





PROJECT DATA:

APN 130-34-311-140 THRU -143
 PROPERTY AREA: 31,600 S.F. = 73 ACRES (NET)
 47,800 S.F. = 1.09 ACRES (GROSS)
 F.A.R. (FLOOR AREA RATIO): 17
 DENSITY 320 DU/AC
 NUMBER OF UNITS 348 UNITS

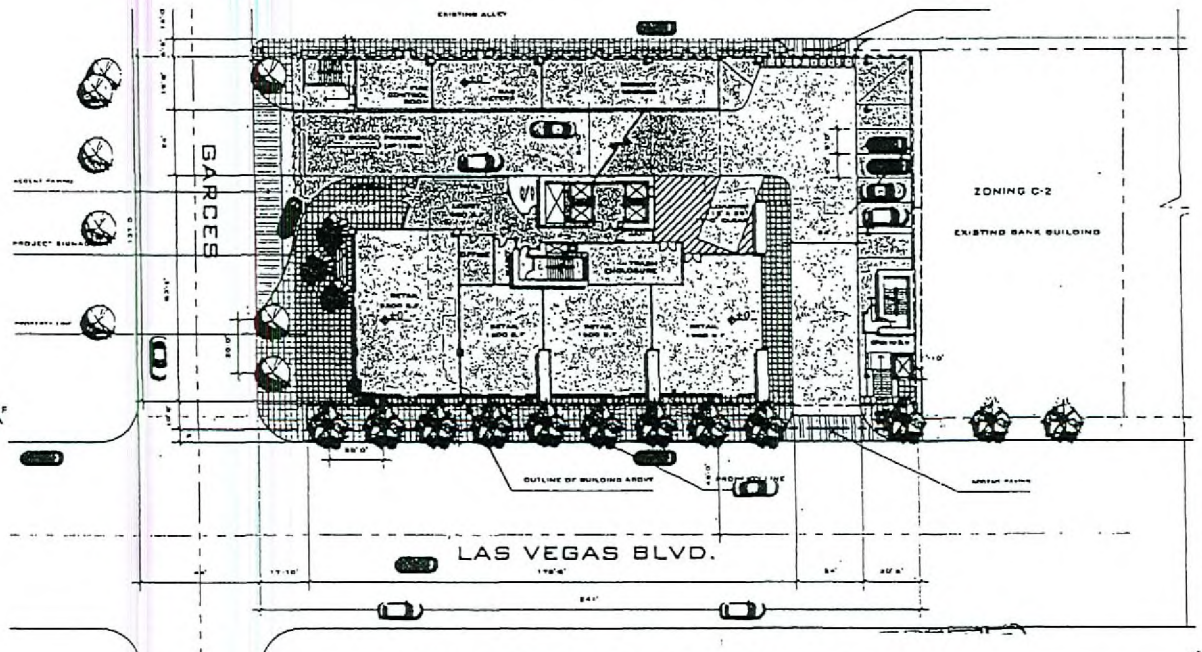
BUILDING SIZE:

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 @ 17 UNIT 348
 COMMERCIAL RECOMMENDED @ 3/1000 S.F. (7,000 S.F.) 21
 TOTAL 370
 CLIENT RESIDENTIAL @ 175 UNIT 437
 COMMERCIAL @ 3/1000 S.F. (7,000 S.F.) 21
 TOTAL 458
 PROVIDED ON 8 LEVELS OF PARKING 460

