



REDEVELOPMENT AGENCY MEETING AGENDA

CITY HALL, 495 S. MAIN STREET

COUNCIL CHAMBERS – 229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

AGENCY MEMBERS: CAROLYN G. GOODMAN, CHAIR (At-Large)

STAVROS S. ANTHONY, VICE-CHAIR (Ward 4)

LOIS TARKANIAN (Ward 1), STEVEN D. ROSS (Ward 6), RICKI Y. BARLOW (Ward 5)

BOB COFFIN (Ward 3), BOB BEERS, (Ward 2)

June 4, 2014

8:30 AM

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. PLEASE NOTE SOME CUSTOMERS OF COX COMMUNICATIONS WHO DO NOT HAVE A CABLE BOX CAN VIEW THIS MEETING ON DIGITAL CHANNEL 89.5. THE REDEVELOPMENT MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM BEVERLY K. BRIDGES, CITY CLERK, AT THE CITY CLERK'S OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
4. For possible action to approve the Final Minutes by reference of the regular Redevelopment Agency meeting of April 2, 2014

Redevelopment Area 2

5. RA-7-2014 - Discussion for possible action regarding a Resolution finding the project proposed by the Quick Start Program (QSP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Safety Institute Building, LLC, (Owner) located at 820 South Valley View Boulevard (APN 139-31-801-002), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the QSP Agreement by the RDA (Not-to-Exceed \$45,000 - RDA Special Revenue Fund) - Redevelopment Area 2 - Ward 1 (Tarkanian)
[NOTE: This item is related to Council Item 29 (R-19-2014)]

Citizens Participation

6. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

Agency Member Recognition

7. AGENCY MEMBER RECOGNITION: COMMENTS MADE BY INDIVIDUAL AGENCY MEMBERS DURING THIS PORTION OF THE AGENDA WILL NOT BE ACTED UPON BY THE AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND SCHEDULED FOR ACTION

Facilities are provided throughout City Hall for the convenience of disabled persons. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2014

SUBJECT:
CALL TO ORDER



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2014

SUBJECT:

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2014

SUBJECT:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2014

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES

SUBJECT:

For possible action to approve the Final Minutes by reference of the regular Redevelopment Agency meeting of April 2, 2014



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2014

DEPARTMENT: ECONOMIC AND URBAN DEVELOPMENT

DIRECTOR: WILLIAM ARENT

SUBJECT:

RA-7-2014 - Discussion for possible action regarding a Resolution finding the project proposed by the Quick Start Program (QSP) Agreement between the City of Las Vegas Redevelopment Agency (RDA) and Safety Institute Building, LLC, (Owner) located at 820 South Valley View Boulevard (APN 139-31-801-002), to be in compliance with and in furtherance of the goals and objectives of the Redevelopment Plan and authorizing the execution of the QSP Agreement by the RDA (Not-to-Exceed \$45,000 - RDA Special Revenue Fund) - Redevelopment Area 2 - Ward 1 (Tarkanian) [NOTE: This item is related to Council Item 29 (R-19-2014)]

Fiscal Impact

☐

No Impact

☐

Augmentation Required

☒

Budget Funds Available

Amount: \$45,000

Funding Source: RDA Special Revenue Fund

Dept./Division: Economic and Urban Development/RDA

PURPOSE/BACKGROUND:

Safety Institute Building, LLC, is undertaking interior and exterior improvements to the property and will achieve LEED PLATINUM. The improvements include demolition of unpermitted improvements, installing fire walls, upgraded lighting, installing skylights for energy efficiency, replacing windows for energy efficiency, electrical and plumbing upgrades, window tinting, solar panels on the roof, ADA restrooms, exterior and interior paint. This QSP Agreement will assist with the cost of improvements to the property located at 820 South Valley View Boulevard. Approval will adopt findings that the QSP Agreement is in compliance with and furtherance of the goals and objectives of the RDA and the Redevelopment Plan.

RECOMMENDATION:

Staff recommends approval and to authorize the Chairman of the RDA to execute all related documents as required, following approval as to form by the City Attorney.

BACKUP DOCUMENTATION:

1. Resolution No. RA-7-2014
2. Quick Start Agreement
3. Fiscal Impact Analysis Report
4. Public Purpose Impact Analysis
5. Site Map

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

WHEREAS, the Agency approved on September 19, 2012, the form for the Quick Start Program Agreement, the Quick Start Participant Affidavit, and the Quick Start Program Manual, in order to provide funding and encourage the rehabilitation of older commercial buildings, enhance the physical appearance of the redevelopment area and improve the overall economic viability of the city. This program provides a financial incentive , in the form of a grant, for property owners and/or tenants of commercial properties to invest in properties that have been subjected to deferred maintenance and must comply with current building and fire code standards; and

1 WHEREAS, SAFETY INSTITUTE BUILDING , LLC (the “OWNER”) is the
2 owner of real property and improvements located at 820 SOUTH VALLEY VIEW
3 BOULEVARD, and which parcel is commonly known as APN 139-31-801-002 (the “Site”);
4 and
5

6 WHEREAS, SAFETY INSTITUTE BUILDING, LLC (the “QSP
7 PARTICIPANT”) is the owner of the real property located at 820 SOUTH VALLEY VIEW
8 BOULEVARD and is undertaking certain exterior, interior and code compliance improvements
9 to the property in accordance with the Quick Start Program; and
10

11 WHEREAS, the Agency has considered the findings that no other reasonable
12 means of financing the building, facilities or structures or other improvements on the Site are
13 available; and
14

15 WHEREAS, the Governing Body of the Agency has determined that the Quick
16 Start Program Agreement (the “Agreement” and attached hereto as Exhibit A), which provides
17 for the contribution of funds to the QSP Participant for making exterior, interior and code
18 compliance improvements to the building on the Site, all as more fully set forth in the
19 Agreement, is in compliance with and in furtherance of the goals and objectives of the
20 Redevelopment Plan; and
21

22 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of
23 the Agency that the Agreement is hereby approved and determined to be in compliance with
24 and in furtherance of the goals and objectives of NRS 279 and the Redevelopment Plan, and the
25 Chairperson of the Governing Board of the Agency is hereby authorized and directed to
26 execute the Agreement for and on behalf of the Agency, and to execute any and all additional
27 documents (including any Attachments to the Agreement) and to perform any additional acts
28 necessary to carry out the intent and purpose of the Agreement.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

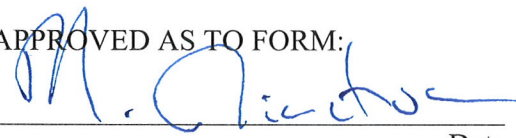
THE FOREGOING RESOLUTION was passed, adopted and approved this
____ day of _____, 2014.

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

By: _____
CAROLYN G. GOODMAN, Chairman

ATTEST:

BEVERLY K. BRIDGES, MMC
SECRETARY

APPROVED AS TO FORM:


Date
5-14-14

EXHIBIT A

CITY OF LAS VEGAS REDEVELOPMENT AGENCY QUICK START AGREEMENT

THIS QUICK START AGREEMENT (the "Agreement") is entered into this _____ day of _____, 2014, by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body in the State of Nevada (hereinafter referred to as the "Agency") and SAFETY INSTITUTE BUILDING, LLC ("OWNER & QSP PARTICIPANT").

Recitals

WHEREAS, the City of Las Vegas Redevelopment Agency ("Agency") administers and funds and is funded by the Agency for the purposes of improving the interior condition, the exterior physical appearance of, and encouraging reinvestment in existing commercial structures; and

WHEREAS, in furtherance of the Redevelopment Plan (the "Redevelopment Plan") for the City of Las Vegas Redevelopment Area (the "Redevelopment Area"), the Agency approved a Downtown Centennial Plan Quick Start Program (the "Quick Start") for the purpose of assisting property owners and their tenants in the rehabilitation of their buildings in order to revitalize and promote the economic stability of the Redevelopment Area; and

WHEREAS, the Owner & QSP Participant is the owner of certain real property located at 10 E. Charleston in downtown Las Vegas which is located within or is contiguous to the boundaries of the redevelopment area and located within the Downtown Centennial Plan; and

WHEREAS, the Agency shall reimburse the QSP Participant for any Pre-approved Qualified Interior Improvements and development costs associated with business licensing and permitting to a maximum of FORTY FIVE THOUSAND DOLLARS (\$45,000) and the QSP Participant has provided a 100% matching cash contribution to the Agency's participation to ensure that the QSP Participant has a vested interest in the completion of its site improvements and to ensure a high leveraging of public resources and such improvements are significant in character, as determined by the Agency; and

WHEREAS, the Owner and QSP Participant desires to participate in the Quick Start Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreement contained herein, the AGENCY and OWNER do hereby agree as follows:

SECTION 1: SCOPE OF AGREEMENT. The purpose of this Agreement is to effectuate the Redevelopment Plan by contributing funds to that certain property, as more particularly described in the "Legal Description of the Site," attached hereto as Attachment 1 and incorporated herein by reference (the "Property" or "Site"). Implementation of this Agreement will further the goals and objectives of the Redevelopment Plan. This Agreement is subject to the provisions of the Redevelopment Plan which the City Council of the City of Las Vegas adopted on March 5, 1986, by Ordinance No. 3218, as amended. Said Redevelopment Plan, as it now exists and as it may be subsequently amended, is incorporated herein by reference and made a part hereof as though fully set forth herein.

SECTION 2: PARTIES TO THE AGREEMENT. The Agency is a public body, corporate and politic, exercising governmental functions and powers, and organized and existing under the Community Redevelopment Law of the State of Nevada (NRS 279.382, et seq.). The principal office of the Agency is located at 495 South Main Street, 6th Floor, Las Vegas, Nevada, 89101. "Agency", as used in this

Agreement, includes the City of Las Vegas Redevelopment Agency and any assignee of or successor to its rights, powers and responsibilities. The Owner and QSP Participant warrants that, either through a majority interest, or has a valid and binding leasehold interest for five (5) years successive to the Effective Date of this Agreement (as defined hereinafter), the Site. Such ownership or leasehold interest is demonstrated by Attachment 2, "Proof of Ownership or Leasehold Interest", which is attached hereto and is incorporated herein by reference. "Owner", as used in this Agreement, includes not only the Owner but also any assignee of, or successor to, its rights, powers and responsibilities. The Agency and the Owner individually may be referred to as "party" or collectively as "parties" hereinafter.

SECTION 3: IMPROVEMENTS TO THE SITE AND PROJECT BUDGET. The QSP Participant shall make improvements to the Site, or to the buildings, fixtures or appurtenances thereon, according to the Scope of Work and Tentative Schedule of Improvements, which is attached hereto as Attachment 3 and by this reference is made a part hereof. The Scope of Work and Tentative Schedule of Improvements shall provide a line item budget, acceptable to the Agency, for all work to be performed. Within 60 days of execution of this Agreement by the Agency, QSP Participant agrees to commence, or cause the commencement of, rehabilitation and improvement of the Site, pursuant to the plans and other documents submitted by QSP Participant and approved by Agency in accordance with the QSP Guidelines. QSP Participant shall complete the improvements within 120 days of commencement of work. Additional time may be given upon approval of the Agency, which approval shall not be unreasonably withheld. The improvements to the Site also shall be referred to as the "Project" or "Improvements" hereinafter. The Agency shall maintain a right of access to the Site, provided that the Agency gives the Owner a minimum of twenty-four (24) hours written, advance notice prior to entering the Site.

