

SITE INFORMATION

ZONING
C2- General Commercial District

AREA (Approximate)

Phase I - Net Area:	2,229,150 sf	51.17 acres
Phase II - Net Area:	133,446 sf	3.06 acres
Total Net Area:	2,362,596 sf	54.23 acres

BUILDING AREA

Target Greatland	155,410 gsf
Von's	63,000 gsf
Suite - 8j Ross Dress for Less	30,802 gsf
Office Max	23,415 gsf
Total Retail Stores	252,627 gsf

In-Line Retail

Suite - 2 Family Haircut	1,995 gsf
Suite - 3 Available	2,100 gsf
Suite - 4 Petland	4,200 gsf
Suite - 6 Available	2,550 gsf
Suite - 8 Sundance	8,115 gsf
Suite - 8b Available	2,100 gsf
Suite - 8c-f Lamps Plus	11,100 gsf
Suite - 8g Learning is Fun	6,038 gsf
Suite - 8h Bath and Body Works	2,634 gsf
Suite - 8q Radio Shack	2,500 gsf
Suite - 8r Available	1,700 gsf
Suite - 11 Famous Footwear	6,503 gsf
Suite - 13 Clothstime	3,680 gsf
Suite - 15 Available	1,700 gsf
Suite - 16 Dress Barn	7,900 gsf
Payless Shoes	2,521 gsf
Total In-Line Retail	67,336 gsf

Total Retail / In-Line Area	319,963 gsf
------------------------------------	--------------------

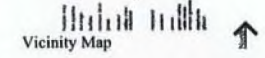
Phase I - Pads	Pad Area	Bldg Area
Pad A	70,390 sf	16,130 gsf
Pad B	55,043 sf	8,715 gsf
Pad D	31,116 sf	3,600 gsf
Pad E	50,073 sf	4,500 gsf
Pad F	21,116 sf	5,100 gsf
Pad G	49,722 sf	9,912 gsf
Pad H	34,145 sf	3,395 gsf
Pad I	41,885 sf	8,056 gsf
Pad J	31,565 sf	4,400 gsf
Pad K	45,420 sf	8,560 gsf
Pad L	37,250 sf	5,350 gsf
Pad M	31,565 sf	8,544 gsf
Pad N	39,350 sf	13,750 gsf
Pad O	20,200 sf	4,130 gsf
Pad P	103,100 sf	31,740 gsf
Pad X	- sf	14,400 gsf
Pad Z	- sf	22,400 gsf
Total Phase I	661,940 sf	172,682 gsf
Phase II - Pads		
Pad S	36,382 sf	5,950 gsf
Pad T	42,022 sf	4,715 gsf
Total Phase II	78,404 sf	10,665 gsf
Total Pads	740,344 sf	183,347 gsf
Total Building Area		503,310 gsf
FAR (2,362,596 sf)		0.213

PARKING REQUIREMENTS

Total Building Area	503,310 gsf
Total Required Parking Spaces	2,266

PARKING COUNTS

Total Parking Spaces Without X and Z	2,739
Total Parking Spaces Lost	116
Total Parking Spaces With X and Z	2,623



RECEIVED
FEB 27 2008



© COPYRIGHT 2008, PA LAS VEGAS, LLC. A PERLMAN DESIGN GROUP COMPANY
This drawing is conceptual in nature and no guarantee of its accuracy is implied. The Owner/Client bears the right to make design modifications without notice. All Colors, Dimensions, Sizes and Architectural Features are Conceptual and subject to Change.

