

October 1995

Nevada BUSINESS JOURNAL

Nevada's Only Statewide Business Magazine

LAKE LAS VEGAS
A Special Supplement

BULK RATE
U.S. Postage
PAID
Permit No.
Las Vegas, NV

NEVADA BUSINESS JOURNAL
2127 Paradise Rd.
Las Vegas, NV 89104
* Address correction requested *

A full-page photograph of a sunset on a body of water. The sun is low on the left, creating a bright, shimmering path of light across the dark blue water. In the center, two people are in a small rowing boat, their figures silhouetted against the bright light. The water's surface is covered in ripples that catch the golden light of the setting sun.

JUST BEYOND THE NEON LIGHTS
OF THE ENTERTAINMENT CAPITOL OF THE WORLD...

LAKE LAS VEGAS

Nevada BUSINESS JOURNAL

Promotional Supplement



The Story Behind
The Imagination Of Man

page LLV-4

Sharing The Vision

Washington Construction Company

page LLV-10

Pentacore Engineering

page LLV-11

Peridian International, Inc.
The Keith Companies

page LLV-12

Joseph A. Cesare and Associates, Inc.

page LLV-13

The Campbell Company

page LLV-14

Kimley-Horn and Associates, Inc.

page LLV-15

Nevada BUSINESS JOURNAL
Nevada's Only Statewide Business Magazine

PUBLISHER: Lyle E. Brennan

2127 Paradise Rd.
Las Vegas, Nevada 89104 • 702/735-7003
© 1995 All Rights Reserved.



- Land Planning
- Civil Engineering
- Surveying
- Environmental Services
- Archeology

THE KEITH COMPANIES - NEVADA

444 E. WARM SPRINGS RD.

LAS VEGAS, NV 89119

(702) 263-8206

WE MAY NOT BE ABLE TO
INTERPRET YOUR DREAMS, BUT
WE CAN FINANCE THEM.

 **First Interstate Bank**



LAKE LAS VEGAS

The story behind the imagination of man.

What was once the vision of creating one of the world's premier residential/resort communities is now a reality. Nestled among mountains which blend the brown, rust and mauve of the desert, Lake Las Vegas has come to life just 17 miles east of the famed Las Vegas Strip. Offering the beauty of a 320-acre lake with 10 miles of shoreline and the emerald turf of Southern Nevada's first Jack Nicklaus championship golf course winding through the canyons and down to the water's edge, this is a master-planned development better seen than described.

Years of labor and hundreds of millions of dollars have already gone into the \$3.8 billion, 2,245-acre exclusive community. The results of those efforts can be seen as palatial homes begin to grace the terraced hillside development and each day brings Lake Las Vegas closer toward its destiny as a residential, recreation and resort masterpiece.

The Lake Las Vegas master plan calls for an overall Mediterranean-style design and ambiance and consists of two main developments, SouthShore and NorthShore, both offering abundant lifestyle opportunities.

SOUTHSHORE

Comprising 503 acres, SouthShore is the premier residential community offering panoramic views of the lake, golf course, surrounding mountains and city lights. Approximately 450 estate and custom homesites, as well as an equal number of golf villas, townhomes and condominiums/flats will make this development the premier address in Southern Nevada.

"Lake Las Vegas represents the first true hillside development in Southern Nevada," said William D. Foote, Lake Las Vegas president. "The terracing of



the homes into the hills is unique for this area and ensures almost every homeowner a superb view."

As word of Lake Las Vegas and its splendor spreads, sales continue to soar.

"In 1994, we closed escrow on the purchase of \$11 million in lot sales," said Jim Jensen, president of Lake Las Vegas Realty. "Since January 1, 1995, our sales have exceeded \$22 million. Once someone visits Lake Las Vegas, the next thought becomes, 'Which homesite can I purchase?'"

The project's first three neighborhoods, Monaco, Capri and Biarritz, are nearly

sold out and recently a new neighborhood, Marseilles, was opened.

"Marseilles features the largest homesites planned for Lake Las Vegas," said Foote. "This ultra-exclusive enclave will be a private, gated community within the guard-gated, residential development SouthShore."

Marseilles offers 35 estate homesites ranging in size from 30,000 to 58,000 square feet and many of these spacious lots feature either golf- or lake-front property. Prices range from \$350,000 to \$1.95 million.

Lake Las Vegas representatives also are

awaiting the opening of another neighborhood, Barcelona. These spacious sites will offer true resort living and are adjacent to the eighth hole with its water feature and the first and ninth double fairways.

