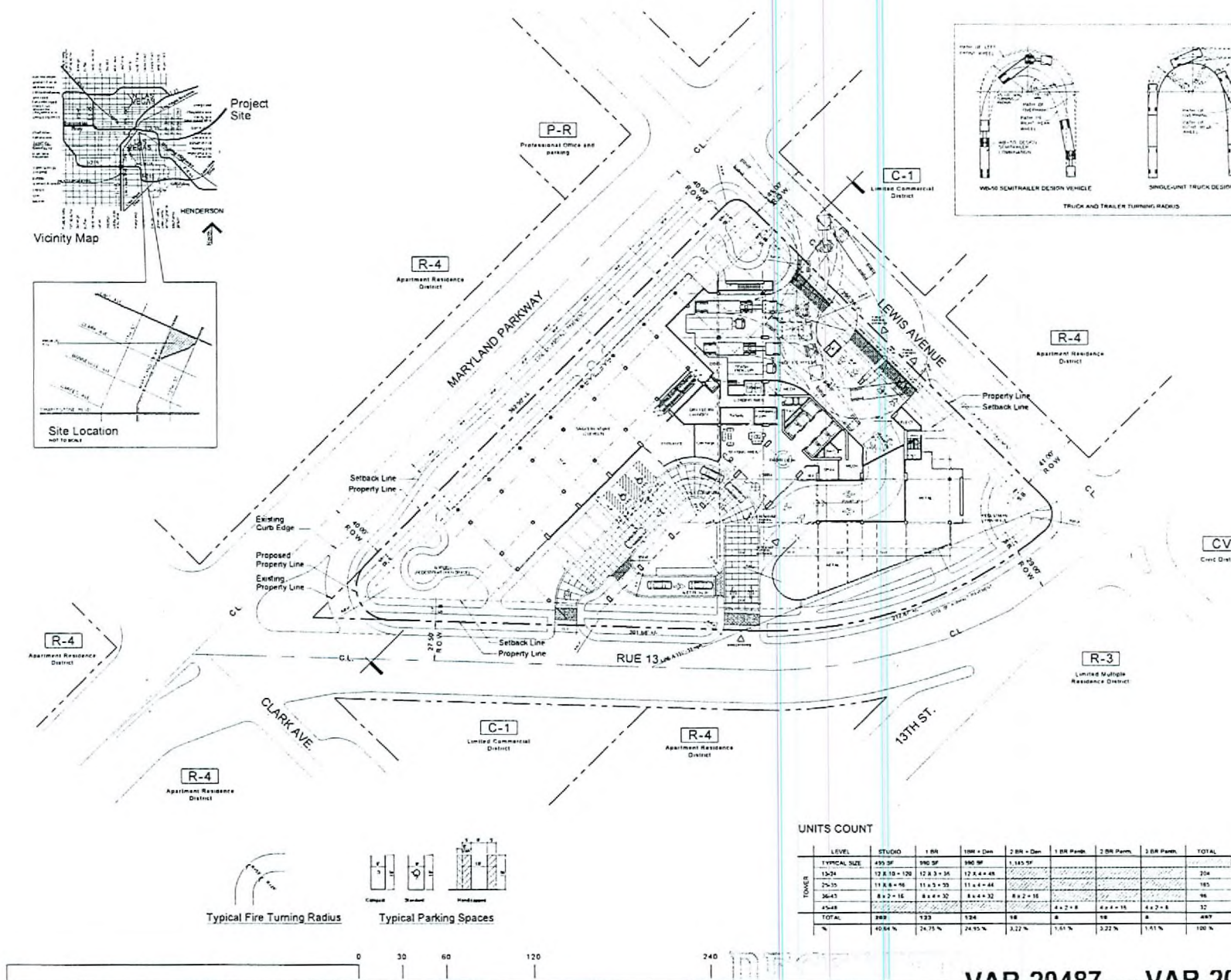


SITE INFORMATION

APN # 129-36-81-0047 / 052

ZONING
 CURRENT CITY OF LAS VEGAS (C-1) - Limited Commercial District
 PROPOSED CITY OF LAS VEGAS (C-1) - Limited Commercial District

PARCEL AREA
 Total Area (Approximate) 80.04 ac
 Net Area (Approximate) 127.15 ac

COMMERCIAL
 Offices (Green Area) 44,880 sq ft
 Retail (Green Area) 5,500 sq ft
 Grocery Store (Green Area) 22,500 sq ft
 Sky Restaurant (Green Area) 3,500 sq ft
 Total 76,380 sq ft

