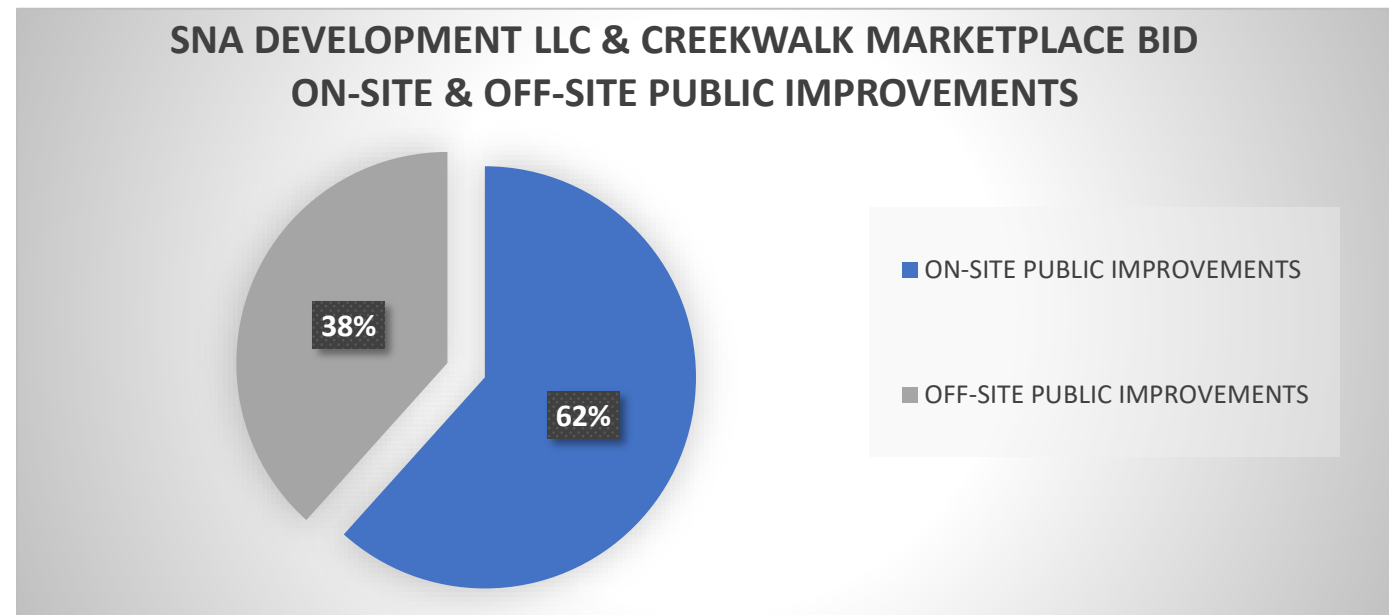


**SNA DEVELOPMENT LLC & CREEKWALK MARKETPLACE BID
SOUTH NEVADA URBAN RENEWAL PROJECT
SUMMARY OF PUBLIC IMPROVEMENTS, REVENUES, AND BOND EXPENDITURES**

