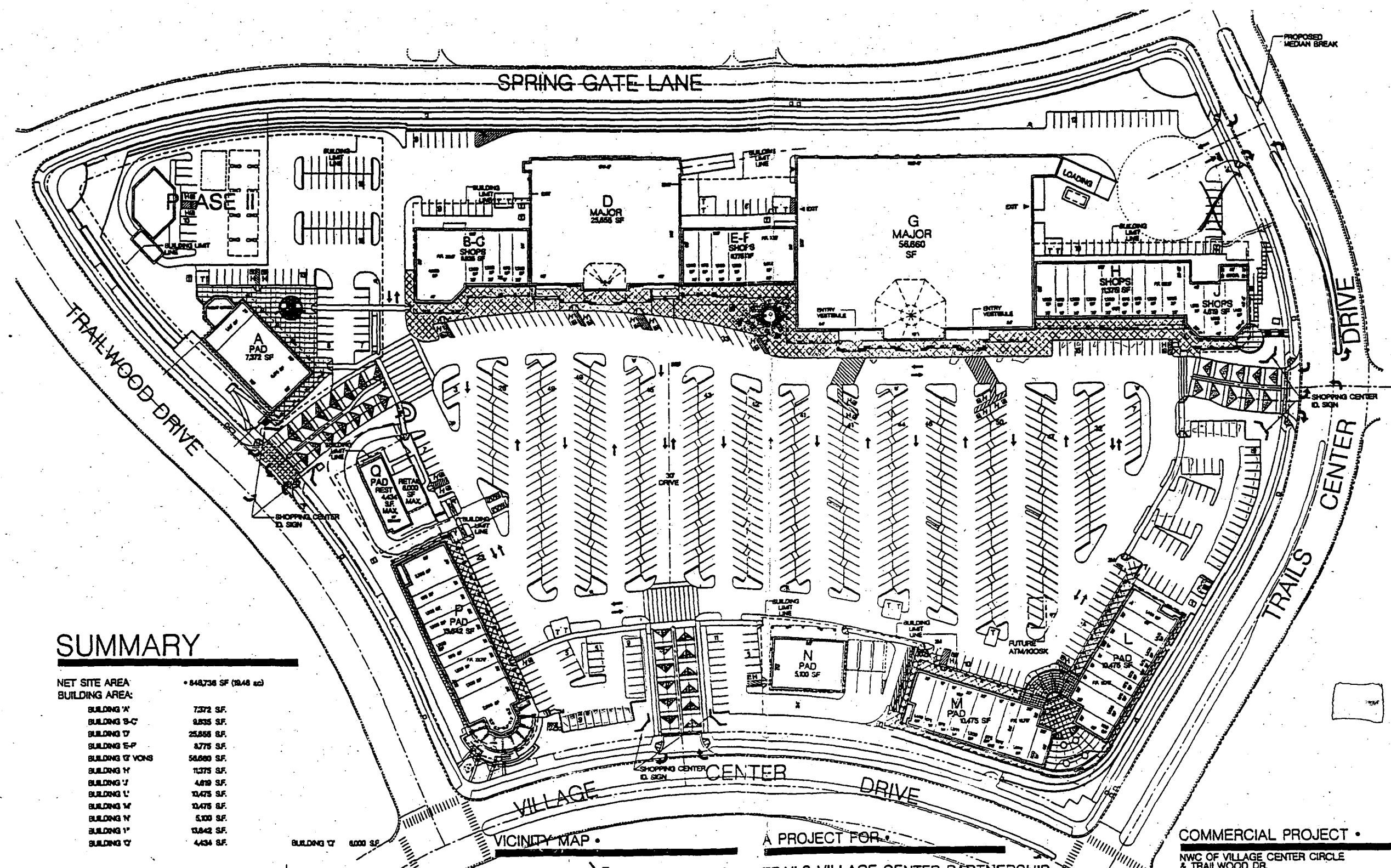


Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet



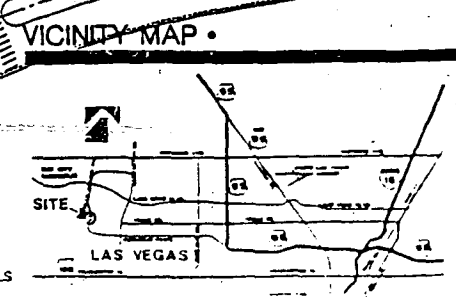
SUMMARY

NET SITE AREA	• 848,736 SF (19.46 ac)
BUILDING AREA:	
BUILDING 'A'	7,372 SF.
BUILDING 'B-C'	9,835 SF.
BUILDING 'D'	25,855 SF.
BUILDING 'E-F'	8,775 SF.
BUILDING 'G' VONS	58,660 SF.
BUILDING 'H'	11,375 SF.
BUILDING 'I'	4,819 SF.
BUILDING 'J'	13,475 SF.
BUILDING 'K'	13,475 SF.
BUILDING 'L'	5,100 SF.
BUILDING 'M'	13,842 SF.
BUILDING 'N'	4,434 SF.
BUILDING 'O'	
BUILDING 'P'	
BUILDING 'Q'	
TOTAL BLDG:	• 188,217 SF. (107 AS RESTAURANT)
BUILDING COVERAGE	• 19.86% (AC311 L/S RATIO)
PARKING PROVIDED	• 855 STALLS (APPROX)
PARKING REQUIRED	• 715 STALLS
PARKING/BUILDING RATIO	• 5.08/1,000 SF

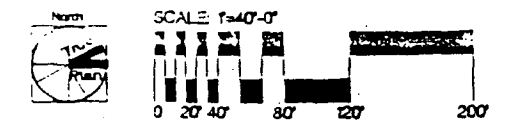
PARKING CALCULATIONS BASED UPON THE FOLLOWING:
 RETL: 158,285 SF (1/250) : 637 STALLS
 RESTAURANT: 175 GFA : 4,434 SF :
 3,000 SF (1/75) : 59 STALLS
 BANK: 5,000 SF (1/200) : 19 STALLS

70,383 SF (107 AS RETAIL)
 20.08% (3.98/1 L/S RATIO)
 855 STALLS (APPROX)
 680 STALLS
 5.07/1,000 SF

GENL RETAIL: 1750 SF - 185,285 SF = 681 STALLS
 BANK: 1,000 SF (1/200) : 19 STALLS



A PROJECT FOR:
TRAILS VILLAGE CENTER PARTNERSHIP
 3146 REDHILL AVENUE, SUITE 200 A
 COSTA MESA, CA 92628
 (TEL) 714-955-1818 (FAX) 714-955-1870
