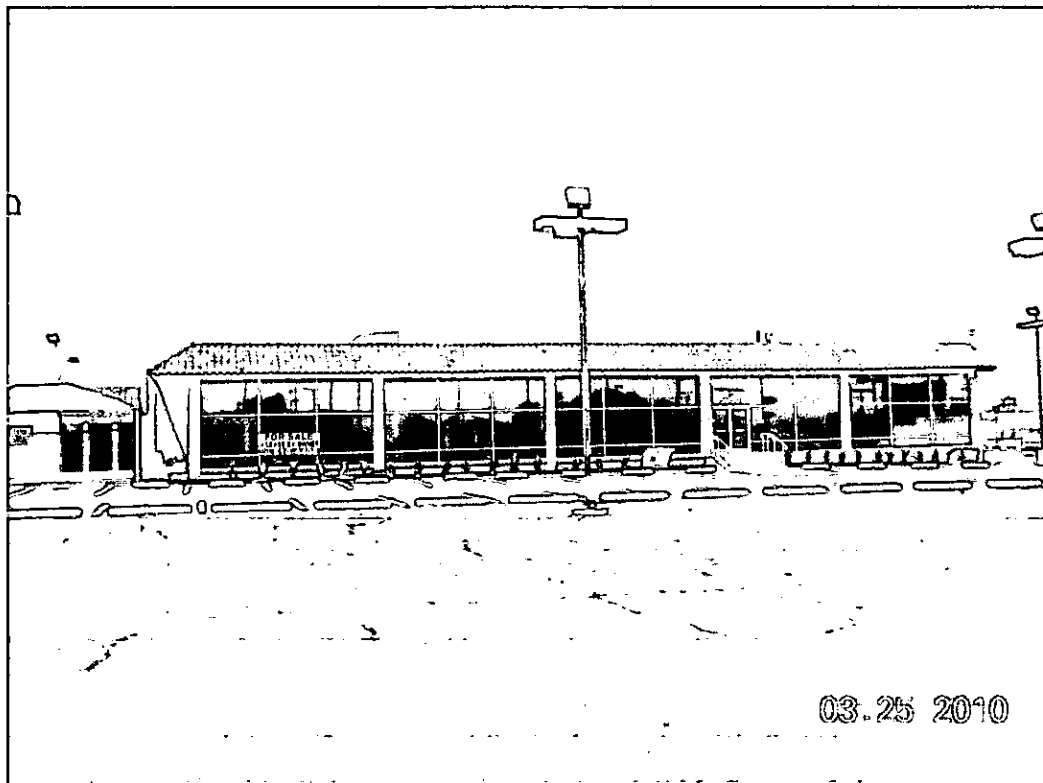
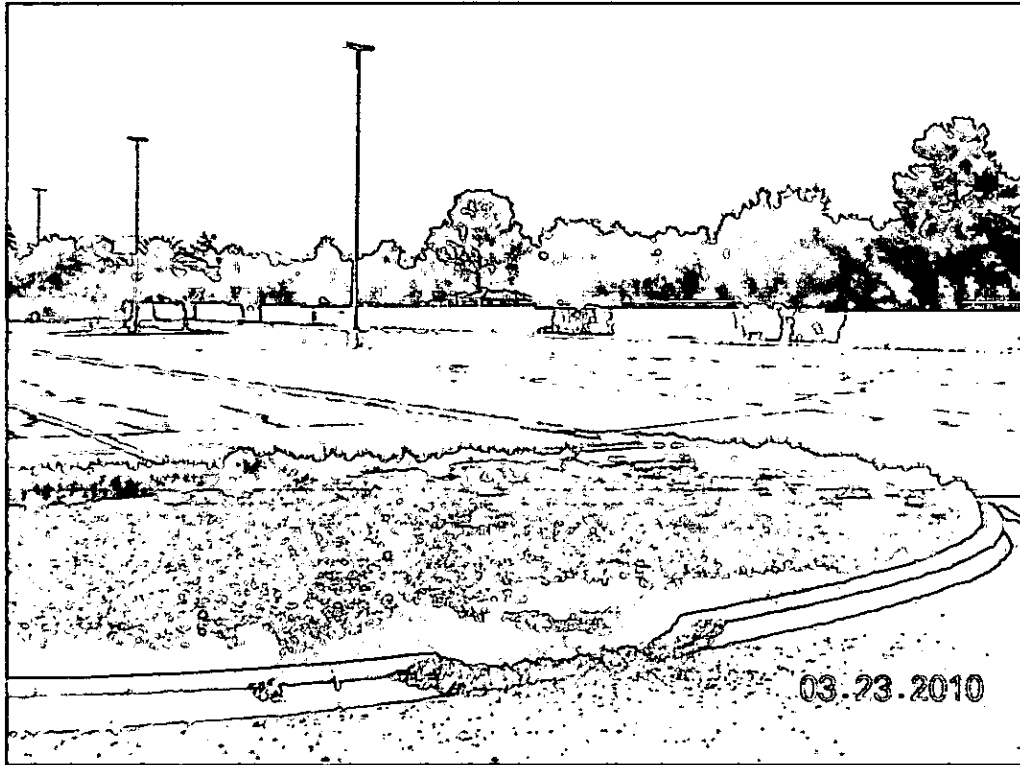


