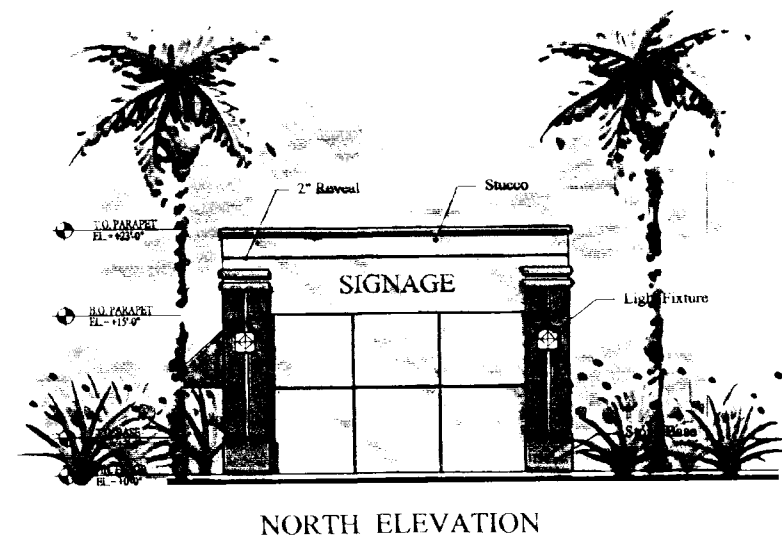
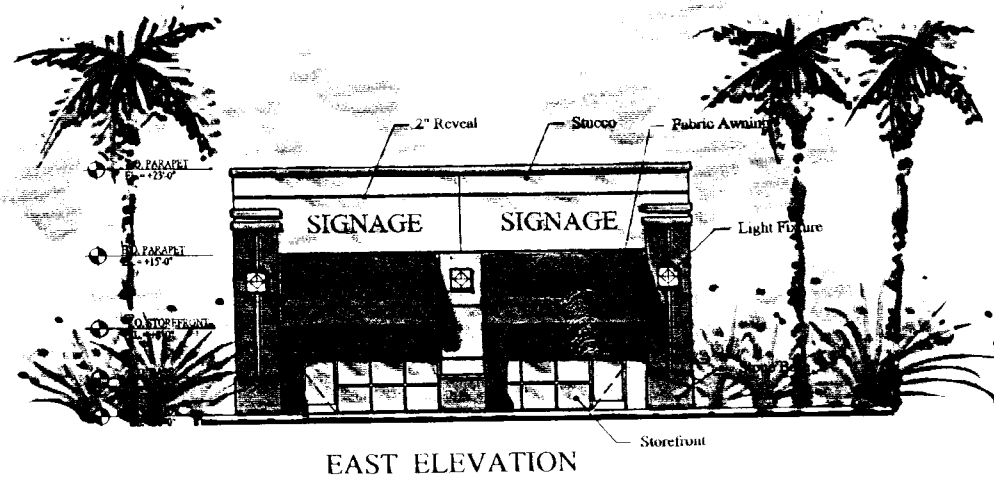
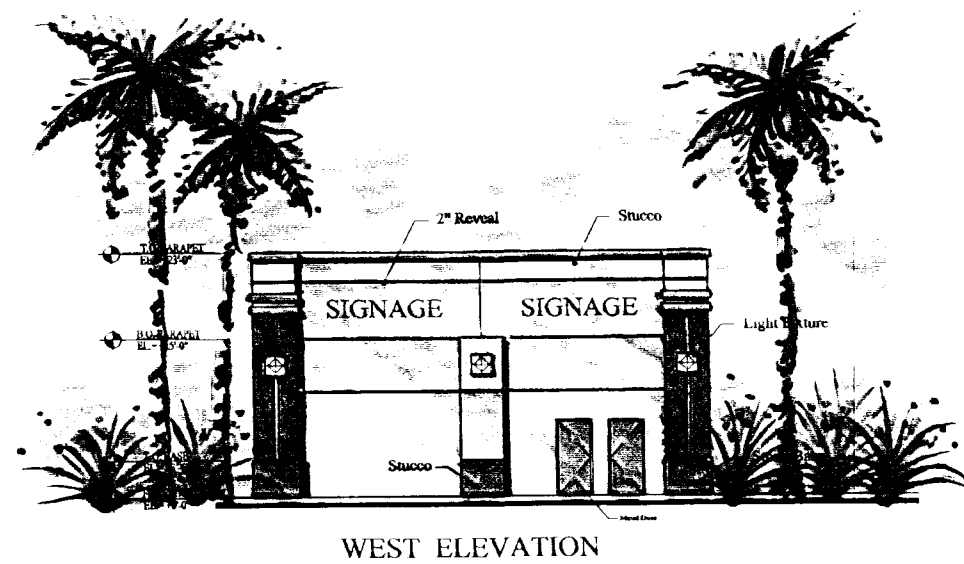
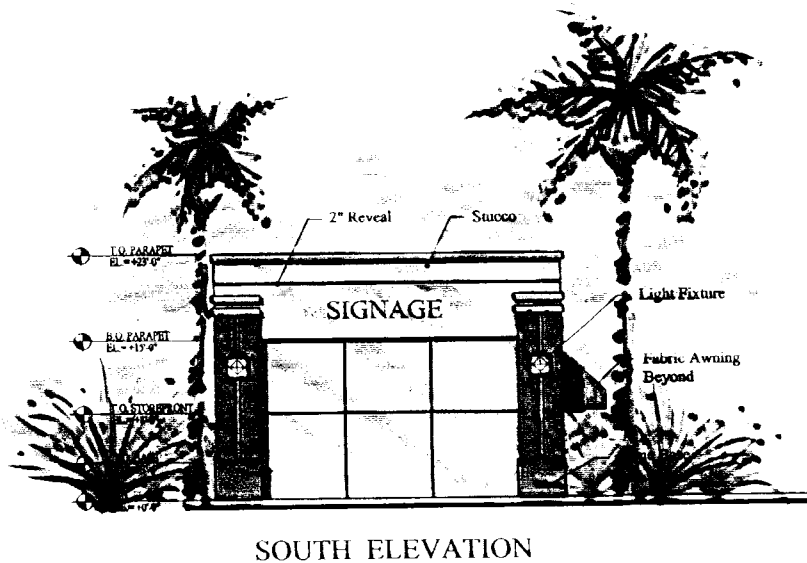