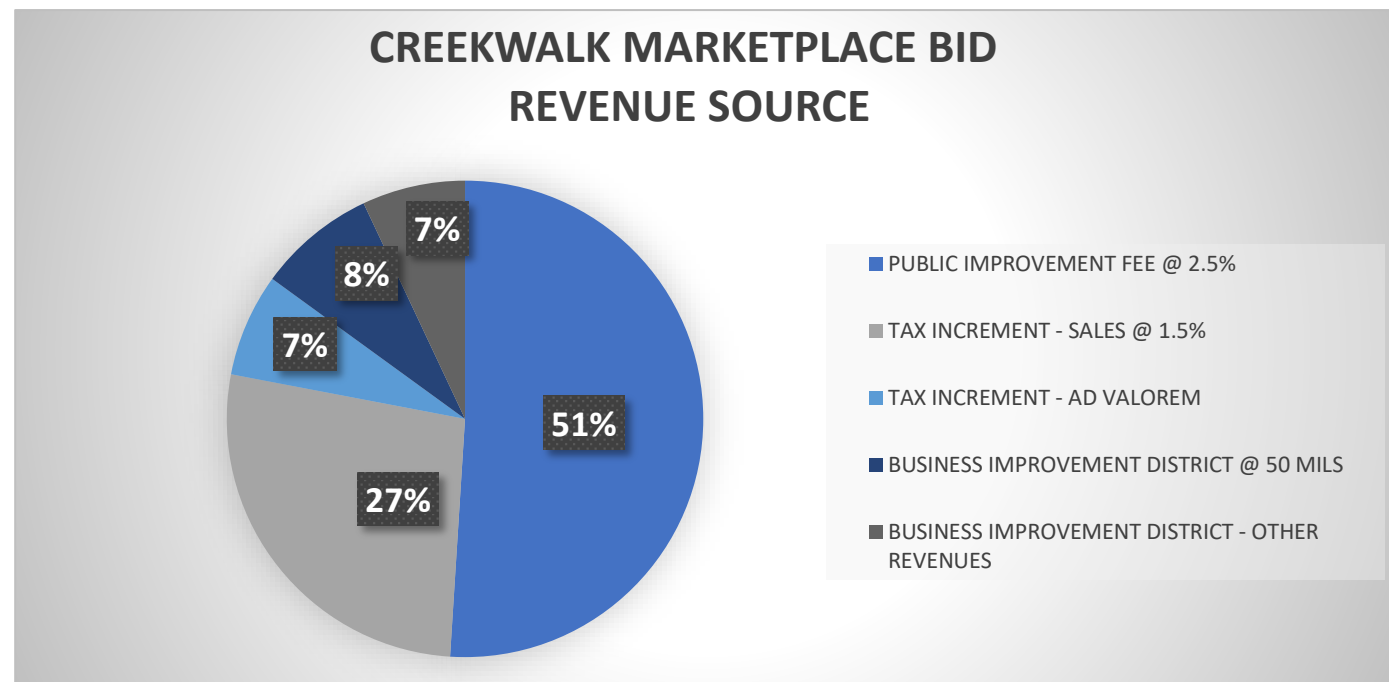
**SNA DEVELOPMENT LLC & CREEKWALK MARKETPLACE BID
ONSITE & OFFSITE PUBLIC IMPROVEMENTS**

ON-SITE PUBLIC IMPROVEMENTS	\$6,066,515	62%
OFF-SITE PUBLIC IMPROVEMENTS	3,774,259	38%
TOTAL PUBLIC IMPROVEMENTS	\$9,840,774	100%



