

SYMPHONY PARK

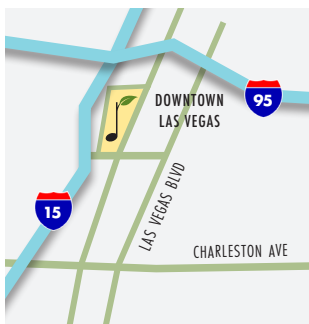


Symphony Park is a harmonious blend of diverse developments, which together create the first modern-day city neighborhood in Las Vegas. Located in the heart of downtown – just a few miles north of the famed Las Vegas Strip – Symphony Park is the next chapter in the history of this great American city.

Encompassing an estimated 10 million square feet, Symphony Park is a public-private development between the city of Las Vegas, landowner and master developer, and Newland®, chosen by the city as project manager in December 2005.

The Cultural Heart of Las Vegas As its name suggests, Symphony Park is poised to become the cultural and artistic center of Southern Nevada through The Smith Center for the Performing Arts. This magnificent facility, designed by David M. Schwarz to become the city’s center of culture for the next century, is the future home of Nevada Ballet Theatre, Las Vegas Philharmonic and first-run touring attractions.

Location Symphony Park is surrounded by major developments, including the World Market Center Las Vegas, the Las Vegas Premium Outlets, the Clark County Government Center and the Molasky Corporate Center. Combined, these projects are significant additions to the downtown urban core and connect with nearby diverse entertainment, artistic and shopping venues.



Sustainable Community This emerging downtown community is one of the country’s best examples of land recycling, transforming a brownfield site into a vibrant, sustainable new urban neighborhood.

The only project in the state of Nevada to be accepted into a national pilot program for green neighborhood developments, Symphony Park was awarded Gold certification under stage 2 of the U.S. Green Building Council’s Leadership in Energy and Environmental Design for Neighborhood Development (LEED®-ND). As part of the neighborhood development plan, all individual buildings must meet the rigorous LEED standards for new construction.

Economic Impact Symphony Park will provide economic benefit to Las Vegas both during construction and when completed.

Total Impact	Clark County	City of Las Vegas
Jobs (FTE Employment)		
Project Construction	3,783	1,330
Project Operations (Completed)	14,110	10,023
Annual Spending		
Project Construction	\$4.1 billion	\$1.4 billion
Project Operations (Completed)	\$1.8 billion	\$1.6 billion
Annual Tax Revenue to City of Las Vegas		\$20.875 million

Estimates by Restrepo Consulting Group LLC’s Economic & Fiscal Benefits Study August 2009

Cleveland Clinic Lou Ruvo Center for Brain Health

The first building completed at Symphony Park, the Frank-Gehry-designed Center for Brain Health is an institution dedicated to the conquest of Alzheimer’s, Huntington’s, Parkinson’s, Amyotrophic Lateral Sclerosis (ALS) and all other forms of memory disorders. The Center preserves memory on the clinical side by providing programming for both patients and caregivers, and creates memories on the events side in its Keep Memory Alive Event Center. www.KeepMemoryAlive.org



Photo: Isaac Brekken

UNDER CONSTRUCTION



The Smith Center for the Performing Arts Named in honor of Fred W. and Mary B. Smith, this world-class performing arts center will be home to Nevada Ballet Theatre, Las Vegas Philharmonic, and first-run touring attractions. Designed by David M. Schwarz. Construction began in May 2009; celebrated the raising of final 50 tons of steel to top off the Carillon Bell Tower (highest point of Reynolds Hall) in February 2010; opening is planned for Spring 2012. www.thesmithcenter.com

Discovery Children's Museum In August 2010, officials from the museum and The Smith Center for the Performing Arts announced the creation of the Donald W. Reynolds Discovery Center to be constructed in Symphony Park. This will serve as the future home of the new Discovery Children's Museum, forming a perfect union of arts, culture and education for the children and families of Southern Nevada through interactive, hands-on exhibits and programs. www.LDCM.org

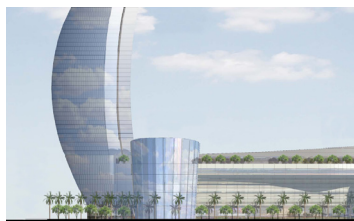


FUTURE DEVELOPMENT



The Charlie Palmer A luxury boutique hotel featuring 400 suites and rooms, 10,000-square-foot spa, Hollywood-style pool and Charlie Palmer signature fine dining restaurant. www.charliepalmerhotel.com

Residential Neighborhood by Newland Communities Newland Communities plans to develop several urban residential neighborhoods in Symphony Park. Featuring a mix of high- and mid-rise condominiums, live/work units and town homes, the primarily residential buildings will also include retail stores at street level and resort-style amenities. www.newlandcommunities.com



Casino/Hotel/Retail Complex by Forest City

The only casino/hotel at Symphony Park will be developed by Forest City. Plans call for a 1.6-million-square-foot complex with a first-class 1,000-room hotel featuring gaming, retail, restaurants, spa and pool.

SYMPHONY  PARK

For more information, contact:

Newland®
6130 Elton Avenue
Las Vegas, NV 89107
T: 702.220.8090 F: 702.216.6001

FOR NOTEWORTHY E-MAIL UPDATES, SIGN UP AT WWW.SYMPHONYPARK.COM



Actual development may vary from development manager's vision. No guarantee can be made that development will proceed as described. The artist renderings are for illustration purposes only, based upon current development concepts, which are subject to change without notice. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Symphony Park to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law.

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