 LEASING/MANAGEMENT: 2421 TECH CENTER COURT, SUITE 103
 LAS VEGAS, NV 89128
 (TEL) 702-228-0816 (FAX) 702-228-0708



TRAILS VILLAGE
 ART FESTIVAL
 NOVEMBER 4-5,
 2006

ARTIST DISPLAYS

RECEIVED
 NOV 03 2006

COMMERCIAL PROJECT •
 NWC OF VILLAGE CENTER CIRCLE
 & TRAILWOOD DR.
 TRAILS VILLAGE CENTER
 SUMMERLIN
 LAS VEGAS, NEVADA

APPROVED
 TCP-17973 Site plan only

EXHIBIT SITE PLAN BY *[Signature]* 11/3/06
 CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS

Musil Perkowitz Ruth, Inc.
 Architecture Planning
 911 Shoshone Blvd., Las Vegas, NV 89101
 (702) 254-4333

SITE PLAN

Action Letter



ACTION LETTER

Separator Sheet



TEMPORARY COMMERCIAL PERMIT

ARTS AND CRAFTS FAIR

TCP-17973

Valid November 03, 2006 To November 05, 2006



Description of Event: TCP-17973 - TEMPORARY COMMERCIAL PERMIT - APPLICANT: MARK J. VRANESH - OWNER: TRAILS VILLAGE CENTER COMPANY - Request for a Temporary Commercial Permit to allow an arts and crafts festival at 1970 Village Center Circle (Trails Village Center). Event is free and open to the public. Features 69 local and regional arts and crafts vendors. Setup will commence November 3, 2006 and cleanup will conclude on November 5, 2006. Show hours are 10:00 a.m. to 5:00 p.m. November 4 and 5, 2006. Private security is provided.

