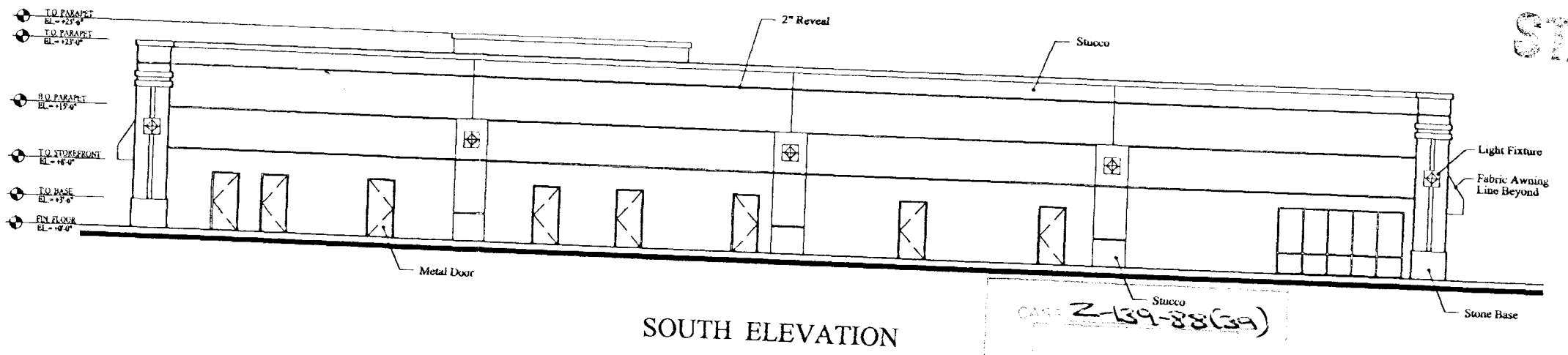
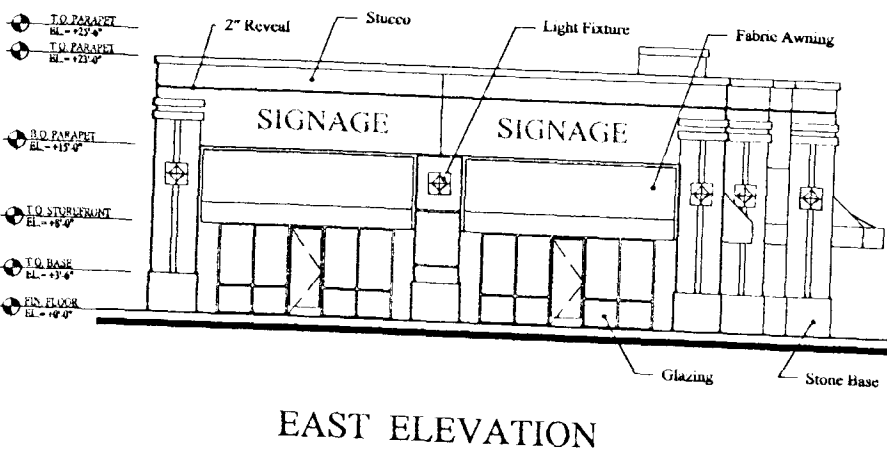
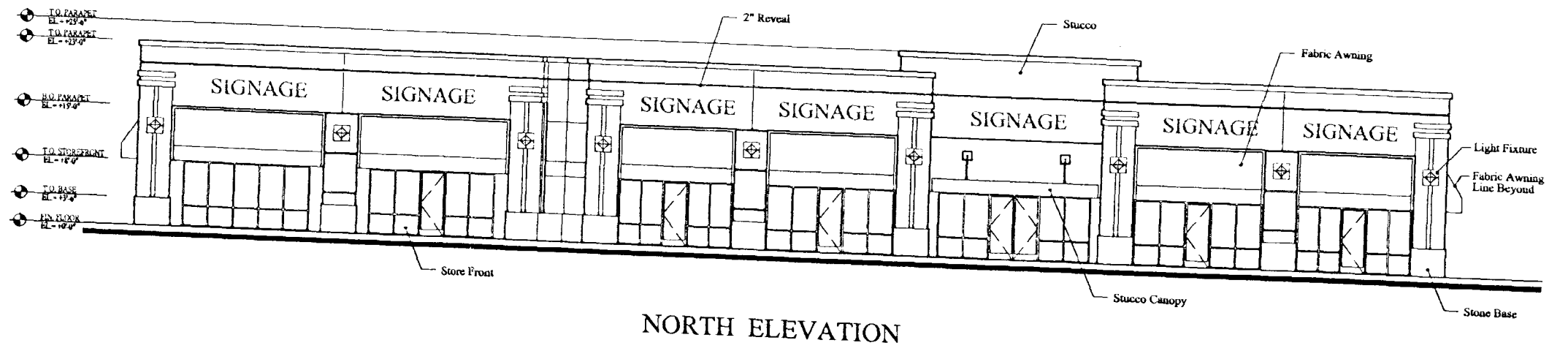
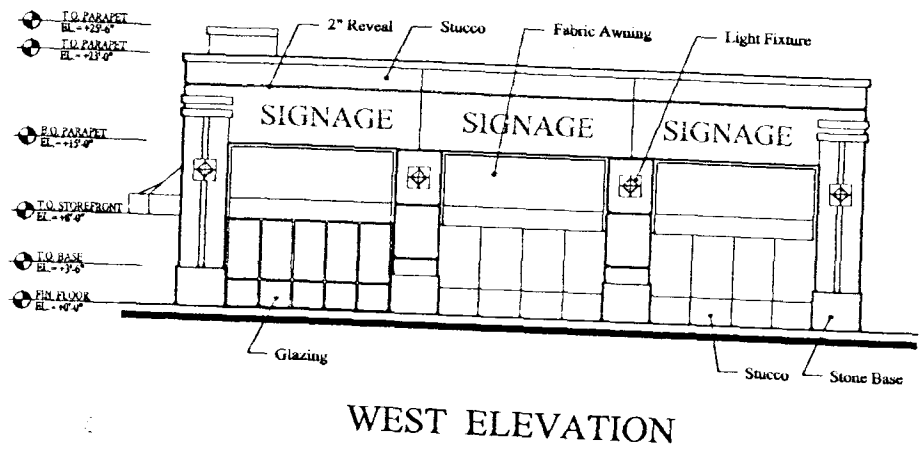




