A SUMMARY APPRAISAL REPORT OF

The Former Clark County Courthouse
APN: 139-34-210-047

LOCATED AT
200 South 3rd Street
Las Vegas, Clark County, Nevada 89101

FOR THE PURPOSE OF
Forming an Opinion of the "As Is" Market Value of the Fee Simple Interest

EFFECTIVE DATE OF VALUE
May 10, 2013

DATE OF REPORT
June 1, 2013

PREPARED FOR
Ms. Krynn Williams
Property Acquisition Administrator
Clark County Real Property Management
500 South Grand Central Parkway, 4th Floor
Las Vegas, NV 89155

PREPARED BY
Ryan B. O'Neill, MAI, MBA
O'Neill & Company, Inc.
200 Stonewood Court
Las Vegas, Nevada 89107

O'NEILL & COMPANY, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

File Number: 2013-012

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June 1, 2013 File Number: 2013-012

Ms. Krynn Williams
Property Acquisition Administrator
Clark County Real Property Management
500 South Grand Central Parkway, 4th Floor
Las Vegas, NV 89155

Re: A Summary Appraisal Report of:
The Former Clark County Courthouse
APN: 139-34-210-047
Located at 200 South 3rd Street
Las Vegas, Clark County, Nevada 89101

Dear Ms. Williams:

At your request, I have completed a summary appraisal report of the above referenced property. I have carefully examined and analyzed the subject property and necessary market data for the purpose of reporting the requested market value. The most recent property inspection occurred on May 10, 2013; however, it should be noted that only portions of the property were re-inspected based on the updated scope of this assignment. A full physical inspection of the improvements occurred in March 2012 with portions re-inspected September 2012.

As of the date of inspection, the subject improvements consisted of a vacant 315,180 gross square foot civic facility (including parking structure), commonly known as the Former Clark County Courthouse. The property has been vacant for several years and has suffered a significant amount of deferred maintenance and vandalism since being vacated in 2005. Major electrical, plumbing, asbestos related matters, lead based paint, along with deferred maintenance and significant vandalism detract from the marketability and redevelopment of the existing improvements, not to mention restricted functionality and lack of parking for any alternative use. The current improvements are designed as a seven story courthouse with courtrooms, Judge's chambers, offices, prisoner holding areas, maintenance rooms, file storage rooms, and other supporting areas, as well as an underground tunnel to the detention center.

The improvements were originally constructed in 1960 and are considered average quality and primarily representative of less than standard of today's typical functionality, quality, and market participant expectations. My measurements indicate

200 Stonewood Court, Las Vegas, Nevada 89107
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a building totaling 270,220 gross square feet with a 44,960 square foot parking garage. The leasable area has been estimated at 258,010 square feet. It should be noted that documentation representing floor plans, building sketches, additions, and renovations was very dated and limited and relied upon with care, but dimensions and other calculable areas were limited. Further, during the physical inspection utilities were limited to emergency lighting, hindering more specific calculations and complete inspection. Nonetheless, based on the highest and best use of the site, as concluded to later in this report, the subject improvements should be razed to make way for new development, compatible with the Downtown Casino Core District, which would support a commercial/tourist development, including hotel/casino use.

The improvements are situated on a 2.755 net acre or 120,000 square foot lot, which represents one full city block in the Downtown Las Vegas submarket. Given the underlying zoning and planned use, along with the acreage, the site could be developed with a significant development.

The subject property is located within the downtown portion of the Las Vegas metropolitan area, with a physical address of 200 South 3rd Street, Las Vegas, Clark County, Nevada 89101. The property may be further identified as Clark County Assessor's Parcel Number's 139-34-210-047. The subject is zoned C-V (Civic District) under the City of Las Vegas zoning jurisdiction, with an underlying Planned Landuse of Central Casino Core under the jurisdiction of the City of Las Vegas. This zoning designation and land use allows for a variety of commercial development options including hotel/casino oriented uses, as well as the current civic use. The existing improvements are in compliance, but do not represent the highest and best use of the site.

The scope of this assignment is to develop an opinion of the "as is" market value of the fee simple interest, as of May 10, 2013, for the subject property. The client of this appraisal is Clark County and the intended user of this appraisal is Clark County and their designated representatives, and the intended use of this appraisal is to establish market value for acquisition/disposition purposes and asset monitoring. This appraisal report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) and any supplemental appraisal guidelines provided by the client. At should be noted that this is appraisal is an update from a recent appraisal of the property that occurred in March 2012 and September 2012, and portions of the report, analysis (including inspections), and discussions have been presented in a client approved format.

This appraisal report complies with the reporting requirements for a Summary Report set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents summarized discussions of the data, reasoning, and analyses that were used in the appraisal process. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use of this appraisal. The appraisers are not responsible for unauthorized use of this report.

This Letter of Transmittal must be used in conjunction with the accompanying report and addenda and this appraisal should only be used by sophisticated users who have the professional background to fully understand the analysis and assumptions herein.

Based upon analysis of the market data gathered and subject to the definitions, assumptions, and limiting conditions expressed within this report, I have formed an opinion of the requested market values of the subject property as follows:

PROPERTY IDENTIFICATION	VALUE IDENTIFICATION	PROPERTY RIGHTS APPRAISED	EFFECTIVE DATE OF VALUE	MARKET VALUE
200 S 3rd Street APN: 139-34-210-047	"As Is" Market Value	Fee Simple	May 10, 2013	$10,000,000

The opinion of market value is based upon an estimated exposure time of 12 to 24 months based upon available market data and analysis of the sales utilized within this report. Due to any unforeseen significant changes in the current market conditions, the marketing time has also been estimated at 12 to 24 months, based upon the same data contained in this appraisal.

This appraisal report has been prepared based upon no hypothetical conditions; however, the following extraordinary assumptions exist:

1. The scope of this assignment includes an updated appraisal from March 2012 that included a walkthrough physical inspection only at that time. Only portions of the property have been re-inspected for analytical purposes. Only emergency lighting was available with all other utilities off during the initial inspection. Due to the limiting and restricting factors, the client understands the associated inherent risks.

2. The information regarding the subject property is based on limited and dated information, inclusive of county, public, and documentation provided by the client. Description of the improvements was relied upon by my limited inspection and client provided documents.

3. The appraiser was not provided with a recent copy of an environmental/hazardous material study regarding the subject property. As a result, the environmental condition of the property is not known by the appraiser. It should be noted that asbestos related materials and lead based paint were disclosed and abatement costs and reports were provided by the client and relied upon in this report. Besides the asbestos abatement, this report assumes a typical, unhazardous site.

Thank you for the opportunity of appraising this property for you. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,

Ryan B. O'Neill, MAI, MBA
Certified General Appraiser
Nevada License: A.0007336-CG
License Expires: May 31, 2015

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QUALIFICATIONS OF APPRAISER

ASSUMPTIONS AND LIMITING CONDITIONS

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent upon the following general assumptions and limiting conditions:

1. This is a Summary Report which is intended to comply with reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents summarized discussions of the data, reasoning, and analyses that were used in the appraisal process. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use of this appraisal. The appraisers are not responsible for unauthorized use of this report.

2. I assume no responsibility for the legal description provided or for matters pertaining to legal or title considerations. I assume that title to the property is good and marketable unless otherwise stated.

3. I appraised the property free and clear of any or all liens or encumbrances unless other stated.

4. I assume responsible ownership and competent property management.

5. I believe that information furnished by others is reliable, but I give no warranty for its accuracy.

6. I assume that all engineering studies are correct. The plot plans and illustrative material in this report are included only to help the reader to visualize the property.

7. I assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. I assume no responsibility for such conditions or for obtaining the engineering studies that may be required to discover them.

8. In this appraisal assignment, unless otherwise stated in the report, I did not observe any potentially hazardous material used in the construction or maintenance of the building and/or the existence of toxic waste. I do not have any knowledge of the existence of such materials on or in the property. It is emphasized that the appraisers were not provided with an environmental/hazardous materials study regarding the subject property. As a result, the appraisers do not know the environmental condition of the property. It is assumed that hazardous or toxic materials do not adversely affect the property. The value opinion is therefore predicated upon the assumption that there are no

such environmental conditions on or in the property that would cause a loss in value. Further, we reserve the right to amend the value within the report, if such items adversely affect the property. No responsibility is assumed for any such environmental conditions or for any expertise or engineering knowledge required to discover them. Additionally, I am not qualified to detect such substances. The existence of any potentially hazardous waste material may have an effect on the value of the property. I urge the client to retain an expert in this field if the client believes it is necessary or appropriate. If such hazardous material is present, the value of the property may be adversely affected and reappraisal at additional cost may be necessary.

9. I assume that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and analyzed in the appraisal report.

10. I assume that all licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national governmental or private entity organization have been and can be obtained or renewed for any use on which the value opinion contained in this report is based.

11. Possession of an original or a copy of this report does not carry with it the right of publication or reproduction, nor may an original or a copy of the report be used for any purpose whatsoever by anyone except the client without the previous written consent of the appraiser and the client. Out-of-context quoting from and partial reprinting of this appraisal report are expressly prohibited. The omission or change of any part of this appraisal report without my written authorization invalidates the entire appraisal. Please note that this report is copyrighted.

12. No part of this report (especially any opinion of value or any reference to the Appraisal Institute or to any of its designations) shall be disseminated to the news media, sales media, or any other public means of communication without my prior written consent and approval.

13. I will appear and give testimony in court in connection with this appraisal on request if I receive adequate advance notice in order to make required preparations and scheduling arrangements. I will specify and make charges in connection with pretrial hearings, conferences, and court testimony in accordance with my usual practice.

14. Neither all nor any part of the contents of this report (especially any opinion of value, my identity, or the firm with which I am connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without my prior written consent and approval.

15. I assume the use of the land and improvements is confined within the boundaries of the property described and that there is no encroachment or trespass unless noted in the report.

16. Any allocation of the total value opinion in this report between the land and the improvements applies only under the stated program of use. The separate values allocated to the land and improvements must not be used in connection with any other appraisal and are invalid if so used. Any value opinion provided in the report applies to the entire property, and any proration or division of the total into fractional interests will invalidate the value opinion unless such proration or division of interests has been stated in the report.

17. The Americans with Disabilities Acts (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of the ADA in developing an opinion of the value of the property.

18. Acceptance and/or use of this appraisal report by the client or any third party constitutes acceptance of the stated Assumptions and Limiting Conditions. My liability extends only to the stated client, not to subsequent parties or users of the report.

19. Prospective values are predicated upon stable market conditions unless otherwise stated. The appraisers cannot be held responsible for unforeseeable events that may alter market conditions prior to the effective date of the appraisal.

EXTRAORDINARY ASSUMPTIONS

This appraisal report has been prepared based upon no hypothetical conditions; however, the following extraordinary assumptions exist:

1. The scope of this assignment includes an updated appraisal from March 2012 that included a walkthrough physical inspection only at that time. Only portions of the property have been re-inspected for analytical purposes. Only emergency lighting was available with all other utilities off during the initial inspection. Due to the limiting and restricting factors, the client understands the associated inherent risks.

2. The information regarding the subject property is based on limited and dated information, inclusive of county, public, and documentation provided by the client. Description of the improvements was relied upon by my limited inspection and client provided documents.

3. The appraiser was not provided with a recent copy of an environmental/hazardous material study regarding the subject property. As a result, the environmental condition of the property is not known by the appraiser. It should be noted that asbestos related materials and lead based paint were

disclosed and abatement costs and reports were provided by the client and relied upon in this report. Besides the asbestos abatement, this report assumes a typical, unhazardous site.

APPRAISAL CERTIFICATION

APPRAISAL CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. The appraiser has appraised the subject property within the last 36 month time-period. Specifically, the property was appraised in March 2012 and September 2012 for the same client of this report, with the same purpose, intended use, and intended user.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

10. As of the date of this report, Ryan B. O’Neill has not completed the continuing education program of the Appraisal Institute.

11. As of the date of this report, Ryan B. O'Neill has completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

12. Ryan B. O'Neill has physically inspected the subject property appraised adequately. A sufficient inspection for analytical purposes, and based on the requirements of the client, has been performed.

13. No one provided significant real property appraisal assistance to the person signing this certification.

14. The Appraiser did not base, either partially or completely, his or her analysis and/or the estimate of value on the race, color, religion, sex, handicap, familial status, health or national origin of the present or prospective owners, occupants or users of the subject property or of the present or prospective owners, occupants or users of the properties in the vicinity of the subject property.

Based upon analysis of the market data gathered and subject to the definitions, assumptions, and limiting conditions expressed within this report, I have formed an opinion of the requested market values of the subject property as follows:

PROPERTY IDENTIFICATION	**VALUE IDENTIFICATION**	**PROPERTY RIGHTS APPRAISED**	**EFFECTIVE DATE OF VALUE**	**MARKET VALUE**
200 S 3rd Street APN: 139-34-210-047	"As Is" Market Value	Fee Simple	May 10, 2013	$10,000,000

This appraisal report has been prepared based upon no hypothetical conditions; however, the following extraordinary assumptions exist:

1. The scope of this assignment includes an updated appraisal from March 2012 that included a walkthrough physical inspection only at that time. Only portions of the property have been re-inspected for analytical purposes. Only emergency lighting was available with all other utilities off during the initial inspection. Due to the limiting and restricting factors, the client understands the associated inherent risks.

2. The information regarding the subject property is based on limited and dated information, inclusive of county, public, and documentation provided by the client. Description of the improvements was relied upon by my limited inspection and client provided documents.

3. The appraiser was not provided with a recent copy of an environmental/hazardous material study regarding the subject property. As a result, the environmental condition of the property is not known by the appraiser. It should be noted that asbestos related materials and lead based paint were disclosed and abatement costs and reports were provided by the client and relied upon in this report. Besides the asbestos abatement, this report assumes a typical, unhazardous site.

Ryan B. O'Neill, MAI, MBA
Certified General Appraiser
Nevada License: A.0007336-CG
License Expires: May 31, 2015

06/01/2013
Date

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

View of subject property looking SW.

View of subject property looking NE.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY IDENTIFICATION:	The subject consists of the Former Clark County Courthouse within the Downtown Las Vegas submarket.
PROPERTY LOCATION:	The building is located in the Downtown Las Vegas submarket with a physical address of 200 South 3rd Street, Las Vegas, Clark County, Nevada 89101.
ASSESSOR'S PARCEL NUMBER:	139-34-210-047
CENSUS TRACT NUMBER:	7.00
OWNER OF RECORD:	County of Clark
DATE OF VALUATION:	The date of valuation for the "as is" market value is May 10, 2013.
DATE OF INSPECTION:	The property was inspected by Ryan B. O'Neill on several occasions with the most recent being May 10, 2013. It should be noted that the full physical inspection occurred in March 2012. Photographs were also taken as of this date or were considered representative of a prior or later inspection, but representative of the property.

DATE OF APPRAISAL REPORT:	The date of this appraisal is June 1, 2013.
PURPOSE OF APPRAISAL:	The purpose of this appraisal is to form an opinion of the "as is" market value of the fee simple interest as of May 10, 2013.
CLIENT:	The client of this appraisal is Clark County.
INTENDED USE OF APPRAISAL:	The intended use of this appraisal is to establish market value for potential acquisition/disposition purposes and asset monitoring.
INTENDED USER OF APPRAISAL:	This report is intended for the use by Clark County and their designated representatives.
LAND SIZE:	The building is situated on a 2.755 net acres site; 120,000± square feet, and consists of one full city block.
DESCRIPTION OF IMPROVEMENTS:	The subject improvements consist of an approximated 315,180 gross square foot former civic building designed and formerly operating as a courthouse with office and miscellaneous supporting build-out. The leasable area has been calculated to be 258,010 square feet. The improvements were originally constructed in 1960 and are considered average quality and primarily representative of less than standard of today's typical functionality, quality, and market participant expectations. There was significant vandalism and items of deferred maintenance noted, including inoperable elevators, escalators, mechanical and plumbing issues, among others.
ZONING:	The property is zoned C-V (Civic District), under the jurisdiction of City of Las Vegas and the subject land is master planned for commercial/tourist development and located within the Central Casino Core. These designations allow for a variety of commercial uses and public facilities. The existing improvements are permissible.

FLOOD INSURANCE REQUIRED:	No. The Addenda of this report includes supporting documentation.
HIGHEST AND BEST USE:	
As Vacant:	Development with a commercial tourist use compatible with the City of Las Vegas Downtown District, Central Casino Core. Given the resurgence of the downtown area, recently completed projects, and planned projects coming to fruition, the subject site is anticipated to have a lower holding period than typical vacant parcels in the Las Vegas Valley, including those with similar uses outside of the Downtown submarket.
As Improved:	The improvements do not represent the highest and best use of the site. As shown later, it is not financially feasible for any form of modification of the existing improvements other than to raze them to make way for future development. The underlying land value is higher than any alternative permissible use utilizing the existing improvements. Further, a high enough return to justify modification is not anticipated given the significant costs and holding (lease-up) period.
EXPOSURE TIME:	12 to 24 months
MARKETING PERIOD:	12 to 24 months
NOI:	$0.00 ☐ Market ☐ Actual ☒ N/A

FINAL VALUE OPINIONS:

PROPERTY IDENTIFICATION	VALUE IDENTIFICATION	PROPERTY RIGHTS APPRAISED	EFFECTIVE DATE OF VALUE	MARKET VALUE
200 S 3rd Street APN: 139-34-210-047	"As Is" Market Value	Fee Simple	May 10, 2013	$10,000,000

Acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent upon the general assumptions and limiting conditions contained on pages 1, 2, 3, and 4 of this appraisal report.

This appraisal report has been prepared based upon no hypothetical conditions; however, the following extraordinary assumptions exist:

1. The scope of this assignment includes an updated appraisal from March 2012 that included a walkthrough physical inspection only at that time. Only portions of the property have been re-inspected for analytical purposes. Only emergency lighting was available with all other utilities off during the initial inspection. Due to the limiting and restricting factors, the client understands the associated inherent risks.

2. The information regarding the subject property is based on limited and dated information, inclusive of county, public, and documentation provided by the client. Description of the improvements was relied upon by my limited inspection and client provided documents.

3. The appraiser was not provided with a recent copy of an environmental/hazardous material study regarding the subject property. As a result, the environmental condition of the property is not known by the appraiser. It should be noted that asbestos related materials and lead based paint were disclosed and abatement costs and reports were provided by the client and relied upon in this report. Besides the asbestos abatement, this report assumes a typical, unhazardous site.

INTRODUCTION

PROPERTY IDENTIFICATION

The subject property consists of the former Clark County Courthouse. The building is approximately 315,180 gross square feet and consists of a seven floor civic building constructed in 1960. The building is located at 200 South 3rd Street. The subject may be identified as Clark County Assessor's Parcel Number 139-34-210-047.

PROPERTY LOCATION

The building is located in the Downtown Las Vegas submarket with a physical address of 200 South 3rd Street, Las Vegas, Clark County, Nevada 89101. The property is located within the Township of the City of Las Vegas, within Clark County, Nevada.

LEGAL DESCRIPTION

The subject property may generally be defined as follows:

200 South 3rd Street, Las Vegas, Clark County, Nevada 89101;

APN: 139-34-210-047;

Block 20, Clarks Las Vegas Townsite, as the same appears on map thereof on file in Book 1 of Plats, Page 37, in the office of the Recorder of Clark County, Nevada.

Please refer to the original 1905 plat shown later in the Site Description and Analysis Section of this report for supporting legal description.

CENSUS TRACT NUMBER

The subject property is located in Census Tract Number 7.00.

PURPOSE, CLIENT, USE, AND INTENDED USER OF APPRAISAL

The purpose of this appraisal is to form an opinion of the "as is" market value of the fee simple interest as of May 10, 2013. The client of this appraisal is Clark County and is intended for use by Clark County and their designated representatives, and the intended use of this appraisal is to establish market value for potential acquisition/disposition purposes and asset monitoring.

DATE OF VALUATION

The date of valuation for the "as is" market value is May 10, 2013.

DATE OF APPRAISAL REPORT

The date of this appraisal report is June 1, 2013. The market data and comparables utilized in this report were verified prior to the date of the appraisal report.

USPAP COMPETENCY PROVISION

This appraisal report is being prepared with the intention of complying with the most recent version of the Uniform Standards of Professional Appraisal Practice (USPAP) as adopted by the Appraisal Foundation. I, Ryan B. O'Neill, the signer of this report have appraised numerous office buildings, schools, churches, and other special use buildings and vacant land sites in the Las Vegas metropolitan area, including properties located within the Downtown Las Vegas submarket, and I am qualified to appraise the subject property. Please see my qualifications contained in the addenda of this report for additional information.

SCOPE OF APPRAISAL

The scope of this assignment is to develop an opinion of the "as is" market value of the fee simple interest, as of May 10, 2013.

The scope of the appraisal included the following:

1. A limited physical inspection of the subject property, neighborhood, and comparables. A full physical inspection of the subject occurred in March 2012.

2. Review of Clark County records and other public records regarding the subject property and the comparables used in this report.

3. Gathering and verification of sales data, rental data, and cost data to perform the valuation of the subject.

4. Completed and reconciled the Sales Comparison Approach (land valuation), and Income Capitalization Approach to arrive at the requested market value. Improved sales of office buildings, commensurate with an alternative development option of the subject site were reviewed and analyzed for purposes of disproving/supporting the conclusions of the income capitalization approach analysis, which led to the highest and best use conclusions.

The valuation process involved the full development of the Sales Comparison Approach for valuation of the subject site as vacant, commensurate with the highest and best use conclusions. Income and Sales data were researched and analyzed for the purpose of considering alternative development options including converting the subject to office use. This option including building sufficient parking while considering construction costs (tenant improvements), mechanical and plumbing issues, parking garage, and lease-up costs, in addition to a sufficient return. In the market external obsolescence is a factor of the cost approach, and significant amount of external obsolescence is present in the market. The adjustment can be derived from the Sales Comparison Approach for improved properties. Several office building in the Downtown district (and throughout Las Vegas MSA) have recently sold for well below reproduction costs, while rental rates have continued to decline and vacancy has increased. Although this is atypical for the subject's submarket, it also has been impacted by the local and national economic downturn.

Unless otherwise noted, the information regarding the subject property is based on my physical inspection and public records. Measurements of the building, including the construction year and layout were relied on from the County, but were limited in nature, resulting in my measurements being utilized, which was based on limited, dated documentation.

The purpose of this assignment is to develop an opinion of the "as is" market value of the fee simple interest, as of May 10, 2013. This appraisal report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and any supplemental appraisal guidelines provided. This appraisal report complies with the reporting requirements for a Summary Report set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents summarized discussions of the data, reasoning, and analyses that were used in the appraisal process. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use of this appraisal. The appraiser is not responsible for unauthorized use of this report.

Valuation Methodology

Three approaches to value, the cost approach, the income capitalization approach, and the sales comparison approach, are considered in all appraisal assignments; however, in practice one or more approaches may not be appropriate to the property being appraised due to unavailability of data, unreliability of data, or specific limitations provided by the client. Within the scope of this property type, the three typical methodologies are usually used; however, given the concluded Highest and Best Use, only the Sales Comparison Approach has been fully developed. Each appropriate approach is discussed in the valuation section. The data collected and utilized in the valuation is referenced in the report. The degree of reliance, as well as the significance of the data, is also presented. The analyses encompass a review of market rental rates and recent sales activity in regards to similar facilities of alternate consideration in the Highest and Best Use section of this report, while followed by a full analysis of vacant sites similar to the subject.

Research and Analysis

The scope included an inspection and research of the subject, neighborhood, and market area. Public records were researched for the subject property and all comparables utilized. Data was collected and considered from sources including CoStar Realty Information, Property Line International, and discussions with brokers, owners and developers, among other sources. Information regarding the comparables within this report was verified with the parties involved in the transaction including the grantor, grantee, broker or other knowledgeable representative, when possible.

PROPERTY RIGHTS APPRAISED

I have formed an opinion of the "as is" market value of the subject property in fee simple ownership.

REFERENCED DEFINITIONS

Market Value

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised, and acting in what they consider their own best interests;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in US Dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with a sale."

Source: Office of the Comptroller of the Currency under 12 CFI, part 34, subpart C-appraisals, 34, 42 definitions (f).

As Is Market Value

"The estimate of the market value of the real property in its current physical condition, use, and zoning as of the appraisal date."

Source: Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago: Appraisal Institute, 2010) Page 12.

Fee Simple Ownership

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent-domain, police power, and escheat."

Source: Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago: Appraisal Institute, 2010) Page 78.

Exposure Time

1. "The time a property remains on the market."

2. "The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions."

Source: Dictionary of Real Estate Appraisal, (Chicago: Appraisal Institute, 2010) Fifth Edition, Page 73.

Marketing Time

1. "The time it takes an interest in real property to sell on the market sub-sequent to the date of an appraisal."

2. "Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions."

Source: Dictionary of Real Estate Appraisal, (Chicago: Appraisal Institute, 2010) Fifth Edition, Page 121.

CURRENT AND HISTORICAL OWNERSHIP

The subject of this report is currently under the ownership of Clark County (Administrative). The property has been under this ownership for well over 60 years and was acquired to develop the existing improvements. However, the site was mapped and planned for Public Use in the early 1900's by the City of Las Vegas (see original plat map in Site Description and Analysis section later).

No other transfers of the subject property have occurred within the past three years. Furthermore, the appraiser was not provided with any pending sales contracts or purchase offers for the subject property.

It should be noted that the last interested party for the subject site was the Las Vegas Metropolitan Police Department (LVMPD, Metro) around 2004-2006; however, the associated costs to redevelop the site to a functional use were reported to be too extensive and Metro opted for an alternative site. It should be noted that the development of the new Metro headquarters was complete in mid-2011 and Metro retained an option to purchase the 370,000 square foot development for $167,400,000 or $452.40 per square foot. The site is located just out of the downtown office core at the northwest corner of Alta Drive and Martin L King, less than one mile west of the subject site.

AREA AND CITY ANALYSIS

LAS VEGAS AREA ANALYSIS

Given the scope of this assignment and referencing O'Neill & Company File Number's 2012-003 and 2012-016, portions of the narrative have been presented in a minimal, client approved, format. Please reference the abovementioned files for further details of this section.

Over the past year vacancy rates have continued to stabilize, while quoted rental rates have declined in most markets and stabilized in some. Since the prior assignment, rental rates overall have decreased approximately 5% for all categories, and the average price per square foot has also continued to decline as REO properties continue to be the majority of dispositions.

Quoted rental rates have continued to suffer in the industrial market approximating $0.49 per square foot on a triple net basis with a range of $0.31 to $0.78 per square foot with a vacancy of 6.1% to 22.8% reported for the total averages. Historically, the average vacancy throughout the valley for the industrial market has been below 6%.

The office market is approximating $1.12 to $2.00 per square foot on a full service basis, with the average at $1.57 per square foot. Historically valley wide the office market has had a vacancy rate of less than 12% in most submarkets. The market has not seen vacancy rates below 18% since 2008. This is partly due to the speculative development coupled with the sudden economic downturn and current unhealthy market.

