

City of Las Vegas Redevelopment Agency
Council Chambers • 400 Stewart Avenue
Phone - 229-6011 [Voice] 386-9108 [TDD]

MINUTES

Meeting of
MAY 5, 2004
9:00 A.M.

(Following the morning session of the City Council Meeting)

Called To Order: 12:11 P.M.
Adjourned: 12:17 P.M.

REDEVELOPMENT AGENCY

PRESENT ABSENT EXCUSED

CHAIRMAN OSCAR B. GOODMAN



MEMBER GARY REESE - VICE-CHAIRMAN



MEMBER LARRY BROWN



MEMBER LAWRENCE WEEKLY



MEMBER MICHAEL MACK



MEMBER JANET MONCRIEF



DOUG SELBY, EXECUTIVE DIRECTOR



BRADFORD R. JERBIC, CITY ATTORNEY



BARBARA JO RONEMUS, SECRETARY



APPROVED BY REFERENCE: July 7, 2004

ATTEST:

SECRETARY

CHAIRMAN

26✓

City of Las Vegas

REDEVELOPMENT AGENCY MEETING
CITY HALL, 400 STEWART AVENUE
COUNCIL CHAMBERS

CITY OF LAS VEGAS INTERNET ADDRESS: <http://www.lasvegasnevada.gov>

WEDNESDAY, MAY 5, 2004

9:00 A.M.

(Following Morning Session of the City Council Meeting)

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL 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.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
- 1. DISCUSSION AND POSSIBLE ACTION TO DIRECT AND AUTHORIZE STAFF TO PROCEED WITH A REQUEST FOR DEVELOPMENT PROPOSALS FOR THE SITE AT LAS VEGAS BOULEVARD AND CLARK AVENUE TOTALING APPROXIMATELY 0.96 ACRES (APN 139-34-310-061 TO -063, -076 & -710-001) - WARD 1 (MONCRIEF)
- 2. DISCUSSION AND POSSIBLE ACTION REGARDING TWO ESTOPPEL CERTIFICATES TO HYPO REAL ESTATE CAPITAL CORPORATION CONCERNING THE OWNER PARTICIPATION AGREEMENT DATED SEPTEMBER 18, 2002 WITH WORLD MARKET CENTER, LLC. - WARD 5 (WEEKLY)

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. 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. The City's TDD number is 386-9108.

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

City Hall Plaza, Special Outside Posting Bulletin Board
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 So. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

(Mailing required under the provisions of NRS Chapter 241)

Paula Clark, an employee of the City of Las Vegas, Nevada being first duly sworn, deposes and says that on the **29th** day of **April, 2004**, a copy of NOTICE, the attached of which is a true and correct copy of the Notice – re: **Redevelopment Agency Meeting** to be held on the **5th day of May, 2004**, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Office of the City Clerk.

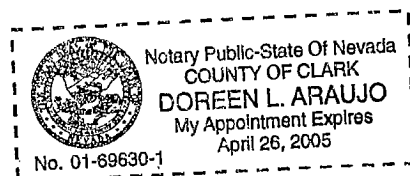
Paula Clark

City Clerk
DEPARTMENT

30th day of April, 2004

Doreen L. Arcego

NOTARY PUBLIC in and for said County and State



STATE OF NEVADA)
) ss
COUNTY OF CLARK)

1. City Hall Plaza, Special Outside Posting Bulletin Board, 400 Stewart Avenue (in the walkway area between Metro and Municipal Court).
2. Court Clerk's Office Bulletin Board, City Hall Plaza, 400 Stewart Avenue (near the entrance to the Court Clerk's Office);
3. Las Vegas Library, 833 Las Vegas Blvd.
4. Clark County Government Center, 500 S. Grand Central Parkway
5. Grant Sawyer Building, 555 E. Washington Avenue

