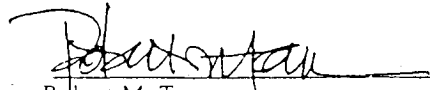


CERTIFICATE OF ACCEPTANCE OF APPOINTMENT

OF RESIDENT AGENT

In the matter of GKT 5, a Nevada limited-liability company, I hereby certify that on the ____ day of February, 2004, I accepted the appointment as Resident Agent of the above-entitled limited-liability company in accordance with Section 86.231, of the Nevada Revised Statutes (1991 Nevada Revised Statutes Chapter 442 & 26).

IN WITNESS WHEREOF, I have hereunto set my hand this 17 day of February, 2004.


Robert M. Torres

DINA Letter



Separator Sheet

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT

ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

✓	1	Project Description
✓	2	Transportation and Traffic
✓	3	Schools
✓	4	Emergency Services
✓	5	Housing
✓	6	Mass Transit
✓	7	Open Space and Recreation
✓	8	Hydrology
✓	9	Water Quality
✓	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

VAR-28392
07/24/08 PC

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Rainbow Business Park, located at Rainbow Boulevard and Red Coach.

This document is being prepared by:

Company Name: Ashjian Development
Address: 4515 Balsam Street
Las Vegas, NV 89108
(702) 635-6939

Contact Person:

Name: Bill Roberts
Title: Consultant
Telephone: (702) 635-6939
Fax: (702) 243-8287
E-mail: billykingmanaz@yahoo.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Date: _____

Name: Bill Roberts
Title: Consultant / Representative

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a	Project title:	Rainbow Business Park
1.b	Application #:	
1.c	Project location:	Rainbow Boulevard south of Red Coach
1.d	Project sponsor	
	Name:	Bill Roberts
	Address:	339 Hollins Hall Street, Las Vegas, NV 89145
	Telephone:	(702) 635-6939
1.e	G. P. designation:	O
1.f	Zoning:	C-BP LT Industrial
1.g	Project description:	
	Total site acreage:	5.6
	i) Residential	
	Total units:	N/A
	FAR per Lot:	N/A
	Lot Coverage per Lot:	N/A
	ii) Hospitality	
	Total rooms:	N/A
	Total entertainment:	N/A
	iii) Commercial	
	Total S.F.:	51,250 Sf Warehouse / 12,000SF Office
	Total FAR:	
	Total Lot Coverage:	30% +/-
1.h	Briefly describe the project's surrounding land use and setting:	
	North:	U/L Existing LDS Church
	East:	R-2 - SF Residential
	South:	C-1 Existing Self Storage
	West:	Public R/W - Oran K. Gragson Freeway
1.i	Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):	
	Narrative:	Office / Warehouse - Business Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 **Transportation and Traffic**

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: Yes - Meets Fire Dept. Requirements

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: Yes - 116 Parking Provided / 111 Required

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: N/A

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: Yes - Direct access along Rainbow Boulevard

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: N/A

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3	Schools
----------	----------------

3.a What is the total number of proposed residential units?

Conventional units: N/A

Age-restricted units: N/A

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: N/A

Distance from site²: N/A

Number of pupils: N/A

Junior High/Middle School

School name: N/A

Distance from site²: N/A

Number of pupils: N/A

High School

School name: N/A

Distance from site²: N/A

Number of pupils: N/A

¹ See Exhibit I

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a** Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: CLV Fire Station
Existing/proposed: Existing at Lone Mountain & Rainbow Blvd.
Distance from site³: 1/4 Mile north along Rainbow Blvd.

Police

Name of the facility: Metropolitan Police Sub-Station
Existing/proposed: Existing along Cheyenne Avenue at El Capitan
Distance from site³: 6 Miles +/-

Emergency Services

Name of the facility: Centennial Hospital
Existing/proposed: Existing at Durango & I-215
Distance from site³: 5 Miles +/-

- 4.b** Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: No

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5	Housing
----------	----------------

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: No - Rainbow Blvd is a Major Arterial Street and Commercial Uses exist along Rainbow Blvd to the north and south.

-
- 5.b Would the project displace or eliminate existing housing?

Explain: No - Undeveloped

-
- 5.c What are the project characteristics, in terms of:

Density: N/A

Height: 30' - 0"

Gated community: N/A

Housing Type: N/A

Home ownership: N/A

-
- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: N/A

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6	Mass Transit
----------	---------------------

- 6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: CAT

Location: Lone Mountain & Rainbow Blvd.

Distance from site⁴: 1/4 Mile +/-

-
- 6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No - Existing Route along Rainbow Blvd.

-
- 6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: N/A - No Effects to existing Transit System

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: N/A

Location: N/A

Distance from site⁷: N/A

Community Park

Park name: N/A

Location: N/A

Distance from site⁷: N/A

Regional Park

Park name: N/A

Location: N/A

Distance from site⁷: N/A

-
- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: N/A

-
- 7.c How much public parkland would be included in the proposed project?