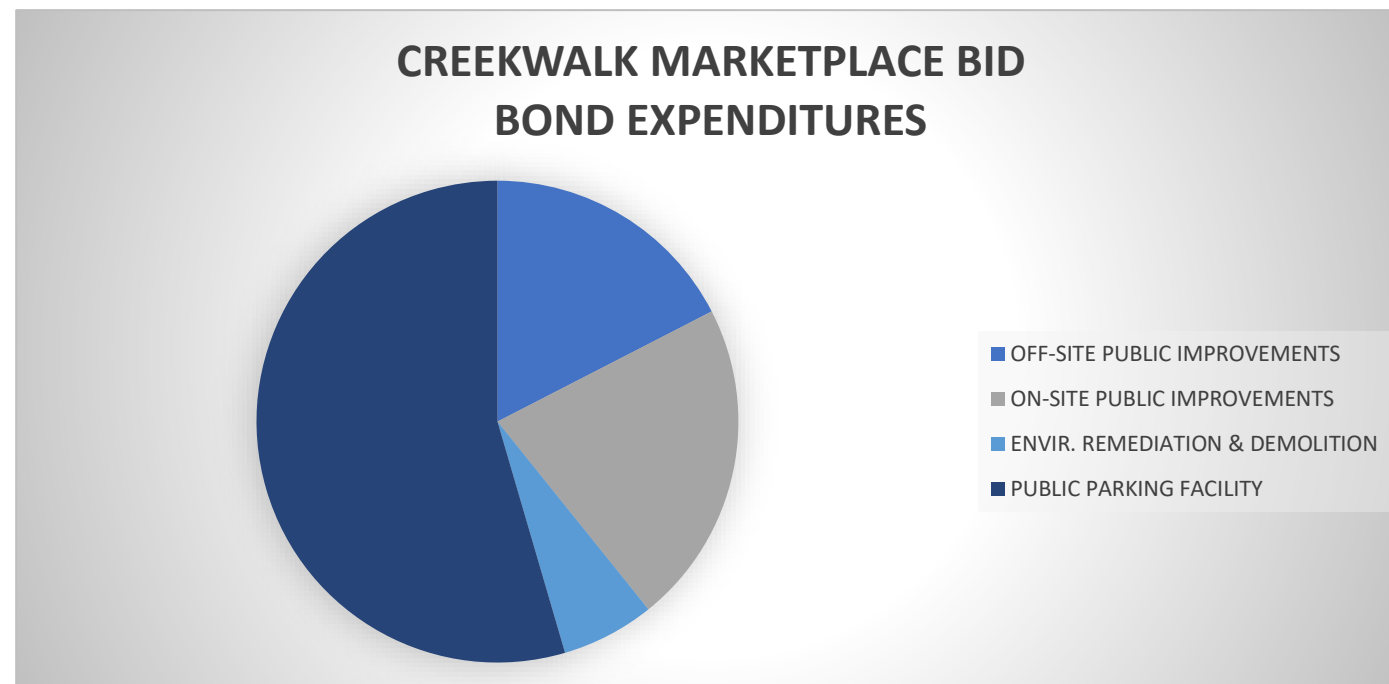
CREEKWALK MARKETPLACE BID REVENUE SOURCE

PUBLIC IMPROVEMENT FEE @ 2.5%	51%
TAX INCREMENT - SALES @ 1.5%	27%
TAX INCREMENT - AD VALOREM	7%
BUSINESS IMPROVEMENT DISTRICT @ 50 MILS	8%
BUSINESS IMPROVEMENT DISTRICT - OTHER REVENUES	7%
	100%



CREEKWALK MARKETPLACE BID BOND EXPENDITURES

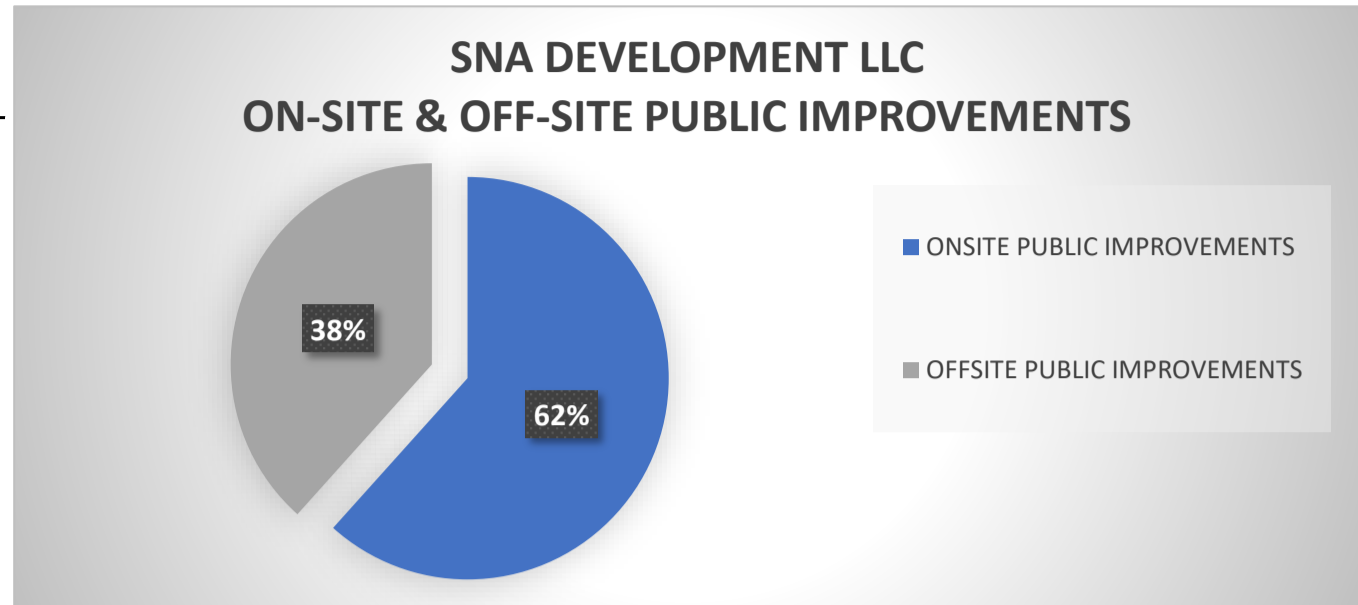
OFF-SITE PUBLIC IMPROVEMENTS	\$3,774,259
ON-SITE PUBLIC IMPROVEMENTS	4,712,952
ENVIR. REMEDIATION & DEMOLITION	1,353,563
PUBLIC PARKING FACILITY	11,800,000
	\$21,640,774