For the retail market, quoted rental rates have also continued to suffer approximating $1.04 to $1.49 per square foot on a triple net basis, with the average at $1.29 per square foot. Historically valley wide the retail market has had a vacancy rate of less than 6% in most submarkets; however, the current average vacancy is at 10.0% and a range of 1.7% to 12.1%.

In summary, since the prior assignment, rental rates overall have decreased valley wide for all property types, while the average price per square foot for commercial product has continued to remain stable, but semi-stagnant. Further declines are not anticipated.

Shown below are the trailing averages for the total market statistics for industrial, office, and retail, as well as a summary of each Submarket.

Total Industrial Market Statistics

First Quarter 2013

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
Airport/E Las Vegas Ind	487	14,671,937	2,143,244	2,231,343	15.2%	37,411	0	36,306	$7.09
Central Las Vegas Ind	487	13,500,060	817,034	829,584	6.1%	1,142	0	0	$5.77
North Las Vegas Ind	1,031	30,968,585	3,511,881	3,535,631	11.4%	77,022	0	156,915	$4.51
Northwest Las Vegas Ind	38	857,251	187,079	187,079	21.8%	(1,499)	0	0	$9.38
SE LV/Henderson Ind	520	13,970,402	1,549,829	1,569,829	11.2%	42,785	0	0	$5.57
Speedway Ind	63	3,321,419	756,733	756,733	22.8%	4,453	0	0	$3.79
SW Las Vegas Ind	996	27,453,816	3,440,041	3,695,070	13.5%	174,011	75,000	0	$6.56
West Las Vegas Ind	458	10,825,806	1,728,572	1,728,572	16.0%	76,354	0	0	$6.83
Totals	**4,080**	**115,569,276**	**14,134,413**	**14,533,841**	**12.6%**	**411,679**	**75,000**	**193,221**	**$5.90**

Source: CoStar Property®

Total Industrial Market Statistics

First Quarter 2013

Period	Existing Inventory		Vacancy			Net	Deliveries		UC Inventory		Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	# Blds	Total RBA	# Blds	Total RBA	Rates
2013 1q	4,080	115,569,276	14,134,413	14,533,841	12.6%	411,679	1	75,000	6	193,221	$5.90
2012 4q	4,079	115,494,276	14,450,279	14,870,520	12.9%	420,298	0	0	7	268,221	$5.82
2012 3q	4,079	115,494,276	14,743,885	15,290,818	13.2%	(157,943)	0	0	6	111,306	$5.92
2012 2q	4,079	115,494,276	14,555,671	15,132,875	13.1%	166,245	0	0	6	111,306	$6.05
2012 1q	4,079	115,494,276	14,726,587	15,299,120	13.2%	642	2	40,614	5	36,306	$6.09
2011 4q	4,077	115,453,662	14,666,186	15,259,148	13.2%	754,576	1	12,200	7	76,920	$6.10
2011 3q	4,076	115,441,462	15,384,771	16,001,524	13.9%	744,399	1	22,500	8	89,120	$6.24
2011 2q	4,075	115,418,962	16,050,039	16,723,423	14.5%	265,447	1	22,438	7	71,006	$6.20
2011 1q	4,074	115,396,524	16,328,090	16,966,432	14.7%	(674,017)	0	0	7	81,244	$6.25
2010 4q	4,075	115,409,524	15,534,914	16,305,415	14.1%	594,739	3	316,913	6	58,744	$6.26
2010 3q	4,072	115,092,611	15,793,450	16,583,241	14.4%	(961,277)	0	0	9	375,657	$6.41
2010 2q	4,072	115,092,611	14,801,398	15,621,964	13.6%	807,348	0	0	8	353,219	$6.62
2010 1q	4,073	115,101,541	15,641,130	16,438,242	14.3%	(467,826)	8	234,040	8	353,219	$6.83
2009	4,065	114,867,501	14,997,758	15,736,376	13.7%	(3,868,538)	53	1,184,201	16	587,259	$7.16
2008	4,012	113,683,300	10,167,379	10,683,637	9.4%	3,893,612	217	7,521,978	39	987,929	$8.95
2007	3,797	106,165,030	6,775,009	7,058,979	6.6%	5,973,756	275	7,640,843	157	6,127,669	$9.35

Source: CoStar Property®

Total Office Market Statistics

First Quarter 2013

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
Central East Las Vegas	653	9,050,539	1,889,089	1,935,073	21.4%	(86,147)	0	21,000	$18.49
Central North Las Vegas	138	2,216,388	115,919	115,919	5.2%	9,679	0	22,000	$18.71
Downtown Las Vegas	310	5,272,864	343,246	351,294	6.7%	(17,634)	0	0	$24.00
North Las Vegas	206	2,439,935	374,407	377,031	15.5%	5,552	0	0	$13.49
Northwest Las Vegas	530	9,900,646	2,074,772	2,082,398	21.0%	(98,264)	0	146,053	$20.66
SE Las Vegas/Henderson	153	1,798,046	481,479	481,479	26.8%	(1,958)	0	0	$18.30
South Las Vegas	730	12,488,082	2,291,137	2,365,666	18.9%	101,274	5,000	250,670	$18.84
Southwest Las Vegas	572	10,155,515	2,035,310	2,099,826	20.7%	24,254	0	0	$19.14
West Las Vegas	542	7,581,376	1,339,977	1,364,684	18.0%	47,965	0	0	$15.14
Totals	**3,834**	**60,903,391**	**10,945,336**	**11,173,370**	**18.3%**	**(15,279)**	**5,000**	**439,723**	**$18.78**

Source: CoStar Property®

Total Office Market Statistics

First Quarter 2013

Period	Existing Inventory		Vacancy			Net	Deliveries		UC Inventory		Quoted
	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	# Blds	Total RBA	# Blds	Total RBA	Rates
2013 1q	3,834	60,903,391	10,945,336	11,173,370	18.3%	(15,279)	1	5,000	10	439,723	$18.78
2012 4q	3,833	60,898,391	10,930,194	11,153,091	18.3%	680,423	3	87,010	10	434,791	$19.50
2012 3q	3,830	60,811,381	11,517,622	11,746,504	19.3%	171,156	2	12,249	11	511,823	$19.96
2012 2q	3,828	60,799,132	11,693,305	11,905,411	19.6%	(79,209)	3	27,246	12	324,072	$20.25
2012 1q	3,825	60,771,886	11,553,935	11,798,956	19.4%	246,071	5	391,828	15	351,318	$20.14
2011 4q	3,820	60,380,058	11,426,614	11,653,199	19.3%	76,195	2	42,500	20	743,146	$20.40
2011 3q	3,818	60,337,558	11,487,278	11,686,894	19.4%	(26,922)	4	142,044	21	781,587	$20.70
2011 2q	3,814	60,195,514	11,312,489	11,517,928	19.1%	671,516	7	734,560	22	896,385	$21.02
2011 1q	3,807	59,460,954	11,231,081	11,454,884	19.3%	16,488	0	0	25	1,509,171	$21.06
2010 4q	3,807	59,460,954	11,199,207	11,471,372	19.3%	138,075	2	9,000	21	1,452,259	$21.73
2010 3q	3,805	59,451,954	11,255,505	11,600,447	19.5%	111,858	4	75,509	20	1,430,659	$21.65
2010 2q	3,801	59,376,445	11,279,237	11,636,796	19.6%	(382,858)	0	0	22	1,188,013	$21.78
2010 1q	3,801	59,376,445	10,891,642	11,253,938	19.0%	(381,532)	1	5,744	20	1,160,791	$21.95
2009	3,800	59,370,701	10,484,492	10,866,662	18.3%	(506,836)	45	1,507,224	14	549,536	$21.32
2008	3,755	57,863,477	8,508,990	8,852,602	15.3%	437,179	124	2,681,543	51	1,912,177	$24.15
2007	3,632	55,184,534	6,342,273	6,610,838	12.0%	2,398,148	233	4,477,768	118	2,880,540	$24.33

Source: CoStar Property®

Total Retail Market Statistics

First Quarter 2013

Market	Existing Inventory		Vacancy			YTD Net	YTD	Under	Quoted
	# Blds	Total GLA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
Central East Las Vegas	1,298	22,770,710	1,858,237	1,925,071	8.5%	17,645	0	0	$12.96
Central North Las Vegas	357	3,042,371	237,109	237,109	7.8%	(9,918)	0	0	$12.46
Downtown Las Vegas	270	4,311,081	74,655	74,655	1.7%	18,665	0	0	$16.24
North Las Vegas	1,198	15,758,108	1,698,505	1,883,099	12.0%	55,775	29,680	10,459	$15.48
Northwest Las Vegas	854	14,651,153	1,242,563	1,377,951	9.4%	50,247	0	290,597	$15.94
SE Las Vegas/Henderson	574	10,165,531	1,136,715	1,144,931	11.3%	48,940	0	0	$15.31
South Las Vegas	851	15,117,980	1,740,335	1,832,864	12.1%	54,215	8,000	4,404	$16.54
Southwest Las Vegas	952	14,904,831	1,443,997	1,453,245	9.8%	70,614	0	34,470	$17.90
West Las Vegas	687	10,218,858	1,037,306	1,167,125	11.4%	8,983	0	1,508,500	$14.69
Totals	**7,041**	**110,940,623**	**10,469,422**	**11,096,050**	**10.0%**	**315,166**	**37,680**	**1,848,430**	**$15.52**

Source: CoStar Property®

Total Retail Market Statistics

First Quarter 2013

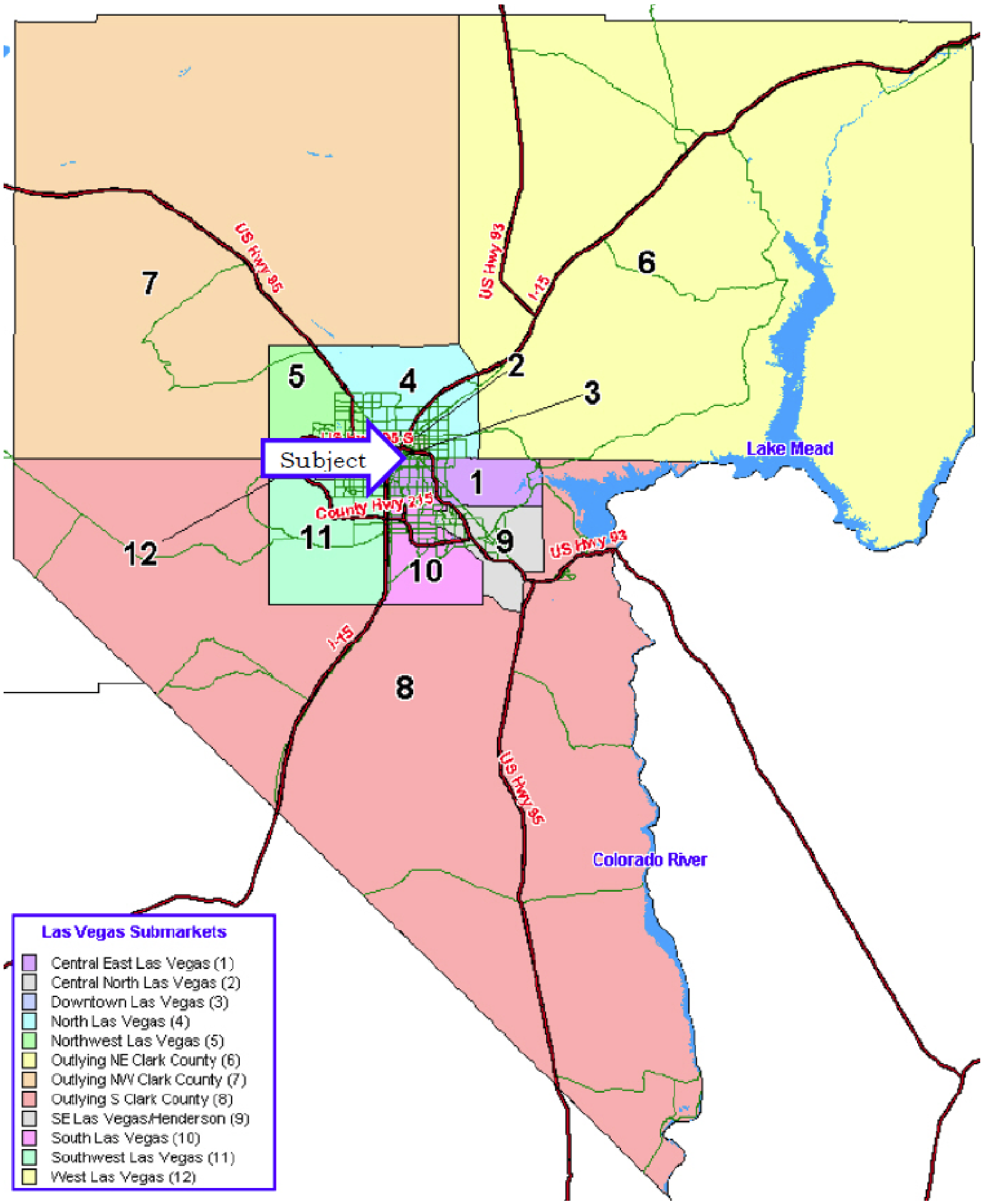
Period	Existing Inventory		Vacancy			Net	Deliveries		UC Inventory		Quoted
	# Blds	Total GLA	Direct SF	Total SF	Vac %	Absorption	# Blds	Total GLA	# Blds	Total GLA	Rates
2013 1q	7,041	110,940,623	10,469,422	11,096,050	10.0%	315,166	4	37,680	16	1,848,430	$15.52
2012 4q	7,037	110,902,943	10,849,025	11,373,536	10.3%	452,359	3	12,368	19	1,877,610	$15.82
2012 3q	7,034	110,890,575	11,310,123	11,813,527	10.7%	44,856	1	6,643	20	1,855,508	$16.07
2012 2q	7,034	110,889,652	11,342,590	11,857,460	10.7%	197,118	3	13,120	17	1,841,433	$16.33
2012 1q	7,032	110,884,970	11,430,878	12,049,896	10.9%	410,049	6	338,854	15	1,815,735	$17.40
2011 4q	7,026	110,546,116	11,486,031	12,121,091	11.0%	435,442	4	83,584	19	2,145,714	$17.50
2011 3q	7,022	110,462,532	11,764,823	12,472,949	11.3%	45,793	2	37,747	21	2,127,655	$17.46
2011 2q	7,021	110,429,857	11,581,321	12,486,067	11.3%	(322,683)	4	93,889	20	2,130,350	$17.68
2011 1q	7,017	110,335,968	11,143,199	12,069,495	10.9%	(327,102)	13	78,728	20	506,864	$18.04
2010 4q	7,006	110,294,293	10,809,460	11,700,718	10.6%	423,943	5	278,085	31	547,845	$18.87
2010 3q	7,001	110,016,208	10,876,720	11,846,576	10.8%	(7,887)	6	36,907	35	819,690	$19.12
2010 2q	6,997	109,981,201	10,841,700	11,803,682	10.7%	263,129	6	328,526	30	783,194	$19.09
2010 1q	6,991	109,652,675	10,716,987	11,738,285	10.7%	(247,952)	28	283,311	33	1,093,623	$19.89
2009	6,964	109,370,079	10,183,639	11,207,737	10.2%	480,908	95	2,837,619	55	1,340,027	$22.36
2008	6,871	106,538,264	8,205,376	8,856,830	8.3%	1,822,307	332	5,594,539	92	2,851,832	$24.47
2007	6,541	100,959,505	4,876,119	5,100,378	5.1%	6,036,395	338	7,114,789	249	4,537,059	$26.43

Source: CoStar Property®

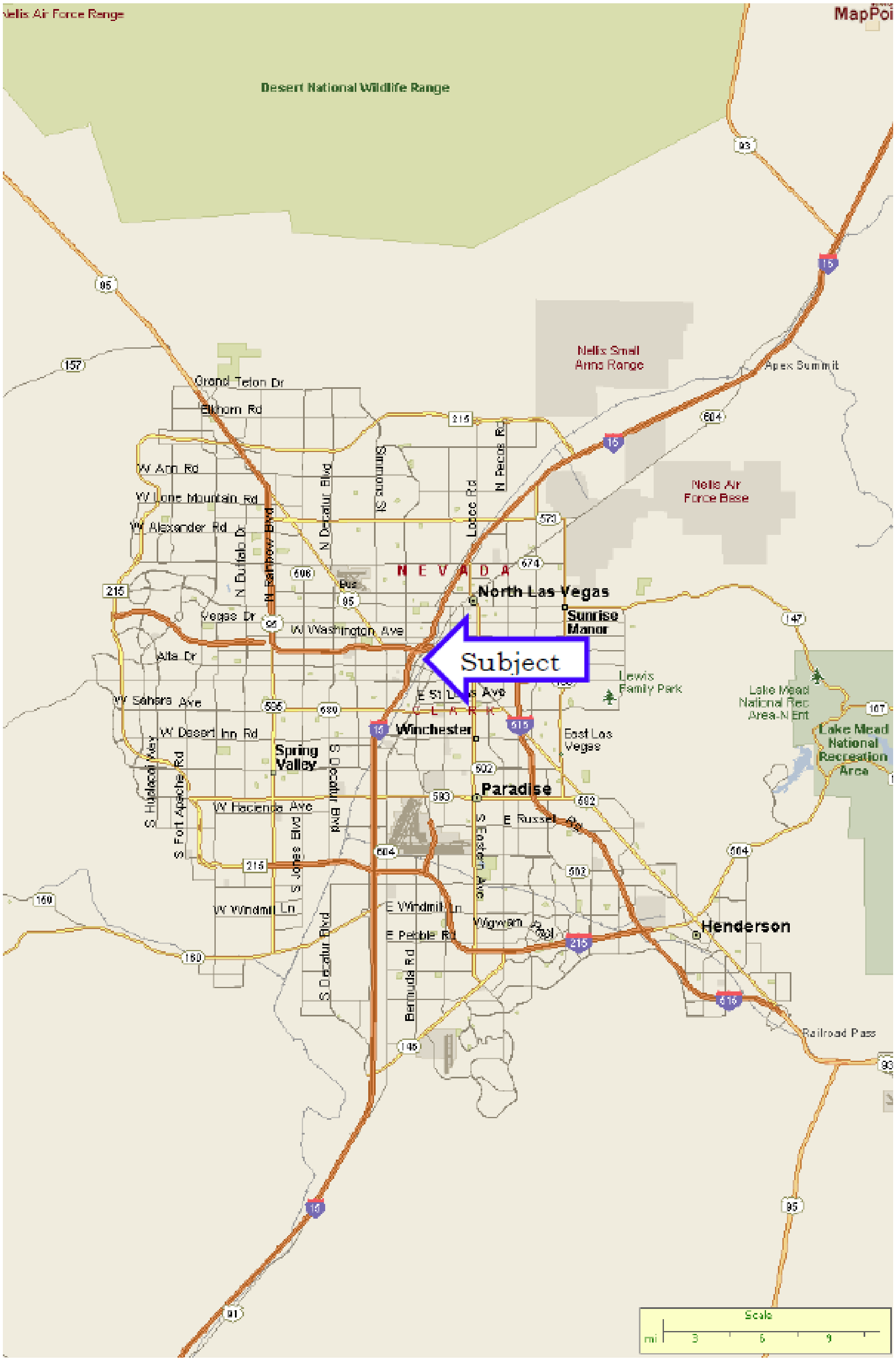
The following map illustrates the area boundary map for the local submarkets and the Las Vegas valley, as identified by the preceding area/city boundaries identified at the start of this section.

As shown below, the subject is within the Downtown Las Vegas submarket.

LOCAL REAL ESTATE SUBMARKET MAP



GREATER LAS VEGAS REGIONAL MAP



Area and City Conclusion

The Greater Las Vegas area has experienced a significant amount of growth over the past decades; however, the past 5 years, the subject market has experienced significant declines in market conditions and values, which was the direct result of an overbuilt market along with the additional economic decline and deterioration nationally. Showing signs of recovery, the market should continue to be sporadic in recovery for the next two to three years. Currently vacancy rates for all categories of real estate are at all-time highs and rental rates have declined. The economic indicators suggest that the commercial and industrial markets are not particularly healthy, with the single-family and condominium residential market still continuing to correct itself from the previous years' substantial upward trends in development and housing unit costs.

From the prior appraisal, the associated job losses and declining revenues continues to be monitored as the recession continues to subside in the Las Vegas valley and within the State. Many positive signs have been noticed, including tourism being up, new construction projects being started, employment and labor force being positive, housing prices increasing, among others; however, for the commercial resale market, there are still significant signs of a lagging recovery in areas that were speculatively overbuilt, which has impacted more stabilized areas too.

The Las Vegas market has shown signs of recovery and growth in other areas. Although population reportedly decreased in Clark County in 2011, 2012 was favorable in other regards. In 2012 housing prices increased through the end of the year, and 2013 has shown signs of an undersupplied current market, but with shadow inventory still looming. And although many analysts believe late 2013 will provide more inventory, pricing in many regards has stabilized and is now trending upwards. Many analysts and market participants project the bottom is in the past.

The multifamily market has generally remained stable throughout the recession with vacancy rates not significantly changing, but rental rates being more influenced. Occupancy rates valley wide are still reported over 90% (9.5% Vacancy as of 3rd Quarter 2012) and although the annual growth rate is slightly down, rental rates are still reported close to $0.82/square foot on average year end 2011 compared to $0.84/square foot year end 2010.

In 2011 income levels also declined by approximately 10% to 12% year over year on average, but current unemployment numbers are reported at 10.2% as of December 2012 through Nevada and 10.0% in Las Vegas. The current trend represents 15 straight months of a declining unemployment through December 2012, but in has trended upward the past few months, and this is down for both Nevada and Las Vegas year-over-year. Job growth is currently positive in Nevada and Las Vegas reported at 1.7% and 1.9% in the most recent workforce publication.

For the industrial and commercial markets, stabilization is present, with no immediate trends apparent for any signs of further decline or immediate revitalization; however, as the market has stabilized, asking rates have finally began to decline to commensurate levels. A summary of the Industrial, Office, and Retail markets are presented on the following pages, which provides trailing data for updated comparisons from the prior valuation.

For the subject's property type, significant impact has not been seen within the marketplace; however, for the anticipated highest and best use, and underlying land component, some decline has been noted. Nonetheless, the economic downturn has impacted the submarket, and the underlying land value. Some similar REO properties have begun to surface, specifically at the south end of the strip, but also the recent foreclosure of the site at the northwest corner of Las Vegas Boulevard and Sahara Avenue. As such, similar to other property types within the market, external obsolescence is prevalent, but at lesser levels than categories that were speculatively developed or had an abundance of vacant land. The downtown market has remained fairly stable given the maturity of the neighborhood, as well as the revitalization over the past ten years. Additionally, new projects have surfaced downtown and reemergence of stalled projects along the strip have begun. Specifically, in March 2013 Echelon (former Stardust) was purchased and plans for a multibillion resort have been publicized. Additionally, the Sahara, which closed in 2011, began a complete upscale renovation in February 2013. Fontainebleau and owner billionaire owner Carl Ichan remain in the news, as the bankrupt project he purchased exists as the tallest building in Las Vegas; however, unfinished at a reported 70% completion. These are signs of a recovering economy and relate specific to the subject.

In summary, for the next two to three years I forecast a continuing sporadic and semi-stagnant market, with a stabilization and recovery estimated in three years. It should be noted that stabilization is being recognized, but the recovery trend and expectations are expected to be sluggish continuing into the next year as excess inventory is absorbed for commercial real estate.

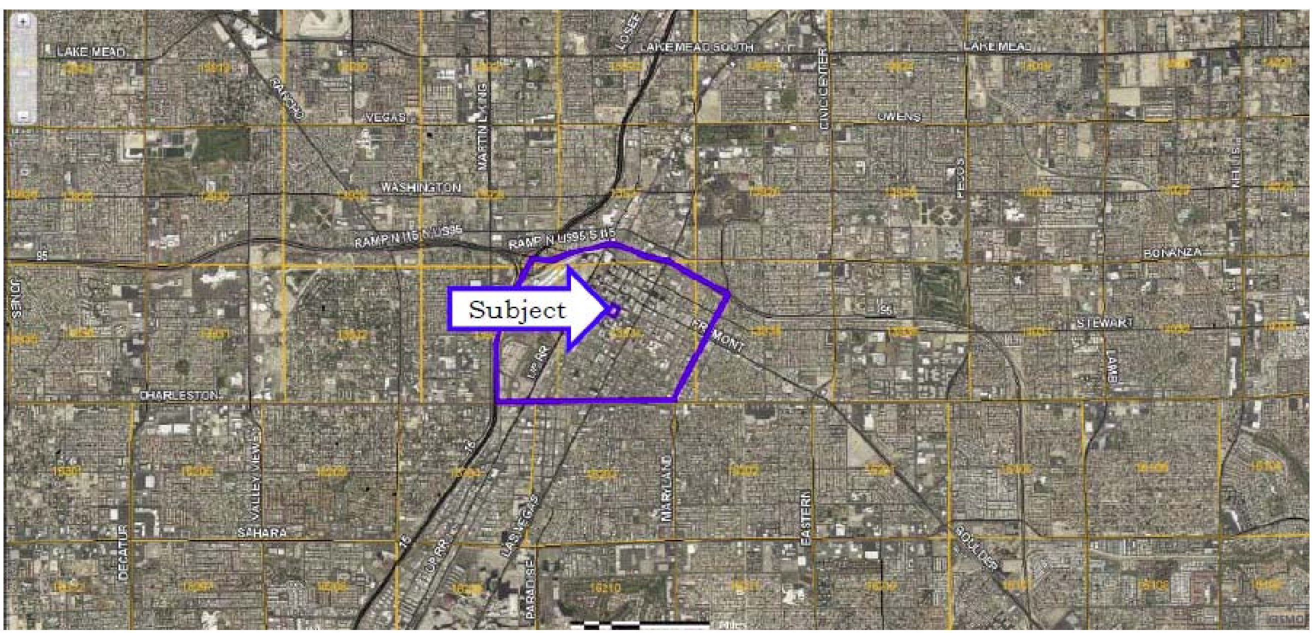
NEIGHBORHOOD DESCRIPTION AND ANALYSIS

NEIGHBORHOOD SUMMARY

Given the scope of this assignment and referencing O'Neill & Company File Number's 2012-003 and 2012-016, portions of the narrative have been presented in a minimal, client approved, format. Please reference the abovementioned files for further details of this section.

The subject is located in the central portion of the Las Vegas Valley that is commonly known as "downtown" and is home to Las Vegas's Central Business District. The northern section of the neighborhood is dominated by hotel casinos and office buildings while the southern portion of the area is predominately office buildings. The neighborhood is generally bound by US 95 to the north, Maryland Parkway to the east, Charleston Boulevard to the south and Interstate 15 to the west. Outside the neighborhood is predominantly improved with high mature residential neighborhoods, with supporting commercial located along major arterials. A map delineating the market area/neighborhood is shown below for a visual reference.