RETAIL X AND Z BUILDINGS SITE / LANDSCAPE PLAN

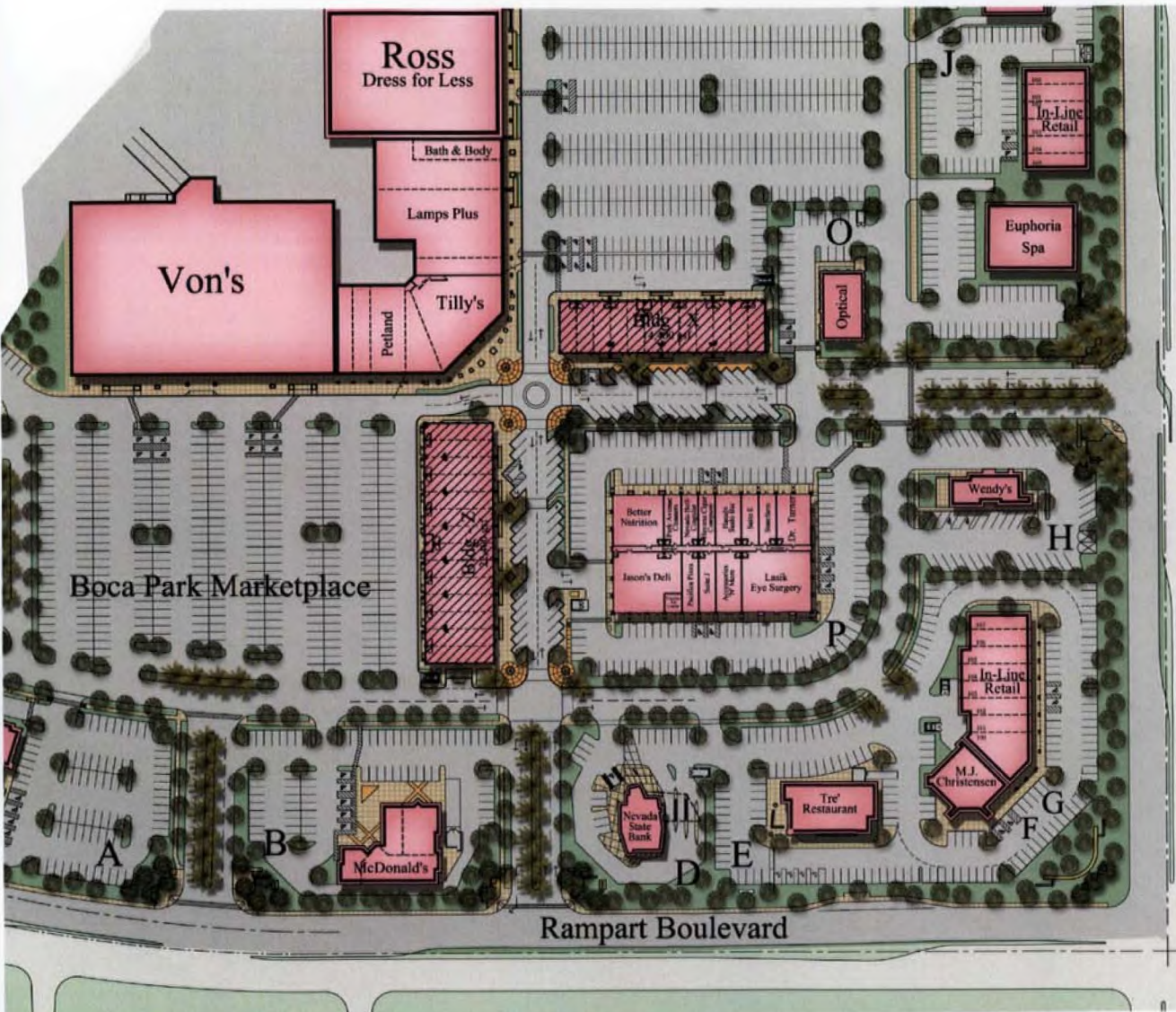
PROJECT NO. 708027 / 708028 FEBRUARY 25, 2008

555
Triple Five Nevada Development Corporation
Las Vegas, Nevada 702.430.5800

THE SHOPS AT BOCA PARK
LAS VEGAS, NEVADA

SDR-24242
REVISED
03/13/08 PC

Perلمان
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH



SITE INFORMATION

ZONING
C2-General Commercial District

AREA (Approximate)
Phase I - Net Area: 2,229,150 sf 51.17 acres
Phase II - Net Area: 133,446 sf 3.06 acres
Total Net Area: 2,362,596 sf 54.23 acres

BUILDING AREA
Target Greatland: 135,410 gsf
Von's: 63,000 gsf
Suite - 8j Ross Dress for Less: 30,802 gsf
Office Max: 23,415 gsf
Total Retail Stores: 252,627 gsf