**SNA DEVELOPMENT LLC
SOUTH NEVADA URBAN RENEWAL PROJECT
SUMMARY OF PUBLIC IMPROVEMENTS**

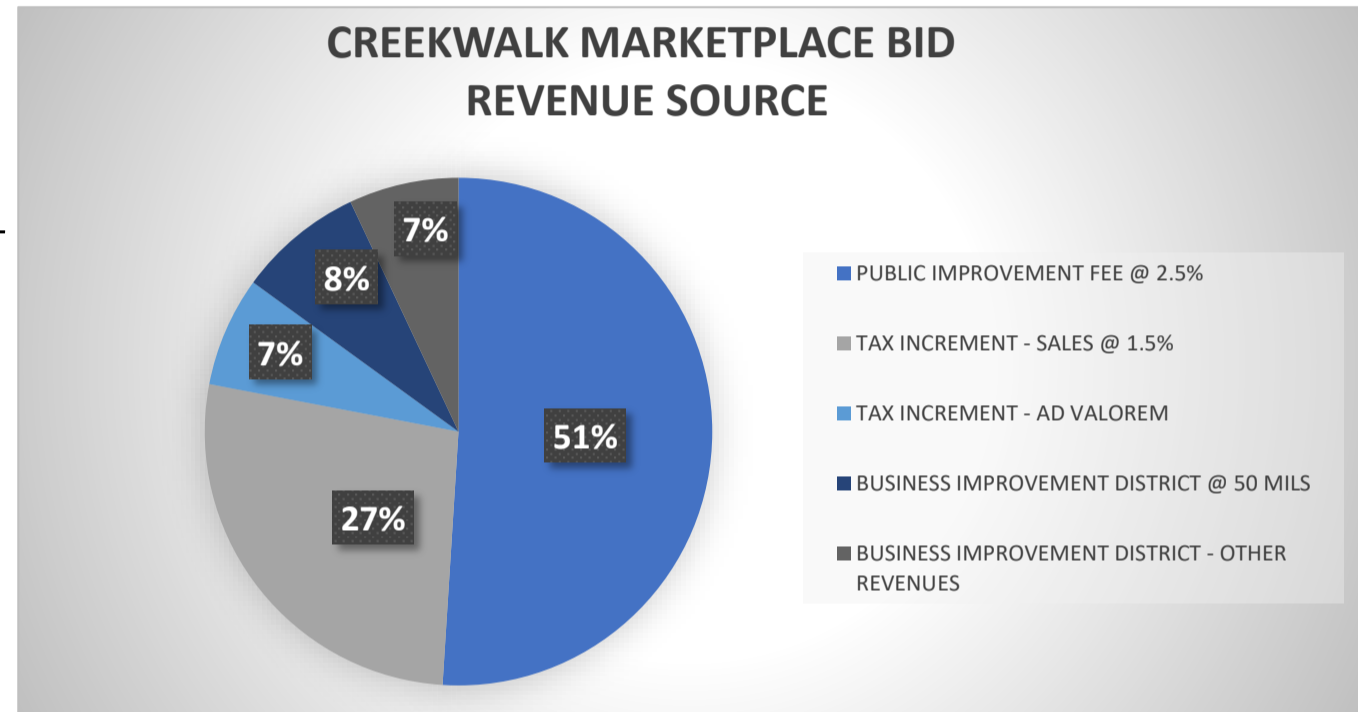
SNA DEVELOPMENT LLC ONSITE & OFFSITE PUBLIC IMPROVEMENTS