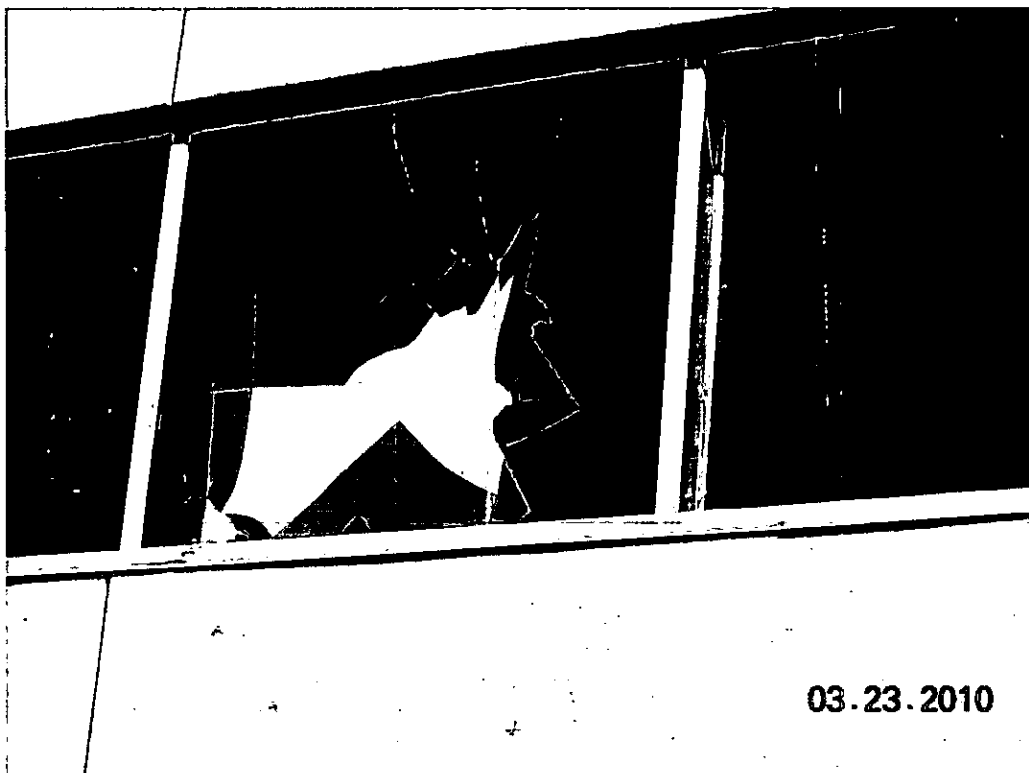
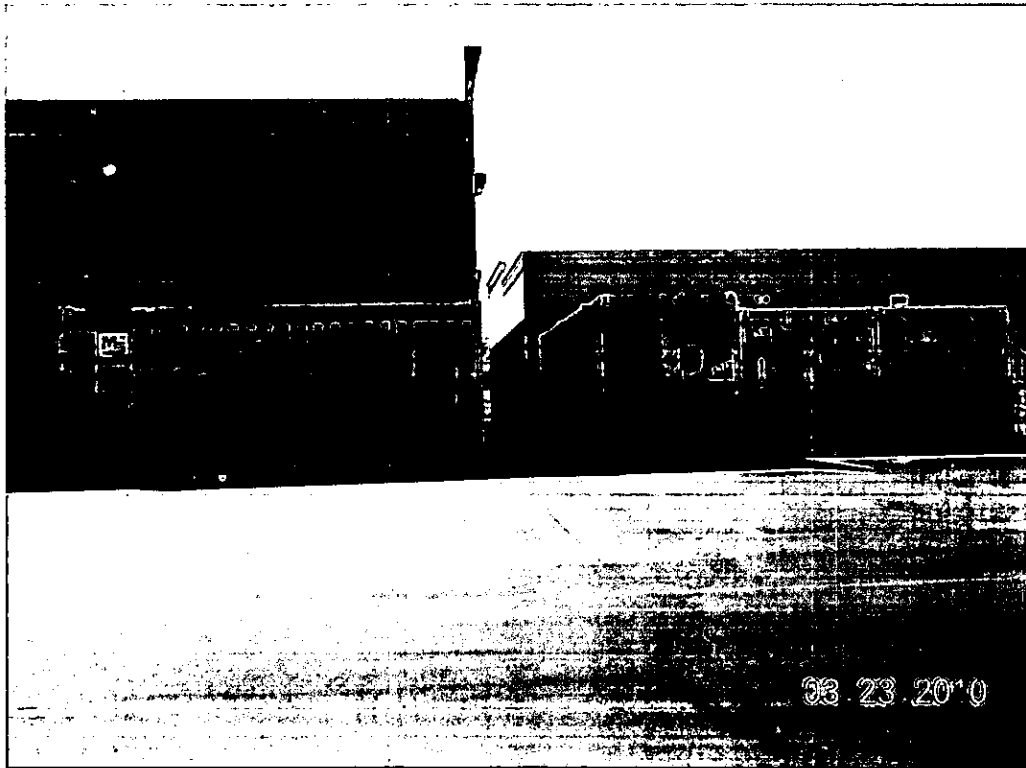


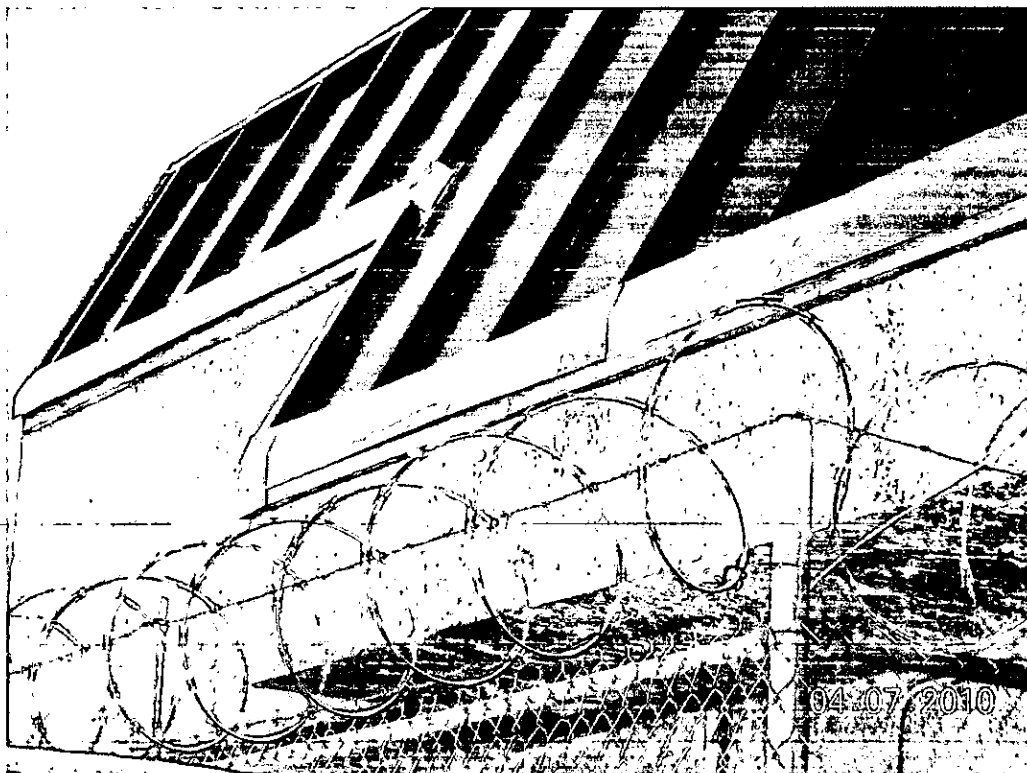
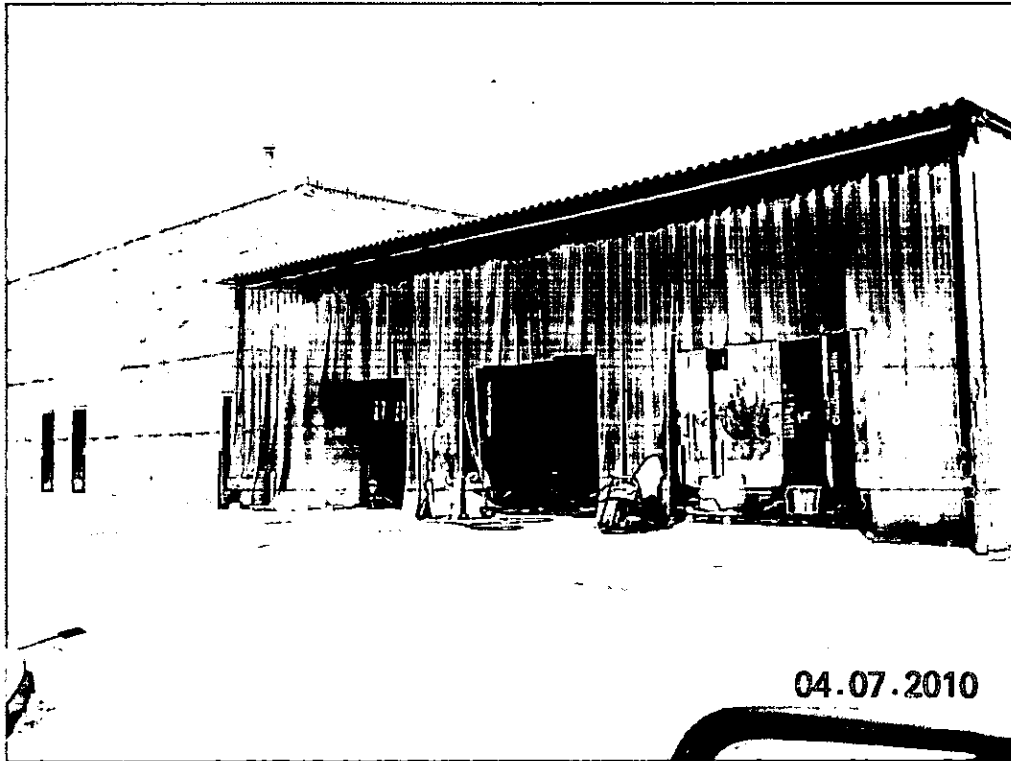


