

"Proposed Security Plan" MUST BE AMENDED
TO REFLECT FINAL CONDITIONS AND APPROVED
BY THE DIRECTOR.

Downtown Project Container Park Security

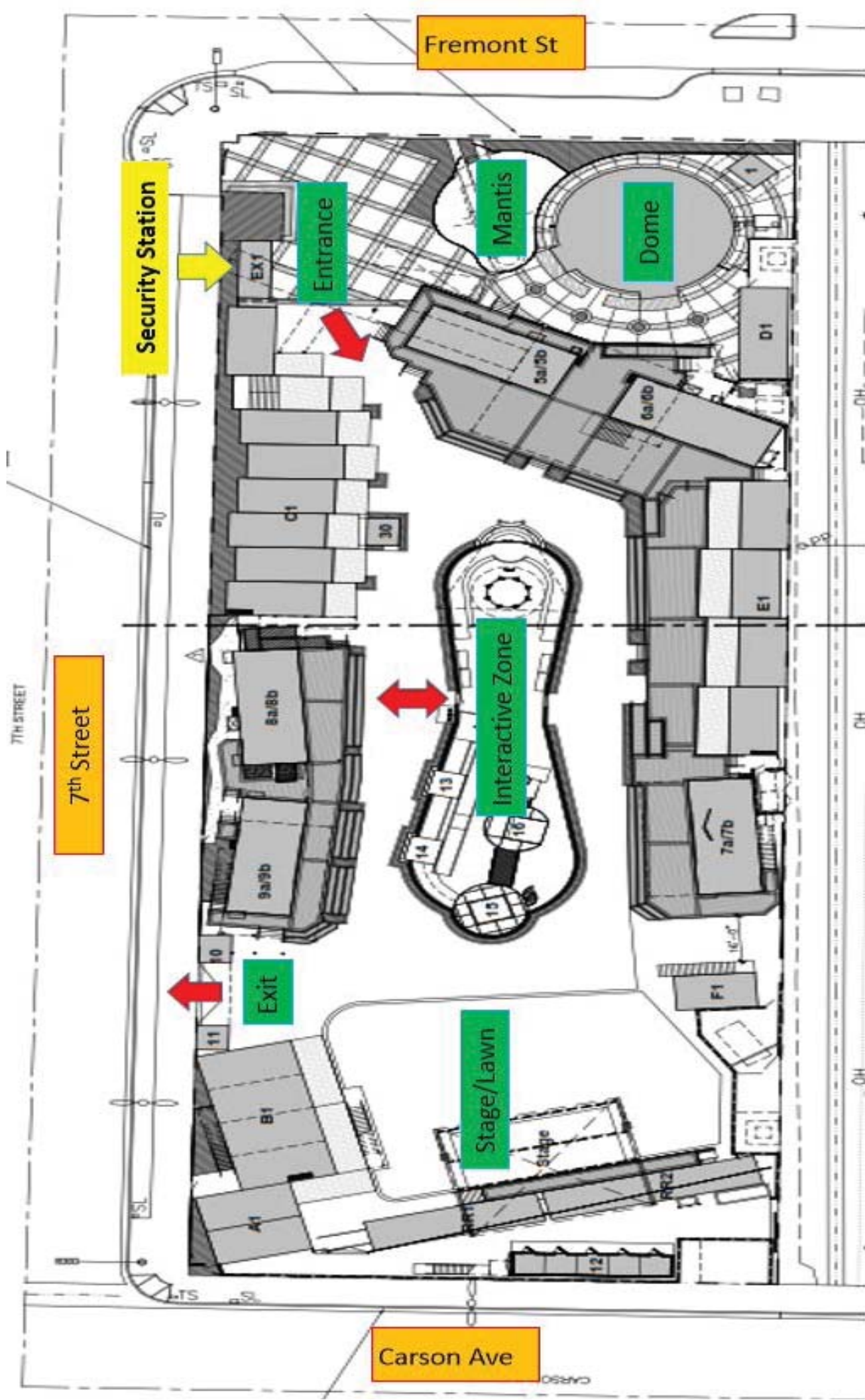
October 24, 2013







Park Layout



The Container Park will have a 3-part system to ensure general safety & security



General Policies & Processes
Hours of Operation
List of Tenants and Permitted Use
Entertainment Programming
Normal vs. Special Event Protocol

+



Consumption Area
Private Event Areas
Interactive Zone
Catalyst Dome
Stage/Lawn Area
Signage
Surveillance

+



Employee Training
Security Credentials
Security Protocol
Security Personnel
Operational Plan for Events

1. Policies & Processes

1. General Policies & Processes

- No outside food or beverage allowed
- No food or drink allowed in the Interactive Zone
- Smoking only permitted on 2nd Floor deck above The Boozery
- Any juvenile (<18) wishing to enter the park must be accompanied by a legal guardian
- Identification requested at point of sale for alcohol for anyone appearing age 30 or under
- ID spot-checking of individuals consuming alcohol by Park security
- All alcohol served in marked cups identifying the individual establishment
- Clear conduct policies stating that anyone who threatens the tranquility and harmony of the Park will be removed

1. Hours of Operation

	Weekday	Weekend
Container Park	9am – 11pm	9am – 1am
Retail	10am – 9pm	10am – 11pm
Interactive Zone	9am – 9pm	9am – 10pm
Restaurants (minimum hrs)	11am – 11pm	11am – 1am

Curfews for juveniles (<18) and minors (18-21) will be enforced in line with city and state laws

1. List of Tenants and Permitted Use

Food & Beverage (5):

- **Bin 702:** Wine on tap and specialty selected bottles of wine, sandwiches, Paninis and light salads
- **Big Ern's BBQ:** Slow smoked barbequed meats, beer on tap and by bottle, bottled water and Coke products, coleslaw, BBQ beans and chips
- **The Boozery:** Beer on tap and by the can & bottle, wine by the glass, liquor, mixed drinks, Coke products, bottled water
- **Pinches Tacos:** Mexican cuisine, Coke products dispensed by fountain, bottle or can, bottled water, authentic Mexican soda
- **Pork and Beans:** Sausage and accompanied sauces, bean dishes, Coke a Cola products, wine by the glass, bottled water, beer on tap and by the bottle or can

1. List of Tenants and Permitted Use

Small Eateries (5):