ONSITE PUBLIC IMPROVEMENTS	6,066,515	62%
OFFSITE PUBLIC IMPROVEMENTS	3,774,259	38%
TOTAL PUBLIC IMPROVEMENTS	9,840,774	100%



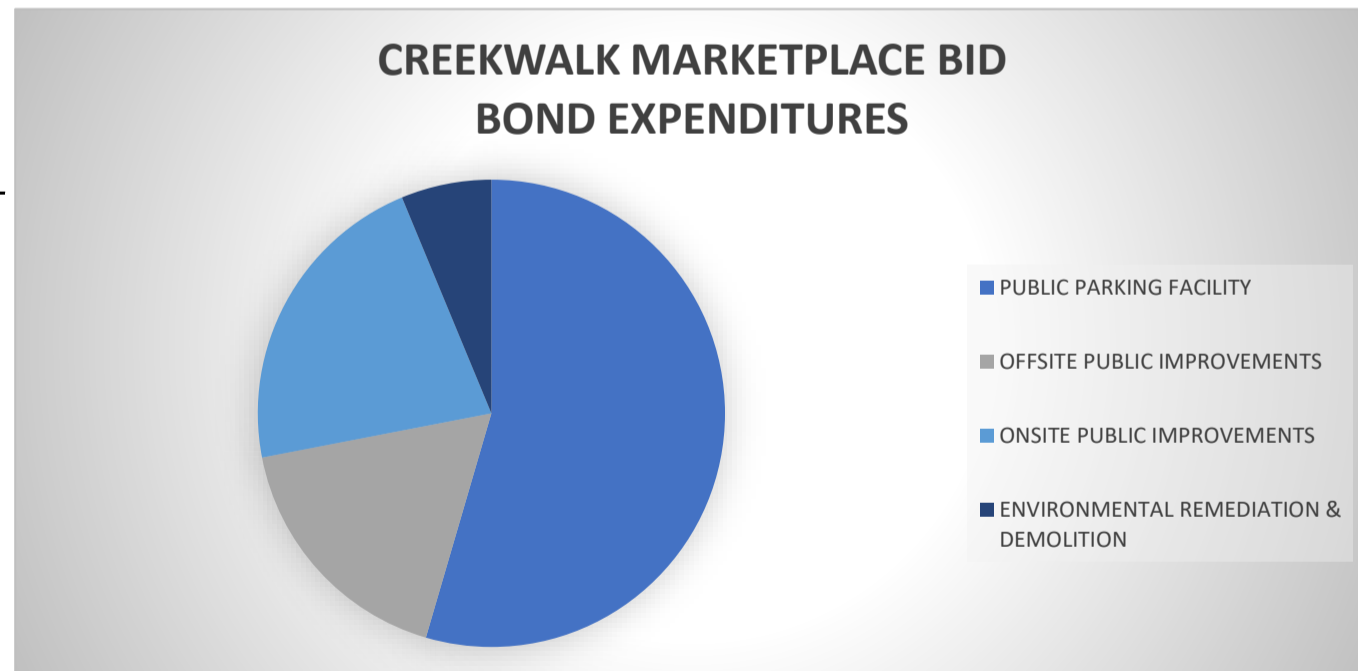
CREEKWALK MARKETPLACE BID PUBLIC REVENUES