SECTION 4: CONTRACTOR SELECTION REQUIREMENTS. If the Project exceeds \$10,000, then the Owner in compliance with NRS 279.478 must obtain three (3) or more competitive bids from properly licensed contractors. If the QSP Participant is unable to obtain (3) or more competitive bids, the QSP Participant shall provide the Agency, upon request, with documentation detailing when and which licensed contractor(s) were contacted.

SECTION 5: SITE ASSESSMENT TEAM. For reviewing the architectural and engineering design of the Project, the Agency has appointed a Site Assessment Team comprised of one or more staff members from the following City of Las Vegas municipal departments: Economic and Urban Development; Planning and Development Department; Land Development, Public Works; Development Coordination, Public Works; and City of Las Vegas Department of Building & Safety. At its discretion, the Agency may solicit input from additional City staff depending on the individual needs of the Project. The Site Assessment Team shall meet with the Owner, or its' representative, and/or QSP Participant. The Site Assessment Team shall recommend approval or disapproval of the Project. If the Project is disapproved, the Agency shall retain the right to ask the Owner and/or QSP Participant to make changes to the proposed Scope of Work.

SECTION 6: COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS. The Owner and/or QSP Participant must comply with all development standards applicable to the Scope of Work, including but not limited to, the Zoning Code of the City of Las Vegas, the Building Code of the City of Las Vegas, and the Fire Code of the City of Las Vegas. Additional development standards may apply depending on the specific location of the Site.

SECTION 7: FAILURE TO COMPLETE WORK. If the contractor selected by the Owner and/or QSP Participant fails to complete all of the work specified in the Scope of Work, then the Agency may pursue any and all legal and equitable remedies available under this Agreement, as more specifically described in Section 13 hereinafter.

SECTION 8: UNRELATED IMPROVEMENTS. Nothing herein is intended to limit, restrict or prohibit the Owner and/or QSP Participant from undertaking any other work in or about the subject premises which is unrelated to QSP provided for in this Agreement.

SECTION 9: COMPLIANCE WITH THE REDEVELOPMENT PLAN AND EMPLOYMENT PLAN. The Agency finds that the Project as contemplated by this Agreement complies with the QSP Guidelines and therefore would be deemed a substantial benefit to the Redevelopment Area. The Agency finds that the Project, upon completion, would achieve one or more of the following:

1. Encourage new commercial development;
2. Create or retain jobs for nearby residents;
3. Increase local revenues from private revenue sources;
4. Increase levels of human activity in the Redevelopment Area;
5. Possess attributes that are unique, either as to type of use or level of quality and design;
6. Require for their construction, installation or operation the use of qualified and trained labor; or
7. Demonstrate greater social or financial benefits to the community that would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

The Agency has also considered the opinions of persons who reside in the Redevelopment Area or the immediate vicinity of the Redevelopment Area. In addition, the Agency has compared the level of spending proposed by the Agency and the projections of future revenue made on the buildings, facilities, structures or other improvements.

The Owner and/or QSP Participant has declared that no other reasonable means of financing are available to undertake the improvements to the Property because the return on investment is not reasonable and the improvements are being financed through cash on hand and/or debt financing through a private lender. Furthermore, the Owner and/or QSP Participant would not undertake the full set of improvements contemplated in the Agreement through resources reasonably available to the Owner and/or QSP Participant pursuant to the Participant Affidavit and Employment Plan, attached hereto as Attachment 5 and by this reference made a part hereof.

The Owner and/or QSP Participant has also declared and provided the Agency with an Employment Plan, which is attached hereto as Attachment 5 and by this reference is made a part hereof. The Owner and/or QSP Participant, for itself and its successors and assigns, represents that in the construction of improvements on the Site provided for in this Agreement, the Owner and/or QSP Participant shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, ancestry or national origin.

SECTION 10: CONFLICTS OF INTEREST AND DISCLOSURE REQUIREMENTS. No member, official or employee of the Agency shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested. The Owner and/or QSP Participant warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement. No member, official or employee of the Agency shall be personally liable to the Owner and/or QSP Participant in the event of any default or breach by the Agency or for any amount which may become due to the Owner and/or QSP Participant or on any obligations under the terms of this Agreement. Pursuant to Resolution RA-4-99 adopted by the governing board of the Agency effective October 1, 1999, Owner and QSP Participant warrants that it has disclosed, on the Disclosure of Principals form attached hereto as Attachment 4 incorporated herein by reference, all persons and entities holding more than 1% (one percent) interest in Owner or any principal member of Owner. Throughout the term hereof, Owner and/or QSP Participant shall

notify City in writing of any material change in the above disclosure within 15 (fifteen) days of any such change.

SECTION 11: DEFAULTS AND REMEDIES. Failure or delay by either party to perform any term or provision of this Agreement constitutes a default under this Agreement. The nondefaulting party shall notify the defaulting party that a default exists and that the defaulting party must cure same within thirty (30) days of receipt of the notice of default. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with reasonable diligence and during any period of curing shall not be in default. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to recover damages for any default or to obtain any other remedy consistent with the purpose of this Agreement. Such legal actions must be instituted in the District Court, County of Clark State of Nevada, in any other appropriate court in that county, or in the Federal District Court in the appropriate district of Nevada. The nondefaulting party may also, at its option, cure the breach and sue in any court of proper jurisdiction to collect the reasonable costs incurred by virtue of curing or correcting the defaulting party's breach. Further, the nondefaulting party may file legal action to require the defaulting party to specifically perform the terms and conditions of this Agreement. Upon occurrence of an Event of Default by either the Owner, QSP Participant or the Agency during the existence of this Agreement, the non-defaulting party, at its option, may institute an action for specific performance of the terms and obligations (including the payment of any monetary obligation) of this Agreement. During the existence of this Agreement and upon the occurrence of an Owner Event of Default, the Agency shall have the right to terminate, and this Agreement shall so terminate, the date that the written notice of termination is received by the Owner and/or QSP Participant or such other date as may be specified in the written notice. In the event of termination of this Agreement by the Agency, the Owner and/or QSP Participant agrees to return any and all Agency Funds heretofore paid to the Owner and/or QSP Participant pursuant to the provisions of this Agreement within ten (10) calendar days after the termination date. Failure to return any and all Agency Funds paid to the Owner and/or QSP Participant shall entitle the Agency to sue the Owner and/or QSP Participant for specific performance as provided in this Section and to pursue the Agency's remedies, legal and equitable, for such damages as permitted by law.

SECTION 12: SUBSEQUENT AGENCY APPROVALS. Any approvals of the Agency required and permitted by the terms of this Agreement may be given by the Executive Director of the Agency or such other person that the Agency designates in writing.

SECTION 13: TERM. The term of this Agreement shall end upon the completion of all duties and obligations to be performed by each of the parties hereto.

SECTION 14: SEVERABILITY. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision shall be invalidated, it shall be deemed to be severed from this Agreement and the remaining provisions shall remain in full force and effect.

SECTION 15: GOVERNING LAW. The interpretation and enforcement of this Agreement shall be governed in all respects by the laws of the State of Nevada.

SECTION 16: NOTICES. Notices shall be in writing and shall be given by personal delivery, by deposit in the United States mail, certified mail, return receipt requested, postage prepaid, or by express delivery service, freight prepaid, in each case by delivery to the Owner, QSP Participant and the Agency at the addresses set forth in this Agreement or at such other address as a party may designate in writing. The date notice given shall be the date on which the notice is delivered, if notice is given by personal deliver, or five (5) calendar days after the date of deposit in the mail or with an express delivery service, if the notice is sent through the United States mail.

SECTION 17: CAPTIONS. The captions contained in this Agreement are for the convenience of the parties and shall not be construed so as to alter the meaning of the provisions of the Agreement.

SECTION 18: ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS. This Agreement is executed in two duplicate originals, each of which is deemed to be an original. This includes Attachment 1 through Attachment 5 inclusive, attached hereto and incorporated herein by reference, all of which constitute the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of Agency and the Owner and/or QSP Participant and no waiver of one provision shall be construed as a waiver of that provision in the future or as a waiver of any other provision. All amendments hereto must be in writing and signed by the appropriate authorities of Agency and the Owner and/or QSP Participant.

SECTION 19: TIME FOR AGENCY TO ACCEPT AGREEMENT. This Agreement has been approved on _____, 2014 by the City of Las Vegas Redevelopment Agency. The effective date of this Agreement shall be the date when this Agreement has been signed by the Agency ("Effective Date").

Date of Agency Approval:

_____, 2014.

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

By: _____
CAROLYN G. GOODMAN, CHAIR
"Agency"

ATTEST:

SAFETY INSTITUTE BUILDING, LLC

BEVERLY BRIDGES, MMC
Secretary

By: _____
Diane J. Krause-Hale
"Owner & QSP Participant"

APPROVED AS TO FORM:

Counsel to the Agency Date

Print Name

LIST OF ATTACHMENTS

ATTACHMENT 1	LEGAL DESCRIPTION OF THE PROPERTY
ATTACHMENT 2	PROOF OF OWNERSHIP OR LEASEHOLD INTEREST
ATTACHMENT 3	SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS
ATTACHMENT 4	DISCLOSURE OF PRINCIPALS (Property Owner & QSP Participant)
ATTACHMENT 5	QSP PARTICIPANT AFFIDAVIT & EMPLOYMENT PLAN

ATTACHMENT 1

PARCEL I:

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 109.00 FEET OF PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 31 OF PARCEL MAPS, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AND PARKING AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT OF INGRESS, EGRESS (ACCESS) AND PARKING, RECORDED FEBRUARY 13, 1986 IN BOOK 860213 AS DOCUMENT NO. 00260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ATTACHMENT 2
PROOF OF OWNERSHIP

A.P.N.: 139-31-801-002
File No: NCS-636082-HHLV (MS)
R.P.T.T.: \$3,378.75 C

Inst #: 201401280001423
Fees: \$19.00 N/G Fee: \$0.00
RPTT: \$3378.76 Ex: #
01/28/2014 02:28:34 PM
Receipt #: 1915426
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: ECM Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Safety Institute Building, LLC
PO Box 751523
Las Vegas, NV 89131

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

First Financial Collateral, Inc.

do(es) hereby *GRANT, BARGAIN and SELL* to

Safety Institute Building, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL I:

THAT PORTION OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 109.00 FEET OF PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 31 OF PARCEL MAPS, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AND PARKING AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT OF INGRESS, EGRESS (ACCESS) AND PARKING, RECORDED FEBRUARY 13, 1986 IN BOOK 860213 AS DOCUMENT NO. 00260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