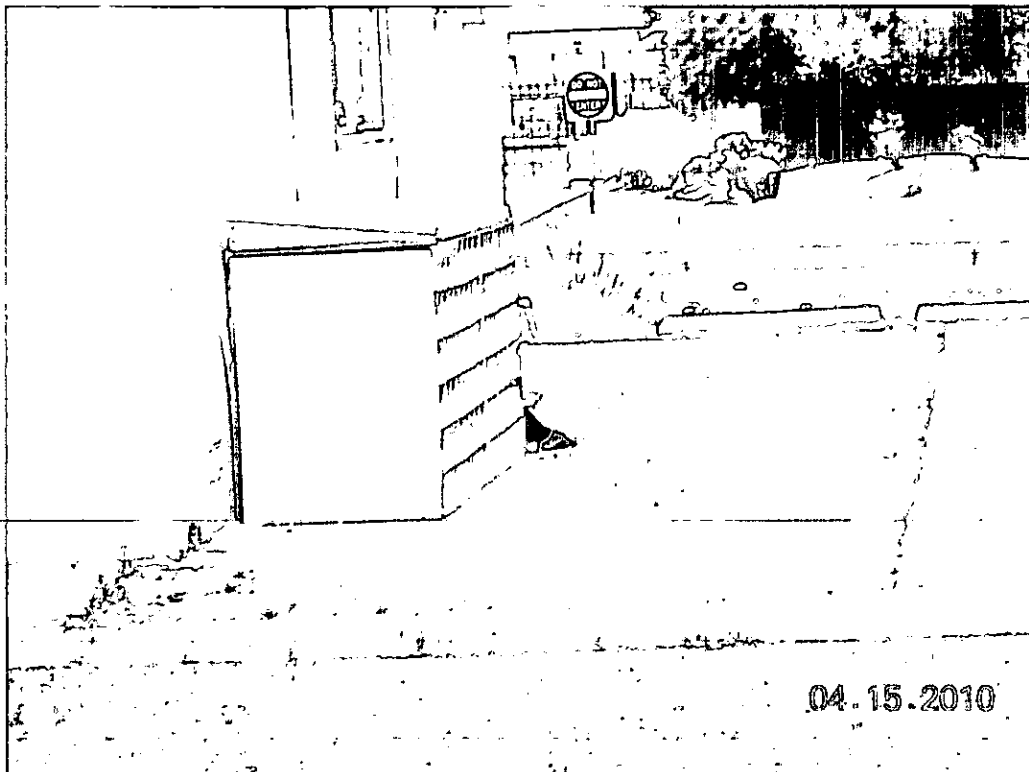


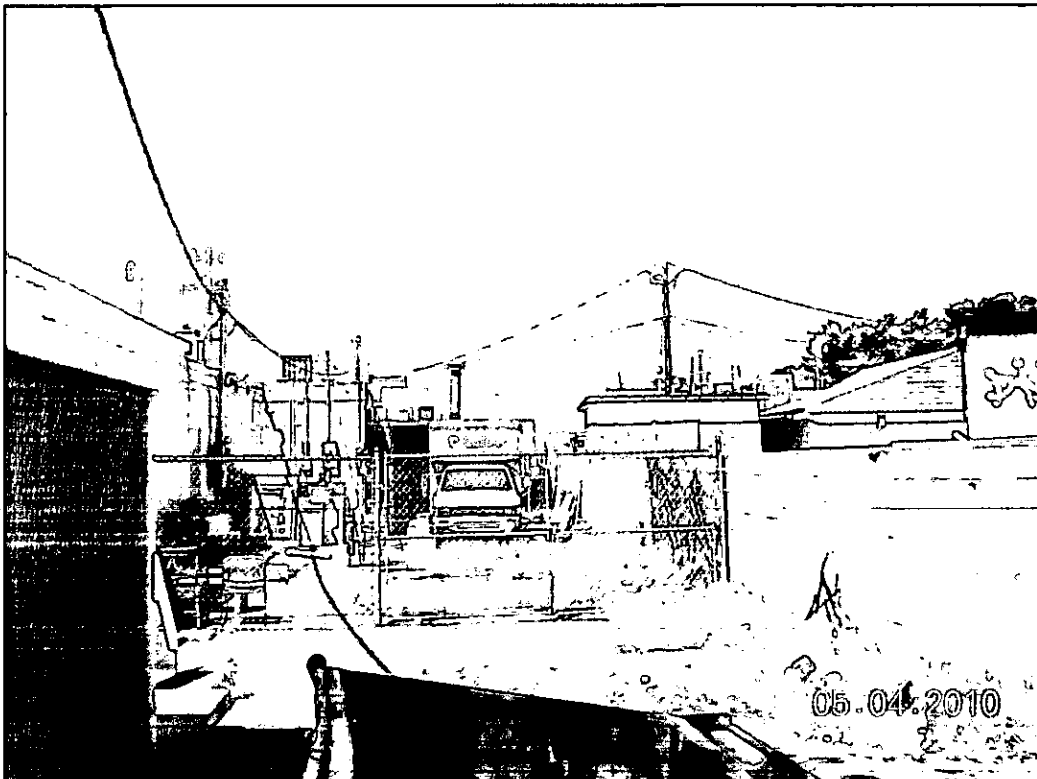


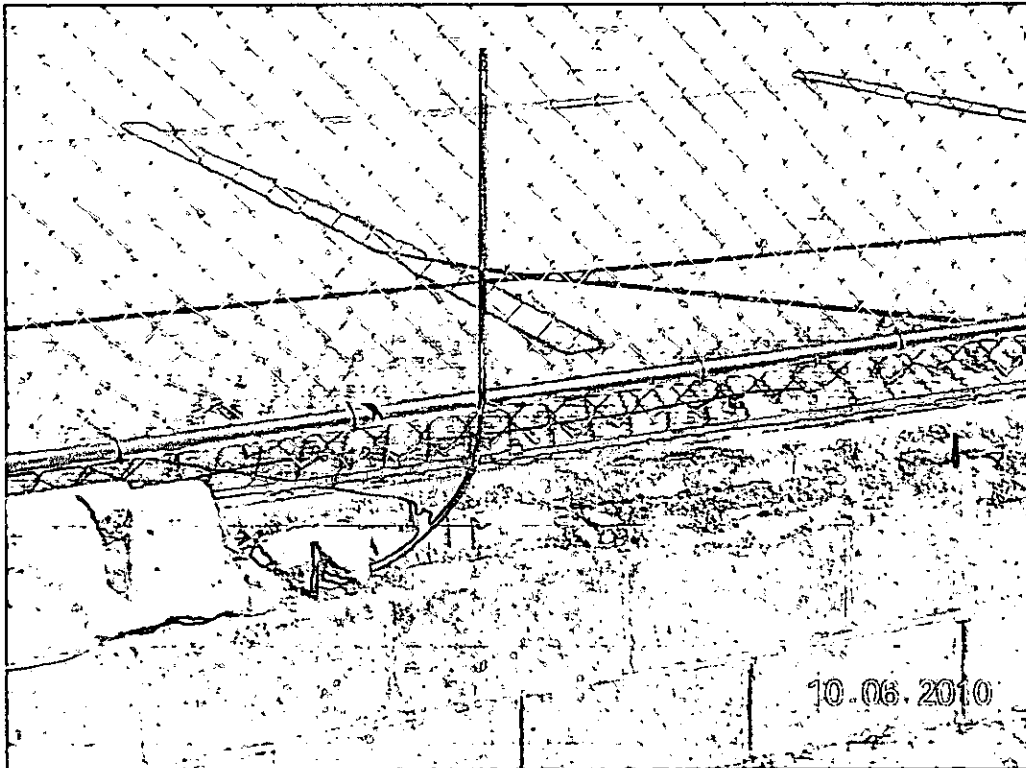