PUBLIC IMPROVEMENT FEE @ 2.5%	51%
TAX INCREMENT - SALES @ 1.5%	27%
TAX INCREMENT - AD VALOREM	7%
BUSINESS IMPROVEMENT DISTRICT @ 50 MILS	8%
BUSINESS IMPROVEMENT DISTRICT - OTHER REVENUES	7%
TOTAL	100%



CREEKWALK MARKETPLACE BID BOND EXPENDITURES

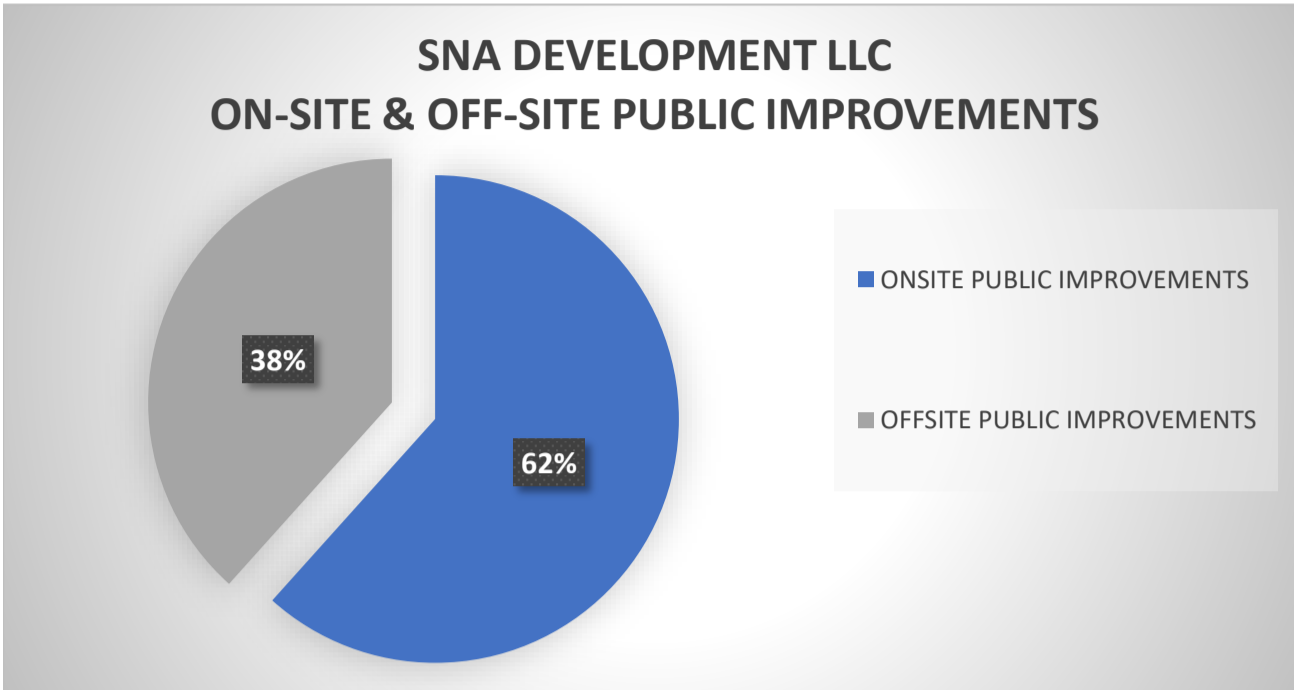
PUBLIC PARKING FACILITY	11,800,000
OFFSITE PUBLIC IMPROVEMENTS	3,774,259
ONSITE PUBLIC IMPROVEMENTS	4,712,952
ENVIRONMENTAL REMEDIATION & DEMOLITION	1,353,563
TOTAL	21,640,774