ATTACHMENT 3

SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS

Activity	Company	Price	Final Price
Leed Certification Platinum KME Architects	KME	\$ 10,125.00	\$ 10,125.00
Architect plans for building	Jerry Muscelli	\$ 14,000.00	\$ 14,000.00
Demolition of unpermitted walls	CopperCreek Construction	\$ 8,000.00	\$ 8,000.00
Installation of Downstairs ADA compliant bathrooms	CopperCreek Construction	\$ 15,000.00	\$ 15,000.00
Installation of Upstairs ADA compliant Bathrooms	CopperCreek Construction	\$ 15,000.00	\$ 15,000.00
Anchoring of unpermitted walls upstairs and downstairs	CopperCreek Construction	\$ 10,000.00	\$ 10,000.00
Installation of tiles in downstairs training center-Tile Cost 4159/ft2 at 2400ft2 Plus labor	Copper Creek Construction	\$ 12,000.00	\$ 12,000.00
Mechanical Plans development and energy efficiency evaluation of building's envelop	Trane Team	TBD	
Remove windows downstairs and replace with ultralow e and low u glass for energy efficiency	Kellys Glass	\$ 31,065.95	
Glass Panes only requoting	JJ Glass	\$ 10,250.00	\$ 10,250.00
Window Tinting for energy efficiency upstairs windows	LV Window Tinting	\$ 7,220.00	\$ 7,220.00
Removal of carpeting in training rooms before tiling	Las Vegas Carpet Repair	\$ 1,975.00	\$ 1,975.00
Remove old sidewalk paint and repaint for safety building's exterior sidewalk and parking stall bumpers	AW Farrell	\$ 5,880.00	\$ 5,880.00
Paint with acrylic long lasting high SRI coating exterior walls of building	AW Farrell	\$ 47,725.00	\$ 47,725.00
Paint two existing downstairs restrooms	Calpac	\$ 300.00	\$ 300.00
Paint interior upstairs	Calpac	\$ 5,555.00	\$ 5,555.00
Paint interior downstairs	Calpac	\$ 5,897.00	\$ 5,897.00
Electrical draw up plans for building and trace all lines to interior electrical panels and power meters for submitting electrical plans to building department	Bombard Electric	\$ 5,504.00	\$ 5,504.00
Solar panels for roof to mitigate electrical useage and achieve LEED Platinum 22.5 KWp	Bombard Electric	\$ 73,158.00	\$ 73,158.00
Change out high energy consumption lights T12 to all LED lights, disconnect ballasts and redo power lines to all interior light fixtures (total 140 units)	Deco lights	\$ 14,135.76	\$ 14,135.76

ATTACHMENT 3 (continued)

SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS

Bathroom and sink fixtures for installation by contractor (toilets, faucets, connections)	Ferguson Enterprises	\$ 9,561.38	\$ 9,561.38
Toilets and sink fixtures	Ferguson Enterprises	\$ 1,349.14	\$ 1,349.14
Toilets only Low Flow 1.1 gpf Cavata	Lowes		
Security alarm installation	Protection One	\$ 1,335.00	\$ 1,335.00
Solatube skylights set of 2 installed	Solartube	\$ 1,500.00	\$ 1,500.00
Water Connection Charge for additional Fixtures -8	Plumber	\$ 4,000.00	\$ 4,000.00
	Total Expenses	\$ 306,536.23	\$ 275,470.28
NOTE: We will perform the work in phases, the downstairs training room is the first to be completed.			

EXTERIOR SITE IMPROVEMENTS

Glass Panes only requoting		\$ 10,250.00
Window Tinting for energy efficiency upstairs windows		\$ 7,220.00
Removal of carpeting in training rooms before tiling		\$ 1,975.00
Remove old sidewalk paint and repaint for safety building's exterior sidewalk and parking stall bumbers		\$ 5,880.00
Paint with acrylic long lasting high SRI coating exterior walls of building		\$ 47,725.00
EXTERIOR SITE IMPROVEMENTS		
TOTAL		\$ 73,050.00

Schedule of Improvements

Work will begin 60 days after approval of Agreement and should be completed within 120 days

Attachment 4*Please Print Legibly***Quick Start Disclosure of Ownership/Principals (Real Property)****Quick Start Contracting Entity Information**Name Diane J. Krause-HaleMailing Address 6131 Ackerman Ave, Las Vegas, NV 89131Business Phone 702-897-4906Tax ID or Social Security Number 88-0373532 563-98-4071**Ownership Interest**Estate in Severalty xx Tenancy in Common _____ Joint Tenancy _____**Disclosure of Ownership/Principals**

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the real property.

Full Name & Title	Business Address	Business Phone
Diane J. Krause-Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-897-4906
Glenn S. Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-498-4743
Brennah M. Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-281-3231

Additional Ownership/Principals

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: _____

Attachment 4*Please Print Legibly***Quick Start Disclosure of Ownership/Principals (Business)****Quick Start Contracting Entity Information**Name Diane J. Krause-Hale For Safety Institute BuildingMailing Address 6131 Ackerman Ave Las Vegas, NV 89131Business Phone 702-897-4906Tax ID or Social Security Number 563-98-4071**Type of Business**Sole Proprietor _____ Partnership _____ Limited Liability Company XX Corporation _____**Disclosure of Ownership/Principals**

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the real property.

Full Name & Title	Business Address	Business Phone
Diane J. Krause-Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-897-4906
Glenn S. Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-498-4743
Brennah M. Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-281-3231

Additional Ownership/Principals

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: _____

Alternative Disclosure of Ownership/Principals

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 on the previous page. A description of such disclosure documents must be included below.

Name of Attached Document NA

Date of Attached Document _____

Number of pages _____

Certificate of Disclosure of Ownership/Principal – Real Property

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

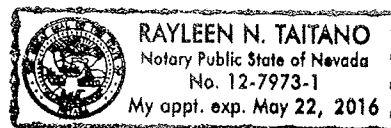
Signature *Diane Krause-Hale*

Date January 30, 2014

State of Nevada }
County of Clark }

This instrument was acknowledged before me on May 08, 2014 (date) by
Diane Krause-Hale (name of person).

Notary Public: *Rayleen N. Taitano*



ATTACHMENT 5

PARTICIPANT AFFIDAVIT AND EMPLOYMENT PLAN

STATE OF Nevada }
COUNTY OF Clark } ss:

Please Print Legibly

I, Diane J. Krause-Hale, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of the Safety Institute Building, a company duly organized in the State of Nevada as a LLC, (Corporation/LLC/Sole Proprietorship). The Participant is seeking the assistance of the City of Las Vegas Redevelopment Agency ("Agency") for making improvements to the property at 820 S. Valley View Blvd, LV NV 89107 (Site), as more particularly described by the Quick Start Agreement ("Agreement") being contemplated by the City of Las Vegas Redevelopment Agency at its public hearing to be held on _____.

2. I hereby warrant that I either own the site, or have a leasehold interest in the site for a minimum of five years subsequent to the effective date of this Agreement.

Assistance from the Agency will allow me to make improvements to the Site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check one or more):

- a. Encourage the creation of new business or other appropriate development; ☒
 - b. Create jobs or other business opportunities for nearby residents; ☒
 - c. Increase local revenues from desirable sources; ☒
 - d. Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located; ☒
 - e. Possess attributes that are unique, either as to type of use or level of quality and design; ☒
 - f. Require for their construction, installation or operation the use of qualified and trained labor; ☒ and
 - g. Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency. ☒
3. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) as checked by the Participant:
- a. The improvements, if financed by the Participant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Participant; ☒ or
 - b. The Participant would not undertake the full set of improvements contemplated in the Agreement's Scope of Work through resources reasonably available to the Participant. ☒
 - c. There has been a lack of rehabilitation in the area and it is deemed unreasonable for the business to invest in improving the area unless the grant is provided. Evidenced by photographs of the immediate surrounding area displaying the slum or blight. ☒ or,
 - d. The improvement of the property or addition of the business to the area is so dramatic that it is a catalyst for economic development in the area. Evidenced by a positive economic impact analysis. ☐

Participant agrees to submit to the Agency its documentation which evidences that no reasonable means of financing are available to the Participant.

QUICK START AGREEMENT

4. Participant hereby warrants the following:

- a. The property on which the project is situated is free of all Mechanic's Liens at the time of application. DKH (initial)
- b. The applicant has no current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past (5) five years. DKH (initial)
- c. The applicant has no past-due federal, state, county or city of Las Vegas tax bills at the time of application. DKH (initial)
- d. The applicant has no past-due bills or debts payable to the city of Las Vegas or the Redevelopment Agency. DKH (initial)

5. Participant hereby acknowledges that existing opportunities for employment within the surrounding neighborhood of the redevelopment project are limited for neighborhood residents. Most residents must travel outside the neighborhood to find employment opportunities outside the redevelopment area, via public transportation or personal vehicles. Of the existing businesses within the neighborhood, many are family owned and have been in business for a long time. These existing businesses are not in an expansion mode and are not likely to employ neighborhood residents.

Furthermore, the project will help facilitate the continued expansion of employment opportunities by setting an example to other property/business owners to renovate their property/business and help create more employment opportunities through an expansion of business and renovation of vacant storefronts. The Project will allow neighborhood residents to apply for those positions (when available) for which they are qualified for as an employment opportunity. Appropriate measures will be taken to ensure that the neighborhood is aware of any job opportunities available from the business.

DATED this 30 day of January, 2014

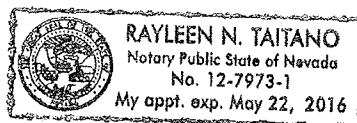
Authorized Signature: Diane Krause-Hale

SIGNED AND SWORN TO before

me this 8th day of May, 2014, by Diane Krause-Hale.

NOTARY PUBLIC Raitano

My Commission Expires: 05-22-2016



CITY OF LAS VEGAS REDEVELOPMENT AGENCY QUICK START AGREEMENT

THIS QUICK START AGREEMENT (the "Agreement") is entered into this _____ day of _____, 2014, by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body in the State of Nevada (hereinafter referred to as the "Agency") and SAFETY INSTITUTE BUILDING, LLC ("OWNER & QSP PARTICIPANT").

Recitals

WHEREAS, the City of Las Vegas Redevelopment Agency ("Agency") administers and funds and is funded by the Agency for the purposes of improving the interior condition, the exterior physical appearance of, and encouraging reinvestment in existing commercial structures; and

WHEREAS, in furtherance of the Redevelopment Plan (the "Redevelopment Plan") for the City of Las Vegas Redevelopment Area (the "Redevelopment Area"), the Agency approved a Downtown Centennial Plan Quick Start Program (the "Quick Start") for the purpose of assisting property owners and their tenants in the rehabilitation of their buildings in order to revitalize and promote the economic stability of the Redevelopment Area; and

WHEREAS, the Owner & QSP Participant is the owner of certain real property located at 10 E. Charleston in downtown Las Vegas which is located within or is contiguous to the boundaries of the redevelopment area and located within the Downtown Centennial Plan; and

WHEREAS, the Agency shall reimburse the QSP Participant for any Pre-approved Qualified Interior Improvements and development costs associated with business licensing and permitting to a maximum of FORTY FIVE THOUSAND DOLLARS (\$45,000) and the QSP Participant has provided a 100% matching cash contribution to the Agency's participation to ensure that the QSP Participant has a vested interest in the completion of its site improvements and to ensure a high leveraging of public resources and such improvements are significant in character, as determined by the Agency; and

WHEREAS, the Owner and QSP Participant desires to participate in the Quick Start Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreement contained herein, the AGENCY and OWNER do hereby agree as follows:

SECTION 1: SCOPE OF AGREEMENT. The purpose of this Agreement is to effectuate the Redevelopment Plan by contributing funds to that certain property, as more particularly described in the "Legal Description of the Site," attached hereto as Attachment 1 and incorporated herein by reference (the "Property" or "Site"). Implementation of this Agreement will further the goals and objectives of the Redevelopment Plan. This Agreement is subject to the provisions of the Redevelopment Plan which the City Council of the City of Las Vegas adopted on March 5, 1986, by Ordinance No. 3218, as amended. Said Redevelopment Plan, as it now exists and as it may be subsequently amended, is incorporated herein by reference and made a part hereof as though fully set forth herein.