In-Line Retail
Suite - 2 Family Haircut: 1,995 gsf
Suite - 3 Available: 2,100 gsf
Suite - 4 Petland: 4,200 gsf
Suite - 6 Available: 2,550 gsf
Suite - 8 Sundance: 8,115 gsf
Suite - 8b Available: 2,100 gsf
Suite - 8c-f Lamps Plus: 11,100 gsf
Suite - 8g Learning is Fun: 6,038 gsf
Suite - 8h Bath and Body Works: 2,634 gsf
Suite - 8q Radio Shack: 2,500 gsf
Suite - 8r Available: 1,700 gsf 45,032 gsf
Suite - 11 Famous Footwear: 6,503 gsf
Suite - 13 Clothestime: 3,680 gsf
Suite - 15 Available: 1,700 gsf
Suite - 16 Dress Barn: 7,900 gsf
Suite - 16c Payless Shoes: 2,521 gsf
Total In-Line Retail: 67,336 gsf

Total Retail / In-Line Area: 319,963 gsf

Phase I - Pads	Pad Area	Bldg Area
Pad A	70,390 sf 1.62 ac	16,130 gsf
Pad B	55,043 sf 1.26 ac	8,715 gsf
Pad D	31,116 sf 0.71 ac	3,600 gsf
Pad E	50,073 sf 1.15 ac	4,500 gsf
Pad F	21,116 sf 0.48 ac	5,100 gsf
Pad G	49,722 sf 1.14 ac	9,912 gsf
Pad H	34,145 sf 0.78 ac	3,395 gsf
Pad I	41,885 sf 0.96 ac	8,056 gsf
Pad J	31,565 sf 0.72 ac	4,400 gsf
Pad K	45,420 sf 1.04 ac	8,560 gsf
Pad L	37,250 sf 0.86 ac	5,350 gsf
Pad M	31,565 sf 0.72 ac	8,544 gsf
Pad N	39,350 sf 0.90 ac	13,750 gsf
Pad O	20,200 sf 0.46 ac	4,130 gsf
Pad P	103,100 sf 2.37 ac	31,740 gsf
Pad X	- sf - ac	14,400 gsf
Pad Z	- sf - ac	22,400 gsf
Total Phase I	661,940 sf 15.20 ac	172,682 gsf
Phase II - Pads		
Pad S	36,382 sf 0.84 ac	5,950 gsf
Pad T	42,022 sf 0.96 ac	4,715 gsf
Total Phase II	78,404 sf 1.80 ac	10,665 gsf
Total Pads	740,344 sf 17.00 ac	183,347 gsf
Total Building Area		503,310 gsf
FAR (2,362,596 sf)		0.213

PARKING REQUIREMENTS

Total Building Area	503,310 gsf
Total Required Parking Spaces	2,266

PARKING COUNTS

Total Parking Spaces Without X and Z	2,739
Total Parking Spaces Lost	116
Total Parking Spaces With X and Z	2,623