Village Square at Peccole Ranch - Pad L

Triple Five Nevada Development Corporation

Conceptual Building Elevations

Scale: 1" = 8'

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Henderson, Nevada 89014
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SITE INFORMATION

ZONING

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

AREA (Approximate, to be verified)

Net Area: 24,143 sf .55 acres

AREA (Approx)	Pads - dimensions	Coverage
9,079 sf	160' x 60'	37 %

PARKING REQUIREMENTS

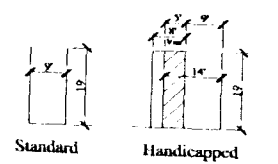
Parking Calculations	Required	Provided	Handicapped
Retail A 10,005/250	36	25	2/2
Loading Spaces Required:	(1 per Bldg min.) 1		
Loading Spaces Provided:	1		

BUILDING HEIGHT

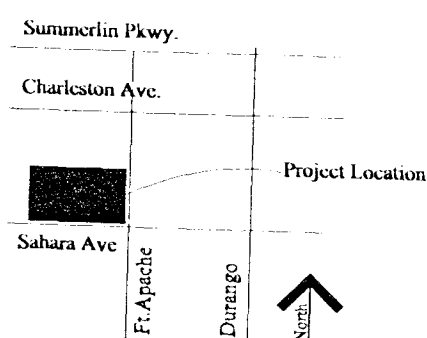
Allowed: No Restriction
Provided: 1-Story - up to 50 feet