**SNA DEVELOPMENT LLC
SOUTH NEVADA URBAN RENEWAL PROJECT
SUMMARY OF PUBLIC IMPROVEMENTS**

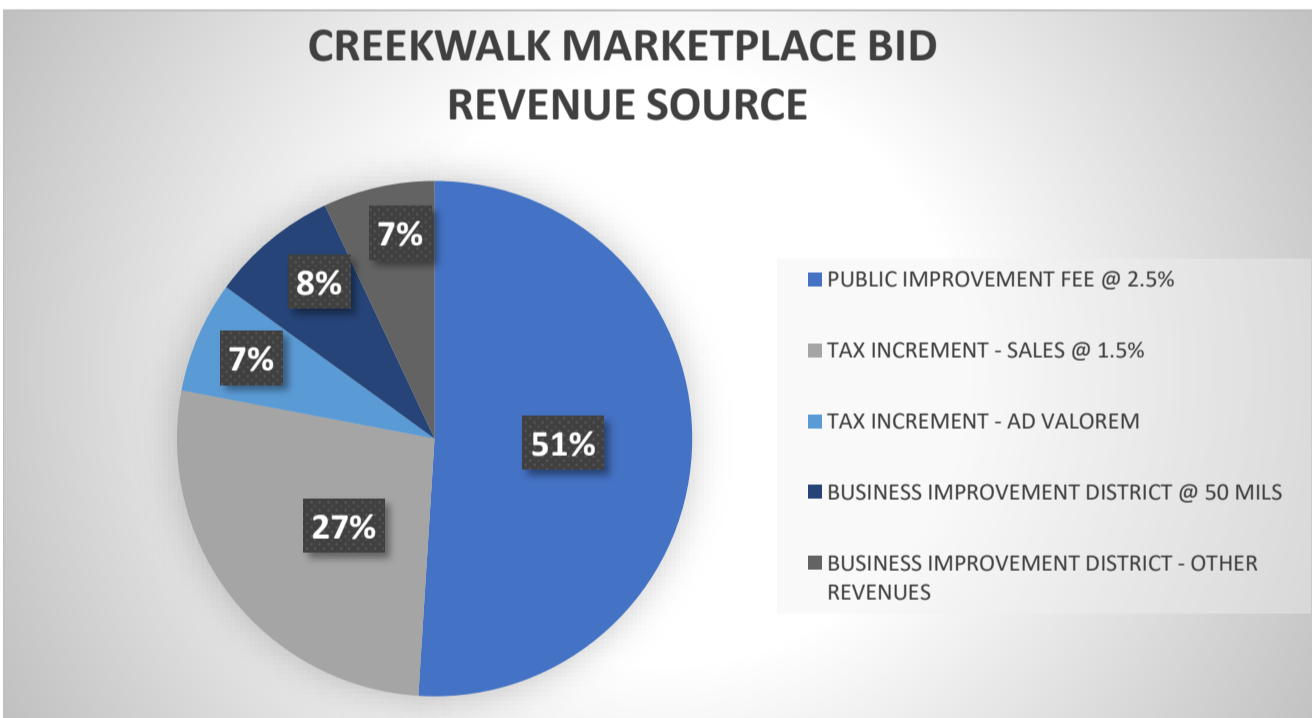
SNA DEVELOPMENT LLC ONSITE & OFFSITE PUBLIC IMPROVEMENTS

ONSITE PUBLIC IMPROVEMENTS	6,066,515	62%
OFFSITE PUBLIC IMPROVEMENTS	3,774,259	38%
TOTAL PUBLIC IMPROVEMENTS	9,840,774	100%



CREEKWALK MARKETPLACE BUSINESS IMPROVEMENT DISTRICT PUBLIC REVENUES

PUBLIC IMPROVEMENT FEE @ 2.5%	51%
TAX INCREMENT - SALES @ 1.5%	27%
TAX INCREMENT - AD VALOREM	7%
BUSINESS IMPROVEMENT DISTRICT @ 50 MILS	8%
BUSINESS IMPROVEMENT DISTRICT - OTHER REVENUES	7%
	100%



CREEKWALK MARKETPLACE BID BOND EXPENDITURES

PUBLIC PARKING FACILITY	11,800,000
OFFSITE PUBLIC IMPROVEMENTS	3,774,259
ONSITE PUBLIC IMPROVEMENTS	4,712,952
ENVIRONMENTAL REMEDIATION & DI	1,353,563
	21,640,774