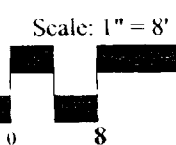
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1/13/00 PC: App
2/16/00 CC: App

2-139-88 (38)

Village Square at Peccole Ranch - Pad E

Triple Five Nevada Development Corporation

Conceptual Building Elevations



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SITE INFORMATION

ZONING

C1 - Local Business District (APN 163-06-816-022)

AREA (Approximate, to be verified)

Net Area: 4,677 sf .11 acres

AREA (Approx)
1,200 sf

Pads - dimensions
30' x 40'

Coverage
26 %

PARKING REQUIREMENTS

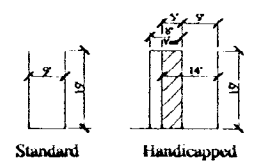
Parking Calculations	Required	Provided	Handicapped
Retail A 10,005/250=	5	6	1/1
Loading Spaces Required:	(1 per Bldg min.)		
Loading Spaces Provided:	1		

BUILDING HEIGHT

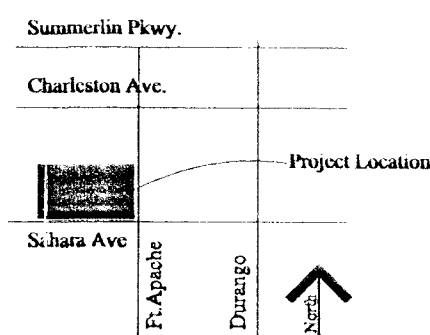
Allowed: No Restriction
Provided: 1-Story - up to 50 feet

BUILDING COVERAGE

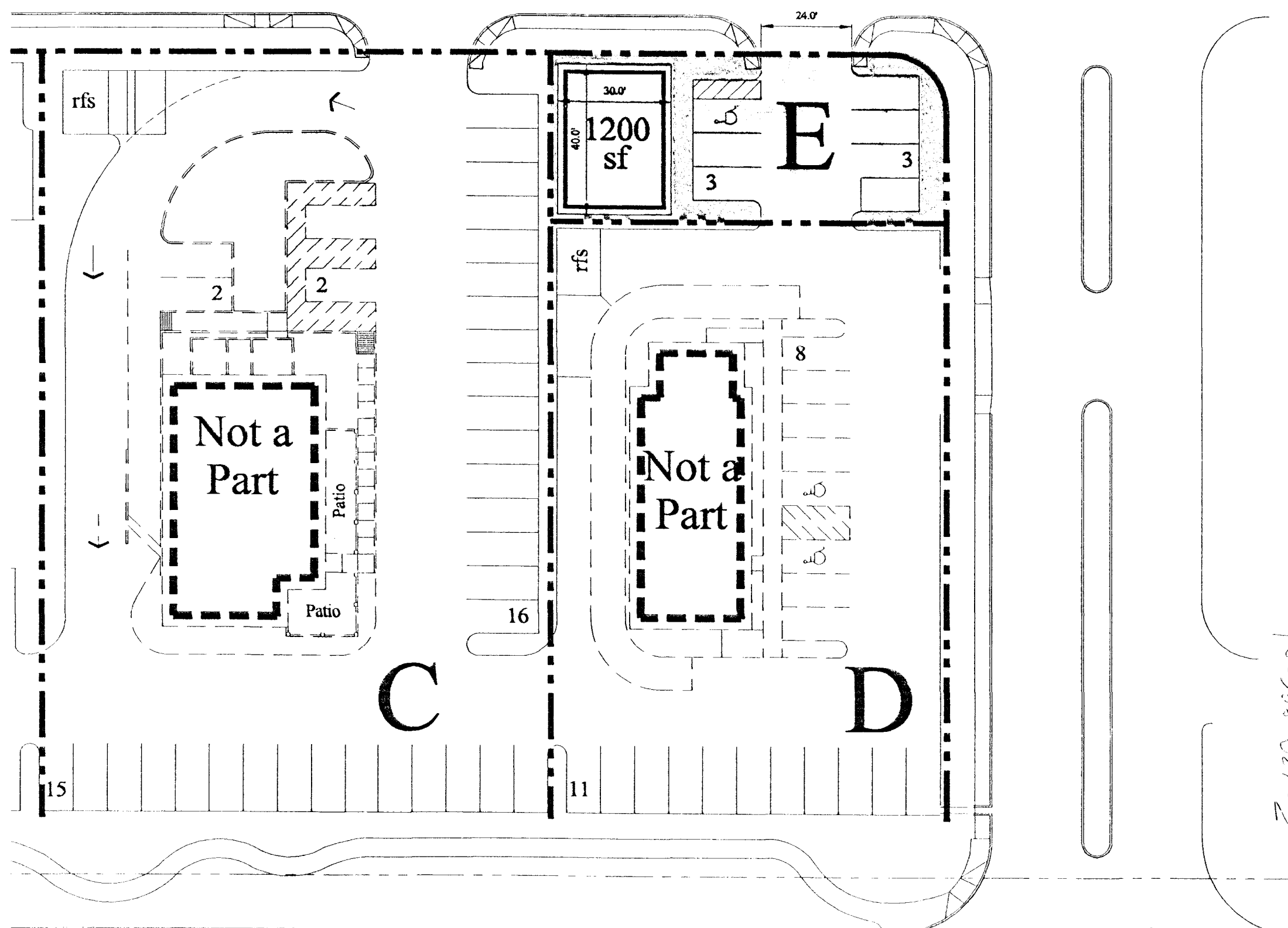
Allowed: 50 %
Provided: 26 %



Typical Parking Spaces



Location Map



Village Square Commercial Center 2-139-88 (38)

Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

Conceptual Site Plan- Pad E

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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	STANDARD THUNK
	WASHINGTONIA ROBUSTA HYBRID	HYBRID MEXICAN FAN PALM	12" BTH	SKINNED
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	9 GALLON	
	CHAMAEDOREA SEIFRIIDII	MEDITERRANEAN FAN PALM	24" BOX	
	DIETES VEGETA	AFRICAN IRIS	9 GALLON	
	PERSEA BOREALIS	PINEAPPLE GUAVA	9 GALLON	
	NERICA SP.	DAYLILY	1 GALLON	
	RHAMNUS INDICA	INDIAN HAWTHORN	9 GALLON	
	JUNIPERUS HORIZONTALIS	TRAILING JUNIPER	1 GALLON	2" OC.
	LANTANA MONTE PERDOMO	BURNING BUSH	1 GALLON	2" OC.
	ANNUAL COLOR	ANNUAL COLOR	4" POTS	8" OC.
	MOJAVE GOLD DECOMPOSED GRANITE	3/8" SCREENED	2" DEPTH	IN ALL PLANTING AREAS EXCEPT ANNUAL COLOR BEDS

PLANT LEGEND

DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE STARTING WORK.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIAL/ROCK MATERIAL DEEMED UNACCEPTABLE.

LANDSCAPE CONTRACTOR TO PROVIDE AGRONOMY TESTING FOR THIS SITE AND COMPLY WITH THE TESTING LAB'S RECOMMENDATIONS FOR BACKFILL MIX. SUBMIT REPORT TO LANDSCAPE ARCHITECT.

QUANTITIES INDICATED ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

ROCK MULCH AREAS TO BE TREATED BEFORE AND AFTER INSTALLATION WITH PRE-EMERGENT HERBICIDE.

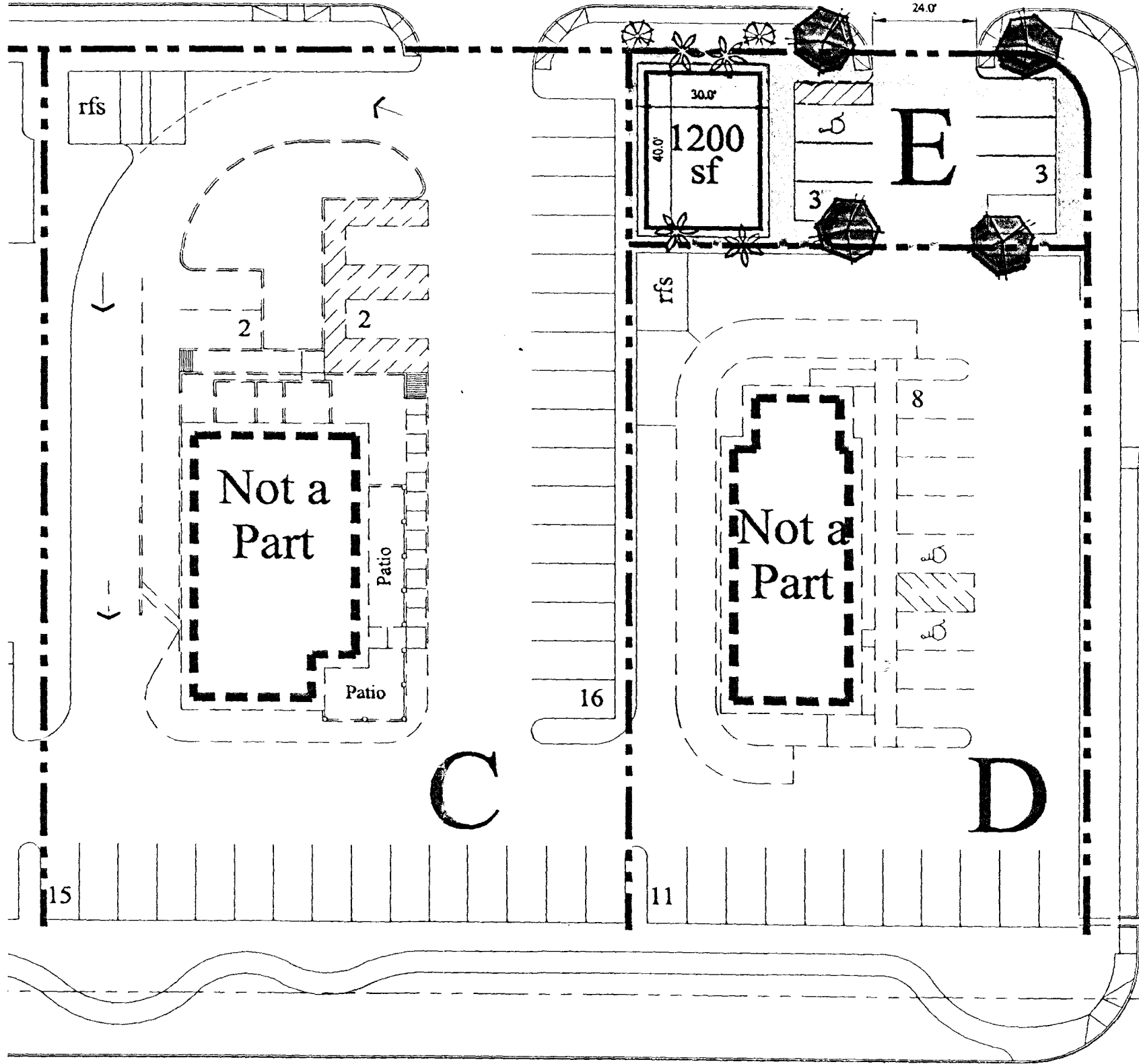
ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. ROCK MULCH SHALL BE MOJAVE GOLD DECOMPOSED, GRANITE, 3/8" SCREENED AT A DEPTH OF 2". SUBMIT SAMPLES TO LANDSCAPE ARCHITECT. (SOURCE: KALAMAZOO MATERIALS OR APPROVED EQUAL)

ALL PLANTING BACKFILL SHALL CONSIST OF THE FOLLOWING MIX:

50% WASHED SILT
50% CRINI MULCH

WESTERN ORGANICS
LAS VEGAS, NEVADA
(702) 633-0310

CRINI MULCH AVAILABLE THROUGH:



Village Square Commercial Center

Sahara Avenue and Fort Apache Road Las Vegas Nevada

2-139-88(38)