BUILDING COVERAGE

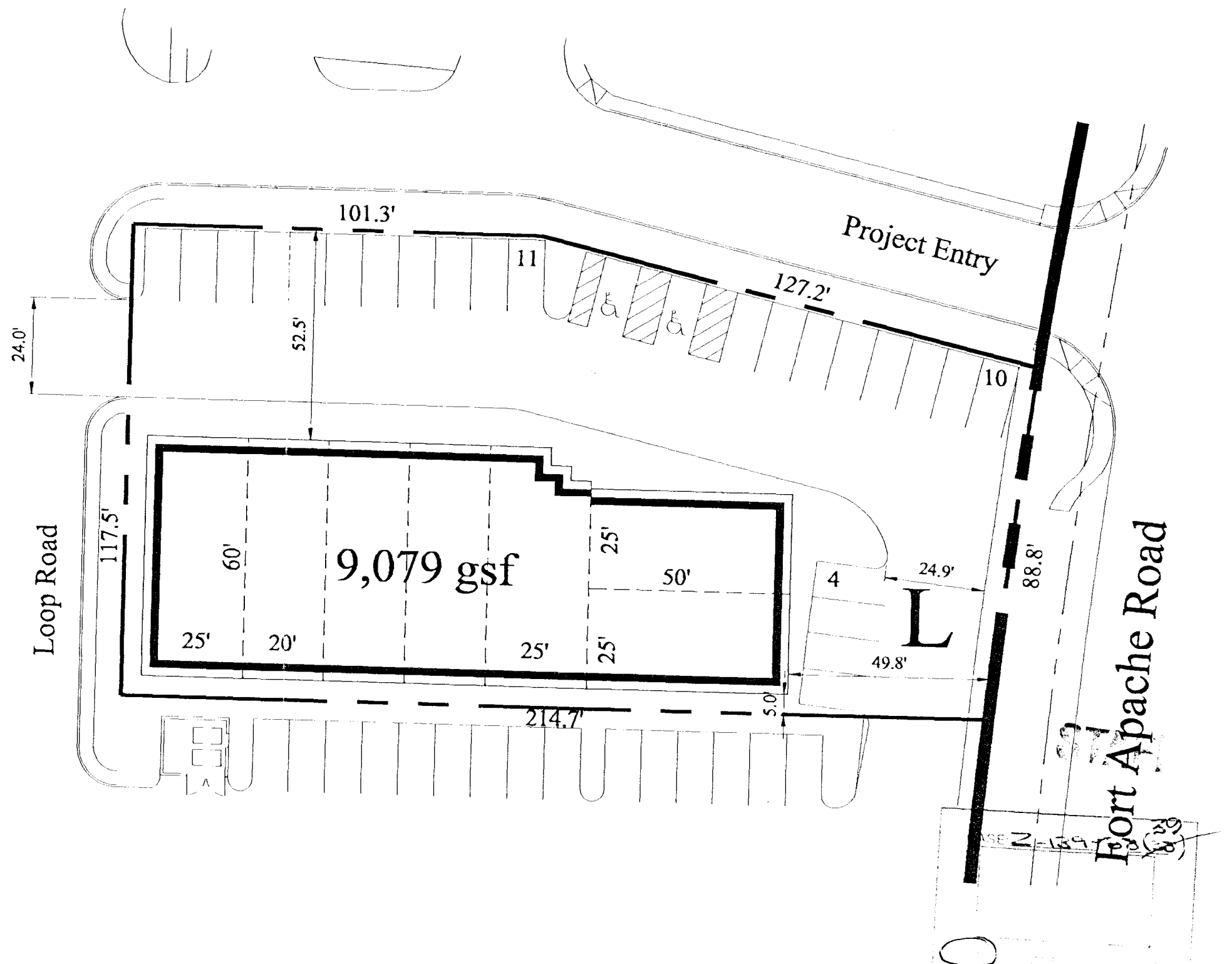
Allowed: 50 %
Provided: 37 %



Typical Parking Spaces



Location Map



Village Square Commercial Center

Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

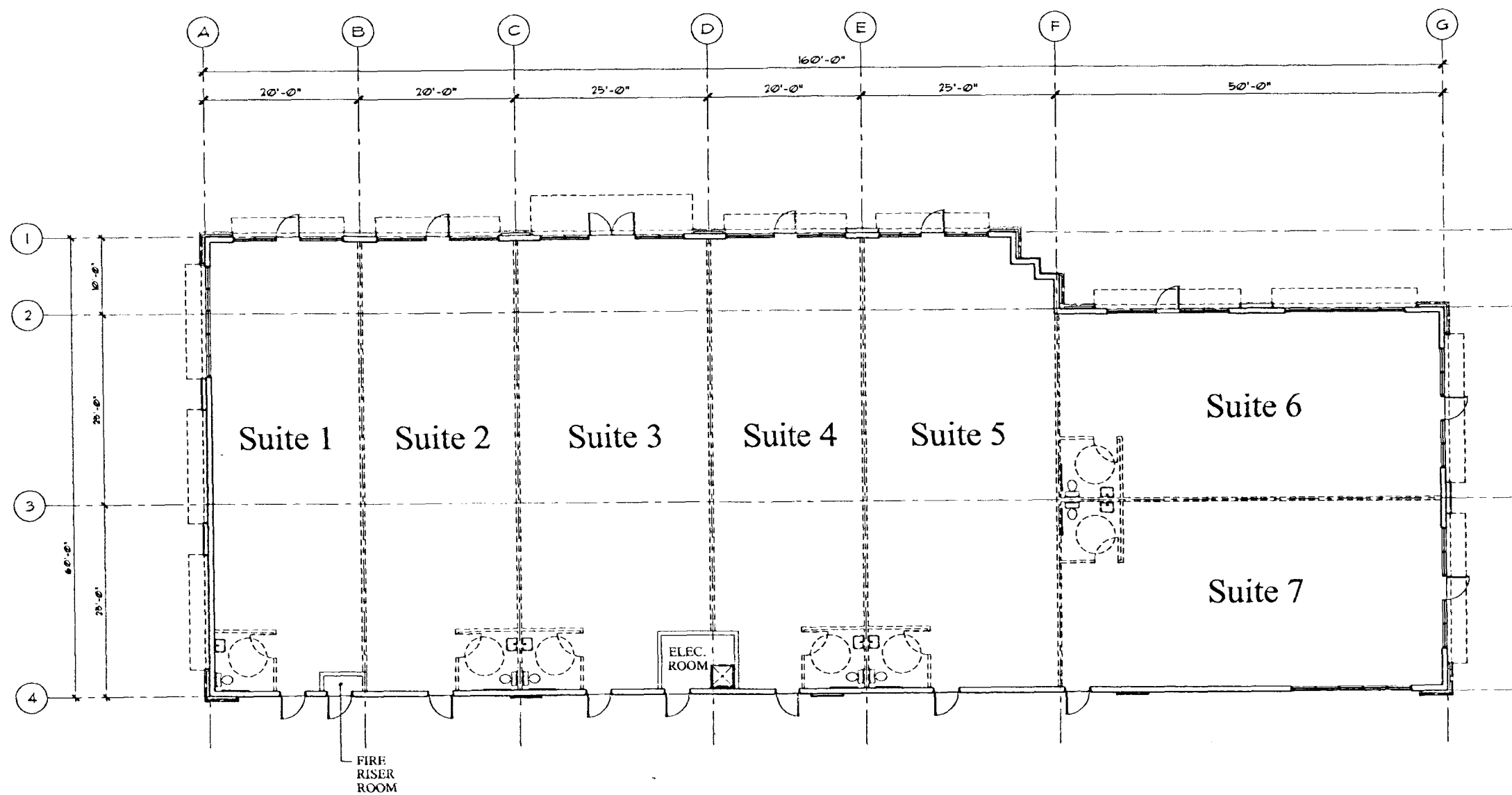
Conceptual Site Plan Pad L

Scale: 1" = 30'

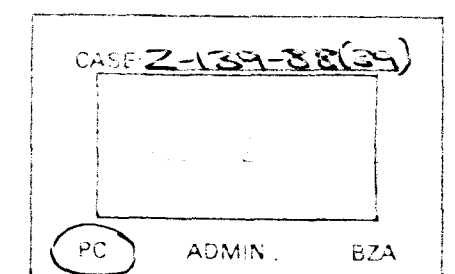
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Total Area = 9,079 SF

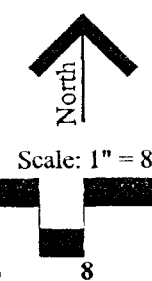


STAFF

Village Square at Peccole Ranch - Pad L

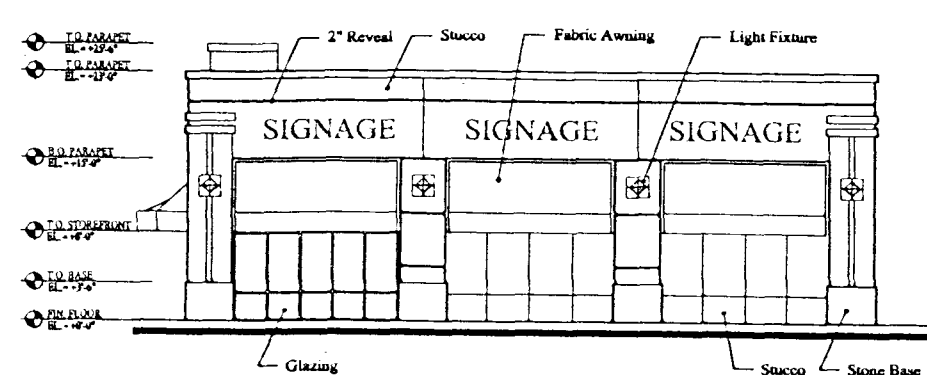
Triple Five Nevada Development Corporation