SECTION 2: PARTIES TO THE AGREEMENT. The Agency is a public body, corporate and politic, exercising governmental functions and powers, and organized and existing under the Community Redevelopment Law of the State of Nevada (NRS 279.382, *et seq.*). The principal office of the Agency is located at 495 South Main Street, 6th Floor, Las Vegas, Nevada, 89101. "Agency", as used in this

Agreement, includes the City of Las Vegas Redevelopment Agency and any assignee of or successor to its rights, powers and responsibilities. The Owner and QSP Participant warrants that, either through a majority interest, or has a valid and binding leasehold interest for five (5) years successive to the Effective Date of this Agreement (as defined hereinafter), the Site. Such ownership or leasehold interest is demonstrated by Attachment 2, "Proof of Ownership or Leasehold Interest", which is attached hereto and is incorporated herein by reference. "Owner", as used in this Agreement, includes not only the Owner but also any assignee of, or successor to, its rights, powers and responsibilities. The Agency and the Owner individually may be referred to as "party" or collectively as "parties" hereinafter.

SECTION 3: IMPROVEMENTS TO THE SITE AND PROJECT BUDGET. The QSP Participant shall make improvements to the Site, or to the buildings, fixtures or appurtenances thereon, according to the Scope of Work and Tentative Schedule of Improvements, which is attached hereto as Attachment 3 and by this reference is made a part hereof. The Scope of Work and Tentative Schedule of Improvements shall provide a line item budget, acceptable to the Agency, for all work to be performed. Within 60 days of execution of this Agreement by the Agency, QSP Participant agrees to commence, or cause the commencement of, rehabilitation and improvement of the Site, pursuant to the plans and other documents submitted by QSP Participant and approved by Agency in accordance with the QSP Guidelines. QSP Participant shall complete the improvements within 120 days of commencement of work. Additional time may be given upon approval of the Agency, which approval shall not be unreasonably withheld. The improvements to the Site also shall be referred to as the "Project" or "Improvements" hereinafter. The Agency shall maintain a right of access to the Site, provided that the Agency gives the Owner a minimum of twenty-four (24) hours written, advance notice prior to entering the Site.

SECTION 4: CONTRACTOR SELECTION REQUIREMENTS. If the Project exceeds \$10,000, then the Owner in compliance with NRS 279.478 must obtain three (3) or more competitive bids from properly licensed contractors. If the QSP Participant is unable to obtain (3) or more competitive bids, the QSP Participant shall provide the Agency, upon request, with documentation detailing when and which licensed contractor(s) were contacted.

SECTION 5: SITE ASSESSMENT TEAM. For reviewing the architectural and engineering design of the Project, the Agency has appointed a Site Assessment Team comprised of one or more staff members from the following City of Las Vegas municipal departments: Economic and Urban Development; Planning and Development Department; Land Development, Public Works; Development Coordination, Public Works; and City of Las Vegas Department of Building & Safety. At its discretion, the Agency may solicit input from additional City staff depending on the individual needs of the Project. The Site Assessment Team shall meet with the Owner, or its' representative, and/or QSP Participant. The Site Assessment Team shall recommend approval or disapproval of the Project. If the Project is disapproved, the Agency shall retain the right to ask the Owner and/or QSP Participant to make changes to the proposed Scope of Work.

SECTION 6: COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS. The Owner and/or QSP Participant must comply with all development standards applicable to the Scope of Work, including but not limited to, the Zoning Code of the City of Las Vegas, the Building Code of the City of Las Vegas, and the Fire Code of the City of Las Vegas. Additional development standards may apply depending on the specific location of the Site.

SECTION 7: FAILURE TO COMPLETE WORK. If the contractor selected by the Owner and/or QSP Participant fails to complete all of the work specified in the Scope of Work, then the Agency may pursue any and all legal and equitable remedies available under this Agreement, as more specifically described in Section 13 hereinafter.

SECTION 8: UNRELATED IMPROVEMENTS. Nothing herein is intended to limit, restrict or prohibit the Owner and/or QSP Participant from undertaking any other work in or about the subject premises which is unrelated to QSP provided for in this Agreement.

SECTION 9: COMPLIANCE WITH THE REDEVELOPMENT PLAN AND EMPLOYMENT PLAN. The Agency finds that the Project as contemplated by this Agreement complies with the QSP Guidelines and therefore would be deemed a substantial benefit to the Redevelopment Area. The Agency finds that the Project, upon completion, would achieve one or more of the following:

1. Encourage new commercial development;
2. Create or retain jobs for nearby residents;
3. Increase local revenues from private revenue sources;
4. Increase levels of human activity in the Redevelopment Area;
5. Possess attributes that are unique, either as to type of use or level of quality and design;
6. Require for their construction, installation or operation the use of qualified and trained labor; or
7. Demonstrate greater social or financial benefits to the community that would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

The Agency has also considered the opinions of persons who reside in the Redevelopment Area or the immediate vicinity of the Redevelopment Area. In addition, the Agency has compared the level of spending proposed by the Agency and the projections of future revenue made on the buildings, facilities, structures or other improvements.

The Owner and/or QSP Participant has declared that no other reasonable means of financing are available to undertake the improvements to the Property because the return on investment is not reasonable and the improvements are being financed through cash on hand and/or debt financing through a private lender. Furthermore, the Owner and/or QSP Participant would not undertake the full set of improvements contemplated in the Agreement through resources reasonably available to the Owner and/or QSP Participant pursuant to the Participant Affidavit and Employment Plan, attached hereto as Attachment 5 and by this reference made a part hereof.

The Owner and/or QSP Participant has also declared and provided the Agency with an Employment Plan, which is attached hereto as Attachment 5 and by this reference is made a part hereof. The Owner and/or QSP Participant, for itself and its successors and assigns, represents that in the construction of improvements on the Site provided for in this Agreement, the Owner and/or QSP Participant shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, ancestry or national origin.

SECTION 10: CONFLICTS OF INTEREST AND DISCLOSURE REQUIREMENTS. No member, official or employee of the Agency shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested. The Owner and/or QSP Participant warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement. No member, official or employee of the Agency shall be personally liable to the Owner and/or QSP Participant in the event of any default or breach by the Agency or for any amount which may become due to the Owner and/or QSP Participant or on any obligations under the terms of this Agreement. Pursuant to Resolution RA-4-99 adopted by the governing board of the Agency effective October 1, 1999, Owner and QSP Participant warrants that it has disclosed, on the Disclosure of Principals form attached hereto as Attachment 4 incorporated herein by reference, all persons and entities holding more than 1% (one percent) interest in Owner or any principal member of Owner. Throughout the term hereof, Owner and/or QSP Participant shall

notify City in writing of any material change in the above disclosure within 15 (fifteen) days of any such change.

SECTION 11: DEFAULTS AND REMEDIES. Failure or delay by either party to perform any term or provision of this Agreement constitutes a default under this Agreement. The nondefaulting party shall notify the defaulting party that a default exists and that the defaulting party must cure same within thirty (30) days of receipt of the notice of default. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with reasonable diligence and during any period of curing shall not be in default. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to recover damages for any default or to obtain any other remedy consistent with the purpose of this Agreement. Such legal actions must be instituted in the District Court, County of Clark State of Nevada, in any other appropriate court in that county, or in the Federal District Court in the appropriate district of Nevada. The nondefaulting party may also, at its option, cure the breach and sue in any court of proper jurisdiction to collect the reasonable costs incurred by virtue of curing or correcting the defaulting party's breach. Further, the nondefaulting party may file legal action to require the defaulting party to specifically perform the terms and conditions of this Agreement. Upon occurrence of an Event of Default by either the Owner, QSP Participant or the Agency during the existence of this Agreement, the non-defaulting party, at its option, may institute an action for specific performance of the terms and obligations (including the payment of any monetary obligation) of this Agreement. During the existence of this Agreement and upon the occurrence of an Owner Event of Default, the Agency shall have the right to terminate, and this Agreement shall so terminate, the date that the written notice of termination is received by the Owner and/or QSP Participant or such other date as may be specified in the written notice. In the event of termination of this Agreement by the Agency, the Owner and/or QSP Participant agrees to return any and all Agency Funds heretofore paid to the Owner and/or QSP Participant pursuant to the provisions of this Agreement within ten (10) calendar days after the termination date. Failure to return any and all Agency Funds paid to the Owner and/or QSP Participant shall entitle the Agency to sue the Owner and/or QSP Participant for specific performance as provided in this Section and to pursue the Agency's remedies, legal and equitable, for such damages as permitted by law.

SECTION 12: SUBSEQUENT AGENCY APPROVALS. Any approvals of the Agency required and permitted by the terms of this Agreement may be given by the Executive Director of the Agency or such other person that the Agency designates in writing.

SECTION 13: TERM. The term of this Agreement shall end upon the completion of all duties and obligations to be performed by each of the parties hereto.

SECTION 14: SEVERABILITY. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision shall be invalidated, it shall be deemed to be severed from this Agreement and the remaining provisions shall remain in full force and effect.

SECTION 15: GOVERNING LAW. The interpretation and enforcement of this Agreement shall be governed in all respects by the laws of the State of Nevada.

SECTION 16: NOTICES. Notices shall be in writing and shall be given by personal delivery, by deposit in the United States mail, certified mail, return receipt requested, postage prepaid, or by express delivery service, freight prepaid, in each case by delivery to the Owner, QSP Participant and the Agency at the addresses set forth in this Agreement or at such other address as a party may designate in writing. The date notice given shall be the date on which the notice is delivered, if notice is given by personal deliver, or five (5) calendar days after the date of deposit in the mail or with an express delivery service, if the notice is sent through the United States mail.

SECTION 17: CAPTIONS. The captions contained in this Agreement are for the convenience of the parties and shall not be construed so as to alter the meaning of the provisions of the Agreement.

SECTION 18: ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS. This Agreement is executed in two duplicate originals, each of which is deemed to be an original. This includes Attachment 1 through Attachment 5 inclusive, attached hereto and incorporated herein by reference, all of which constitute the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of Agency and the Owner and/or QSP Participant and no waiver of one provision shall be construed as a waiver of that provision in the future or as a waiver of any other provision. All amendments hereto must be in writing and signed by the appropriate authorities of Agency and the Owner and/or QSP Participant.

SECTION 19: TIME FOR AGENCY TO ACCEPT AGREEMENT. This Agreement has been approved on _____, 2014 by the City of Las Vegas Redevelopment Agency. The effective date of this Agreement shall be the date when this Agreement has been signed by the Agency ("Effective Date").