Paula Clark

SIGNATURE

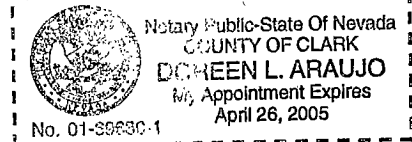
City Clerk
DEPARTMENT

Subscribed and sworn to before me this

30th day of April, 2004

Jones L. Granger

NOTARY PUBLIC in-and-for said County and State



REDEVELOPMENT AGENCY AGENDA
MEETING OF: MAY 5, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL 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.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:11 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, and MONCRIEF

EXCUSED: MEMBER MACK

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Hall Plaza, Posting Board
Court Clerk's Bulletin Board, City Hall
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 S. Grand Central Pkwy.
Grant Sawyer Building, 555 E. Washington Avenue

(12:11 – 12:12)

3-287

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MAY 5, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO DIRECT AND AUTHORIZE STAFF TO PROCEED WITH A REQUEST FOR DEVELOPMENT PROPOSALS FOR THE SITE AT LAS VEGAS BOULEVARD AND CLARK AVENUE TOTALING APPROXIMATELY 0.96 ACRES (APN 139-34-310-061 TO -063, -076 & -710-001) - WARD 1 (MONCRIEF)

Fiscal Impact

☒	No Impact	Amount:
☐	Budget Funds Available	Dept./Division:
☐	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Staff is considering whether to proceed with a Request For Development Proposals (RFP) for the site at Las Vegas Boulevard and Clark Avenue. The RFP would expressly seek development proposals for the site that further the development goals and objectives for the Office Core District as set forth in the Las Vegas Downtown Centennial Plan.

RECOMMENDATION:

Review and provide staff with direction and authorization to proceed.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Map

MOTION:

MONCRIEF – APPROVED to proceed with RFPs – UNANIMOUS with GOODMAN abstaining because his son ROSS is involved with some property that would be affected by this action, MACK excused, and Ward 2 seat vacant

MINUTES:

CHRIS KNIGHT, Acting Director, Business Development Office, reported that this parcel was previously under agreement for development that has expired because the developers were not able to perform. Staff would like to put the property back on the market, using the Request for Proposals (RFPs) approach, for commercial offices or a residential development. He requested authorization to issue the RFPs and come back to the Agency with a recommendation as to how the property should be developed.

(12:12 – 12:13)

AGENDA MEMO

REDEVELOPMENT AGENCY MEETING DATE: MAY 5, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

**ITEM DESCRIPTION: DISCUSSION AND POSSIBLE ACTION TO DIRECT AND
AUTHORIZE STAFF TO PROCEED WITH A REQUEST FOR DEVELOPMENT
PROPOSALS FOR THE SITE AT LAS VEGAS BOULEVARD AND CLARK AVENUE**

1. The site at Las Vegas Blvd. and Clark Ave. falls within the boundaries of the Office Core District as defined in the Las Vegas Downtown Centennial Plan (the Plan). In addition, per the Plan, the site is also on a designated primary pedestrian corridor (Las Vegas Blvd.), as well as, an area designated for street level Retail/Commercial uses (Las Vegas Blvd., Clark Ave. and 6th St. frontages).
2. As stated in the Plan, it is the intention and goal of the City to encourage the following types of development within the Office Core District: a. New class A professional office development; b. A rich variety of retail and commercial storefronts; c. Restaurants and cafes; d. Mixed-use; and, e. Residential development.
3. The Plan further encourages that development on primary pedestrian corridors and areas designated in Retail/Commercial areas be done in such a way that building facades help to define the street and that uses (oriented towards retail and commercial activities) at the street level contribute to animating the street through pedestrian activity.
4. Staff is requesting Council authorization to proceed with a Request for Development Proposals (RFP) for the site at Las Vegas Blvd. and Clark Ave. The RFP would be focused toward soliciting development proposals that further the development goals and objectives of the Plan.
5. In addition, the RFP would also express the desire of the Redevelopment Agency (RDA) to receive fair market value for the site with cash closing preferred. A current appraisal of the site is being performed and the last appraised value was \$2,100,000 in November 2000. Accordingly, each prospective developer's offering price and terms for acquisition will be considered in ranking the proposals. Proposals containing higher offering prices and terms favoring the RDA will be given preference in the ranking of the proposals.
6. The developer selection process will involve a review and ranking by a review committee of the submitted proposals on behalf of the RDA. Submitted proposals will be ranked based upon the following factors: a. Developer's financial capability; b. Developer's experience; c. Strength of development concept; d. Neighborhood compatibility; and, e. Development economics (including offering price and terms).
7. Following the ranking of proposals, one or more of the best-qualified developers will be short-listed and a recommendation or recommendations from among the short-listed candidates would be presented to Council for consideration.