NEIGHBORHOOD MAP



The subject neighborhood is located in the Las Vegas Central Business District containing many federal, state, county and city offices, which have historically been located in the central portion of the neighborhood. Major hotels located within the area include the Four Queens, Golden Nugget, Fitzgerald's Hotel, among others. Public facilities within the neighborhood include the recently opened new City Hall, a post office branch, the Clark County Detention facility, and the county and federal courthouse building. More recent news was the land swap between Forest City and the City of Las Vegas, which provided a site for the new City Hall and a mixed use hotel/gaming site for Forest City at the north end of the recent Symphony Park development. The financial district comprised of the major banks and savings institutions have gradually been relocating in recent years from the downtown area to the outlying suburban areas, but some still exist including the Bank of America building and Wells Fargo building. Secondary financial offices remain in operation. Steady growth has been occurring in conjunction with the government agency operations consisting mostly of law offices. Another large scale recent development project in the area is the Las Vegas Premium Outlets located along the east side of Interstate 15, north of Charleston Boulevard. The downtown area is in the redevelopment phase of growth. More recently, the news of Zappos moving their Henderson based company to the former City Hall has been executed, which entails a $50,000,000 to $80,000,000 downtown investment. This has led to other downtown projects, with Mr. Tony Hsieh (CEO of Zappos) forging the way and supporting the trend by investing in other companies to relocate to the inner city. An estimated $500,000,000 has been estimated as a potential investment amount in real estate in the area. Mayor Carolyn Goodman called it a “renaissance”.

A stalled trend for the downtown area is the recent development of high-rise condominium projects. Many of these projects have halted or have shown financial concern. One of the first, the Soho Lofts, located on the southwest corner of Las Vegas Boulevard and Hoover Avenue, consists of 120 residential condominium units, a first level retail center, and other property amenities, which began construction mid-2004. The project was approximately 90% sold out before construction started and almost all units were sold off by the developer. Others recently completed projects were not so lucky timed, but still have elevated the area.

Municipal offices for Clark County, the City of Las Vegas, the State of Nevada, and the Federal Courthouse, are all located within the central business district. The Clark County Government Center opened in the Second Quarter 1995 at Grand Central Parkway and Bonneville Avenue, consisting of approximately 380,000 square feet of Class “A” government office space. Other significant office buildings within the neighborhood consist of the Bank of America Plaza, located at 300 South Fourth Street and consisting of 247,700 square feet of Class “A” professional office space, and the Wells Fargo Building located at 302 East Carson and consisting of approximately 140,000 square feet of Class “B” professional office space. The new City Hall at Main Street and Clark Avenue consist of 310,000 square feet and an estimated $146,240,000 cost was officially dedicated and fully opened in March 2012.

A new Regional Justice Center, located between Lewis Avenue, Bonneville Avenue, Casino Center Boulevard and Third Street, began construction in late 1999 and is now complete. At an estimated cost of $121 million, the Regional Justice Center contains 680,000 square feet and houses major area justice system components in the Las Vegas Valley including the District Court, Justice Court, District Attorney, County Clerk, Las Vegas Municipal Court, and the City Attorney’s Criminal Division.

The recently completed Lloyd D. George United States Courthouse, a Federal Courthouse, is located on 6-acre site on Las Vegas Boulevard between Bridger and

Clark Avenues. The 8-floor, 407,841 square foot facility was built at an estimated cost of $100 million dollars. The location of government agencies, as well as District and Federal Courts, makes the downtown district a favorable location for many types of professional offices, particularly law firms.

In relation to the entire Las Vegas valley, the area is comprised of a mixture of ages with roughly 9% of the adults having a college degree or higher. The area has residential dwellings consisting of 7% condominiums, plex's, and apartments, versus the overall Las Vegas approximating 30%. Single-family residences represent 24% of the dwellings, which is significantly lower than the entire Las Vegas Valley. The median household income within the area is significantly lower than the median household income for the entire Las Vegas area.

NEIGHBORHOOD DEMOGRAPHICS

Zip Code Profile (2012)	89101	Las Vegas MSA Totals
Occupied Housing Units	14,300	736,269
No. of Housing Units:	17,766	737,898
Population:	40,516	2,008,654
Age of Adults:		
18-24:	11.0%	9.2%
25-34:	15.8%	14.8%
35-44:	14.9%	14.5%
45-54:	14.1%	13.4%
55-64:	10.3%	11.4%
65+:	8.1%	12.1%
Adult Education:		
Some High School:	19.9%	9.4%
High School Degree:	31.7%	29.5%
Some College:	16.5%	25.4%
College Degree:	7.4%	21.6%
Graduate Degree:	1.7%	6.4%
Doctorate Degree:	0.2%	0.7%
Gender:		
Male:	58.8%	50.3%
Female:	41.2%	49.7%

Zip Code Profile (2012)	89101	Las Vegas MSA Totals
Type of Dwelling:		
Single Family:	24.5%	58.7%
Apartment:	52.3%	21.1%
Condo/Townhouse:	7.7%	14.9%
Mobile Home:	0.1%	3.1%
Plexes (2-4):	15.4%	2.2%
Approximated Total Household Income:		
Under $15,000:	31.4%	11.2%
$15,000-$24,999:	22.6%	11.1%
$25,000-$34,999:	15.3%	11.4%
$35,000-$49,999:	12.6%	15.8%
$50,000-$74,999:	10.4%	20.5%
$75,000-$99,999:	4.1%	12.2%
$100,000-$149,999:	2.5%	11.4%
$150,000-$249,999:	0.6%	3.8%
$250,000 and Over:	0.6%	2.6%
Avg. Household Inc.:	$32,387	$64,613
Med. Household Inc.:	$22,966	$50,962
Primary Employment Status:		
Labor Force:	21,433	992,400
Not in Labor Force:	19,083	N/A
Employment:	16,589	881,000
Unemployed:	4,844	111,400
Unemployment Rate:	22.6%	11.2%

Please note that totals may not equal 100% due to rounding.
Source: 2013 Las Vegas Perspective

It is emphasized that the downtown Las Vegas demographics are reflective of the high number of rental units combined with a large portion of the oldest single family housing in the valley. As with the downtown business district, the City of Las Vegas is committed to revitalizing the downtown housing while at the same time preserving many of the older homes that have historical significance. It is important to note that the housing has been of secondary importance to the downtown gaming, legal, and office districts, and the downtown government facilities, but that could change if high-rise development in the area continues at a rapid pace.

The neighborhood is located in the central portion of the Las Vegas Valley. It is considered to have excellent accessibility to all sections of the Las Vegas area. The major east/west arteries serving the neighborhood are the US 95 Freeway, Fremont Street and East Charleston Boulevard. Major north/south arteries include Maryland Parkway, Las Vegas Boulevard and Interstate 15. Charleston Boulevard has major interchange at Interstate 15 Las Vegas Boulevard has a major interchange with US Highway 95 to the north. A limited interchange at US Highway 95 and Casino Center Boulevard also provides additional traffic flow primarily for the Freemont Street Experience and hotel casino's along this street.

Public utility services are available throughout the neighborhood. Electricity is supplied by NV Energy; water is supplied by the Las Vegas Valley Water District; sanitation service is provided by the City of Las Vegas; telephone service is provided by CenturyLink; natural gas is supplied by Southwest Gas Corporation; and solid waste disposal is supplied by Republic Services. Utility services appear to be at adequate capacity for the neighborhood

Taxes for this portion of the Las Vegas Valley are average compared to other parts of Las Vegas. The neighborhood is located within Tax District Number 203 (Las Vegas City Redevelopment) which has a tax rate of $3.2782 per $100.00 of assessed value for the 2012-2013 tax year. Tax rates throughout the valley range from a low $2.3367 to a high of $3.4030 per $100.00 of assessed value for the current tax year. The tax structure for the subject neighborhood appears to be sufficient to provide adequate public services.

Neighborhood Conclusion

The subject neighborhood is part of the downtown “Central Business District.” Access to Interstate 15 and US Highway 95 is excellent and the neighborhood is noted for its good location. As evidenced by the historically positive absorption and low vacancy rates within the subject’s immediate area, the neighborhood is generally perceived as a good locale for wedding chapels, retail, as well as office development. The revitalization of downtown Las Vegas, the construction of the newly completed Federal Courthouse along with the Regional Justice Center and Clark County Detention Center have served to increase the demand for office properties and other commercial properties within the neighborhood. More recently, the completion of the new City Hall in March 2012 and the recent news of the completion of Zappos and City of Las Vegas Redevelopment deal, guarantees their commitment to entering the downtown market in the former City Hall with an estimated $50,000,000 to $80,000,000 investment, along with Symphony Park, and under construction projects, details the resurgence of the downtown market. The market conditions for redevelopment of the subject site are ideal, and the area should continue to be good during the foreseeable future. With the current speculation that some $500,000,000 in real estate investment is occurring in the Downtown district, timing of delivery of the site is favorable.

The subject neighborhood has been impacted by the unhealthy economic conditions; however, the subject market has been less impacted than other areas given the mature characteristic. The subject area is in the redevelopment phase, as such, speculative development did not occur in the area as much as other areas throughout the valley. The subject vacancy rates have remained fairly stable; however, a decrease in rental rates has been realized and vacancy has started to trend up. Nonetheless, many of the buildings within the subject market are typically owner/occupied single-tenant buildings, and the ones that are generally are in trouble are recently complete buildings that had unfeasible land prices, which has led to some noticed foreclosures within the submarket. Additionally, there are currently no under-construction competing developments in the subject market that will increase vacancy levels, which should help soften the current contracting market.

The long-term economic outlook for the Las Vegas Valley, as well as the subject submarket, is considered favorable based on the general demographics and employment trends that impact the area. The subject market has historically been one of the more stable submarkets, but in turn, has been impacted by some speculative land acquisitions during the boom, which has hurt the submarket, but not crippled it like others. The overbuilding has also led to a market area that has seen a dramatic decrease in land prices for office use, but for the subject Casino underlay, fewer declines have been noticed. Within the market, land prices have roughly decreased 70% or more from the high 2006-2007 values for general commercial sites, but the subjects use, minimal depreciation has been noticed.

Currently there is no new construction and minimal under-construction projects in the subject market that would directly impact the market negatively, and more recently, a resurgence has occurred with 2012 noted to be declared “the year of downtown”. Recent 2013 news continues to support the trend of the popular downtown submarket. Nacho Daddy, a long awaited bar and grill in the submarket, is reportedly back on track to open. Binion's has had reports of upscale renovations occurring while other Fremont Street news continues to surface.

In summary, the subject neighborhood has been a viable area within the Las Vegas market, but is currently unhealthy due to the abovementioned items. The fact that the district is easily accessible to other metropolitan areas, it is recognized as a major employment center, and the historical desirability of the area for commercial offices and casino uses, should favor well for recovery. With a stabilized local economy estimated in three to five years, the area should continue to recover, but will stabilize at lower rates than historical trends.

SITE DESCRIPTION AND ANALYSIS

The following is based on a physical inspection and referencing public records. The improvements are situated on a 2.755 net acre or 120,000 square foot lot, which is representative of one full city block.

The site has roughly 300 feet of frontage along its northern and southern fronting arterials, Bridger Avenue and Carson Avenue, and an additional 400 feet of frontage along its eastern and western fronting arterials, Casino Center Boulevard and 3rd Street, for a total linear area of 1,400 feet of arterial frontage. Currently access to the site is via a curb cut on Casino Center Boulevard and one on Bridger Avenue, which provides for a small parking area at the southwest corner of the site. Two additional curb cuts along 3rd Street provide access to the parking structure, located at the southeast corner of the site and also to a small parking area and dock access to the main building.

The subject is rectangular shaped and is a corner parcel with frontage along four arterials, given the full city block characteristics. All of the fronting arterials are bidirectional and are fully improved with sidewalks, curbing, gutters, street lights and landscape buffers, as well as a center landscaped median along Casino Center Boulevard. All of the arterials are 80 foot right-of-ways.

The subject is located in the heart of the downtown submarket and has accessibility to I-15, US-95, Fremont Street connecting to Boulder Highway, as well as several major traffic arterials. The subject intersection is approximately 0.5 miles south of the 3rd Street and US 95 Interchange and approximately 1 miles northeast of the Charleston Boulevard and I-15 interchange, which both meet with the 215 Beltway, which is a major arterial within the Las Vegas valley that loops across the entire valley connecting with I-15, US-95, and 515, with the subject market generally in the center of the valley.

The site’s topography appeared to be generally level, slightly sloping to the northeast, but primarily at street grade and is large enough to accommodate the existing improvements, as well as a significant development if vacant and developable to its highest and best use. Due to the placement on the parcel, additional development would not be possible. If it was determined to be feasible to convert the existing improvements to office use, the parking garage at the southeastern corner could be expanded vertically, but at a significant cost. The parcel is typical of other sites in the area, and there were no adverse site conditions noted at the time of inspection

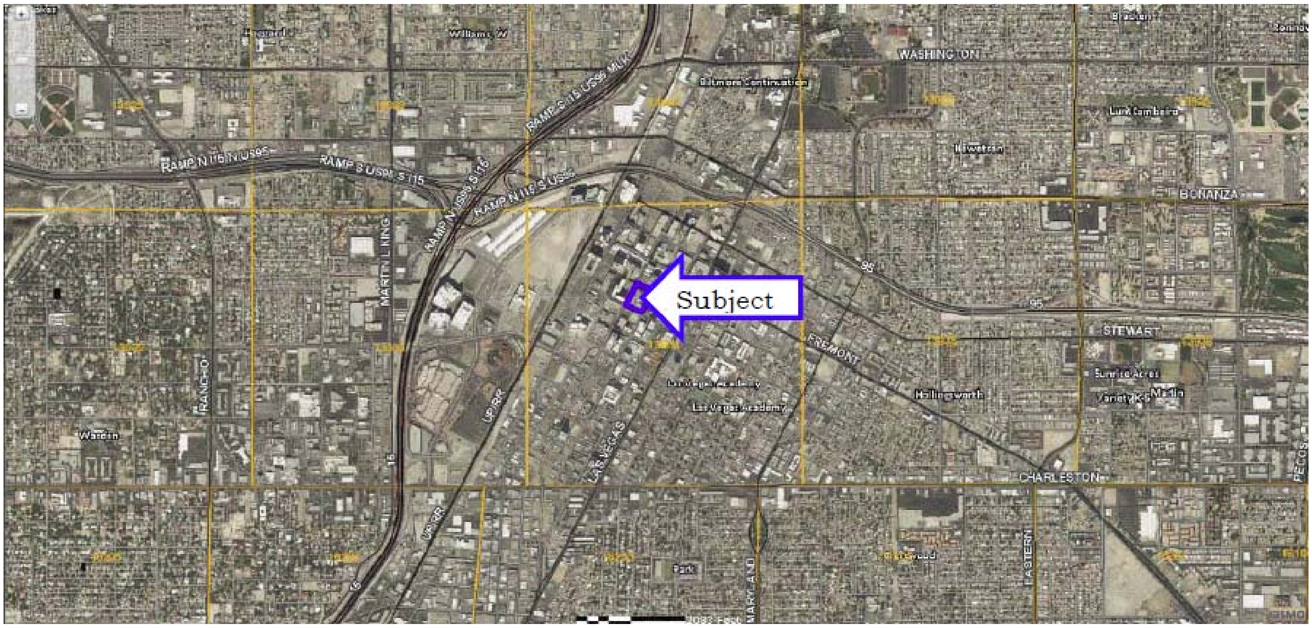
The subject is zoned C-V (Civic District), under the City of Las Vegas zoning jurisdiction with an underlying land use within the Central Casino Core, based on the City of Las Vegas adopted Downtown Centennial Plan, most recently revised November 3, 2010. These zoning designations allow for a variety of commercial development options, as well as public facilities and a tourist oriented uses including hotel/casino.

A title insurance report was not available for review. It is an extraordinary assumption that the subject property's marketability and/or value are not materially affected by any easement or encroachment. Typical utility easements are assumed to exist. The subject has adequate parking.

The appraiser was not provided with a copy of an environmental/hazardous material study regarding the subject property. As a result, the environmental condition of the property is not known by the appraiser. No responsibility is assumed for any such environmental conditions or for any expertise or engineering knowledge required to discover them.

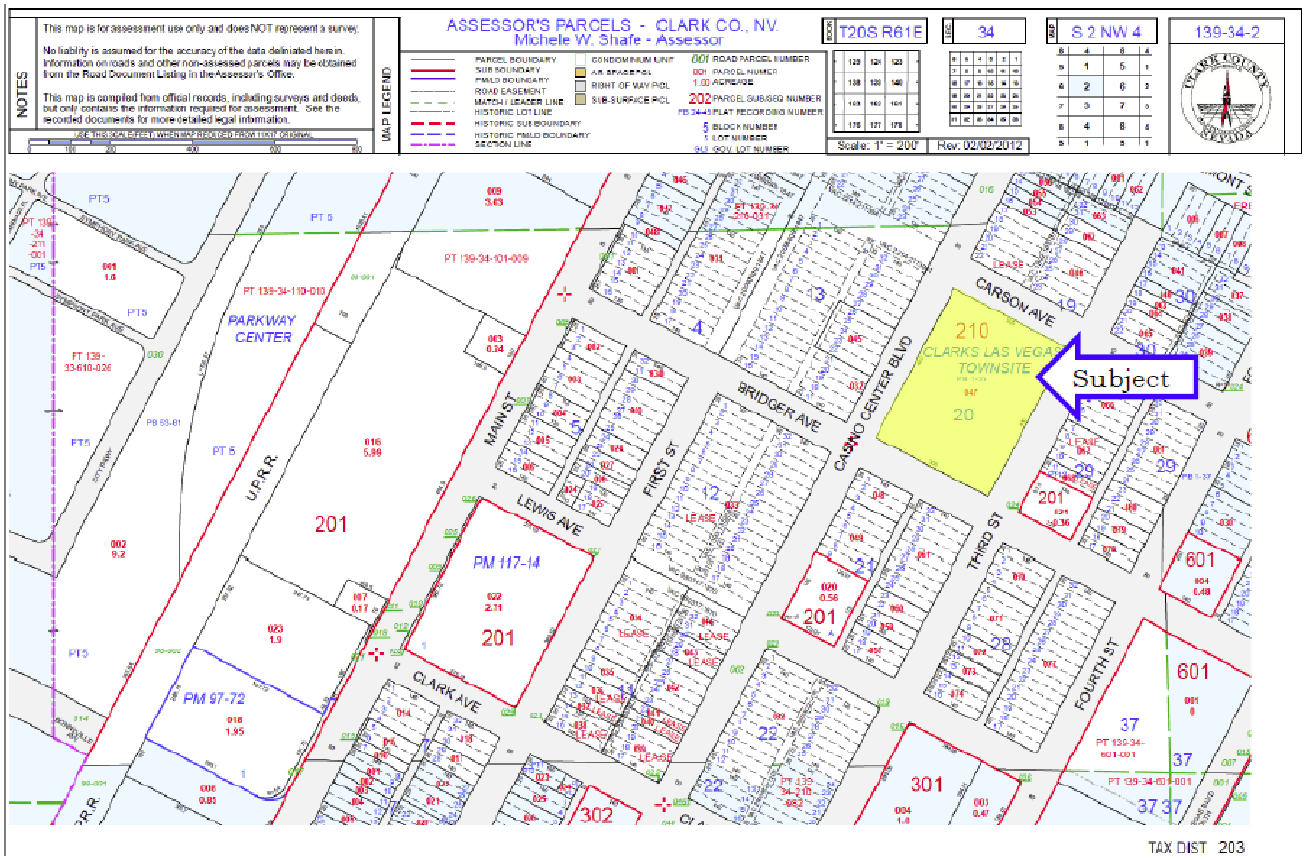
The following page provides aerial photographs and parcel maps for a visual representation, as well as documents related to calculation of areas such as excess land. It should be noted that the appraiser did not survey the site and all calculations and drawing estimates are for visual representation only. It is recommended that a survey be performed for exact calculations regarding area estimates.

AERIAL PHOTOGRAPH

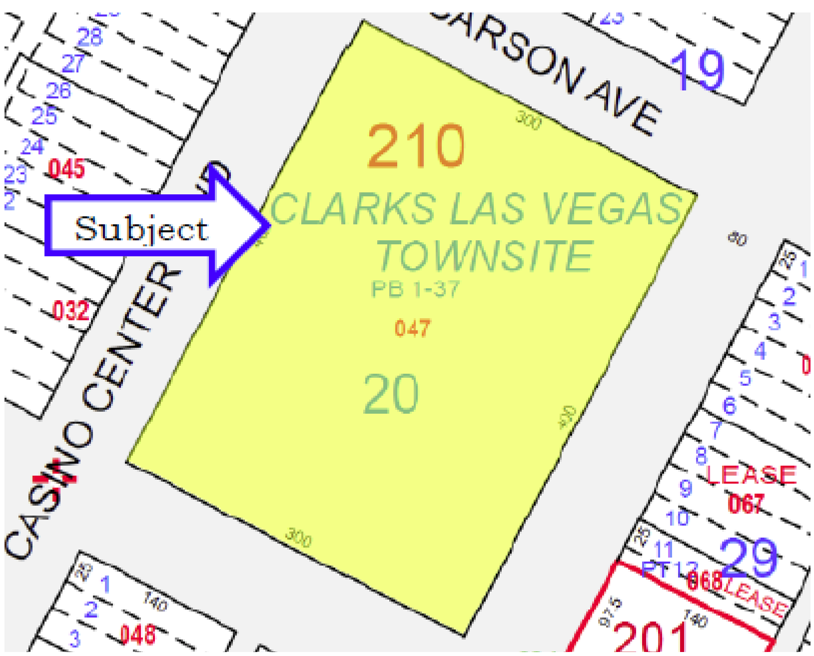


AERIAL PHOTOGRAPH ZOOMED

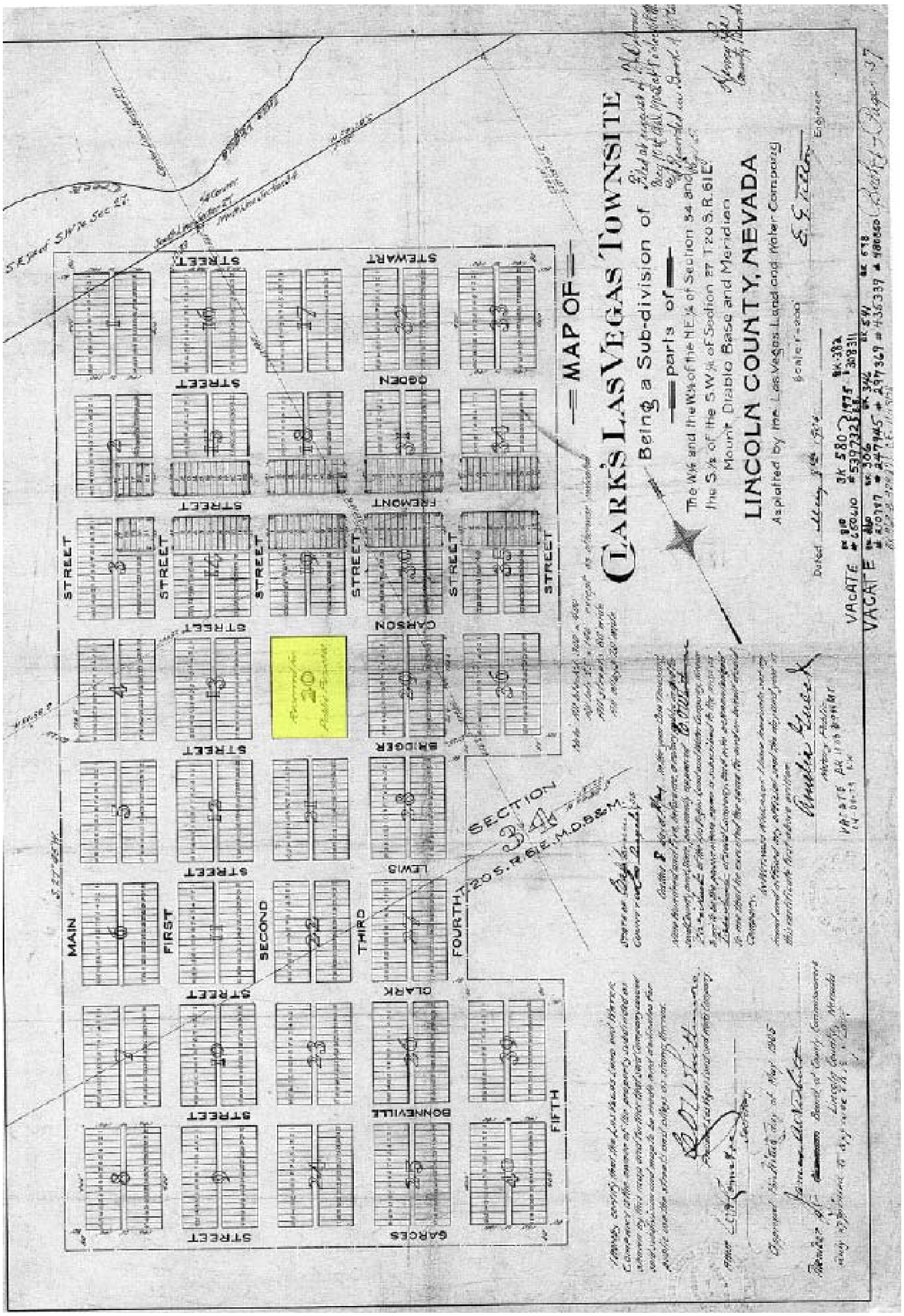
ASSESSOR'S PARCEL MAP



ASSESSOR'S PARCEL MAP ZOOMED



PLAT MAP


MAP OF
CLARK'S LAS VEGAS TOWNSITE
Being a Sub-division of
parts of
The W½ and the W½ of the NE¼ of Section 34 and
The S½ of the S.W.¼ of Section 27 T.20 S. R.61E
Mount Diablo Base and Meridian
LINCOLN COUNTY, NEVADA
Asplatted by the Las Vegas Land and Water Company
SECTION 34
T.20 S. R.61E. M.D.B.&M.
MAIN STREET
FIRST STREET
SECOND STREET
THIRD STREET
FOURTH STREET
FIFTH STREET
STEWART STREET
OGDEN STREET
FREMONT STREET
CARSON STREET
BRIDGER STREET
LEWIS STREET
CLARK STREET
BONNEVILLE STREET
GARCES STREET
VACATE
VACATE

IMPROVEMENTS DESCRIPTION AND ANALYSIS

The following is based on a physical inspection and referencing public records and client provided building documents. Ryan B. O'Neill most recently visited the property on May 10, 2013; however, the full physical inspection occurred in March 2012, and any later or prior inspections were of the exterior only, and the photographs within this report are as of this date or a prior date that are considered representative of the subject. Additionally, Clark County public records were researched for description analysis.

