





PROJECT DATA:

APN 128-34-311-140 THRU 143
 PROPERTY AREA 31,600 S.F. = 73 ACRES (NET)
 47,500 S.F. = 1.09 ACRES (GROSS)
 F.A.R. (FLOOR AREA RATIO) 17
 DENSITY 320 DU/AC
 NUMBER OF UNITS 348 UNITS

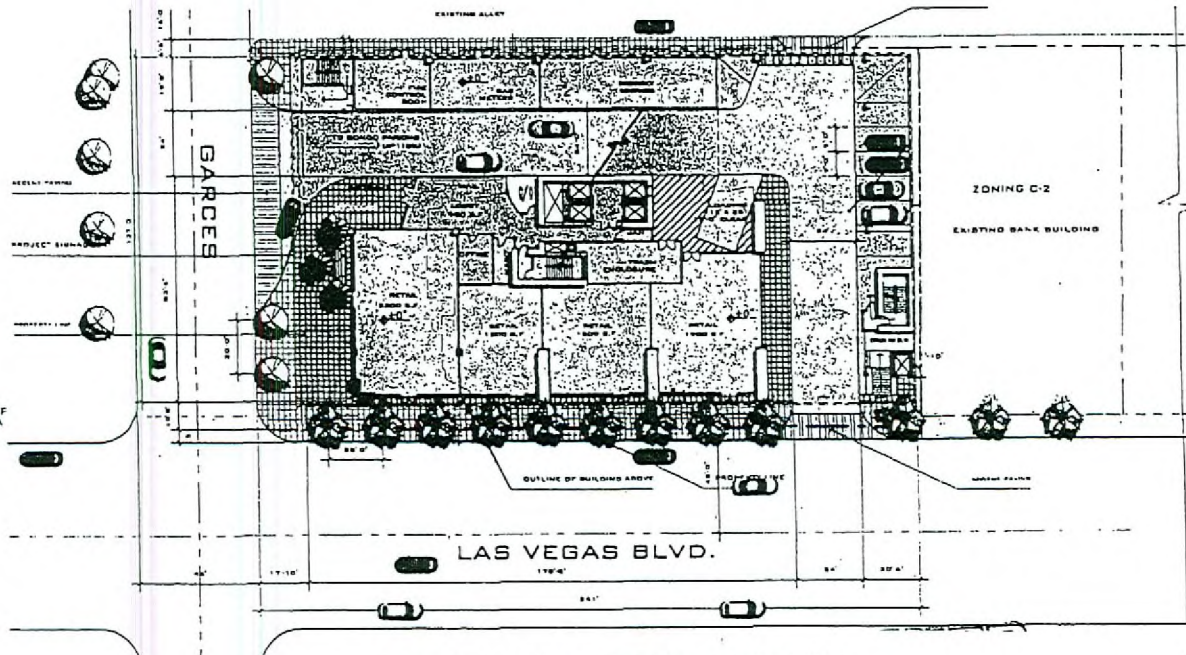
BUILDING SIZE:

TYPE	# OF LEVELS	GROSS AREA
RESIDENTIAL	44	524,000 S.F.
COMMERCIAL	1	7,000 S.F.
AMENITIES	1	6,000 S.F.
PARKING	8	
TOTAL	54	536,000 S.F.

444,000 S.F.
NET AREA

PARKING ANALYSIS:

CITY OF LAS VEGAS
 RESIDENTIAL RECOMMENDED @ 1/UNIT 21
 COMMERCIAL RECOMMENDED @ 3/1000 S.F. (17,000 S.F.) 21
TOTAL 370
 CLIENT
 RESIDENTIAL @ 1.25/UNIT 437
 COMMERCIAL @ 3/1000 S.F. (17,000 S.F.) 21
TOTAL 458
 PROVIDED
TOTAL ON 8 LEVELS OF PARKING 480