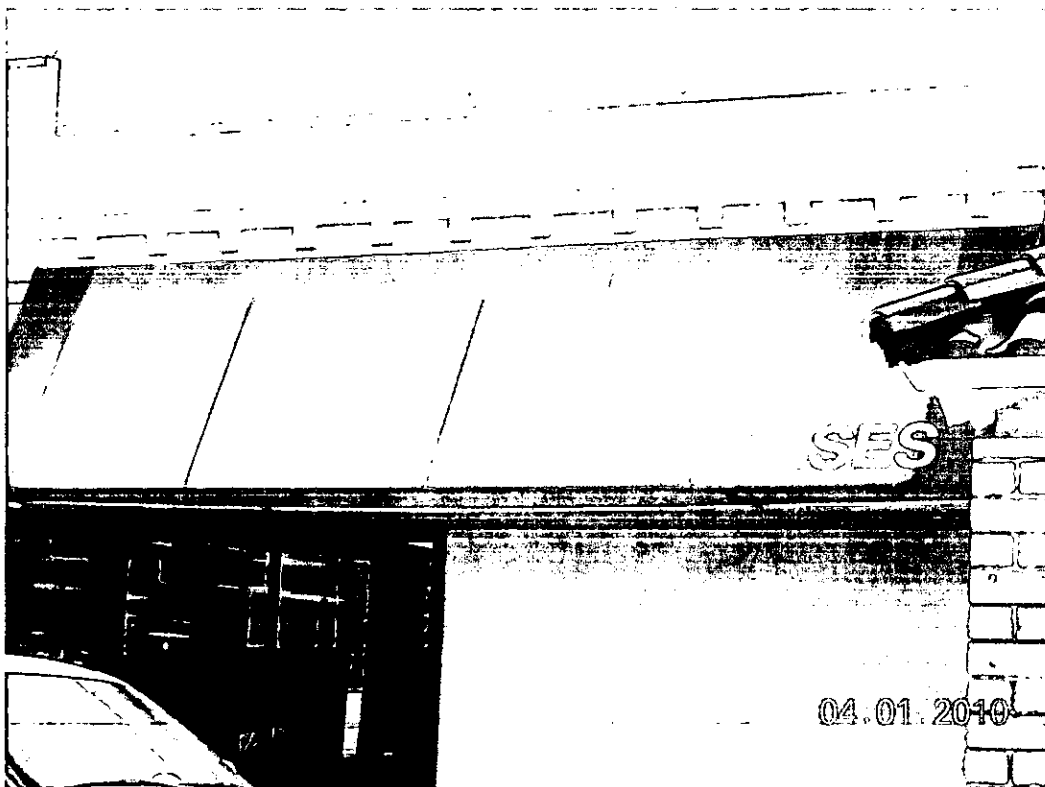


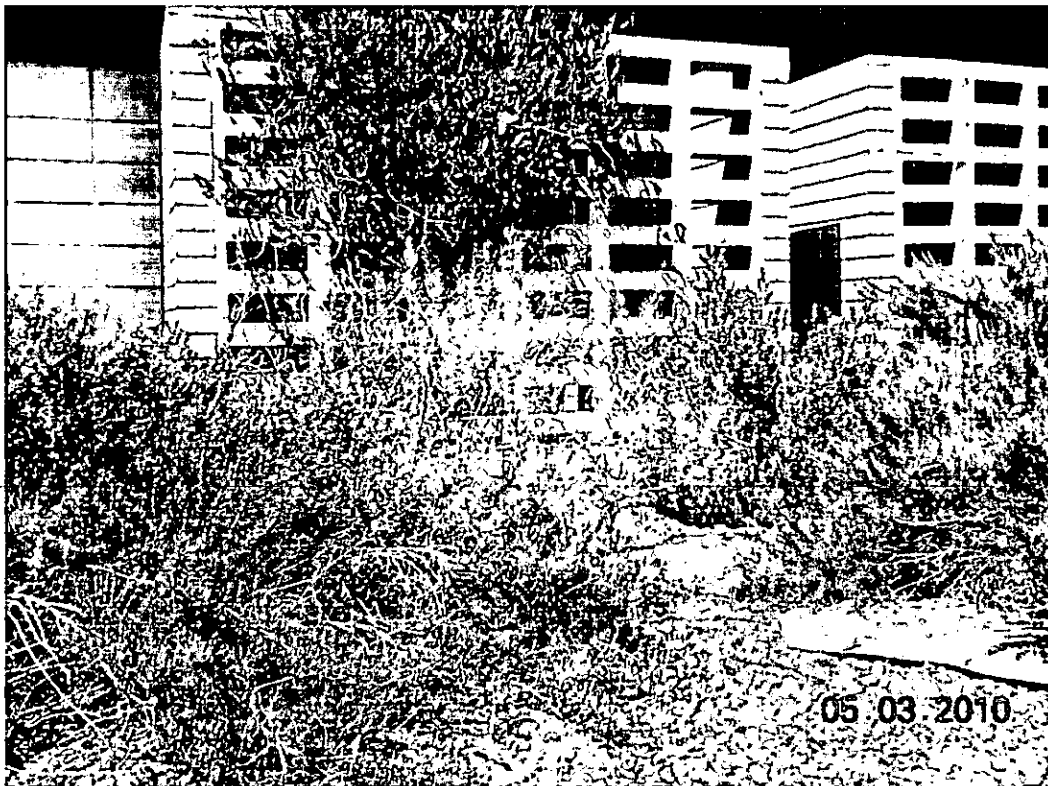
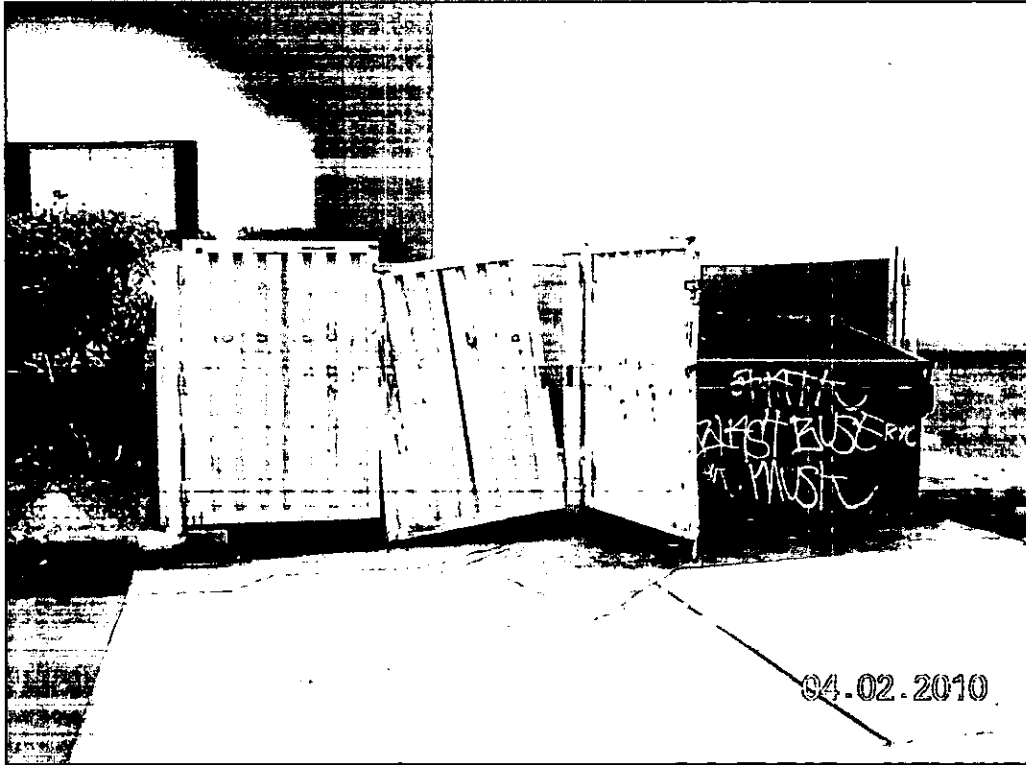