An opinion of the value of the improvements has not been formed separately within this report given the conclusion of the highest and best use. The primary value opinion of the subject property is attributable to the land value. In the sales comparison approach, some of the competitive land sales were also improved with miscellaneous structures. However, the value of those was built into the indicated unit price. For the subject improvements, a significant amount of deferred maintenance has occurred. Further, since the subject was vacated in 2005, the subject property has been significantly vandalized. In fact, major plumbing and mechanical issues are present according to County representatives, which were partially confirmed during my inspection. The working condition of electrical components and plumbing capabilities is now unknown; however, maintenance department suggested that it may all have to be replaced. Coupled with the interior vandalism, broken windows, broken doors, general destruction of walls, ceilings, lights, fixtures, etcetera, the subject is primarily an inadequately deigned and has a dysfunctional layout for today's standards of office development. Further, all existing elevators and escalators were stated to be inoperable with most of the parts stripped. It was stated that the subject has been used as basically a "salvage building", where parts, and other components have been stripped for use, or have been subject to theft.

The improvements are described herein is for informational purposes only as the conclusion for the highest and best use is to raze the existing improvements.

Identification	Square Feet
Boiler Room	1,100
Basement	11,110
First Floor	67,140
Second Floor	60,550
Third Floor	38,760
Fourth Floor	38,760
Fifth Floor	17,600
Sixth Floor	17,600
Seventh Floor	17,600
Parking Garage	44,960
Total:	**315,180**

It should be noted that there was a discrepancy in the building size from all sources (client, Clark County, my measurements, assessor's office, and other related documents) for the subject; however, I have relied on my measurements at 315,180 square feet. The area has been calculated, as shown above. The total leasable area has been calculated at 258,010 square feet; however, the gross area is pertinent given the highest and best use and the estimated cost to raze.

It should be noted that additional building areas were located on the roof, and typically housed mechanical, but also some storage and break rooms were noted. The area was not of typical building design and was primarily designed for coverage from elements, but offered minimal comfort characteristics.

No specific compliance survey regarding ADA requirements has been performed. In addition, I am not qualified to determine compliance or non-compliance of the property. The Americans with Disabilities Act (ADA) became effective January 26, 1992. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since I am not qualified to determine the compliance or non-compliance of the property with the ADA, it is assumed that the property complies with all ADA requirements. Nonetheless, given the highest and best use, les weight has been considered for ill designed components and accessibility.

Onsite improvements consist of a paved site with bordering drought tolerant landscaping. A trash enclosure is located on the site for disposal. The southeastern portion of the site provides parking as well as accessibility to the loading docks and basement access. Entrance to the building is through dual storefront glass entrance doors located off of 3rd Street with a large covered entrance. The property has substantial landscaping around the perimeter and interior of the site.

Based on a physical inspection of the site, the property currently appears to conform to the zoning requirements. Based on the existing land uses surrounding the parcel and the subjects underlying plan, a zoning change is probable and expected.

It should be noted that the parking structure provides approximately 120 parking spaces, 60 per floor, and based on the requirements for professional office, if the subject site was redeveloped or renovated, an approximated 6 additional stories of parking garage would be required to provide an adequate parking area for 258,010 square feet of leasable space.

Overall, the improvements are considered to be in poor condition and construction components are average quality, but suffer significantly from deferred maintenance.

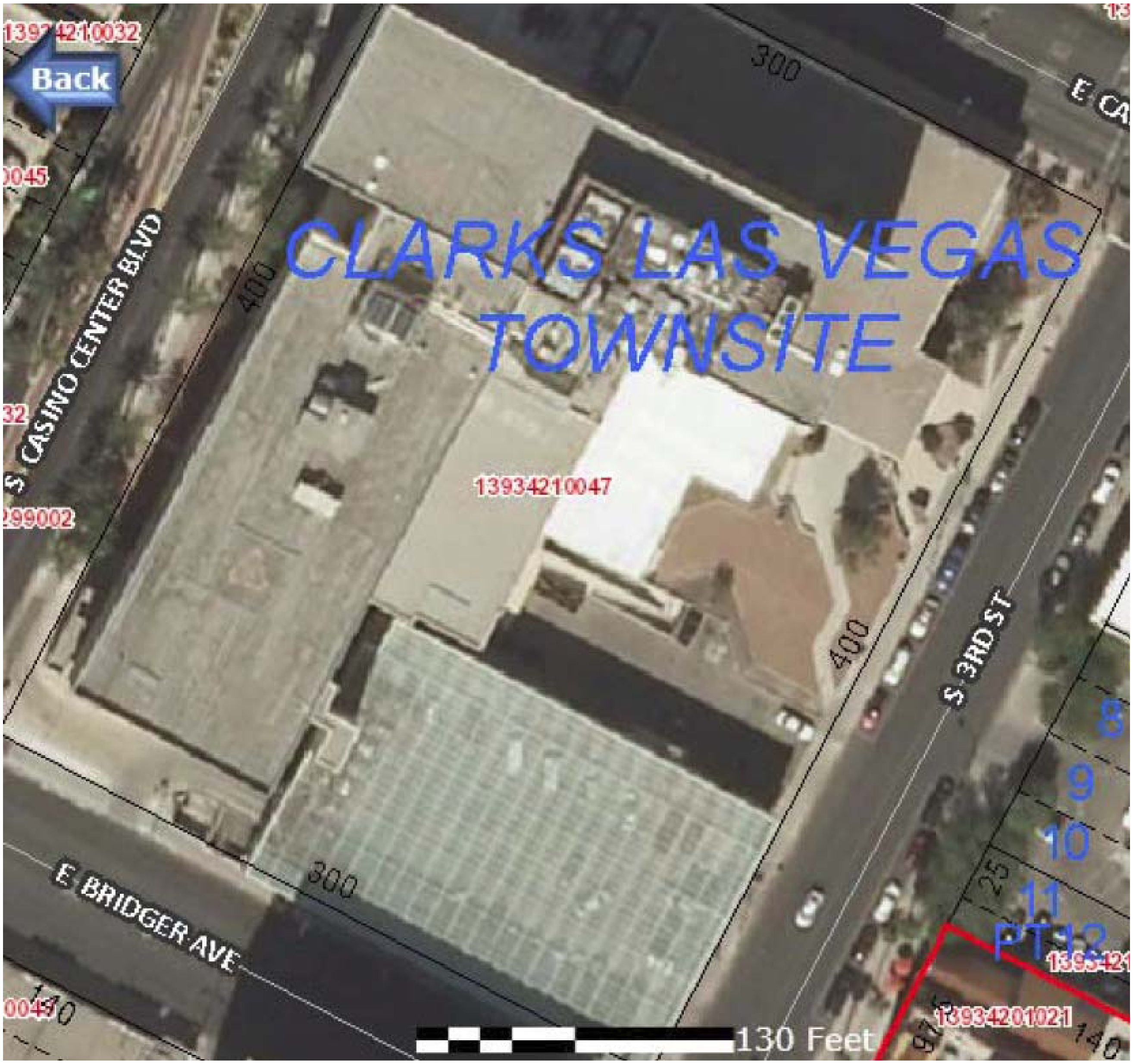
The improvements are considered functional for their intended use; however, it is unlikely that another entity would be able to use the improvements in their current layout. Based on the poor overall condition of the building, the expected cost to renovate, the additional parking structure, and lease-up expenses, and sufficient return, provides a net market value significantly less than the underlying land value.

The total economic life of the improvements has been estimated at 55 years as indicated by the Marshall Valuation Service Cost Handbook. This could be significantly extended through adequate maintenance and renovation; however, based on my analysis, the improvements actual age of 53 years has fully depreciated the existing improvements. There are signs of significant physical deterioration, not to mention functional obsolescence, as well as the inadequacy previously discussed and the items of vandalism and theft mentioned.

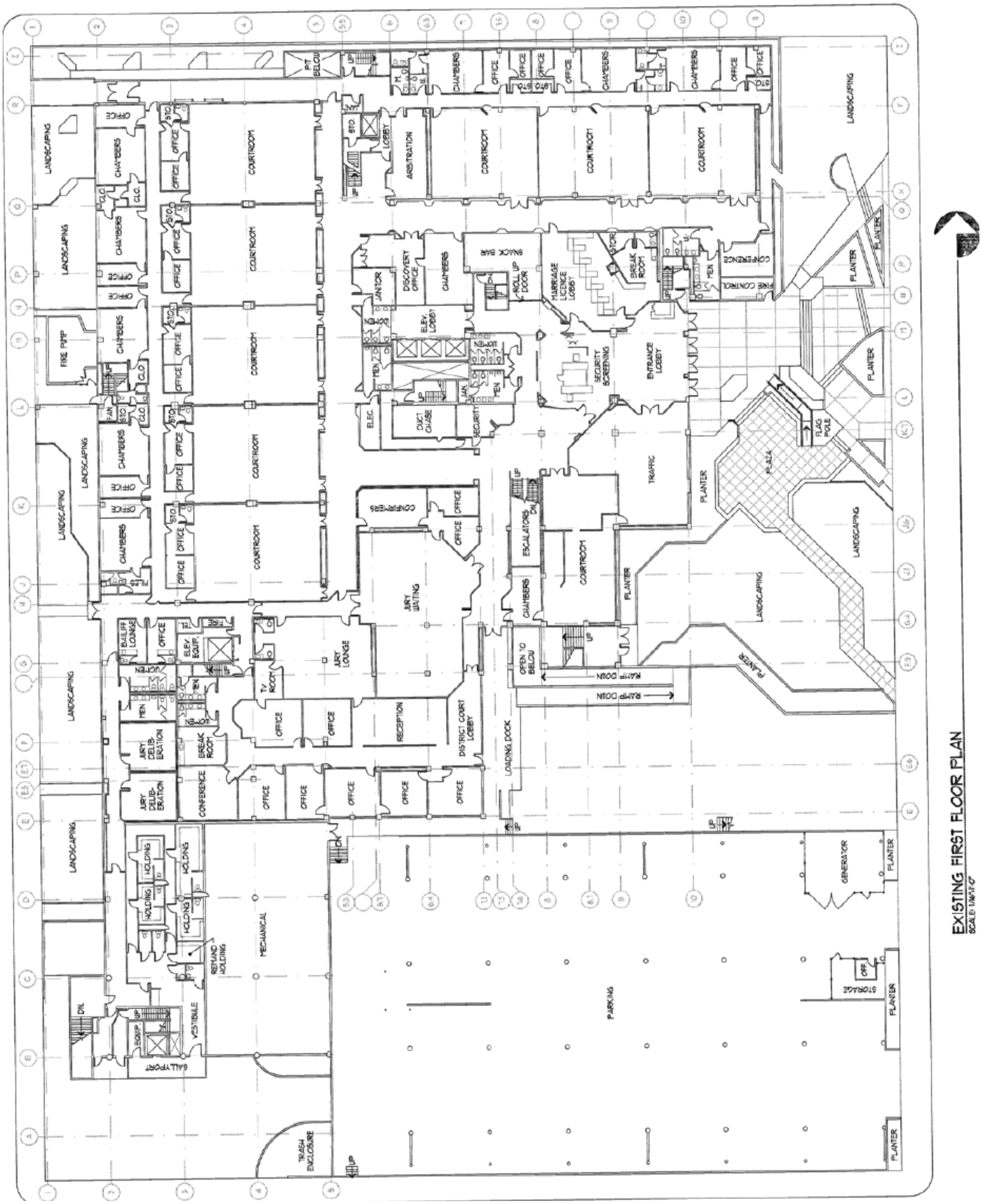
In its current state, the subject improvements and use cover 7 floors. Floor one is the main level with courtrooms, jury deliberation rooms, holding cells, and other miscellaneous areas. The second floor provides additional courts, prisoner holding areas, clerk's offices, etc. The third floor has additional clerk's offices, record storage rooms, etc. The fourth floor has six courtrooms, Judges Chambers, and miscellaneous supportive office. The fourth floor has been flooded due to vandalism according to the County maintenance department. The fifth floor consists primarily of offices and is in poor condition. The sixth floor was designated for IT and has removable grid flooring installed in portions, but IT data lines have been stripped. The seventh floor is additional office and cubicle areas, file rooms, and has also suffered vandalism. Each level has several restroom facilities, public and private. Each Judges Chamber has an attached dressing room/restroom. However, as mentioned, plumbing is inoperable to these areas due to theft and vandalism.

The following pages present an aerial building footprint, followed by the floor plan for each level. The most recent floor plans available are presented.