Conceptual Floor Plan

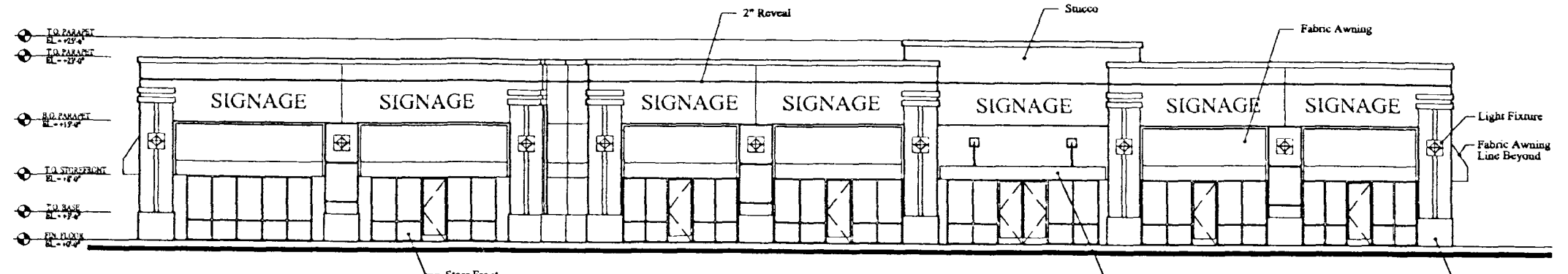


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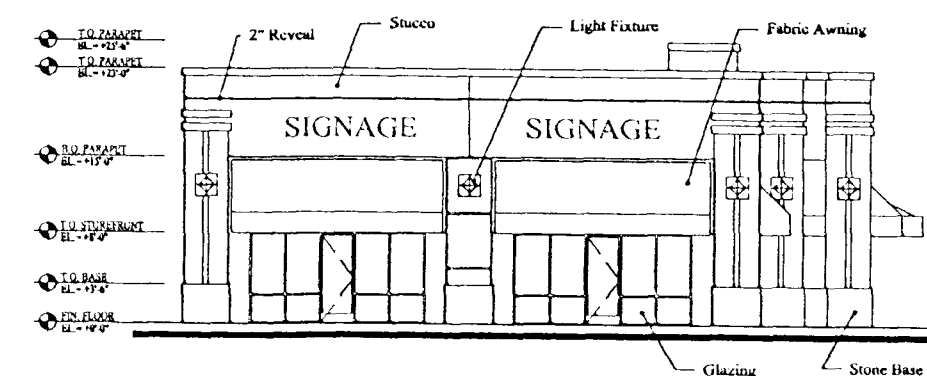
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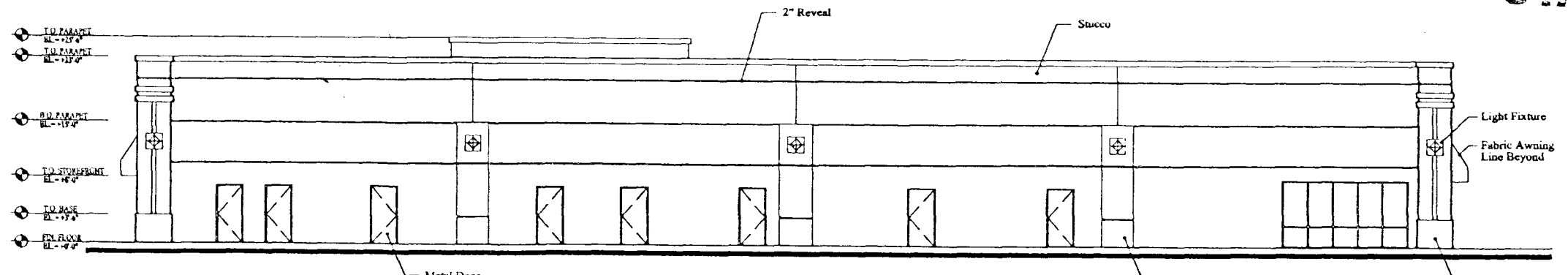
WEST ELEVATION



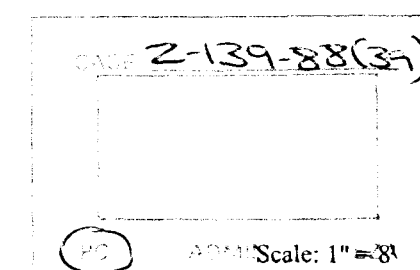
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

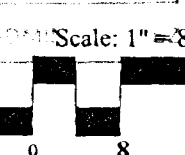


STAFF

Village Square at Peccole Ranch - Pad L

Triple Five Nevada Development Corporation

Conceptual Building Elevations



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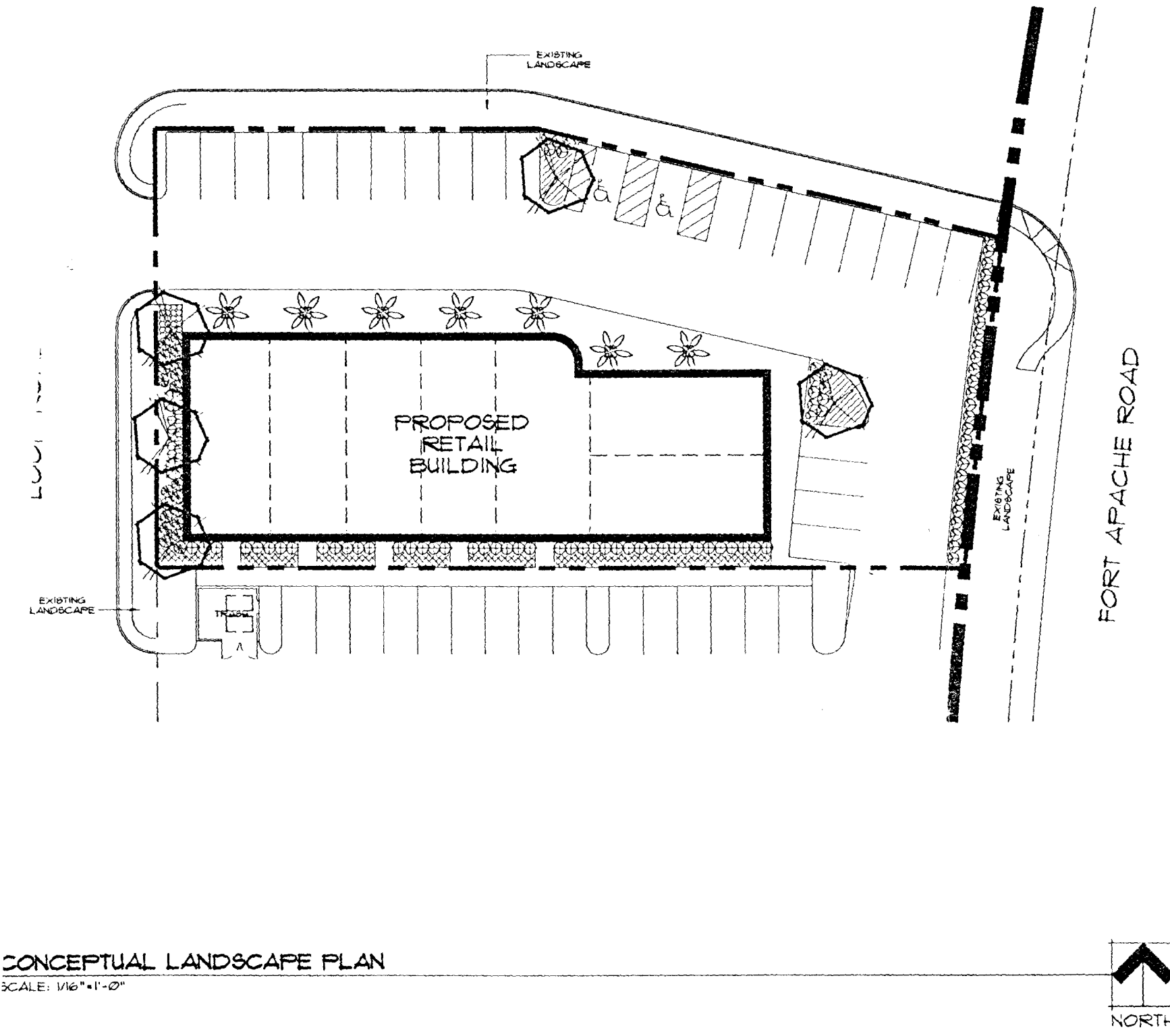
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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	STANDARD TRUNK
	WASHINGTONIA ROBUSTA HYBRID	HYBRID MEXICAN PALM PALM	12" BTH	BRUNED
	ADIANTUM SPECIES	LEAF OF THE HILL	8 GALLON	
	CHAMAECYPARIS NERIIFOLIA	MEDITERRANEAN PINE PALM	34" BOX	
	DIETES VEGETA	AFRICAN IRIS	8 GALLON	
	PELARGONIUM SPECIES	GERANIUM	8 GALLON	
	HIBISCUS SPECIES	DAYLILY	1 GALLON	
	RHIPHALIS SPECIES	INDIAN HAWTHORN	8 GALLON	
	JUNIPERUS HORIZONTALIS	TRAILING JUNIPER	1 GALLON	2' OC.
	LANTANA MONTE-MAGALDI	BAY GOLD LANTANA	1 GALLON	2' OC.
	MULCH	MULCH		