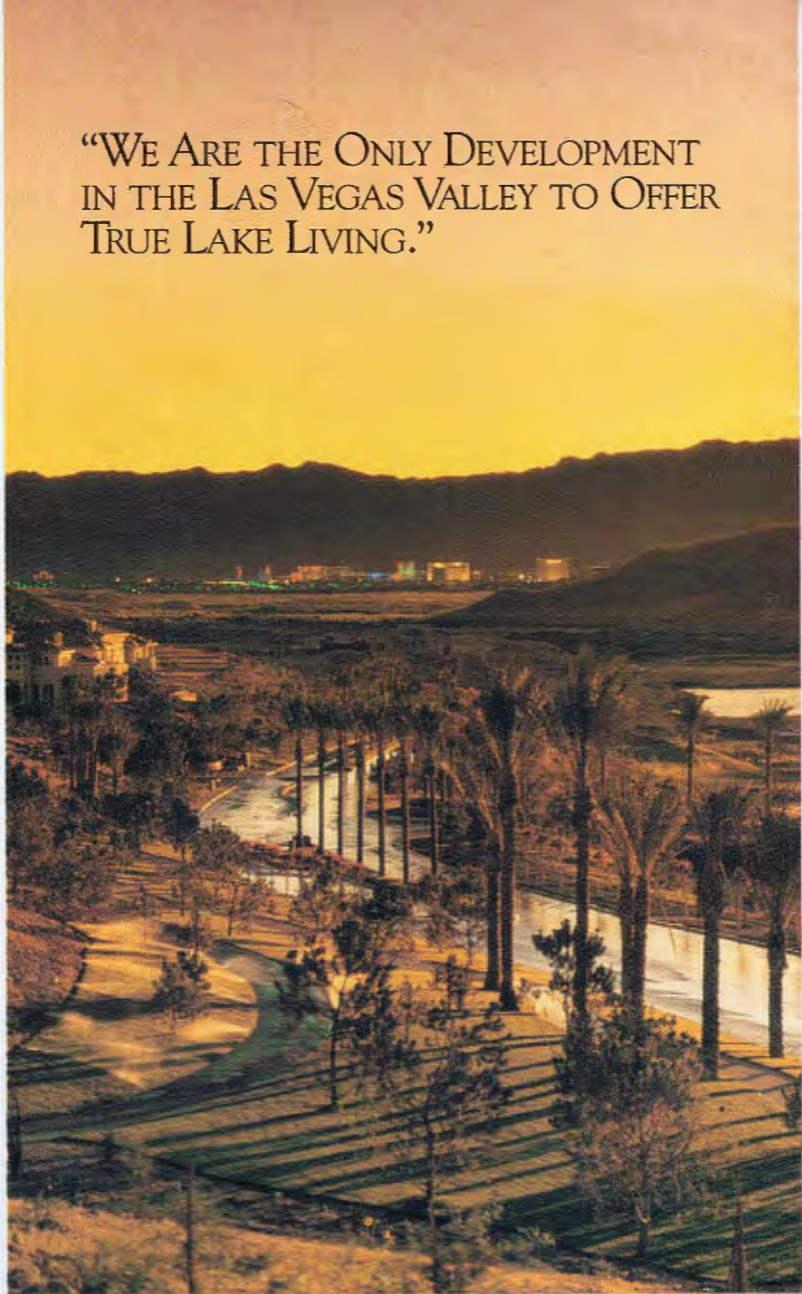
In addition, Barcelona will offer spectacular views of the lake, SouthShore's Nicklaus golf course, the Arizona and Nevada mountains and the area's natural wonders, Lava Butte and Rainbow Gardens.

..... GOLF

A first-class community warranted nothing less than the best when it came to recreational amenities — in this case



"WE ARE THE ONLY DEVELOPMENT
IN THE LAS VEGAS VALLEY TO OFFER
TRUE LAKE LIVING."



golf. To ensure the quality of golf would always be unsurpassed, Jack Nicklaus, Golf magazine's "Golfer of the Century" and the greatest name in the game, joined with Lake Las Vegas to design the SouthShore Golf Club. This private, exclusive 7,070-yard masterpiece is Southern Nevada's first Nicklaus championship golf course.

Only open to Lake Las Vegas owners, the course is nearing completion and, allowing time for the bentgrass greens on the front nine holes to take and mature, officials expect all 18 holes to be playable by the end of 1995. The back nine holes opened for member play in May 1995 and have received rave reviews.