SITE/LANDSCAPE FLOOR PLAN

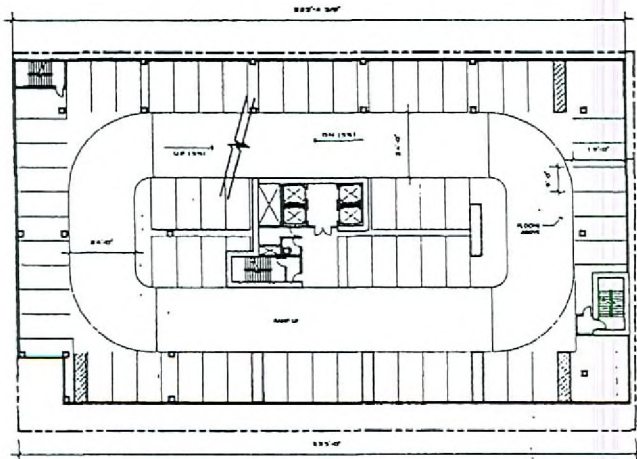
DECEIVED

JAN 18 2008

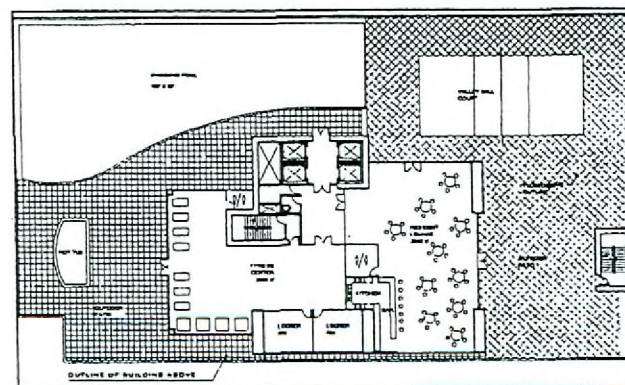
DATE: NOVEMBER 04, 2005
 PROJECT NUMBER: 200501183

A-00
SITE/LANDSCAPE FLOOR

EOT-26485
 03-05-08 CC



PARKING LEVELS P1-P8
 420 spaces (60 spaces per level @ 7 lvls)
 40 spaces (@ lvl 8)
 460 TOTAL SPACES



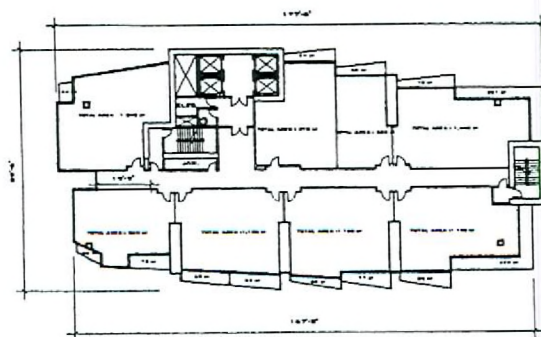
AMENITIES LEVEL

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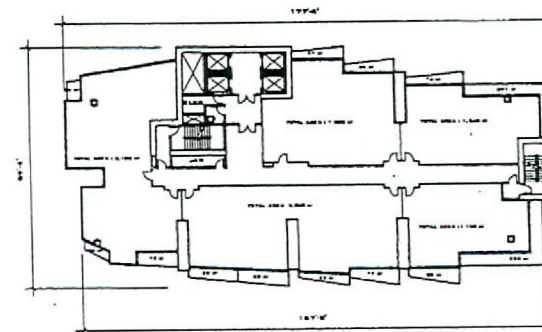
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A-02
FLOOR PLAN