- ***Las Vegas Kettle Corn:*** Kettle popped corn – flavored and unflavored, air popped corn – flavored and unflavored, lemonade shakers, Las Vegas logoed novelties including coffee mugs and tee shirts, popped corn centric gift baskets, bottled water, fountain, bottled or canned -Coca Cola products
- ***Sweet Spot Candy Shop:*** Candy and bulk candy, toys and novelties
- ***Sasa Pops:*** Gourmet frozen deserts and non-alcoholic beverages, bottled water and Coca--Cola products, Licensee specific logo products
- ***CupKates:*** Cupcakes, desserts and children's dress up tea
- ***Simply Pure:*** Raw vegan food, juice, non-alcoholic beverages

1. List of Tenants and Permitted Use

Fashion (8):

- **702 DTLV:** Women's casual apparel, jewelry and accessories including "702 dtlv" branded product
- **American Vagabond:** Women's clothing including dresses, tops and Jackets and women's fashion accessories
- **Boutiqueaholics:** Women's clothing and accessories Boutique, which represents clothing and accessories from Boutiques from various national and international markets
- **Crazy Legs:** Women's leggings, tops, jewelry and handbags
- **Gaby & Olivia:** Jewelry and women's fashion accessories including scarves, hats, gloves, earrings, bracelets, rings, necklaces, head jewelry, anklets, underwear and signage, bags and sunglasses
- **Jessica Galindo Fine Arts:** Fine art on canvas, leather accessories: rings, earrings, cuffs, scarves, bow ties, handbags, necklaces, wall sculptures, mannequin lamps, journals, greeting cards, painting classes, leather working classes, educational classes, networking events, private client events, consulting classes; some non-profit and some for profit
- **Vegas Apparel:** Headware, apparel, and accessories
- **Winky Designs:** Private label fashion watches, gifts, accessories and apparel including but not limited to belts, scarves, sunglasses, shoes and handbags

1. List of Tenants and Permitted Use

Art Galleries (5):

- ***Blackbird Studios:*** Onsite display and sale to the general public of art and gifts
- ***Disney Fine Arts:*** Disney fine art, animation collectibles and gifts
- ***GBX3:*** Art gallery, workspace and workshop space
- ***The High Points:*** Fine art photography
- ***Lil' Art Bodega:*** Specialty Art Supplies, Paintings, Prints, Vinyl & DIY toys, Posters, T-shirts, Services, Art Classes and Accessories

1. List of Tenants and Permitted Use

Home Décor/Showroom (5):

- ***Alíos:*** Quality light fixtures, simple energy management controls in an art gallery setting
- ***Art Box:*** Hand crafted products including jewelry and accessories, children's clothing, tea, canned jams and spreads, salsa, fused glass art, home décor, art – painted and by other means
- ***BluMarble:*** Recycled beer and liquor bottles repurposed into tumblers, jewelry, gifts and novelties
- ***Fresh Wata:*** Tangible Goods Office Chairs, Bike Bell, Drumstick Pencils, Cookie Cutters, Cool Chairs, Small Tables, Ottomans, Bamboo Plates, Robot Salt N pepper Shakers and novelties
- ***International Port Management Enterprise:*** Showroom, design space and sales office for repurposed shipping containers.

1. List of Tenants and Permitted Use

Specialty Retail (5):

- **Bolt Barbers:** Barbershop
- **Hair Salon:** DBA to be determined
- **Jojo's Jerky:** Jerky, nuts, spices, marinades, pickles, Jojo's apparel, hot sauces, cooking accessories and private labeled water
- **Vapor Loft:** Electronic cigarettes and all other related products to support the electronic cigarettes
- **Trikke Academy:** Authorized Trikke products dealer and Las Vegas Trikke tours

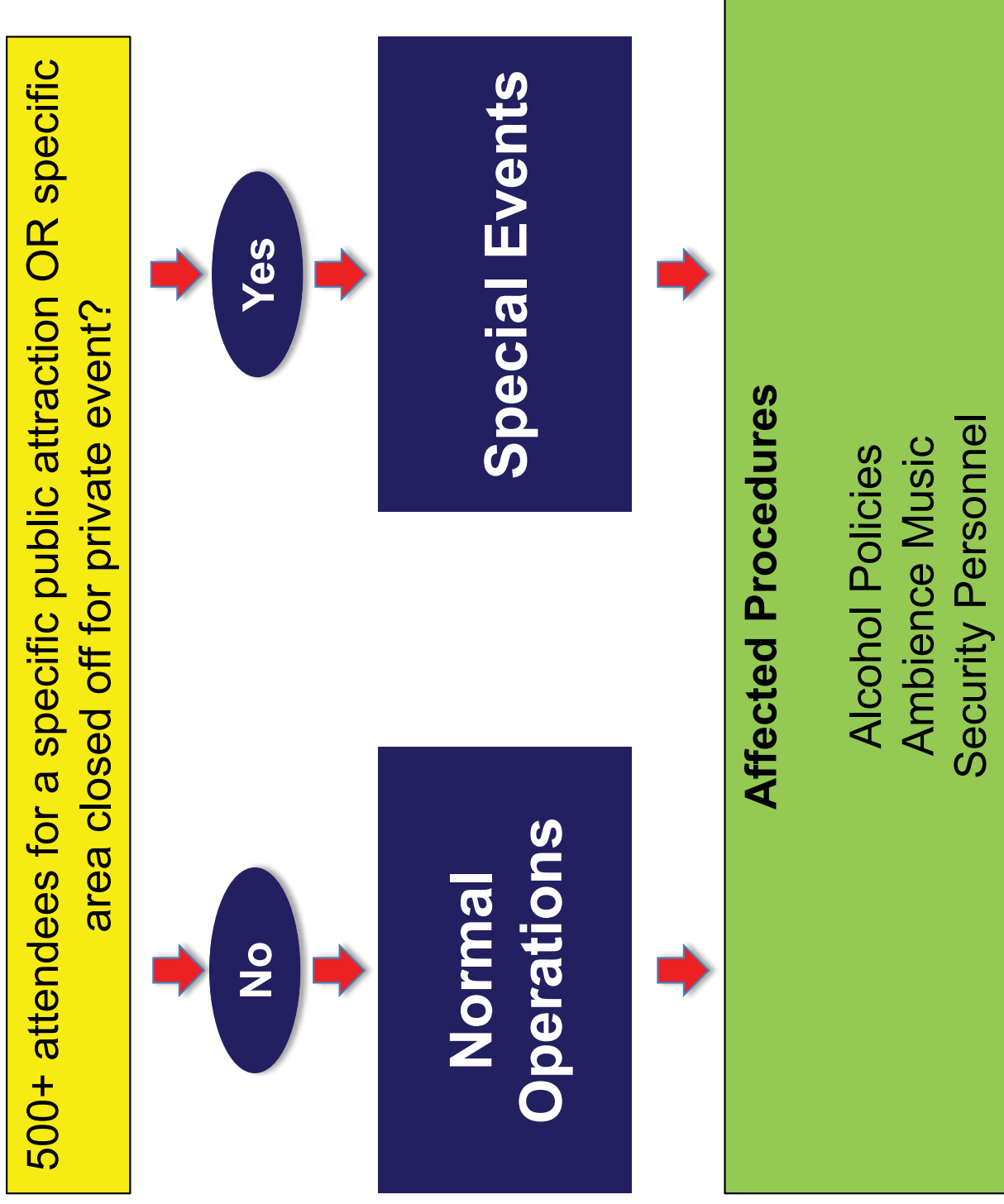
Other:

- **Qualifyor Corp:** Commercial office space for a community-based young adult vocational support and job training operation

1. Entertainment Programming

- ***Stage Performances:***
 - Comedy Performances
 - Fashion Shows
 - Interactive Kids' Programming: Magicians, Stilt Walkers, Jugglers, Balloons
 - Las Vegas Academy concerts
 - Live music for Happy Hour (5pm – 8pm)
 - Weekend music performances at 8pm – Dueling Pianos, Jazz, International, Folk
- ***Pop-up Performances:***
 - Fitness Camps – Yoga in the Park, etc
 - Seasonal: Santa, July 4th, Halloween
 - Street Musicians
- ***Themed Days:***
 - Blues Brunch (Weekends)
 - Wine Wednesday (Wine Tastings)
 - Throwback Thursday (Music from Different Decades)
 - Fashion Friday, Sustainable Saturday

1. Normal Operations vs. Special Events



1. Normal Operations vs. Special Events

Normal operations

- **Alcohol Policies:**
 - Carding at point of sale, ID spot checking by security, Uniquely branded cups for each operator
 - Alcohol served from F&B establishments
- **Ambience Music:**
 - Background music provided by South Central: Mix of jazz, lounge, international and seasonal
- **Security Personnel:**
 - Mixture of concierge greeters, stationary security guards, and roving security monitors throughout park. See Section 3: Enforcement for more details

Special events

- **Alcohol Policies:**
 - Event area will be sectioned off, IDs checked and wristbanding at point of entry
 - Catered alcohol service provided through pop-up bars in sectioned off area
- **Ambience Music:**
 - Background music will be disabled during live performances
- **Security Personnel:**
 - Inside event area, one security guard per 100 attendees. Metro police support requested for events with expected attendance of 500+

2. Physical Structures

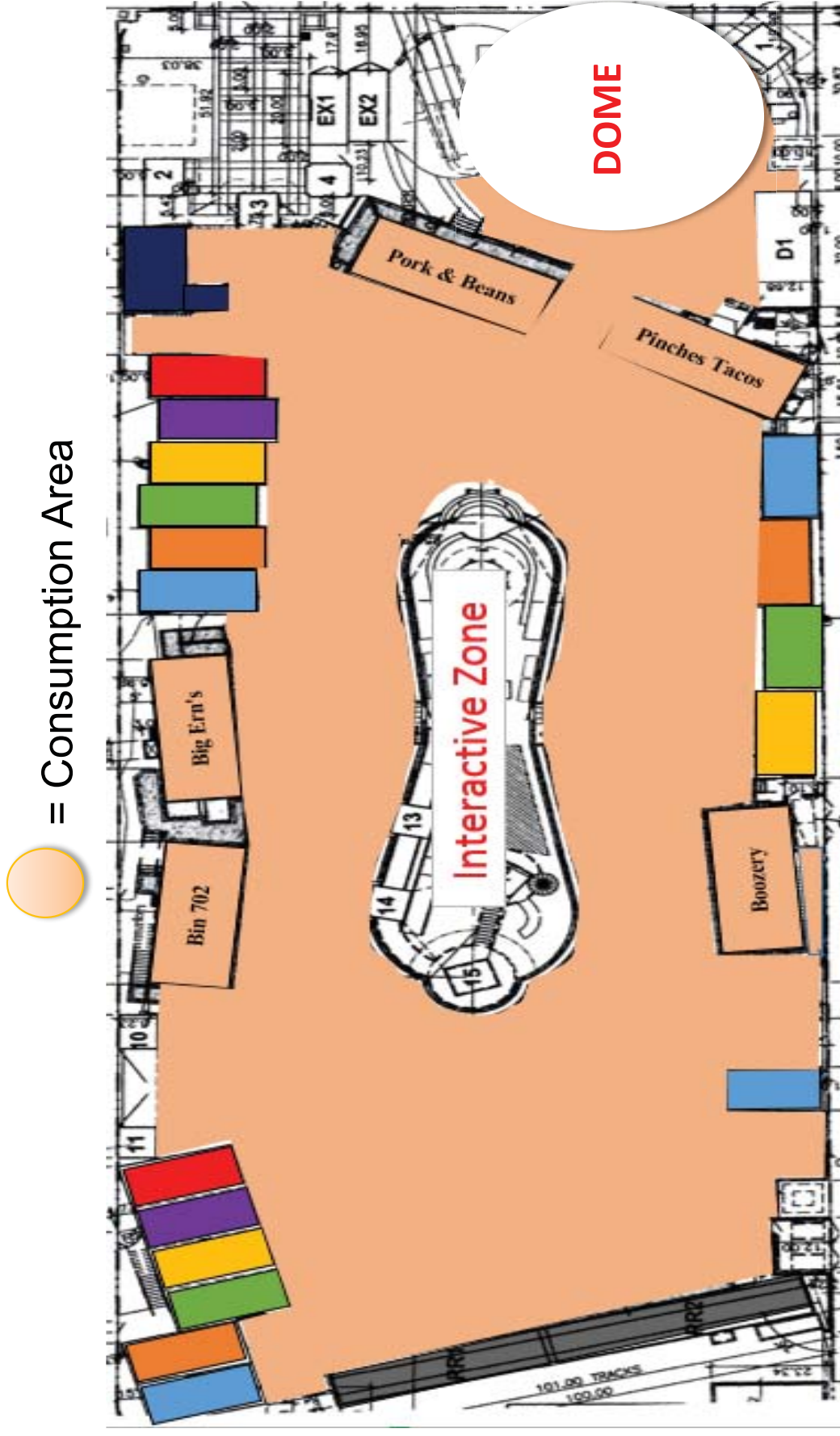
2. Overall Physical Structure

Outdoor Entertainment Complex:

- Downtown Container Park totals 56,000 sq. ft or 1.33 acres
- Retail Space totals 13,257 sq. ft
- Downtown Container Park has over 350 permanent seats
- Downtown Container Park has 9,264 square feet of Exhibit Space: the Catalyst Dome and the Stage/Lawn Area

2. Consumption Area

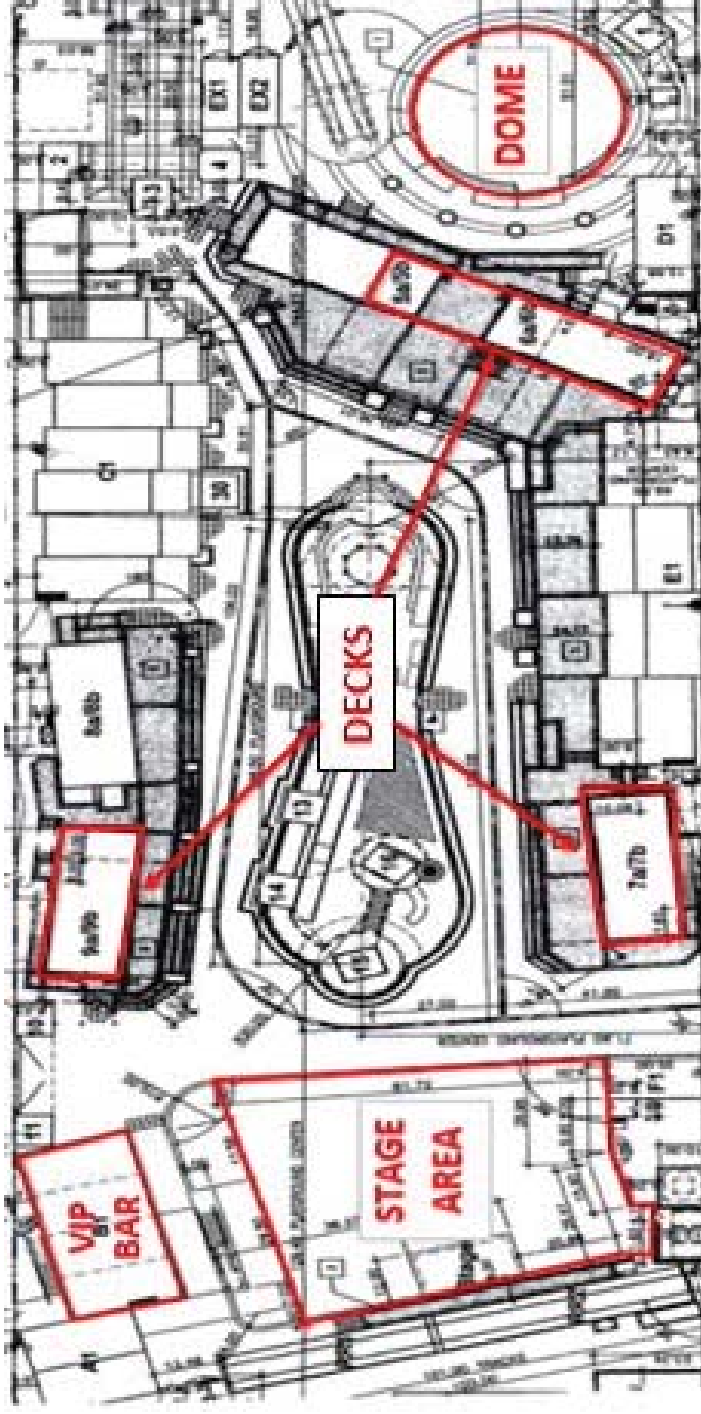
During normal operations of the Park, alcohol can be consumed in the following areas:



Note: Food and beverages are not allowed inside retail establishments ²¹

2. Private Event Areas

The Following areas can be sectioned off for private events: VIP Bar, Stage Area, Catalyst Dome, any of the three upper decks



Occupancy:

- Stage and Lawn Area: 813 standing
- Dome: 222 standing
- VIP Bar: ~200 (awaiting exact number confirmation)

2. Interactive Zone



2. Interactive Zone

- Play is a vital part of every child's life, promoting healthy social, emotional and physical development
- The Interactive Zone is a fun, interactive environment designed to creatively engage children and parents
- Features:
 - 24-foot Swiss Family Robinson tree house
 - 3 containers: Sensory, Sound/Misting, Slides
 - Bamboo walk and Telescope
 - Neos Electronic Playground

2. Interactive Zone

Security Structures:

- Single point of entry & exit to the Interactive Zone with a dedicated monitor present at all times
- Interactive Zone surrounded by a continuous 36" fence that elevates to 48" around the North section by the Park entrance
- In addition, 36" shrubbery planted around the fence perimeter acts as a secondary buffer