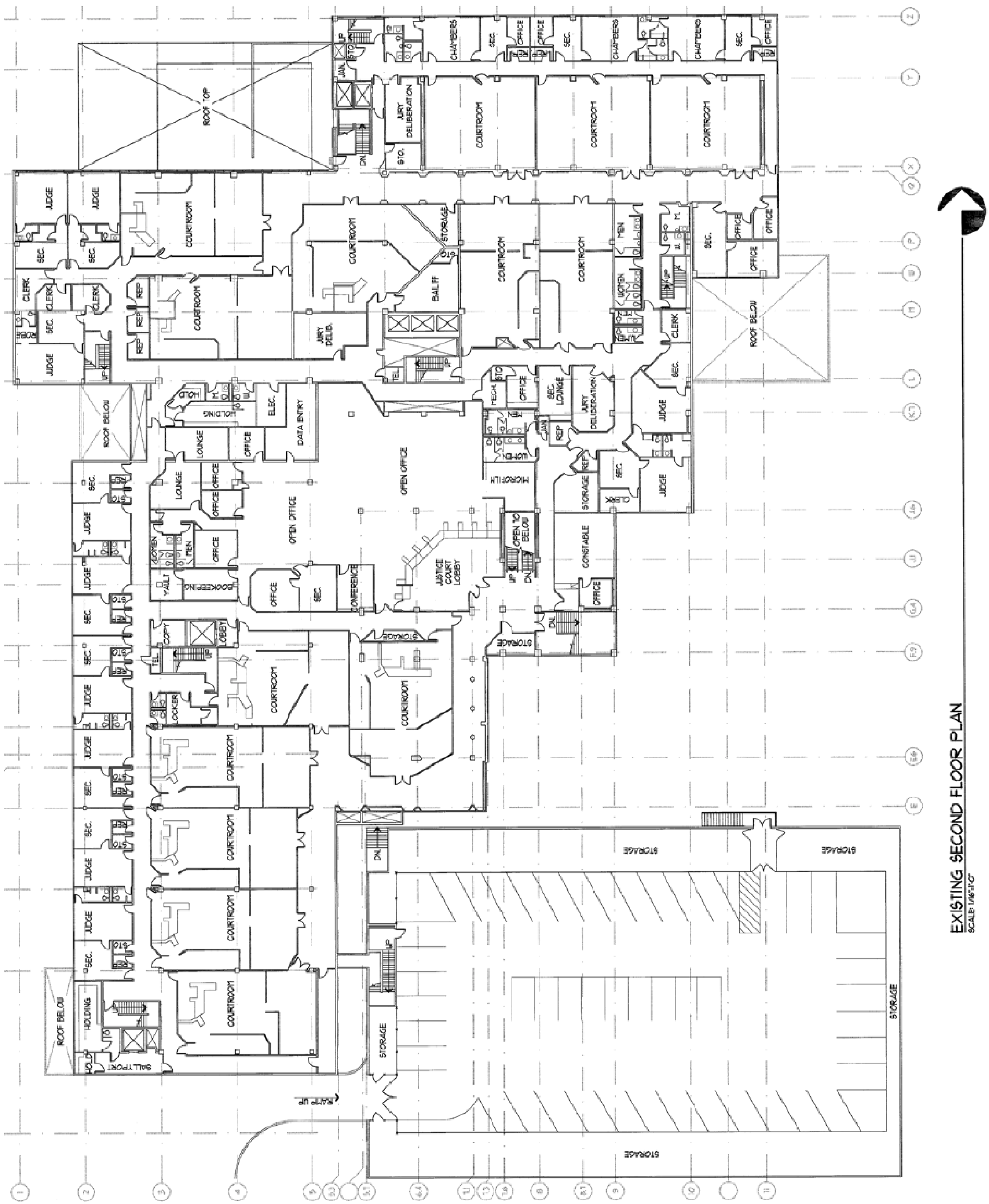
AERIAL BUILDING FOOTPRINT



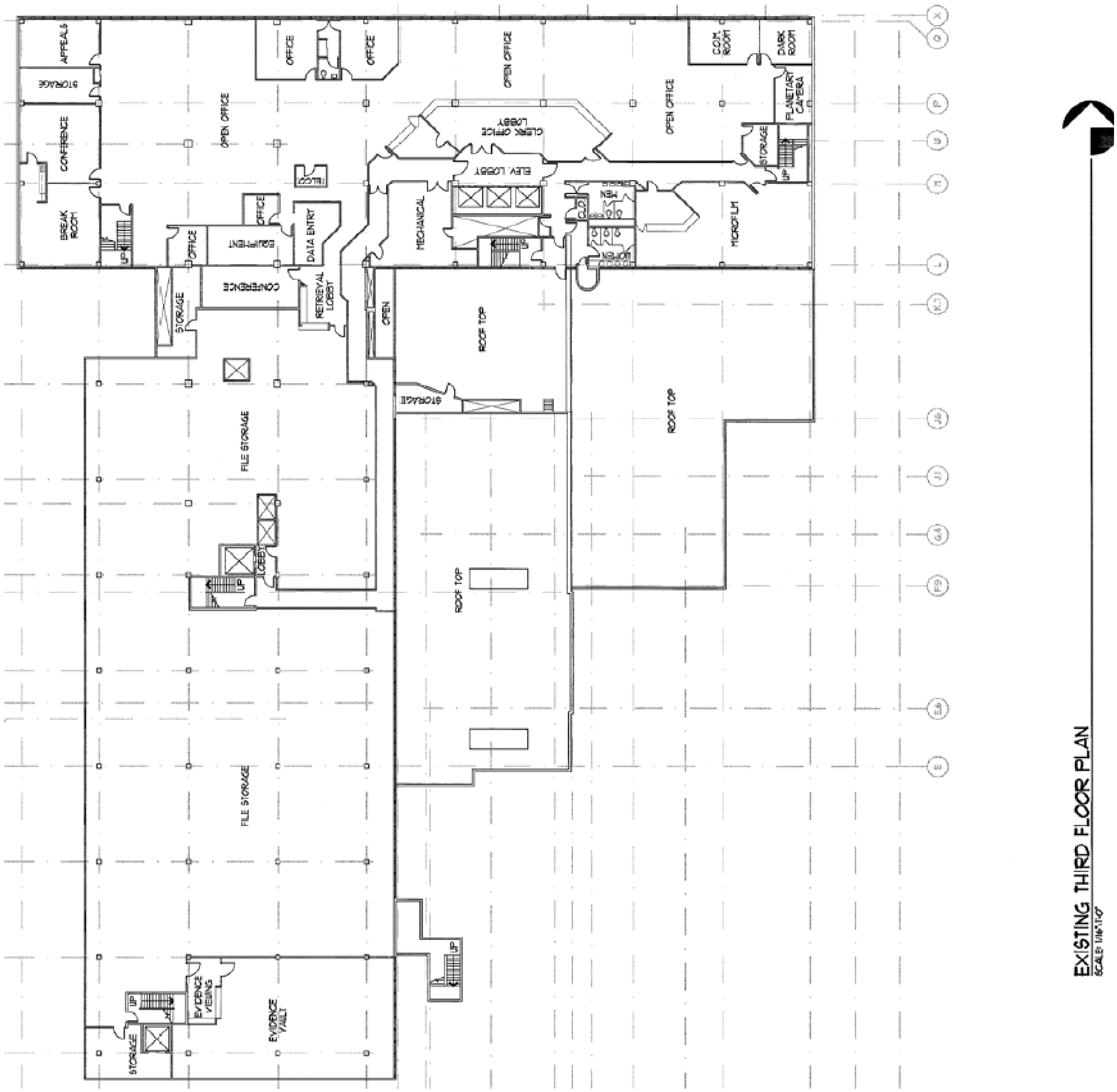
1ST FLOOR PLAN



2ND FLOOR PLAN

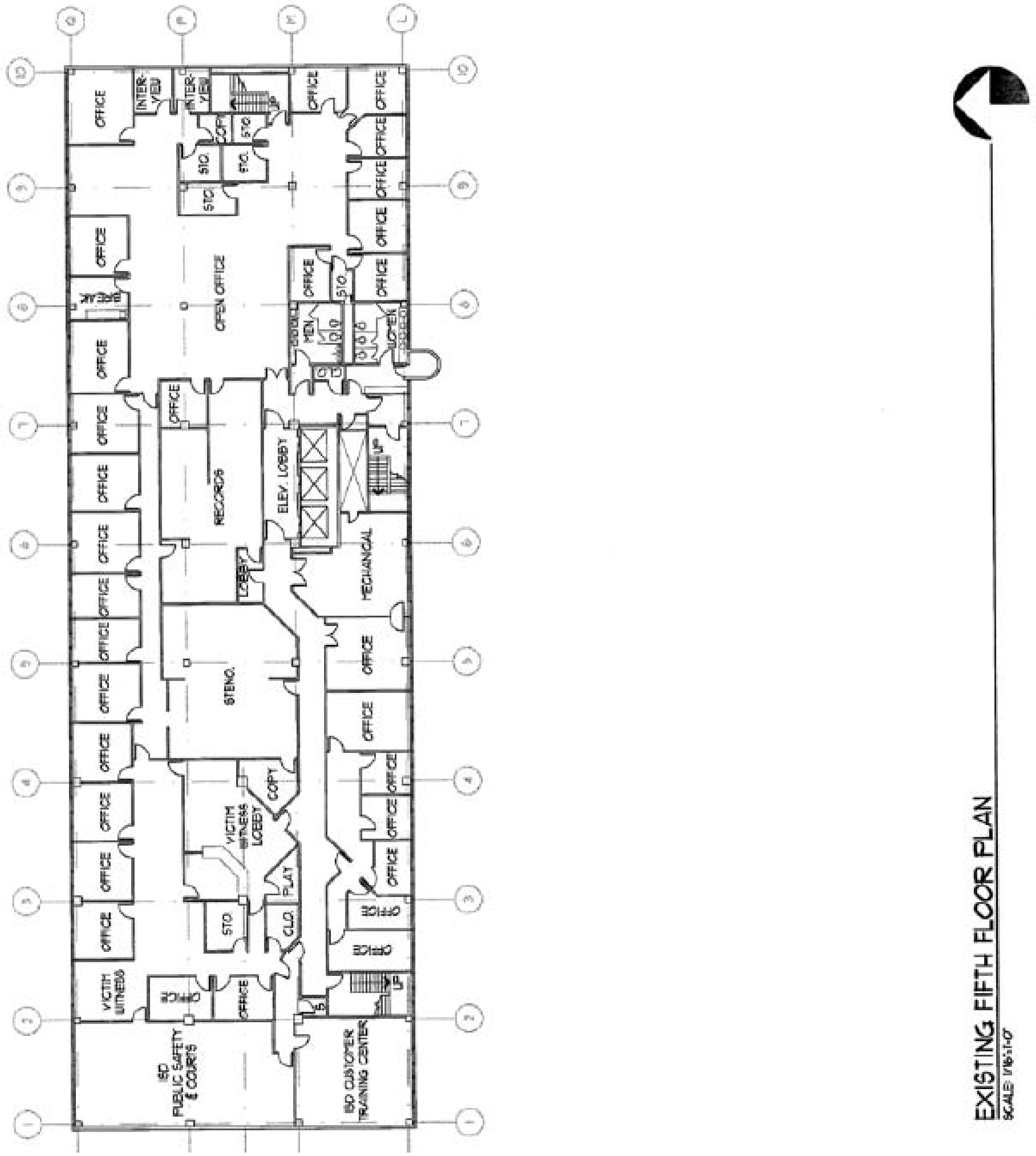


3RD FLOOR PLAN

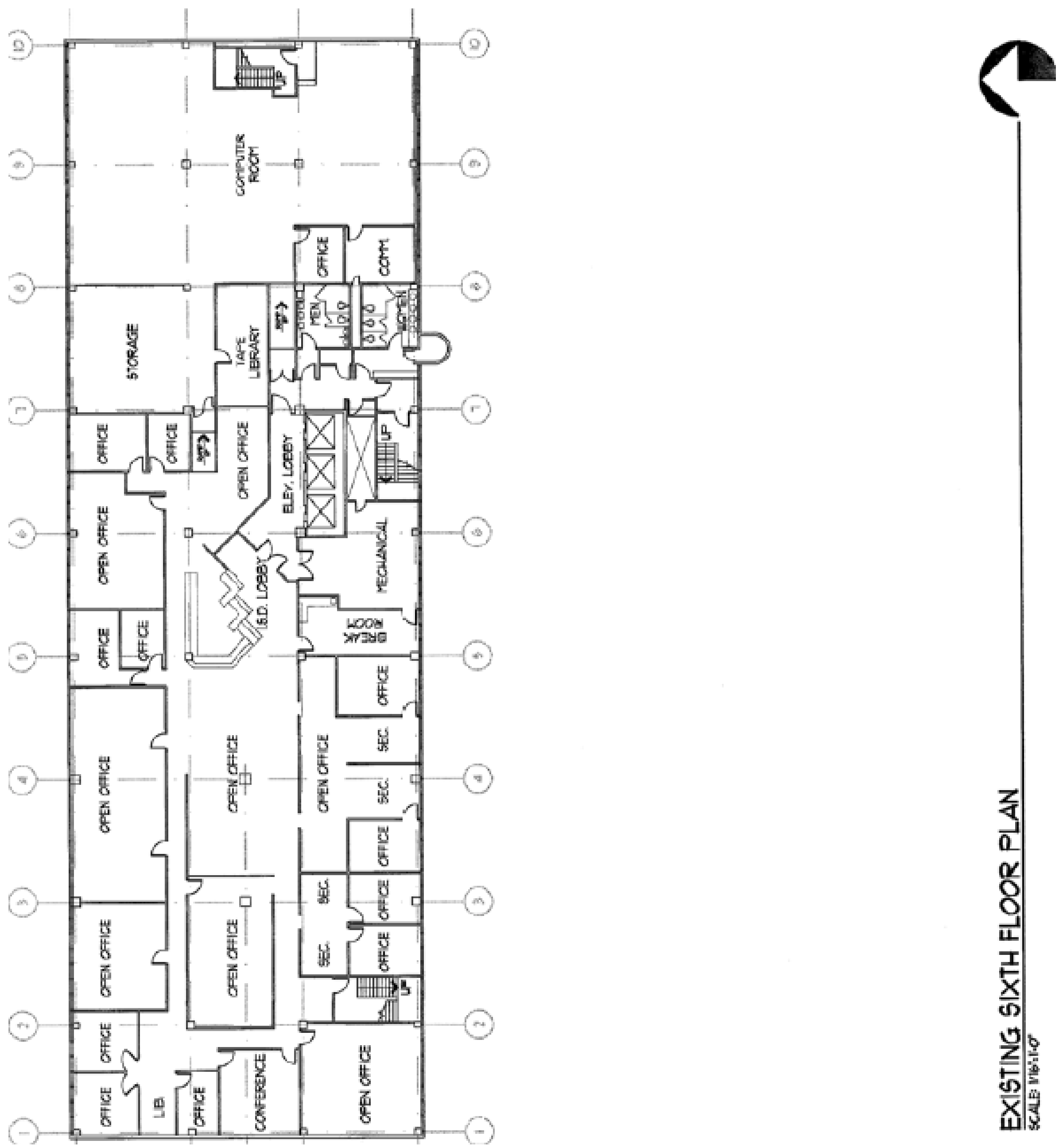


4TH FLOOR PLAN

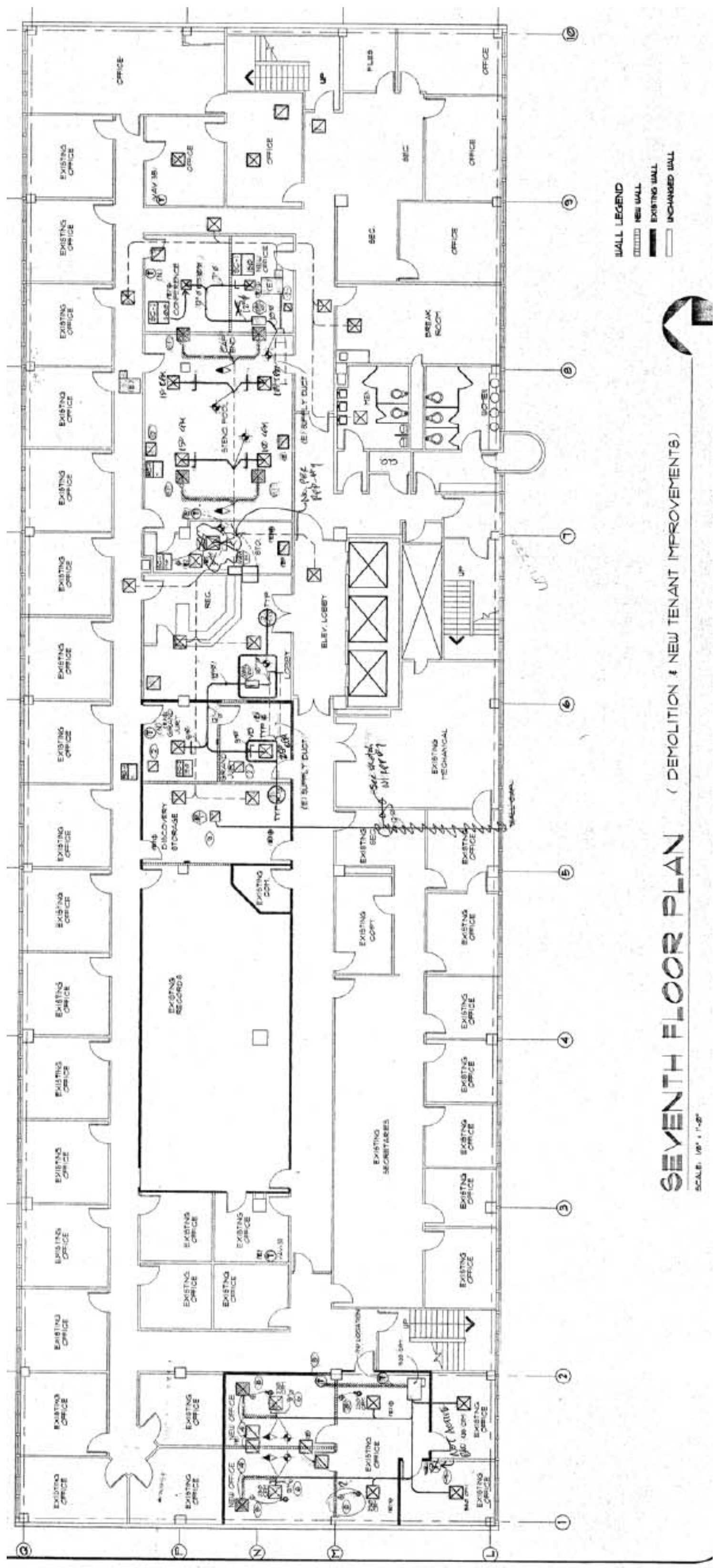
5TH FLOOR PLAN



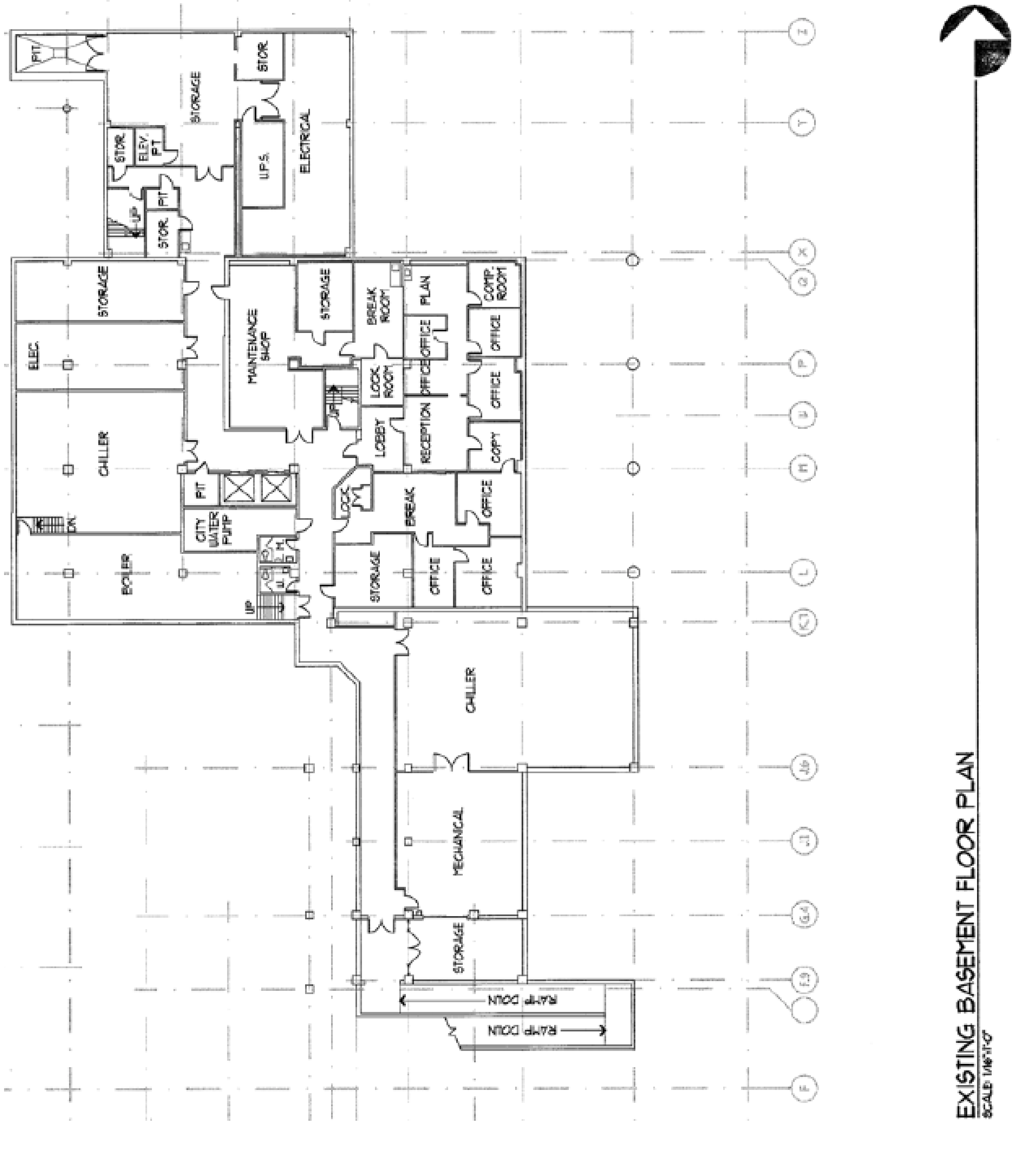
6TH FLOOR PLAN



7TH FLOOR PLAN



BASEMENT FLOOR PLAN



ASSESSED VALUE AND PROPERTY TAXES

REAL ESTATE TAX ANALYSIS

Clark County property taxes are based upon an appraisal of the property performed by the Clark County Assessor's Office. Properties are appraised for taxable value based upon the cost approach. Nevada Revised Statute 361.227 indicates that the taxable value of the property must not exceed the current market value. Since the cost approach in some instances may provide an indication higher than current market value, the sales comparison approach and/or income approach may be used to establish the taxable value of the property. Property taxes are calculated by multiplying 35% of the taxable value by the tax rate.

Assembly Bill 489, signed into law on April 6, 2005, provides a partial abatement of taxes by applying a 3% cap on the tax bill of the owner's primary residence, and an 8% cap on the tax bill is applied to residences that are not owner occupied. The 8% cap also applies to land, commercial buildings, personal property, etc.

The subject property is located within Tax District Number 203 (Las Vegas City Redevelopment) which has a tax rate of $3.2782 per $100.00 of assessed value for the 2012-2013 tax year. Tax rates throughout the valley range from a low $2.3367 to a high of $3.4030 per $100.00 of assessed value for the current tax year. The tax structure for the subject neighborhood appears to be sufficient to provide adequate public services. Historical tax rates for the subject Tax District are as follows.

HISTORICAL TAX RATES

Tax Year	Tax Rate
2012/13	$3.2782
2011/12	$3.2782
2010/11	$3.2866

SUBJECT REAL ESTATE TAXES

The following page provides a summary of the assessed valuation and annual real estate taxes for the subject property. According to Clark County Treasurer's online information, tax payments are current. Responsible ownership and competent property management are assumed in this assignment, and any associated negligence has not been considered in the value conclusions reported herein.

As mentioned, the displayed property taxes for the subject property reflect assessed value for the 2012/13 tax year. The fiscal year starts July 1st and ends on June 30th of every year.

SUBJECT REAL PROPERTY TAXES

2012-2013 ANNUAL PROPERTY TAXES		
Tax Assessor's Parcel Number:		APN: 139-34-210-047
Property Address:		200 S 3rd Street
Tax District:		LV City Redev.: 203
Tax Rate (Per $100):		3.2782
Assessed Valuation		
Land		$1,472,769
Improvements	+	$6,159,833
Total Assessed Value		$7,632,602
Tax Rate	x	0.032782
Subject Prorated Taxes		$250,211.96
Less Tax Cap Reduction	-	$0.00
*** Subject Net Annual Taxes**	**=**	**$250,211.96**

*Based on most recent assessed value

*100% Exempt, G-1 Clark County

ASSESSORS IMPLIED CONCLUSIONS (2012-2013)				
Land		$35.07	Per Sq. Ft.	(Land)
Improvements		$65.13	Per Sq. Ft.	(Bldg.)
Total		$80.70	Per Sq. Ft.	(Bldg.)
***Total Implied Value**	**$21,807,434**			

*Based on most recent assessed value

Based on the Assessor's conclusions, an implied market value of the land is $35.07 per square foot of total land area or $4,207,911 total and $65.13 per square foot for the improvements, which totals $17,599,523. Based on this, the land value of the improved parcel is 19% of the overall value.

Overall, the implied market value of $21,807,434 is significantly higher than my conclusions; however, the Clark County Assessor's Office, specifically County Commercial Appraiser John Lowes, provided insight to the analysis. He indicated that a land valuation is performed annually, and the improvements are based on a historical cost basis from 1960. He indicated that the Assessor's office has no square footage on file for the subject, and the conclusions are historically implied. As such, the information pertaining to tax data is irrelevant. Further he noted the County's exemption.

For information purposes, the implied conclusions from 2011-2012 tax year are presented below. Note that the concluded land unit value declined, but the improvements unit value increased.

ASSESSORS IMPLIED CONCLUSIONS (2011-2012)				
Land		$45.08	Per Sq. Ft.	(Land)
Improvements		$62.99	Per Sq. Ft.	(Bldg.)
Total		$83.01	Per Sq. Ft.	(Bldg.)
***Total Implied Value**	**$22,430,989**			

*Based on most recent assessed value

HIGHEST AND BEST USE ANALYSIS

HIGHEST AND BEST USE DEFINED

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

Source: Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago: Appraisal Institute, 2010) Page 93.

HIGHEST AND BEST USE OF LAND OR SITE AS THOUGH VACANT

Highest and best use of land as though vacant is defined as follows:
"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."

Source: Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago: Appraisal Institute, 2010) Page 93.

The subject parcel is zoned C-V (Civic District), under the jurisdiction of City of Las Vegas. Because of the general development in the area as well as the surrounding land uses, the most probable use of the site is for a tourist oriented use, and potentially office use; however, it is noted that the subject is located within the City of Las Vegas Central Casino Core. As such, the current zoning allows for a wide range of development options including Special Use properties, public facilities, as well as casino/tourist oriented uses such as hotel/casino to be legally permissible uses of the site. In summary, the legally permissible uses of the sites would be for a variety of development options.

The site is located in the downtown central business district. Due to the underlying land area being 2.755 net acres, the site could accommodate a major development project, potentially larger than 350,000 square feet. In fact, the subject site was anticipated to be redeveloped in 2006 by Las Vegas Metropolitan Police Department to house a 350,000 square foot development. The existing improvements are over 300,000 square feet, supporting the estimate. Given the current zoning, size, and locational attributes, the site is suited for its highest and best use and can maximize development potential.

As discussed earlier, the office market has been in disarray since the economic downturn. A significant amount of REO properties exist within the subject neighborhood. We have seen continued pressure on rental rates and vacancy has continued to climb. In many instances, REO properties are being foreclosed on and sold less than reproduction cost. Further, for the subject land use, a significant difference is noted from hotel/casino oriented and typical office use, as high as 75% difference in many noted transactions. As such, it is unlikely that the subject site would be acquired for this purpose. This is further supported by the fact that in 2006 LVMPD opted out of buying the subject site stating that development costs would be too high. They opted for a site less than one mile west at the northwest corner of Alta Drive and MLK Boulevard. However, for a use commensurate with the Casino Core, acquisition and development is likely. Further, vacant land sales of similarly zoned sites have recently sold and although deterioration is noted from the 2004 to 2007 land values, acquisitions are still occurring, which support planned development. Further, given the commercial market and stringent financial market, new development would be unlikely for an alternative use, such as the subject. Further, municipalities and churches typically hold their land for years prior to development, so the subject site would not be expected to be feasible for development for several years based on these uses. In conclusion, the financially feasible use of the site would be to hold for future development if vacant and developable to its highest and best use for future commercial/tourist development including hotel/casino development. As discussed later in the report, several downtown developers have noted the sites exceptional locational aspects for this, adjacent to other hotel/casinos, and just south of Fremont Street.

As indicated in the previous section, a financially feasible use for the subject site would be for development of a hotel/casino at a future date, with the potential for office development at a future date. Historically casino sites have been in high demand. In summary, the maximally productive use of the sites as though vacant would be to hold for future development of a commercial/tourist oriented use, such as a hotel/casino, maximizing the site size.

Conclusion to Highest and Best Use As Though Vacant

In conclusion, the highest and best use of the subject site, as though vacant, is for development at a future date, once demand is recognized in the marketplace. Additional uses would be considered as demand is warranted. The demand for these types of uses is directly related to the area population and demographics. As such, the current highest and best use is to hold for future development of a tourist oriented use such as a hotel/casino.

HIGHEST AND BEST USE OF PROPERTY AS IMPROVED

Highest and best use as improved is defined as follows:

"The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. "Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."

Source: Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago: Appraisal Institute, 2010) Page 94.

The subject site is zoned for civic and casino use and the existing improvements are permissible; however, the subject has been vacant for over 7 years and the civic use is not anticipated to be feasible going forward. Further, the subject improvements have been analyzed as if converted to office use. As discussed earlier, a significant amount of deferred maintenance and vandalism plagues the property. Further theft of plumbing and mechanical equipment significantly impacts the use going forward. Further, the construction of six more floors of parking providing an additional 360 parking spaces would be required to meet the demand and zoning requirements.

For the existing improvements, based on the anticipated market rent, redevelopment costs, parking garage, and lease-up and holding costs, as well as a sufficient return, does not provide a higher return to the site, as if vacant. Although the analyses was completed in detail for the conclusions, the Income Capitalization Approach and Sales Comparison Approach for the redeveloped existing improvements will be presented in a summary format for informational purposes only as it is not feasible to convert the existing improvements and site to office use.

To determine the feasibility of the subject improvements in Income Capitalization and Sales Comparison Approach was performed, which included necessary costs to cure deferred maintenance, repairs, parking addition, as well as lease up costs, income loss, and a sufficient return. The conclusions and assumptions are summarized below:

"Prospective Market Value Upon Stabilization" has been assumed at the highest expected resale price, once converted. Although, it unlikely that the subject would achieve this selling price, the highest end of the expected range has been used for boldness of the exercise. The "Prospective Market Value Upon Stabilization" has been calculated at the highest end of the anticipated achievable range at $150 per square foot of gross building area (excluding parking garage). This totals $40,533,000. It should be noted that recent sales of office buildings have been as low as $30 per square foot, and the $150 unit value is at the upper end of the highest achievable price, and only has been used for analytical purpose.

Other conclusions include a nominal $75/square foot renovation/TI allowance. As discussed, the subject has had a significant amount of vandalism and deferred maintenance. $75/square foot is not anticipated to cover the costs, but for complete boldness of the point, the absolute lowest expected amount has been considered. This concludes to a renovation cost of $20,266,500, which is more than likely understated by twofold. An example of this is the amount of renovation that is being put in the former City Hall by Zappos and Resort Gaming. They purchased the usable former City Hall for $18,000,000 or roughly $65/square foot and plan on putting at least $150 per square foot in renovation costs to the property. Another example is a recent sale at 1050 E Sahara Avenue for a 34,456 square foot Class B office building. It was stated that a significant amount of deferred maintenance existed, but nonetheless, it sold for $1,050,000 on 07/17/2012, which equates to $30.47 per square foot. As such, the low $75 per square foot allowance is understated, but stresses the un-feasibleness of conversion.

Next, the required parking must be addressed. The subject will need at least 8 stories of parking. Being conservative once again, I have deemed the current 2 floors usable. As such, only 360 additional spaces covered over an additional six floors and 60 spaces per floor have been calculated. In my opinion this also understates the expected cost as redevelopment of 8 new floors is likely to occur. Nonetheless, to remain conservative with expenses, the parking garage has been estimated at $4,320,000 for the additional 360 spaces, at a derived $12,000 per space calculation.

Finally, the cashflow conclusions. I have estimated a rental rate that is commensurate with current Class A office space for the subject market. Although this is overstating the achievable rental rate for the subject anticipated class, it has been used to remain consistent with the idea of presenting how unfeasible conversion is of the existing improvements. The rental rate has been inputted at $1.95 per square foot, on a gross basis. Leasing commissions are estimated at 5%, a vacancy allowance has been included at 10%, and a monthly absorption at 2,500 square feet, with preleasing occurring during redevelopment, estimated at 12 months. The utilized absorption is considered to be aggressive, but nonetheless, this is consistent with historical data and boldly presents the conclusions. Further, the Cashflows have been discounted back at 12% with an included nominal 5% for entrepreneurial profit. The yield and profit requirement are based on market data including investor surveys, market surveys. For informational purposes, the most recent PricewaterhouseCoopers 4th Quarter 2012 surveyed discount rates are presented below. As shown, the anticipated yield is at the higher end of the overall range, but is warranted due to the inherent risks, development, and expected hold.

PwC REAL ESTATE INVESTOR SURVEY

Fourth Quarter 2012

	REGIONAL MALL		CBD OFFICE		WAREHOUSE		APARTMENT	
	4Q 2012	3Q 2012	4Q 2012	3Q 2012	4Q 2012	3Q 2012	4Q 2012	3Q 2012
Discount Rate (IRR) a								
Range	5.75% - 14.00%	5.75% - 14.00%	5.25% - 12.00%	5.25% - 12.00%	5.75% - 10.00%	5.75% - 12.00%	5.25% - 14.00%	5.25% - 14.00%
Average	9.25%	9.38%	8.41%	8.50%	7.73%	8.00%	8.17%	8.28%
Change (b.p.)		- 13		- 9		- 27		- 11

The Cashflow conclusions are summarized as follows:

CASHFLOW CONCLUSIONS	
Leasable Square Feet	258,010
Less: 12 months of Pre-Leasing @ 2,500 Sq. Ft. / Month	(30,000)
Less: Projected Vacancy @ 10%	(25,801)
Beginning Lease Amount (Sq. Ft.)	202,209
Monthly Absorption (Sq. Ft.)	2,500
Estimated Rental Rate per Sq. Ft.	$1.95
Tenant Improvement Allowance per Sq. Ft.	$0.00
Leasing Commissions	5.0%
Annual Yield Requirement	12.0%
Entrepreneurial Profit	5.0%

To test and stress this theory regarding the idea of converting and renovation the existing improvements to office use, I have utilized the high end of the range on benefiting factors and the low end of the range for expense factors, which will in turn overstate the present value.

The final step is to discount the Cashflows to replicate the anticipated income stream of the conversion, based on the conclusions above. As shown below, I have presented the Cashflows through stabilization. The subject will take 58 periods until breakeven occurs (March 2018) and at 93 months, it will be fully stabilized (February 2021). The losses during this time and associated income, discounted back, provide a present value of less than $6,000,000 to the site, summarized as follows.

"Prospective" Market Value Upon	
Reaching Stabilization (Proforma @ $150/Sq.Ft./270,220 Sq.Ft.)	$40,533,000
Less: Leaseup Expenses & Carrying Costs	($9,940,000)
Less: Parking Garage (6 more floors @ 360 additioanl spaces @ $12,000/s	($4,320,000)
Less: Renovation Costs @$75/Sq.Ft.	($20,266,500)
Indication of Market Value Upon Completion	**$6,006,500**

An opinion of the land value as if vacant for the subject property has been formed at $10,000,000 and is more than the improvements can contribute. Further, in regards to the assumptions used, the most favorable conclusions for conversion were considered to stress the conclusion that the highest and best use is to raze the existing improvements and redevelop the site. For informational purposes, if the subject required $150 per square foot in renovation/TI costs, which is not an unreasonable estimate (refer to Zappos discussion, cost to build new Metro HQ, and new City Hall), rather than the $75 per square foot factor utilized, the site would have a negative present value of ($14,270,000).

The cashflows are presented below follows for reference:

Absorption Period (Monthly, Year 1 Prelease)		1	2	3	4	5	6	7	8	9	10	11	12
		Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14
Gross Leasable Area													
Excess Vacancy (Square Feet)		232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209
Monthly Absorption (Square Feet)		0	0	0	0	0	0	0	0	0	0	0	0
Ending Month Excess Vacancy		232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209	232,209
Estimated Rental Rate (sq/month)		$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95
Revenue Loss		$452,808	$452,808	$452,808	$452,808	$452,808	$452,808	$452,808	$452,808	$452,808	$452,808	$452,808	$452,808
Total Revenue Loss		($452,808)	($452,808)	($452,808)	($452,808)	($452,808)	($452,808)	($452,808)	($452,808)	($452,808)	($452,808)	($452,808)	($452,808)
Income													
Income on Occupied Space		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Income on Occupied Space		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Operating Expenses													
Base Operating Expenses		($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)
Reimbursable Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Net Operating Expense		($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)	($21,983)
Lease-Up Expenses													
T.I. Allowance @ $0 per S.F.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Leasing Commissions	5%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Lease-Up Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Operating Income		($474,791)	($474,791)	($474,791)	($474,791)	($474,791)	($474,791)	($474,791)	($474,791)	($474,791)	($474,791)	($474,791)	($474,791)
Discount Factor @	12%	1.00000	0.99010	0.98030	0.97059	0.96098	0.95147	0.94205	0.93272	0.92348	0.91434	0.90529	0.89632
Present Value of Revenue Losses		(474,791)	(470,090)	(465,436)	(460,827)	(456,265)	(451,747)	(447,275)	(442,846)	(438,462)	(434,120)	(429,822)	(425,566)
Present Value of Net Revenue Losses			($5,397,248)										
Multiplied by Profit Margin (5%)		x	1.05										
Total Revenue Loss Including Profit (Year 1)			($5,667,110)										
Rounded To:			**($5,670,000)**										

Absorption Period (Monthly, Year 2)		13	14	15	16	17	18	19	20	21	22	23	24
		Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15
Gross Leasable Area													
Excess Vacancy (Square Feet)		232,209	199,709	197,209	194,709	192,209	189,709	187,209	184,709	182,209	179,709	177,209	174,709
Monthly Absorption (Square Feet)		(32,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Ending Month Excess Vacancy		199,709	197,209	194,709	192,209	189,709	187,209	184,709	182,209	179,709	177,209	174,709	172,209
Estimated Rental Rate (sq/month)		$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95
Revenue Loss		$389,433	$384,558	$379,683	$374,808	$369,933	$365,058	$360,183	$355,308	$350,433	$345,558	$340,683	$335,808
Total Revenue Loss		($389,433)	($384,558)	($379,683)	($374,808)	($369,933)	($365,058)	($360,183)	($355,308)	($350,433)	($345,558)	($340,683)	($335,808)
Income													
Income on Occupied Space		$63,375	$68,250	$73,125	$78,000	$82,875	$87,750	$92,625	$97,500	$102,375	$107,250	$112,125	$117,000
Total Income on Occupied Space		$63,375	$68,250	$73,125	$78,000	$82,875	$87,750	$92,625	$97,500	$102,375	$107,250	$112,125	$117,000
Operating Expenses													
Base Operating Expenses		($31,826)	($33,191)	($34,555)	($35,920)	($37,285)	($38,650)	($40,014)	($41,379)	($42,744)	($44,108)	($45,473)	($46,838)
Riumbursable Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Net Operating Expense		($31,826)	($33,191)	($34,555)	($35,920)	($37,285)	($38,650)	($40,014)	($41,379)	($42,744)	($44,108)	($45,473)	($46,838)
Lease-Up Expenses													
T.I. Allowance @ $0 per S.F.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Leasing Commissions	5%	($152,100)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Total Lease-Up Expenses		($152,100)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Net Operating Income		($509,984)	($361,199)	($352,813)	($344,428)	($336,043)	($327,658)	($319,272)	($310,887)	($302,502)	($294,116)	($285,731)	($277,346)
Discount Factor @	12%	0.88745	0.87866	0.86996	0.86135	0.85282	0.84438	0.83602	0.82774	0.81954	0.81143	0.80340	0.79544
Present Value of Revenue Losses		(452,585)	(317,372)	(306,935)	(296,673)	(286,584)	(276,667)	(266,917)	(257,334)	(247,914)	(238,655)	(229,555)	(220,613)
Present Value of Net Revenue Losses			($3,397,802)										
Multiplied by Profit Margin (5%)		x	1.05										
Total Revenue Loss Including Profit (Year 2)			($3,567,692)										
Rounded To:			**($3,570,000)**										