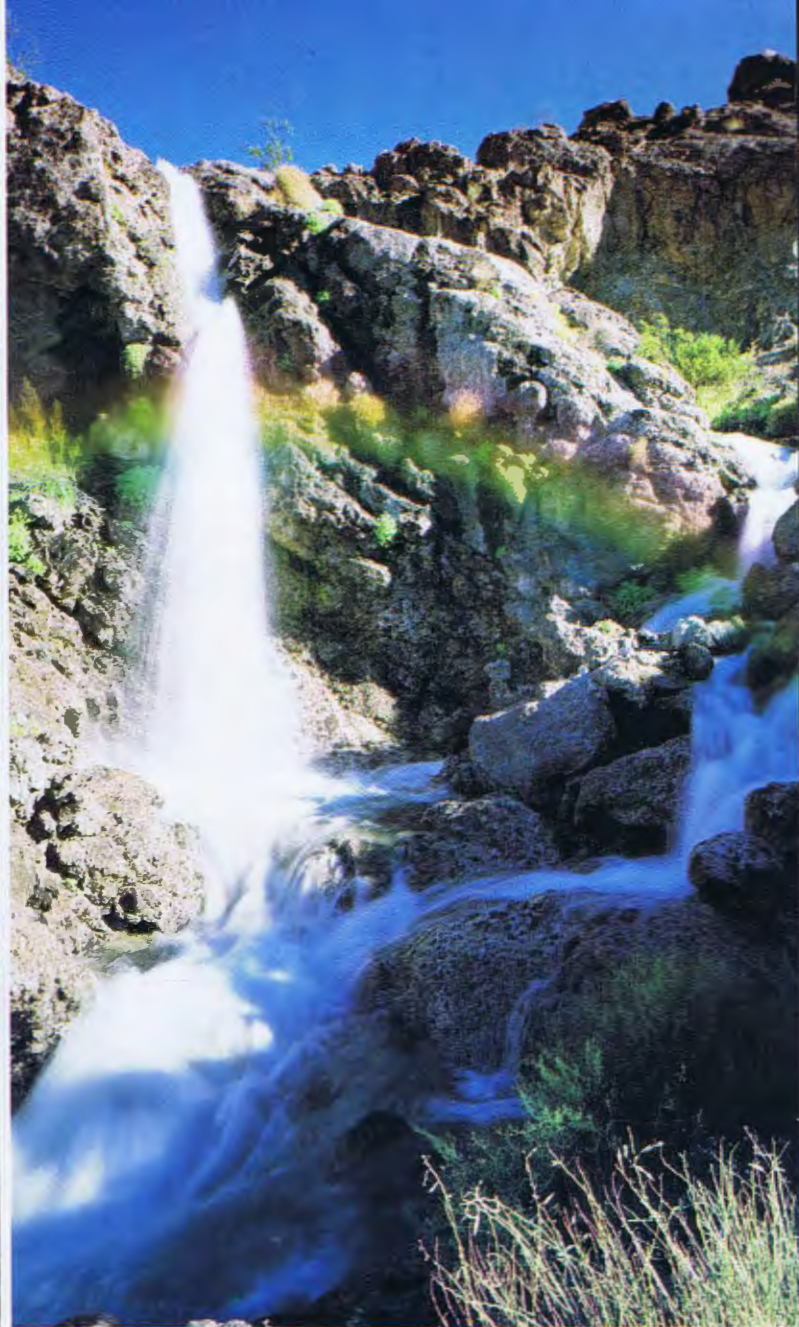
"Our members love the course," said Harry Turner, Lake Las Vegas vice president and director of resort operations. "We are ecstatic at the response we are receiving on the back nine and it's only going to get better. Both Jack Nicklaus and I believe the front nine holes will be even more spectacular than the back nine."

Drawing upon Lake Las Vegas' unique characteristics, the course provides a golfing challenge with forced carries over canyons and water, strategic bunkering, elevations ranging from 1,400 to 1,750 feet and striking scenery. For golfers of varying degrees of expertise, the par-71 golf course also provides generous fairways and up to five tee boxes per hole.

.....NORTHSHORE

An entirely different plan is unfolding on the 1,394 acres across the water on NorthShore. At NorthShore, plans call for world-class resort hotels and spas, European-style gaming, three additional championship resort golf courses and commercial resort villages offering restaurants and shops. In addition, there are proposed equestrian and tennis facilities.

Recently, Lake Las Vegas officials announced that Nicklaus will design the first resort course at NorthShore. Lyle Anderson, who has developed three golf courses in Golf Digest's top 100, will team with Nicklaus and Lake Las Vegas



to develop these prestigious links.

"Just as at SouthShore, we have great expectations for the development of this first NorthShore course," said Foote. "We expect Lake Las Vegas to become a true golf mecca when all the courses are completed."

..... LAKE LAS VEGAS

As magnificent as the surroundings are, the centerpiece of the entire development is the 320-acre lake with 10 miles of shoreline. This engineering and environmental marvel is one of the largest privately owned lakes in the southwestern United States.

Approximately two miles long with a maximum width of one mile and a

maximum depth of 145 feet, this lake is alive, both above and below the surface. Stocked with rainbow trout and large mouth bass, it is a haven for sport fishing.

Lake Las Vegas was created by the construction of an 18-story earthen dam containing 2.5 million cubic yards of fill and measuring 4,800 feet long and 716 feet wide. Utilizing a two-mile-long bypass system, the water from the Las Vegas Wash is diverted under the lake and emptied into nearby Lake Mead.

"We are the only development in the Las Vegas Valley to offer true lake living," said Foote. "Lake Las Vegas is not a cement pond. When we built the lake,

we also planted an ecosystem to sustain the lake's water quality and aquatic life."

