

SYMPHONY PARK

PROGRESSIVE AND THOUGHTFUL DESIGN FOR TODAY AND TOMORROW

Sustainable living in Las Vegas.

A true downtown neighborhood for those who live and work in Las Vegas, Symphony Park embraces sustainable design, building and living. A mix of uses that create a place to live, work, learn, be entertained and enjoy immediate access to new ideas, Symphony Park is a model community for current and future generations.



At Symphony Park, sustainability has been woven into every aspect of the community, from design and layout to livability.

In 2008, Symphony Park was awarded LEED® for Neighborhood Development Gold Stage 2 as a community.

Key Goals of LEED for Neighborhood Development:

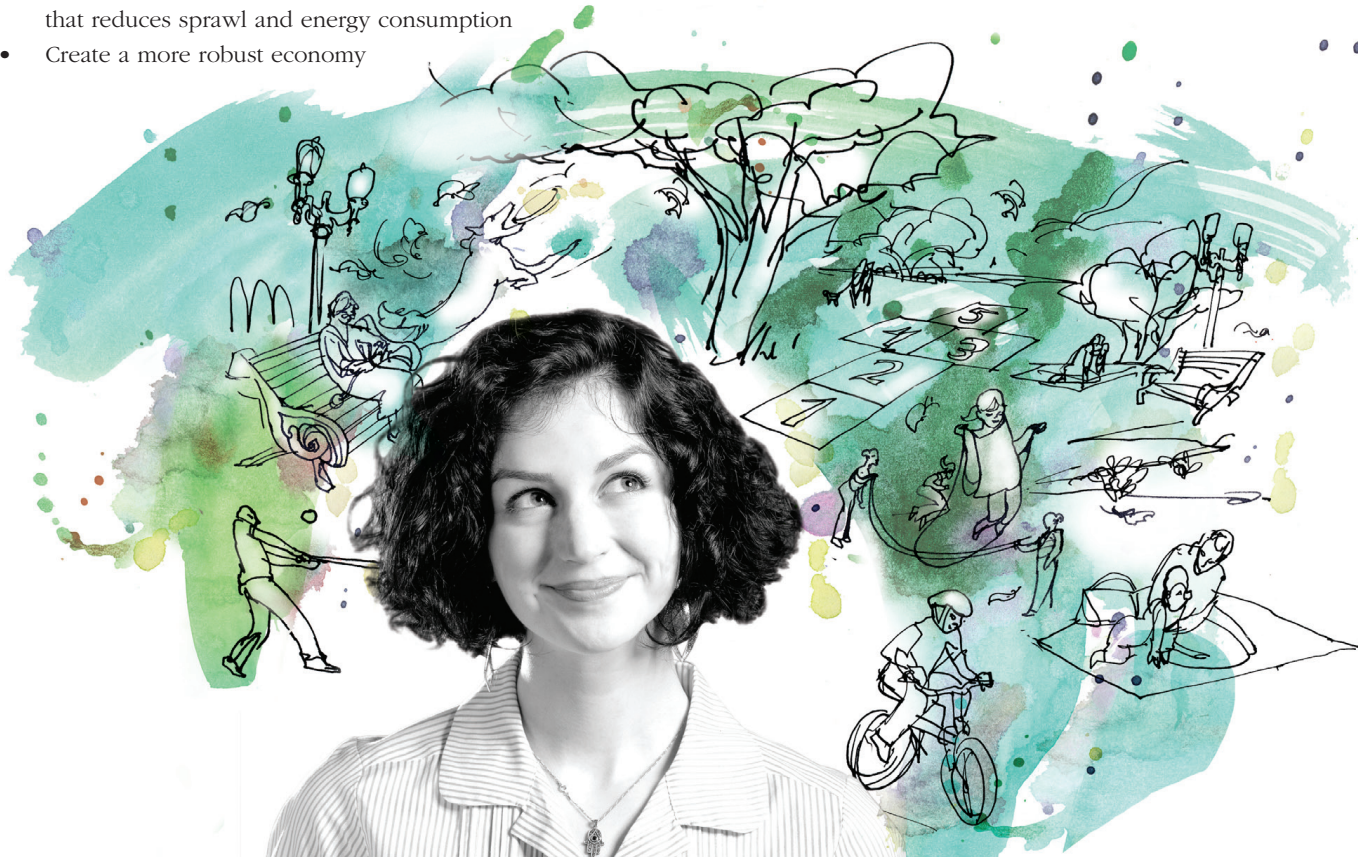
- Create healthier communities and happier citizens
- Develop a cleaner environment via smart land planning that reduces sprawl and energy consumption
- Create a more robust economy

The LEED-ND program evaluates communities on criteria related to:

- Smart location
- Linkage to the community at large
- Neighborhood pattern and design
- Green construction and technology
- Water and energy conservation

Leadership in green design and living.

Symphony Park was the only project in the state of Nevada to be accepted into the Leadership for Energy and Environmental Design for Neighborhood Development national pilot program (LEED®-ND). This program, developed by the U.S. Green Building Council (USGBC), is creating a rating system that integrates the principles of smart growth, urbanism and green building into the first national rating system for neighborhood design.



Benefits of LEED-ND at Symphony Park.

All individual buildings at Symphony Park are required to meet LEED-NC (New Construction) standards. The LEED for Neighborhood Development Gold certification and each individual building's LEED certification create significant environmental benefits that can actually be quantified:

- **Electric and gas energy savings will power approximately 2,100 standard U.S. homes per year for the life of the project.** That is equivalent to eliminating carbon dioxide emissions from 4,450 cars per year for the life of the project.
- The potable indoor water saved by the use of efficient water fixtures in the restrooms, baths, kitchens and laundries of project buildings will **save approximately 124 million gallons of water per year, enough to supply water to about 500 standard U.S. homes for a year or fill 6,200 swimming pools.**
- The use of parking structures for all but curbside parking and the use of energy-efficient rooftops will **significantly reduce the heat island impact** of conventional development practices. This reduction in heat-absorbing areas will result in lower nighttime temperatures and reduced daytime cooling loads during the hot summer months in Las Vegas.
- The compact, walkable and mixed-use nature of Symphony Park with easy access to new and efficient public transportation via the Bus Rapid Transit (BRT) line on Grand Central Avenue will result in significantly fewer cars. **Traffic engineers estimate this savings to be about one-third fewer car trips per day** when compared to a suburban development of the same size. This means that Symphony Park will have about 13 million fewer car trips (6.5 million fewer cars) per year going to and from the site.

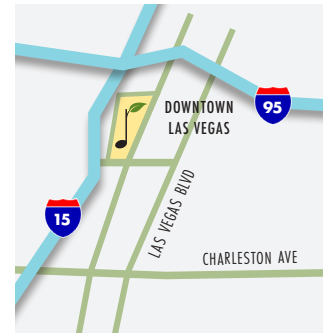
Land Recycling.

Not only does Symphony Park embrace environmentally sensitive development practices going forward, it embodies the very essence of land recycling by transforming a fallow brownfield site into a vibrant community. Symphony Park is now taking shape on a 61-acre infill community that was used as a Union Pacific rail yard for more than 70 years.

The aggressive clean-up and remediation of this brownfield site, along with ultra-green development plans that have earned Symphony Park LEED®-ND Gold certification by the U.S. Green Building Council (USGBC), are making this emerging downtown community one of the country's best examples of land recycling.

About 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 Communities, chosen by the city as project manager in December 2005.

SYMPHONY  PARK™

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For Noteworthy e-mail updates, sign up at www.SymphonyPark.com



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December 2009



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