Explain: N/A

-
- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: Required Landscaping along Rainbow Blvd and throughout the site.

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: Drainage to Rainbow Blvd.

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: 10 CFS +/-

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: Rainbow Blvd. will accommodate the developed flows from this project.

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: No

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: N/A - Not in a Flood Zone

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: N/A

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: Yes - Rainbow Blvd will be designed to meet CCRFCD Requirements.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9	Water Quality
----------	----------------------

9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Yes - Existing Water Main in Rainbow Blvd & Balsam Street

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: No

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: 2500GPM +

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: Existing Sewer Main in Rainbow Blvd.

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: 50 ERU's +/-

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: No - Existing Sewer System is adequate to handle proposed project.

10.d Would the proposed project generate any industrial waste?

Explain: NO

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.218	0.142
6-8	0.116	0.061
9-12	0.138	0.060

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.91
Single Family Attached (Townhouse)	2.15
Condominiums	
2 to 19 units	1.97
20 to 49 units	1.66
50 or more units	1.64
Mobile Home or Trailer	2.28

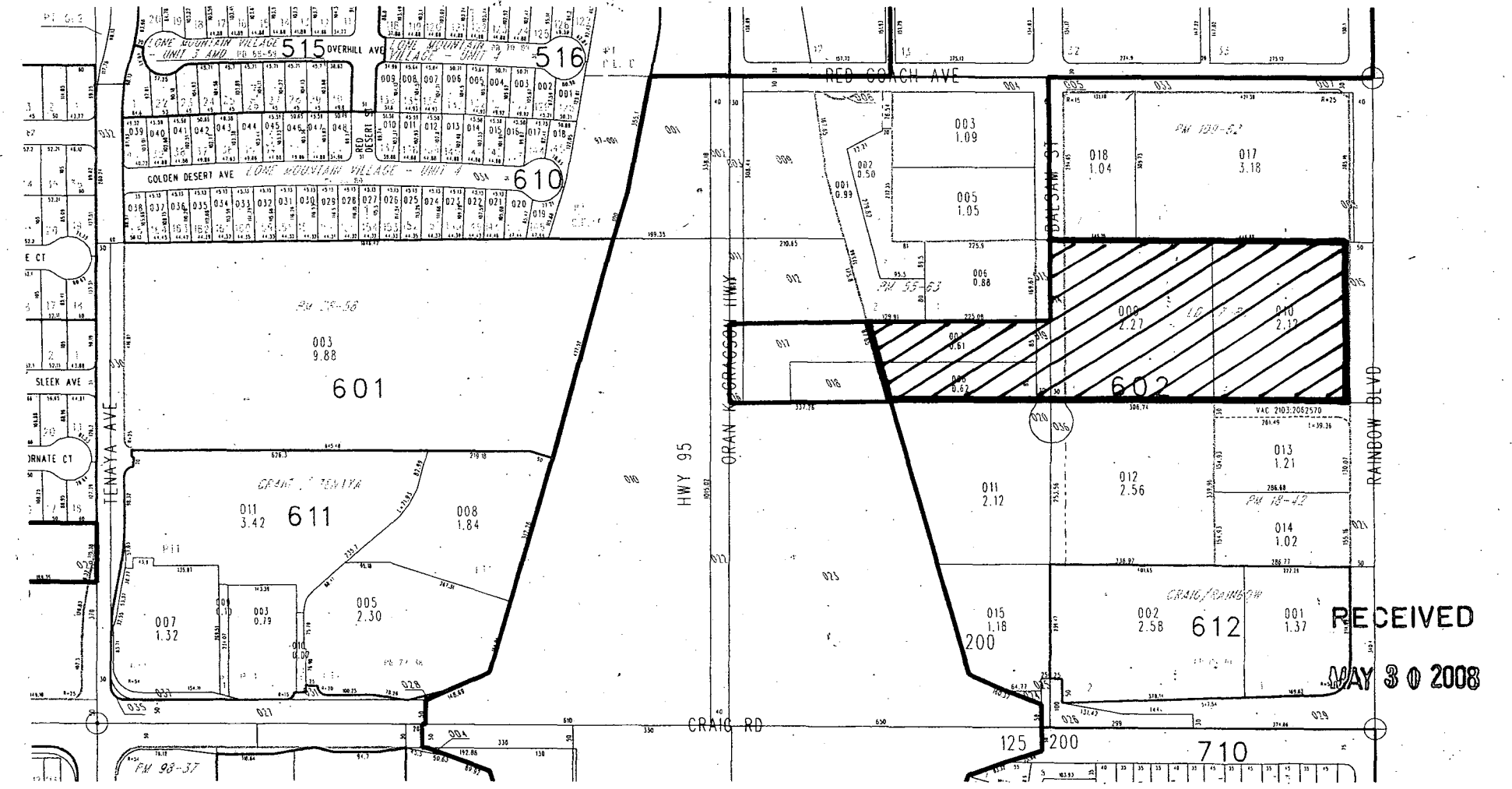
Renter Occupied	Persons per Unit
Single Family Detached	3.28
Single Family Attached (Townhouse)	2.78
Apartments	
2 to 19 units	2.40
20 to 49 units	2.08
50 or more units	1.95
Mobile Home or Trailer	2.32