To ensure water quality, Lake Las Vegas has its own doctor on call. Dr. Larry Paulsen holds a doctorate in ecology/limnology and has researched the Colorado River for 16 years as a professor at the University of Nevada, Las Vegas. With the pristine body of water as his office, Dr. Paulsen can be seen collecting water samples and monitoring the living Lake Las Vegas. Lake Las Vegas representatives are committed to protecting the environment and insist the lake be managed and balanced ecologically through biological measures, not chemicals.



Lake Las Vegas also provides a sanctuary for numerous other wildlife. In fact, desert bighorn sheep can be seen along the mountains or traveling the lake's shoreline.

To provide a native environment for the wildlife, a 10-acre wetlands park, developed in conjunction with the Red Rock Audubon Society, is under construction at Lake Las Vegas.

Set within a 20-acre nature park, the wetlands park includes a marsh, a deep water area with islands for nesting birds and a desert zone for plant species native to Southern Nevada. In order for visitors to enjoy the entire park and its wildlife, walking trails and an observation deck round out the features.

"Lake Las Vegas is on the fly-way used by wild birds as they migrate back and forth from northern climates to southern climates," said Dr. Ken White, a partner in an environmental research firm hired by Lake Las Vegas. "We're like a refueling station and the habitat will be used to provide rest and food for these birds. In fact, we've already seen numerous species of birds such as ducks, shore birds, blue herons and redtail hawks using the lake."

After the initial construction phase, the park will become part of the balancing forces of nature and offer tranquil and breathtaking surroundings for bird-watching enthusiasts and nature lovers.

..... RECREATION

The underlying concept that has guided the development of Lake Las Vegas is providing people with lifestyle and recreational opportunities. At this exclusive community, residents will step outside their doors and will have immediate access to golf, tennis, sailing, fishing, swimming, hiking, horseback riding or bicycling. Plans will include a marina for SouthShore and residents with lake-front homes will set sail from individual private docks. In addition, Lake Mead is just 4 miles from Lake Las Vegas, providing motor boating and waterskiing adventures.

Surrounded by federally protected land, including Lake Mead National



THIS PARTNERSHIP HAS A TRACK RECORD OF PROJECTS KNOWN
FOR THEIR BEAUTY AND SUCCESS.

Recreation Area, the nation's second largest recreation area, and Rainbow Gardens Geological Preserve, this environment provides residents with the atmosphere of a private retreat.