Landscape Plan

Scale: 1" = 30'



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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	STANDARD TREE
	WASHINGTONIA ROBUSTA HYBRID	HYBRID PALM	12" DIA	SHRUB
	AGAVE ATTENUATA	LEAF OF THE WIND	8 GALLON	
	CHAMAECYPARIS NANA	REDTID TREE	24" BOX	
	DIETES VEGETA	AFRICAN IRIS	8 GALLON	
	PELICANIA BELLISSIMA	PIRENEAN ORCHID	8 GALLON	
	HESPERALOE PARVIFLORA	DAYLILY	1 GALLON	
	HESPERALOE PARVIFLORA	RED TIDE	8 GALLON	
	JUNIPERUS HORIZONTALIS	TRAILING JUNE	1 GALLON	7' OC.
	LANтана MONTE PERDOMO	RED GOLD LANTANA	1 GALLON	7' OC.
	ANNUAL COLOR	ANNUAL COLOR	4" POT	8' OC.

PLANT LEGEND

DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE STARTING WORK.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIAL/ROCK MATERIAL DEEMED UNACCEPTABLE.

LANDSCAPE CONTRACTOR TO PROVIDE AGRICULTURAL TESTING FOR THIS SITE AND COMPLY WITH THE TESTING LAB'S RECOMMENDATIONS FOR BACKFILL MIX. SUBMIT REPORT TO LANDSCAPE ARCHITECT.

QUANTITIES INDICATED ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

ROCK MULCH AREAS TO BE TREATED BEFORE AND AFTER INSTALLATION WITH PRE-EMERGENT HERBICIDE.

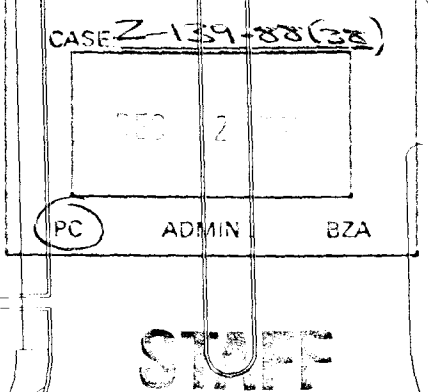
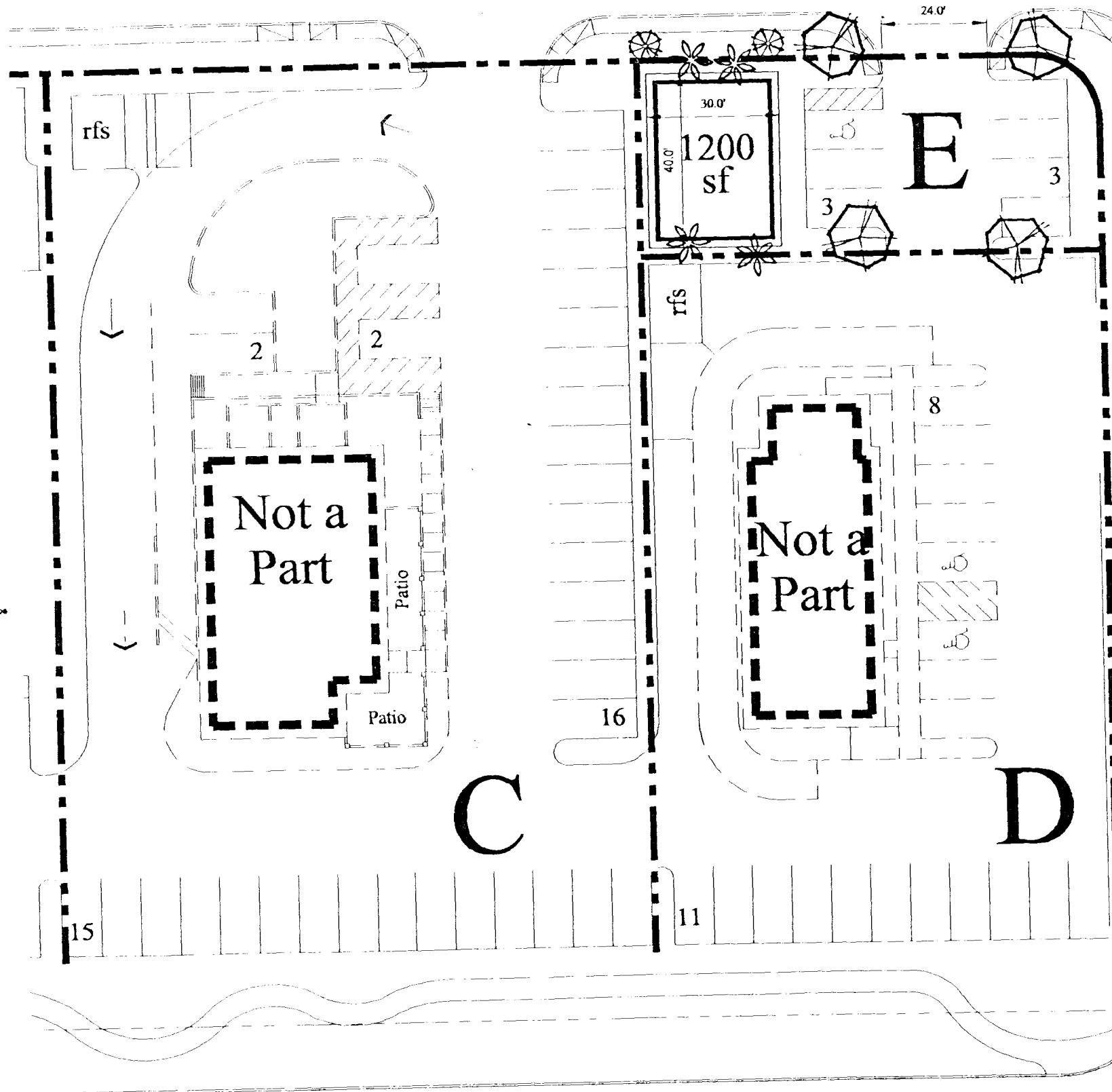
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ALL PLANTING BACKFILL SHALL CONSIST OF THE FOLLOWING MIX:

50% WASHED DIRT
50% OPEN MULCH

OPEN MULCH AVAILABLE THROUGH:

WESTERN ORGANICS
LAS VEGAS, NEVADA
(702) 635-4932



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Village Square Commercial Center

Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

Scale: 1" = 30'

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Retail Suites Legend

Building	Size	Area
Building R1	40' x 80' +/-	2,450 sf
First Floor	20' x 80'	1,600 sf
Suite - 100	20' x 70'	1,520 sf
Suite - 101	20' x 70'	1,520 sf
Suite - 102	20' x 70'	1,520 sf
Suite - 103	20' x 70'	1,520 sf
Suite - 104	20' x 70'	1,520 sf
Suite - 105	20' x 70'	1,520 sf
Suite - 106	20' x 70'	1,520 sf
Suite - 107	20' x 70'	1,520 sf
Suite - 108	20' x 70'	1,520 sf
Common	40' x 80' +/-	2,450 sf
Leasable 1st Floor Area	12,843 sf	
Common	12,843 sf	
Total 1st Floor Area	14,094 sf	
Second Floor	6,720 sf	
Suite - 200	2,282 sf	
Suite - 201	2,282 sf	
Suite - 202	2,282 sf	
Suite - 203	2,282 sf	
Suite - 204	2,282 sf	
Common	11,438 sf	
Leasable 2nd Floor Area	11,438 sf	
Common	11,438 sf	
Total 2nd Floor Area	14,132 sf	
Total Areas Building R1	24,306 sf	
Leasable Area	24,306 sf	
Common	3,920 sf	
Total Floor Area	28,226 sf	
Building R2	20' x 80'	1,600 sf
Suite - 110	20' x 80'	1,600 sf
Suite - 120	20' x 80'	1,600 sf
Suite - 130	20' x 80'	1,600 sf
Suite - 140	20' x 80'	1,600 sf
Suite - 150	20' x 80'	1,600 sf
Common	60' x 80' +/-	81 sf
Total Building R2 Area	15,506 sf	
Building R3	40' x 80' +/-	3,000 sf
Suite - 110	20' x 80'	1,600 sf
Suite - 120	20' x 80'	1,600 sf
Suite - 130	20' x 80'	1,600 sf
Suite - 140	20' x 80'	1,600 sf
Suite - 150	20' x 80'	1,600 sf
Suite - 160	20' x 80'	1,600 sf
Suite - 170	20' x 80'	1,600 sf
Common	40' x 80' +/-	148 sf
Total Building R3 Area	13,800 sf	
Building R4	20' x 54' +/-	1,140 sf
Suite - 100	20' x 54'	1,140 sf
Suite - 101	20' x 54'	1,140 sf
Suite - 102	20' x 54'	1,140 sf
Suite - 103	20' x 54'	1,140 sf
Suite - 104	20' x 54'	1,140 sf
Suite - 105	20' x 54'	1,140 sf
Suite - 106	20' x 54'	1,140 sf
Suite - 107	20' x 54'	1,140 sf
Suite - 108	20' x 54'	1,140 sf
Common	40' x 54' +/-	1,140 sf
Leasable 1st Floor Area	15,327 sf	
Common	15,327 sf	
Total 1st Floor Area	16,069 sf	
Second Floor	6,720 sf	
Suite - 200	2,282 sf	
Suite - 201	2,282 sf	
Suite - 202	2,282 sf	
Suite - 203	2,282 sf	
Suite - 204	2,282 sf	
Suite - 205	2,282 sf	
Suite - 206	2,282 sf	
Common	11,438 sf	
Leasable 2nd Floor Area	11,438 sf	
Common	11,438 sf	
Total 2nd Floor Area	16,589 sf	
Total Areas Building R4	29,663 sf	
Leasable Area	29,663 sf	
Common	4,319 sf	
Total Floor Area	33,982 sf	
Building R5	52' x 80' +/-	4,118 sf
Suite - 100	20' x 80'	1,600 sf
Suite - 101	20' x 80'	1,600 sf
Suite - 102	20' x 80'	1,600 sf
Suite - 103	20' x 80'	1,600 sf
Suite - 104	20' x 80'	1,600 sf
Suite - 105	20' x 80'	1,600 sf
Suite - 106	20' x 80'	1,600 sf
Suite - 107	20' x 80'	1,600 sf
Suite - 108	20' x 80'	1,600 sf
Common	40' x 80' +/-	95 sf
Leasable 1st Floor Area	4,118 sf	
Common	4,118 sf	
Total 1st Floor Area	4,213 sf	

