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RESOLUTION FINDING THE NEONOPOLIS PARKING LICENSE PROGRAM FOR THE NEONOPOLIS PARKING GARAGE LOCATED AT 450 FREMONT STREET, LAS VEGAS, NEVADA TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT PLAN, APPROVING THE FORM OF THE PARKING LICENSE AGREEMENT AND AUTHORIZING SIGNATORIES OF THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY TO EXECUTE SUCH AGREEMENTS AS REQUIRED

WHEREAS, the City of Las Vegas Redevelopment Agency (the "Agency") adopted on March 5, 1986, that plan of redevelopment entitled, to-wit: the Redevelopment Plan for the Downtown Las Vegas Redevelopment Area pursuant to Ordinance 3218, which Redevelopment Plan has been subsequently amended on February 3, 1988, by Ordinance 3339; April 11, 1992, by Ordinance 3637, on November 4, 1996, by Ordinance 4036, on December 17, 2003, by Ordinance 5652 and on May 17, 2006, by Ordinance 5830 (the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan identifies and designates an area within the corporate boundaries of the City of Las Vegas (the "Redevelopment Area") as in need of redevelopment in order to eliminate the environmental deficiencies and blight existing therein; and

WHEREAS, the Agency desires to support the retail lease-up and on-going operations of the Neonopolis retail complex located at 450 Fremont Street, Las Vegas, Nevada ("Neonopolis"); and

WHEREAS, the Agency desires to establish a Neonopolis Parking License Program whereby the Agency shall enter into Parking License Agreements directly with the tenants of Neonopolis and with downtown business owners to grant general access parking pass cards for employee parking in the structured parking

1 garage located beneath Neonopolis (the "Cards") subject to the Agency's requirements
2 set forth in the Neonopolis Parking License Policy; and

3 WHEREAS, the Agency desires to set forth in the Parking License
4 Agreement the terms and conditions to be provided to the tenants who have executed
5 leases for not less than a one (1) year term with the Air Rights owner to re-tenant
6 Neonopolis; and

7 WHEREAS, the Agency has determined that the lease-up of retail space
8 is of benefit to the Redevelopment Area or the immediate neighborhood in which the
9 Redevelopment Area is located because the lease-up of retail space is likely to: (1)
10 encourage job creation and new business; (2) increase local revenue (sales tax
11 revenue) from desirable sources; and (3) increase levels of human activity in the area
12 around Neonopolis; and

13 WHEREAS, the Governing Board of the Agency has determined that the
14 Neonopolis Parking License Program will support on-going lease-up efforts of the
15 Neonopolis, which is in compliance with and in furtherance of the goals and objectives
16 of the Redevelopment Plan; and

17 WHEREAS, the Governing Board of the Agency has considered the form
18 of the Parking License Agreement, attached as Exhibit "A", between the Agency and
19 tenants of Neonopolis or downtown business owners and which will provide Cards to
20 the tenants or downtown business owners and their employees for parking in the
21 underground parking garage of Neonopolis.

22 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing
23 Board of the Agency hereby finds that the Neonopolis Parking License Program
24

1 is determined to be in compliance with and in furtherance of the goals and objectives of
2 the Redevelopment Plan; and

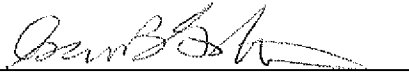
3 RESOLVED FURTHER, that the form of the Parking License Agreement
4 between the Agency and the tenants of Neonopolis or downtown business owners
5 ("Agreement") is hereby approved; and

6 RESOLVED FURTHER, that the Executive Director of the Agency is
7 hereby authorized and directed to execute the Agreements as required for on behalf of
8 the Agency if the value of the Cards in each Agreement is less than One Hundred
9 Thousand Dollars (\$100,000), and to execute any and all additional documents
10 (including any Attachments to the Agreement) and to perform any additional acts
11 necessary to carry out the intent and purpose of the Agreement;

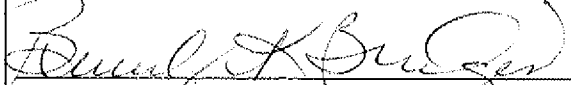
12 RESOLVED FURTHER, that if the value of any Agreement exceeds One
13 Hundred Thousand Dollars (\$100,000), the Agreement shall be considered for approval
14 by the Governing Board of the Agency at a duly authorized meeting of the Agency.

