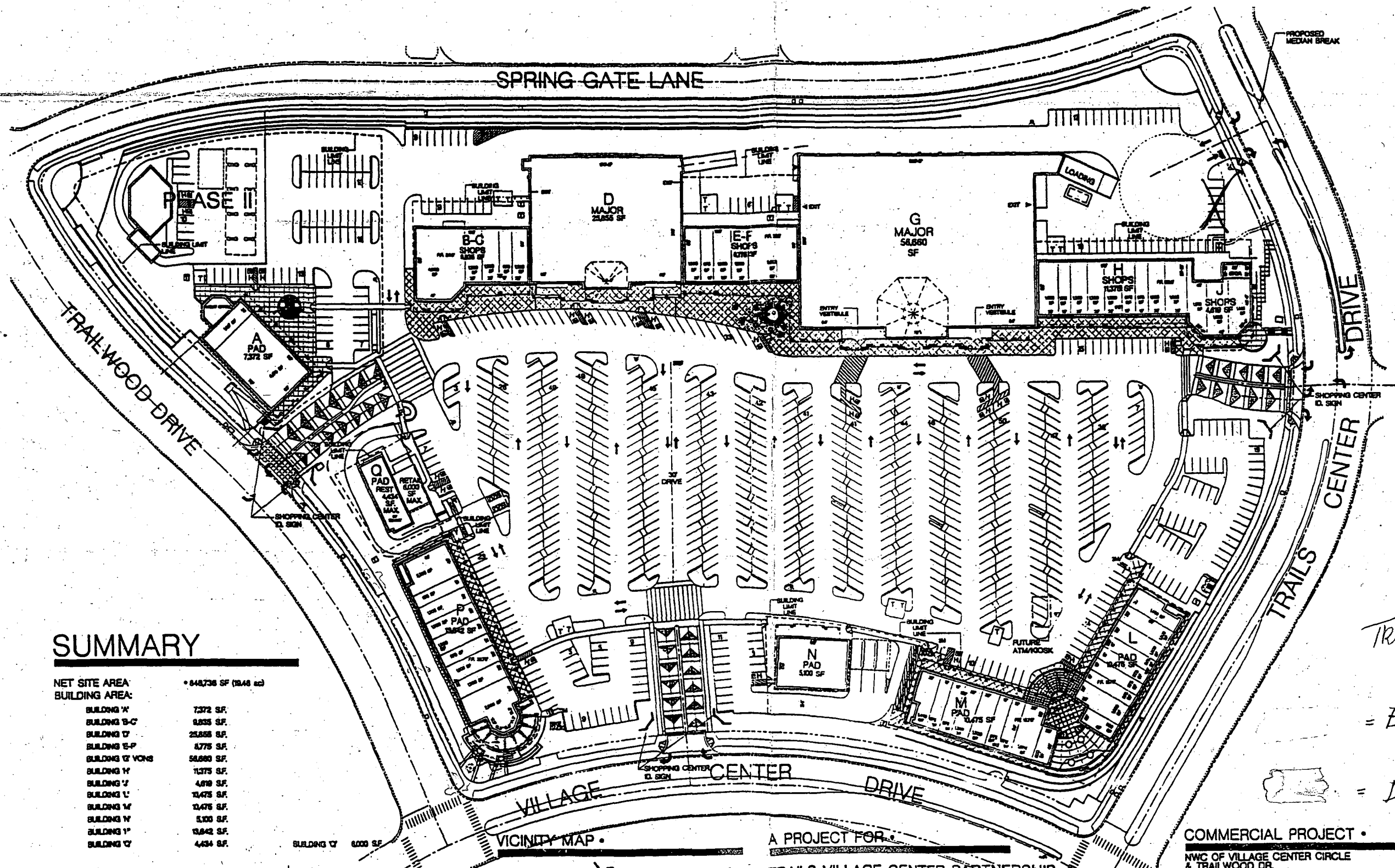


Plans (Approved Site Plan)