Date of Agency Approval:

_____, 2014.

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

By: _____
CAROLYN G. GOODMAN, CHAIR
"Agency"

ATTEST:

SAFETY INSTITUTE BUILDING, LLC

BEVERLY BRIDGES, MMC
Secretary

By: _____
Diane J. Krause-Hale
"Owner & QSP Participant"

APPROVED AS TO FORM:

M. Nicholas 5-14-14
Counsel to the Agency Date

M. Nicholas
Print Name

LIST OF ATTACHMENTS

ATTACHMENT 1	LEGAL DESCRIPTION OF THE PROPERTY
ATTACHMENT 2	PROOF OF OWNERSHIP OR LEASEHOLD INTEREST
ATTACHMENT 3	SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS
ATTACHMENT 4	DISCLOSURE OF PRINCIPALS (Property Owner & QSP Participant)
ATTACHMENT 5	QSP PARTICIPANT AFFIDAVIT & EMPLOYMENT PLAN

ATTACHMENT 1

PARCEL I:

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 109.00 FEET OF PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 31 OF PARCEL MAPS, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AND PARKING AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT OF INGRESS, EGRESS (ACCESS) AND PARKING, RECORDED FEBRUARY 13, 1986 IN BOOK 860213 AS DOCUMENT NO. 00260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ATTACHMENT 2
PROOF OF OWNERSHIP

A.P.N.: 139-31-801-002
File No: NCS-636082-HHLV (MS)
R.P.T.T.: \$3,378.75 C

Inst #: 201401280001423
Fees: \$19.00 N/C Fee: \$0.00
RPTT: \$3378.75 Ex: #
01/28/2014 02:28:34 PM
Receipt #: 1915426
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: ECM Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Safety Institute Building, LLC
PO Box 751523
Las Vegas, NV 89131

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

First Financial Collateral, Inc.

do(es) hereby *GRANT, BARGAIN and SELL* to

Safety Institute Building, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL I:

THAT PORTION OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 109.00 FEET OF PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 31 OF PARCEL MAPS, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AND PARKING AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT OF INGRESS, EGRESS (ACCESS) AND PARKING, RECORDED FEBRUARY 13, 1986 IN BOOK 860213 AS DOCUMENT NO. 00260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

ATTACHMENT 3

SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS

Activity	Company	Price	Final Price
Leed Certification Platinum KME Architects	KME	\$ 10,125.00	\$ 10,125.00
Architect plans for building	Jerry Muscelli	\$ 14,000.00	\$ 14,000.00
Demolition of unpermitted walls	CopperCreek Construction	\$ 8,000.00	\$ 8,000.00
Installation of Downstairs ADA compliant bathrooms	CopperCreek Construction	\$ 15,000.00	\$ 15,000.00
Installation of Upstairs ADA compliant Bathrooms	CopperCreek Construction	\$ 15,000.00	\$ 15,000.00
Anchoring of unpermitted walls upstairs and downstairs	CopperCreek Construction	\$ 10,000.00	\$ 10,000.00
Installation of tiles in downstairs training center-Tile Cost 4159/ft2 at 2400ft2 Plus labor	Copper Creek Construction	\$ 12,000.00	\$ 12,000.00
Mechanical Plans development and energy efficiency evaluation of building's envelop	Trane Team	TBD	
Remove windows downstairs and replace with ultralow e and low u glass for energy efficiency	Kellys Glass	\$ 31,065.95	
Glass Panes only requoting	JJ Glass	\$ 10,250.00	\$ 10,250.00
Window Tinting for energy efficiency upstairs windows	LV Window Tinting	\$ 7,220.00	\$ 7,220.00
Removal of carpeting in training rooms before tiling	Las Vegas Carpet Repair	\$ 1,975.00	\$ 1,975.00
Remove old sidewalk paint and repaint for safety building's exterior sidewalk and parking stall bumbers	AW Farrell	\$ 5,880.00	\$ 5,880.00
Paint with acrylic long lasting high SRI coating exterior walls of building	AW Farrell	\$ 47,725.00	\$ 47,725.00
Paint two existing downstairs restrooms	Calpac	\$ 300.00	\$ 300.00
Paint interior upstairs	Calpac	\$ 5,555.00	\$ 5,555.00
Paint interior downstairs	Calpac	\$ 5,897.00	\$ 5,897.00
Electrical draw up plans for building and trace all lines to interior electrical panels and power meters for submitting electrical plans to building department	Bombard Electric	\$ 5,504.00	\$ 5,504.00
Solar panels for roof to mitigate electrical useage and achieve LEED Platinum 22.5 KWp	Bombard Electric	\$ 73,158.00	\$ 73,158.00
Change out high energy consumption lights T12 to all LED lights, disconnect ballasts and redo power lines to all interior light fixtures (total 140 units)	Deco lights	\$ 14,135.76	\$ 14,135.76

ATTACHMENT 3 (continued)

SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS

Bathroom and sink fixtures for installation by contractor (toilets, faucets, connections)	Ferguson Enterprises	\$ 9,561.38	\$ 9,561.38
Toilets and sink fixtures	Ferguson Enterprises	\$ 1,349.14	\$ 1,349.14
Toilets only Low Flow 1.1 gpf Cavata	Lowes		
Security alarm installation	Protection One	\$ 1,335.00	\$ 1,335.00
Solatube skylights set of 2 installed	Solartube	\$ 1,500.00	\$ 1,500.00
Water Connection Charge for additional Fixtures -8	Plumber	\$ 4,000.00	\$ 4,000.00
	Total Expenses	\$ 306,536.23	\$ 275,470.28
NOTE: We will perform the work in phases, the downstairs training room is the first to be completed.			

EXTERIOR SITE IMPROVEMENTS

Glass Panes only requoting		\$ 10,250.00
Window Tinting for energy efficiency upstairs windows		\$ 7,220.00
Removal of carpeting in training rooms before tiling		\$ 1,975.00
Remove old sidewalk paint and repaint for safety building's exterior sidewalk and parking stall bumbers		\$ 5,880.00
Paint with acrylic long lasting high SRI coating exterior walls of building		\$ 47,725.00
EXTERIOR SITE IMPROVEMENTS		
TOTAL		\$ 73,050.00

Schedule of Improvements

Work will begin 60 days after approval of Agreement and should be completed within 120 days

Attachment 4*Please Print Legibly***Quick Start Disclosure of Ownership/Principals (Real Property)****Quick Start Contracting Entity Information**Name Diane J. Krause-HaleMailing Address 6131 Ackerman Ave, Las Vegas, NV 89131Business Phone 702-897-4906Tax ID or Social Security Number 88-0373532 563-98-4071**Ownership Interest**Estate in Severalty xx

Tenancy in Common _____

Joint Tenancy _____

Disclosure of Ownership/Principals

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the real property.

Full Name & Title	Business Address	Business Phone
Diane J. Krause-Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-897-4906
Glenn S. Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-498-4743
Brennah M. Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-281-3231

Additional Ownership/Principals

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: _____

Attachment 4*Please Print Legibly***Quick Start Disclosure of Ownership/Principals (Business)****Quick Start Contracting Entity Information**Name Diane J. Krause-Hale For Safety Institute BuildingMailing Address 6131 Ackerman Ave Las Vegas, NV 89131Business Phone 702-897-4906Tax ID or Social Security Number 563-98-4071**Type of Business**Sole Proprietor _____ Partnership _____ Limited Liability Company XX Corporation _____**Disclosure of Ownership/Principals**

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the real property.

Full Name & Title	Business Address	Business Phone
Diane J. Krause-Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-897-4906
Glenn S. Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-498-4743
Brennah M. Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-281-3231

Additional Ownership/Principals

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: _____

Alternative Disclosure of Ownership/Principals

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 on the previous page. A description of such disclosure documents must be included below.

Name of Attached Document NA

Date of Attached Document _____

Number of pages _____

Certificate of Disclosure of Ownership/Principal – Real Property

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

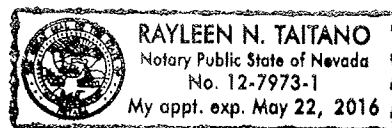
Signature *Diane Krantz-Hale*

Date January 30, 2014

State of Nevada }
County of Clark }

This instrument was acknowledged before me on May 08, 2014 (date) by
Diane Krantz-Hale (name of person).

Notary Public: *Rayleen N. Taitano*



ATTACHMENT 5

PARTICIPANT AFFIDAVIT AND EMPLOYMENT PLAN

STATE OF Nevada }
COUNTY OF Clark } ss:

Please Print Legibly

I, Diane J. Krause-Hale, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of the Safety Institute Building, a company duly organized in the State of Nevada as a LLC, (Corporation/LLC/Sole Proprietorship). The Participant is seeking the assistance of the City of Las Vegas Redevelopment Agency ("Agency") for making improvements to the property at 820 S. Valley View Blvd, LV NV 89103 (Site), as more particularly described by the Quick Start Agreement ("Agreement") being contemplated by the City of Las Vegas Redevelopment Agency at its public hearing to be held on _____.

2. I hereby warrant that I either own the site, or have a leasehold interest in the site for a minimum of five years subsequent to the effective date of this Agreement.

Assistance from the Agency will allow me to make improvements to the Site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check one or more):

- a. Encourage the creation of new business or other appropriate development; ☒
 - b. Create jobs or other business opportunities for nearby residents; ☒
 - c. Increase local revenues from desirable sources; ☒
 - d. Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located; ☒
 - e. Possess attributes that are unique, either as to type of use or level of quality and design; ☒
 - f. Require for their construction, installation or operation the use of qualified and trained labor; ☒ and
 - g. Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency. ☒
3. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) as checked by the Participant:
- a. The improvements, if financed by the Participant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Participant; ☒ or
 - b. The Participant would not undertake the full set of improvements contemplated in the Agreement's Scope of Work through resources reasonably available to the Participant. ☒
 - c. There has been a lack of rehabilitation in the area and it is deemed unreasonable for the business to invest in improving the area unless the grant is provided. Evidenced by photographs of the immediate surrounding area displaying the slum or blight. ☒ or,
 - d. The improvement of the property or addition of the business to the area is so dramatic that it is a catalyst for economic development in the area. Evidenced by a positive economic impact analysis. ☐

Participant agrees to submit to the Agency its documentation which evidences that no reasonable means of financing are available to the Participant.

QUICK START AGREEMENT

4. Participant hereby warrants the following:

- a. The property on which the project is situated is free of all Mechanic's Liens at the time of application. DK (initial)
- b. The applicant has no current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past (5) five years. DK (initial)
- c. The applicant has no past-due federal, state, county or city of Las Vegas tax bills at the time of application. DK (initial)
- d. The applicant has no past-due bills or debts payable to the city of Las Vegas or the Redevelopment Agency. DK (initial)

5. Participant hereby acknowledges that existing opportunities for employment within the surrounding neighborhood of the redevelopment project are limited for neighborhood residents. Most residents must travel outside the neighborhood to find employment opportunities outside the redevelopment area, via public transportation or personal vehicles. Of the existing businesses within the neighborhood, many are family owned and have been in business for a long time. These existing businesses are not in an expansion mode and are not likely to employ neighborhood residents.

Furthermore, the project will help facilitate the continued expansion of employment opportunities by setting an example to other property/business owners to renovate their property/business and help create more employment opportunities through an expansion of business and renovation of vacant storefronts. The Project will allow neighborhood residents to apply for those positions (when available) for which they are qualified for as an employment opportunity. Appropriate measures will be taken to ensure that the neighborhood is aware of any job opportunities available from the business.

DATED this 30 day of January, 2014

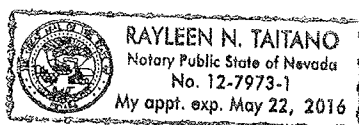
Authorized Signature: Diane Krause-Hale

SIGNED AND SWORN TO before

me this 8th day of May, 2014, by Diane Krause-Hale.