15 THE FOREGOING RESOLUTION was passed, adopted and approved
16 this 3rd day of February, 2010.

17 CITY OF LAS VEGAS
18 REDEVELOPMENT AGENCY

19 By: 
OSCAR B. GOODMAN, Chairman

20 ATTEST:

21 
BEVERLY K. BRIDGES, MMC, Secretary

22 APPROVED AS TO FORM:

23  1/21/10
24 Date

EXHIBIT "A"

FORM OF PARKING LICENSE AGREEMENT

THIS PARKING LICENSE AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 20__, by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY., a public body organized and existing under the community redevelopment laws of the State of Nevada ("Licensor") and _____, a _____ ("Licensee"). Licensor and Licensee, individually or collectively are referred to herein as the "Party" or "Parties."

R E C I T A L S:

A. Licensor is the owner of certain parking garage (the "Property") located at 450 Fremont Street in the City of Las Vegas, State of Nevada, described on Exhibit "A"; and depicted on the site map attached hereto as Exhibit "B".

B. Licensee desires to make use of the Property solely for parking by employees of Licensee and for no other purposes, subject to all of the terms and conditions of this Agreement.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **License.** Licensor hereby grants to Licensee _____ (xx) general access parking pass cards ("Cards") at no cost, and/or _____ (xx) Cards purchased at \$0.00 per card per month, for use at the subterranean parking garage located on the Property. Licensee agrees that (i) such Cards shall only be given to employees of Licensee for purposes of employee parking and (ii) such Cards shall be used for no other purpose than parking by Licensee's employees. Each cardholder shall have the right to park in the Property, at no cost, 24 hours per day/7days a week. This license to the Cards is revocable at will by Licensor and is subject to the terms and conditions hereinafter set forth. This Agreement grants a license to the Cards only and does not convey any interest in the Property whatsoever. Licensee acknowledges that the Licensor may periodically need to close the entrance and/or exit ramps due to special downtown events (e.g., parades, New Years Eve, charity runs), and that ingress and egress will consequently be limited before, during, and after those events. Licensor shall provide notice of ingress-egress restrictions no less than 7-days in advance. The parking passes at no charge shall be distributed subject to proof of an executed lease agreement between the air-rights owner and Tenant as Licensee for not less than a one (1) year term.

2. **Term.** The License granted in Section 1 shall commence on the effective date of this Agreement and shall continue for one (1) year (the "Term") unless and until terminated, pursuant to Section 11 ("Termination"). The effective date is the date this Agreement has been both approved and executed by the City of Las Vegas Redevelopment Agency.

3. **Option to Renew.** Licensor hereby grants to Licensee one option to extend the Term not to exceed one (1) year. Notice of Licensee's exercise of this option shall be given to Licensor not less than ninety (90) days prior to expiration of the initial Term.

4. **Use of Property.** Licensee may use the Property for the sole purpose of employee parking in the Neonopolis Garage ("Facility"). All such persons are hereby granted the right to use the Property subject to this Agreement. This use is limited, and the number of vehicles at any one time shall not exceed the number of access cards granted under this agreement. Licensee shall materially comply with all government rules, regulations, ordinances, statutes and laws, and all covenants, conditions and restrictions pertaining to the Property or the use thereof by Licensee and such other parties.

5. **Security.** Licensor shall provide security to the Property at the levels as currently provided on the date of this Agreement. In the event Licensee should request additional security, it shall be at the sole cost of Licensee. Licensee acknowledges that parking at the Property is at the risk of the Licensee and the individual users and no bailment is created by this Agreement.

6. **Maintenance.** Licensor shall keep and maintain the Property in good order, condition and repair, keep the Property free from waste, claims and liens. Appropriate levels of maintenance shall be at the sole discretion of the Licensor. Licensee shall be responsible for repairing any damage to the Property resulting from Licensee's use of the Property.