2. Catalyst Dome

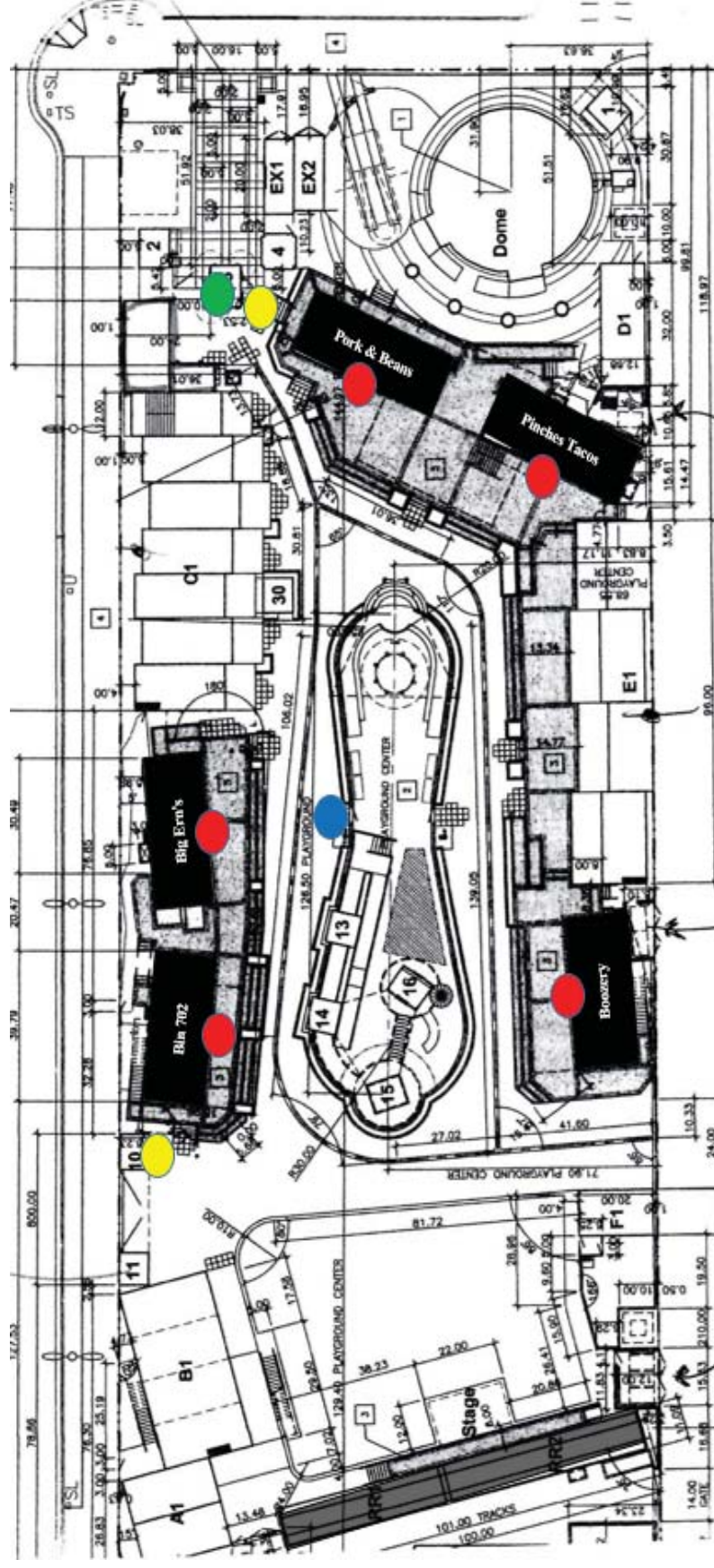
- The Catalyst Dome is a 360 degree video experience with a variety of content and programming options
- Currently, the Dome will only be open for special content showings and private events
- There may be ticketed viewings made available to the public at a later date. Tickets will be purchased at the surveillance station at the Park entrance
- No food or beverage is allowed inside the Dome unless it is being used for a catered private event
- Security will be present inside the Dome when it is used in accordance with Special Event procedure outline in Section 1

2. Stage/Lawn Area

- During normal operating hours, the lawn will be open to the public as a picnic area and there will be no tables or chairs
- Should the lawn be used for a special event, seats and/or tables may be set up. This will depend on the type of event
- Some private events may be open to the general public but with tickets required. Tickets would be purchased at the surveillance station (same as with Dome tickets) and special event protocol will be in place
- Occupancy for the lawn area is 813 standing, 639 with chairs, and 298 with tables and chairs
- Once the special event is complete, all chairs and tables will be removed

2. Signage

- Alcohol Signage consists of the following:
 - Park Rules at Entry: “No Outside Food or Beverages” (**Green**)
 - Interactive Zone Entry: “No Food or Beverages” (**Blue**)
 - Park Exits: “No Alcohol Beyond this Point” (**Yellow**)
 - F&B Container Entry: “Must be 21 to purchase alcohol. Please have I.D. ready” (**Red**)



2. Signage – Park Rules at Entry



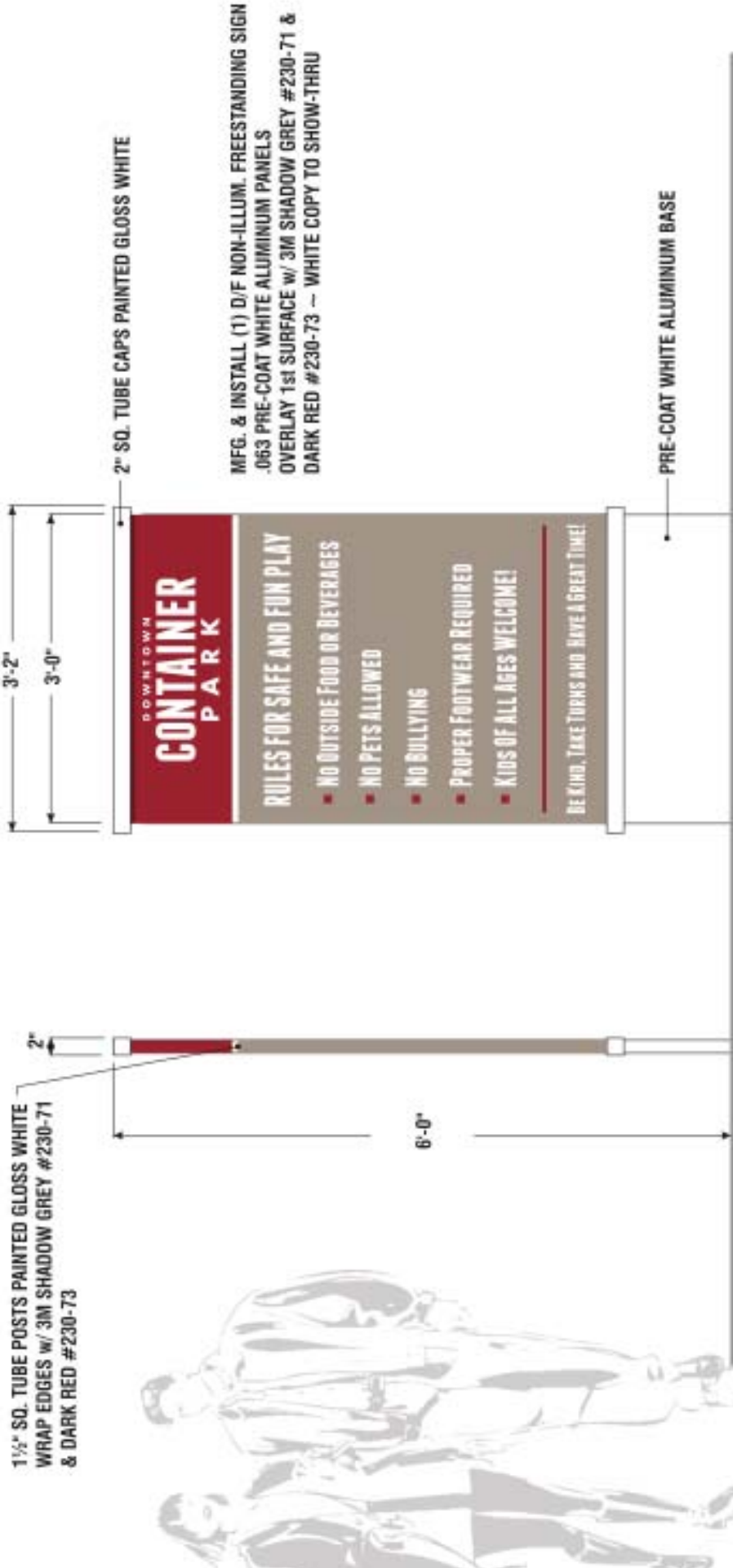
F1 S/F NON-ILLUM. SIGN PANEL
Scale: 3" = 1'-0"
QTY: (1)