Applicant: Mark J Vranesh
Mark Vranesh 245-6077
1700 S 8th St
Las Vegas, NV 89104
(702)245-6077 x

Parcel(s): 138-19-719-006
Ward(s): Ward 2 (Wolfson)

THIS PERMIT IS APPROVED PURSUANT TO SECTION 19.18.100 OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

See page 2 for conditions

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE



TEMPORARY COMMERCIAL PERMIT

ARTS AND CRAFTS FAIR

TCP-17973

Valid November 03, 2006 To November 05, 2006



1. **BUSINESS HOURS SHALL NOT EXTEND PAST 5:00 p.m. Cleanup shall be completed by 8:00 p.m. November 5, 2006.**
2. **A SPECIAL USE PERMIT SHALL BE OBTAINED FOR A SPECIAL EVENT USE ON THIS SITE PRIOR TO ANY FUTURE EVENTS.**
3. **ALL FUTURE EVENTS SHALL REQUIRE A TEMPORARY COMMERCIAL PERMIT, PER SUMMERLIN DEVELOPMENT STANDARDS.**
4. **THIS PERMIT IS NOT A BUSINESS LICENSE.**
5. **THIS PERMIT IS NOT A SUBSTITUTE FOR ANY REQUIRED STATE OR LOCAL BUSINESS LICENSE OR FOR ANY REQUIRED CHARITABLE SOLICITATION PERMIT.**
6. **This use shall not create a nuisance to nearby properties as a result of factors such as excessive illumination, glare, noise, vibration, smoke, dust, dirt, odors, gases or heat.**
7. **The use shall conform to the submitted plot plan.**
8. **No combustible materials shall be located within 50 feet of any structure on, or adjacent to this site.**
9. **No building or structure of any type shall be erected closer than 25 feet from any property line.**
10. **The applicant shall display a copy of this Temporary Commercial Permit during the hours of operation.**
11. **Sanitation facilities must be provided in accordance with the Clark County Health District and Republic Services of Southern Nevada.**
12. **The applicant shall provide private security officers as required by the Las Vegas Metropolitan Police Department.**
13. **Any signage for this temporary commercial use must be approved and permitted by the Planning and Development Department.**
14. **All applicable City code requirements shall be satisfied.**
15. **The applicant shall be responsible for leaving the site free of debris, litter or any other evidence of occupancy upon completion or removal of the use.**

THIS PERMIT SHALL BE POSTED IN A CONSPICUOUS PLACE

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY COMMERCIAL PERMIT
 Project Address (Location) 1970 VILLAGE CENTER CIRCLE (TRAILS VILLAGE CENTER)
 Project Name TRAILS VILLAGE CENTER ART FESTIVAL Proposed Use OUTDOOR ART FESTIVAL
 Assessor's Parcel #(s) 138-19-719-003 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage 168,817 SQ FT Floor Area Ratio _____
 Gross Acres 19.48 ACRES Lots/Units _____ Density _____
 Additional Information DATES OF EVENT: APRIL 28-29, 2001
SEPTEMBER 29-30, 2001

PROPERTY OWNER TRAILS VILLAGE CENTER COMPANY Contact SANDY RAY
 Address 1970 VILLAGE CENTER CIRCLE #7 Phone: 228-0816 Fax: 228-1708
 City LAS VEGAS State NEVADA Zip 89134

APPLICANT MARK VRANESH Contact MARK VRANESH
 Address 1700 S. 8th STREET Phone: 245-6077 Fax: 242-9322
 City LAS VEGAS State NEVADA Zip 89104

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

TRAILS VILLAGE CENTER CO., A PARTNERSHIP
BY INVESTMENT PROPERTIES II, LLC
 Property Owner Signature _____ FOR DEPARTMENT USE ONLY

Print Name JAMES A. CHRISTENSEN
MANAGING MEMBER
 Subscribed and sworn before me
 This 1st day of March, 2001
S. Rhodes

Notary Public in and for said County and State S. RHODES
 Notary Public, State of Nevada
 Appointment No. 99592841
 My Appt. Expires Oct. 28, 2003

Case #
Meeting Date:
Signs Required:
Map #
Total Fee:
Receipt #
Date Accepted:
Accepted By:

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY COMMERCIAL PERMIT
 Project Address (Location): 1970 VILLAGE CENTER CIRCLE (TRAILS VILLAGE CENTER)
 Project Name: TRAILS VILLAGE CENTER ART FESTIVAL Proposed Use: OUTDOOR ART FESTIVAL
 Assessor's Parcel #(s): 138-19-719-006 Ward #: 2
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage: 168,817 sq ft Floor Area Ratio: _____
 Gross Acres: 19.48 Acres Lots/Units: _____ Density: _____
 Additional Information: DATE OF EVENT: NOVEMBER 4th & 5, 2006