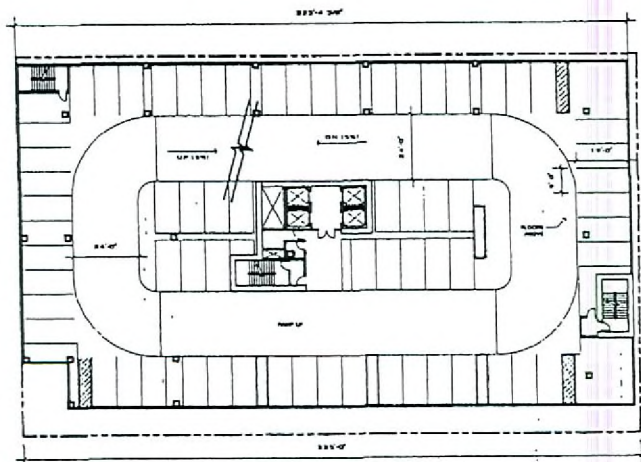


SITE/LANDSCAPE FLOOR PLAN

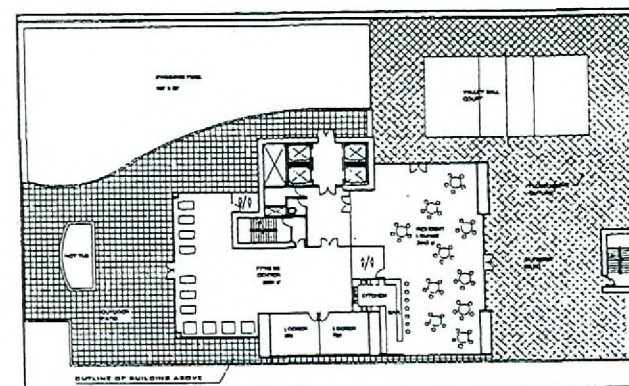
RECEIVED
 JAN 18 2008

EOT-26486
 03-05-08 CC

A-00
 SITE/LANDSCAPE FLOOR



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



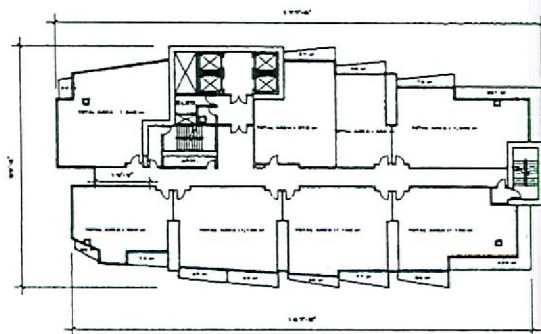
AMENITIES LEVEL

EOT-26486
03-05-08 CC

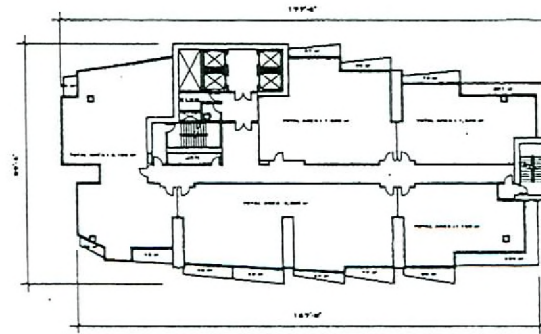
RECEIVED



A-02
 FLOOR PLAN



TOWER LEVELS 1-43