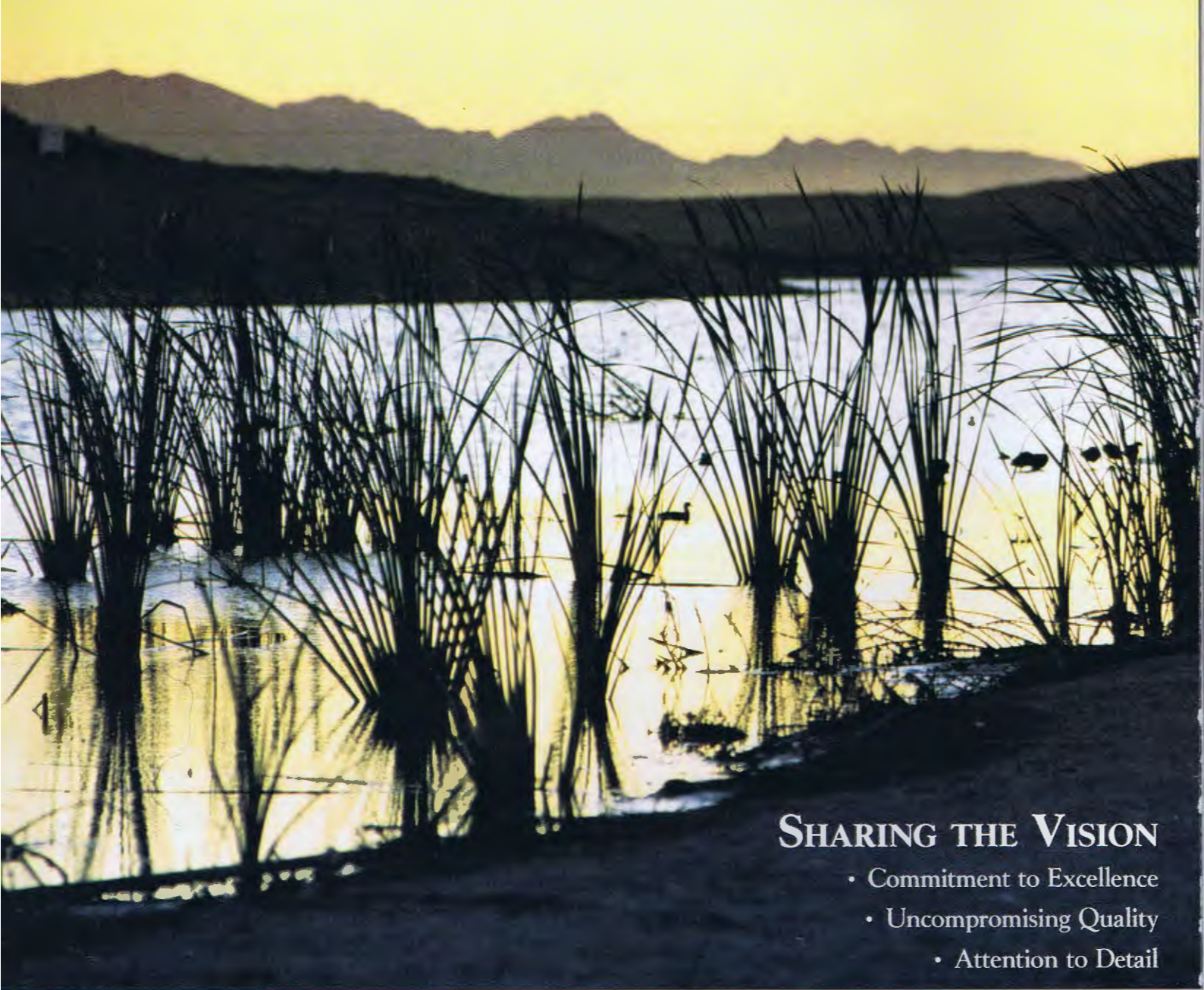
..... THE DEVELOPERS

The people behind this vision are some of the best land planners, architects and engineers in the country. Guiding what is believed to be the largest privately funded development under construction in North America are two industry leaders, Transcontinental Corporation, a Santa Barbara, Calif. based real estate and investment company, as developer, with entities owned by Sid and Lee Bass of Fort Worth, Texas.

This partnership has a track record of projects known for their beauty and success. Their projects include the 5,000-acre Lake Arrowhead community in Southern California, the 3,500-acre Ocean Pines resort near Ocean City, Md., the award-winning Las Campanas project near Santa Fe, N. M., the vast McCormick Ranch in Scottsdale, Ariz., and the world-renowned 31,000-acre Waikoloa development on the Island of Hawaii.



William D. Foote
President, Lake Las Vegas



SHARING THE VISION

- Commitment to Excellence
- Uncompromising Quality
- Attention to Detail

Working together, these firms are helping to create one of the nation's finest residential/resort communities.



WASHINGTON CONSTRUCTION COMPANY

WITH A 30-YEAR TRACK RECORD, WASHINGTON CONSTRUCTION HAS CARVED A NICHE IN THE SOUTHERN NEVADA CONSTRUCTION MARKET.

In the spring of 1989, Lake Las Vegas' principal site development contractor, Washington Construction Co., began work on the community.

The company's first task at the development was the installation of a bypass conduit capable of carrying the Las Vegas Wash storm waters under Lake Las Vegas. Once the two-mile stretch of concrete and steel pipes were installed, the company began dam construction which involved multiple concrete spillways, outlet works and three million cubic yards of earthen embankments. The resulting dam, completed in 1991, created the 320-acre lake which is the centerpiece for the master-planned community and destina-

tion resort. Since the completion of the dam, Washington Construction has finished the infrastructure work on SouthShore, the development's first residential community.

In addition to the company's substantial involvement with Lake Las Vegas, Washington Construction has provided services to companies throughout the West for more than 30 years. With expertise in energy and water resource management, environmental remediation and infrastructure development, the company has compiled an impressive list of clients.

As these communities expand and grow, Washington Construction has positioned itself to provide additional

services to developers and public works agencies in Southern Nevada. The company recently completed installation of a new aggregate source for construction materials, including road surfacing and ready-mix concrete. The materials will help provide essential building components for the growth of Las Vegas.



OVER THE LAST FIVE YEARS, THE FIRM HAS GROWN AT AN EVEN FASTER PACE THAN THE LAS VEGAS VALLEY.

From a team of five employees to a "family" of 80 in five short years, Pentacore Engineering has emerged as a leader in the construction industry. The firm provides a wide range of services including planning, civil engineering, construction management, land surveying and Americans with Disabilities Act (ADA) consulting services to both public

and private sector clients.

Pentacore has been involved with the Lake Las Vegas project since the firm's inception in the summer of 1990. The principals of the Pentacore family of companies, Mike Radojevich, Gary Spinkelink, Fred Orban and Hank Falstad, have a wealth of experience in local master-planned communities.

Radojevich has led the teams that have master-planned and designed major communities and resort developments that make up much of Las Vegas.

According to Radojevich, the success of any master-planned community, is found in its "vision." "Those involved in developing a community must understand the client's goals and have the ability to look at a bare piece of land and see the completed community," commented Radojevich. "They must also understand the amenities that will improve the quality of life for the people who are ultimately going to live and work in that community."

The tremendous growth of the Las Vegas Valley has presented many unique challenges to Pentacore, most of them positive. Spinkelink, whose expertise is in infrastructure development, says the area's

growth has contributed to the company's ability to perfect its work and to "get it right the first time."