PROPERTY OWNER: TRAILS VILLAGE CENTER COMPANY Contact: SANDY RAY
 Address: 1970 VILLAGE CENTER CIRCLE #7 Phone: 228-0816 Fax: 228-1700
 City: LAS VEGAS State: NEVADA Zip: 89134

APPLICANT: MARK VRANKEN Contact: MARK VRANKEN
 Address: 1700 S. 8th Phone: 245-6077 Fax: 242-9322
 City: LAS VEGAS State: NV Zip: 89104

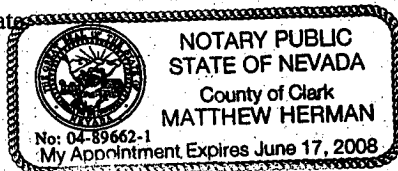
REPRESENTATIVE: _____ Contact: _____
 Address: _____ Phone: _____ Fax: _____
 City: _____ State: _____ Zip: _____

Trails Village Center Co. Investment Properties LLC a partnership
 Property Owner Signature* Sandra J. Ray
 *An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name: Sandra J. Ray - authorized agent

Subscribed and sworn before me
 This 2 day of November, 20 06

Matthew J. Herman

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # TCP-17973
 Meeting Date: Admin.
 Total Fee: \$ 100.00
 Date Received*: 11/3/06
 Received By: Swanton

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

Justification Letter for Temporary Commercial Permit
TRAILS VILLAGE ART FESTIVAL

The event will be an outdoor arts and crafts fair, to be held Saturday and Sunday, November 4 & 5 at Trails Village Center, located at 1970 Village Center Circle in Summerlin.

Local artist Mark Vranesh will coordinate the artisans and work with the center management and merchants to create the weekend community event. The show will enhance the cultural climate by featuring hand-crafted arts, allowing the public to meet the artisans and talk about their work. The art work will be for sale, but the event is free and open to all of the public.

The art festival will feature 70 juried arts and crafts booths of local and regional artists. The Trails Village Center will provide ample maintenance crew for additional traffic and overnight security for the event. Mark Vranesh has been coordinating this event twice each year for seven years at the Trails. The art show has been recognized in Summerlin as one of the most anticipated outdoor cultural events. The event always includes a children's art area on the Hollywood Video patio, allowing free art projects for children and their parents.

Set-up of the event is carefully coordinated on Friday afternoon beginning at 4 p.m. The show hours are 10 until 5 on Saturday and Sunday, with the artists taking their booths down Sunday evening. The staff from the Center and Mark are on site during the weekend along with three security officers who patrol from 10 p.m. until 7 a.m.

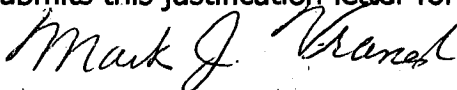
Parking for the artists will be allowed behind the shopping center as well as along the adjacent Springgate Street. There is ample customer parking in the center as well as access at entrances and exits on all three streets that border the Trails Shopping Center.

The show will be situated along the wide common walkways throughout the center as well as safely coned areas in the north parking area and the southeast parking area. This layout is the same as has been used for the past 7 years. Handicapped spaces and marked pathways will not be used for the artist booths. The artists will be required to use the 10'x10' canopies, which are sold for these types of events and carry a fire-retardant certificate. Mark Vranesh, who has over 30 years of participating in art shows, will set the boundaries for the artisans, allowing ample passageways for customers, including strollers and wheelchairs. He understands the restrictions of the handicapped and red zones and will not allow the artists to use these areas to unload.

The advertising and promotion of the art fair will be coordinated by the Trails Center management. As a local artist and native of Las Vegas, organizer Mark Vranesh is involved with many community events to promote the visual arts. In his work with the Governor's Economic Development Conference and the Governor's Conference on Tourism, he has been given the "Nevada's Best" award. His volunteer work with his art includes the Junior Mesquite Club, the Nevada Law Foundation and other local charities.

He respectfully submits this justification letter for your approval.

Mark J. Vranesh



Deed



Separator Sheet

INVESTMENT PROPERTIES II, LLC

A NEVADA LIMITED LIABILITY COMPANY

November 10, 2006

Via Federal Express

Planning & Development
CITY OF LAS VEGAS
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Steve Swanton, AICP
Senior Planner

Re: Fall Art Walk - November 4th & 5th, 2006
Trails Village Center - Summerlin

Dear Mr. Swanton:

This letter is to confirm that Ms. Sandra J. Ray was authorized to act as Agent for Investment Properties II, LLC on behalf of Trails Village Center with regard to the above-referenced event (see enclosed applications).