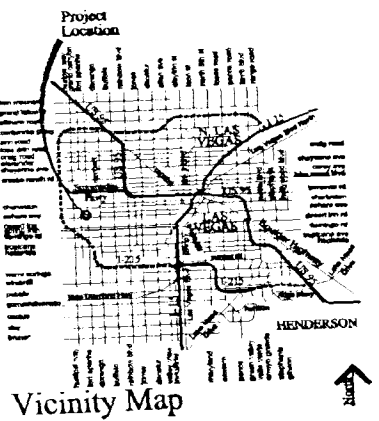
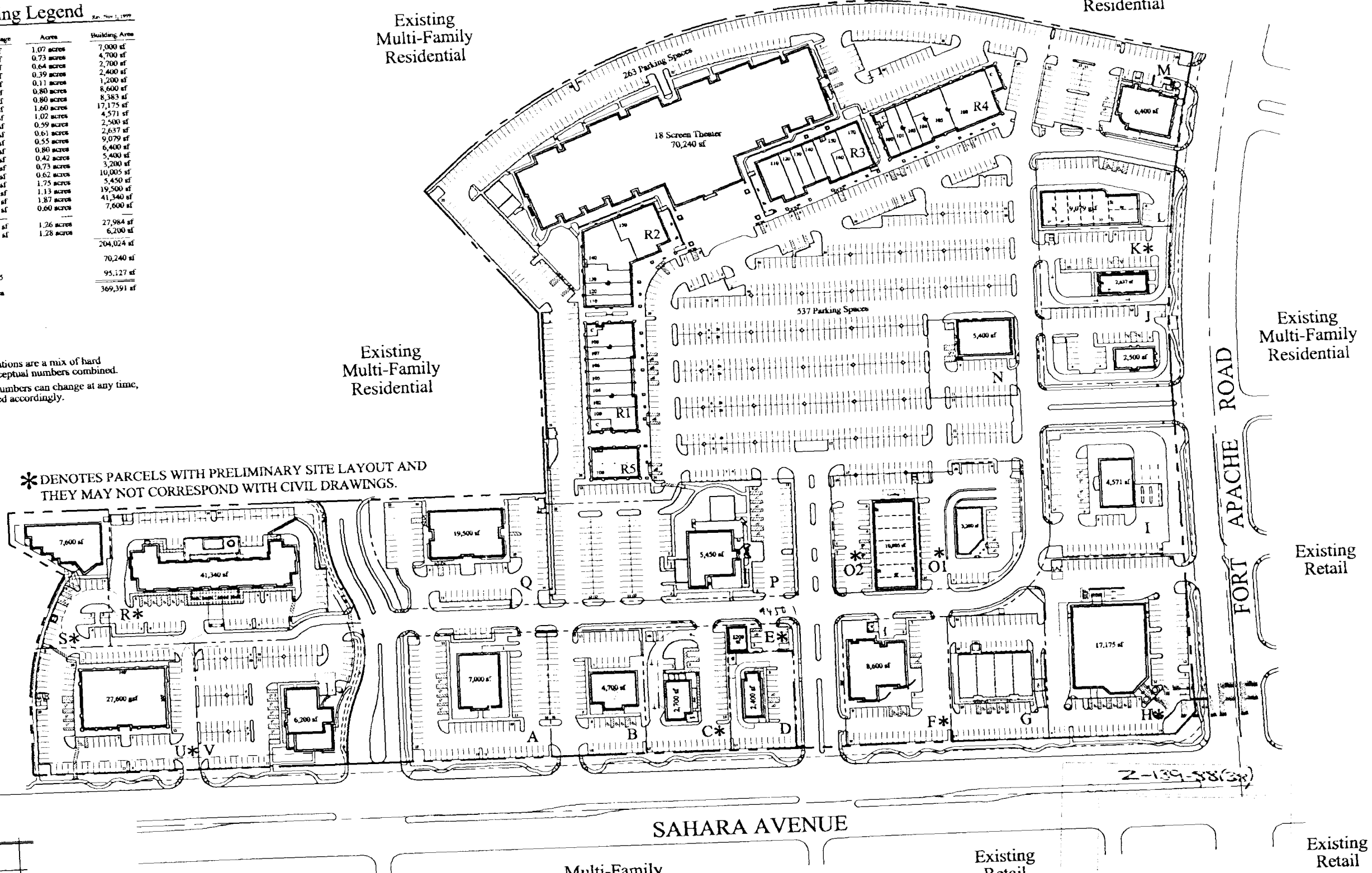
Parcel/Building Legend

Parcel	Size	Area
Parcel - A	46,385 sf	1.07 acres
Parcel - B	31,675 sf	0.73 acres
Parcel - C	27,675 sf	0.64 acres
Parcel - D	16,800 sf	0.39 acres
Parcel - E	4,675 sf	0.11 acres
Parcel - F	35,006 sf	0.80 acres
Parcel - G	34,765 sf	0.80 acres
Parcel - H	69,256 sf	1.60 acres
Parcel - I	44,330 sf	1.02 acres
Parcel - J	25,818 sf	0.59 acres
Parcel - K	26,670 sf	0.61 acres
Parcel - L	74,143 sf	1.71 acres
Parcel - M	34,840 sf	0.80 acres
Parcel - N	18,210 sf	0.42 acres
Parcel - O	31,795 sf	0.73 acres
Parcel - P	27,253 sf	0.62 acres
Parcel - Q	70,345 sf	1.61 acres
Parcel - R	49,415 sf	1.13 acres
Parcel - S	81,290 sf	1.87 acres
Parcel - T	26,242 sf	0.60 acres
Parcel - U	55,010 sf	1.26 acres
Parcel - V	55,697 sf	1.28 acres
Trailer Building		27,984 sf
Retail Building R1 thru R5		6,200 sf
Total Overall Building Area		204,024 sf
		70,240 sf
		95,127 sf
		369,391 sf

Note:

The above calculations are a mix of hard numbers and conceptual numbers combined. Therefore these numbers can change at any time, and should be used accordingly.

* DENOTES PARCELS WITH PRELIMINARY SITE LAYOUT AND THEY MAY NOT CORRESPOND WITH CIVIL DRAWINGS.