Separator Sheet



SUMMARY

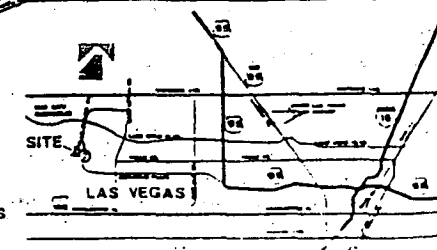
NET SITE AREA:	• 848,736 SF (19.46 ac)
BUILDING AREA:	
BUILDING A	7,372 SF
BUILDING B-C	9,833 SF
BUILDING D	25,655 SF
BUILDING E-F	4,775 SF
BUILDING G	56,680 SF
BUILDING H	11,375 SF
BUILDING I	4,619 SF
BUILDING J	13,475 SF
BUILDING K	13,475 SF
BUILDING L	5,100 SF
BUILDING M	13,642 SF
BUILDING N	4,434 SF
BUILDING O	4,434 SF

TOTAL BLDG:	• 168,217 SF
BUILDING COVERAGE	• 16.8% (103.1% U/S RATIO)
PARKING PROVIDED	• 855 STALLS (APPROX)
PARKING REQUIRED	• 715 STALLS
PARKING/BUILDING RATIO	• 1.08/1,000 SF

PARKING CALCULATIONS BASED ON THE FOLLOWING:
 RETAIL: 168,217 SF (1/250) : 672 STALLS
 RESTAURANT: 175 GFA : 4,434 SF : 50 STALLS
 BANK: 5,100 SF (1/750) : 6 STALLS

70,383 SF (1/2 AS RETAIL)	20,081 (1/250) U/S RATIO
855 STALLS (APPROX)	880 STALLS
5.01/1,000 SF	
GENL RETAIL: 1/250 SF : 168,217 SF : 672 STALLS	
BANK: 1/750 SF : 5,100 SF : 6 STALLS	

VICINITY MAP



A PROJECT FOR

TRAILS VILLAGE CENTER PARTNERSHIP

3146 REDHILL AVENUE, SUITE 200 A
 COSTA MESA, CA 92626
 (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

COMMERCIAL PROJECT

NWC OF VILLAGE CENTER CIRCLE
 & TRAILWOOD DR.
 TRAILS VILLAGE CENTER

SUMMERLIN
 LAS VEGAS, NEVADA

EXHIBIT SITE PLAN

Musil Perkowitz Ruth, Inc.
 Architecture Planning
 911 Shattuck Road, Long Beach, California 90803
 (310) 594-4323