NOTARY PUBLIC Raitano

My Commission Expires: 05-22-2016



City of Las Vegas - FIA Model
Scenario Results Summary Report

Subject Project: Safety Institute Building, LLC

Located in Redevelopment Area? Yes ☒ No ☐
Applying for Tax Increment Financing Assistance? Yes ☐ No ☒

New Service Population	
Residents	0
Employment (FTE)	13

Operations Phase: Annually Recurring Estimated Net Fiscal Impact - At Buildout
Net Fiscal Impact to City of LV General Fund
General Fund Revenues

Per Capita Revenues:	
\$194 per New Service Resident	\$0
\$89 per New Service Employee	\$1,160
Subtotal	\$1,160
Non Per Capita Revenues:	
Property Tax (Ad Valerom) Revenues:	
Real Property	
Personal Property	
Hotel Room Tax Revenues	
City Gaming License Fee Revenues	
Consolidated Tax Revenues	
Subtotal	\$2,200
Annual Total	\$3,360

General Fund Expenditures	
Per Capita Expenditures:	
\$667 per New Service Resident	\$0
\$307 per New Service Employee	\$3,990
Annual Total	\$3,990

Net Fiscal Impact to City of LV General Fund	
Annual Total	(\$630)
Analysis Period Cumulative Total: (20 years)	(\$12,600)



City of Las Vegas - FIA Model
Scenario Results Summary Report

Subject Project: Safety Institute Building, LLC

Additional Tax Revenues - To Redevelopment Agency	
Annual Property Tax Revenues ^[1]	\$1,800
Construction Phase: One-Time/Non-Recurring Tax Revenue	
Fiscal Impact to City of LV General Fund Revenues	
One-Time Consolidated Tax Revenues	\$650

Note: ^[1] If the Subject Project is receiving TIF assistance, up to but no more than 50% of the RDA Incremental revenues would be available to a developer as a rebate for qualifying years.



Public Purpose/Impact Analysis Report
NRS 279.486

City Council/Redevelopment Agency Meeting
June 4, 2014

Title of Project: Safety Institute Building, LLC

Sponsor/Developer: Diane J. Krause-Hale

Address Of Project: 820 South Valley View Boulevard, Las Vegas, Nevada

Per NRS 279.486 2(a) attach a copy of any contract, memorandum of understanding or other agreement between the agency or the legislative body and any other person relating to the redevelopment project to this report.

Please refer to RDA Resolution as Exhibit A for a copy of the City of Las Vegas Redevelopment Agency Quick Start Agreement.

Per NRS 279.486 2(b) (1) (I) List the costs of the redevelopment project, including, without limitation, the costs of acquiring any real property, clearance costs, relocation costs, the costs of any improvements which will be paid by the Redevelopment Agency and the amount of the anticipated interest on any bonds issued or sold to finance the project.

The costs associated with the Quick Start Program are \$202,420 of private investment

The amount of the Agency grants toward these costs totals \$45,000. The grant funds come from RDA fund balance, therefore no bonds were issued or sold and no interest is anticipated

Per NRS 279.486 2(b) (1) (II) What is the estimated current value of the real property interest to be conveyed or leased, determined at its highest and best use permitted under the redevelopment plan?

N/A. No property is being purchased or sold as part of these agreements.

Per NRS 279.486 2(b) (1) (III) what is the estimated value of the real property interest to be conveyed or leased, determined at the use and with the conditions, covenants and restrictions, and development costs required by the sale or lease, and the current purchase price or present value of the lease payments which the lessee is required to make during the term of the lease? If the sale price or present value of the total rental amount to be paid to the agency or legislative body is less than the fair market value of the real property interest to be conveyed or leased, determined at the highest and best use permitted under the redevelopment plan, the agency shall provide an explanation of the reason for the difference.

The Agency is not selling, purchasing or leasing real property as part of these agreements.

Per NRS 279.486 2(b) (2) How Does the Redevelopment Project Benefit the Public and Eliminate Blight:

The Quick Start grant to Safety Institute Building, LLC will qualify the 1986 building for LEED PLATIMUM by installing solar panels, energy efficient windows, sky lights and window tinting, upgraded electrical and plumbing, ADA bathrooms.

What is the amount of Private Investment and who is providing it?

\$202,420 provided by the owner Diane J. Krause-Hale of Safety Institute Building, LLC

What is the amount of Public Investment and who is providing it?

The total grant amount for this project is \$45,000 provided by the Agency.

How many Direct Jobs will be Created? 13

How many Indirect Jobs will be Created? 6.3

How many Direct Jobs will be Retained? 0

Quantitative Economic Benefits:

\$202,420 public investment.

\$4,249,521 annual economic impact from direct, indirect and induced job payroll

\$117,340 increase in annual state and local taxes

Total Direct Economic Impact:

\$2,404,441 direct payroll annually

Total Indirect Economic Impact:

\$1,845,080 indirect and induced payroll annually

Economic Impact Study Performed:

Yes ☒

No ☐

Return on Investment Analysis Performed:

Yes ☐

No ☒

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

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 approved on September 19, 2012, the form for the Quick Start Program Agreement, the Quick Start Participant Affidavit, and the Quick Start Program Manual, in order to provide funding and encourage the rehabilitation of older commercial buildings, enhance the physical appearance of the redevelopment area and improve the overall economic viability of the city. This program provides a financial incentive , in the form of a grant, for property owners and/or tenants of commercial properties to invest in properties that have been subjected to deferred maintenance and must comply with current building and fire code standards; and

1 WHEREAS, SAFETY INSTITUTE BUILDING , LLC (the “OWNER”) is the
2 owner of real property and improvements located at 820 SOUTH VALLEY VIEW
3 BOULEVARD, and which parcel is commonly known as APN 139-31-801-002 (the “Site”);
4 and
5

6 WHEREAS, SAFETY INSTITUTE BUILDING, LLC (the “QSP
7 PARTICIPANT”) is the owner of the real property located at 820 SOUTH VALLEY VIEW
8 BOULEVARD and is undertaking certain exterior, interior and code compliance improvements
9 to the property in accordance with the Quick Start Program; and
10

11 WHEREAS, the Agency has considered the findings that no other reasonable
12 means of financing the building, facilities or structures or other improvements on the Site are
13 available; and
14

15 WHEREAS, the Governing Body of the Agency has determined that the Quick
16 Start Program Agreement (the “Agreement” and attached hereto as Exhibit A), which provides
17 for the contribution of funds to the QSP Participant for making exterior, interior and code
18 compliance improvements to the building on the Site, all as more fully set forth in the
19 Agreement, is in compliance with and in furtherance of the goals and objectives of the
20 Redevelopment Plan; and
21

22 NOW, THEREFORE, BE IT HEREBY RESOLVED by the Governing Board of
23 the Agency that the Agreement is hereby approved and determined to be in compliance with
24 and in furtherance of the goals and objectives of NRS 279 and the Redevelopment Plan, and the
25 Chairperson of the Governing Board of the Agency is hereby authorized and directed to
26 execute the Agreement for and on behalf of the Agency, and to execute any and all additional
27 documents (including any Attachments to the Agreement) and to perform any additional acts
28 necessary to carry out the intent and purpose of the Agreement.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

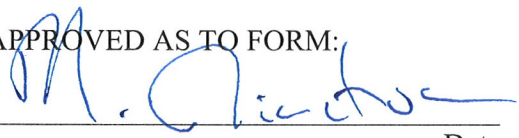
THE FOREGOING RESOLUTION was passed, adopted and approved this
____ day of _____, 2014.

CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

By: _____
CAROLYN G. GOODMAN, Chairman

ATTEST:

BEVERLY K. BRIDGES, MMC
SECRETARY

APPROVED AS TO FORM:


Date
5-14-14

EXHIBIT A

CITY OF LAS VEGAS REDEVELOPMENT AGENCY QUICK START AGREEMENT

THIS QUICK START AGREEMENT (the "Agreement") is entered into this _____ day of _____, 2014, by and between the CITY OF LAS VEGAS REDEVELOPMENT AGENCY, a public body in the State of Nevada (hereinafter referred to as the "Agency") and SAFETY INSTITUTE BUILDING, LLC ("OWNER & QSP PARTICIPANT").

Recitals

WHEREAS, the City of Las Vegas Redevelopment Agency ("Agency") administers and funds and is funded by the Agency for the purposes of improving the interior condition, the exterior physical appearance of, and encouraging reinvestment in existing commercial structures; and

WHEREAS, in furtherance of the Redevelopment Plan (the "Redevelopment Plan") for the City of Las Vegas Redevelopment Area (the "Redevelopment Area"), the Agency approved a Downtown Centennial Plan Quick Start Program (the "Quick Start") for the purpose of assisting property owners and their tenants in the rehabilitation of their buildings in order to revitalize and promote the economic stability of the Redevelopment Area; and

WHEREAS, the Owner & QSP Participant is the owner of certain real property located at 10 E. Charleston in downtown Las Vegas which is located within or is contiguous to the boundaries of the redevelopment area and located within the Downtown Centennial Plan; and

WHEREAS, the Agency shall reimburse the QSP Participant for any Pre-approved Qualified Interior Improvements and development costs associated with business licensing and permitting to a maximum of FORTY FIVE THOUSAND DOLLARS (\$45,000) and the QSP Participant has provided a 100% matching cash contribution to the Agency's participation to ensure that the QSP Participant has a vested interest in the completion of its site improvements and to ensure a high leveraging of public resources and such improvements are significant in character, as determined by the Agency; and

WHEREAS, the Owner and QSP Participant desires to participate in the Quick Start Program pursuant to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreement contained herein, the AGENCY and OWNER do hereby agree as follows:

SECTION 1: SCOPE OF AGREEMENT. The purpose of this Agreement is to effectuate the Redevelopment Plan by contributing funds to that certain property, as more particularly described in the "Legal Description of the Site," attached hereto as Attachment 1 and incorporated herein by reference (the "Property" or "Site"). Implementation of this Agreement will further the goals and objectives of the Redevelopment Plan. This Agreement is subject to the provisions of the Redevelopment Plan which the City Council of the City of Las Vegas adopted on March 5, 1986, by Ordinance No. 3218, as amended. Said Redevelopment Plan, as it now exists and as it may be subsequently amended, is incorporated herein by reference and made a part hereof as though fully set forth herein.

SECTION 2: PARTIES TO THE AGREEMENT. The Agency is a public body, corporate and politic, exercising governmental functions and powers, and organized and existing under the Community Redevelopment Law of the State of Nevada (NRS 279.382, et seq.). The principal office of the Agency is located at 495 South Main Street, 6th Floor, Las Vegas, Nevada, 89101. "Agency", as used in this

Agreement, includes the City of Las Vegas Redevelopment Agency and any assignee of or successor to its rights, powers and responsibilities. The Owner and QSP Participant warrants that, either through a majority interest, or has a valid and binding leasehold interest for five (5) years successive to the Effective Date of this Agreement (as defined hereinafter), the Site. Such ownership or leasehold interest is demonstrated by Attachment 2, "Proof of Ownership or Leasehold Interest", which is attached hereto and is incorporated herein by reference. "Owner", as used in this Agreement, includes not only the Owner but also any assignee of, or successor to, its rights, powers and responsibilities. The Agency and the Owner individually may be referred to as "party" or collectively as "parties" hereinafter.

