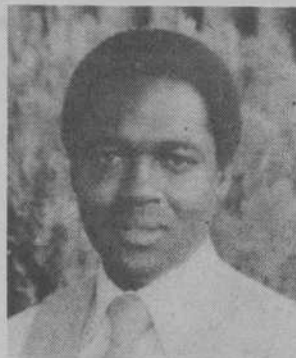


THE NUCLEUS ASSOCIATES



John Edmond
Chairman of the Board

GOV. LIST MAKES GRANT

Governor Robert List presented, on October 29th, a \$30,000 grant

payment to the Nucleus Associates, Inc. of Las Vegas for the purposes of developing the Multi-Purpose Marketing Study of the Proposed Golden West Shopping Center Revitalization Project. The funds are part of a technical assistance grant received from Four Corners Regional Commission in support of this project.

In making the presentation at a ceremony held in the Governor's Office, List said, "The development of the Golden West Shopping

Center is vital to the economic base of the Westside Community."

List added, "Renovation of this complex and development of the proper tenant mix can have a positive influence on local unemployment. It is estimated that 200 jobs will be created by redevelopment of the shopping center. This will, in turn, increase cash flows into the area and provide encouragement to other firms seeking to locate within the neighborhood."

bond. Today, the four young men look back at what seemed to be a divine meeting of the minds: THEIRS.

John Edmond, Leonard Brown, Steve Cooks and Willie Shields have been friends for more than two decades. Their ideas were parallel; they wanted to advance in the gaming industry, and they did. John Edmond and Leonard Brown hold dealers of Baccarat titles at the famous Caesars Palace in Las Vegas; Steve Cooks and Willie Shields share the posh atmosphere while dealing twenty-one at the Desert Inn and Coun-

comprises nearly all of the atomic mass." Thus, it was this enthusiasm and their cohesive bond which led to their naming the corporation THE NUCLEUS ASSOCIATES, the beginning of a new composition of resources engaged in concrete economic pursuit.

July 15, 1980, marked the beginning of The Nucleus Associates Local Development Company (LDC) through its Articles of Incorporation. Its initial trustees include:

John Edmond
Leonard Brown
Willie Shields
Steve Cooks



Leonard Brown
President

The Nucleus Associates, LDC also seeks to increase and improve participation of local businesses and financial institutions in community revitalization efforts within the Special Impact Area by assisting development of bankable business plans, utilizing Federal and other available resources to enhance desirability of private financial participation. Plans exist to expand local employment and training opportunities by providing technical and financial assistance to small business concerns seeking to start up, expand or locate in the Special Impact Area and its environs. And finally, it is the intention of The Nucleus Inc. — LDC to encourage appropriate housing and mixed development as essen-

The Corporation is a non-stock, non-profit Corporation as defined in the Nevada Revised Statutes. Its purposes are:

1. to (ingeneral) relieve poverty, reduce neighborhood tensions, combat community deterioration, and
2. to promote, encourage, support, finance and/or expand programs for organizations and individuals who are ac-