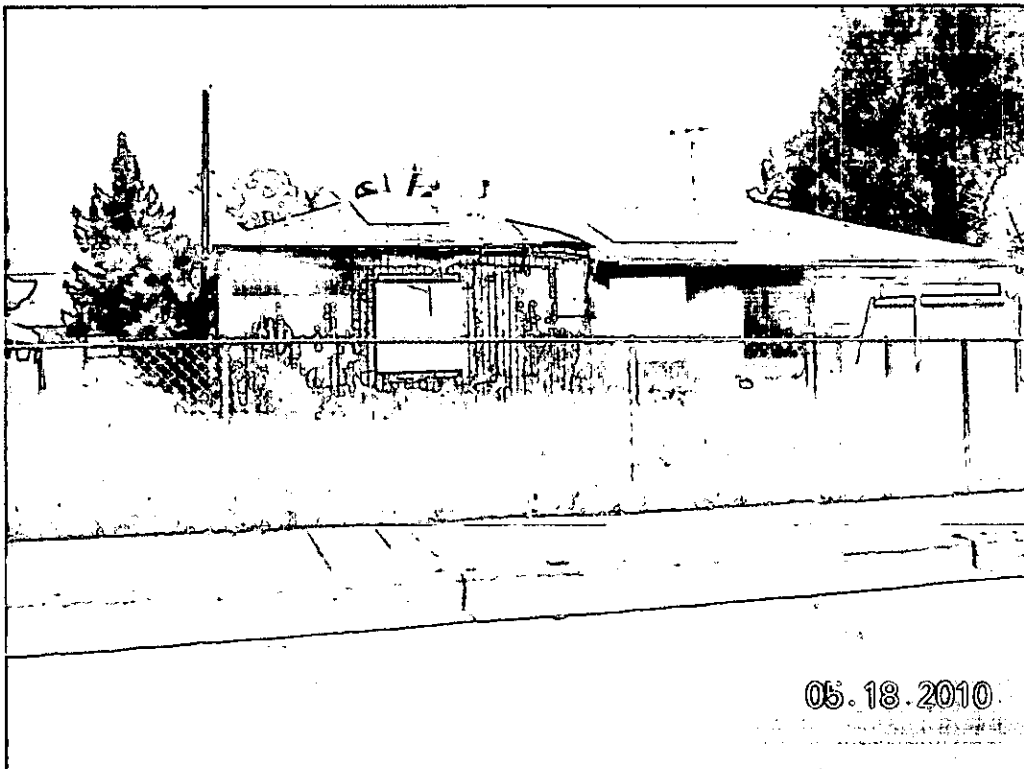
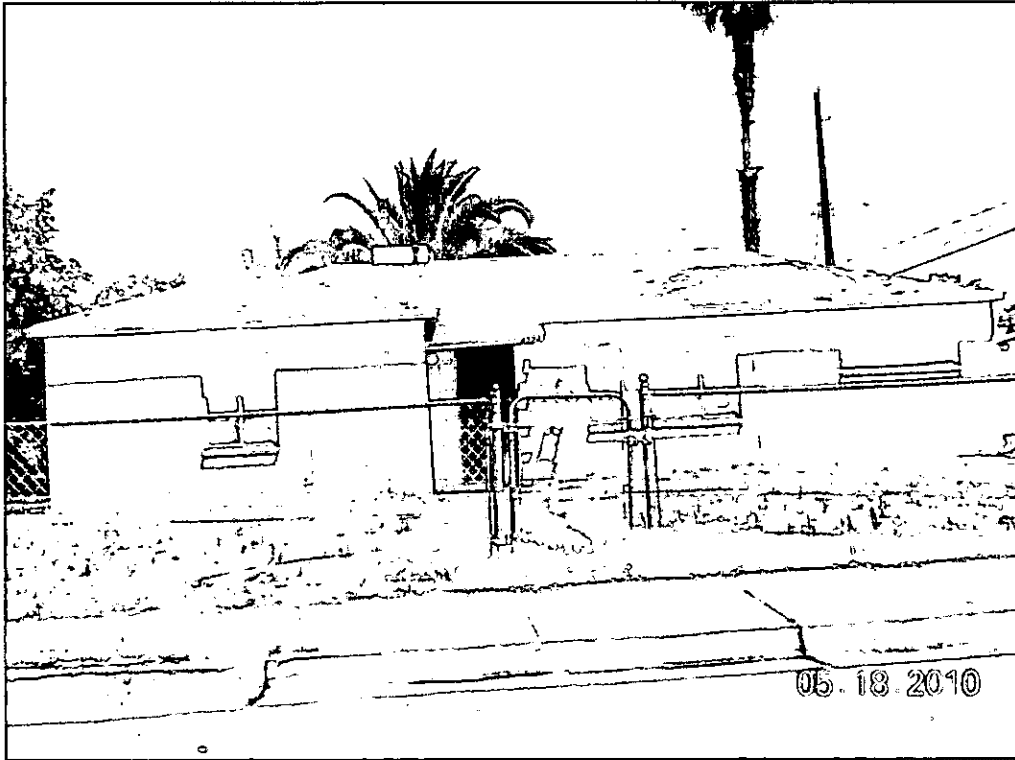