Absorption Period (Monthly, Year 3)		25	26	27	28	29	30	31	32	33	34	35	36
		Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16
Gross Leasable Area													
Excess Vacancy (Square Feet)		172,209	169,709	167,209	164,709	162,209	159,709	157,209	154,709	152,209	149,709	147,209	144,709
Monthly Absorption (Square Feet)		(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Ending Month Excess Vacancy		169,709	167,209	164,709	162,209	159,709	157,209	154,709	152,209	149,709	147,209	144,709	142,209
Estimated Rental Rate (sq/month)		$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95
Revenue Loss		$330,933	$326,058	$321,183	$316,308	$311,433	$306,558	$301,683	$296,808	$291,933	$287,058	$282,183	$277,308
Total Revenue Loss		($330,933)	($326,058)	($321,183)	($316,308)	($311,433)	($306,558)	($301,683)	($296,808)	($291,933)	($287,058)	($282,183)	($277,308)
Income													
Income on Occupied Space		$121,875	$126,750	$131,625	$136,500	$141,375	$146,250	$151,125	$156,000	$160,875	$165,750	$170,625	$175,500
Total Income on Occupied Space		$121,875	$126,750	$131,625	$136,500	$141,375	$146,250	$151,125	$156,000	$160,875	$165,750	$170,625	$175,500
Operating Expenses													
Base Operating Expenses		($48,203)	($49,567)	($50,932)	($52,297)	($53,662)	($55,026)	($56,391)	($57,756)	($59,120)	($60,485)	($61,850)	($63,215)
Riumbursable Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Operating Expenses		($48,203)	($49,567)	($50,932)	($52,297)	($53,662)	($55,026)	($56,391)	($57,756)	($59,120)	($60,485)	($61,850)	($63,215)
Lease-Up Expenses													
T.I. Allowance @ $0 per S.F.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Leasing Commissions	5%	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Total Lease-Up Expenses		($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Net Operating Income		($268,961)	($260,575)	($252,190)	($243,805)	($235,420)	($227,034)	($218,649)	($210,264)	($201,878)	($193,493)	($185,108)	($176,723)
Discount Factor @	12%	0.78757	0.77977	0.77205	0.76440	0.75684	0.74934	0.74192	0.73458	0.72730	0.72010	0.71297	0.70591
Present Value of Revenue Losses		(211,824)	(203,188)	(194,703)	(186,365)	(178,174)	(170,126)	(162,221)	(154,455)	(146,827)	(139,335)	(131,977)	(124,751)
Present Value of Net Revenue Losses			($2,003,947)										
Multiplied by Profit Margin (5%)		x	1.05										
Total Revenue Loss Including Profit (Year 3)			($2,104,144)										
Rounded To:			**($2,100,000)**										

Absorption Period (Monthly, Year 4)		37	38	39	40	41	42	43	44	45	46	47	48
		Jun-16	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17
Gross Leasable Area													
Excess Vacancy (Square Feet)		142,209	139,709	137,209	134,709	132,209	129,709	127,209	124,709	122,209	119,709	117,209	114,709
Monthly Absorption (Square Feet)		(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Ending Month Excess Vacancy		139,709	137,209	134,709	132,209	129,709	127,209	124,709	122,209	119,709	117,209	114,709	112,209
Estimated Rental Rate (sq/month)		$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95
Revenue Loss		$272,433	$267,558	$262,683	$257,808	$252,933	$248,058	$243,183	$238,308	$233,433	$228,558	$223,683	$218,808
Total Revenue Loss		($272,433)	($267,558)	($262,683)	($257,808)	($252,933)	($248,058)	($243,183)	($238,308)	($233,433)	($228,558)	($223,683)	($218,808)
Income													
Income on Occupied Space		$180,375	$185,250	$190,125	$195,000	$199,875	$204,750	$209,625	$214,500	$219,375	$224,250	$229,125	$234,000
Total Income on Occupied Space		$180,375	$185,250	$190,125	$195,000	$199,875	$204,750	$209,625	$214,500	$219,375	$224,250	$229,125	$234,000
Operating Expenses													
Base Operating Expenses		($64,579)	($65,944)	($67,309)	($68,673)	($70,038)	($71,403)	($72,768)	($74,132)	($75,497)	($76,862)	($78,227)	($79,591)
Riumbursable Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Operating Expenses		($64,579)	($65,944)	($67,309)	($68,673)	($70,038)	($71,403)	($72,768)	($74,132)	($75,497)	($76,862)	($78,227)	($79,591)
Lease-Up Expenses													
T.I. Allowance @ $0 per S.F.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Leasing Commissions	5%	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Total Lease-Up Expenses		($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Net Operating Income		($168,337)	($159,952)	($151,567)	($143,181)	($134,796)	($126,411)	($118,026)	($109,640)	($101,255)	($92,870)	($84,485)	($76,099)
Discount Factor @	12%	0.69892	0.69200	0.68515	0.67837	0.67165	0.66500	0.65842	0.65190	0.64545	0.63905	0.63273	0.62646
Present Value of Revenue Losses		(117,655)	(110,688)	(103,846)	(97,130)	(90,536)	(84,064)	(77,710)	(71,475)	(65,355)	(59,349)	(53,456)	(47,673)
Present Value of Net Revenue Losses			($978,937)										
Multiplied by Profit Margin (5%)		x	1.05										
Total Revenue Loss Including Profit (Year 4)			($1,027,883)										
Rounded To:			**($1,030,000)**										

Absorption Period (Monthly, Year 5)		49	50	51	52	53	54	55	56	57	58	59	60
		Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
Gross Leasable Area													
Excess Vacancy (Square Feet)		112,209	109,709	107,209	104,709	102,209	99,709	97,209	94,709	92,209	89,709	87,209	84,709
Monthly Absorption (Square Feet)		(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Ending Month Excess Vacancy		109,709	107,209	104,709	102,209	99,709	97,209	94,709	92,209	89,709	87,209	84,709	82,209
Estimated Rental Rate (sq/month)		$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95
Revenue Loss		$213,933	$209,058	$204,183	$199,308	$194,433	$189,558	$184,683	$179,808	$174,933	$170,058	$165,183	$160,308
Total Revenue Loss		($213,933)	($209,058)	($204,183)	($199,308)	($194,433)	($189,558)	($184,683)	($179,808)	($174,933)	($170,058)	($165,183)	($160,308)
Income													
Income on Occupied Space		$238,875	$243,750	$248,625	$253,500	$258,375	$263,250	$268,125	$273,000	$277,875	$282,750	$287,625	$292,500
Total Income on Occupied Space		$238,875	$243,750	$248,625	$253,500	$258,375	$263,250	$268,125	$273,000	$277,875	$282,750	$287,625	$292,500
Operating Expenses													
Base Operating Expenses		($80,956)	($82,321)	($83,685)	($85,050)	($86,415)	($87,780)	($89,144)	($90,509)	($91,874)	($93,239)	($94,603)	($95,968)
Riumbursable Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Operating Expenses		($80,956)	($82,321)	($83,685)	($85,050)	($86,415)	($87,780)	($89,144)	($90,509)	($91,874)	($93,239)	($94,603)	($95,968)
Lease-Up Expenses													
T.I. Allowance @ $0 per S.F.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Leasing Commissions	5%	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Total Lease-Up Expenses		($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Net Operating Income		($67,714)	($59,329)	($50,943)	($42,558)	($34,173)	($25,788)	($17,402)	($9,017)	($632)	$7,753	$16,139	$24,524
Discount Factor @	12%	0.62026	0.61412	0.60804	0.60202	0.59606	0.59016	0.58431	0.57853	0.57280	0.56713	0.56151	0.55595
Present Value of Revenue Losses		(42,000)	(36,435)	(30,976)	(25,621)	(20,369)	(15,219)	(10,168)	(5,217)	(362)	4,397	9,062	13,634
Present Value of Net Revenue Losses			($159,273)										
Multiplied by Profit Margin (5%)		x	1.05										
Total Revenue Loss Including Profit (Year 5)			($167,236)										
Rounded To:			**($170,000)**										

Absorption Period (Monthly, Year 6)		61	62	63	64	65	66	67	68	69	70	71	72
		Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19
Gross Leasable Area													
Excess Vacancy (Square Feet)		82,209	79,709	77,209	74,709	72,209	69,709	67,209	64,709	62,209	59,709	57,209	54,709
Monthly Absorption (Square Feet)		(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Ending Month Excess Vacancy		79,709	77,209	74,709	72,209	69,709	67,209	64,709	62,209	59,709	57,209	54,709	52,209
Estimated Rental Rate (sq/month)		$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95
Revenue Loss		$155,433	$150,558	$145,683	$140,808	$135,933	$131,058	$126,183	$121,308	$116,433	$111,558	$106,683	$101,808
Total Revenue Loss		($155,433)	($150,558)	($145,683)	($140,808)	($135,933)	($131,058)	($126,183)	($121,308)	($116,433)	($111,558)	($106,683)	($101,808)
Income													
Income on Occupied Space		$297,375	$302,250	$307,125	$312,000	$316,875	$321,750	$326,625	$331,500	$336,375	$341,250	$346,125	$351,000
Total Income on Occupied Space		$297,375	$302,250	$307,125	$312,000	$316,875	$321,750	$326,625	$331,500	$336,375	$341,250	$346,125	$351,000
Operating Expenses													
Base Operating Expenses		($97,333)	($98,697)	($100,062)	($101,427)	($102,792)	($104,156)	($105,521)	($106,886)	($108,250)	($109,615)	($110,980)	($112,345)
Riumbursable Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Operating Expenses		($97,333)	($98,697)	($100,062)	($101,427)	($102,792)	($104,156)	($105,521)	($106,886)	($108,250)	($109,615)	($110,980)	($112,345)
Lease-Up Expenses													
T.I. Allowance @ $0 per S.F.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Leasing Commissions	5%	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Total Lease-Up Expenses		($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Net Operating Income		$32,909	$41,295	$49,680	$58,065	$66,450	$74,836	$83,221	$91,606	$99,992	$108,377	$116,762	$125,147
Discount Factor @	12%	0.55045	0.54500	0.53960	0.53426	0.52897	0.52373	0.51855	0.51341	0.50833	0.50330	0.49831	0.49338
Present Value of Revenue Losses		18,115	22,506	26,807	31,022	35,150	39,194	43,154	47,032	50,829	54,546	58,184	61,745
Present Value of Net Revenue Losses			$488,284										
Multiplied by Profit Margin (5%)		x	1.05										
Total Revenue Loss Including Profit (Year 5)			$512,699										
Rounded To:			**$510,000**										

Absorption Period (Monthly, Year 7)		73	74	75	76	77	78	79	80	81	82	83	84
		Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20
Gross Leasable Area													
Excess Vacancy (Square Feet)		52,209	49,709	47,209	44,709	42,209	39,709	37,209	34,709	32,209	29,709	27,209	24,709
Monthly Absorption (Square Feet)		(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)
Ending Month Excess Vacancy		49,709	47,209	44,709	42,209	39,709	37,209	34,709	32,209	29,709	27,209	24,709	22,209
Estimated Rental Rate (sq/month)		$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95
Revenue Loss		$96,933	$92,058	$87,183	$82,308	$77,433	$72,558	$67,683	$62,808	$57,933	$53,058	$48,183	$43,308
Total Revenue Loss		($96,933)	($92,058)	($87,183)	($82,308)	($77,433)	($72,558)	($67,683)	($62,808)	($57,933)	($53,058)	($48,183)	($43,308)
Income													
Income on Occupied Space		$355,875	$360,750	$365,625	$370,500	$375,375	$380,250	$385,125	$390,000	$394,875	$399,750	$404,625	$409,500
Total Income on Occupied Space		$355,875	$360,750	$365,625	$370,500	$375,375	$380,250	$385,125	$390,000	$394,875	$399,750	$404,625	$409,500
Operating Expenses													
Base Operating Expenses		($113,709)	($115,074)	($116,439)	($117,804)	($119,168)	($120,533)	($121,898)	($123,262)	($124,627)	($125,992)	($127,357)	($128,721)
Riumbursable Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Operating Expenses		($113,709)	($115,074)	($116,439)	($117,804)	($119,168)	($120,533)	($121,898)	($123,262)	($124,627)	($125,992)	($127,357)	($128,721)
Lease-Up Expenses													
T.I. Allowance @ $0 per S.F.		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Leasing Commissions	5%	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Total Lease-Up Expenses		($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)
Net Operating Income		$133,533	$141,918	$150,303	$158,688	$167,074	$175,459	$183,844	$192,230	$200,615	$209,000	$217,385	$225,771
Discount Factor @	12%	0.48850	0.48366	0.47887	0.47413	0.46944	0.46479	0.46019	0.45563	0.45112	0.44665	0.44223	0.43785
Present Value of Revenue Losses		65,230	68,640	71,976	75,239	78,430	81,551	84,602	87,585	90,501	93,350	96,134	98,854
Present Value of Net Revenue Losses			$992,093										
Multiplied by Profit Margin (5%)		x	1.05										
Total Revenue Loss Including Profit (Year 5)			$1,041,698										
Rounded To:			**$1,040,000**										

Absorption Period (Monthly, Year 8)		85	86	87	88	89	90	91	92	93
		Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21
Gross Leasable Area										
Excess Vacancy (Square Feet)		22,209	19,709	17,209	14,709	12,209	9,709	7,209	4,709	2,209
Monthly Absorption (Square Feet)		(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,500)	(2,209)
Ending Month Excess Vacancy		19,709	17,209	14,709	12,209	9,709	7,209	4,709	2,209	-
Estimated Rental Rate (sq/month)		$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95	$1.95
Revenue Loss		$38,433	$33,558	$28,683	$23,808	$18,933	$14,058	$9,183	$4,308	$0
Total Revenue Loss		($38,433)	($33,558)	($28,683)	($23,808)	($18,933)	($14,058)	($9,183)	($4,308)	$0
Income										
Income on Occupied Space		$414,375	$419,250	$424,125	$429,000	$433,875	$438,750	$443,625	$448,500	$452,808
Total Income on Occupied Space		$414,375	$419,250	$424,125	$429,000	$433,875	$438,750	$443,625	$448,500	$452,808
Operating Expenses										
Base Operating Expenses		($130,086)	($131,451)	($132,816)	($134,180)	($135,545)	($136,910)	($138,274)	($139,639)	($140,845)
Riumbursable Expenses		$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Operating Expenses		($130,086)	($131,451)	($132,816)	($134,180)	($135,545)	($136,910)	($138,274)	($139,639)	($140,845)
Lease-Up Expenses										
T.I. Allowance @ $0 per S.F.		$0	$0	$0	$0	$0	$0	$0	$0	$0
Leasing Commissions	5%	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($10,338)
Total Lease-Up Expenses		($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($11,700)	($10,338)
Net Operating Income		$234,156	$242,541	$250,926	$259,312	$267,697	$276,082	$284,468	$292,853	$301,625
Discount Factor @	12%	0.43352	0.42922	0.42497	0.42077	0.41660	0.41248	0.40839	0.40435	0.40034
Present Value of Revenue Losses		101,510	104,104	106,637	109,110	111,523	113,877	116,174	118,414	120,754
Present Value of Net Revenue Losses			$1,002,103							
Multiplied by Profit Margin (5%)		x	1.05							
Total Revenue Loss Including Profit (Year 5)			$1,052,208							
Rounded To:			**$1,050,000**							

As indicated in the previous section, no modification of the existing improvements is necessary and is not feasible. The existing improvements do not represent the highest and best use, but portions can be used until redevelopment of the site (existing parking garage, interior storage, etc.) occurs. In summary, the maximally productive use is to raze the existing improvements and redevelop with a tourist oriented hotel/casino use in the future. Given the current atmosphere of downtown and the recent resurgence, with a reported $500,000,000 in real estate investment being made, it not unlikely for the site to be acquired and redeveloped sooner than market conditions and comparables suggest.

Conclusion to Highest and Best Use As Improved

In conclusion, the highest and best use of the subject site, as improved, is to raze the existing improvements to make way for future development. Until then, however, portions of the current improvements can be utilized to offset holding costs (parking, storage, etc.). No modification of the existing improvements is feasible and the current improvements do not represent the highest and best use. As previously noted, similar buildings and sites similar to the subject have been investor purchases and that is the likely market participant.

VALUATION METHODOLOGY

METHOD OF VALUATION

Three traditional methods, the cost approach, the income capitalization approach, and the sales comparison approach, are considered when analyzing and processing market data into a value indication. In practice, one or more approaches may not be appropriate to the property being appraised due to unavailability of data, unreliability of data, or specific limitations provided by the client. All three approaches to value were considered in the valuation of the subject property, but only the sales comparison approach (land valuation) has been fully developed and presented within this report. These are discussed below.

SALES COMPARISON APPROACH:

This approach analyzes sales, listings, and offerings of comparable properties to that of the subject. Several characteristics are considered when analyzing the comparables for selection, which the comparables are then quantified by a measurable unit of comparison. The price per square foot method involves adjusting the price per square foot of the comparable land sales for differences between them and the subject. The concluding indicated unit value (price per acre) is then applied to the subject site area or established unit of comparison for land, to provide an indicated market value.

The following pages will present the valuation summaries of each approach to value to arrive at an indicated, "as is" market value, as of May 10, 2013 in fee simple ownership.

LAND VALUATION

SALES COMPARISON APPROACH

The subject land represents a contributory value to the overall property as a whole. To estimate the value of the property, I have identified sales of similar vacant land parcels in the vicinity of the subject that have recently sold.

Specifically, I have relied on closed transactions, pending sales, listings, as well as reviewed other recent transactions and historical data, some of which have been discussed in the commentary. The timeframe between the date of sales and the date of value of this report is considered to be short for the property type analyzed, and although some of the sales are somewhat dated, adjustments have been made for change in market conditions. Many of the sales are recent in regards to the date of value of the “as is” market value occurring since the economic downturn of the late 2000’s in a time frame of re-stabilization and recovery, which is commensurate to the current economic climate. The sales used in the valuation are considered to be the most comparable to the subject as of the date of valuation.

Given the scope of this assignment and referencing O’Neill & Company File Number’s 2012-003 and 2012-016, portions of this section and narrative have been presented in a minimal, client approved, format. Please reference the abovementioned files for further details of this section. From the prior appraisals in March and September 2013, many of the land sales are still relevant. Updated information will be discussed as available; however, many of the comparables remain the most relevant.

The adjustment process includes qualitative and quantitative adjustments for various influences including real property rights conveyed, financing terms, conditions of sale, time/market conditions, locational aspects, physical characteristics, economic characteristics, use/zoning, and non-realty components. The following is a brief summary of the utilized land sales within the analysis.

LAND SALES

Identification	**Subject**	**Sale 1**	**Sale 2**	**Sale 3**	**Sale 4**
Location	200 S 3rd Street	2896 S Las Vegas Blvd	Bridger/ Main/1st	Las Vegas/ Harmon	Stewart/ Casino Center
Date of Sale	N/A	Aug-07	Jan-10	Apr-10	Jan-11
Sale Price ($)	N/A	$15,060,000	$2,250,000	$25,000,000	$6,000,000
Land Area (Net Sq. Ft.)	120,000	50,362	51,625	93,654	35,000
Land Area (Net Acres)	2.75	1.16	1.19	2.15	0.80
PRICE PER SQ. FT.	N/A	**$299.03**	**$43.58**	**$266.94**	**$171.43**
PRICE PER ACRE	N/A	**$13,025,964**	**$1,898,499**	**$11,627,907**	**$7,467,429**

Identification	**Subject**	**Sale 5**	**Sale 6**	**Sale 7**	**Sale 8**
Location	200 S 3rd Street	501 S Las Vegas Blvd	199 W Ogden	4223 Las Vegas Blvd	511 S Grand Central Pkwy
Date of Sale	N/A	Sep-11	Feb-12	Mar-12	May-12
Sale Price ($)	N/A	$2,870,000	$33,170,000	$2,650,000	$16,025,000
Land Area (Net Sq. Ft.)	120,000	42,000	284,882	27,878	195,149
Land Area (Net Acres)	2.75	0.96	6.54	0.64	4.48
PRICE PER SQ. FT.	N/A	**$68.33**	**$116.43**	**$95.06**	**$82.12**
PRICE PER ACRE	N/A	**$2,976,600**	**$5,071,865**	**$4,140,684**	**$3,577,009**

Identification	**Subject**	**Sale 9**	**Sale 10**	**Sale 11**	**Sale 12**
Location	200 S 3rd Street	924 & 1001 S 1st St	412 E Clark Ave	200 S Las Vegas	704 S Las Vegas
Date of Sale	N/A	Dec-12	Mar-13	Mar-13	Apr-13
Sale Price ($)	N/A	$2,850,000	$840,000	$2,400,000	$700,000
Land Area (Net Sq. Ft.)	120,000	77,972	7,000	28,000	14,000
Land Area (Net Acres)	2.75	1.79	0.16	0.64	0.32
PRICE PER SQ. FT.	N/A	**$36.55**	**$120.00**	**$85.71**	**$50.00**
PRICE PER ACRE	N/A	**$1,592,179**	**$5,227,200**	**$3,733,714**	**$2,178,000**

The following pages will provide a location map of the comparables, details of the transactions, characteristics of the comparables, and a discussion of the similarities and necessary qualitative and quantitative adjustments of each comparable. Finally, the end of this section will present a summarizing adjustment grid of the discussed necessary adjustments for each of the comparables, which will be followed by reconciliation and final unit value conclusion.

SUMMARY OF COMPARABLE LAND SALES

1. **Location**: 2896 S Las Vegas Blvd.
   APN: 162-09-710-001
   Zoning: H-1/CT, Clark County
   Grantor: WH Investments Co.
   Grantee: McDonald's USA, LLC
   Doc. No.: 07081404001
   Sale Date: 08/14/2007
   Sale Price: $15,060,000
   Area (Net): 1.16 Acres
   Area (Net): 50,362 SF
   $/Acre: $13,025,964
   Verification: Verified with Buyer's Representative, Richard Truesdell and Clark County Public Records.
   Comments: This property represents a multi-parcel transfer, and Based on my conversation with Mr. Truesdell two sites transferred for amounts at roughly $15,000,000 for each site. Specifically, the 1.16 acre site (APN 162-09-710-001) discussed above reportedly sold for $11,860,000 (Doc. No.: 20070814:04001) plus additional consideration of $3,200,000 for a total of $15,060,000. The 1.07 acre site (ANP 162-09-702-001) sold for a reported $15,060,000 (Doc. No.:20070814:04001). Although the oldest comparables used, it represents a site that is similarly sized and zoned with similar highest and best use potential. It should be noted that subsequently after the sale, a McDonald's was constructed on the site. Mr. Truesdell stated that the site sold at market terms based on full development potential.

2. **Location**: The NEC of Bridger Ave & Main St and the SWC of Bridger Ave and 1st St.
   APN: 139-34-210-001, 139-34-210-029 and 030
   Zoning: C-2, Las Vegas
   Grantor: T-N R, LLC, LLC
   Grantee: Summit One Network Inc.
   Doc. No.: 10011503288
   Sale Date: 01/15/2010
   Sale Price: $2,250,000
   Area (Net): 1.19 Acres
   Area (Net): 51,625 SF
   $/Acre: $1,898,499
   Verification: Verified with Costar and Clark County Public Records.
   Comments: This property represents the acquisition of two adjacent sites, one located within the downtown office core and the other in the downtown casino core. One site is vacant while the other is improved with an old hotel building that is inoperable. It was noted that involved parties were not at liberty to discuss details and they were unsuccessfully contacted for further confirmation.IT was reported to be an all cash deal with no financing terms reported. The site was formerly owned by the Gaughan family and the southern 28,000 square feet sold in 2004 for $1,000,000 or $1.6MM per acre for the core office location. The northern site in the casino core was acquired in 2004 as part of a larger assemblage. It is anticipated that the northern site will be developed with a hotel/casino use while the southern site providing adequate parking for the development.

3.	**Location**: The NEC of Las Vegas Blvd, and Harmon Ave. **APN**: 162-21-201-004 & 005 **Zoning**: H-1/CT, Clark County **Grantor**: Clark County **Grantee**: BPS Partners, LLC	**Doc. No**.: 10040202183 **Sale Date**: 02/02/2010; recorded: 04/02/2010 **Sale Price**: $25,000,000 **Area (Net)**: 2.15 Acres **Area (Net)**: 93,654 SF **$/Acre**: $11,627,907
	Verification: Verified with Clark County Public Records, CoStar, and the *Las Vegas Sun* reporting article. **Comments**: This property represents a recent auction sale by Clark County. It was reported that only one bidder qualified for the auction and was subsequently sold. The opening bid was based on the appraised value at the time of sale and is considered representative of market terms. The date of auction was 02/02/2010; however, the transaction was not finalized until April 2, 2010. Since the acquisition, the two sites were assembled and re-parceled to APN 162-21-214-001. It was reported that it was an all-cash transaction with subsequent long term financing obtained after acquisition. The site was later developed with a Walgreens. The site is bordered by Planet Hollywood and represents the hard corner at Harmon Avenue and Las Vegas Boulevard.	
4.	**Location**: 200 N Casino Center Blvd & 208 Stewart Avenue. **APN**: 139-34-510-001 & 003 **Zoning**: C-2, Las Vegas **Grantor**: Comm Bank of Nevada **Grantee**: CIM BG Las Vegas LLC	**Doc. No**.: 11011402243 **Sale Date**: 01/14/2011 **Sale Price**: $6,000,000 **Area (Net)**: 0.80 Acres **Area (Net)**: 35,000 SF **$/Acre**: $7,467,429
	Verification: Verified with Clark County Public Records. Mr. Andrew Donner with buying entity declined to comment. **Comments**: This property represents a recent sale of the daily, weekly, monthly fee based parking garages located along Casino Center Boulevard. The property was acquired by an owning entity of the Lady Luck property that has announced redevelopment of the site with the Zappos relocation to the former City Hall. It is uncertain if the site was acquired for land value only ($7,500,000 per acre) and the parking garage offsets holding costs, or of the intended use is to redevelop the site. Mr. Donner with Resort Gaming Group was queried several times, but declined to comment. The parking garage was historically known as the Horseshoe (Binion's) garage.	