SECTION 3: IMPROVEMENTS TO THE SITE AND PROJECT BUDGET. The QSP Participant shall make improvements to the Site, or to the buildings, fixtures or appurtenances thereon, according to the Scope of Work and Tentative Schedule of Improvements, which is attached hereto as Attachment 3 and by this reference is made a part hereof. The Scope of Work and Tentative Schedule of Improvements shall provide a line item budget, acceptable to the Agency, for all work to be performed. Within 60 days of execution of this Agreement by the Agency, QSP Participant agrees to commence, or cause the commencement of, rehabilitation and improvement of the Site, pursuant to the plans and other documents submitted by QSP Participant and approved by Agency in accordance with the QSP Guidelines. QSP Participant shall complete the improvements within 120 days of commencement of work. Additional time may be given upon approval of the Agency, which approval shall not be unreasonably withheld. The improvements to the Site also shall be referred to as the "Project" or "Improvements" hereinafter. The Agency shall maintain a right of access to the Site, provided that the Agency gives the Owner a minimum of twenty-four (24) hours written, advance notice prior to entering the Site.

SECTION 4: CONTRACTOR SELECTION REQUIREMENTS. If the Project exceeds \$10,000, then the Owner in compliance with NRS 279.478 must obtain three (3) or more competitive bids from properly licensed contractors. If the QSP Participant is unable to obtain (3) or more competitive bids, the QSP Participant shall provide the Agency, upon request, with documentation detailing when and which licensed contractor(s) were contacted.

SECTION 5: SITE ASSESSMENT TEAM. For reviewing the architectural and engineering design of the Project, the Agency has appointed a Site Assessment Team comprised of one or more staff members from the following City of Las Vegas municipal departments: Economic and Urban Development; Planning and Development Department; Land Development, Public Works; Development Coordination, Public Works; and City of Las Vegas Department of Building & Safety. At its discretion, the Agency may solicit input from additional City staff depending on the individual needs of the Project. The Site Assessment Team shall meet with the Owner, or its' representative, and/or QSP Participant. The Site Assessment Team shall recommend approval or disapproval of the Project. If the Project is disapproved, the Agency shall retain the right to ask the Owner and/or QSP Participant to make changes to the proposed Scope of Work.

SECTION 6: COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS. The Owner and/or QSP Participant must comply with all development standards applicable to the Scope of Work, including but not limited to, the Zoning Code of the City of Las Vegas, the Building Code of the City of Las Vegas, and the Fire Code of the City of Las Vegas. Additional development standards may apply depending on the specific location of the Site.

SECTION 7: FAILURE TO COMPLETE WORK. If the contractor selected by the Owner and/or QSP Participant fails to complete all of the work specified in the Scope of Work, then the Agency may pursue any and all legal and equitable remedies available under this Agreement, as more specifically described in Section 13 hereinafter.

SECTION 8: UNRELATED IMPROVEMENTS. Nothing herein is intended to limit, restrict or prohibit the Owner and/or QSP Participant from undertaking any other work in or about the subject premises which is unrelated to QSP provided for in this Agreement.

SECTION 9: COMPLIANCE WITH THE REDEVELOPMENT PLAN AND EMPLOYMENT PLAN. The Agency finds that the Project as contemplated by this Agreement complies with the QSP Guidelines and therefore would be deemed a substantial benefit to the Redevelopment Area. The Agency finds that the Project, upon completion, would achieve one or more of the following:

1. Encourage new commercial development;
2. Create or retain jobs for nearby residents;
3. Increase local revenues from private revenue sources;
4. Increase levels of human activity in the Redevelopment Area;
5. Possess attributes that are unique, either as to type of use or level of quality and design;
6. Require for their construction, installation or operation the use of qualified and trained labor; or
7. Demonstrate greater social or financial benefits to the community that would a similar set of buildings, facilities, structures or other improvements not paid for by the Agency.

The Agency has also considered the opinions of persons who reside in the Redevelopment Area or the immediate vicinity of the Redevelopment Area. In addition, the Agency has compared the level of spending proposed by the Agency and the projections of future revenue made on the buildings, facilities, structures or other improvements.

The Owner and/or QSP Participant has declared that no other reasonable means of financing are available to undertake the improvements to the Property because the return on investment is not reasonable and the improvements are being financed through cash on hand and/or debt financing through a private lender. Furthermore, the Owner and/or QSP Participant would not undertake the full set of improvements contemplated in the Agreement through resources reasonably available to the Owner and/or QSP Participant pursuant to the Participant Affidavit and Employment Plan, attached hereto as Attachment 5 and by this reference made a part hereof.

The Owner and/or QSP Participant has also declared and provided the Agency with an Employment Plan, which is attached hereto as Attachment 5 and by this reference is made a part hereof. The Owner and/or QSP Participant, for itself and its successors and assigns, represents that in the construction of improvements on the Site provided for in this Agreement, the Owner and/or QSP Participant shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, marital status, ancestry or national origin.

SECTION 10: CONFLICTS OF INTEREST AND DISCLOSURE REQUIREMENTS. No member, official or employee of the Agency shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested. The Owner and/or QSP Participant warrants that it has not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement. No member, official or employee of the Agency shall be personally liable to the Owner and/or QSP Participant in the event of any default or breach by the Agency or for any amount which may become due to the Owner and/or QSP Participant or on any obligations under the terms of this Agreement. Pursuant to Resolution RA-4-99 adopted by the governing board of the Agency effective October 1, 1999, Owner and QSP Participant warrants that it has disclosed, on the Disclosure of Principals form attached hereto as Attachment 4 incorporated herein by reference, all persons and entities holding more than 1% (one percent) interest in Owner or any principal member of Owner. Throughout the term hereof, Owner and/or QSP Participant shall

notify City in writing of any material change in the above disclosure within 15 (fifteen) days of any such change.

SECTION 11: DEFAULTS AND REMEDIES. Failure or delay by either party to perform any term or provision of this Agreement constitutes a default under this Agreement. The nondefaulting party shall notify the defaulting party that a default exists and that the defaulting party must cure same within thirty (30) days of receipt of the notice of default. The party who so fails or delays must immediately commence to cure, correct or remedy such failure or delay, and shall complete such cure, correction or remedy with reasonable diligence and during any period of curing shall not be in default. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default, to recover damages for any default or to obtain any other remedy consistent with the purpose of this Agreement. Such legal actions must be instituted in the District Court, County of Clark State of Nevada, in any other appropriate court in that county, or in the Federal District Court in the appropriate district of Nevada. The nondefaulting party may also, at its option, cure the breach and sue in any court of proper jurisdiction to collect the reasonable costs incurred by virtue of curing or correcting the defaulting party's breach. Further, the nondefaulting party may file legal action to require the defaulting party to specifically perform the terms and conditions of this Agreement. Upon occurrence of an Event of Default by either the Owner, QSP Participant or the Agency during the existence of this Agreement, the non-defaulting party, at its option, may institute an action for specific performance of the terms and obligations (including the payment of any monetary obligation) of this Agreement. During the existence of this Agreement and upon the occurrence of an Owner Event of Default, the Agency shall have the right to terminate, and this Agreement shall so terminate, the date that the written notice of termination is received by the Owner and/or QSP Participant or such other date as may be specified in the written notice. In the event of termination of this Agreement by the Agency, the Owner and/or QSP Participant agrees to return any and all Agency Funds heretofore paid to the Owner and/or QSP Participant pursuant to the provisions of this Agreement within ten (10) calendar days after the termination date. Failure to return any and all Agency Funds paid to the Owner and/or QSP Participant shall entitle the Agency to sue the Owner and/or QSP Participant for specific performance as provided in this Section and to pursue the Agency's remedies, legal and equitable, for such damages as permitted by law.

SECTION 12: SUBSEQUENT AGENCY APPROVALS. Any approvals of the Agency required and permitted by the terms of this Agreement may be given by the Executive Director of the Agency or such other person that the Agency designates in writing.

SECTION 13: TERM. The term of this Agreement shall end upon the completion of all duties and obligations to be performed by each of the parties hereto.

SECTION 14: SEVERABILITY. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law, but if any provision shall be invalidated, it shall be deemed to be severed from this Agreement and the remaining provisions shall remain in full force and effect.

SECTION 15: GOVERNING LAW. The interpretation and enforcement of this Agreement shall be governed in all respects by the laws of the State of Nevada.

SECTION 16: NOTICES. Notices shall be in writing and shall be given by personal delivery, by deposit in the United States mail, certified mail, return receipt requested, postage prepaid, or by express delivery service, freight prepaid, in each case by delivery to the Owner, QSP Participant and the Agency at the addresses set forth in this Agreement or at such other address as a party may designate in writing. The date notice given shall be the date on which the notice is delivered, if notice is given by personal deliver, or five (5) calendar days after the date of deposit in the mail or with an express delivery service, if the notice is sent through the United States mail.

SECTION 17: CAPTIONS. The captions contained in this Agreement are for the convenience of the parties and shall not be construed so as to alter the meaning of the provisions of the Agreement.

SECTION 18: ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS. This Agreement is executed in two duplicate originals, each of which is deemed to be an original. This includes Attachment 1 through Attachment 5 inclusive, attached hereto and incorporated herein by reference, all of which constitute the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of Agency and the Owner and/or QSP Participant and no waiver of one provision shall be construed as a waiver of that provision in the future or as a waiver of any other provision. All amendments hereto must be in writing and signed by the appropriate authorities of Agency and the Owner and/or QSP Participant.

SECTION 19: TIME FOR AGENCY TO ACCEPT AGREEMENT. This Agreement has been approved on _____, 2014 by the City of Las Vegas Redevelopment Agency. The effective date of this Agreement shall be the date when this Agreement has been signed by the Agency ("Effective Date").

Date of Agency Approval:

_____, 2014.

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

By: _____
CAROLYN G. GOODMAN, CHAIR
"Agency"

ATTEST:

SAFETY INSTITUTE BUILDING, LLC

BEVERLY BRIDGES, MMC
Secretary

By: _____
Diane J. Krause-Hale
"Owner & QSP Participant"

APPROVED AS TO FORM:

Counsel to the Agency Date

Print Name

LIST OF ATTACHMENTS

ATTACHMENT 1	LEGAL DESCRIPTION OF THE PROPERTY
ATTACHMENT 2	PROOF OF OWNERSHIP OR LEASEHOLD INTEREST
ATTACHMENT 3	SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS
ATTACHMENT 4	DISCLOSURE OF PRINCIPALS (Property Owner & QSP Participant)
ATTACHMENT 5	QSP PARTICIPANT AFFIDAVIT & EMPLOYMENT PLAN

ATTACHMENT 1

PARCEL I:

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 109.00 FEET OF PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 31 OF PARCEL MAPS, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AND PARKING AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT OF INGRESS, EGRESS (ACCESS) AND PARKING, RECORDED FEBRUARY 13, 1986 IN BOOK 860213 AS DOCUMENT NO. 00260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ATTACHMENT 2
PROOF OF OWNERSHIP

A.P.N.: 139-31-801-002
File No: NCS-636082-HHLV (MS)
R.P.T.T.: \$3,378.75 C

Inst #: 201401280001423
Fees: \$19.00 N/G Fee: \$0.00
RPTT: \$3378.76 Ex: #
01/28/2014 02:28:34 PM
Receipt #: 1915426
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: ECM Pgs: 6
DEBBIE CONWAY
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:
Safety Institute Building, LLC
PO Box 751523
Las Vegas, NV 89131

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

First Financial Collateral, Inc.

do(es) hereby *GRANT, BARGAIN and SELL* to

Safety Institute Building, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

PARCEL I:

THAT PORTION OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 109.00 FEET OF PARCEL TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE 31 OF PARCEL MAPS, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN AND VEHICULAR TRAFFIC AND PARKING AS SET FORTH IN THE CERTAIN RECIPROCAL EASEMENT OF INGRESS, EGRESS (ACCESS) AND PARKING, RECORDED FEBRUARY 13, 1986 IN BOOK 860213 AS DOCUMENT NO. 00260 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

ATTACHMENT 3

SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS

Activity	Company	Price	Final Price
Leed Certification Platinum KME Architects	KME	\$ 10,125.00	\$ 10,125.00
Architect plans for building	Jerry Muscelli	\$ 14,000.00	\$ 14,000.00
Demolition of unpermitted walls	CopperCreek Construction	\$ 8,000.00	\$ 8,000.00
Installation of Downstairs ADA compliant bathrooms	CopperCreek Construction	\$ 15,000.00	\$ 15,000.00
Installation of Upstairs ADA compliant Bathrooms	CopperCreek Construction	\$ 15,000.00	\$ 15,000.00
Anchoring of unpermitted walls upstairs and downstairs	CopperCreek Construction	\$ 10,000.00	\$ 10,000.00
Installation of tiles in downstairs training center-Tile Cost 4159/ft2 at 2400ft2 Plus labor	Copper Creek Construction	\$ 12,000.00	\$ 12,000.00
Mechanical Plans development and energy efficiency evaluation of building's envelop	Trane Team	TBD	
Remove windows downstairs and replace with ultralow e and low u glass for energy efficiency	Kellys Glass	\$ 31,065.95	
Glass Panes only requoting	JJ Glass	\$ 10,250.00	\$ 10,250.00
Window Tinting for energy efficiency upstairs windows	LV Window Tinting	\$ 7,220.00	\$ 7,220.00
Removal of carpeting in training rooms before tiling	Las Vegas Carpet Repair	\$ 1,975.00	\$ 1,975.00
Remove old sidewalk paint and repaint for safety building's exterior sidewalk and parking stall bumbers	AW Farrell	\$ 5,880.00	\$ 5,880.00
Paint with acrylic long lasting high SRI coating exterior walls of building	AW Farrell	\$ 47,725.00	\$ 47,725.00
Paint two existing downstairs restrooms	Calpac	\$ 300.00	\$ 300.00
Paint interior upstairs	Calpac	\$ 5,555.00	\$ 5,555.00
Paint interior downstairs	Calpac	\$ 5,897.00	\$ 5,897.00
Electrical draw up plans for building and trace all lines to interior electrical panels and power meters for submitting electrical plans to building department	Bombard Electric	\$ 5,504.00	\$ 5,504.00
Solar panels for roof to mitigate electrical useage and achieve LEED Platinum 22.5 KWp	Bombard Electric	\$ 73,158.00	\$ 73,158.00
Change out high energy consumption lights T12 to all LED lights, disconnect ballasts and redo power lines to all interior light fixtures (total 140 units)	Deco lights	\$ 14,135.76	\$ 14,135.76

ATTACHMENT 3 (continued)

SCOPE OF WORK AND TENTATIVE SCHEDULE OF IMPROVEMENTS

Bathroom and sink fixtures for installation by contractor (toilets, faucets, connections)	Ferguson Enterprises	\$ 9,561.38	\$ 9,561.38
Toilets and sink fixtures	Ferguson Enterprises	\$ 1,349.14	\$ 1,349.14
Toilets only Low Flow 1.1 gpf Cavata	Lowes		
Security alarm installation	Protection One	\$ 1,335.00	\$ 1,335.00
Solatube skylights set of 2 installed	Solartube	\$ 1,500.00	\$ 1,500.00
Water Connection Charge for additional Fixtures -8	Plumber	\$ 4,000.00	\$ 4,000.00
	Total Expenses	\$ 306,536.23	\$ 275,470.28
NOTE: We will perform the work in phases, the downstairs training room is the first to be completed.			

EXTERIOR SITE IMPROVEMENTS

Glass Panes only requoting		\$ 10,250.00
Window Tinting for energy efficiency upstairs windows		\$ 7,220.00
Removal of carpeting in training rooms before tiling		\$ 1,975.00
Remove old sidewalk paint and repaint for safety building's exterior sidewalk and parking stall bumbers		\$ 5,880.00
Paint with acrylic long lasting high SRI coating exterior walls of building		\$ 47,725.00
EXTERIOR SITE IMPROVEMENTS		
TOTAL		\$ 73,050.00

Schedule of Improvements

Work will begin 60 days after approval of Agreement and should be completed within 120 days

Attachment 4*Please Print Legibly***Quick Start Disclosure of Ownership/Principals (Real Property)****Quick Start Contracting Entity Information**Name Diane J. Krause-HaleMailing Address 6131 Ackerman Ave, Las Vegas, NV 89131Business Phone 702-897-4906Tax ID or Social Security Number 88-0373532 563-98-4071**Ownership Interest**Estate in Severalty xx

Tenancy in Common _____

Joint Tenancy _____

Disclosure of Ownership/Principals

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the real property.

Full Name & Title	Business Address	Business Phone
Diane J. Krause-Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-897-4906
Glenn S. Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-498-4743
Brennah M. Hale	6131 Ackerman Ave, Las Vegas, NV 89131	702-281-3231

Additional Ownership/Principals

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: _____

Attachment 4*Please Print Legibly***Quick Start Disclosure of Ownership/Principals (Business)****Quick Start Contracting Entity Information**Name Diane J. Krause-Hale For Safety Institute BuildingMailing Address 6131 Ackerman Ave Las Vegas, NV 89131Business Phone 702-897-4906Tax ID or Social Security Number 563-98-4071**Type of Business**Sole Proprietor _____ Partnership _____ Limited Liability Company XX Corporation _____**Disclosure of Ownership/Principals**

In the space below, the Contracting Entity must disclose all persons or entities holding more than one percent ownership interest in the real property.

Full Name & Title	Business Address	Business Phone
Diane J. Krause-Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-897-4906
Glenn S. Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-498-4743
Brennah M. Hale	820 S. Valley View Blvd. Las Vegas, NV 89107	702-281-3231

Additional Ownership/Principals

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: _____

Alternative Disclosure of Ownership/Principals

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 on the previous page. A description of such disclosure documents must be included below.

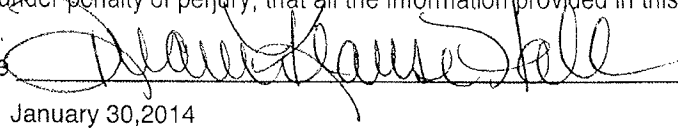
Name of Attached Document NA

Date of Attached Document _____

Number of pages _____

Certificate of Disclosure of Ownership/Principal – Real Property

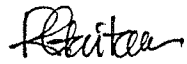
I certify, under penalty of perjury, that all the information provided in this certificate is current, complete and accurate.

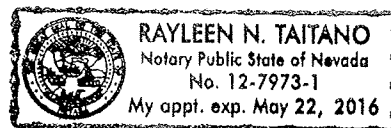
Signature 

Date January 30, 2014

State of Nevada }
County of Clark }

This instrument was acknowledged before me on May 08, 2014 (date) by
Diane Krause-Hale (name of person).

Notary Public: 



ATTACHMENT 5

PARTICIPANT AFFIDAVIT AND EMPLOYMENT PLAN

STATE OF Nevada }
COUNTY OF Clark } ss:

Please Print Legibly

I, Diane J. Krause-Hale, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, or sole proprietor of the Safety Institute Building, a company duly organized in the State of Nevada as a LLC, (Corporation/LLC/Sole Proprietorship). The Participant is seeking the assistance of the City of Las Vegas Redevelopment Agency ("Agency") for making improvements to the property at 820 S. Valley View Blvd, LV NV 89107 (Site), as more particularly described by the Quick Start Agreement ("Agreement") being contemplated by the City of Las Vegas Redevelopment Agency at its public hearing to be held on _____.

2. I hereby warrant that I either own the site, or have a leasehold interest in the site for a minimum of five years subsequent to the effective date of this Agreement.

Assistance from the Agency will allow me to make improvements to the Site which I could not otherwise do. This will result in substantial benefit to the Redevelopment Plan Area and the neighborhood adjacent to the Site because of one or more of the following reasons (check one or more):

- a. Encourage the creation of new business or other appropriate development; ☒
 - b. Create jobs or other business opportunities for nearby residents; ☒
 - c. Increase local revenues from desirable sources; ☒
 - d. Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located; ☒
 - e. Possess attributes that are unique, either as to type of use or level of quality and design; ☒
 - f. Require for their construction, installation or operation the use of qualified and trained labor; ☒ and
 - g. Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements not paid for by the agency. ☒
3. No other reasonable means of financing those buildings, facilities, structures or other improvements are available, because of one or more of the following reason(s) as checked by the Participant:
- a. The improvements, if financed by the Participant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Participant; ☒ or
 - b. The Participant would not undertake the full set of improvements contemplated in the Agreement's Scope of Work through resources reasonably available to the Participant. ☒
 - c. There has been a lack of rehabilitation in the area and it is deemed unreasonable for the business to invest in improving the area unless the grant is provided. Evidenced by photographs of the immediate surrounding area displaying the slum or blight. ☒ or,
 - d. The improvement of the property or addition of the business to the area is so dramatic that it is a catalyst for economic development in the area. Evidenced by a positive economic impact analysis. ☐

Participant agrees to submit to the Agency its documentation which evidences that no reasonable means of financing are available to the Participant.

QUICK START AGREEMENT

4. Participant hereby warrants the following:

- a. The property on which the project is situated is free of all Mechanic's Liens at the time of application. DKH (initial)
- b. The applicant has no current bankruptcy proceedings, or past bankruptcy proceedings, whether corporate or personal, within the past (5) five years. DKH (initial)
- c. The applicant has no past-due federal, state, county or city of Las Vegas tax bills at the time of application. DKH (initial)
- d. The applicant has no past-due bills or debts payable to the city of Las Vegas or the Redevelopment Agency. DKH (initial)

5. Participant hereby acknowledges that existing opportunities for employment within the surrounding neighborhood of the redevelopment project are limited for neighborhood residents. Most residents must travel outside the neighborhood to find employment opportunities outside the redevelopment area, via public transportation or personal vehicles. Of the existing businesses within the neighborhood, many are family owned and have been in business for a long time. These existing businesses are not in an expansion mode and are not likely to employ neighborhood residents.

Furthermore, the project will help facilitate the continued expansion of employment opportunities by setting an example to other property/business owners to renovate their property/business and help create more employment opportunities through an expansion of business and renovation of vacant storefronts. The Project will allow neighborhood residents to apply for those positions (when available) for which they are qualified for as an employment opportunity. Appropriate measures will be taken to ensure that the neighborhood is aware of any job opportunities available from the business.

DATED this 30 day of January, 2014

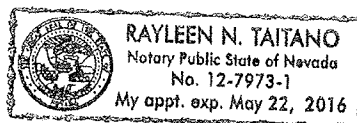
Authorized Signature: Diane Krause-Hale

SIGNED AND SWORN TO before

me this 8th day of May, 2014, by Diane Krause-Hale.

NOTARY PUBLIC Raitano

My Commission Expires: 05-22-2016





AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2014

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 4, 2014

SUBJECT:

AGENCY MEMBER RECOGNITION: COMMENTS MADE BY INDIVIDUAL AGENCY MEMBERS DURING THIS PORTION OF THE AGENDA WILL NOT BE ACTED UPON BY THE AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND SCHEDULED FOR ACTION