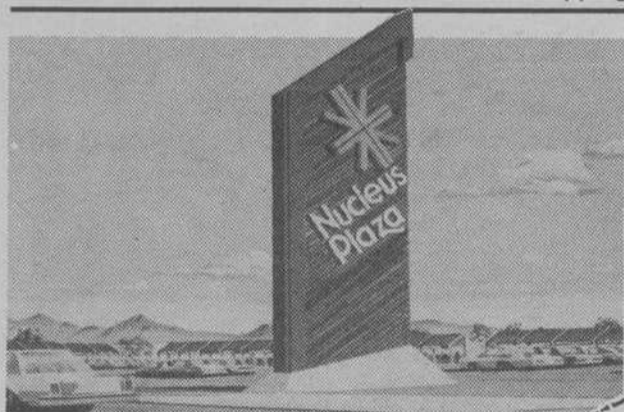


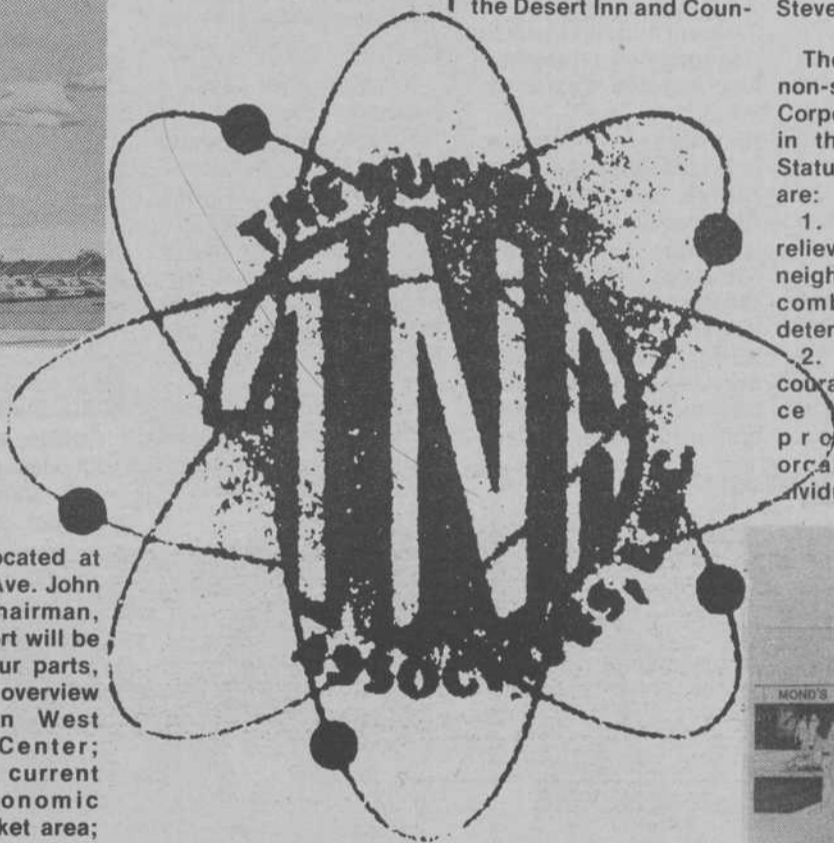
Photo By Susan Schrieber

Jack Miller Named NUCLEUS Architect

Las Vegas, Nevada - September 24, 1980 -- The Nucleus Associates, a Local Development Company, established in 1978, in Las Vegas, Nevada has engaged the services of Jack Miller and Associates to conduct a marketing analysis of characteristics that have influenced the growth and development of business in Southern Nevada, Las Vegas, and in the "Westside" community. The marketing study will be geared to provide understanding of the redevelopment potential and opportunities that exist through the purchase of the Golden West Shop-

ping Center, located at 900 W. Owens Ave. John Edmond, Chairman, said: "The report will be organized in four parts, namely Historic overview of the Golden West Shopping Center; Analysis of current status; Economic analysis of market area; and Strategy and program for future success."

The Nucleus Associates have been in contact with officials of city, county and states entities to organize plans, goals and objectives to enhance redevelopment strategies with regard to the Golden West Shopping Center. The Local Development Company Board of Directors recently extended invitations to business people in the community to attend the first Business Awards Dinner sponsored by the Las Vegas Opportunities Industrialization Center, (OIC). Their statistics show that since 1964, OICs have trained over 610,200 persons and placed over 290,700 in meaningful jobs.



History Made At Nucleus Associates

Las Vegas, Nevada is called the "Gambling Mecca of the World" by some writers. It is the source of income for thousands of Nevadans. In Las Vegas, four industrious black young men looked at the City as an opportunity. As they envisioned their goals and aspirations in life, they also saw the needs of others around them. By joining together to enhance their professional endeavors they found a cohesive itinerary. They grew individually, intellectually and financially, but they shared their knowledge collectively. As the years passed, they continued to express this cohesive

try Club on the Strip.

In January, 1978, Steve Cooks suggested that the four men form a partnership to begin planning entrepreneurial projects in their town. His suggestion was favored and they developed a partnership. The partnership developed into something exciting and concrete. They discussed meaningful objectives that involved forms of community development. These discussions led to the decision to form a corporation which would focus on their immediate goals. Webster defines nucleus as "the central part of the atom that

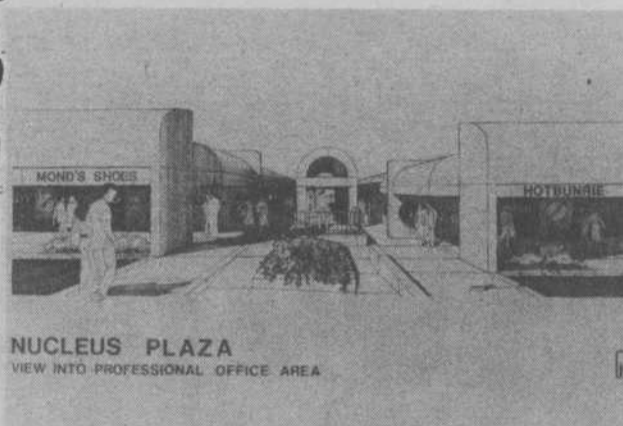
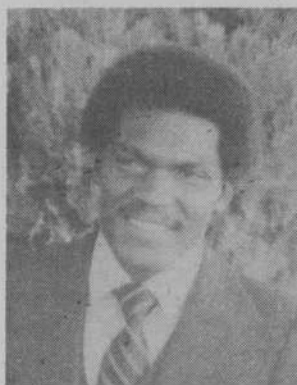


Photo By Bob Morgan

tively involved in economic development of Clark County, Nevada, with particular emphasis on those portions of West and North Las Vegas designated as the Special Impact Area.

Concurrently, by effecting Special Impact Area neighborhood revitalization as one of its foremost goals, The Nucleus Associates, LDC is preparing to lend a helping hand to perpetuate the creation and expansion of opportunities for local business ownership, management and operation, by assisting groups and individuals to obtain adequate financial support for industrial and commercial enterprises.

tial ingredients of neighborhood revitalization to attract new residents and improve the economic base for commercial activity within the Special Impact Area.



Willie Shields
Vice President



Steve Cooks
Secretary-Treasurer