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**TIVOLI VILLAGE SIGNS BUSINESS LAW FIRM KOLESAR & LEATHAM
AS LEAD OFFICE TENANT**

Growing firm celebrates its 25th anniversary in 2011 with move to new location

LAS VEGAS (July 16, 2010) - [Tivoli Village at Queensridge](#), a mixed-use urban lifestyle development on the bustling corner of Rampart and Alta, has signed a lease agreement with its first office tenant, [Kolesar & Leatham](#), a prominent Las Vegas-based business law firm. Set to open in spring 2011, Tivoli is poised to become the premier gathering destination for the western sector of the Las Vegas market, and is currently filling 146,000 square feet of Class A office space.

“As a growing firm with almost 25 years of dedicated service to Las Vegas, we were looking for a premier location with high visibility and client accessibility,” said managing shareholder Robert Kolesar. “Not only did Tivoli have all the amenities we need, but it’s an impressive mixed-use project that we are proud to be a part of.”

“We’ve been fortunate to have had a growing legal practice for so many years in Las Vegas,” said managing shareholder Nile Leatham. “We look forward to relocating our practice to Tivoli Village.”

One of the largest independent law firms in Las Vegas, Kolesar & Leatham represents a variety of clients with business and corporate interests throughout the world. A full service business law firm, Kolesar & Leatham has expertise in commercial litigation, construction law, banking, bankruptcy, real estate, tax and tax litigation, employment law, and privilege and alcohol licensing. With more than 50 employees and growing, the firm will move to Tivoli Village around the same time that they celebrate 25 years of service in Las Vegas.

“Kolesar & Leatham, with its respected reputation and impressive list of clients, is a great complement to the sophisticated mixed-use environment at Tivoli Village,” said Patrick Done, executive vice president of Tivoli Village at Queensridge. “We are proud to sign a law firm of this caliber and reputation as our first office tenant. This is a huge step towards achieving our goal of being the premier Class A office destination on the west side of Las Vegas.”

In addition to its Class A office space, Tivoli Village will feature a unique set of retail and restaurant tenants, including family activities center **Kidville**, specialty retailer **CORSA Collections**, gourmet Mexican restaurant **Cantina Laredo**, contemporary Italian restaurant **Brio Tuscan Grille**, and Mark DiMartino's authentic German eatery **Ratskeller**.

Tivoli Village's old-world design takes its inspiration from authentic European style and architecture. The urban lifestyle center will feature pedestrian-friendly streets with cobblestone walkways, scenic landscaping design, and convenient amenities such as an integrated below-ground parking structure with direct access to the surrounding shops. Limited above-ground parking and plentiful valet areas will also be available, adding to the center's metropolitan vibe without disturbing the pedestrian experience.

Tivoli Village is being developed through a partnership with IDB Development Corporation, Ltd. - Israel's largest diversified business group with assets totaling more than \$30 billion - and EHB Companies.

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About Kolesar & Leatham

Founded in 1986, Kolesar & Leatham is a business-based law firm practicing in the areas of banking, bankruptcy, real property, business and corporate law, commercial litigation, and tax and tax litigation. The firm's practice includes representation of clients at local, national and international levels. For more information on Kolesar & Leatham, call 702-362-7800 or visit www.klnevada.com.

About Tivoli Village at Queensridge

Tivoli Village at Queensridge is a dynamic mixed-use development that will offer a unique mix of retailers, renowned restaurants and deluxe Class A office space set into an architecturally rich European environment. Tivoli Village at Queensridge is located in the Queensridge master-planned community at the intersection of Alta and Rampart in Las Vegas. Visit <http://www.tvqr.com> for additional information.

About IDB Group

IDB Group, a major partner in the Tivoli Village development, is Israel's largest diversified business group with assets totaling over US \$30 billion. With subsidiaries presence in over 100 countries worldwide and a total workforce of 40,000 employees, the group combines global strength with local flexibility. IDB Group leads the way in various significant industries, with continuing expansion in new overseas growth by recognizing opportunities and constantly anticipating and surpassing the needs of communities wherever it does business. IDB's prudent ongoing capital market activity is demonstrated by 25 portfolio companies, which are traded on the Tel Aviv Stock Exchange (TASE) and the American and European stock exchanges (NASDAQ, NYSE, AMEX and AIM London). The real estate arm of IDB, Property and Building Corp. (PBC) is one of the leading real estate groups in Israel and operates in various fields of real estate in Israel, USA, India, Germany Switzerland and England. For more information, visit www.idb.co.il.

About EHB Companies

The EHB Companies, the development partner in Tivoli Village, are widely known for creating the most extraordinary custom homes, multifamily residential developments, commercial offices and retail shops in the Las Vegas Valley. The company's One Queensridge Place development is considered one of the most prestigious residential addresses in Las Vegas. EHB combines modern luxuries with Old World sophistication to produce developments of classic elegance, graceful beauty and refined comfort. The Tivoli Village and One Queensridge Place developments express the EHB's distinguished style and renowned, high quality craftsmanship. For more information, visit <http://www.ehbinc.com>.

About One Queensridge Place

One Queensridge Place's phase one's 219 homes in two 18-story towers, are very distinctive, limited edition "custom homes in the sky." For more information, visit <http://www.onequeensridgeplace.com>.

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