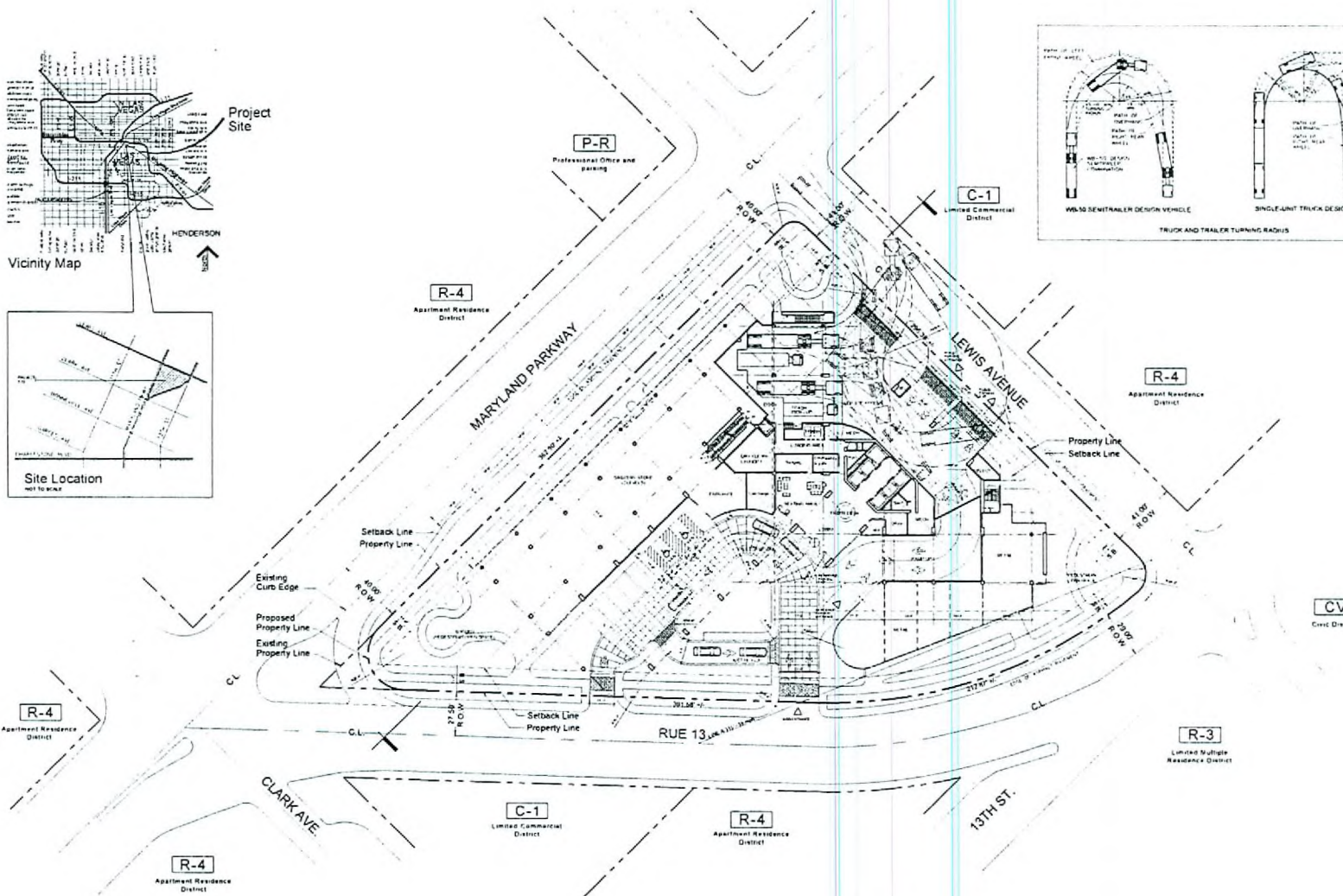


SITE INFORMATION

APN # 136-16-11-047 / B52
 ZONING CITY OF LAS VEGAS (C-1) - Limited Commercial District
 PROPOSED CITY OF LAS VEGAS (C-1) - Limited Commercial District

PARCEL AREA

Net Area (Approximate) 10.0 ac ± 1.83 ac
 Gross Area (Approximate) 12.11 ac ± 2.01 ac

COMMERCIAL

Office (Gross Area) 14,400 sq ft
 Retail (Gross Area) 6,100 sq ft
 Grocery Store (Gross Area) 22,100 sq ft
 Dry Cleaners (Gross Area) 5,400 sq ft
 Total 48,000 sq ft

