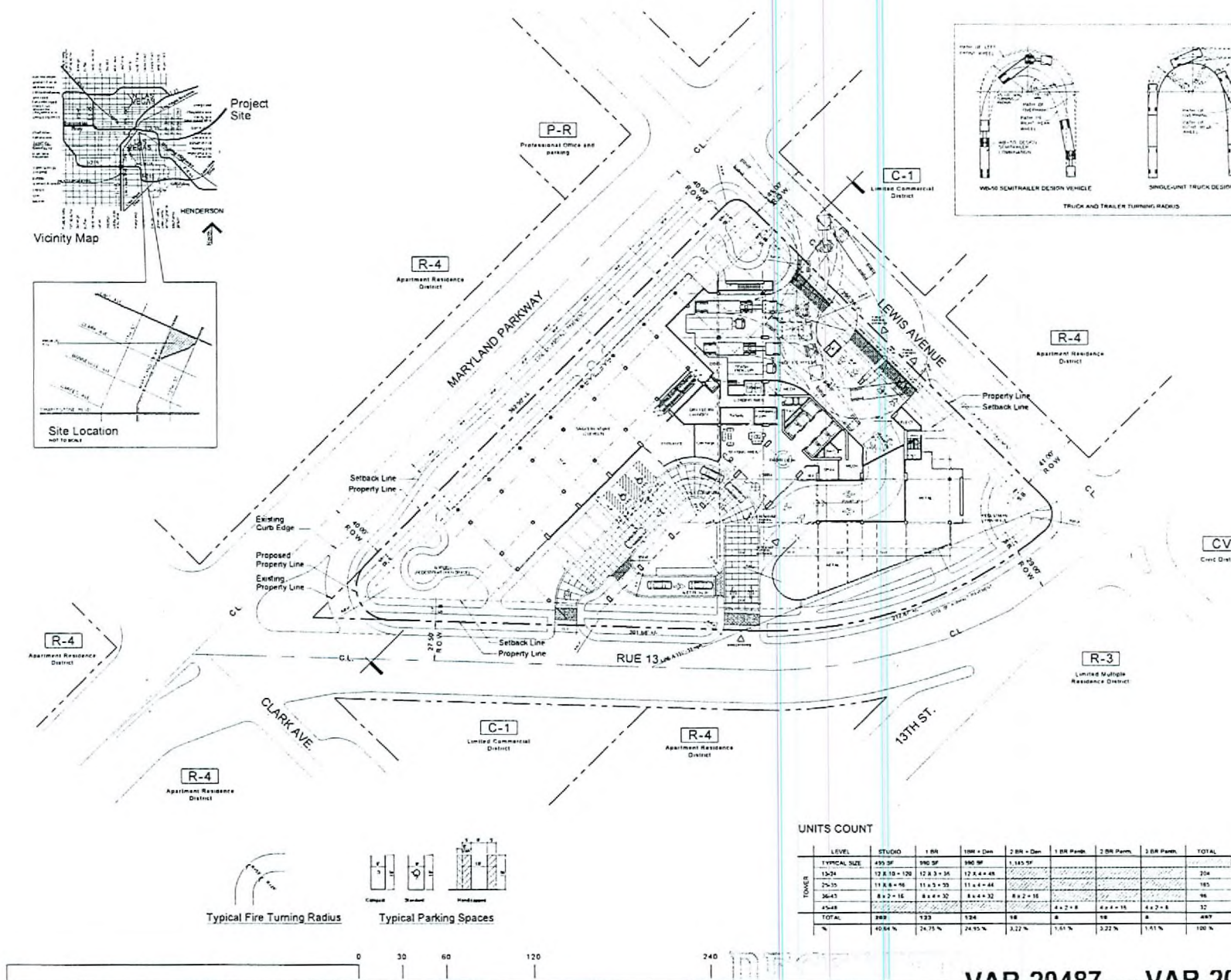


# SITE INFORMATION

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  
 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**  
 Total Number of Units 497  
 Studios 202  
 1 BR / 1 BK + D / 1 BR Penthouse 235  
 2 BR / 2 BR + D / 2 BR Penthouse 32  
 3 BR Penthouse 8

**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  
 Seating Area 2,100 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**  
 Front (Lease) 20 ft  
 Corner (Maryland & Rue 13) 15 ft  
 Rear 25 ft

**HEIGHT**  
 Height 24 ft  
 Number of Stories 4  
 No Limit 50 stories

## PARKING REQUIREMENTS

**PARKING REQUIRED**  
**RESIDENTIAL**  
 Studios 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 8 @ 2.00 / unit = 16  
 Guard 497 @ 1.75 / unit = 87  
**COMMERCIAL**  
 Offices 44,880 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 @ 1.00 / 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%  
 Provided (48,416 sq ft / 80,044 sq ft) 60.57 %  
 Provided 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          | STUDIOS        | 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        | 106 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 7.6   | 11.8.3 x 3.0  | 11.8.4 x 4.4  |               |             |             |             | 181   |
| 36-47          | 8.2 x 2 x 1.6  | 8.2 x 3 x 3.2 | 8.2 x 4 x 3.2 | 8.2 x 5 x 3.2 |             |             |             | 96    |
| 48-68          |                |               |               | 4.2 x 2 x 8   | 4.2 x 3 x 8 | 4.2 x 4 x 8 | 4.2 x 5 x 8 | 32    |
| TOTAL          | 202            | 133           | 134           | 56            | 8           | 16          | 8           | 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