7. **Utilities.** Licensor shall pay all charges for water, electricity, and all other services or utilities contracted for by Licensor with respect to the Property. Licensee shall pay for any requested additional special services, not currently provided by Licensor, subject to Licensor's approval.

8. **Insurance.** Licensee shall, prior to entering upon the Property, at its sole cost and expense, procure and maintain in full force and effect insurance in the following forms and types and in amounts not less than the following:

a. Broad Form Commercial: \$2,000,000 per occurrence General Liability (to include Employer's Liability, bodily injury, property damage and personal injury)

b. Insurance required to be maintained by Licensee hereunder shall be in companies holding a "General policyholder's Rating" of A or better, as set forth in the most current issue of "Best's Insurance Guide." Licensee shall deliver to Licensor, prior to entering upon the Property, original certificates evidencing the existence and amounts of such insurance. No such policy shall be cancelable or subject to reduction of coverage except after thirty (30) days prior written notice to Licensor. Licensee shall, within thirty (30) days prior to the expiration, cancellation or reduction of such policy, furnish Licensor with a renewal or "binder" thereof. Licensor and the city of Las Vegas shall be named as an additional insured on such policy.

c. Licensee hereby agrees to defend, indemnify and save Licensor harmless from and against any and all liability, claims, damages, losses, costs and expenses (including, but not limited to reasonable attorneys fees) arising out of or in connection with Licensee's and Licensee's employees use or operation of the Property.

9. **Licensor's Right of Entry.** Licensor and its authorized agents and representatives may enter the Property at any time for any reasonable purpose provided that Licensor shall make reasonable efforts to minimize interference with Licensee's use of the Property as permitted by this Agreement.

10. **Assignment.** Licensee shall have no right to assign, mortgage, pledge, or otherwise encumber this License in whole or in part. Licensor shall have the right to assign this License in whole or in part, subject to a written assignment mutually agreeable by the parties.

11. **Termination.** The Parties may terminate this Agreement with or without cause and end the Term of this Agreement by giving written notice of date of termination at least thirty (30) days prior to such date of termination. In the event of a default by Licensee under this Agreement, Licensor shall have the right to terminate this Agreement immediately upon written notice to Licensor and deactivate any or all of the Cards. The date of termination with or without cause is referred to as the "Termination Date". Upon the giving of such notice, Licensee shall immediately vacate the Property. On or before the Termination Date, Licensee shall immediately cease use of the Cards which shall be voided and deactivated. In the event of termination of this Agreement, the remaining provisions of the Agreement shall remain in full force and effect until all duties and obligations of the Licensee are completed.

12. **Notices.** Any and all notices and demands by or from Licensor to Licensee, or by or from Licensee to Licensor, required or desired to be given hereunder shall be in writing and shall be validly given or made if served either personally or if deposited in the United States mail, certified or registered, postage prepared, return receipt requested. If such notice or demand be served by registered or certified mail in the manner provided, service shall be conclusively deemed given two (2) days after mailing or upon receipt, whichever is sooner.

To Licensor: City of Las Vegas Redevelopment Agency
400 Stewart Avenue, 2nd Floor
Las Vegas, NV 89101
Attention: Elizabeth N. Fretwell, Executive Director

To Licensee: _____
450 Fremont Street, Suite _____
Las Vegas, NV 89101
Attention: _____

13. **No Partnership.** Nothing contained in this Agreement, nor any acts of the parties hereto, shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association between the Parties other than the relationship of the Parties.

14. **Disclosure of Principals.** Pursuant to Resolution RA-4-99 adopted by the governing Board of the Agency effective August 18, 1999, Licensee warrants that it has disclosed, on the form attached hereto as Exhibit "C" all principals, including, partners of Licensee, as well as all persons and entities holding more than 1% interest in Licensee and or any

principal or Licensee. Throughout the term hereof, Licensee shall notify Licensor in writing of any material change in the above disclosure within 15 days of any such change.