TOWER LEVELS 1-43



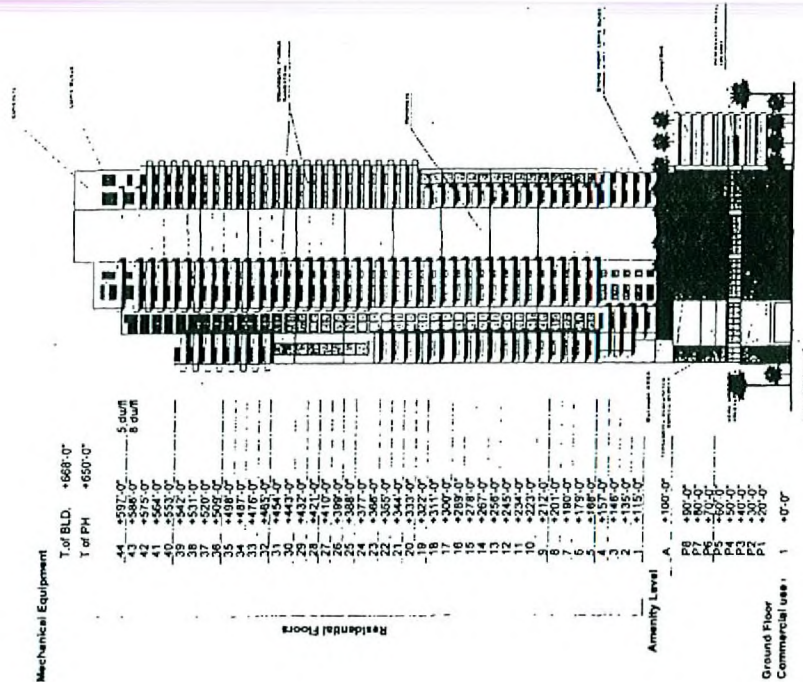
TOWER LEVEL 44

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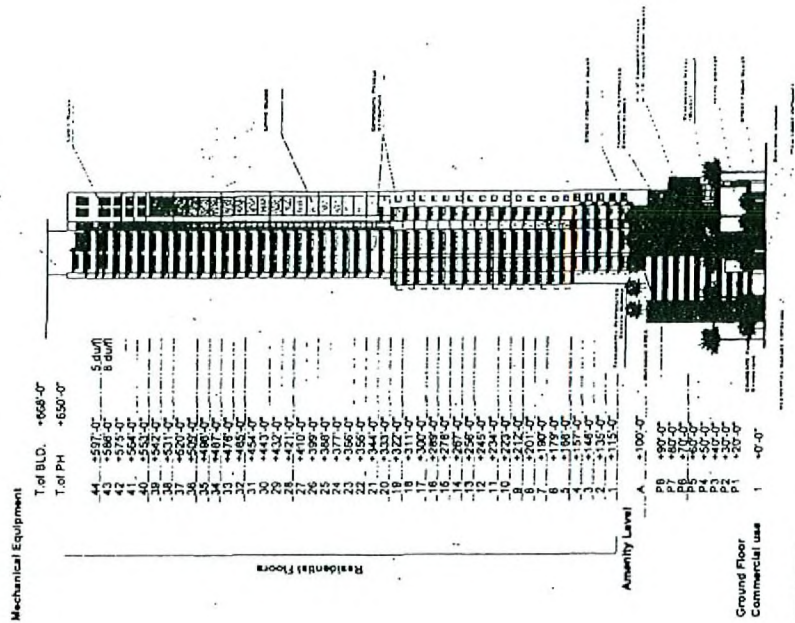
EOT-26485
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A-03
FLOOR PLAN

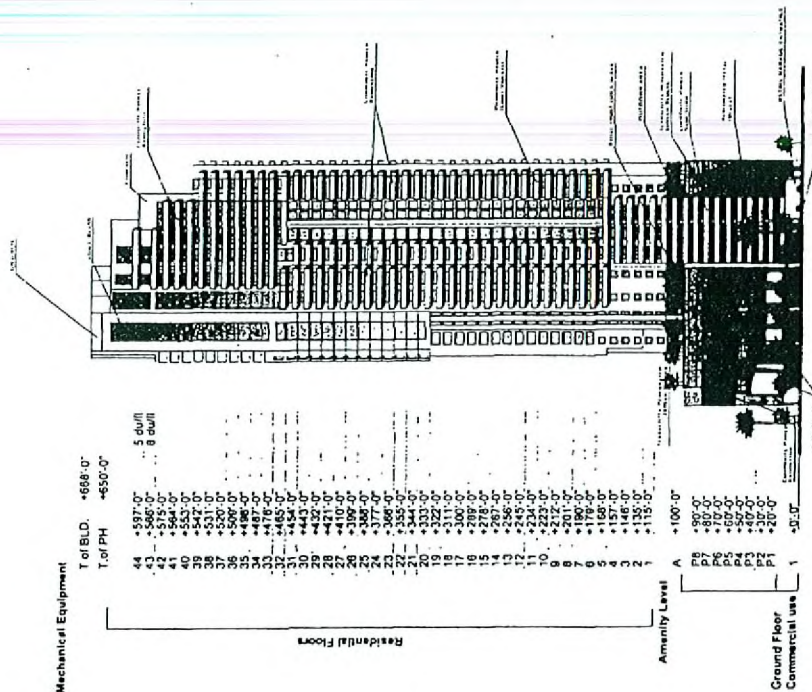


ALLEY ELEVATION

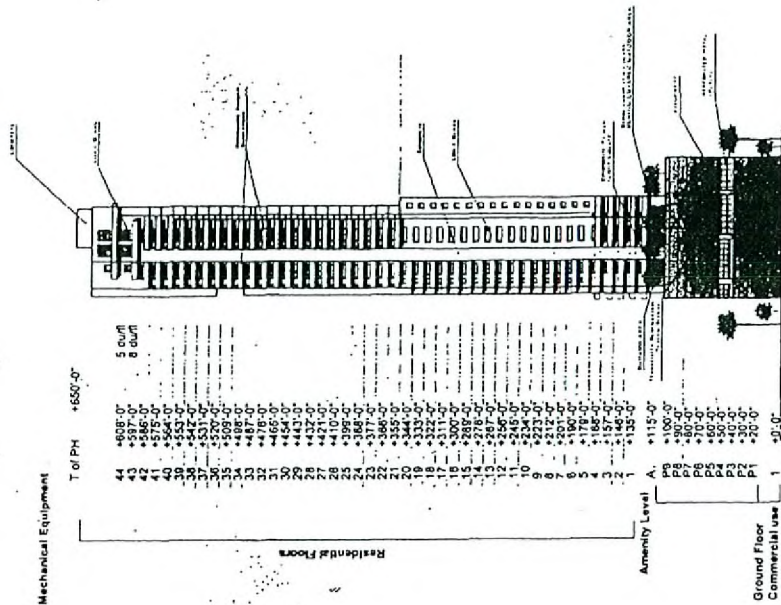


GARCES ELEVATION
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LAS VEGAS BLVD. ELEVATION



**NORTH ELEVATION
(ADJACENT PROPERTY)**

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