RESIDENTIAL
 AREA (Approximate)
 Net Area (Green Area) 142,500 sq ft
 Gross Area 1,537,400 sq ft
 Density 65 %

UNITS COUNT

STUDIO	Number	% of Total
1 BR / 1 BK + D / 1 BR Penthouse	202	40.64%
2 BR / 2 BR + D / 2 BR Penthouse	235	51.31%
3 BR Penthouse	32	6.44%
	4	1.61%

DENSITY
 Allowed N/A
 Proposed 270 units / Net Area
 175.3 du / Gross Area

AMENITIES/CIRCULATIONS

Lobbies	3,600 sq ft
Lounge / Bar	2,100 sq ft
Swimming Pool	2,100 sq ft
Business Center	2,400 sq ft
Spa / Gym	16,400 sq ft
Storage Room	4,400 sq ft
Pool Deck	16,200 sq ft
Hot Tub Deck	1,200 sq ft
Garage / Carport / Office / Laundry / Emergency	1,500 sq ft
Neighborhood / Electrical / Trash	22,500 sq ft
Storage (for Residential units)	22,400 sq ft
Planting Structure	4,500 sq ft
Total	147,400 sq ft

SETBACKS

	Required	Proposed
Front (Lease)	20 ft	20 ft
Corner (Maryland & Rue 13)	15 ft	15 ft
Side	25 ft	25 ft

HEIGHT

	Required	Proposed
Height	No Limit	244 ft
Number of Stories	No Limit	50 stories

PARKING REQUIREMENTS

PARKING REQUIRED

REQUIREMENT	Required	Provided
STUDIO	202 @ 1.25 / unit = 253	
1 BR Unit / 1 BR + D / 1 BR Penthouse	235 @ 1.25 / unit = 294	
2 BR Unit / 2 BR + D / 2 BR Penthouse	32 @ 1.75 / unit = 56	
3 BR Penthouse Unit	4 @ 2.00 / unit = 8	
Guard	497 @ 1.75 / unit = 87	
COMMERCIAL		
Offices	64,880 sq ft @ 1.15 / sq ft = 74,612	
Retail	6,900 sq ft @ 1.25 / sq ft = 8,625	
Grocery Store	22,500 sq ft @ 1.25 / sq ft = 28,125	
Restaurant (Leasing Area)	2,000 sq ft @ 1.10 / sq ft = 2,200	
(Leasing Area)	3,500 sq ft @ 1.200 / sq ft = 4,200	
Total Required	1,117 Spaces	
Handicap Accessible (2% of 497 units)	10 Spaces	
Handicap Accessible Commercial (2% of 100 spaces)	2 Spaces	
Regular (including Commercial)	1,095 Spaces	
Direct Loading	3 @ 675 / unit @ 1.100 / unit = 10	
PARKING PROVIDED		
Regular	276	
Commercial	320	
Handicap (15 cars = 3 vans)	18	
Total Provided	1,117 Spaces	

F.A.R. = 1,324,200 sq ft / 80,044 sq ft = 16.54

LOT COVERAGE

Allowed	50%
Provided (48,416 sq ft / 80,044 sq ft)	60.57 %
Provided (Ground Floor (37,866 sq ft / 80,044 sq ft)	47.23 %

SCALE 1" = 30'-0"
 THE ISLAND - LAS VEGAS
 PROJECT No 1002005
 DATE 05.22.2007

SITE PLAN

UNITS COUNT

LEVEL	STUDIO	1 BR	1 BR + D	2 BR + D	1 BR Pent	2 BR Pent	3 BR Pent	TOTAL
1 TYPICAL SIZE	439 SF	946 SF	146 SF	1,145 SF				
12-24	12.8.10 x 12.8	12.8.3 x 3.5	12.8.4 x 4.4					204
25-35	11.8.8 x 9.6	11.8.3 x 3.0	11.8.4 x 4.4					181
36-47	8 x 2 x 16	8 x 4 x 32	8 x 4 x 32	8 x 2 x 16				96
47-68				4 x 2 x 8	4 x 4 x 16	4 x 2 x 8		32
TOTAL	289	133	134	16	8	16	4	497
%	40.64 %	26.75 %	26.95 %	3.22 %	1.61 %	3.22 %	1.61 %	100 %

Typical Fire Turning Radius

Typical Parking Spaces

VAR-20487
 VAR-21263
 SUP-20740
 REVISED

VAR-20488
 SUP-20486
 SDR-20484
 06/14/07 PC

MAY 24 2007