MFG. & INSTALL (1) S/F NON-ILLUM. SIGN
.063 PRE-COAT WHITE ALUMINUM PANEL
OVERLAY 1st SURFACE w/ 3M SHADOW GREY #230-71 &
DARK RED #230-73 ~ WHITE COPY TO SHOW-THRU



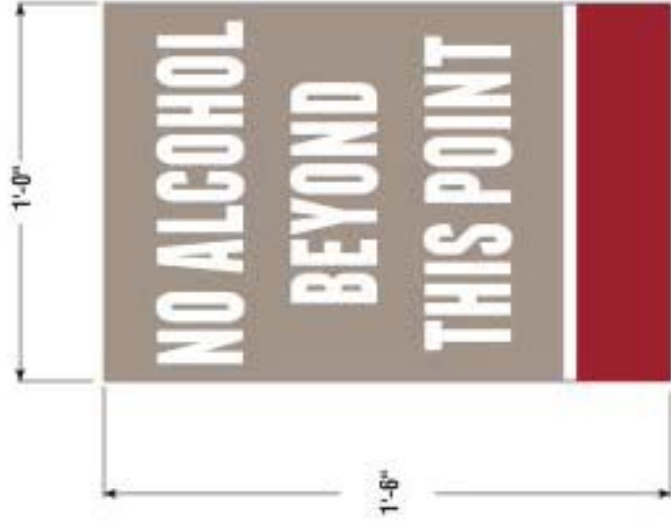
ELEVATION LOCATION
Scale: 3/4" = 1'-0"

2. Signage – Interactive Zone Entry



MFG. & INSTALL (1) D/F NON-ILLUM. FREESTANDING SIGN
.063 PRE-COAT WHITE ALUMINUM PANELS
OVERLAY 1st SURFACE w/ 3M SHADOW GREY #230-71 &
DARK RED #230-73 -- WHITE COPY TO SHOW-THRU

2. Signage – Park Exits



C4 C5
S/F NON-ILLUM. SIGN PANEL
Scale: 3" = 1'-0"
QTY: (2)

Scale: 3" = 1'-0"

QTY: (2)

MFG. & INSTALL (2) S/F NON-ILLUM. SIGN
.063 PRE-COAT WHITE ALUMINUM PANEL
OVERLAY 1st SURFACE w/ 3M SHADOW GREY #230-71 &
DARK RED #230-73 ~ WHITE COPY TO SHOW THRU

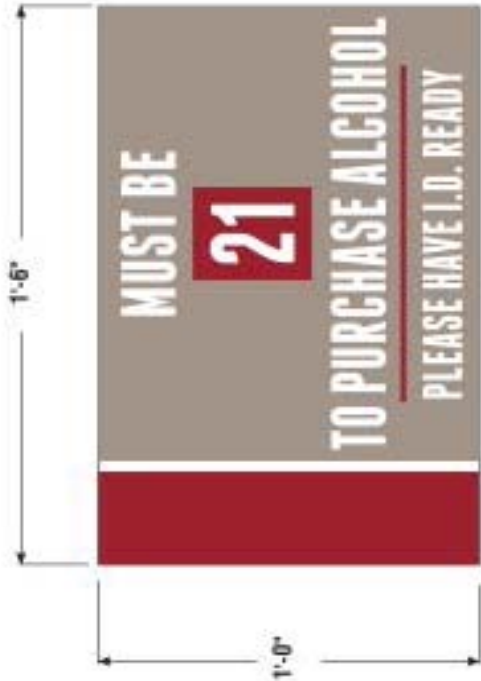
NOT FOR PRODUCTION
CUSTOMER APPROVAL REQUIRED



ELEVATION LOCATION

Scale: $\frac{1}{2}'' = 1'-0''$

2. Signage – F&B Container Entry



D1 THRU D7

S/F NON-ILLUM. SIGN PANEL
Scale: 3" = 1'-0"
QTY: (7)

MFG. & INSTALL (7) S/F NON-ILLUM. SIGNS
.063 PRE-COAT WHITE ALUMINUM PANEL
OVERLAY 1st SURFACE w/ 3M SHADOW GREY #230-71 &
DARK RED #230-73 ~ WHITE COPY TO SHOW-THRU

NOT FOR PRODUCTION
CUSTOMER APPROVAL REQUIRED

*D1 ELEVATION (SHOWN BELOW)
*D2, D3, D4, D5, D6, D7 LOCATIONS (NO PHOTOS)
EXACT LOCATIONS T.B.D.



