

Urban Lofts XV, Ltd.

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June 10, 2008

City of Las Vegas Redevelopment Agency
City Hall, Second Floor
400 Stewart Avenue
Las Vegas, NV 89101

Re: *Extension of time per the Terms and Conditions set forth in the Real Property Purchase and Sale Agreement Between the City of Las Vegas and Urban Lofts XV, Ltd. executed on October 11, 2006.*

Stewart Avenue Lofts APN: 139-36-603-001

To Whom It May Concern:

Urban Lofts XV, Ltd. entered into a Real Property Purchase and Sale Agreement with the City of Las Vegas on October 11, 2006 to purchase approximately 2.83 acres located on the northwest corner of Stewart Avenue and Mojave Road (APN: 139-36-603-001). Soon after the purchase, Urban Lofts XV, Ltd. submitted plans for the proposed project on this site which is referred to as the Stewart Avenue Lofts. Per Paragraph 5. Section c. of the Real Property Purchase and Sale Agreement the Developer was required to begin construction within 12 months after the acquisition of the Site, and such improvements were to be completed within 24 months after commencement thereof.

According to the Clark County Recorders Office the subject property closed and recorded on July 20, 2007 between Urban Lofts XV, Ltd. and the City of Las Vegas. With our current housing communities underway in Downtown Las Vegas and taking into account recent sales trends we do not desire to over saturate the market and over extend ourselves in the current depressed market. Based on our current analysis we find it necessary to request that an extension of time be approved which will allow our organization eighteen (18) additional months to start construction on the Stewart Avenue Lofts.

We have completed our first community in the Downtown Redevelopment Area referred to as the Eleventh Street Lofts. Construction on this project was completed near the beginning of this year and we have several units that remain unsold. Approximately one year ago we started construction on the Fremont Street Lofts and we are nearing completion of construction on the first phase of this project. We expect that within one month we will be able to close on some of the homes and move several individuals into this community. We are planning on starting more homes at the Fremont Street Lofts as soon as our sales increase and we can close out a few more homes in this community.

Our future sites include the Stewart Avenue Lofts and the Eastern Avenue Lofts. The Eastern Avenue Lofts will be very similar in style and layout as the Fremont Street Lofts and both communities will be constructed within one block of each other. Considering the current market trends and the similarities between the two communities our intentions are to postpone construction on the Eastern Avenue Lofts until we get closer to completion on the Fremont Street Lofts. Even though we are planning on postponing the construction on the Stewart Avenue Lofts we feel that this community would not compete directly with our other communities as the location and style will be somewhat different. However, with

current available product on the market in our two communities we have no other choice but to let the market catch up with our current activities. It is our intentions to start construction on the Stewart Avenue Lofts by January 20, 2010 or much earlier if sales and the market allow.

Thank you for your consideration in this matter.

Very truly yours,

Urban Lofts XV, Ltd.

By Las Vegas Lofts, Inc., General Partner

By: 
Joel Davis, Vice President