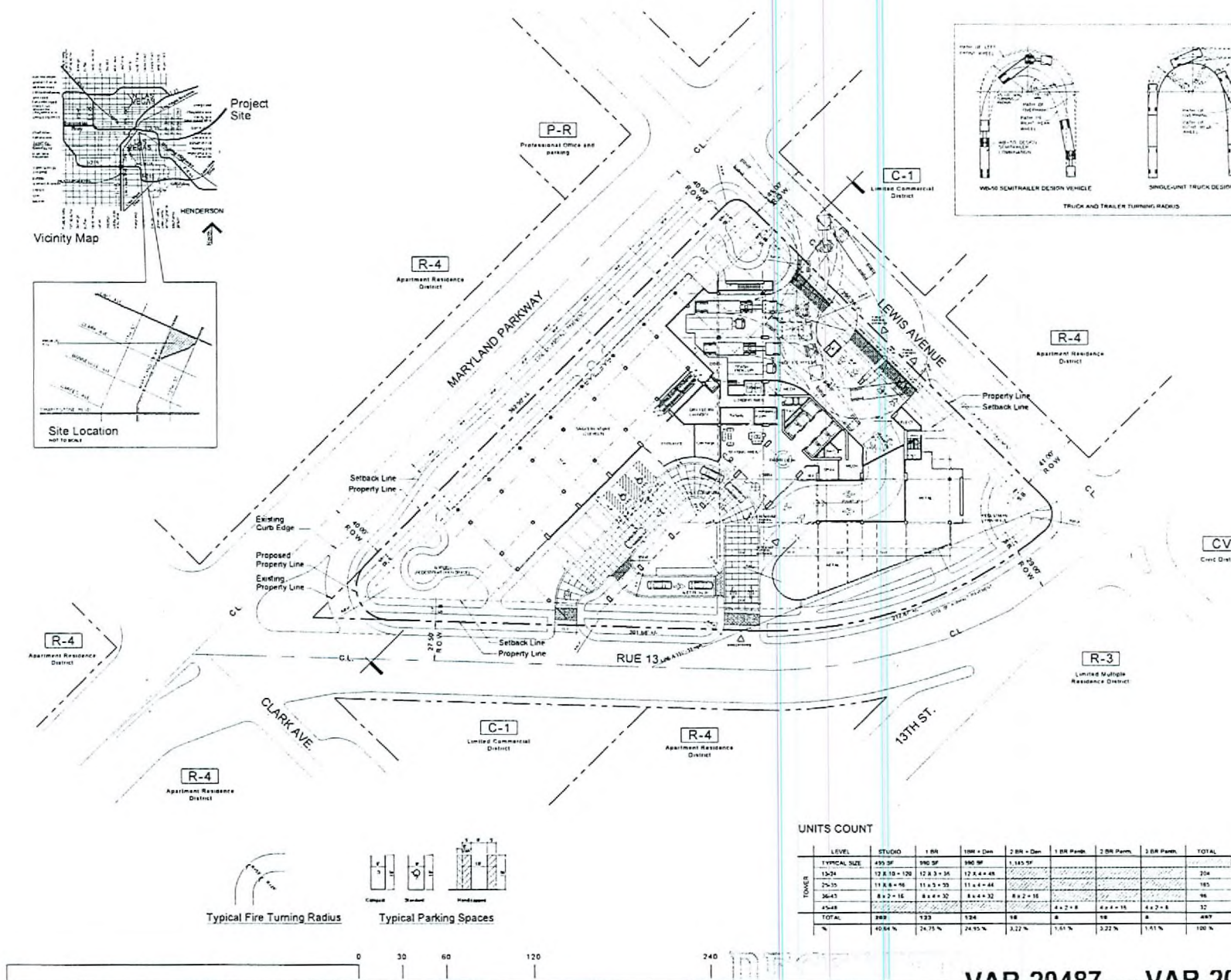


SITE INFORMATION

APN # 129-34-81-0047 / 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
 Street Area (Approximate) 127.15 ac
 Total 207.19 ac

COMMERCIAL
 Offices (Green Area) 44,480 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 76,000 sq ft

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

UNITS COUNT
 Total Number of Units 497
 STUDIO 202 40.64%
 1 BR / 1 BK + D / 1 BR Penthouse 235 46.86%
 2 BR / 2 BR + D / 2 BR Penthouse 32 6.44%
 3 BR Penthouse 8 1.61%

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

AMENITIES/CIRCULATIONS

Lobbies 3,600 sq ft
 Lounge / Bar 2,100 sq ft
 Seating Area 2,150 sq ft
 Business Center 2,400 sq ft
 Fitness Center 16,400 sq ft
 Sauna/Steam 4,400 sq ft
 Pool Deck 16,200 sq ft
 H-UP Deck 7,200 sq ft
 VANT / Concierge / Office / Laundry / Emergency 1,500 sq ft
 Mechanical / Electrical / Trash 22,500 sq ft
 Storage (for Residential units) 22,400 sq ft
 Planning Structure 432,500 sq ft
 Total 457,400 sq ft

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

HEIGHT
 Required Proposed
 Height No Limit 24 ft
 Number of Stories No Limit 10 stories

PARKING REQUIREMENTS

PARKING REQUIRED
RESIDENTIAL
 STUDIO Line 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 8 @ 2.00 / unit = 16
 Guard 497 @ 1.75 / unit = 87
COMMERCIAL
 Offices 44,480 sq ft @ 1.35 sq ft = 275
 Retail (22,500 sq ft) 6,500 sq ft @ 1.25 sq ft = 26
 Grocery Store (22,500 sq ft) 22,500 sq ft @ 1.25 sq ft = 90
 Restaurant (Leasing Area) 2,000 sq ft @ 1.10 sq ft = 40
 (Leasing Area) 3,500 sq ft @ 1.20 sq ft = 16
 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) 1,099 Spaces
 Direct Loading 3 x 600,000 sq ft @ 1,000,000 sq ft = 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 = 15.29

LOT COVERAGE
 Allowed 50%
 Proposed (48,416 sq ft / 80,044 sq ft) 60.57 %
 Proposed Ground Floor (37,860 sq ft / 80,044 sq ft) 47.23 %

SCALE 1" = 30'-0"
 THE ISLAND DEVELOPMENT, LLC
 PROJECT No 100000
 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	946 SF	1,145 SF				
12-24	12.8.10 x 12.8	12.8.3 x 3.5	12.8.4 x 4.8					204
25-35	11.8.8 x 9.6	11.8.3 x 3.3	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
48-68				4 x 2 x 8	4 x 4 x 16	4 x 2 x 8		32
TOTAL	289	133	134	16	8	16	8	497
%	40.64 %	26.75 %	26.75 %	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