15. **Captions.** The captions appearing at the commencement of the sections hereof are descriptive only and for convenience in reference to this Agreement and in no way whatsoever define, limit or describe the scope or intent of the Agreement, nor in any way affect this Agreement.

16. **Governing Law.** The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Agreement.

17. **Exhibits.** All Exhibits referred to above form a part of, and are incorporated in, this Agreement.

18. **Entire Agreement.** This Agreement sets forth the entire understanding and agreement between the parties hereto and supersedes all previous communications, negotiations and agreements, whether oral or written, with respect to the subject matter hereof. No addition to or modification of this Agreement shall be binding on either party unless reduced to writing and duly executed by or on behalf of the parties hereto. No representation or statement not expressly contained in this Agreement or in any written, properly executed amendment to this Agreement shall be binding upon Licensor or Licensee as a warranty or otherwise.

19. **Counterparts; Facsimile Signatures.** This Agreement may be executed in counterparts. Each of said counterparts, when so executed and delivered, shall be deemed an original and, taken together, shall constitute but one and the same instrument. This Agreement may be executed by a facsimile of the signature of any party, with the facsimile signature having the same force and effect as if this Agreement had been executed by the actual signature of any party.

20. **Indemnification.** Unless resulting from the gross negligence or willful misconduct of Licensor, Licensee shall indemnify and hold Licensor, its officers, directors, managers, employees and agents and the Property harmless from any and all claims, demands, causes of action, judgments, liabilities, losses, costs and expenses including attorneys' fees, liens, charges and encumbrances of any kind whatsoever in connection with, arising out of or by reason of the use of the Property by Licensee and/or Licensee's employees or in connection with any failure to comply with any provision of this Agreement, or in connection with, arising out of or by reason of any act, omission or negligence of Licensee and/or Licensee's employees while in, upon or in any way connected with the Property; or arising from any accident, injury or damage, howsoever caused, to any person or property whatsoever occurring upon, about or in any way connected with the Property. Licensee shall at its sole cost and expense, obtain the discharge and release of any lien, charge or encumbrance filed of record by reason of acts of Licensee within fifteen (15) days after the filing of the same. Nothing contained herein shall prevent Licensor, at the cost and for the account of Licensee, from at anytime obtaining such discharge and release in the event Licensee shall fail or refuse to do so. Licensee's indemnity is not intended to nor shall it relieve any insurance carrier of its obligations under policies required to be obtained by Licensee pursuant to the provisions of this Agreement to the extent such policies cover the results of negligent acts of Licensee or Licensor or their respective officers,

affiliates, agents, contractors or employees, or the failure of Licensee to perform any of its obligations under this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the date first set forth above.