Very truly yours,

TRAILS VILLAGE CENTER COMPANY
By its General Partner:
INVESTMENT PROPERTIES II, LLC

By 
James A. Christensen, Managing Member

JAC/mgh

Enclosure

c: Kevin T. Orrock, The Howard Hughes Corporation
Sandy Ray
Mark Vranesh

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Orange

SS.

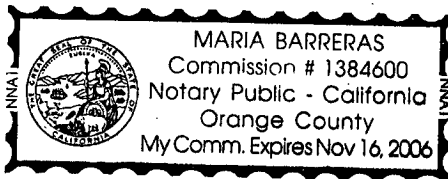
On November 10, 2006 before me, Maria Barreras, Notary Public

Date

Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared James A. Christensen, Managing Member

Name(s) of Signer(s)



☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person~~(s)~~ whose name~~(s)~~ is~~are~~ subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Maria Barreras
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Letter to City of Las Vegas

Document Date: 11/10/06 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☒ Corporate Officer — Title(s): Investment Properties II, LLC

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: [Signature]

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

ACORD CERTIFICATE OF LIABILITY INSURANCEOP ID TV
MARKV-1

DATE (MM/DD/YYYY)

09/06/06

PRODUCER

Harley E. Harmon Insurance
4455 S Pecos Road
Las Vegas NV 89121
Phone: 702-382-6011 Fax: 702-382-8233

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION
ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE
HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR
ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED

Mark Vranesh Studio
Mark Vranesh
1700 South 8th Street
Las Vegas NV 89104

INSURERS AFFORDING COVERAGE

NAIC

INSURER A: Capitol Indemnity Insurance Co

10472

INSURER B:

INSURER C:

INSURER D:

INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	CP00090874	05/01/06	05/01/07	EACH OCCURRENCE	\$ 1,000,000
	☒ COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
	☐ CLAIMS MADE ☐ OCCUR				MED EXP (Any one person)	\$ 5,000
					PERSONAL & ADV INJURY	\$ 1,000,000
					GENERAL AGGREGATE	\$ 2,000,000
					PRODUCTS - COMP/OP AGG	\$ 2,000,000
					GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC	
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	\$
	☐ ANY AUTO				BODILY INJURY (Per person)	\$
	☐ ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	☐ SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
	☐ HIRED AUTOS					
☐ NON-OWNED AUTOS						
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
	☐ ANY AUTO				OTHER THAN EA ACC	\$
					AUTO ONLY: AGG	\$
	EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$
	☐ OCCUR ☐ CLAIMS MADE				AGGREGATE	\$
						\$
						\$
						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$
					E.L. DISEASE - POLICY LIMIT	\$
	OTHER					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Certificate holder is named as Additional Insured regarding Trail Village Center Art Festival, 1970 Village Center Circle, Las Vegas, Nv regarding event to be held November 4th & 5th, 2006

CERTIFICATE HOLDER

TRAILSV

Trails Village Center Company
Sandy Ray
1970 Village Ctr. Cir. Ste 7
Las Vegas NV 89134

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Harley E. Harmon Ins Agency

**TRAILS VILLAGE CENTER
COMPANY**

September 15, 2006

Las Vegas Licensing Department

RE: Mark Vranesh Studio
1700 S. 8th Street
Las Vegas, NV 89104

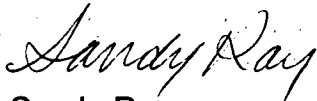
TO WHOM IT MAY CONCERN;

I hereby authorize Mark Vranesh of Mark Vranesh Studio to coordinate and produce the Trails Village Center Art Walk on November 4 and 5, 2006.

The event will take place at the Trails Village Shopping Center, which is located at Village Center Circle and Trailwood Drive in Summerlin.

If there are any questions regarding this event, feel free to contact me at 702-595-8255.

Sincerely,
TRAILS VILLAGE CENTER COMPANY



Sandy Ray
Marketing Consultant

**Trails Village Center
Gateway To Summerlin Plaza**

**Sandy Ray
Marketing Consultant
1970 Village Center Circle #7
Las Vegas, NV 89134**

**(702) 595-8255 Cellular Fax
(702) 228-0816 Office (702) 228-1708**

1970 Village Center Circle Suite 7
Las Vegas Nevada 89134
702 228 0816 office
702 595 8255 cell