APN Map



Separator Sheet

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY - - - SUBD BOUNDARY - - - ROAD EASEMENT - - - PM/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - MATCH LINE / LEADER LINE - - - ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R60E <table border="1"> <tr> <th>R59E</th> <th>R60E</th> <th>R61E</th> </tr> <tr> <td>126</td> <td>125</td> <td>124</td> </tr> <tr> <td>137</td> <td>138</td> <td>139</td> </tr> <tr> <td>154</td> <td>163</td> <td>162</td> </tr> </table>	R59E	R60E	R61E	126	125	124	137	138	139	154	163	162	03 <table border="1"> <tr> <td>6</td> <td>5</td> <td>4</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>7</td> <td>8</td> <td>9</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>13</td> <td>14</td> <td>15</td> <td>16</td> <td>17</td> <td>18</td> </tr> <tr> <td>19</td> <td>20</td> <td>21</td> <td>22</td> <td>23</td> <td>24</td> </tr> <tr> <td>25</td> <td>26</td> <td>27</td> <td>28</td> <td>29</td> <td>30</td> </tr> <tr> <td>31</td> <td>32</td> <td>33</td> <td>34</td> <td>35</td> <td>36</td> </tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	S 2 NE 4 <table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	138-03-6
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MAY 30 2008

VAR-28392
07/24/08 PC

TAX DIST 125,200

Plans (PMT)



Separator Sheet



TABULATION

APN: 138-08-601-009; 010 / 138-62-601-007, 008

Gross Acreage	_____	
Net Acreage	_____	
Existing Zoning	_____	R-E
Proposed Zoning	_____	C-BP / M-1
Office Space	_____	12,000 SF -
Warehouse Space	_____	51,250 SF
Parking Required	_____	111
Parking Provided	_____	116
EXISTING OFFICE		11,000 SF

PLANT LIST

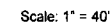
COMMON NAME	SIZE
<u>TREES</u>	24" Box
Mondel Pines	24" Box
Shoestring Acacia	24" Box
Purple Leaf Plumbs	24" Box
Dac's	24" Box
Canary Palms	24" Box

SHRUBS

Euonymous	5 Gal
Junipers	5 Gal
Dwarf Mock Orange	5 Gal
Red Fountain Grass	5 Gal
Red Tip Fotinia	5 Gal
Texas Rangers	5 Gal
Cats Claw	5 Gal
Indian Hawthorne "Pink	5 Gal
Rosemary Creeping	5 Gal
Day Lillies	5 Gal

Note:
All Ground Cover to consist of Chat or
Decomposed Granite (Typical).