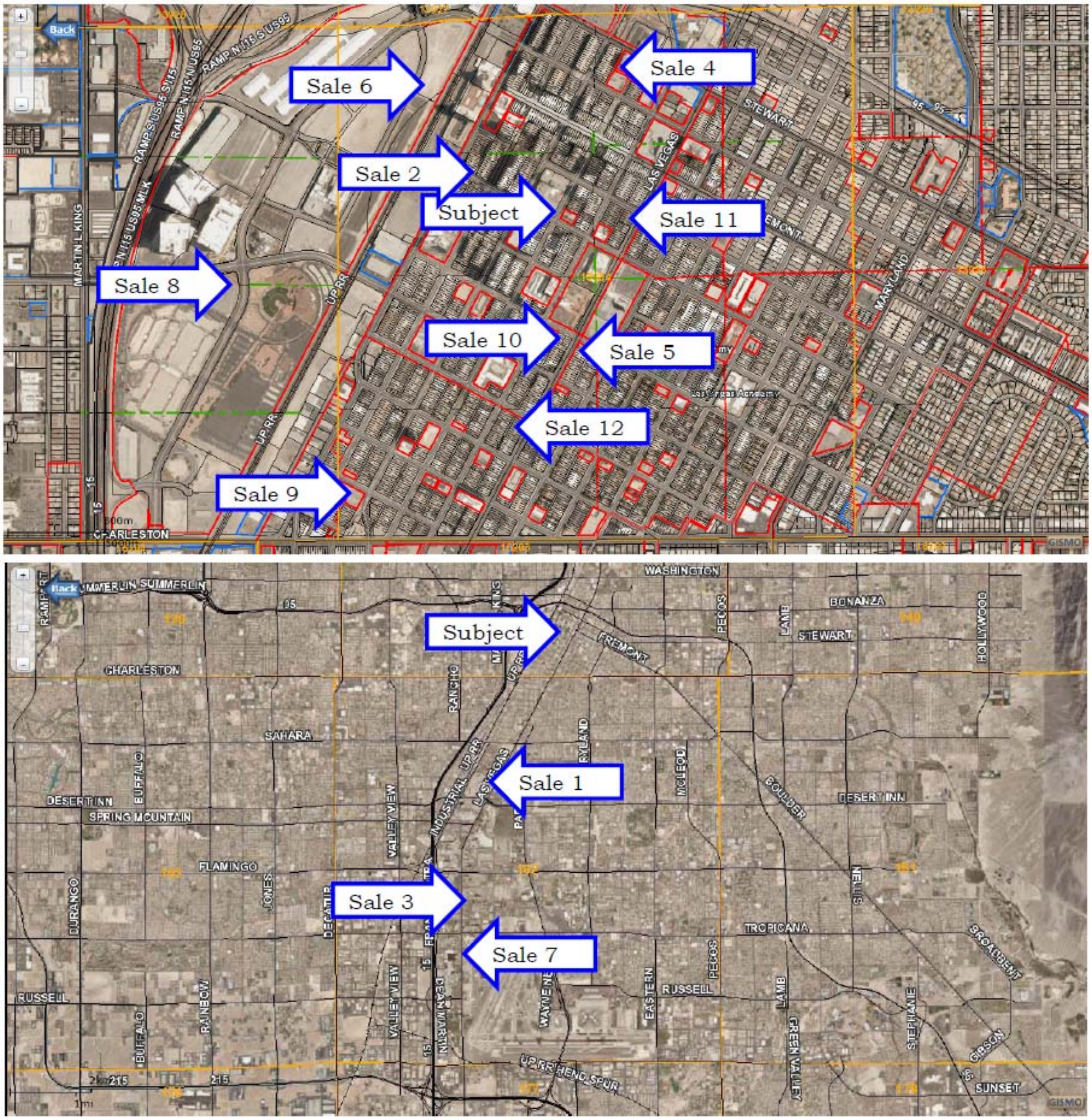
5.	**Location**: 501 S Las Vegas Blvd. **APN**: 139-34-310-061, 062, & 076 and 139-34-710-001 & 063. **Zoning**: C-1/C-2, Las Vegas **Grantor**: City of Las Vegas **Grantee**: Las Vegas Ice, LLC	**Doc. No.**: 11092605479 **Sale Date**: 09/26/2011 **Sale Price**: $2,870,000 **Area (Net)**: 0.96 Acres **Area (Net)**: 42,000 SF **$/Acre**: $2,976,600
	Verification: Verified with City Documents, Clark County Public Records, and CoStar. **Comments**: This property represents a recent sale of approximately 1 acre of City of Las Vegas redevelopment land, which will be developed with 129,000 square feet, 10-story, Class A office building, to be known as the Federal Justice Tower. The site will house the executive and administrative offices of the Department of Homeland Security, U.S. Immigration, and the U.S. Attorney's Office for the District of Nevada. The project is scheduled for completion in 2013. The site is in the Downtown Office Core.	
6.	**Location**: 199 W Ogden Avenue **APN**: 139-34-110-005 & 011 **Zoning**: PD, Las Vegas **Grantor**: City of Las Vegas **Grantee**: PQ Las Vegas, LLC	**Doc. No.**: 11093003537 **Sale Date**: 09/30/2011 **Sale Price**: $33,170,000 **Area (Net)**: 6.54 Acres **Area (Net)**: 284,882 SF **$/Acre**: $5,071,865
	Verification: Verified with City of Las Vegas Documents and Buyer Representative, and Clark County Public Records. **Comments**: This property consists of a transaction that was negotiated in 2009 and did not have an exchange of capital, but rather only a land swap with no financial consideration exchanged. Mr. Eric Louttit, Vice President with Forest City Enterprises (acquiring entity), explained that the transaction occurred at market terms and based upon an agreed upon appraised value of each site, which the subject was recorded at based on the real property transfer tax sale value of $33,170,000 or $5,071,865 per acre. The land swap occurred with the City of Las Vegas, with the alternate site now home of the new City Hall which opened in March 2012. Nonetheless, Mr. Louttit stated that regardless of the land swap details, the acquired site value was set at agreed upon market terms and was reflective of a market transaction.	

7.	**Location**: 4223 S Las Vegas Blvd. **APN**: 162-28-401-003 **Zoning**: H-1/CT, Clark County **Grantor**: Mary Bartsas 9, LLC **Grantee**: Buccaneers Inv., LLC	**Doc. No.**: 12032202008 **Sale Date**: 03/22/2012 **Sale Price**: $2,650,000 **Area (Net)**: 0.64 Acres **Area (Net)**: 27,878 SF **$/Acre**: $4,140,684
	Verification: Verified with CoStar and Clark County Public Records. **Comments**: This property represents a recent sale of 0.64 net acres, consisting of one parcel, and it is located at the edge of hotel/casino site along S Las Vegas Boulevard. All utilities and offsites have been installed. The site is Adjacent to Mandalay Bay and is directly across from the Four Seasons Hotel and Resort. The site is situated between roughly 20 acres of assembled parcels planned for major development.	
8.	**Location**: 511 S Grand Central Pkwy. **APN**: 139-33-710-004 **Zoning**: PD, Las Vegas **Grantor**: FDG-Grand Central, LLC **Grantee**: Simon/Chelsea Las Vegas Development, LLC	**Doc. No.**: 12052301682 **Sale Date**: 05/23/2012 **Sale Price**: $16,025,000 **Area (Net)**: 4.48 Acres **Area (Net)**: 195,149 SF **$/Acre**: $3,577,009
	Verification: Verified with CoStar and Clark County Public Records. Messages left with parties of the transaction, but unable to confirm specific details. **Comments**: This property consists of a parcel that is an outparcel of the Las Vegas Premium Outlets. The site is partially developed with parking that is reported to be part of reciprocal access and parking of the Las Vegas Premium Outlets. It was noted the site is proposed for a 75,000 square foot mixed use upscale retail development called "Fashion Alley". The site has corner influence and all offsites are installed and utilities available to the site.	

9.	**Location**: 924 & 1001 S 1st St. **APN**: 139-34-401-010, 011, 139-34-410-043 & 045 **Zoning**: C-2 & C-M, Las Vegas **Grantor**: Lapour Management **Grantee**: 1001 First Street, LLC	**Doc. No.**: 2012121801967 **Sale Date**: 12/18/2012 **Sale Price**: $2,850,000 **Area (Net)**: 1.79 Acres **Area (Net)**: 77,972 SF **$/Acre**: $1,592,179
	Verification: Verified with CoStar and Clark County Public Records. **Comments**: This property represents a recent sale of a commercially zoned site with Industrial underlayment. The buying entity is a related party to Mr. Andrew Donner, whom has been essential in the downtown resurgence. Mr. Donner's Resort Gaming Group was linked to the recent acquisition. Details of the transaction were unknown; however, the existing buildings were disclosed to suffer from significant deferred maintenance and vacancy. Further, the site is not fully assembled as portions are adjacent and across non-vacatable thoroughfares. The site is located within the Las Vegas Art District and the potential for development appears to be limited to office, gallery, or potential mixed use at some time in the future.	
10	**Location**: 412 E Clark Avenue **APN**: 139-34-311-153 **Zoning**: C-2, Las Vegas **Grantor**: Leo Tafolla **Grantee**: LV Land Company LLC	**Doc. No.**: 2013030603748 **Sale Date**: 03/06/2013 **Sale Price**: $840,000 **Area (Net)**: 0.16 Acres **Area (Net)**: 7,000 SF **$/Acre**: $5,227,200
	Verification: Verified with CoStar and Clark County Public Records. No buyer's or seller's broker was reported. Message left for reported seller contact at (702) 870-7410. **Comments**: This property represents a recent sale of 0.16 net acres, consisting of one interior parcel that has frontage along Clark Avenue. The property is adjacent to new development of the Federal Just Tower, the US District Court, and the Historic 5th Street School. The site is currently bordered by parking and vacant land to the east and south. The intent of the property is unknown; however, CoStar reported that it was acquired to hold for future development.	

11	**Location**: 200 S Las Vegas Blvd & 201 S 4th Street. **APN**: 139-34-610-023 & 031 **Zoning**: C-2, Las Vegas **Grantor**: Nevada State Bank **Grantee**: Proview Series 17 LLC **Verification**: Verified with CoStar, Clark County Public Records. **Comments**: This property represents another acquisition by a related entity of Tony Hsieh and Resort Gaming Group, who are leading the downtown redevelopment. The site is one of many recent acquisitions throughout the downtown market involving Mr. Hsieh or Mr. Donner. The site currently exists as parking.	**Doc. No.**:2013032900167 **Sale Date**: 3/29/13 **List Price**: $2,400,000 **Area (Net)**: 0.64 Acres **Area (Net)**: 28,000 SF **$/Acre**: $3,733,714
12	**Location**: 704 s Las Vegas Blvd. **APN**: 139-34-410-154 **Zoning**: C-2, Las Vegas **Grantor**: Vegas Valley Corp. **Grantee**: Proview Series 22 LLC **Verification**: Verified with CoStar, Clark County Public Records. **Comments**: This property represents another acquisition by a related entity of Tony Hsieh and Resort Gaming Group, who are leading the downtown redevelopment. The site is one of many recent acquisitions throughout the downtown market involving Mr. Hsieh or Mr. Donner. The site currently exists as parking.	**Doc. No.**: 2013040900196 **Sale Date**: 04/09/2013 **List Price**: $700,000 **Area (Net)**: 0.32 Acres **Area (Net)**: 14,000 SF **$/Acre**: $2,178,000

COMPARABLE LAND SALES MAP



ANALYSIS & ADJUSTMENT OF SALES

The adjustment process includes qualitative and quantitative adjustments for various influences including real property rights conveyed, financing terms, conditions of sale, time/market conditions, locational aspects, physical characteristics, economic characteristics, use/zoning, and non-realty components.

The subject represents a parcel of land that is 2.755 net acres, which represents a full city block in the Downtown submarket. The site has zoning of C-V (Civic District), but more relevant, is located within the City of Las Vegas Downtown Casino Corridor. A zoning change is anticipated based on the underlying land use, neighboring development, and highest and best use conclusions.

Real Property Rights Conveyed

The land is being analyzed based upon fee simple ownership to arrive at the indicated market value, if vacant and available to be developed to its highest and best use. All of the comparables were sold in fee simple ownership and no adjustments were required for the position held; however, for Sale 4 less weight is qualitatively being afforded due to the lack of details and property right terms surrounding the acquisition and existing use of the daily, weekly, monthly parking garage. As such, the actual terms and property rights conveyed are unknown for Sale 4, but it has been included in the analysis, but with less weight being afforded to it in the final reconciliation. No other adjustments were necessary.

Financing Terms

For this analysis, the subject has been valued based upon cash equivalent terms. All of the comparables sold with all cash financing or cash equivalent financing and no atypical terms were noted. No other adjustments for financing were required to any of the included sales. It should be noted that although Sale 6 did not actually have any cash changing hands because it reflects a land swap transaction, the terms are considered to be representative of market based on discussion with involved parties. Further, the reported sales price was recorded and real property transfer tax was based on a 100% transfer. After considering all details, the comparable has been considered reliable, and no adjustments were required for the terms.

Conditions of Sale

According to the information disclosed, all of the improved sales were arm’s-length transactions and considered to be typical market acquisitions. Based on my analysis in regards to current activity in the area, no indication of distress or related party influence was noted. REO and short sale properties are noted within the market and many of the comparables considered during the research, but this represents the majority of transpiring sales in general. As such, they are not considered distressed and the existence of them within the market is prevalent. As such, no adjustments were warranted for conditions of sale to any of the closed transactions.

Time/Market Conditions

Adjustments for time of sale are considered if there is reason to believe that the prices of real estate are increasing or decreasing over a particular time period. Sale 2 through 9 occurred approximately within the past few years. Although some upward trends were noted towards the end of 2010 for vacant land, the plateau peaked and then declined through the 4th quarter of 2011 back to the realized lows, around 1st Quarter 2010. As such, based on the sale dates, Sale 2 through 12 did not require any adjustments for time/market conditions. On the other hand, Sale 1 occurred near the highest point of land prices valley wide. Sale 1 occurred in 2007 and has been considered in the analysis due to the limited amount of data available for analysis and the generally consistent characteristics of the site. Based on analysis of similar land sales and comparing the sales used within this report, in 2010 it appeared prices had stabilized and there was an uptick in activity, but over the past 12 months a continued decline year over year has been noticed. My analysis indicated roughly a 12% annual decline, which has been used in my analysis of the closed comparables from the date of sale to approximately the 1st Quarter 2010. As such, only Sale 1 required an adjustment, as shown on the adjustment grid.

Location

The subject is located in the Downtown Las Vegas submarket. Sale 2, 4, 5, 6, 7, 8, 9, 10, 11, and 12 are generally consistent overall, and after analysis these comparables required no adjustments. Sale 1 and 3 are superiorly located in the Las Vegas Strip corridor, in the central to northern sections. Based on comparing these sales to the other comparables used in this report, as well as referencing historical data, a 50% downward adjustment was warranted for the superior locations.

Size

The subject parcel is 2.755 net acres. The comparables range from 0.16 to 6.54 net acres. Due to the similar size and uses of the parcels and potential for assemblage and development, no adjustments were appropriate for the range provided.

Shape

All of the comparables had similar development potential to that of the subject with no hindering attributes, and no adjustments were necessary for the shape of any of the comparables.

Utilities/Offsites

The subject property currently has all offsites installed and utilities available. All of the land sales were considered similar in regards to utility availability and offsites. Further, minimal emphasis being realized for parcels that have offsites installed, especially when the financial component is nominal to the overall development. In the current market, these items become more of a marketing feature, rather than a quantifiable value-added feature, of a particular property. Nonetheless, all of the comparables were considered generally similar and no adjustments were required.

Topography/Drainage

The subject parcel is generally level and at grade with bordering arterials and similar to other parcels in the area. All of the comparables used were generally level with the surrounding streets and no hindering topographical or draining issues were noted. Many of the parcels had prior development with no issues noted or discovered during research. As such, no known topographical or drainage issues exist for any of the comparables, and no adjustments were required to any of the land sales.

Economic Characteristics

The subject land valuation has been analyzed based upon fee simple ownership rights and all of the other sales were similarly sold. All of the included vacant land sales were deemed to have similar qualities to the subject regarding economic characteristics, with the exception of Sale 4. As a result, no adjustment for economic characteristics was considered appropriate to Sale 1 through 3 and 5 through 12. Sale 4, as previously discussed, has existing improvements that are considered to provide financial consideration to the acquisition. Although several other comparables used also had existing improvements, they were primarily stated to just offset any holding costs until development occurred. However, in the case of Sale 4, the development operates as a daily, weekly, monthly parking garage for the downtown market. As previously detailed, the characteristics and pertinent details could not be confirmed. As such, less weight has been afforded to Sale 4 in the final analysis, and the characteristic has been considered qualitatively as a superior characteristic requiring a downward qualitative adjustment. No other adjustments were required to any of the other included sales.

Use/Zoning

The subject site has zoning of C-V (Civic District), but more relevantly is located within the City of Las Vegas Downtown Casino Core. Sale 1, 3, 4, 6, 7, and 11 have an overall highest and best use similar to the subject, of H-1, with a Commercial Tourist underlying use allowing for hotel/casino development. Sale 2 is partially located in the casino corridor and partially located in the downtown office corridor. The sale consists of two adjacent sites. The casino site is improved and will require the existing vacant improvements to be razed. The office site is currently vacant and used for parking. An estimate of 75% upward adjustment has been calculated from the downtown office core to the casino core. As such, minimally, an adjustment has been applied to the office core portion, which calculated to an upward adjustment of $34.90 per square foot. Similarly, Sale 5 is located in the office core and has been adjusted upward by the same 75% extracted adjustment. Sale 5 has been adjusted upward by $51.25 per square foot. Finally, Sale 8 was an outparcel of the Las Vegas Premium Outlets and does not benefit from the casino/hotel potential. The site is planned for upscale retail development, but the zoning and use are considered inferior and more similar to the office corridor. In fact, the initial planned development of the site included office development, but given the softening market and the success of the Las Vegas Premium Outlets, the planned development was changed to 75,000 square feet of additional retail space. In summary, this comparables has also been adjusted upward by the same factor for a net adjustment of $61.59 per square foot. Similarly, Sale 9, 10, and 12 are all located in the office core with inferior potential use/zoning. These comparables have also been adjusted upward for the inferior characteristics. Some other nominal zoning differences were noted, but no other adjustments were required.

Non-Realty Components

There were no adjustments necessary for any attributed value related to items that would be considered non-realty components. Therefore, no adjustment for non-realty components was required to any of the included land sales.

LAND VALUATION SUMMARY

The previous analysis and adjustments of the comparable sales have been used to prepare an adjustment grid. The adjustments are summarized on the following grid:

LAND SALES ADJUSTMENT GRID

LAND SALES ADJUSTMENT GRID

Identification	**Subject**	**Sale 1**		**Sale 2**		**Sale 3**		**Sale 4**	
Location	200 S	2896 S		Bridger/		Las Vegas/		Stewart/	
	3rd Street	Las Vegas Blvd		Main/1st		Harmon		Casino Center	
Date of Sale		Aug-07		Jan-10		Apr-10		Jan-11	
Sale Price ($)	N/A	$15,060,000		$2,250,000		$25,000,000		$6,000,000	
Land Area (Net Sq. Ft.)	120,000	50,362		51,625		93,654		35,000	
Land Area (Net Acres)	2.75	1.16		1.19		2.15		0.80	
PRICE PER ACRE	N/A		**$13,025,964**		**$1,898,499**		**$11,627,907**		**$7,467,429**
PRICE PER SQ. FT.	N/A		**$299.03**		**$43.58**		**$266.94**		**$171.43**
Real Property Rights Conveyed	Fee Simple	Fee Simple	$0.00	Fee Simple	$0.00	Fee Simple	$0.00	Fee Simple	$0.00
SUBTOTAL			$299.03		$43.58		$266.94		$171.43
Financing Terms	All Cash To Seller	All Cash To Seller	$0.00	All Cash To Seller	$0.00	All Cash To Seller	$0.00	All Cash To Seller	$0.00
SUBTOTAL			$299.03		$43.58		$266.94		$171.43
Condition of Sale	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Typical	$0.00
SUBTOTAL			$299.03		$43.58		$266.94		$171.43
Time/Market Conditions (Sale Date)	Current	Aug-07	($86.72)	Aug-07	$0.00	Jan-10	$0.00	Jan-11	$0.00
SUBTOTAL			$212.31		$43.58		$266.94		$171.43
Location	Downtown	North Strip	($106.16)	Downtown	$0.00	Central Strip	($133.47)	Downtown	$0.00
Physical Characteristics									
Size (Net Sq. Ft.)	120,000	50,362	$0.00	51,625	$0.00	93,654	$0.00	35,000	$0.00
Shape	Rectangular	Rectangular	$0.00	Rectangular	$0.00	Rectangular	$0.00	Rectangular	$0.00
Utilities/Offsites	All Available/Installed	All Available/Installed	$0.00	All Available/Installed	$0.00	All Available/Installed	$0.00	All Available/Installed	$0.00
Topography	Level	Level	$0.00	Level	$0.00	Level	$0.00	Level	$0.00
Economic Characteristics	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Superior	-
Zoning/Use of the Property	C-V/Gaming	H-1/CT	$0.00	C-2 (1/2 Gaming)	$34.90	H-1/CT	$0.00	C-2/Gaming	$0.00
Non-Realty Components	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Typical	$0.00
NET ADJUSTMENTS			($106.16)		$34.90		($133.47)		$0.00
ADJUSTED PRICE/SQ. FT.			**$106.16**		**$78.48**		**$133.47**		**$171.43**
ADJUSTED PRICE/ACRE			**$4,624,112**		**$3,418,629**		**$5,813,953**		**$7,467,429**

Identification	**Subject**	**Sale 5**		**Sale 6**		**Sale 7**		**Sale 8**	
Location	200 S	501 S		199 W		4223		511 S	
	3rd Street	Las Vegas Blvd		Ogden		Las Vegas Blvd		Grand Central Pkwy	
Date of Sale	Jan-00	Sep-11		Feb-12		Mar-12		May-12	
Sale Price ($)	N/A	$2,870,000		$33,170,000		$2,650,000		$16,025,000	
Land Area (Net Sq. Ft.)	120,000	42,000		284,882		27,878		195,149	
Land Area (Net Acres)	2.75	0.96		6.54		0.64		4.48	
PRICE PER ACRE	N/A		**$2,976,600**		**$5,071,865**		**$4,140,684**		**$3,577,005**
PRICE PER SQ. FT.	N/A		**$68.33**		**$116.43**		**$95.06**		**$82.12**
Real Property Rights Conveyed	Fee Simple	Fee Simple	$0.00	Fee Simple	$0.00	Fee Simple	$0.00	Fee Simple	$0.00
SUBTOTAL			$68.33		$116.43		$95.06		$82.12
Financing Terms	All Cash To Seller	All Cash To Seller	$0.00	All Cash To Seller	$0.00	All Cash To Seller	$0.00	All Cash To Seller	$0.00
SUBTOTAL			$68.33		$116.43		$95.06		$82.12
Condition of Sale	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Typical	$0.00
SUBTOTAL			$68.33		$116.43		$95.06		$82.12
Time/Market Conditions (Sale Date)	Current	Sep-11	$0.00	Feb-12	$0.00	Mar-12	$0.00	May-12	$0.00
SUBTOTAL			$68.33		$116.43		$95.06		$82.12
Location	Downtown	Downtown	$0.00	Downtown	$0.00	Far South Strip	+	Downtown	$0.00
Physical Characteristics									
Size (Net Sq. Ft.)	120,000	42,000	$0.00	284,882	$0.00	27,878	$0.00	195,149	$0.00
Shape	Rectangular	Rectangular	$0.00	Rectangular	$0.00	Rectangular	$0.00	Rectangular	$0.00
Utilities/Offsites	All Available/Installed	All Available/Installed	$0.00	All Available/Installed	$0.00	All Available/Installed	$0.00	All Available/Installed	$0.00
Topography	Level	Level	$0.00	Level	$0.00	Level	$0.00	Level	$0.00
Economic Characteristics	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Typical	$0.00
Zoning/Use of the Property	C-V/Gaming	C-2/Office	$51.25	PD/Gaming	$0.00	H-1/CT	$0.00	PD/Commercial	$61.59
Non-Realty Components	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Typical	$0.00
NET ADJUSTMENTS			$51.25		$0.00		$0.00		$61.59
ADJUSTED PRICE/SQ. FT.			**$119.58**		**$116.43**		**$95.06**		**$143.71**
ADJUSTED PRICE/ACRE			**$5,208,796**		**$5,071,865**		**$4,140,684**		**$6,260,008**

Identification	**Subject**	**Sale 9**		**Sale 10**		**Sale 11**		**Sale 12**	
Location	200 S	924 & 1001 S		412 E		200 S		704 S	
	3rd Street	1st Street		Clark Ave		Las Vegas Blvd		Las Vegas Blvd	
Date of Sale	Jan-00	Dec-12		Mar-13		Mar-13		Apr-13	
Sale Price ($)	N/A	$2,850,000		$840,000		$2,400,000		$700,000	
Land Area (Net Sq. Ft.)	120,000	56,223		7,000		28,000		14,000	
Land Area (Net Acres)	2.75	1.29		0.16		0.64		0.32	
PRICE PER ACRE	N/A		**$2,208,100**		**$5,227,200**		**$3,733,714**		**$2,178,000**
PRICE PER SQ. FT.	N/A		**$50.69**		**$120.00**		**$85.71**		**$50.00**
Real Property Rights Conveyed	Fee Simple	Fee Simple	$0.00	Fee Simple	$0.00	Fee Simple	$0.00	Fee Simple	$0.00
SUBTOTAL			$50.69		$120.00		$85.71		$50.00
Financing Terms	All Cash To Seller	All Cash To Seller	$0.00	All Cash To Seller	$0.00	All Cash To Seller	$0.00	All Cash To Seller	$0.00
SUBTOTAL			$50.69		$120.00		$85.71		$50.00
Condition of Sale	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Typical	$0.00
SUBTOTAL			$50.69		$120.00		$85.71		$50.00
Time/Market Conditions (Sale Date)	Current	Dec-12	$0.00	Mar-13	$0.00	Mar-13	$0.00	Apr-13	$0.00
SUBTOTAL			$50.69		$120.00		$85.71		$50.00
Location	Downtown	Downtown	$0.00	Downtown	$0.00	Downtown	$0.00	Downtown	$0.00
Physical Characteristics									
Size (Net Sq. Ft.)	120,000	56,223	$0.00	7,000	$0.00	28,000	$0.00	14,000	$0.00
Shape	Rectangular	Rectangular	$0.00	Rectangular	$0.00	Rectangular	$0.00	Rectangular	$0.00
Utilities/Offsites	All Available/Installed	All Available/Installed	$0.00	All Available/Installed	$0.00	All Available/Installed	$0.00	All Available/Installed	$0.00
Topography	Level	Level	$0.00	Level	$0.00	Level	$0.00	Level	$0.00
Economic Characteristics	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Typical	$0.00
Zoning/Use of the Property	C-V/Gaming	C-2/Office	$38.02	C-2/Office	$90.00	H-1/CT	$0.00	C-2/Office/	$37.50
Non-Realty Components	Typical	Typical	$0.00	Typical	$0.00	Typical	$0.00	Typical	$0.00
NET ADJUSTMENTS			$38.02		$90.00		$0.00		$37.50
ADJUSTED PRICE/SQ. FT.			**$88.71**		**$210.00**		**$85.71**		**$87.50**
ADJUSTED PRICE/ACRE			**$3,864,099**		**$5,071,865**		**$4,140,684**		**$3,811,500**

+ = Upward Qualitative Adjustment
- = Downward Qualitative Adjustment

RECONCILIATION

All of the comparables used in this analysis were considered appropriate. Furthermore, all of the sales had similar zoning or development potential to that of the subject or were adjusted if necessary. Considering the underlying land use locational aspects, and size of the subject, the utilized comparables were the most reliable for purposes of analysis of the subject site. The overall adjusted range of the comparables from $3,418,629 to $9,147,600 per acre is not extremely narrow; however, given the current market conditions, the qualitative adjustments, as well as the property type and underlying use, the range is not unreasonable. Excluding the high and low end of the range, a more narrow range of $3,811,500 to $7,467,429 per acre.