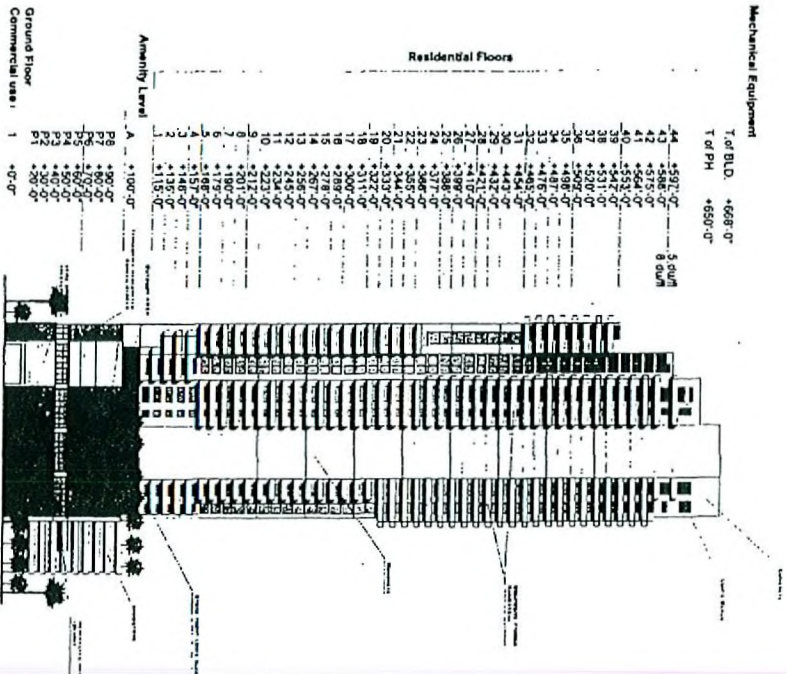
TOWER LEVEL 44

RECEIVED
JAN 18 2008

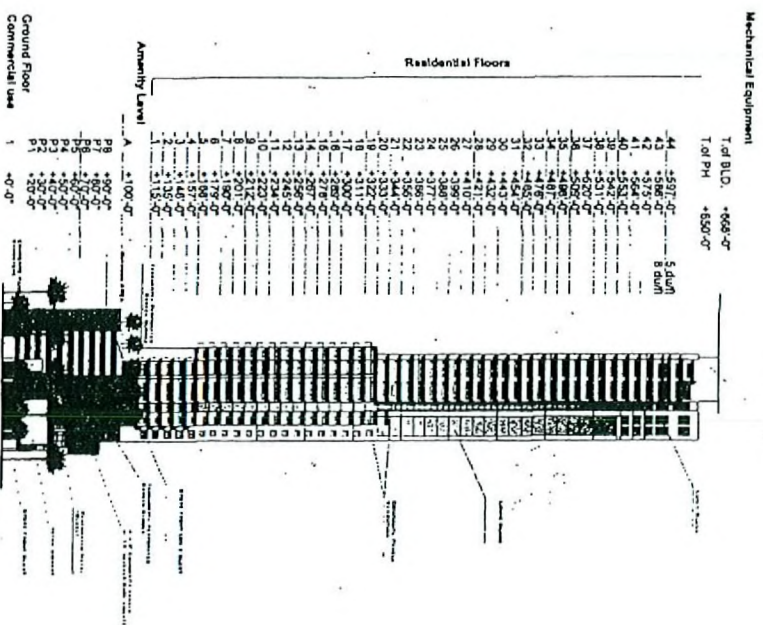
EOT-26486
03-05-08 CC



A-03
FLOOR PLAN



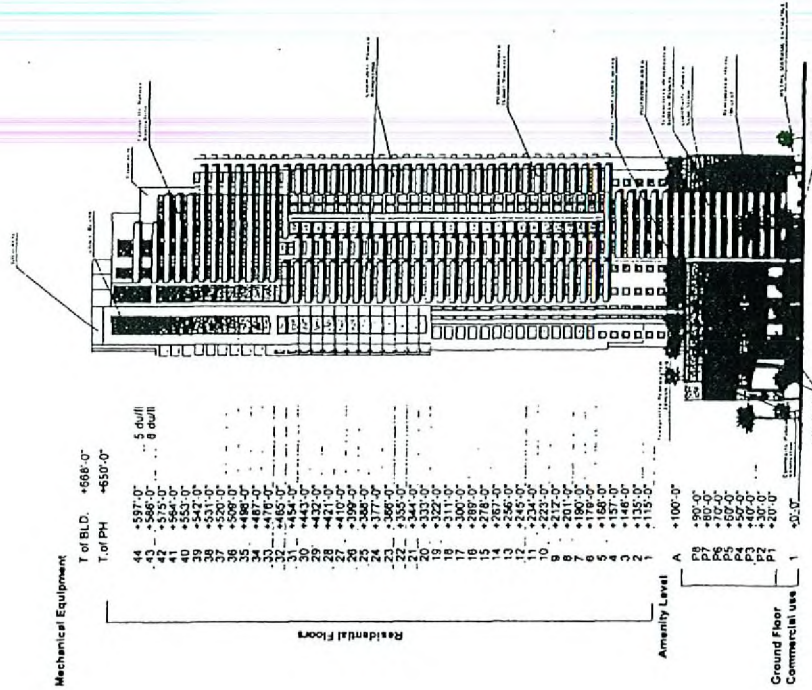
ALLEY ELEVATION



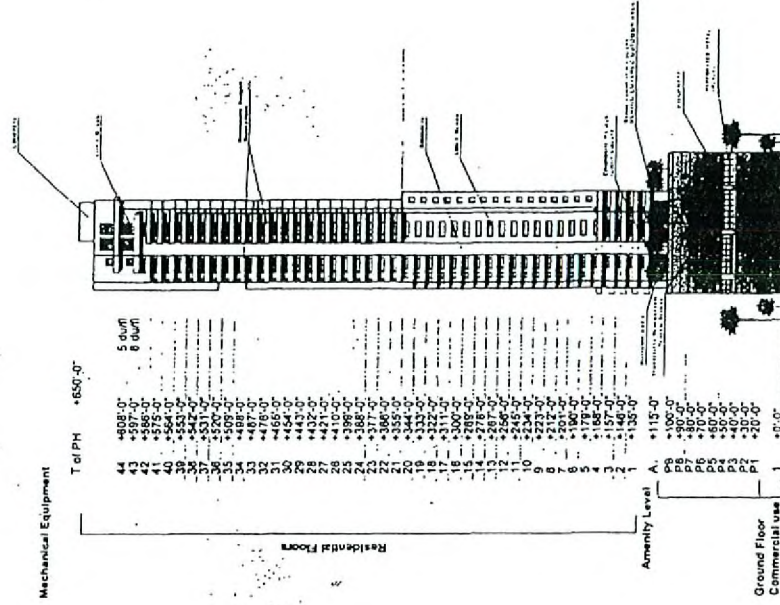
GARCES ELEVATION

RECEIVED
JAN 18 2008

EOT-26486
03-05-08 CC



LAS VEGAS BLVD. ELEVATION



NORTH ELEVATION
(ADJACENT PROPERTY)

EOT-26486

03-05-08 CC

RECEIVED
JAN 18 2008