

June 1, 2012

RE: City View Business Park (aka North Hills/Apex 385, LLC) - a 365± acre parcel located within the Las Vegas Valley, being a part of the Apex Industrial Park.

To whom it may concern:

The following parcel is suitable for a variety of industrial/commercial uses for investment and development, is zoned Heavy Industrial, with rail service via Union Pacific Railroad approved for this site as well as Foreign Trade Zone approval. Our master network analyses for municipal water and sewer have been submitted to the City of North Las Vegas, reviewed and approved, and are now in the final design stages for the project.

City View Business Park is located within the Las Vegas Valley Basin, specifically within the City of North Las Vegas municipal boundaries. Although technically within the master plan of "Apex Industrial Park" (AIP), we are not located in the Hidden & Garnet Valley Basins which are located due north of the Las Vegas Valley Basin of which most of the AIP is located, rather, we are located 2-5 minutes away from residential neighborhoods and shopping – located in the Las Vegas Valley!

City View Business Park is located approximately 12 miles from the heart of Downtown Las Vegas, is conveniently positioned so as to provide easy access via U.S. Interstate Hwy I-15, U.S. Hwy-93, and the new I-215 Northern Beltway, and only a few minutes from the "new" North Las Vegas and its sprawling residential and commercial growth! Featuring the new 1,900 +/- acre master planned community by Del Webb - "Aliante" and a new 2,675 acre, conceptual master plan development entitled "Park Highlands", as well as the future home of the University of Las Vegas campus (UNLV)! Coyote Springs, a new 20,000+ acre master plan development with PGA golf as its focal point, is located just 25 - 30 miles+/- further north of this property (see below).

US Highway-93, known as the "Cana-Mex" highway after the passage of NAFTA, will play a much larger and significant role in the transport of goods via truck transport directly to and from Mexico and Canada since the completion of the Hoover Dam Bypass bridge in late 2010.

On May 21, 2008, at the City of North Las Vegas Regular City Council Meeting, the City of North Las Vegas accepted our Petition for Annexation from Clark County. Final Action was approved for this Ordinance No. 2443 (Annexation No. 136), Agenda Item No. 32. We were the key parcel, known as the "City View Business Park"(aka North Hills") parcel, which was necessary to begin this annexation process (City View Business Park/North Hills, a 365+/- acre parcel, APN: 122-08-010-002) – which will eventually encompass most, if not all, of the 10,000 +/- acre Apex Industrial Park.

Our **City View Business Park**/North Hills parcel is very unique to the Apex Industrial Park – and to the Las Vegas Valley. It is a 365+/- acre parcel which overlooks the entire Las Vegas Valley - affording absolutely stunning views! It is ideally suited for heavy industrial, commercial, and R&D uses, with approximately 5.5 million sq. ft. of buildings now in conceptual design (see attached pdf). The site is serviceable "today" with municipal water (via North Las Vegas), municipal sewer (via North Las Vegas and Clark County via an Interlocal Agreement), power, natural gas and fiber optic. North Hills is located just two miles northeast of the Manheim Greater Las Vegas Auction facility, and has over ½ mile of frontage on the northwestern side of US Interstate Highway I-15.

We have received our Union Pacific Railroad Letter Of Understanding, setting forth the terms and conditions for development of the rail amenity, and are in the final stages of rail design to service our site – "unit train" ready! Rail amenities include over 5,200' of Industry rail spur (each averaging 600' – 800' in length), affording over **78 car spots**, AND **over 21,150' of Industrial & Switching**

Leads, providing over 273 car spots!

NDOT (Nevada Dept. of Transportation) has is currently widening US I-15 in both north & south directions, with an additional lane for each, and proposed constructing an additional interchange to be located just south of our southern boundary (see NDOT) attachment. This widening of I-15 will terminate at the current Apex off/on-ramps (also located on or about our southeastern boundary). We are currently working with the City of North Las Vegas and the BLM in obtaining right-of-way for the alignment of its roadways to service our site directly from this future Interchange, as well as for providing direct, “immediate” access to our subject property from the existing roadway system now servicing the Manheim Greater Las Vegas Auction site – our “S-Curve” alignment. A “Right-off” exit and a “Right-on” entry, from US-I-15 and to our site at its most northeastern portion is also under study.

Foreign Trade Zone (FTZ) designation is now approved for our entire site - we are now an “Inland Port”! We are Site No. 8 on the Southern Nevada FTZ Map and currently working with the N.D.A. as the FTZ Grantee, and the Nevada International Trade Corporation (N.I.T.C.O.), as the Administrator/Operator. Some of the numerous benefits include that no duty is levied until goods have entered into the U.S. Customs territory from the FTZ – affording importers, exporters, and manufactures, direct shipping without delay from Customs inspection and payment of duty through out-of-state ports of entry, exhibition of goods and the testing, modification, repair, relabeling or repackaging of products, without incurring U.S. Customs duties, and more!

My partner Tony Tegano, and I, as managers of the Apex 385, LLC, would entertain the following pricing – however, any decision will require some time (perhaps 14-30 days), to confer with our other partners and obtain a majority decision:

Offering Price: **\$49,000,000.00+/-** ($\$3\pm$ /SF), $\$134,250.00\pm$ /gross acre – OWC terms and JV possible. Apex 385, LLC, 365+/- gross acres. APN: 122-08-010-002.

Mason B. Harvey, Mason B. Harvey, CHTD. – Managing Member, licensed real estate broker-salesman, principal.

Tony Tegano – Managing Member, licensed real estate salesman, principal.

Please feel free to call us anytime to discuss the project, and to bring you up to speed on our meetings and submittals with the various agencies and utilities.

All the best,

Mason B. Harvey
Mason B. Harvey, CHTD
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