"Major projects come to fruition in Southern Nevada in a few short years, and that's a strong plus," said Spinkelink. "We see our design plans completed and the projects constructed immediately. Consequently, we continue to become more proficient at what we do."

Pentacore is currently working on the designs for the Sunset Road access to Lake Las Vegas, and they recently completed an access road extending through Clark County, Henderson and federal lands — a project which required a great deal of coordination.

In addition to its involvement in Lake Las Vegas and other master-planned communities, Pentacore is planning for continued growth and expansion. Spinkelink sees the company expanding into other areas where opportunities exist. However, he stresses their dedication to service and quality will not be compromised for the sake of growth. "Our primary goal is client satisfaction, and if that can be accomplished by an expansion of services, the company will continue to grow."

**Before Lake Las Vegas
could hold a drop,
somebody had to lay
the ground work.**

**At the start of a new development
there are always big jobs to be done.
Like construction of a 4600 ft.
earthen dam. Like twin 84-inch pipes
bypassing the Las Vegas Wash UNDER
2 miles of man-made lakebed. Big
jobs that take big capabilities.
Now we're grading the Jack
Nicklaus Signature Golf Course.
If we can make the earth
move for you, call us.**



**Lake Las Vegas Project Office
(702) 564-8791**

We are proud to have helped construct Henderson Dam & are pleased to be a part of the Lake Las Vegas Development.

JOSEPH A. CESARE AND ASSOCIATES, INC.

*Offering Geotechnical Engineering,
Geological Engineering & Material Testing Services*

**Las Vegas - Henderson
(702) 564-3331**

**Denver
(303) 220-0300**



- Quality Work
- Timely Completion Of Projects
- Competitive Pricing

PENTACORE

**Civil Engineering
Construction Management
Land Surveying
Planning
ADA Consulting**

6763 W. Charleston Blvd • Las Vegas, NV 89102
Tel. (702) 258-0115 • Fax (702) 258-0865

**McLarand,
Vasquez &
Partners, Inc.**

Architecture & Planning

695 Town Center Drive, Suite 300
Costa Mesa, CA 92626
714.549.2207 FAX: 714.549.5297



PERIDIAN INTERNATIONAL, INC.

GIVING NATURE A HELPING HAND.

Surrounded by a national recreational area, Lake Las Vegas is situated in a unique natural environment. Peridian, the planning and landscape architectural firm for the project faced many challenges. Among these were to design a plan which would enhance the area's natural beauty, be compatible with the environment and minimize water usage.

Peridian is meeting these challenges through the careful selection of native and drought-tolerant plants that blend with the natural landscape and require minimal water. The company is working with new homeowners to develop landscapes compatible with the master plan.

An architectural theme utilizing natural stone walls for monument signs, entries, bridges and community buildings further enhances the natural environment. Various neighborhoods are linked together by a pedestrian trail and greenbelt which also provides access to the lake.

Even the planting of the Jack Nicklaus golf course has been designed for compatibility with the overall landscape concept. Different planting zones within the golf course duplicate and enhance the natural environment. Willows, poplars and date palm trees were selected for areas adjacent to the lake; fairways near desert areas were planted with mesquite trees and desert willows; and valley ash trees are predominately used for the interior zones of the course.



THE KEITH COMPANIES

HELPING MAKE THE VISION A REALITY.

When some people look at an expanse of Southern Nevada landscape, they see nothing but a hard and hostile terrain. If you happen to be a visionary real estate developer like Transcontinental Corporation, however, you see more. You see a pristine lake. You see magnificent resorts reflected across the water. And you know there is a lot of work between vision and reality.

That is where The Keith Companies-Nevada comes in. The Nevada division of the multi-faceted civil engineering firm has been in the business of bridging the gap between vision and reality for more than seven years.

Lake Las Vegas proved to be a significant challenge. Planning and designing infrastructures such as sewer and water, streets and grading for both the building sites and the golf course has been a great opportunity to utilize the company's skills.

At Lake Las Vegas, The Keith Companies designed the streets, provided tentative maps, technical drainage studies, improvement plans and final maps for three residential parcels. The firm also handled the mass grading plans for the 503-acre SouthShore — one of the most massive dirt-moving operations in Nevada history. In addition, they provided civil engineering for the Jack Nicklaus SouthShore Championship Golf Course.

Other Southern Nevada projects The Keith Companies helped bring to life include McCarran Airport, Boomtown Casino, Elkhorn Springs, Del Webb Sun City, Seven Hills and the Luxor Hotel.

The Keith Companies maintains offices in Nevada, Hawaii and California.



JOSEPH A. CESARE AND ASSOCIATES, INC.

PROVIDING GEOTECHNICAL AND
GEOLOGICAL GUIDANCE FOR
THE LAKE LAS VEGAS DEVELOPMENT.