City of Las Vegas

8. Lastly, in order to generate the highest number of quality proposal responses, the RFP would be marketed through the following national and local publications: a. Commercial Property News; and, b. Las Vegas Review-Journal.

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: MAY 5, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING TWO ESTOPPEL CERTIFICATES TO HYPO REAL ESTATE CAPITAL CORPORATION CONCERNING THE OWNER PARTICIPATION AGREEMENT DATED SEPTEMBER 18, 2002 WITH WORLD MARKET CENTER, LLC. - WARD 5 (WEEKLY)

Fiscal Impact

☒	No Impact	Amount:
☐	Budget Funds Available	Dept./Division:
☐	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

As part of the financing for a \$165 million construction loan and \$26 million mezzanine loan, the lender to World Market Center, LLC, Hypo Real Estate Capital Corporation, has requested that the Redevelopment Agency execute two Estoppel Certificates which certify as to certain matters regarding the Owner Participation Agreement dated September 18, 2002. The Agency Staff has reviewed and confirmed the matters set forth in the Estoppel Certificates.

RECOMMENDATION:

It is recommended that the governing board of the Redevelopment Agency approve the two Estoppel Certificates to Hypo Real Estate Capital Corporation and authorize the Chairperson to execute the same.

BACKUP DOCUMENTATION:

1. Estoppel Certificates
2. Disclosure of Principals form

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS with MACK excused and Ward 2 seat vacant

MINUTES:

DEPUTY CITY ATTORNEY TERESITA PONTICELLO indicated that in September 2002 the Redevelopment Agency entered into a tax increment financing agreement with World Market Center. Since that time World Market Center closed on its construction financing for the development of the Center and their lender has requested the Agency execute two Estoppel Certificates certifying the status of the Owner Participation Agreement. Staff reviewed the items in question and found them to be in order. She requested approval and indicated that RICHARD JOST, representing World Market Center, and CHRISANNE CUNNINGHAM were in the audience.

(12:13 – 12:15)



**CITY OF LAS VEGAS
Redevelopment Agency**

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
(702) 229-6100

ESTOPPEL CERTIFICATE

Date: May 5, 2004

Hypo Real Estate Capital Corporation
622 Third Avenue
New York, New York 10017-6707
Attn: William J. Rogers

with a copy to:

Hypo Real Estate Capital Corporation
622 Third Avenue
New York, New York 10017-6707
Attn: Legal Department

Re: Owner Participation Agreement, dated as of September 18, 2002
("Agreement"), between the City of Las Vegas Redevelopment
Agency ("Agency") and World Market Center, LLC ("Developer")

Capitalized terms not otherwise defined herein shall have the
respective meanings given thereto in the Agreement.