RECEIVED
 NOV 03 2006

TRAILS VILLAGE ART WALK

= BANNERS ON BUILDING

= DIRECTIONAL SIGNAGE

APPROVED

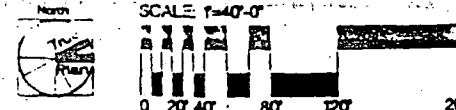
TSP-17974 site plan

sign locations

BY *S. Swanton* 11/3/06

CURRENT PLANNING DIVISION
 CITY OF LAS VEGAS

SITE PLAN



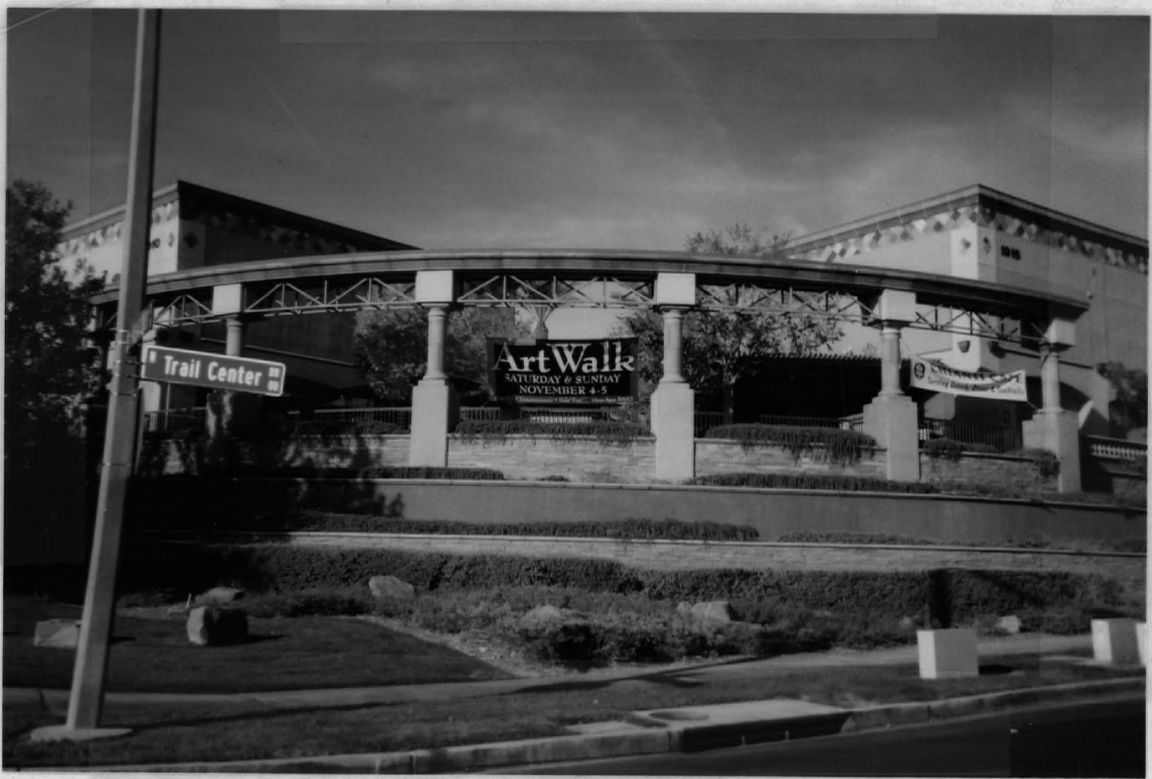
Plans (PMT)



P L A N S - P M T

Separator Sheet

TCP-17973





Action Letter



ACTION LETTER

Separator Sheet



TEMPORARY SIGN PERMIT

TSP-17974



Description of Sign(s): TSP-17974 - TEMPORARY SIGN PERMIT - APPLICANT: MARK J. VRANESH - OWNER: TRAILS VILLAGE CENTER COMPANY - Request for a Temporary Sign Permit to allow three 5' x 12' banner signs and three 2' x 3' directional signs at 1970 Village Center Circle in conjunction with an arts and crafts festival (Trails Village Center Arts Festival TCP-17973). Signs will be installed Friday, October 27, 2006 and removed by 8:00 p.m. Sunday, November 5, 2006.

Applicant: Trails Village Center Company
% invest ppty
1970 Village Center Cir #7
Las Vegas, NV 89134-6241

Parcel(s): 138-19-719-006

Ward(s): Ward 2 (Wolfson)

Type of Signs:

- ☐ Pennants
- ☐ Balloons
- ☐ Streamers
- ☐ Searchlights
- ☒ Portable
- ☐ Other

THIS PERMIT IS APPROVED PURSUANT TO TITLE 19.14.090A OF THE LAS VEGAS MUNICIPAL CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) THE TEMPORARY SIGN PERMIT SHALL BE VALID FOR 3 DAYS FROM NOVEMBER 3, 2006 TO NOVEMBER 5, 2006.
- 2) ALL TEMPORARY SIGNS SHALL BE SET BACK FROM ANY STREET INTERSECTION OR DRIVEWAY OR OTHERWISE LOCATED IN ORDER TO NOT CREATE A SIGHT RESTRICTION.
- 3) ALL TEMPORARY SIGNAGE SHALL BE SO LOCATED AS TO NOT CREATE A NUISANCE TO NEARBY PROPERTIES AS A RESULT OF FACTORS SUCH AS EXCESSIVE ILLUMINATION, GLARE, OR NOISE.
- 4) ALL TEMPORARY SIGNAGE SHALL CONFORM TO THE SUBMITTED SITE PLAN.
- 5) THE APPLICANT SHALL DISPLAY A COPY OF THIS TEMPORARY SIGN PERMIT DURING NORMAL BUSINESS HOURS.
- 6) ALL TEMPORARY IMPROVEMENTS MADE TO THIS SITE AND THE ABUTTING STREETS SHALL BE REMOVED UPON EXPIRATION OF THE PERMIT.
- 7) ALL APPLICABLE CITY CODE REQUIREMENTS SHALL BE SATISFIED.
- 8) THE APPLICANT SHALL BE RESPONSIBLE FOR LEAVING THE SITE FREE OF DEBRIS, LITTER, OR ANY OTHER EVIDENCE OF THE SIGNAGE UPON EXPIRATION OF THE PERMIT.