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

By: _____
Elizabeth N. Fretwell, Executive Director

Approved as to form

Michael A. Des, ESQ
1-20-10 Date

<INSERT LICENSEE>

By: _____
<INSERT NAME AND TITLE>

EXHIBIT "A"
LEGAL DESCRIPTION

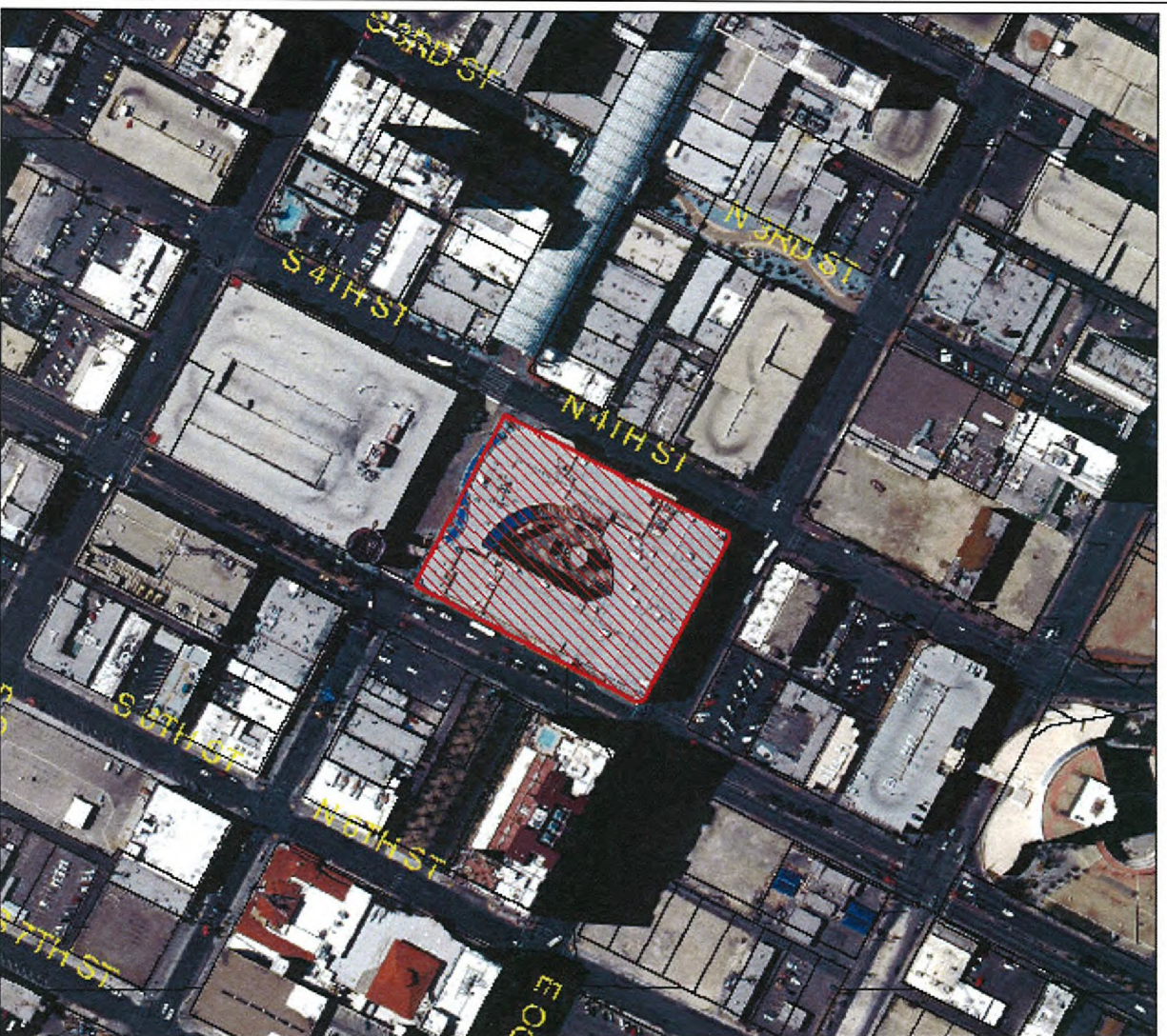
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF NEONOPOLIS, A COMMERCIAL SUBDIVISION, FILED IN BOOK 87 OF PLATS, PAGE 35 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY BEING FURTHER DESCRIBED AS FOLLOWS:

BLOCK 34 OF "CLARKS LAS VEGAS TOWNSITE" AS SHOWN ON PLAT BOOK 1, PAGE 37 LYING BELOW THE VARIOUS LOT ELEVATIONS AS SHOWN ON THE RECORD OF SURVEY DESCRIBED BELOW AND A VARIABLE SLOPE ELEVATION IN THE SD (SERVICE DOCK) LOT FROM 2009.50 TO 2007.20 FEET FOR CURBING, DRIVEWAY AND PLANTER AREAS TO MEET EXISTING GRADE ON ODGEN AVENUE, THE SAME AS DELINEATED ON A RECORD OF SURVEY FILED IN FILE 098 OF SURVEYS PAGE 0089 RECORDED ON NOVEMBER 30, 1998 IN BOOK 981130 AS DOCUMENT NO. 04693, OFFICIAL RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE AIR RIGHTS IN AND TO SAID PARCEL AS CONVEYED BY DEED RECORDED NOVEMBER 30, 1998 IN BOOK 981130 AS DOCUMENT NO. 04694, OF OFFICIAL RECORDS.