It should be noted that Sale 2, which had the lowest adjusted unit value at $3,418,629 per acre, included the sale of two adjacent, non-contiguous sites, in which one site was located in the downtown office core, while the other in the casino core. This comparable also had the lowest unadjusted unit value as well. Sale 10 was the highest adjusted comparable at $9,147,600 per acre; however, this site is the smallest comparable at only 7,000 square feet. Qualitatively, Sale 2 and Sale 4 and Sale 10 have been afforded less weight in the analysis.

Excluding Sale 2, Sale 4, and Sale 10 the adjusted range of the comparables is much narrower at $3,811,500 to $6,260,008 per acre. The overall most similar comparable is Sale 6, which had an adjusted unit value of $5,071,865 per acre. However, Sale 6 consists of a transaction that was negotiated in 2009 and did not have an exchange of capital, but rather only a land swap with no financial consideration exchanged. Mr. Eric Louttit, Vice President with Forest City Enterprises, explained that the transaction occurred at market terms and based upon an agreed upon appraised value of each site, which the subject was recorded at based on the real property transfer tax sale value of $33,170,000 or $5,071,865 per acre. The land swap occurred with the City of Las Vegas, with the alternate site now home of the new City Hall. Nonetheless, Mr. Louttit stated that regardless of the land swap details, the acquired site value was set at agreed upon market terms and was reflective of a market transaction.

As discussed earlier, the Las Vegas market has seen vacant land prices reduced to speculative, hold-based, investments over the past two years for all categories of vacant land; however, the subject use has been less impacted, especially given the resurgence and continued trend for support of growth in the Downtown Las Vegas submarket. New development has continued to occur and planned development is coming to fruition. Additionally, size distinctions are not being significantly noted in the market either. This suggests that given the speculative nature of land acquisitions at this time, less emphasis is being placed on size and zoning, but more so on location and expected hold time, which supports the demand and stability of the subject market and site.

However, in very recent news, it was reported that Mr. Hsieh (Zappos) and Mr. Donner (Resort Gaming) have acquired a total of $93,000,000 worth of real estate in the downtown market with a total of 28 acres ranging from acquisition from $735,000 per acre to roughly $8,000,000 per acre. The average reported price is $3,300,000 per acre; however, many of the acquisitions are inferior in use to the subject. Nonetheless, the demand for downtown Las Vegas real estate has spurred over the past couple years.

For additional support, the subject property is located just south of Fremont Street, along the Fremont Street Experience corridor, and it is influenced positively by its locational aspects. In fact Mr. Louttit with Forest City specifically recognized the superior attributes of the subject site in comparison to their recent acquisition of the Symphony Park site and disposition of the new Las Vegas City Hall site. Historical Fremont Street land sales, although smaller in size than the subject, illustrate the superior locational aspects. The following represents historical land sales proximate to Fremont Street Experience.

Property Location	25 Fremont St.	450 Fremont St.	23 Fremont St.	23 Fremont St.	24 Fremont St.	100 Fremont St.
Date of Sale	1/15/98	11/30/98	12/18/98	12/1/99	2/19/04	3/11/04
Area (Net Acres)	0.12	0.18	0.07	0.15	0.07	0.09
Zoning	C2	C2	C2	C2	C2	C2
PRICE PER SQ. FT.	**$442.31**	**$333.00**	**$338.46**	**$530.77**	**$523.08**	**$450.00**
PRICE PER ACRE	**$19,267,024**	**$14,505,480**	**$14,743,318**	**$23,120,341**	**$22,785,365**	**$19,602,000**

As shown above, the parcels located along Fremont Street have historically commanded rates at or near premium Las Vegas Boulevard sites, and much higher than the comparables used to analyze the subject site, but they are all significantly smaller and located along Fremont Street Experience. The subject is located one block south of Fremont Street, just south of the 4 Queens Hotel & Casino that fronts Fremont Street. Nonetheless, the sales have been provided for locational reference of the subject and for additional support of the final concluded unit value.

In summary, I have concluded to a unit value for the subject at $5,000,000 per acre. This amount is within the range of my comparables and is well supported. As such, the concluded price per acre is multiplied by the respective land area of the subject sites to from an opinion of the market value of the subject land if vacant in fee simple ownership, as of May 10, 2013, shown as follows:

SUMMARY TO LAND VALUE

Subject Land Size (Net)		2.755	Acres
Unit Value	x	$5,000,000	/ Acre
Opinion of Market Value		$13,775,000	
Concluded To:		**$13,775,000**	

ANALYSIS OF EXISTING IMPROVEMENTS

As mentioned earlier, the subject improvements do not contribute any value to the land. In addition, it was made aware that the subject property has asbestos issues that will require abatement. The exact costs to remediate and cure were provided to the appraiser, which was based on a report prepared for the client. The mitigation of asbestos related issues was estimated at $2,370,500. For further support, other estimates for other projects provided typical mitigation costs between $4 and $10 per gross square foot. Several floors of the main building were noted to have floor mastic, ceiling, mastic, and necessary insulation abatement. Given the size of the improvements and discussion within the reports regarding the impact areas, the client provided estimate of $2,370,500 appears reasonable, and would be the most reliable cost estimate to use. Given that the existing structures do not contribute any value to the property as a whole, the abatement issues would be included in the demolition of the existing improvements.

Typically, a range of $4 to $10 per square foot of building area has been has been experienced in the market for razing improvements. Specifically, LVI Services provided an estimate of $4.00 to $5.00 per square foot specifically for the subject, not including asbestos abatement. LVI services indicated that asbestos abatement would have to bid separately. LVI Services is the largest asbestos abatement company in Nevada, and in conjunction with demolition partnerships have been involved in several casino implosions. This estimate, although at the lower end of my range of comparables, is reliable and considered reasonable for purposes of this analysis.

It must be noted that the appraiser is not qualified to detect hazardous waste and/or toxic materials and is not qualified to estimate any associated costs of remediation or the costs associated with razing improvements. Further, I reserve the right to amend any presented opinions of value as shown throughout this report if such costs are found to be substantively different and are provided to the appraiser.

In summary, $2,370,500 must be subtracted for asbestos abatement in addition to a range of $1,260,720 to $1,575,900 consideration for the cost to raze the existing improvements, shown as follows:

Indicated Land Value	$13,775,000		$13,775,000
Less Abatement	($2,370,500)		($2,370,500)
Less Cost to Raze @ $5/Sq.Ft. to $4/Sq.Ft.	($1,575,900)	to	($1,260,720)
	$9,828,600		$10,143,780
Rounded To:	**$9,830,000**	to	**$10,140,000**

RECONCILIATION

To arrive at a contributory value of the land I took the concluded $5,000,000 per acre unit value, $13,775,000 for the entire site, and made necessary adjustments for the asbestos abatement and cost to raze the existing improvements, which provided a range of $9,830,000 to $10,140,000. Based on the adjusted unit values and considering all previously discussed data, I have concluded to a final “as is” market value of the subject site at $10,000,000.

Subject to the assumptions and limiting conditions contained in this report, as of May 10, 2013, I have concluded to an “as is” market value of the fees simple interest of the subject site, as follows:

SUMMARY TO “AS IS” MARKET VALUE

TEN MILLION DOLLARS
($10,000,000)

SUMMARY OF VALUES

SUMMARY OF VALUES

Three methodologies were considered in the valuation of the subject property, the Cost Approach, the Income Capitalization Approach, and the Sales Comparison Approach. The indicated market values of the subject property via each approach utilized in the valuation of the subject property are as follows:

Cost Approach:	N/A
Income Approach:	N/A
Sales Comparison Approach:	$10,000,000
Concluded Value:	**$10,000,000**

Based upon analysis of the market data gathered and subject to the definitions, assumptions, and limiting conditions expressed within this report, I have formed an opinion of the requested market values, as of May 10, 2013, of the subject property in fee simple ownership, as follows:

PROPERTY IDENTIFICATION	VALUE IDENTIFICATION	PROPERTY RIGHTS APPRAISED	EFFECTIVE DATE OF VALUE	MARKET VALUE
200 S 3rd Street APN: 139-34-210-047	"As Is" Market Value	Fee Simple	May 10, 2013	$10,000,000

EXPOSURE TIME AND MARKETING TIME

The opinions of market value are based upon an estimated exposure time of 12 to 24 months, based upon available market data and analysis of the sales utilized within this report. Due to any unforeseen significant changes in the current market conditions, the marketing time has also been estimated at 12 to 24 months, based upon the same data contained in this appraisal.

This appraisal report has been prepared based upon no hypothetical conditions; however, the following extraordinary assumptions exist:

1. The scope of this assignment includes an updated appraisal from March 2012 that included a walkthrough physical inspection only at that time. Only portions of the property have been re-inspected for analytical purposes. Only emergency lighting was available with all other utilities off during the initial inspection. Due to the limiting and restricting factors, the client understands the associated inherent risks.

2. The information regarding the subject property is based on limited and dated information, inclusive of county, public, and documentation provided by the client. Description of the improvements was relied upon by my limited inspection and client provided documents.

3. The appraiser was not provided with a recent copy of an environmental/hazardous material study regarding the subject property. As a result, the environmental condition of the property is not known by the appraiser. It should be noted that asbestos related materials and lead based paint were disclosed and abatement costs and reports were provided by the client and relied upon in this report. Besides the asbestos abatement, this report assumes a typical, unhazardous site.

ADDENDA

ENGAGEMENT LETTER & SUPPLEMENTAL DOCUMENTS

Department of Real Property Management
Property Management and Acquisition Division

500 S Grand Central Pky 4th Fl • Box 551825 • Las Vegas NV 89155-1825
(702) 455-4616 • Fax (702) 455-4055

Jerome A. Stueve, Acting Director

April 18, 2013

O'Neil and Company, Inc.
Ryan O'Neil
200 Stonewood Court
Las Vegas, NV 89107

ACCEPTANCE OF APPRAISAL PROPOSAL

Clark County hereby accepts your proposal dated April 8, 2013 for the appraisal of Assessor's parcel Number 139-34-210-047 for the stated fee of [redacted] We will expect the report in our office no later than May 14, 2013.

If you have any questions regarding this assignment, please call Krynn Williams at (702) 455-5289.

Sincerely,

Krynn Williams
Property Acquisition Administrator

O'NEILL & COMPANY, INC.

REAL ESTATE APPRAISERS & CONSULTANTS

Ms. Krynn Williams
Department of Real Property Management
500 S Grand Central Parkway, 4th Floor
Las Vegas, Nevada 89155
Phone: (702) 455-5289
Fax: (702) 455-5817
Email: Williams@co.clark.nv.us

April 8, 2013

Re: A Summary Appraisal Report (update) of:
The former Clark County Courthouse
APN: 139-34-210-047
Las Vegas, Nevada 89101

Dear Ms. Williams:

Please accept this letter as my bid to prepare a Summary Appraisal Report of the above referenced property. The report will be prepared to comply with the most recent version of the Uniform Standards of Professional Appraisal Practice (USPAP), as well as any supplemental client requirements provided.

The fee simple ownership rights will be appraised. The intended use of the appraisal will be to determine the market value of the property for potential acquisition/disposition purposes. The client and intended user will be Clark County.

Our fee for this service is [redacted] Three copies of the appraisal will be delivered to you within four weeks of your notice to proceed, on or before May 6, 2013.

Thank you for allowing us the opportunity to be of service and bidding this assignment for you.

Sincerely,

Ryan B. O'Neill, MAI, MBA
Nevada License: A.0007336-CG
License Expires: May 31, 2013

200 Stonewood Court, Las Vegas, Nevada 89107
Phone (702) 474-0707 • Fax (702) 474-0909
www.oneillinc.com

CONFLICT OF INTEREST AND DISCLOSURE
OF RELATIONSHIP AND SOURCE OF INCOME

An Appraiser shall not be qualified for an assignment if the appraiser or person related to the appraiser within the third degree of consanguinity or affinity has an interest in the real property to be appraised or an interest in real property adjoining the property to be appraised.

List any disclosures below which includes, but not limited to, a description of relationships and all sources of income that may constitute a conflict of interest with any assignment you may be asked to perform for the county with regard to the property to be appraised, or in any adjoining property.

Name of Business	Sources of Income	Relationship	Adjoining parcel number
None			

Clark County Business License under which the work is being perfomed: 2000040 - 687

State of Nevada Business License No. NV 20051011242

Assessor's Parcel Number to be appraised: 139-34-210-047

I certify under penalty of perjury, that all of the information provided herein is current.

Signature

Ryan B. O'Neill
Printed Name

At this time I have nothing to disclose.

Signature.

Ryan B. O'Neill
Printed Name.

SUBJECT PHOTOGRAPHS

View of subject main entrance on 3^{rd} St.


View of subject looking southwesterly.


View of subject looking northeasterly.


View of loading dock/parking garage.

Parking garage entrance off of 3^{rd} Street.


First floor of subject parking garage.

Roof view of southern addition.

Roof view of northern tower.

Looking S on 3rd Street.

Looking W along Carson Avenue.

Looking S along Casino Center Blvd.

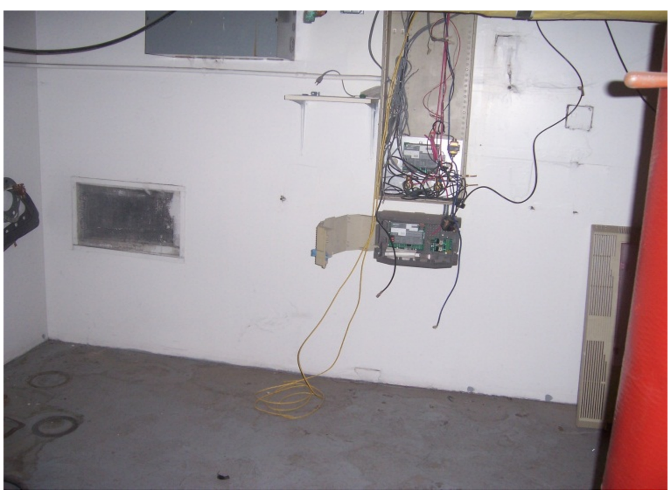
Looking W along E Bridger Avenue.

Typical interior vandalism.

Interior vandalism.

Interior vandalism.

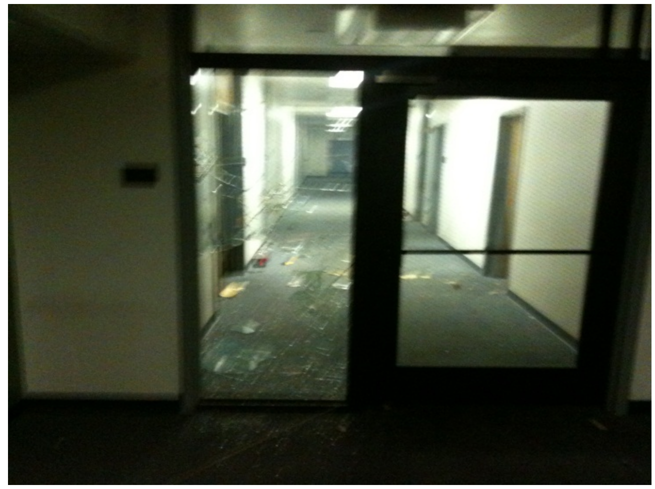
Subject deferred maintenance.



Interior vandalism.

Interior Vandalism.

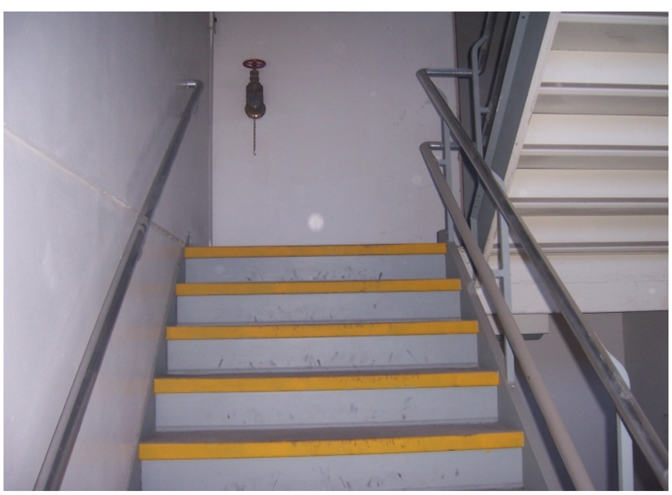
Interior vandalism.



Interior vandalism.

Deferred maintenance. Inoperable.

Interior vandalism.



Typical stairwell.

Prisoner holding cells.


Typical courtroom.


Typical restroom buildout.


Typical Judge's Chambers.

Jury Deliberation room.


Former tunnel to detention center.


Basement mechanical & plumbing room.

FEMA FLOOD MAP

The District makes no warranties concerning the accuracy of this data.

This parcel IS NOT in a 100-year flood zone.

Parcel	13934210047
Owner	COUNTY OF CLARK(ADMINISTRATIVE)
Address	200 3RD
Entity	Las Vegas
Contact	702-229-6541
Flood Zone	This parcel IS NOT in a 100-year flood zone.


NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
CLARK COUNTY, NEVADA
AND INCORPORATED AREAS
PANEL 2170 OF 4090
PANEL 2170F
MAP NUMBER 32003C2170F
MAP REVISED NOVEMBER 16, 2011
Federal Emergency Management Agency
LEGEND
NOTES TO USERS
CITY OF LAS VEGAS 325276
CLARK COUNTY UNINCORPORATED AREAS 320003
ZONE X
REGIONAL FLOOD CONTROL DISTRICT

CITY OF LAS VEGAS C-V (CIVIC DISTRICT) ZONING & LAND USE

an Industrial Office Park setting; and mixed-use developments. The C-PB District is consistent with the Light Industry/Research category of the General Plan.

2. **C-M Commercial/Industrial District.** The C-M District is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M District is consistent with the Light Industry/Research category of the General Plan.

3. **M Industrial District.** The M District is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The M District is consistent with the Light Industry/Research category of the General Plan.

D. Special Purpose Districts

1. **C-V Civic District.** The C-V District is intended to provide for existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.
{Ord 5811 – 01/18/06}

2. **P-C Planned Community District.** The purpose of the P-C District is to permit and encourage the development of comprehensively planned communities, with a minimum of 3,000 contiguous acres of land under one-ownership or control, which can flourish as unique communities as a result of the comprehensive planning required for this large scale development.

3. **R-PD Residential Planned Development.** The purpose of the R-PD District is to allow maximum flexibility to permit imaginative and innovative residential design and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to establish a clear sense of community. It is intended to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space, separation of pedestrian and vehicular traffic and a homogeneity of use patterns. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and a determination of compatibility with surrounding development.

4. **T-D Traditional Development District.** The purpose of the T-D District is to provide for the development of comprehensively-planned mixed-use communities, with a minimum of forty contiguous acres of land under one ownership or control, which can provide a balanced mix of residential, commercial and civic uses. For purposes of the preceding sentence, acreage is "contiguous" if it shares a common boundary with other commonly-owned property, or is acreage that is separated from other commonly-owned property only by a public right-of-way whose dedication or acquisition caused the separation. Developments planned under the T-D zoning regulations will feature pedestrian-oriented neighborhoods, an

CHAPTER 19.06 SPECIAL PURPOSE AND OVERLAY DISTRICT

19.06.010 PURPOSE AND INTENT

{Bill 2006-53 – 10/04/06}

The Special Purpose Districts, Overlay Districts and other area-specific standards and guidelines established in this Chapter:

A. Are to be used in areas of the City which have special characteristics and require special zoning regulations to establish and maintain the character of those areas;

B. May include, as applicable, special regulations regarding land use, buildings and structures, building height, building site areas, setback requirements, landscaping, streetscape and aesthetic characteristics, and any other item or concern regulated by this Title.

{Ord. 5923 – 08/15/07}

19.06.020 C-V CIVIC DISTRICT

{Ord 5649 – 12/03/03}

A. Intent

The C-V District is intended to provide for the continuation of existing public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District is intended to provide for other compatible uses, including public and quasi-public uses which are operated or controlled by any recognized religious, fraternal, veteran, civic or service organization.

B. Permitted Land Uses

The following uses are permitted in the C-V District:

1. Any use operated or controlled by the City, County, State or Federal government, other than those described in Section 19.06.020(D).

2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those described in Section 19.06.020(D).

3. Any public or private elementary school, middle school, high school, college or university, with the exception of private vocational schools.

4. Utility company facilities, including electrical power substation facilities, telephone switching stations and towers, water district facilities, cable TV lines and wireless communication facilities.

C. Similar Uses

1. **Additional Uses.** The uses permitted in Section B of this subchapter are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this subchapter are prohibited. However additional uses may be permitted by the Director if the Director finds the use in each case to be similar to the other uses listed in Section B of this subchapter.

2. **Appeal of Decision.** An applicant who is aggrieved by the decision of the Director may appeal that decision to the City Council. The appeal shall be filed in the office of the City Clerk, with a copy to be filed in the office of the Department of Planning and Development. The appeal must be filed within ten days after the Director's decision is made. Unless otherwise stated, the Council's determination shall constitute a permanent and consistent interpretative decision, which the Director shall apply in all future instances.

D. Uses Permitted by Special Use Permit

{Ord 5500 – 08/07/02}
{Ord 5922 – 08/15/07}

1. The following uses may be permitted in the C-V District by means of Special Use Permit if in each case the parcel or use is operated or controlled by an agency or subdivision of local, state or federal government.

   a. Custodial institution;

   b. Publicly operated convention and stadium facility;

   c. Liquefied petroleum gas installation;

   d. General business related gaming establishment;

   e. Liquor establishment (tavern);

   f. Restaurant service bar;

   g. Supper club;

   h. Banquet facility (with alcoholic beverage sales);

   i. On-sale beer/wine/cooler establishment; and

   j. Social event with alcoholic beverage sales.

2. An off-premise sign may be permitted in the C-V District by means of Special Use Permit if in each case the parcel or use is operated or controlled by an agency of local, state or federal government, or by any fraternal, veteran, civic or service organization.

3. The following uses may be permitted in the C-V District by means of Special Use Permit without limitation as to the person or entity that operates or controls the parcel or use:

a. Cemetery/mausoleum; and

b. Mortuary or funeral chapel.

E. Development Standards

Minimum development standards for property in the C-V District shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area.

19.06.030 P-C PLANNED COMMUNITY DISTRICT

A. Intent and Objectives

1. The Planned Community (P-C) District is established to permit and encourage the development of comprehensively planned communities, with a minimum of 3,000 contiguous acres of land under one ownership or control, which can flourish as unique communities as a result of the comprehensive planning required for this large scale of development. The rezoning of property to the P-C District is appropriate only if the Planned Community Program, with respect to such property, will accomplish the objectives set forth in Subsection (2), below.

2. In order for property to qualify for P-C District zoning, the master developer must demonstrate the potential for achievement of the following specific objectives throughout the planning, design and development stages:

   a. Providing for an orderly and creative arrangement of land uses with respect to each other, to the entire Planned Community and to all adjacent land;

   b. Providing for a variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of a wide variety of ages, sizes and levels of income;

   c. Providing for a planned and integrated comprehensive transportation system for pedestrian and vehicular traffic, which may include provisions for mass transportation and roadways, bicycle or equestrian paths, pedestrian walkways and other similar transportation facilities;

   d. Providing for cultural, educational, medical, religious and recreational facilities;

   e. Locating and siting structures to take maximum advantage of the natural and manmade environment and to provide view corridors; and

   f. Providing for adequate, well-located and well-designed open space and community facilities.

QUALIFICATIONS OF APPRAISER

QUALIFICATIONS OF APPRAISER

RYAN B. O'NEILL, MAI, MBA
Certified General Appraiser
Nevada License Number A.0007336-CG

O'NEILL & COMPANY, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

200 Stonewood Court
Las Vegas, Nevada 89107
Office: (702) 474-0707 | Fax: (702) 474-0909
Direct: (702) 474-0808
Email: ryan@oneillinc.com

APPRAISAL EXPERIENCE AND BACKGROUND

O'Neill & Company, Inc.
Owner & Independent Fee Appraiser
September 2005 to Present

City National Bank
Vice President/
Senior Commercial Appraiser

Valuate, Inc.
Principal & Independent Fee Appraiser

Lubawy & Associates, Inc.
Independent Fee Appraiser

FORMAL EDUCATION

University of Phoenix
Masters in Business Administration

University of Nevada, Las Vegas
B.S., Business Administration Accounting

Qualifications of Ryan B. O'Neill, MAI, MBA
Page 2

SCOPE OF EXPERIENCE

Vacant Land — Single-family and multi-family residential sites, commercial and industrial sites, commercial pad sites, large acreage parcels, business campuses, and mixed use properties.

Residential — Apartments, condominiums, apartment/condominium conversions, high-rise condominiums, condotels, subdivisions, and single-family residences.

Commercial — Shopping centers, general purpose offices, medical office buildings, condominium office suites, commercial buildings, single and multi-tenant properties, tavern/bars, motels.

Industrial — Single and multi-tenant use office/warehouse buildings, distribution and manufacturing buildings, industrial condominiums, automotive repair facilities, mini-storage facilities, boat/RV storage facilities.

Miscellaneous — Religious facilities, gaming properties, adult use properties, ground leases, real property tax appeals, billboards, cell towers, rent surveys, and water rights.

APPRAISAL EDUCATION

The Appraisal Institute and Other Education Providers

Advanced Applications
Advanced Income Capitalization
Advanced Sales Comparison and Cost Approaches
Applied Residential Appraisal Techniques
Appraisal Law in Nevada
Appraising Apartments: The Basics
Basic Appraisal Principles
Basic Income Capitalization
Business Practices & Ethics
Essential Elements of Disclosures and Disclaimers
Fundamentals of Real Estate Appraisal
General Demonstration Appraisal Report Writing Seminar
Highest & Best Use and Market Analysis
Highest and Best Use
National 7 Hour USPAP Update Course (Current)

Qualifications of Ryan B. O'Neill, MAI, MBA
Page 3

APPRAISAL EDUCATION CONTINUED

National USPAP Course (Current)
National USPAP Module
Report Writing and Valuation Analysis
Subdivision Valuation
Uniform Appraisal Standards for Federal Land Acquisitions
*Other related seminars, training, & coursework (ongoing)

- Recipient of the 2006 Appraisal Institute Educational Scholarship Award.

- Designated Member (MAI) of the Appraisal Institute. Successfully completed all required coursework, exams, comprehensive exam, and demonstration report.

MEMBERSHIPS AND AFFILIATIONS

UNLV Alumni Association
Appraisal Institute, Associate Member
Las Vegas Chapter of the Appraisal Institute
Director, Las Vegas Chapter of the Appraisal Institute (former)
Regional Representative/Alternate of the Appraisal Institute (former)
Greater Las Vegas Association of Realtors
National Association of Realtors

CURRENT CREDENTIAL

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE REAL ESTATE DIVISION NOT TRANSFERABLE

This is to Certify That : RYAN B O'NEILL Certificate Number: A.0007336-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: January 23, 2012 Expire Date: May 31, 2013

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: O'NEILL & COMPANY INC
200 STONEWOOD CT
LAS VEGAS, NV 89107

REAL ESTATE DIVISION

GAIL J ANDERSON
Administrator

*NEW CERTIFICATE PENDING VIA MAIL. EXPIRATION 05/31/2015