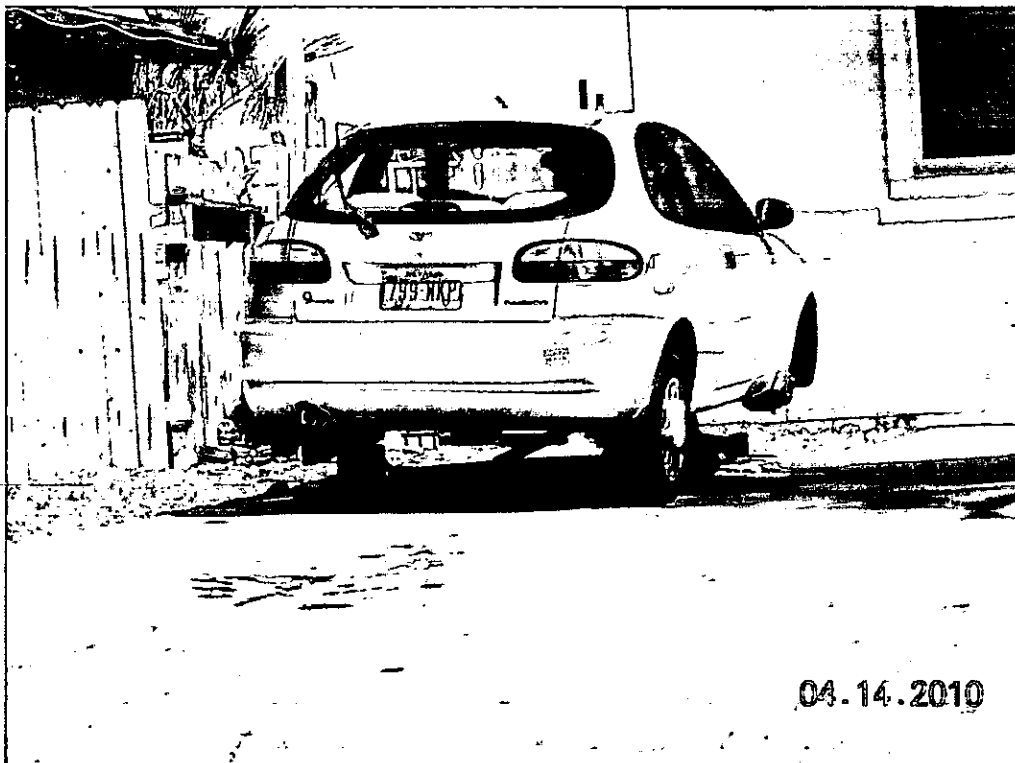
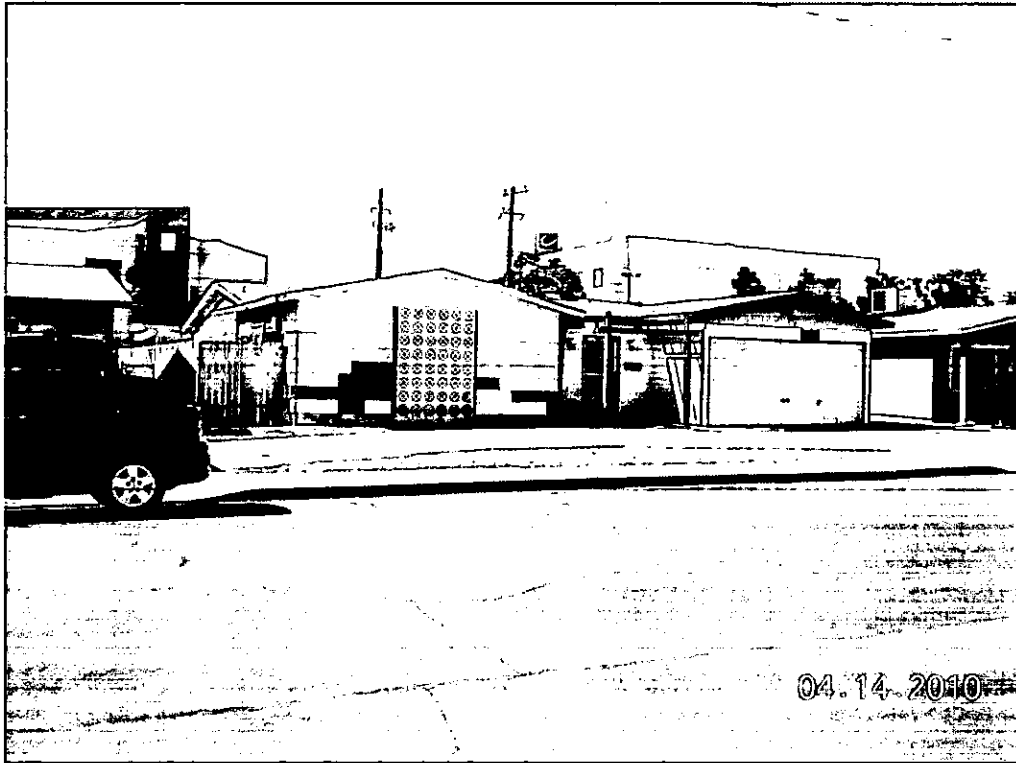




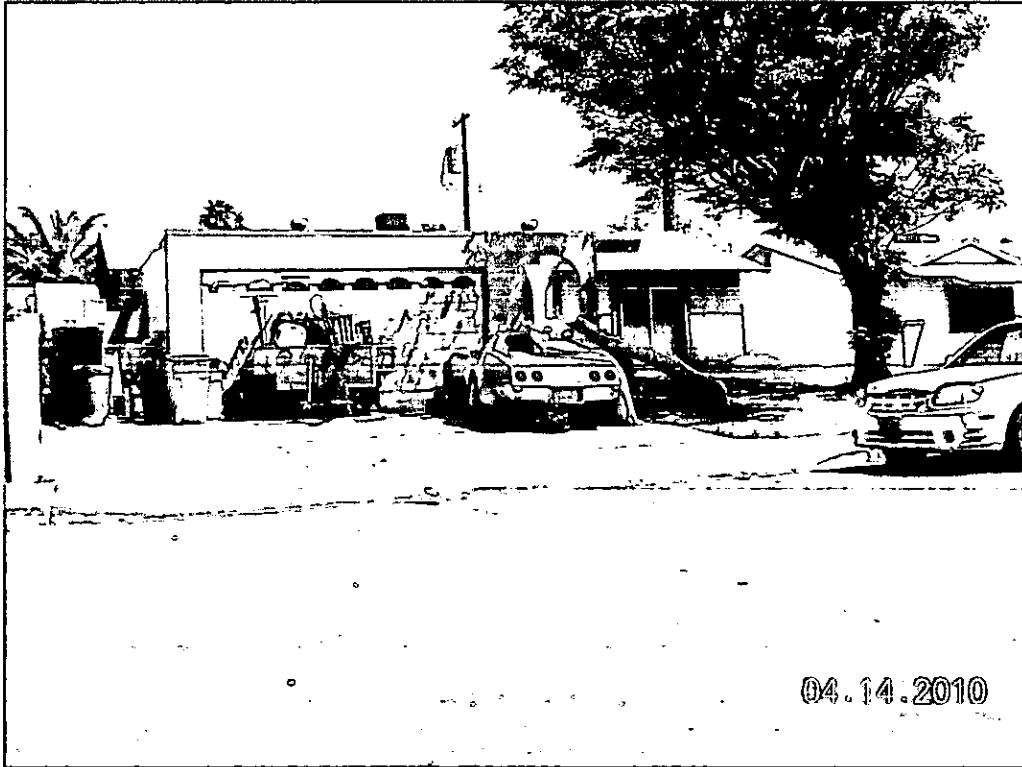
Photographic Examples of Residential Blighting Conditions











PEER REVIEW REPORT

BLIGHT STUDY

CITY OF LAS VEGAS REDEVELOPMENT AREA 2

April 14, 2012

**Prepared by Larry Bender,
Bender & Associates**

Assignment

The Scope of Work for this Peer Review required an evaluation of the City of Las Vegas' Blight Study. To adhere to state statutes, a Blight Study is required whenever a local municipality decides to create a new redevelopment area. The Peer Review was designed to assess the Blight Study's strengths, weaknesses, and potential deficiencies and to summarize them in a written report. To meet this requirement the Peer Review report was divided into four sections. The first section evaluates the strengths of the Blight Study's written narrative, while the second assesses its weaknesses. The third section provides a field review and evaluation of all the parcels intended to be included in the new redevelopment area. This field review is divided into three sections which correspond to the three corridors delineated in the Blight Study, i.e. Charleston, Decatur and Sahara. The final section provides a comprehensive list of the salient conclusions resulting from the Peer Review evaluation and assessment.