ELEVATION LOCATION
Scale: 1/2" = 1'-0"

2. Signage – Entertainment Listing

Entertainment will be posted at the front of the park on the side of the security station facing the entry. The station will also serve as the concierge and box office for any ticketed events

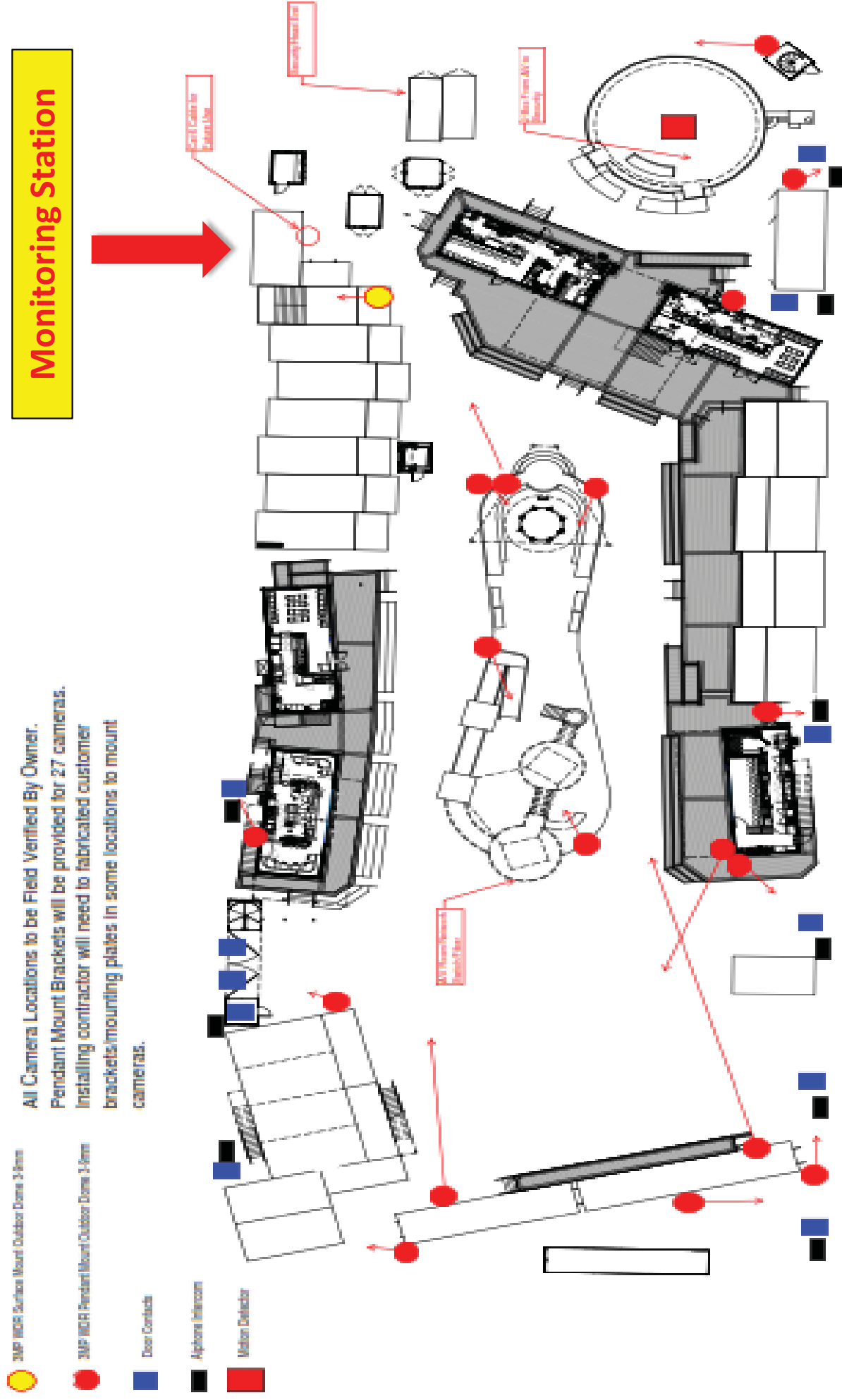


“Events Tonight”
Sign on side of
station facing
Fremont St

2. Surveillance

- State of the art 30-camera surveillance system provided by Stanley Security throughout the park
- Video intelligence system able to ID and alarm:
 - Stagnant objects in a fluid area
 - Movement in an off-limit or closed area
- Technology exists to identify suspicious behaviors and unsafe gatherings
- System active 24/7 and monitored on-site from Central Security Station during park operating hours
- Door alarm system for all entrances to park when closed
- Camera views will remain available for 30 days and can be shared with Metro police as requested