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 RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL/ROCK MATERIAL DEEMED UNACCEPTABLE.
LANDSCAPE CONTRACTOR TO PROVIDE AGRICULTURE 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 MOHAVE 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% OPEN MULCH
OPEN MULCH AVAILABLE THROUGH:
WESTERN ORGANICS
LAS VEGAS, NEVADA
(702) 635-0310



etail Suites Legend

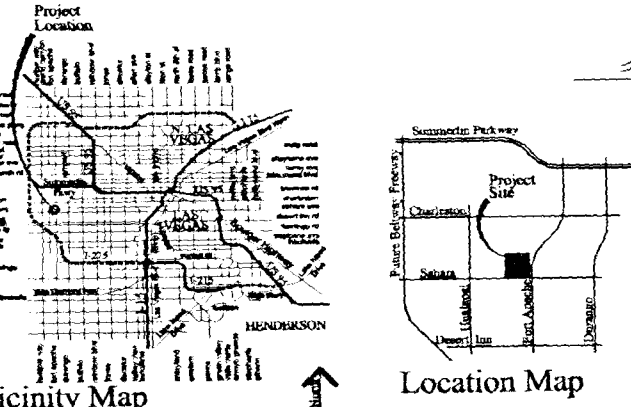
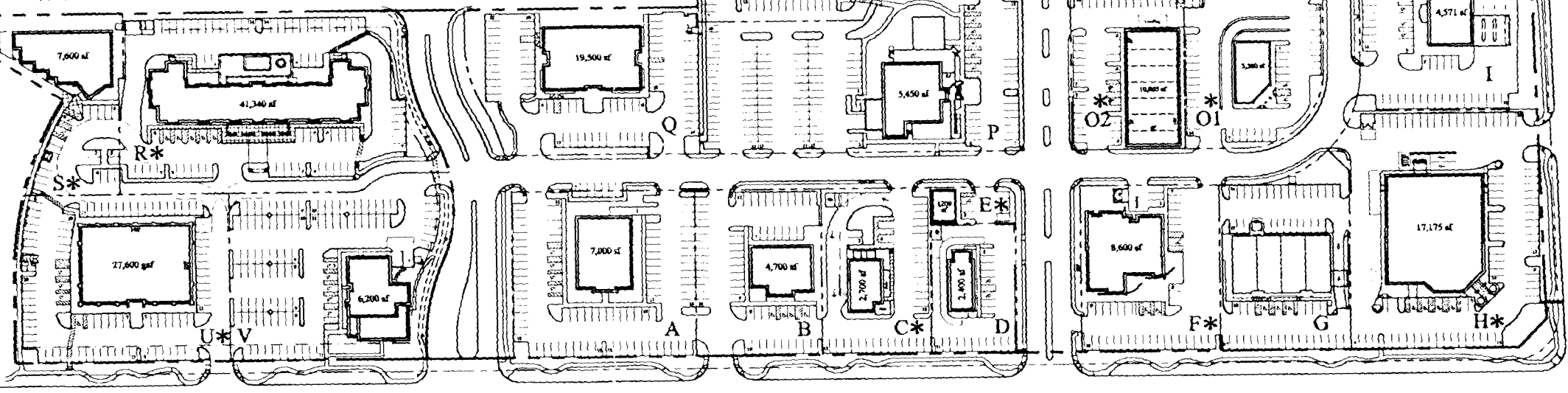
Suite	Size	Area
Suite - 100	40' x 80' +/-	2,458 sf
Suite - 101	20' x 80'	1,600 sf
Suite - 102	20' x 80'	1,600 sf
Suite - 103	20' x 80'	1,600 sf
Suite - 104	20' x 80'	1,600 sf
Suite - 105	20' x 80'	1,600 sf
Suite - 106	20' x 80'	1,600 sf
Suite - 107	20' x 80'	1,600 sf
Suite - 108	40' x 80' +/-	2,665 sf
Common		1,211 sf
Total 1st Floor Area		14,094 sf
Second Floor		
Suite - 200		6,720 sf
Suite - 201		2,282 sf
Suite - 202		2,421 sf
Common		11,423 sf
Total 2nd Floor Area		14,127 sf
Total Areas Building R1		24,306 sf
Common		9,920 sf
Total Floor Area		28,226 sf
Building R2		
Suite - 110	20' x 80'	1,600 sf
Suite - 120	20' x 80'	1,600 sf
Suite - 130	20' x 80' +/-	5,132 sf
Suite - 140	20' x 80' +/-	5,110 sf
Suite - 150	60' x 80' +/-	81 sf
Common		15,506 sf
Building R3		
Suite - 110	40' x 80' +/-	3,002 sf
Suite - 120	20' x 80'	1,603 sf
Suite - 130	20' x 80'	1,600 sf
Suite - 140	20' x 80'	1,600 sf
Suite - 150	20' x 80'	2,263 sf
Suite - 160	20' x 80' +/-	800 sf
Suite - 170	40' x 80' +/-	3,184 sf
Common		13,800 sf
Building R4		
Suite - 100	20' x 80' +/-	1,140 sf
Suite - 101	20' x 80'	1,563 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	40' x 80' +/-	3,840 sf
Suite - 106	40' x 80' +/-	6,382 sf
Common		15,517 sf
Total 1st Floor Area		16,693 sf
Second Floor		
Suite - 202		2,425 sf
Suite - 203		1,979 sf
Suite - 204		1,520 sf
Suite - 205		1,923 sf
Suite - 206		6,089 sf
Common		13,736 sf
Total 2nd Floor Area		16,689 sf
Total Areas Building R4		29,063 sf
Common		4,319 sf
Total Floor Area		33,382 sf
Building R5		
Suite - 100	52' x 80' +/-	4,118 sf
Common		4,118 sf
Total Area		4,213 sf