Since the beginning of construction, Joseph A. Cesare and Associates, Inc., has provided engineering services for the Lake Las Vegas project. Based in Englewood, Colo., they provide consulting engineering services in the fields of geotechnical engineering, engineering geology, construction management, forensic engineering and construction materials testing.

In 1989, Joseph A. Cesare and Associates, Inc., entered into a joint venture to provide engineering services on the dam and associated facilities at the Lake Las Vegas project. The company has handled all the geotechnical and geological work involved in the construction and quality

control testing on the dam, bypass pipelines and SouthShore development.

Dams are a specialty for Cesare and his engineering staff. The Lake Las Vegas Dam provided unique challenges during construction. The Las Vegas Wash was tamed by diverting its waters into a 2-mile long dual pipeline system that was constructed to convey the Las Vegas Wash below the future lake. The old river bottom and desert landscape was uncovered to bedrock and geologically inspected before the 200-foot high, 4200-foot long dam was constructed. The right combination of soils had to be used to ensure the zoned earthen dam would hold water. Approximately 3.0 million cubic yards of soil were used. Five concrete structures, which include three spillways, were also a part of the massive undertaking.

Since the completion of the dam in 1991, J.A. Cesare and Associates, Inc. has provided geotechnical engineering design and material testing services for the SouthShore development.

Cesare maintains a regional office in Henderson to support Lake Las Vegas and their growing number of projects and clients in Southern Nevada.

Kimley-Horn and Associates, Inc.

Engineering, Planning, and Environmental Consultants

- ▶ Civil Engineering
- ▶ Land Planning
- ▶ Hydrology/Hydraulics
- ▶ Zoning/Permitting
- ▶ Traffic Engineering
- ▶ Land Surveying
- ▶ Utility Design
- ▶ Roadway Design
- ▶ Mapping
- ▶ Pre-development Services

In memory of James Michael "Mike" Hastings, P.E., PLS

1050 East Flamingo Rd.
Suite S210
Las Vegas, Nevada 89119

Ph: (702) 734-5666
Fax: (702) 735-4949



Kimley-Horn
and Associates, Inc.

Offices coast-to-coast



THE CAMPBELL COMPANY

A BACKGROUND IN PUBLIC MANAGEMENT, UTILITIES AND MASTER-PLANNED COMMUNITIES MAKES THE CAMPBELL COMPANY UNIQUELY QUALIFIED TO HANDLE THE PUBLIC AFFAIRS FOR LAKE LAS VEGAS.

When Bob Campbell established The Campbell Company just three years ago, he was no stranger to the Southern Nevada area or to Lake Las Vegas, one

of his major clients. A background in public management, utilities and master-planned communities makes Campbell uniquely qualified to handle the public affairs of Lake Las Vegas. During his 18 years in Southern Nevada, he has played key roles in the development of two of the area's largest master-planned communities, as well as the city of Henderson.

"Joining the Lake Las Vegas team was a once-in-a-lifetime opportunity," recalls Campbell, who came on board as vice president of public affairs and marketing in 1989. "It's a very addictive project, because it is so large, complex and dynamic that no one really believes it until they see it." Campbell has been heavily involved in all

of the permitting and entitlement issues for the past six years.

Utilizing his continuing relationship with the Lake Las Vegas project as a base, Campbell formed The Campbell Company in early 1993. "Having Lake Las Vegas as a premier client has given me the opportunity to be very selective in clients that I accept; they need to be 'blue chip' and have a mission or project that I personally believe in." Such a philosophy, somewhat unusual in the consulting business, seems to have worked; a review of Campbell's client list includes such names as Kaufman & Broad Homes, Far West Capital, Spanish Hills and Sutro & Company.



**KIMLEY-HORN
AND ASSOCIATES, INC.**

OLD RELATIONSHIPS FIND
A NEW HOME AT KIMLEY-HORN

Kimley-Horn and Associates, Inc., has been in Las Vegas for only four years. Lake Las Vegas staff have chosen to entrust significant project elements to some old relationships they have rediscovered at Kimley-Horn.

The 28-year old, 625-person engineering, planning and environmental consulting firm, has taken some major strides in the last 18 months toward becoming a full-service consulting engineering firm in Las Vegas. During its first three years in Las Vegas, Kimley-Horn primarily provided transportation planning and traffic engineering services, becoming one of the area's premier traffic consultants. In April, 1994, key personnel were added which defined a new direction for the Las Vegas office: comprehensive land development services.

Overseeing the land development operations is Craig A. Primas, P.E., regional vice president. Primas has been responsible for planning, surveying, design, construction review and project management on residential subdivisions, commercial and industrial complexes, shopping centers, hotels, golf courses/resort developments and master-planned communities.

While working with other local firms, key staff members have been involved with the Lake Las Vegas project since its inception. Services included master planning, zoning, permitting, project coordination services, survey control and mapping liaison, major infrastructure design, feasibility studies, traffic engineering, computer support, utility coordination, grading analysis, design guidelines development and production, project management services, governmental and agency affairs and analysis and design of drainage, water distribution and wastewater facilities.