Agency having knowledge that Developer has obtained a
construction loan in the amount of \$165,000,000 (the "Loan") from Hypo Real Estate
Capital Corporation as a lender and agent for certain lenders, together with its successors
and assigns (in such capacity, "Lender") hereby certifies to Lender that to the best of the
Agency's knowledge:

1. The Agreement is in full force and effect and has not been assigned by Developer.
The Agreement represents the entire agreement between Agency and Developer
with respect to the subject matter thereof and there have been no other oral or
written amendments, modifications, terminations or changes thereto except as set
forth on Exhibit A attached hereto.
2. There are no uncured defaults, events of default or breaches by Developer which
now exist under the Agreement and no facts or circumstances exist that, with the
passage of time or giving of notice, will or could constitute a default, event of

default, or breach by Developer under the Agreement. Agency has made no claim against Developer alleging Developer's default under the Agreement.

3. All of the obligations of the Developer under the Agreement to have been completed as of the date hereof have been duly performed and completed.
4. There have been no Notes issued to Developer by Agency.
5. Without limiting paragraph 3 above, as of the date hereof, Developer has commenced construction of the first phase of the Project in accordance with the Schedule of Performance pursuant to the provisions of Section 110 and Section 112 of the Agreement and Agency is hereafter no longer entitled to any reimbursement for any expenses pursuant to the terms of Section 110 of the Agreement.
6. Agency acknowledges compliance with the provisions of Section 203 and Section 204 of the Agreement.

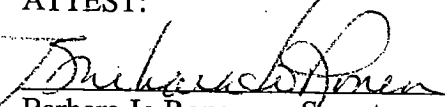
This Certificate is made for the benefit of, and for the reliance upon, by Lender as to compliance with the OPA only.

AGENCY

**CITY OF LAS VEGAS
REDEVELOPMENT AGENCY**

By: 
Oscar B. Goodman, Chairperson

ATTEST:


Barbara Jo Ronemus, Secretary

Approved as to form:

 5/6/04
Date

EXHIBIT "A"

The excerpt below represents the accurate provisions of page 25 to the OPA which was inadvertently omitted to the executed OPA dated September 18, 2002:

§605 Inspection of Books and Records

The Agency has the right, upon not less than seventy-two (72) hours notice, at all reasonable times, to inspect the books and records of the Developer pertaining to the Site as pertinent to the purposes of this Agreement.

The Developer also has the right, upon not less than seventy-two (72) hours notice, at all reasonable times, to inspect the books and records of the Agency pertaining to the Site and to the receipt of tax revenues as pertinent to the purposes of this Agreement.

§606 [reserved]

§700 SPECIAL PROVISIONS

§701 Amendment of Redevelopment Plan

The Agency will give the Developer notice of amendments to the Redevelopment Plan as required by Nevada Revised Statutes 279.608 applying to the Redevelopment Area. but shall not be required to obtain the consent of the Developer provided, however, that Developer shall have the right to participate in any public hearings required by said Nevada Revised Statutes 279.608 .

§702 Submission of Documents to the Agency for Review

Whenever this Agreement requires the Developer to submit plans, drawings or other documents to the Agency for review, which shall be deemed reviewed if not acted on by the Agency within a specified time, said plans, drawings or other documents shall be accompanied by a letter stating that they are being submitted and will be deemed reviewed within the stated time. If there is no time specified herein for such Agency action, the Developer may submit a letter requiring Agency review of documents within thirty (30) days after submission to the Agency or such documents shall be deemed reviewed. It is understood and agreed by parties hereto that review by the Executive Director of the Agency shall be deemed review by the Agency for purposes of this section.

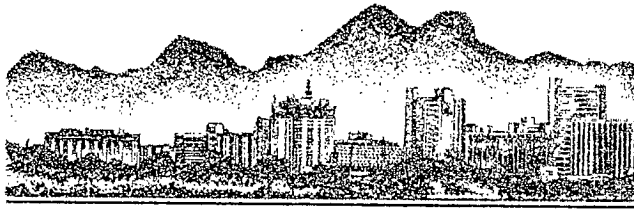
§703 Amendments to this Agreement

The Developer and the Agency agree to mutually consider reasonable requests for amendments to this Agreement which may be made by any of the parties hereto, lending institutions, or bond counsel or financial consultants to the Agency, provided

such requests are consistent with this Agreement and would not substantially alter the basic business terms included herein.