Parcel/Building Legend

Parcel	Area	Acres	Building Area
Parcel - A	46,385 sf	1.07 acres	7,000 sf
Parcel - B	31,675 sf	0.73 acres	4,700 sf
Parcel - C	77,875 sf	1.78 acres	2,700 sf
Parcel - D	16,800 sf	0.39 acres	2,400 sf
Parcel - E	4,673 sf	0.11 acres	1,300 sf
Parcel - F	35,006 sf	0.80 acres	8,600 sf
Parcel - G	34,765 sf	0.80 acres	8,383 sf
Parcel - H	69,236 sf	1.60 acres	17,175 sf
Parcel - I	44,330 sf	1.02 acres	4,571 sf
Parcel - J	25,818 sf	0.59 acres	2,500 sf
Parcel - K	26,070 sf	0.60 acres	2,637 sf
Parcel - L	24,143 sf	0.55 acres	9,079 sf
Parcel - M	34,840 sf	0.80 acres	6,400 sf
Parcel - N	18,210 sf	0.42 acres	5,400 sf
Parcel - O1	31,795 sf	0.73 acres	3,200 sf
Parcel - O2	27,253 sf	0.62 acres	10,005 sf
Parcel - P	70,345 sf	1.61 acres	5,450 sf
Parcel - Q	49,415 sf	1.13 acres	19,500 sf
Parcel - R	81,240 sf	1.87 acres	41,540 sf
Parcel - S	26,042 sf	0.60 acres	7,600 sf
Parcel - T	55,010 sf	1.26 acres	27,984 sf
Parcel - U	55,997 sf	1.28 acres	6,200 sf
Parcel - V			204,024 sf
Theater Building			70,240 sf
Retail Buildings R1 thru R5			95,127 sf
Total Overall Building Area			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.

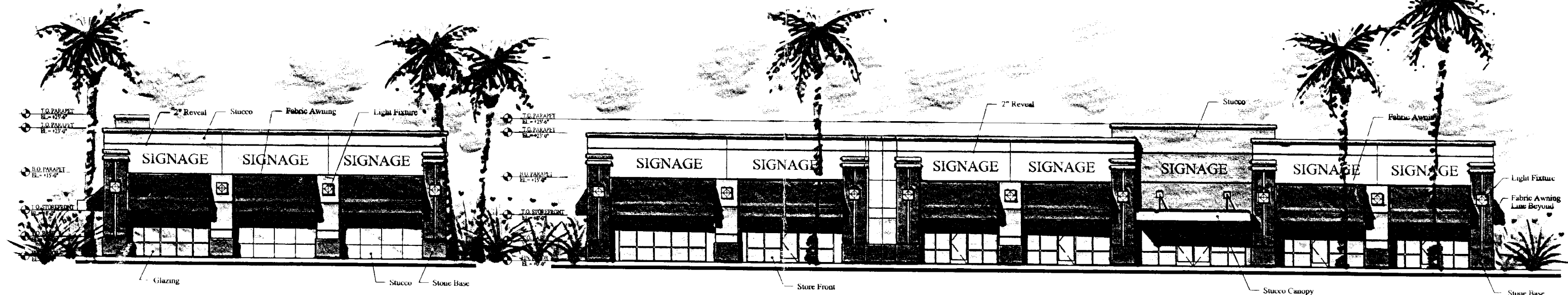


VILLAGE SQUARE at PECCOLE RANCH

TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

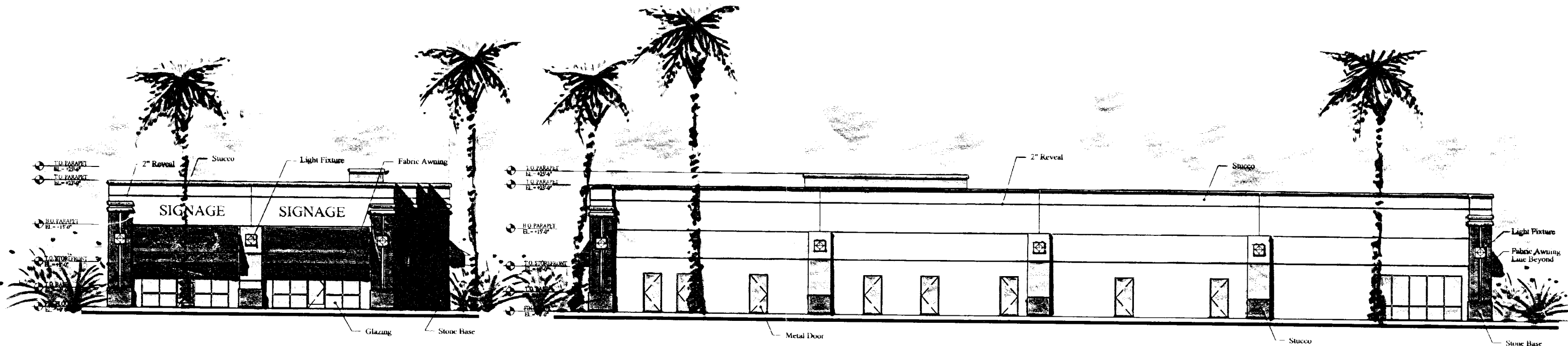
Conceptual Site Plan - Scheme X

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WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION

12/2/99 PC: Agree to 1/13/00 PC
 1/13/00 PC: App
 2/16/00 CC: App

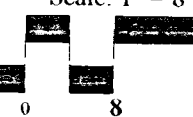
Village Square at Peccole Ranch - Pad L 2-139.88 (39)

Scale: 1" = 8'

Perlman
 Architects, Inc.
 2230 Corporate Circle, Suite 200
 Henderson, Nevada 89014
 702.990.9900 702.932.3222 fax

Triple Five Nevada Development Corporation

Conceptual Building Elevations



SITE INFORMATION

ZONING

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

AREA (Approximate, to be verified)

Net Area: 24,143 sf .55 acres

AREA (Approx)

9,079 sf

Pads - dimensions

160' x 60'

Coverage

37 %

PARKING REQUIREMENTS

Parking Calculations	Required	Provided	Handicapped
Retail A 10,005/250=	36	25	2/2

Loading Spaces Required: (1 per Bldg min.) 1

Loading Spaces Provided: 1

BUILDING HEIGHT

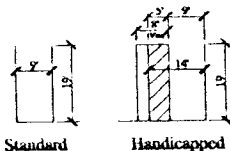
Allowed: No Restriction

Provided: 1-Story - up to 50 feet

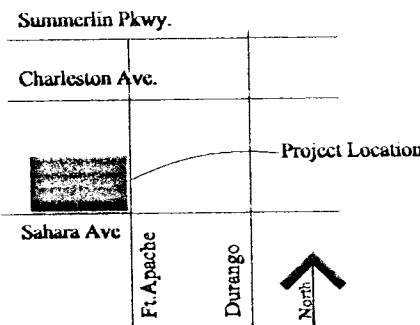
BUILDING COVERAGE

Allowed: 50 %

Provided: 37 %

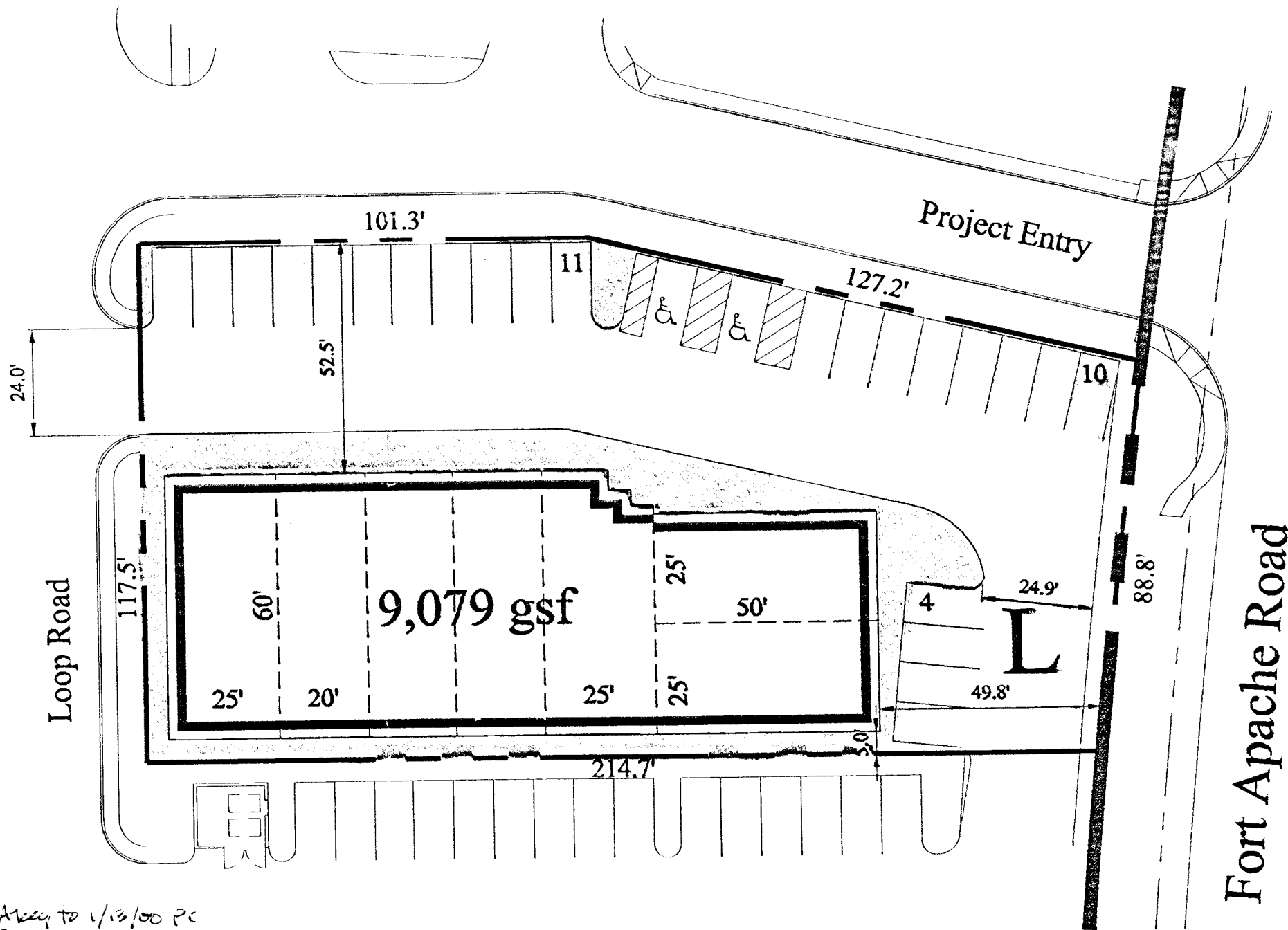


Typical Parking Spaces



Location Map

12/2/99 PC: Agree to 1/13/00 PC
1/13/00 PC: BPP
2/12/00 CC: APP



2-139-88(39)