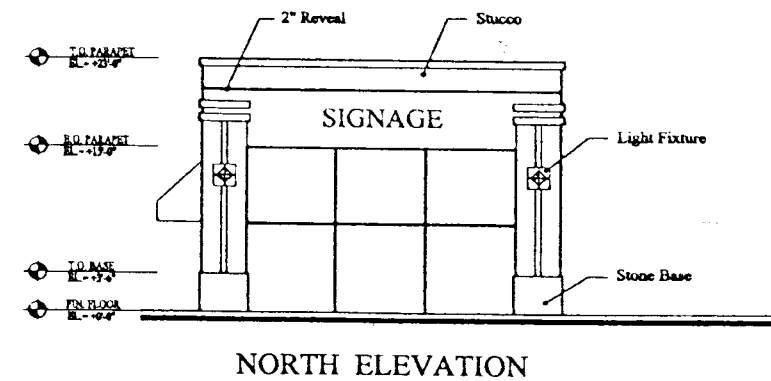
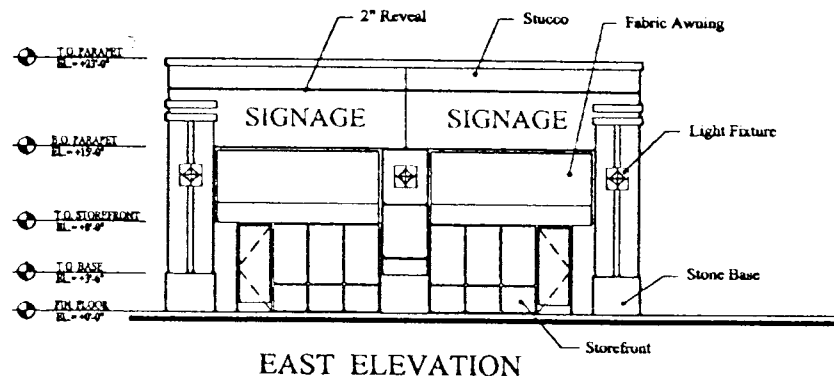
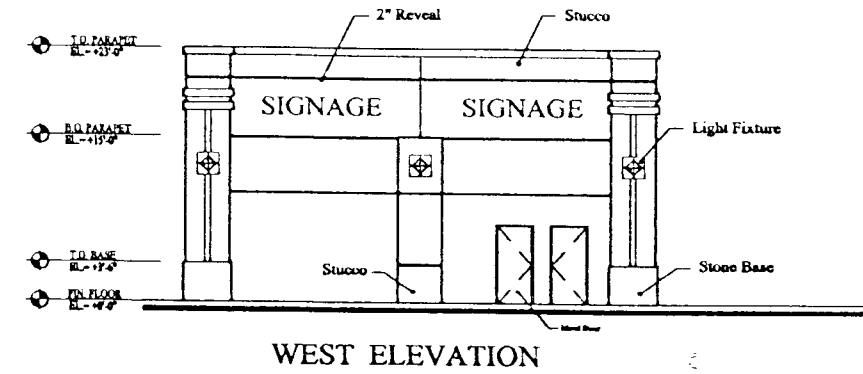
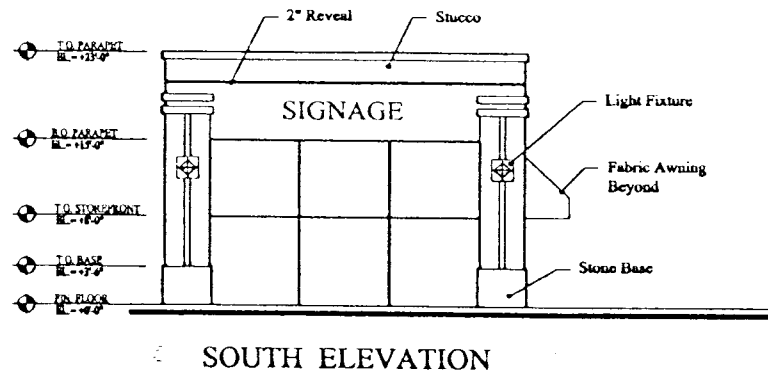


VILLAGE SQUARE at PECCOLE RANCH

TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

Conceptual Site Plan - Scheme X

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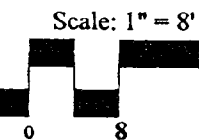
STAFF

2-139-88(38)

Village Square at Peccole Ranch - Pad E

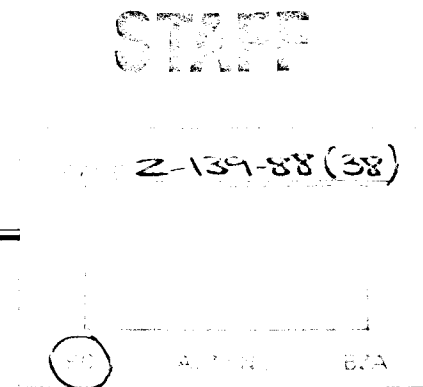
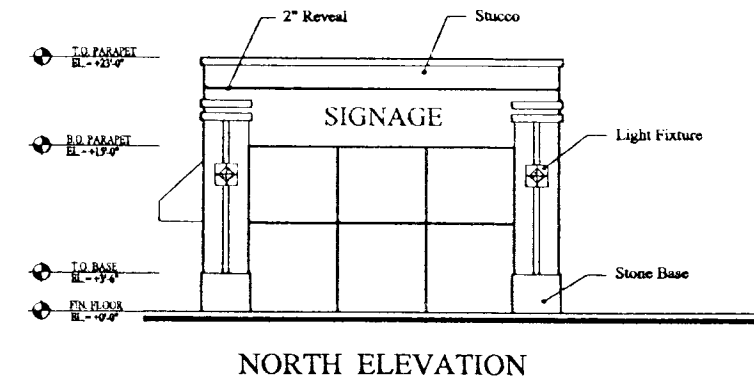
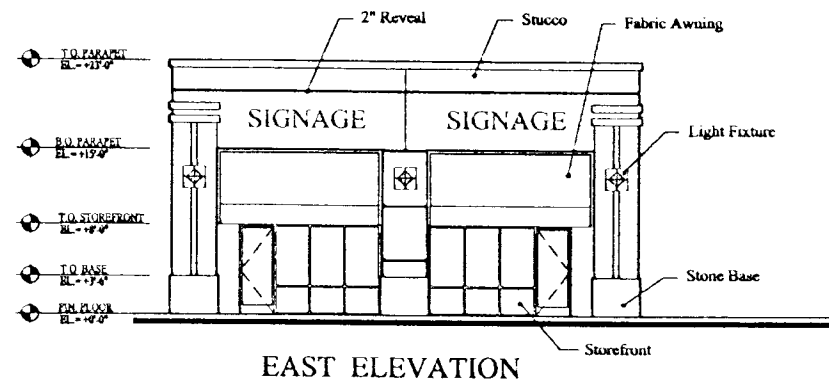
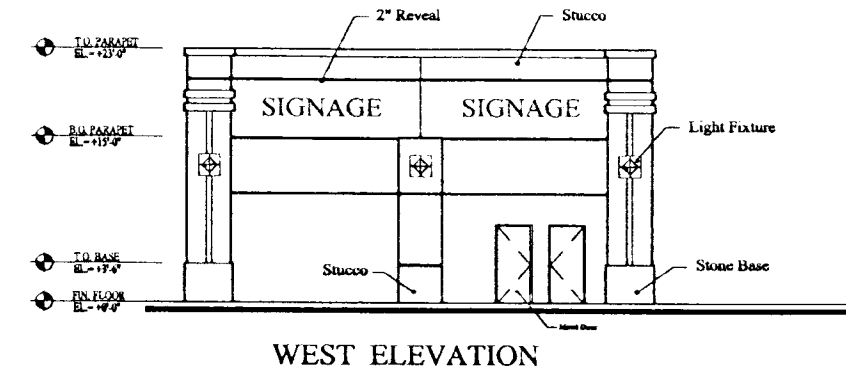
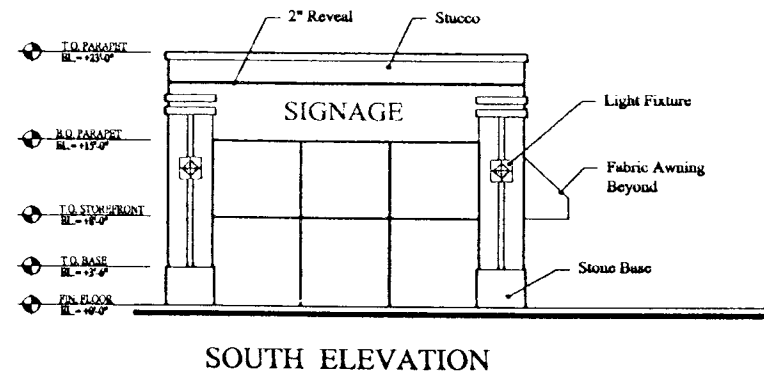
Triple Five Nevada Development Corporation