RESIDENTIAL

Area (Approximate) 142,000 sq ft
 Net Area (Gross Area) 637,400 sq ft
 Efficiency 85 %

UNITS COUNT

Total Number of Units 497
 Studio 302 60.44%
 1 BR + 1 BR + 1 BR Penthouse 235 47.11%
 2 BR + 2 BR + 1 BR Penthouse 37 7.44%
 3 BR Penthouse 8 1.61%

DENSITY

Allowed 110.3 du / Gross Area
 Proposed 110.3 du / Gross Area

AMENITIES/CIRCULATIONS

Lobbies 3,600 sq ft
 Lounge / Bar 2,100 sq ft
 Seating Areas 2,100 sq ft
 Business Center 2,600 sq ft
 Fitness Center 18,400 sq ft
 Movie Room 4,400 sq ft
 Mail Deck 16,200 sq ft
 Meet Deck 1,200 sq ft
 Water / Concierge / Office / Laundry / Emergency 1,900 sq ft
 Mechanical / Electrical / Train 22,100 sq ft
 Storage (for Residential Units) 27,400 sq ft
 Parking Structure 437,100 sq ft
 Total 437,100 sq ft

SETBACKS

Front (Lev) Required 20 ft
 Corner (Maryland & Rue 13) 15 ft
 Rear 20 ft

HEIGHT

Height Required 100 ft
 Number of Stories 10
 Proposed 100 ft

PARKING REQUIREMENTS

PARKING REQUIRED
 RESIDENTIAL
 Studio Unit 202 @ 1.25 / unit = 253
 1 BR Unit + 1 BR + 1 BR Pent 235 @ 1.25 / unit = 294
 2 BR Unit + 2 BR + 1 BR Pent 37 @ 1.75 / unit = 65
 3 BR Penthouse Unit 8 @ 2.00 / unit = 16
 Guest 437 @ 1.75 / unit = 765
 COMMERCIAL
 Office 14,400 sq ft @ 1.200 sq ft = 12
 Retail 6,100 sq ft @ 1.250 sq ft = 5
 Grocery Store 22,100 sq ft @ 1.250 sq ft = 18
 Restaurant (Seating Area) 22,100 sq ft @ 1.500 sq ft = 15
 (Waiting Area) 5,400 sq ft @ 1.200 sq ft = 5
 Total Required 1,117 Spaces

Handicap Residential (2% of 497 units) 10 Spaces
 Handicap Commercial (2% of 390 spaces) 8 Spaces
 Regular (including Commercial) 1,099 Spaces
 Overall Loading 3 x 594,700 sq ft @ 1:100,000 sq ft = 10

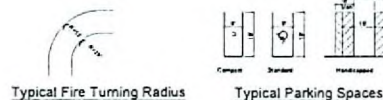
PARKING PROVIDED
 Regular 776
 Commercial 320
 Handicap (15 cars + 2 vans) 18
 Total Provided 1,114 Spaces

F.A.R. = 1,224,200 sq ft / 10.0 ac ± 122.42

LOT COVERAGE
 Allowed 50%
 Proposed (44,445 sq ft / 10.0 ac ±) 44.45%
 Proposed Ground Floor (37,464 sq ft / 10.0 ac ±) 37.46%

UNITS COUNT

LEVEL	STUDIO	1 BR	1 BR + Den	2 BR + Den	1 BR Pent	2 BR Pent	3 BR Pent	TOTAL
TYPICAL SIZE	450 SF	600 SF	900 SF	1,165 SF				
13-24	12.8 x 10 = 128	12.8 x 10 = 128	12.8 x 10 = 128	12.8 x 10 = 128				256
25-35	11.8 x 8 = 94	11.8 x 8 = 94	11.8 x 8 = 94	11.8 x 8 = 94				192
36-43	8.2 x 16 = 131	8.2 x 16 = 131	8.2 x 16 = 131	8.2 x 16 = 131				524
43-49					4.2 x 8 = 34	4.2 x 8 = 34	4.2 x 8 = 34	102
TOTAL	282	133	134	18	8	18	8	497
%	45.84%	26.75%	26.95%	3.22%	1.61%	3.22%	1.61%	100%



VAR-20487
 VAR-21263
 SUP-20740
 REVISED

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

SITE PLAN

SCALE 1" = 30'-0"
 THE ISLAND DEVELOPMENT, LLC
 PROJECT No. 100000
 DATE 05.23.2007



MAY 24 2007