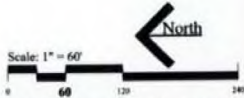


Vicinity Map



Location Map

RECEIVED
FEB 27 2008



RETAIL X AND Z BUILDINGS SITE / LANDSCAPE PLAN

PROJECT No. 708027 / 708028 FEBRUARY 25, 2008

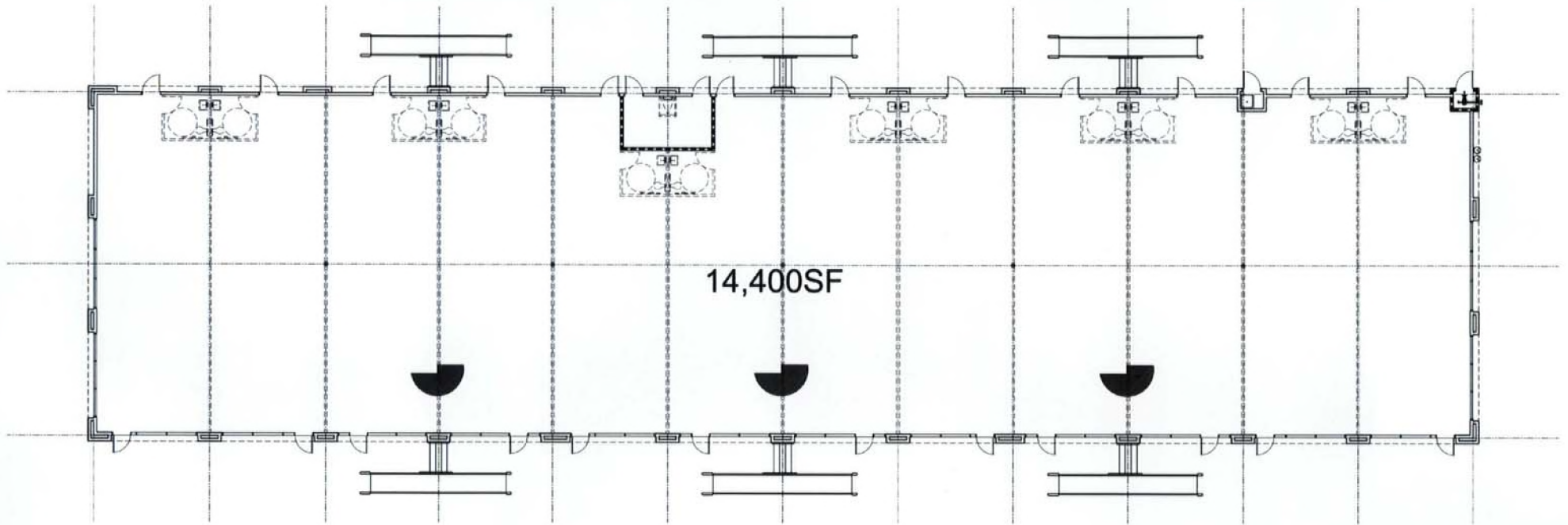
© Copyright 2008, FA Las Vegas, LLC. A PERLMAN DESIGN GROUP COMPANY
This Drawing is Confidential in Nature and no Government of its authority is implied. The Client/Architect/Owner has the right to make design modifications without notice. All Colors, Dimensions, Size and Architectural Features are Conceptual and subject to Change.

555
Triple Five Nevada Development Corporation
Las Vegas, Nevada 702.420.5800

THE SHOPS AT BOCA PARK
LAS VEGAS, NEVADA

SDR-24242
REVISED
03/13/08 PC

Perlmans
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH



14,400SF

Building X - Floor Plan



Scale: 1/8" = 1'-0"

Project No.: 708027 February 25, 2008

© Copyright 2008, Perlman Design Group, LLC
The Plans & Contract are hereby and by the Building of its Acquisition & Install. The Owner/Contractor reserves the right to make
Design Modifications without notice. All Plans, Conditions, Sizes and Architectural Features are Constructed and subject to Change.