§800 ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS

This Agreement is executed in two (2) duplicate originals, each of which is deemed to be an original. This Agreement comprises pages 1 through 26, inclusive, and Attachments "A" through "I",



**CITY OF LAS VEGAS
Redevelopment Agency**

400 STEWART AVENUE
LAS VEGAS, NEVADA 89101
(702) 229-6100

ESTOPPEL CERTIFICATE

Date: May 5, 2004

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Attn: William J. Rogers

with a copy to:

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("Agreement"), between the City of Las Vegas Redevelopment
Agency ("Agency") and World Market Center, LLC ("Developer")

Capitalized terms not otherwise defined herein shall have the
respective meanings given thereto in the Agreement.

Agency having knowledge that Developer's sole member has
obtained a mezzanine loan in the amount of \$26,000,000 (the "Loan") from Hypo Real
Estate Capital Corporation as a lender and agent for certain lenders, together with its
successors and assigns (in such capacity, "Lender") hereby certifies to Lender that to the
best of the Agency's knowledge:

1. The Agreement is in full force and effect and has not been assigned by Developer.
The Agreement represents the entire agreement between Agency and Developer
with respect to the subject matter thereof and there have been no other oral or
written amendments, modifications, terminations or changes thereto except as set
forth on Exhibit A attached hereto.

2. There are no uncured defaults, events of default or breaches by Developer which now exist under the Agreement and no facts or circumstances exist that, with the passage of time or giving of notice, will or could constitute a default, event of default, or breach by Developer under the Agreement. Agency has made no claim against Developer alleging Developer's default under the Agreement.
3. All of the obligations of the Developer under the Agreement to have been completed as of the date hereof have been duly performed and completed.
4. There have been no Notes issued to Developer by Agency.
5. Without limiting paragraph 3 above, as of the date hereof, Developer has commenced construction of the first phase of the Project in accordance with the Schedule of Performance pursuant to the provisions of Section 110 and Section 112 of the Agreement and Agency is hereafter no longer entitled to any reimbursement for any expenses pursuant to the terms of Section 110 of the Agreement.
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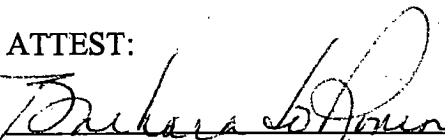
This Certificate is made for the benefit of, and for the reliance upon, by Lender as to compliance with the OPA only.

AGENCY

**CITY OF LAS VEGAS
REDEVELOPMENT AGENCY**

By: 
Oscar B. Goodman, Chairperson

ATTEST:


Barbara Jo Ronemus, Secretary

Approved as to form:

 5/6/04
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**Attachment "I" (Revised)
Disclosure of Principals**

The principals and partners of World Market Center, LLC and all persons and entities holding more than 1% interest or any principal of World Market Center, LLC are the following, as of May 5, 2004:

	<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
1.	Shawn Samson	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600
2.	Jack Kashani	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600
3.	Nigel Alliance	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600
4.	Moussa Alliance	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600
5.	David Neman	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600
6.	Ramin Neman	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600
7.	AG Development Trust	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600
8.	Alliance Network, LLC	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600
9.	Prime Associates Group, LLC	c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600

	<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
10.	Millennium Ventures I, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
11.	J.C. Investment & Development Company, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
12.	Crescent Nevada Associates, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
13.	Nama Holdings, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
14.	Eden Associates, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
15.	Soleyman Neman	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
16.	J.J. Nevada Investment Company, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
17.	Johr. Kashani	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
18.	Joseph Kashani	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
19.	Carmela Kashani	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
20.	Gabriel Kashani	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600