Exhibit B



Neonopolis

0 90 180 360 Feet
12/22/09



EXHIBIT "C"
CERTIFICATE
DISCLOSURE OF OWNERSHIP/PRINCIPALS

1. Definitions

"Agency" means the City of Las Vegas Redevelopment Agency

"Board" means the governing body of the City of Las Vegas Redevelopment Agency.

"Contracting Entity" means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Las Vegas Redevelopment Agency.

"Principal" means, for each type of business organization, the following: (a) sole proprietorship – the owner of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members.

2. Policy

In accordance with Resolution RA-4-99 adopted by the governing Board of the Agency, Contracting Entities seeking to enter into certain contracts or agreements with the City of Las Vegas Redevelopment Agency must disclose information regarding ownership interests and principals. Such disclosure generally is required in conjunction with a Request for Proposals (RFP). In other cases, such disclosure must be made prior to the execution of a contract or agreement.

3. Instructions

The disclosure required by the Resolutions referenced above shall be made through the completion and execution of this Certificate. The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting Entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

4. Incorporation

This Certificate shall be incorporated into the resulting contract or agreement, if any, between the Agency and the Contracting Entity. Upon execution of such contract or agreement, the Contracting Entity is under a continuing obligation to notify the Agency in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the Agency of any material change may result, at the option of the Agency, in a default termination (in whole or in part) of the contract or agreement, and/or a withholding of payments due the Contracting Entity.

**CERTIFICATE – DISCLOSURE OF OWNERSHIP/PRINCIPALS
(CONTINUED)**

Block 1	<u>Contracting Entity</u>
Name	
Address	
Telephone	
EIN or DUNS	

Block 2	Description
Subject Matter of Contract/Agreement:	
RFP #:	N/A

Block 3	Type of Business
☐ Individual ☐ Partnership ☐ Limited Liability Company ☐ Corporation	

Block 4	<u>Disclosure of Ownership and Principals</u>		
In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.			
	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

The Contracting Entity shall continue the above list on a sheet of paper entitled "Disclosure of Principals – Continuation" until full and complete disclosure is made. If continuation sheets are attached, please indicate the number of sheets: _____

Block 5 **Disclosure of Ownership and Principals - Alternate**

If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above. A description of such disclosure documents must be included below.

Name of Attached Document: N/A

Date of Attached Document: Number of Pages:

I certify, under penalty of perjury, that all the information provided in this Certificate is current, complete, and accurate.

Name

Date

State of Nevada}
 } ss
County of Clark}

Subscribed and sworn to before me this _____ day of _____, 2010.

Notary Public

Neonopolis Parking License Policy

No:		Type:	Policy
Department:	Office of Business Development -- City of Las Vegas Redevelopment Agency (RDA)		
Date:	1-20-10	Approval:	

Purpose

To establish a uniform policy in order to enter into standard Parking License Agreements administratively and directly, with the Tenants of the air-rights parcel commonly known as Neonopolis located at 450 Fremont Street and with downtown businesses.

Scope

All RDA employees involved in the preparation and implementation of Parking License Agreements, issuance of general access parking pass cards ("Cards"), and parking validation tokens to the Tenants, Tenant's employees, downtown business owners and visitors of the Redevelopment Agency owned subterranean garage located at 450 Fremont Street.

Policy

Neonopolis Tenant Parking Cards Issued at No Cost:

As part of the RDA's efforts to support the retail lease-up and on-going operations of the Neonopolis Retail complex, it shall enter into Parking License Agreements directly with the Tenants of Neonopolis for Tenant employee parking. Such agreements shall be terminable by the RDA with thirty (30) days written notice. Subject to the RDA's requirements herein, Tenant employee parking shall be at no charge to Tenant or its employees. If the value of Cards exceeds \$100,000, the Parking License Agreement shall be submitted to the RDA Governing Board for approval. If the value of the Cards to a Tenant is less than \$100,000, the Executive Director of the RDA shall have authority to approve and execute the Parking License Agreement. The Cards shall be distributed subject to:

- a) proof of an executed lease agreement between the air-rights owner and Tenant for not less than a 1 year term; a termination or default under such lease agreement shall constitute termination under the Parking License Agreement.
- b) an evaluation of the Tenant's parking need based on the percentage of the net leasable area of the Tenant's space over the net leasable area of the retail shopping center; calculated at 1 Card per 1,000 square feet of net rentable area, given at no charge, not to exceed 30 Cards per Tenant per month per Attachment 1, Neonopolis Parking Analysis.
- c) the availability of parking.