Triple Five Nevada Development Corporation
Las Vegas, Nevada 702.430.5800

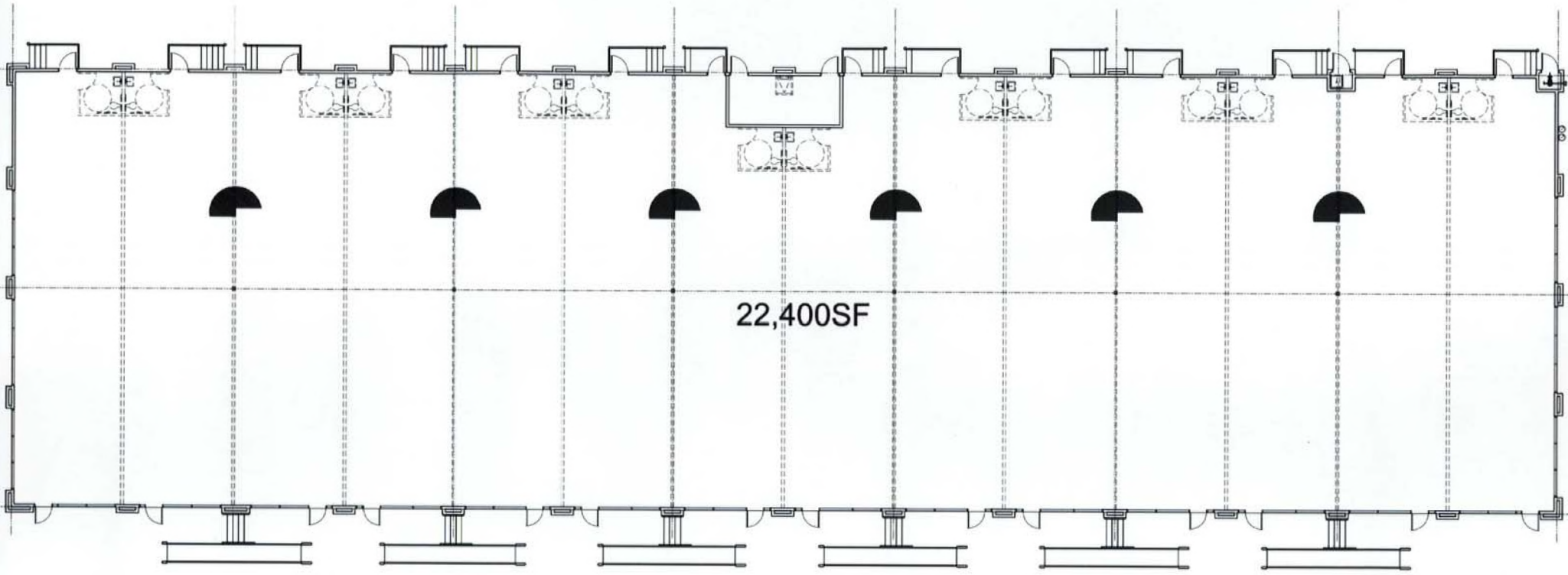
Boca Park I

Las Vegas, Nevada

RECEIVED
FEB 27 2008

Perlman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

SDR-24242
REVISED
03/13/08 PC



22,400SF

Building Z - Floor Plan



Scale: 1/8" = 1'-0"
February 25, 2008

Project No.: 708027

© Copyright 2008, Perlman Design Group, LLC
This Plan is Confidential in Nature and the Guarantee of its Accuracy is implied. The Owner/Client retains the right to make
Design Modifications without notice. All Colors, Dimensions, Notes and Annotations, Features are Confidential and subject to Change.

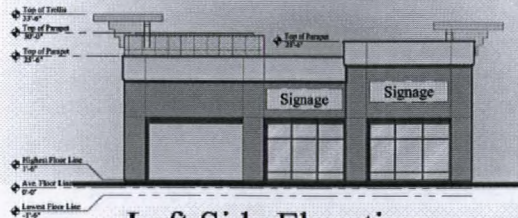
555
Triple Five Nevada Development Corporation
Las Vegas, Nevada 702.430.5800

SDR-24242
REVISED
03/13/08 PC

Boca Park I
Las Vegas, Nevada

RECEIVED
FEB 27 2008

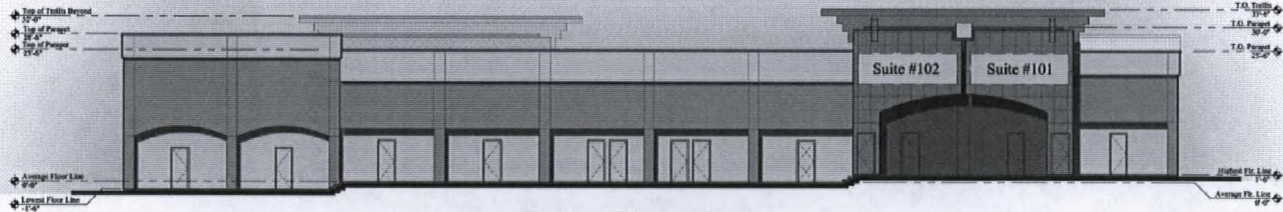
Perlman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH



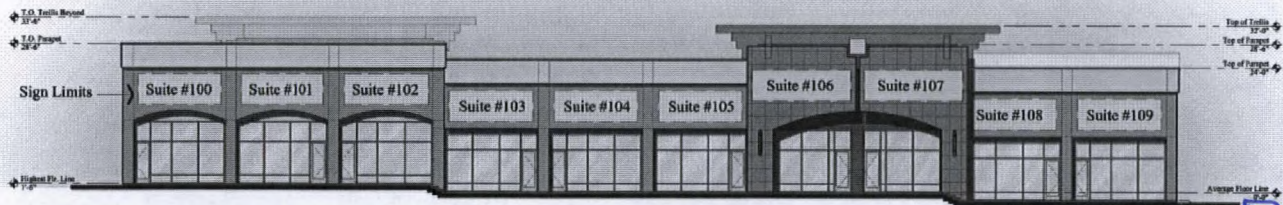
Left Side Elevation



Right Side Elevation



Rear Elevation



Front Elevation

RECEIVED
 DEC 28 2007

Retail X Building Elevations

Scale: 3/16" = 1'-0"

PROJECT No. 707067 December 28, 2007

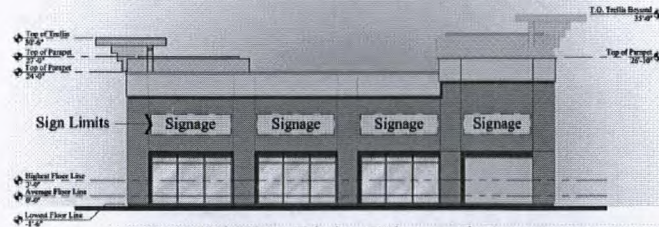
© Copyright 2007, Perelman Design Group
 This Plan is Copyrighted in Nevada and no guarantee of its accuracy is implied. The Design/Architect retains the right to modify
 design modifications without notice. All Colors, Dimensions, Notes and annotations if necessary are Contingent on all City/State Changes.

Triple Five Nevada Dev. Corp.
 Las Vegas, Nevada 702-430-5800

Boca Park Market Place
 Las Vegas, Nevada

SDR-24242
REVISED
02/14/08 PC

Perelman
 DESIGN GROUP
 ARCHITECTURE • PLANNING • INTERIORS
 LAW • VLMAN • SCOTTSDALE • NEWPORT BEACH



Right Side Elevation



Left Side Elevation



Rear Elevation



Front Elevation

RECEIVED
DEC 28 2007

Retail Z Building Elevations
Scale: 3/16" = 1'-0"

Project No: 707068 - December 28, 2007

© Copyright 2007, Pinnacle Design Group
This work is Copyrighted to Pinnacle Design Group and its Associates as Invented. The Owner/Inventor reserves the Right to make Design Modifications without notice. All Colors, Dimensions, Sizes and Substitutions Features are Contingent and Subject to Change.

Triple Five Nevada Dev. Corp.
Las Vegas, Nevada 702-430-5800

Boca Park Market Place
Las Vegas, Nevada

SDR-24242
REVISED
02/14/08 PC

Perleman
DESIGN GROUP
ARCHITECTURE • PLANNING • INTERIORS
LAS VEGAS • SCOTTSDALE • NEWPORT BEACH

SDR 24242				
Boca Park Marketplace LV, LLC				
NEC Charleston Blvd. & Rampart Blvd.				
Proposed 34.4 thousand square foot commercial development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	34.4	42.94	1,477
AM Peak Hour			1.03	35
PM Peak Hour			3.75	129
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	43,628			
PM Peak Hour	3,490			
<i>(heaviest 60 minutes)</i>				
Rampart Blvd.				
Average Daily Traffic (ADT)	42,145			
PM Peak Hour	3,372			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Blvd.	51700			
Rampart Blvd.	51700			
This project will add approximately 1,477 trips per day on Charleston Blvd. and Rampart Blvd. This will increase expected volumes by about 3 percent on Charleston and by about 4 percent on Rampart. Charleston is at about 84 percent of capacity and Rampart is at about 82 percent of capacity.				
Based on Peak Hour use, this development will add roughly 129 additional cars into the area; which works out to about 2 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				