Strengths of the Blight Study Narrative

The Blight Study follows the established template used throughout the State of Nevada (Clark County, North Las Vegas, Boulder City, Ely, etc.) to create a redevelopment area. This format begins by listing the twelve factors which constitute blight as defined by NRS 279.388. This definition is provided both in the specific language of the law and the common sense explanations of the various blight factors. The Blight Study then proceeds to focus on each individual factor and documents how each parcel does, or does not, qualify as blighted under each of the twelve categories. Next, a total of how many parcels, and the percentage in each of the twelve categories which qualify as blighted, is provided. Finally, the individual categories are added to provide an overall total number of parcels and percentage of blight in the entire proposed redevelopment area.

In reviewing Las Vegas' Blight Study it became apparent that its parcel by parcel documentation of blight for the proposed area is second to none and one of the Study's major strengths. Both the photographic record of blight and the first hand observations of each parcel, demonstrate an exhaustive effort to make a sound judgment regarding the extent of blight. The importance of this comprehensive approach cannot be overstated as some aspects of blight, especially the difference between deferred maintenance, and deterioration and dilapidation, can often be very subjective.

The documentation and discussion of the two blight factors known as economic maladjustment/dislocation and loss of population is also a strength of the Blight Study. It is no surprise that when specific elements of these two blight factors (such as declining property values or increases in crime) are considered, 100% of the parcels are impacted. If anything, given the severe economic recession of the past four years, the surprise is that the Blight

Study's demonstration of economic maladjustment and loss of population isn't even more compelling.

The Blight Study's discussion of the extent of the blight factor called dilapidation and deterioration is also exceptional. This blight factor is often the most difficult to quantify since the difference between minor deferred maintenance (which does not legally constitute blight), and deterioration and dilapidation (which does) is often extremely subjective. Yet, while deferred maintenance can sometimes be a temporary and minor problem, it can also quickly escalate to the more serious deterioration or dilapidation category. Once it escalates, it can rapidly impact an entire neighborhood (often triggering other blight factors such as economic maladjustment and loss of population) even affecting those parcels which previously had no blight. The Blight Study provides an evaluation of each parcel listing the magnitude of their dilapidation and deterioration through an excellent rating system summarized in Table 1. Ultimately this is the precise reason municipalities create redevelopment areas – to address commercial and/or residential deferred maintenance before it can evolve into widespread deterioration.

Weaknesses of the Blight Study Narrative

The Blight Study correctly indicates that the proposed new redevelopment area exhibits examples of the blight factors "faulty spacing of buildings" and "lots of irregular shape and inadequate size". This blight factor is serious because commercial lots of small size and limited depth may often remain economically viable only if they are able to expand. This expansion is critical since businesses located on cramped lots are invariably hampered by difficult and/or awkward ingress, egress and parking. Yet, the assemblage of nearby parcels, which is often crucial to a small businesses' economic survival, may not be possible. This assemblage is often prevented due to the unwillingness of adjacent property owners to sell their property, or zoning laws which prohibit commercial expansion into residential neighborhoods. These blight factors are particularly acute in the Charleston corridor from Valley View to Jones and in the Decatur corridor from Alta to Charleston. While the Blight Study recognizes this problem, it doesn't stress how significant a blight factor this is to a considerable portion of the proposed new redevelopment area, most notably in the Charleston and Decatur corridors.

The second weakness of the Study occurs in the description of the West Charleston Boulevard Corridor. This description lists the total number of parcels as 1,008 in one location and 983 in another.

The section of the Blight Study entitled "Residential Areas – Observations and Evaluation" provides a detailed description of the deferred maintenance, rehabilitation and repair problems of individual residential properties. However, while admittedly subjective, this Peer evaluation

did not consider the extent of these problems to be nearly as serious as indicated in the Blight Study. It would also have been helpful if some of the residential streets which the Blight Study considered most blighted were listed by name.

Finally, Table 2, entitled "Summary of Blight Conditions," lists all twelve blight factors and the number of parcels and percentage which qualify under each category. This table is the most critical in the entire Blight Study and is extremely important in documenting the blight in the proposed area. However, Table 2 only includes the commercial parcels. The table would be vastly improved if the residential parcels were summarized as well.

Field Survey

The Peer Review field survey was designed to independently evaluate the incidence of blight listed in the Blight Study to verify it was of the magnitude and severity that warranted placing its parcels within the proposed new redevelopment area. While admittedly somewhat subjective, this assessment was undertaken by an evaluator who has had in excess of 27 years experience in the field of redevelopment throughout the State of Nevada.

Field Survey Evaluation - Charleston Corridor

Interstate 15 to Valley View - This section contains relatively well maintained office uses near UMC interspersed with buildings exhibiting deferred maintenance. Deferred maintenance and deterioration progresses as you move west from UMC and its adjacent medical neighborhood.

Valley View to Decatur - Many small single story service oriented and retail conversions line both sides of the street in this area. Blight is a significant issue, both from deferred maintenance (particularly on commercial facades) to the small lot sizes previously described as being blighted due to spacing of buildings, lots of irregular form and shape, and economic maladjustment.

Decatur to Rainbow - Similar one story commercial businesses and neighborhood shopping centers with substantial vacancies predominant in this sector. Small businesses with constrained lots result in the same ingress, egress and parking problems, as well as difficulty in expansion and assemblage, experienced in the Valley View to Decatur sector. Significant deferred maintenance exists in this area.

Overall all the parcels in this corridor warrant inclusion in the proposed redevelopment area.

Field Survey Evaluation – Decatur Corridor

U.S. 95 to Charleston – Small and large commercial retail centers integrated with single story service-oriented businesses, numerous franchise restaurants and one hotel casino are located in this area. The blight factors of small lot size and limited depth again result in blight factors of faulty spacing, economic dislocation and inadequate size and shape. Deferred maintenance and deterioration and numerous vacant businesses exist. Most notable is the vacant former Centel telephone headquarters office building.

Charleston to Sahara – Numerous, small, one story service-oriented and retail uses predominate in this area. Significant deferred maintenance and deterioration exists throughout this section.

Hyde Park Residential Neighborhood – Moderate deferred maintenance and deterioration is located in this low to moderate income neighborhood, most noticeably east of Esseys Park.

All of the commercial parcels along the Decatur corridor merit inclusion in the proposed redevelopment area. However, the relatively well maintained Hyde Park neighborhood, with no indication of a need for street or sidewalk improvements, makes it a marginal candidate for inclusion in the proposed redevelopment area.