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: TEMPORARY SIGN 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	<u>TRAILS VILLAGE CENTER COMPANY</u>		
Contact	<u>SANDY RAY</u>		
Address	<u>1970 VILLAGE CENTER CIRCLE #7</u>	Phone:	<u>228-0816</u>
City	<u>LA VEGAS</u>	Fax:	<u>228-1708</u>
	State	<u>NEVADA</u>	Zip
		<u>89134</u>	

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

REPRESENTATIVE	Contact
Address	Phone:
City	Fax:
	State
	Zip

Trails Village Center Co. - a partnership
Investment Properties II LLC
 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

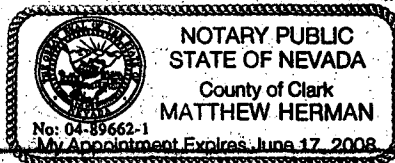
Matthew J. Ray

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>TSP-17974</u>
Meeting Date:	<u>Admin.</u>
Total Fee:	<u>\$ 100.00</u>
Date Received:*	<u>11/3/06</u>
Received By:	<u>ASwanton</u>

*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



Separator Sheet

MARK VRANESH STUDIO
1700 S. 8th Street
Las Vegas, Nevada 89104
(702) 245-6077 (702) 242-9322 fax

Justification Letter for Temporary Sign 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 of the community 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.

Signage request for the event is as follows:

Banners will be installed on Friday, October 27 and removed at the close of the show on Monday morning, November 6

3 Banners 5'x12' full color professionally produced

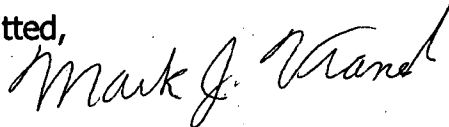
Two banners will be placed near the corners of the property hanging from the Center structure. One banner is installed on the VON's central structure. All signage is placed high and above reach from the walkway.

Directional signs will be installed on Friday, November 3 and removed at the close of the show on Monday morning, November 6.

The directional signage is approved by the Summerlin community. Sandy Ray, agent and director of the Trails Center, has been coordinating this aspect of the event for each event.

Respectfully submitted,

Mark J. Vranesh



Comments



Separator Sheet

Mark Vranesh Studio

1700 S. 8th Street Las Vegas, Nevada 89104
(702) 245-6077 (702) 242-9322 fax
markvraneshstudio@yahoo.com

Steve Swanton
Planning and Development
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Steve,

Enclosed are the follow-up photos you requested of the signage for the art festival this past weekend. I have asked Sandy Ray to have James Christensen mail you his notarized letter directly from his office in California.

Thank you for your time on Thursday and Friday getting through the process to allow the event to occur. The licensing problem was so unexpected since I have followed the procedure that I thought was current. You understood my position and I really appreciate it. It still amazes me that for almost two years, I was approved without anyone noticing the change in procedure.

I gave copies of the information to Sandy Ray concerning the Special Use Permit process and we talked about future events. With my schedule through the end of the year (I am working on an art project in Mexico), I could not start working on the application until January. With the Planning Commission deadlines, I told her I could not plan a spring event with her. I'm not sure what the Trails Center will do and they may be contacting your office for more information.

Sincerely,



Mark 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

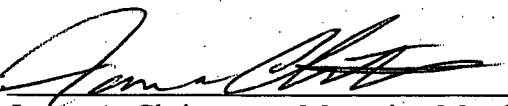
Re: Fall Art Walk - November 4th & 5th, 2006
Trails Village Center - Summerlin

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

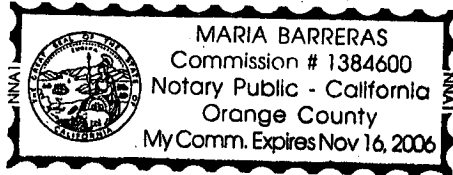
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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: James A. Christensen

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here.