

REI NEON LLC
40900 Woodward Avenue, Suite 130
Bloomfield Hills, Michigan 48304

April 10, 2007

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

**RE: Justification Letter
Vacation of Public Roads and Rights of Way
Project "Pulse Las Vegas"**

Dear Sir/Madam:

This letter is submitted in connection with REI Neon LLC's (REI) accompanying Application for Vacation. The proposed project involves the redevelopment of approximately 70 acres south of Charleston Boulevard, west of Main Street, north of Wyoming Avenue, and east of the Union Pacific railroad tracks in the City of Las Vegas. The property is easily accessible from the Charleston Boulevard I-15 interchange.

Pulse is a mixed use, master planned project consisting of casinos, hotels, residential, office space, retail, entertainment venues and an arena with conference/exhibition space. The project incorporates public open spaces with entertainment venues next to cafes, restaurants and retail. The project will result in a walkable, synergistic development that feeds into its adjacent neighborhoods. The project will include multiple housing options as well as office space to accommodate corporate headquarters as well as local small businesses.

The redevelopment will involve a complete reconfiguration of the site to facilitate traffic flow generated by the new development. In order to accomplish this, all the current public roads and rights of way within the project boundaries will require vacation. New roads will be constructed to accommodate the proposed mixed use development. The attached graphic details the location of the proposed vacation.

The requested vacation is required in order for the proposed development to occur. Therefore, the proposed vacation is justified to further the economic development associated with the proposed development.

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Sincerely,
REI NEON LLC

By: 
Jill Ferrari, Authorized Representative

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