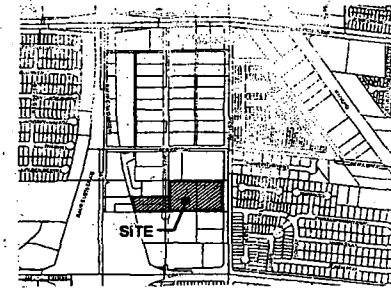
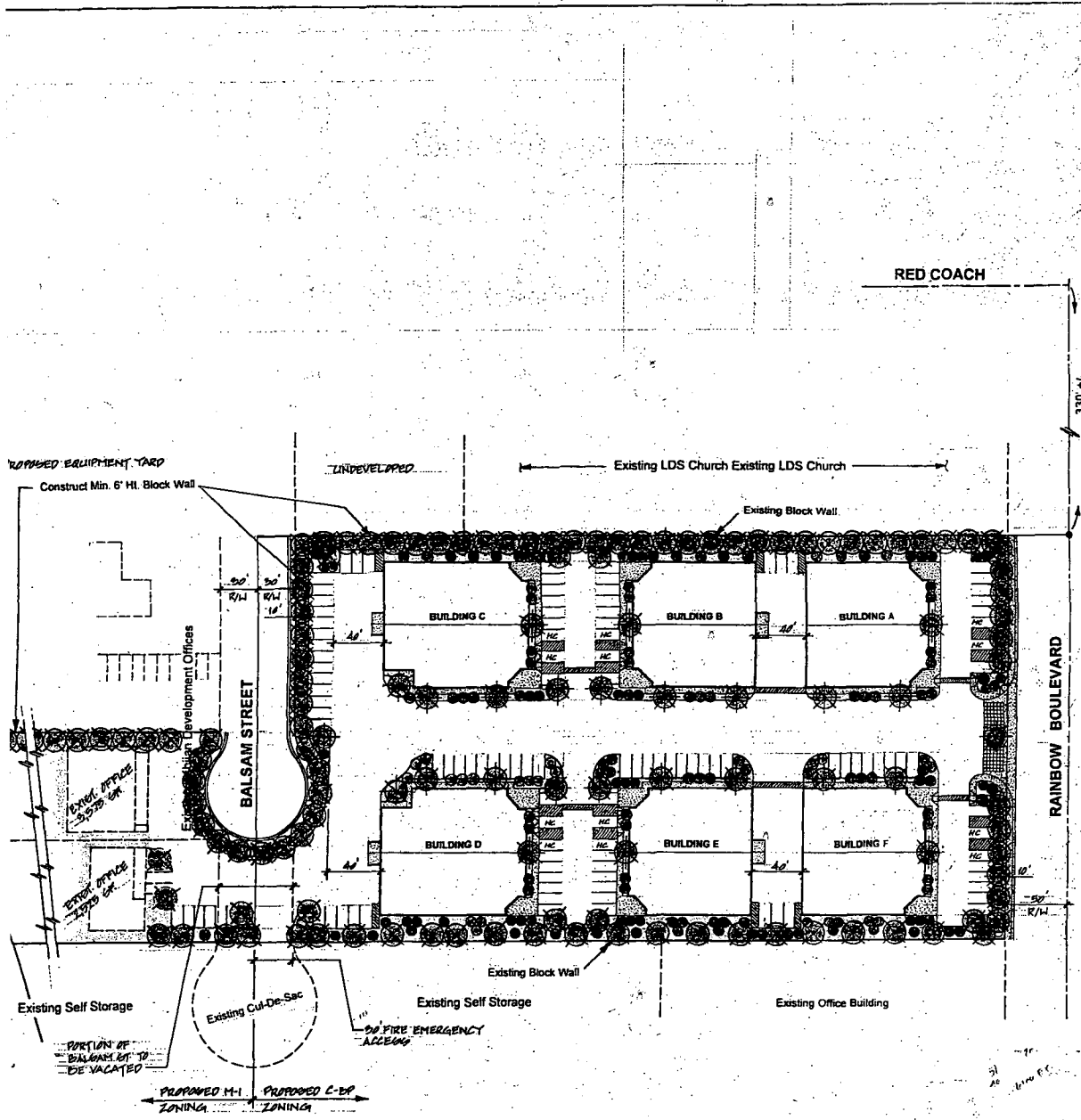
NOTE:
1 LOADING SPACE IS PROVIDED WITHIN
EACH BUILDING & WAREHOUSE AREA (TYP.)



RAINBOW BUSINESS PARK		
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: WJR
DATE: 5/2006		REvised:
CONCEPTUAL SITE PLAN		
WJR CONSULTING SERVICES, LLC		DRAWING NUMBER:

VAR-28392

**REVISED
07/24/08 PC**



VICINITY MAP

TABULATION

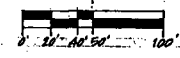
APN: 198-09-001-001, 010 / 198-09-002-007, 008

Gross Acreage	
Net Acreage	
Existing Zoning	R-E
Proposed Zoning	C-BP / M-1
Office Space	12,000 SF
Warehouse Space	51,250 SF
Parking Required	111
Parking Provided	116
EXISTING OFFICE	1,100 SF

PLANT LIST

COMMON NAME	SIZE
TREES	
Mandel Pines	24" Box
Shoestring Acacia	24" Box
Purple Leaf Plumbs	24" Box
Dac's	24" Box
Canary Palms	24" Box
SHRUBS	
Euonymus	5 Gal.
Junipers	5 Gal.
Dwarf Mock Orange	5 Gal.
Red Fountain Grass	5 Gal.
Red Tip Fodinas	5 Gal.
Texas Rangers	5 Gal.
Cats Claw	5 Gal.
Indian Hawthorne "Pink"	5 Gal.
Rosemary Creeping	5 Gal.
Day Lilies	5 Gal.

Note:
All Ground Cover to consist of Chert or Decomposed Granite (Typical)



Scale: 1" = 40'

NOTE:
LOADING SPACE IS PROVIDED WITHIN EACH BUILDING & WAREHOUSE AREA (TYP).

RECEIVED
MAY 30 2008

VAR-28392
07/24/08 PC

RAINBOW BUSINESS PARK		
PLAT: 198-09-001	APPROVED BY:	DRAWN BY: WJR
DATE: 9/2008	REVIEW:	
CONCEPTUAL SITE PLAN		
WJR CONSULTING SERVICES, LLC		

Plans (Approved Site Plan)



Separator Sheet
