

April 5, 2010

We are interested in converting 516 Fremont Street into a Lounge with a bar. The space has been vacant for over a year. The previous tenant had a guitar shop. We are interested in converting it into a bar and making all the necessary improvements to meet code. No food will be served at this location. Maximum occupancy will be 97 people as state on the plans. We are looking to provide a really cool place with a great vibe downtown. We will be the first Lounge/Bar that will be offering outdoor seating in the front. We feel that this will be a huge draw to our location since we are on the north side of the street that gets all of the sun. We will have around 10-15 employees. We plan on starting the hours of operation from 2:00 pm-2:00 am Sunday-Wednesday and 2:00 pm-4:00 am Thursday-Saturday. We are going to have live entertainment Thursday-Sunday with DJ's. We will have the proper security on the nights we do have live entertainment. We have no onsite parking so our patrons will be using the surrounding parking garages along Fremont and the metered spots along 6th street. We do understand that 50% of our sign will have to be neon. We are already working with a few sign companies getting quotes with those specifications. Upon receipt of our Special Use Permit we are applying for the Limited Tavern License. We have all our applications ready to submit and have met with a couple of the officers in their office to go over our paperwork to make sure we are ready to go and we are all set. I would really like to get the place open before all the big events come into the downtown area such as Helldorado.

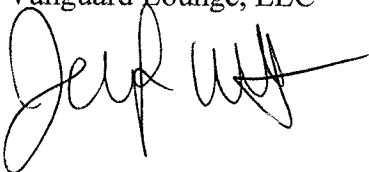
We chose 516 Fremont Street due to the fact it is located inside the Entertainment District. We understand there is a need for more businesses in this area especially bars and restaurants. With our lounge concept, and extended hours we believe that it will draw a numerous amount of people in the community, and visitors to the Entertainment District.

Thank you,

Andrew Wheatley
Vanguard Lounge, LLC



Jennifer Wheatley
Vanguard Lounge, LLC



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