Field Survey Evaluation – Sahara Corridor

Interstate 15 to Valley View – Small scale strip commercial development on both sides of the street exhibits substantial deferred maintenance and deterioration most likely due to the severe economic recession of the past four years. A once thriving shopping center on the northeast corner of Sahara and Decatur is now riddled with vacancies.

Valley View to Decatur – Numerous vacant businesses, particularly in neighborhood shopping centers and automobile dealerships are the most notable feature of this sector. Significant deferred maintenance and deterioration, especially on building facades, is evident.

Decatur to Rainbow – Some deferred maintenance and deterioration exists in this section, but most businesses appear to have successfully weathered Las Vegas' recession. Some examples of this prosperity are the Las Vegas Athletic Club, Clark County School District headquarters building and Sammy's Woodfired Pizza. Apparently thriving auto dealerships are Desert Nissan, Mini Cooper, Rolls Royce, Bentley, and Lexus.

This lack of blight renders the section of Sahara from Decatur to Rainbow Boulevard an unlikely candidate for inclusion in the proposed redevelopment area.

Richfield Residential Neighborhood – Moderate deferred maintenance and limited deterioration, with the exception of Palm Springs Way, is the general impression of this neighborhood. The homes in this neighborhood are lower middle to moderate income and generally well maintained. **This neighborhood does not warrant inclusion in the proposed redevelopment area.**

Las Verdes Heights – These low to moderate income homes exhibit moderate deferred maintenance and limited deterioration with a few vacancies, but are generally well maintained. **This neighborhood should also not be a candidate for inclusion in the proposed redevelopment area.**

Conclusions

The Peer evaluation of the Las Vegas Blight Study for the proposed Redevelopment Area 2 results in the following ten overriding conclusions:

1. This Blight Study satisfies State legal requirements since seven of the twelve blight categories exhibit some level of blight.
2. This Blight Study is extremely well documented, particularly the visual which effectively provides an extensive photographic record of some of the most blighted parcels
3. All the parcels in the proposed redevelopment area suffer from the two blight factors entitled loss of population and economic maladjustment/dislocation.
4. Many of the small businesses along Charleston and Decatur Boulevards are severely impacted from the two blight factors entitled inadequate shape and size and faulty spacing of buildings.
5. The entire Charleston Boulevard Corridor from Interstate 15 to Rainbow Boulevard merits inclusion in the proposed redevelopment area.
6. The entire Decatur Boulevard Corridor from U.S. 95 to Sahara Avenue merits inclusion in the proposed redevelopment area.
7. The Sahara Avenue Corridor from Interstate 15 to Decatur warrants inclusion in the proposed redevelopment area. The section from Decatur to Rainbow should not be a candidate for inclusion in the proposed redevelopment area.
8. The Hyde Park residential neighborhood exhibits limited to moderate deferred maintenance and deterioration. It is considered a marginal candidate for inclusion in the proposed redevelopment area.
9. The Richfield residential neighborhood is generally well maintained with limited deferred maintenance. It should not be a candidate for inclusion in the proposed redevelopment area.
10. The Las Verdes residential neighborhood is generally well maintained with limited deferred maintenance. It should not be a candidate for inclusion in the proposed redevelopment area.

ADDENDUM TO THE BLIGHT STUDY

CITY OF LAS VEGAS REDEVELOPMENT AREA 2

May 15, 2012

A Peer Review (dated April 14, 2012) of the Blight Study was undertaken by a third-party, Bender & Associates. The evaluation of the Blight Study was conducted by the third-party to assess the strengths, weaknesses, and potential deficiencies of the Blight Study.

The third-party review concluded that the following areas should be removed from the proposed Redevelopment Area 2:

1. Sahara Avenue Corridor – The section from Decatur Boulevard to Rainbow Boulevard should not be included.
2. Hyde Park Residential Neighborhood – This neighborhood is a marginal candidate for inclusion, as such, it should not be included.
3. Las Verdes Residential Neighborhood – This neighborhood is a marginal candidate for inclusion, as such, it should not be included.
4. Richfield Residential Neighborhood – This neighborhood is a marginal candidate for inclusion, as such, it should not be included.

Staff concurs with the third-party review regarding items 1 through 3 above. Below, you will find the staff reassessment of item 4 (Richfield Residential Neighborhood) and additional information which details why Richfield should be included in the proposed Redevelopment Area 2.

The portion of the Richfield Residential Neighborhood (Richfield) being considered for inclusion in Redevelopment Area 2 consists of 123 single-family homes. In 2006 and 2007, Southern NV Rental Holdings LLC, purchased 113 out of 123 homes (92%) in Richfield and is bounded to the east and south by properties that are zoned Industrial and Commercial. Purchasing these properties would enable the property owner to do the following:

- A. Continue the assemblage of a large contiguous area to be developed into a large mixed-use commercial and residential project.
- B. Consolidate properties which are adjacent to the current Downtown Redevelopment Area.

Out of the 113 homes, Southern NV Rental Holdings LLC is currently renting out 68 homes, amounting to 60 percent (60%) of the residential units. Forty percent (40%) of the units, 45 in total, are vacant. Out of these 45 units, one-third of the units (15 units) are considered by the property-owner to be uninhabitable. These 15 units would require a significant rehabilitation investment to make them habitable.

The map below shows the shaded area is approximately 80 acres and is zoned commercial, industrial and residential. The Richfield area (shaded yellow) amounts to approximately 18 acres, or twenty-three percent (23%) of the land assemblage. The light blue shaded area, adjacent to the north and east of Richfield, is to be included in Redevelopment Area 2 and the shaded area with red hash lines is located in the current downtown redevelopment area.

Since the time the property owner acquired the residential property for purposes of creating a large scale mixed use project, the economic environment has stalled the project. During this time, the property owner decided to rent out residential units located in Richfield and also to maintain the properties to a minimum level to ensure that the properties and surrounding neighborhood do not fall into further decline.

Richfield, is impacted by the following blighting conditions as detailed on page 2 of the Blight Study:

A-4) Age, Obsolescence and Deterioration and Dilapidation Mixed Character, Shifting of Uses

The Richfield Residential Neighborhood, while still residential, will become part of a large mixed-use project in the future. This shift in the use and character of Richfield will increase the probability that vacancies will increase, population will decrease, and resulting in the existing residential units being marginally maintained and open to potential vandalism.

G) Depreciated or Deteriorating Values

Richfield Residential Neighborhood suffers from the same conditions and analysis for this blight factor, as written in the Blight Study on pages 13-15. Every property in Richfield is blighted due to depreciating/deteriorating property values and social and economic maladjustment.

H) Growing, or Total Lack of, Proper Utilization

Given the fact that a single property owner has purchased ninety-two percent (92%) of the property for their land assemblage, Richfield can now be considered blighted due to the fact that the property is part of a large-scale mixed use project in the future. Keeping these residential properties "as-is", does not provide a reason to continue investing in the immediate area. Private development involvement in the project would not be readily available to the project developer.

I) Loss of Population or Use

Richfield Residential Neighborhood suffers from the same conditions and analysis for this blight factor, as written in the Blight Study on page 16. Secondly, this blight factor can be weighted higher due to the high vacancy rate of forty percent (40%) for the neighborhood. Potential residents know that Richfield is part of a larger project and will be unlikely to rent any available home.

Summary - Given the above blighting factors, Richfield Residential Neighborhood qualifies for inclusion into the proposed Redevelopment Area 2.