Village Square Commercial Center 2-139-88(39)

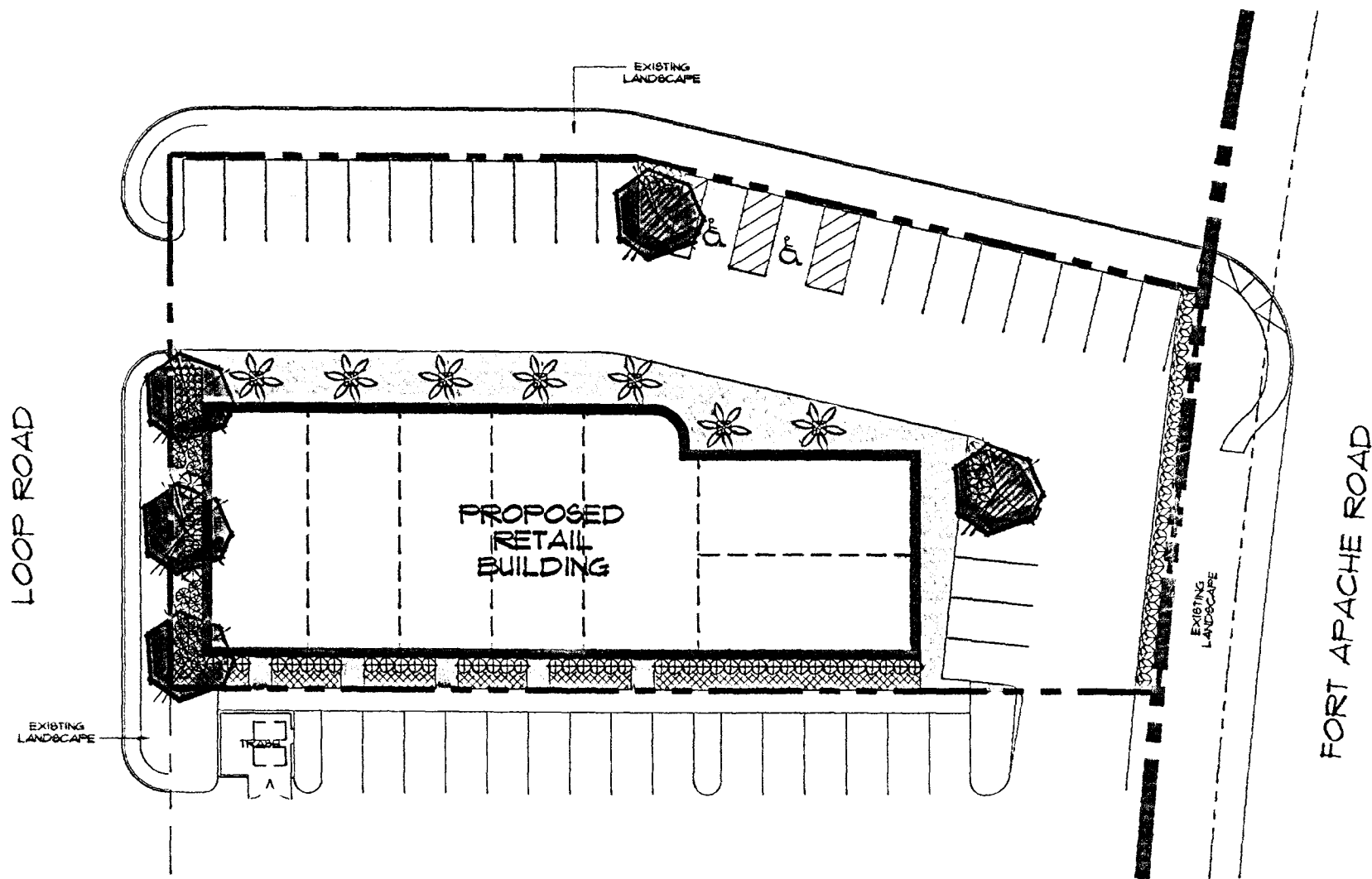
Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

Conceptual Site Plan Pad L

Scale: 1" = 30'

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CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/16"=1'-0"



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	STANDARD TRUNK
	WASHINGTONIA ROBUSTA HYBRID	HYBRID MEDJANAH PALM	12" BTH	SHADE
	AGAPANTHUS AFRICANUS	LILY OF THE Nile	9 GALLON	
	CHAMAEDOREA SEIFRIDII	MEDITERRANEAN PALM	24" BOX	
	DISTIS VESTITA	AFRICAN RED	9 GALLON	
	PELICA BELLUANA	PREAPPLE GUAVA	9 GALLON	
	HESPEROCALLIS SP.	DAYLILY	1 GALLON	
	RAPISOLOPSIS INDICA	INDIAN HAWTHORN	9 GALLON	
	JUNIPERUS HORIZONTALIS	TRAILING JUNIPER	1 GALLON	2' OC.
	LANTANA MONTE BOGOSO	SUN GOLD LANTANA	1 GALLON	2' 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.

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ALL PLANTING BACKFILL SHALL CONSIST OF THE FOLLOWING MIX:

50%	WASHED SILT
50%	OPINI MULCH

OPINI MULCH AVAILABLE THROUGH:

WESTERN ORGANICS
LAS VEGAS, NEVADA
(702) 635-0310

2-139-88(39)

Sheet

Date: 10/21/99

Revisions:

1. _____
2. _____
3. _____
4. _____

Project Title: Pad "L" Retail Building
Located at Village Square at Peccole Ranch
Prepared for the Triple 5 Corporation

Project Title:

Drawings in this project are the property of the Landscape Architect.

Sheet Title: Landscape Plan

Sheet Title:

Drawn By: LB

Checked By: DJW

Scale: 1/16"=1'-0"

Job #: 990200

Sheet #

L-1