

December 13, 2011

City Parkway V, Inc.
c/o Office of Business Development
400 Stewart Avenue; Second Floor
Las Vegas, Nevada 89101-2913
Attn: Shani Coleman

Re: 8.49 Acre Parcel # 138-15-612-012, Las Vegas Nevada

Dear Shani,

Attached hereto is a Letter of Intent for the purchase of a portion of parcel #138-15-612-012 owned by the city of Las Vegas. This parcel is generally located on the East side of Tenaya Way and directly South of the Mountain View Hospital. In addition to the economic terms outlined in the Letter of Intent, we would like to enumerate a few benefits to the community that will result from the development of this parcel.

The subject property would be purchased by the Boyer Company to accommodate the development of a transitional care and rehabilitation facility. This facility will specialize in the short term care and rehabilitation of individuals recovering from major joint replacement surgery. The operator of this facility has facilities in five other states providing a premium service in their field of operation. This facility will offer the following services:

- 24/7 nursing care overseen by a contract physician. Services provided include wound care, IV therapy, medication administration, and assistance with bathing, dressing, walking, and dining.
- Physical, occupational, and speech therapy in a state of the art, in house, therapy facility.
- Restaurant style, or in room, dining service. Special dietary needs are ordered by a physician and supervised by a registered dietician.
- Private patient suites.
- Outpatient therapy and home health services

This facility will directly employ between 90 and 110 individuals. In addition to this employment, the facility will generate a sizeable amount of employment opportunity through third party service providers. These service providers will include:

- Construction
- Landscaping
- Janitorial
- Pharmaceutical supply

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- Medical supply
- Hospital
- Independent physician
- Facility maintenance

It is the intent of the Boyer Company to begin construction of this facility as soon absolutely possible. We have initiated discussions with Las Vegas City's planning department to commence the entitlement process. This project will generate significant economic activity for this community as soon as the summer of 2012. Please take these factors into account when considering the attached LOI. We would be happy to answer any questions resulting from a review of the attached document. Please feel free to contact Stephen Richards or Nate Swain at 801-521-4781.

Best regards

Nathan L Swain