	<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
21.	Ariel Kashani	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
22.	Alliance Network Holdings, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
23.	WMC Developers, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
24.	Network World Market Center, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
25.	World Market Center Venture, LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
26.	Related World Market Center LLC	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
27.	The Related Companies, L.P.	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
28.	Stephen M. Ross	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
29.	SMR Funding, L.P.	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
30.	Seventh Green Associates L.P.	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
31.	Yukon Holdings, L.L.C	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600

	<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
32.	Jeff T. Blau	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
33.	Michael Blau	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
34.	SMR Family Limited Partnership, L.P.	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
35.	SMR Funding, Inc.	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
36.	1996 SMR Trust	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
37.	JMP New York, Ltd.	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
38.	The Related Realty Group, Inc.	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
39.	SMR Trust No. 2	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
40.	Unrelated Corporation	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
41.	Nazanine Moghavam	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
42.	David Samson	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600

	<u>FULL NAME</u>	<u>BUSINESS ADDRESS</u>	<u>BUSINESS PHONE</u>
43.	Bahram Shamsian	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
44.	Samson Family Trust	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
45.	SB Trust	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330	310-284-8600
46.	SB Associates, LP	Beverly Hills, CA 90212 c/o World Market Center, LLC 350 S. Beverly Drive Suite 330 Beverly Hills, CA 90212	310-284-8600

We hereby certify under penalty of perjury, that the foregoing list is full and complete.

World Market Center, LLC

By: _____
Jack Kashani
Its: Authorized Representative

By: _____
Shawn Samson
Its: Authorized Representative

By: _____

State of
County of

This instrument was acknowledged before me on the ____ day of April, 2004 by Jack Kashani, as Co-Manager of World Market Center, LLC, a Nevada limited liability company.

(Signature of notarial officer)

State of
County of

This instrument was acknowledged before me on the ____ day of April, 2004 by Jack Kashani, as Co-Manager of World Market Center, LLC, a Nevada limited liability company.

(Signature of notarial officer)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

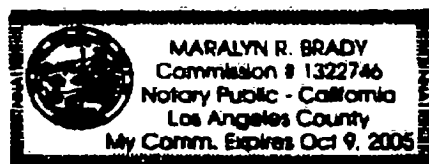
State of California

County of Los Angeles } ss.On 4-23-04before me, Marilyn R. Brady Notary Public

Notary Public for the State of California, Commission # 1322746, expires Oct 9, 2005

personally appeared Shawn Samson

Name(s) of Signer(s)

☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Marilyn R. Brady
 Signature of Notary Public

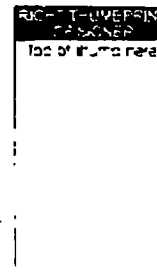
Printed Name of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Attachment 1 RevisedDisclosure of PrinciplesDocument Date: noneNumber of Pages: 6Signer(s) Other Than Named Above: Jack Kashani**Capacity(ies) Claimed by Signer**

Signer's Name: _____

☐ Individual☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☒ Other: ManagerSigner Is Representing: World Market Center LLC

City of Las Vegas

AGENDA SUMMARY PAGE **REDEVELOPMENT AGENCY MEETING OF: MAY 5, 2004**

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

Regarding the Sky Vue situation, BEATRICE TURNER, West Las Vegas resident, urged Council to put a lien on the owner's property, because it is worth more than the mobile home park. Also, she indicated that it has been very difficult to find an attorney to represent the residents against the Housing Authority, and many of the accusations she has made against the Housing Authority have been questioned. But the audit report that recently came out validates many of her accusations. She stressed that she had no reason to lie. She noted that she has now been able to find an attorney to represent her and the residents.

(12:15 – 12:17)

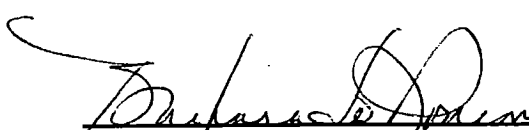
3-413

THE MEETING ADJOURNED AT 12:17 P.M.

Respectfully submitted:


GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

June 18, 2004


Barbara Jo Ronemus, Secretary