Validation Program and Cards For Purchase:

An automated meter system may be installed replacing the existing booth attendant method of operations which may alter how the current validation tokens program is implemented.

Additional Monthly Cards shall be offered for sale at an established market rate to: (1) the Tenants of Neonopolis who do not meet the RDA's requirements for Cards at no cost; (2) the Tenants of Neonopolis who have a Parking License Agreement for Cards at no cost but desire to purchase additional Cards which exceed the number of Cards issued pursuant to the above RDA's requirements; and (3) all downtown businesses. A Parking License Agreement will be executed for monthly Cards sold to the Tenants specified in sections (1) and (2) of this paragraph and to the downtown business owners. If the value of the Cards to be purchased exceeds \$100,000, the Governing Board of the RDA shall consider and approve the Parking License Agreement. If the value of the Cards to be purchased is less than \$100,000, the Executive Director of the Agency shall have authority to approve and execute the Parking License Agreement.

Special Events parking requests shall be subject to availability and approval of the City Manager/Executive Director of the RDA.

Attachment 1
Neonopolis Parking Analysis

Category	Square Ft.	Total Percent	Passes
Level One			
Las Vegas Rocks Ste			
130	19,571	7%	19.571
Ste 123	1255	0%	1.255
Ste 195	3007	1%	3.007
Ste 101	6022	2%	6.022
Ste 150	10078	4%	10.078
Ste 117	3000	1%	3
Ste 109	433	0%	0.433
Ste 113	588	0%	0.588
Ste 106	22	0%	0.022
Ste 191	502	0%	0.502
Ste 189	877	0%	0.877
Ste 187	718	0%	0.718
Ste 183	3773	1%	3.773
Ste 179	3281	1%	3.281
Ste 175	10684	4%	10.684
Ste 171	1578	1%	1.578
Ste 167	2012	1%	2.012
Ste 163	2221	1%	2.221
Ste 155	2367	1%	2.367
Ste 105	144	0%	0.144
			0
Level Two			0
Ste 225	9133	3%	9.133
Ste 201	10095	4%	10.095
Ste 295	6760	2%	6.76
Ste 214	611	0%	0.611
Ste 290	937	0%	0.937
Ste 285	2285	1%	2.285
Ste 283	1618	1%	1.618
Ste 280	896	0%	0.896
Ste 277	1340	0%	1.34
Ste 275	900	0%	0.9
Ste 272	763	0%	0.763
Ste 269	770	0%	0.77
Ste 266	920	0%	0.92
Ste 263	636	0%	0.636
Ste 260	746	0%	0.746
Ste 257	742	0%	0.742
Ste 254	860	0%	0.86
Ste 251 Del Prado	1811	1%	1.811
Ste 279	20	0%	0.02
Ste 130B	22016	8%	22.016
Ste 239	696	0%	0.696
Ste 236	623	0%	0.623
Ste 233	623	0%	0.623
Ste 230	1087	0%	1.087

Neonopolis Parking Analysis

			0	
Level Three			0	
Ste 310	11423	4%	11.423	
Ste 390	8483	3%	8.483	
Ste 370	71203	26%	30	(not to exceed 30 per policy)
Ste 320	2718	1%	2.718	
Total	232,848			
*Total passes for Tenant/Employee distribution @ no charge			191.645	

Total Spaces:	(572 - 12 handicapped/compact, etc.)	560
	(based on 1 space/1,000	
Passes for distribution	sq.ft) not to exceed 30)	192
Parking Available for monthly access card, validation, or meter revenue		368

***subject to availability**