Conceptual Building Elevations



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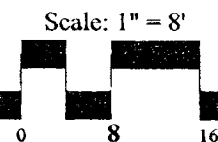
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Village Square at Peccole Ranch - Pad E

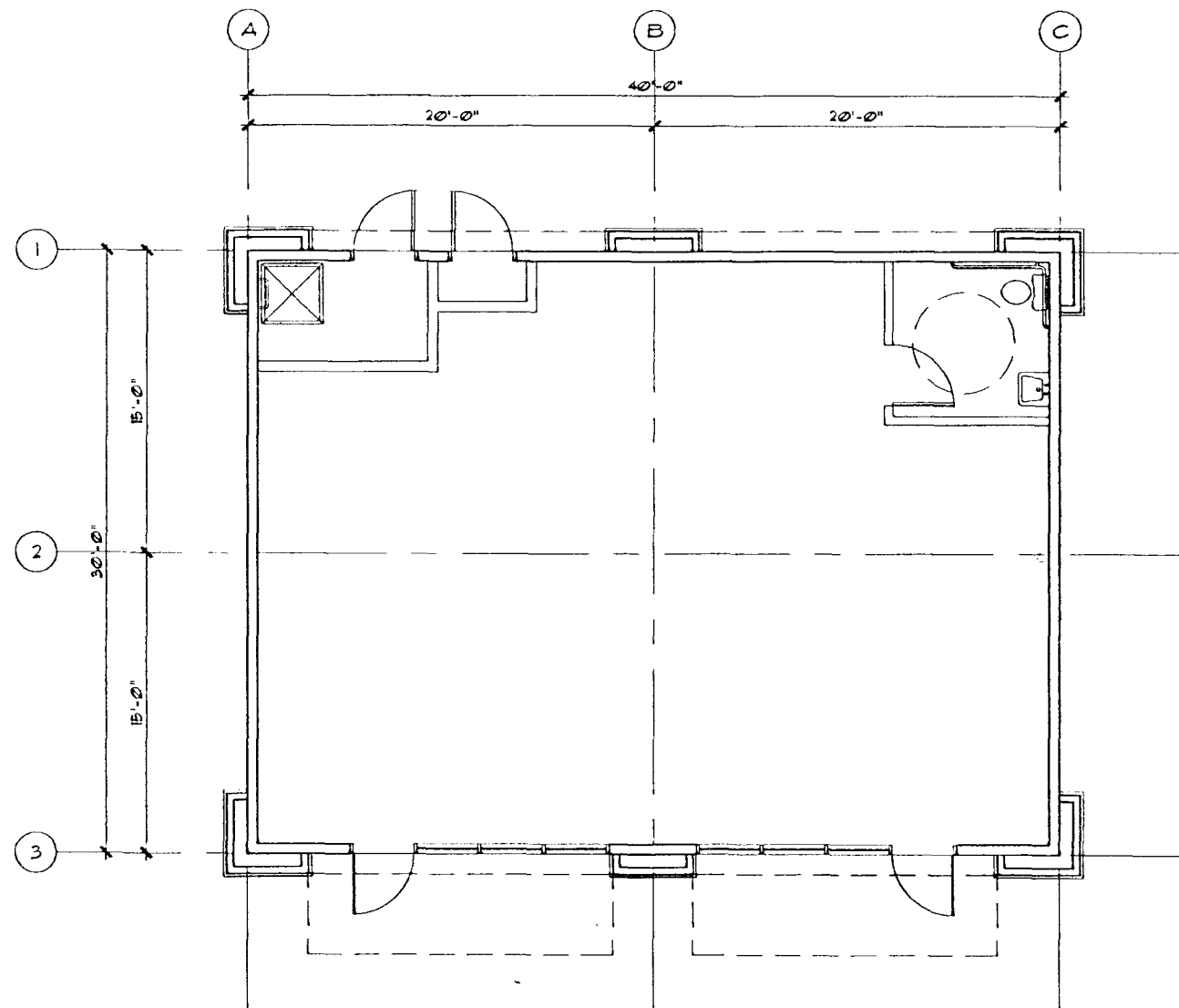
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Conceptual Building Elevations

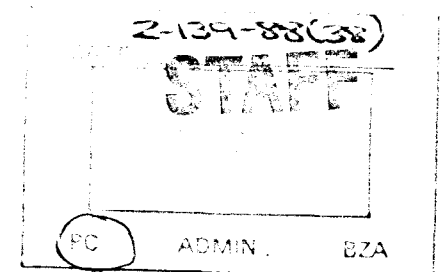


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Total Area = 1,200 SF



Village Square at Peccole Ranch - Pad E

Triple Five Nevada Development Corporation

Conceptual Floor Plan



Scale: 1" = 4'



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