Kimley-Horn's company-wide manpower resources and local staffing capabilities ensure they are able to keep pace with growing client demand. ●

PERIDIAN
INTERNATIONAL, INC.
Landscape Architecture and Planning



28th Street Marina 2600 Newport Blvd.
Suite 130 Newport Beach, CA 92663
714-675-2445 fax- 675-9992

Lake Las Vegas Resort is an example of Peridian's commitment to providing the highest level of professional services in developing viable solutions and alternatives by design, for the enhancement of life, while understanding, respecting and preserving the natural systems and environment.

The Campbell Company

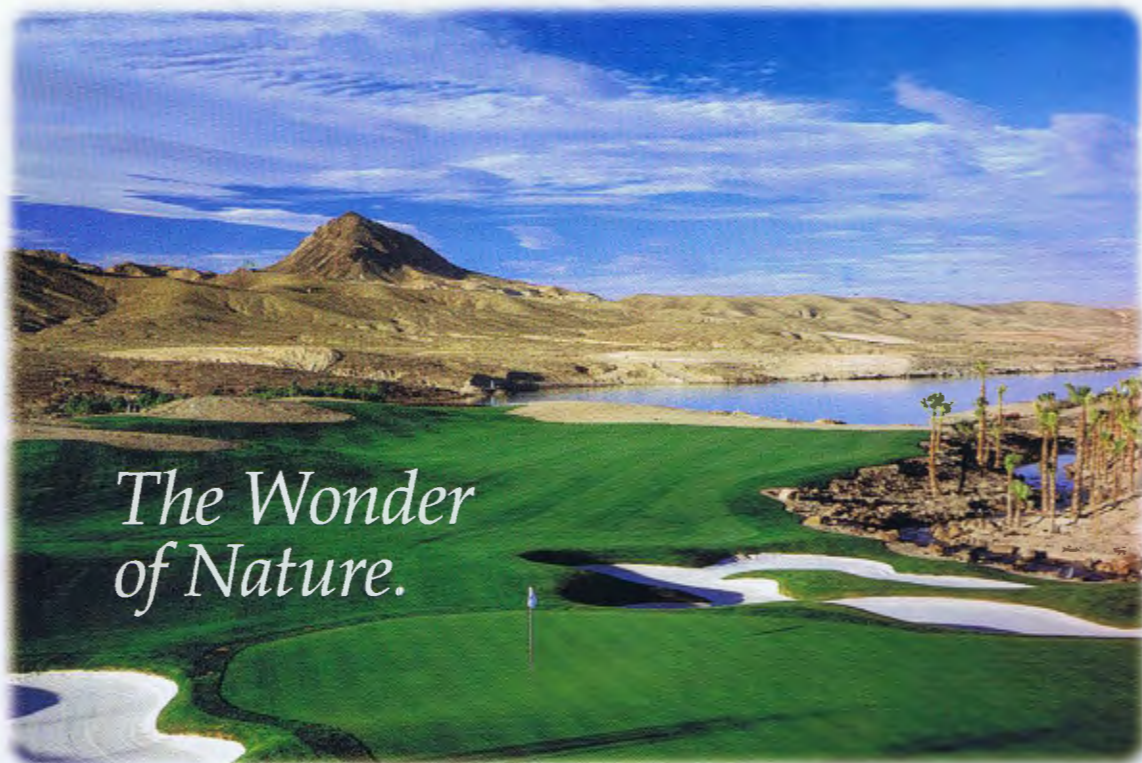
*Governmental Relations
Political Strategy
Legislative Advocacy
Permitting & Entitlements
Community Positioning
Federal, State, & Local Government*

Robert E. Campbell
2950 East Flamingo Road., Suite E10, Las Vegas
(702) 893-1260



5375 S. Cameron, Suite G, Las Vegas, Nevada 89118

(702) 248-6336 • Fax (702) 248-6272



The Imagination of Man.

Our 18-hole championship golf course is powerful testimony to the imagination of one legendary man, Jack Nicklaus.

The course weaves through a natural setting that offers stunning views of the lake, the surrounding hills and the newest luxury resort community in the west.

Experience the timeless elegance of Nevada's largest private lake. Lake view and mountain view homesites are now available at SouthShore in Lake Las Vegas. It's the perfect environment for your next home, your dream home.

Visit Lake Las Vegas today. Custom homesites from \$210,000. Private golf club membership included.

LAKE LAS VEGAS

US 95 south, Lake Mead Drive exit, east 6.5 miles. Sales Office: 564-1600, Ext. 125 or 800-564-1603, Ext. 58

Broker Participation Welcome



(NAV940335) Obtain the Property Report or its equivalent, required by Federal Law or State Law and read it before signing anything. No Federal or State Agency has judged the merits or value, if any, of this property. Offered by Lake at Las Vegas Joint Venture.