2. Surveillance – Map of Ground Floor



2. Surveillance – Map of Second Floor

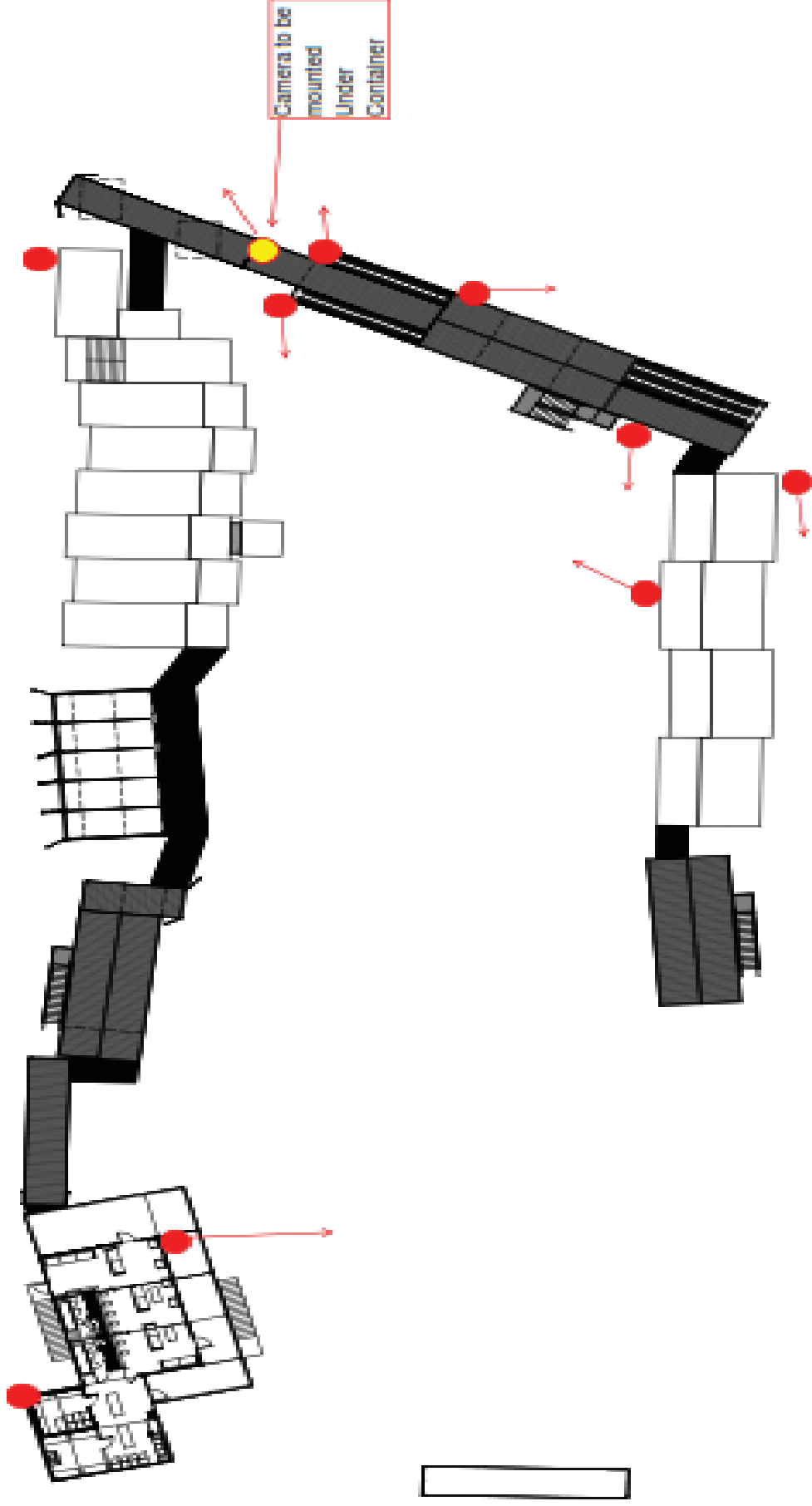
3MP 100° Surface Mount Outdoor Dome 3.6mm



3MP 100° Pendant Mount Outdoor Dome 3.6mm



All Camera Locations are to be Field Verified By Owner.
Pendant Mount Brackets will be provided for 27 cameras.
Installing contractor will need to fabricate customer
brackets/mounting plates in some locations to mount
cameras.



3. Enforcement

3. Employee Training

- All security personnel will be trained beyond minimum city & state requirements with regards to Alcohol Management Techniques
- All security personnel will be required to pass a UAMAC course (Underage Alcohol Management And Control), a training course specially designed for the Container Park by Chris Curtis and a lead metro EUDL trainer
 - EUDL (Enforcing Underage Drinking Laws) is a federal program utilized by Metro and required for all officers on the underage drinking task force
- All employees and management serving alcoholic beverages must complete UAMAC and TAM (Techniques of Alcohol Management) training prior to their first day of work
 - TAM was developed by the beverage industry in conjunction with liquor control, law enforcement, highway safety & substance abuse organizations

3. Employee Training - UAMAC

- UAMAC covers the following topics and more:
 - Nevada Law and City Ordinance
 - ID checking procedure,
 - Case studies
 - Best practices for preventing underage drinking
 - Fatal Vision google exercise

3. Security Credentials

- Security will be provided by ACME Security
- **Information:** Acme Security, 4255-D East Charleston Blvd, #338, Las Vegas, NV 89104, 702-294-1000
- **Contact Person:** Weston Conwell (Owner), 702-379-5060, Acmesecurity@mac.com
- **Uniforms:**
 - ACME Security uses Grey and Red short sleeve shirts with ACME logo on right breast, and "security" on both sleeves

3. Security Credentials

Requirements:

- 21 years of age or older
- Must complete security officer exam
- Must pass background check – no felonies or misdemeanors with violence or larceny

Training:

- ACME Security requires all employees attend training on the following:
 - Arrest procedures
 - Use of force including: Mace, Baton, Tazer, Firearms
 - Verbal skills: Trained to use tone and inflection to control and diffuse situations when possible
 - Alcohol awareness training: All employees have TAM cards
 - Identification checking
 - Handcuffing
 - Fire watch training
 - First Aid
 - CPR

3. Security Protocol

Emergency Procedures:

- ACME security staff are trained on the following:
 - Proper use of Fire Alarm system
 - Location and proper use of all property fire extinguishers
 - Clearing and maintaining all emergency exits
- In the event of an emergency ACME security guards will:
 - Notify proper authorities
 - Determine type of emergency
 - Initiate safe evacuation of building
 - Determine the safest exits to utilize and escort guests
 - Once facility has been evacuated security staff remains available to assist emergency crews in gaining access and/or securing property
 - All property staff and tenant staff are informed to gather in Learning Village front entrance for role call in case of emergency

3. Security Protocol

Trespass procedures:

Once it is determined an individual should be trespassed from property the following steps occur:

- The individual is kindly asked to leave the property and a request is made that they do not return
 - If the individual is compliant this is complete
- If the individual is non-compliant with the above ACME security will physically remove the individual from property in a non-aggressive manner.
 - Once off property the individual is photographed and read the Las Vegas Police Trespassing Law
 - Photos are held in a file in a secure location on property
- If the individual becomes violent or returns on multiple occasions ACME security will contact the Metro Police Department for further assistance

3. Security Personnel

- Downtown Container Park will employ ACME security guards as its exclusive security personnel and Downtown Rangers in concierge and monitor capacity
- ACME security guards will be responsible for:
 - ID checking
 - Bag checking
 - Trespass Procedures
 - Monitoring Underage Drinking
- Downtown Rangers will be responsible for:
 - Greeting guests and ensuring no outside food or beverage enters
 - Monitoring surveillance cameras
 - Staffing the Interactive Zone to monitor safety of the children and guarantee no food or beverage enters
 - Monitoring the premises and keeping the Park free of refuse, graffiti, and hazardous materials
 - Providing assistance to visitors in the form of verbal directions
 - Being proactive about crime prevention and immediately reporting any suspicious activity or dangerous situation to ACME security personnel or Metro police as appropriate
 - Completing concise witness statements to assist law enforcement in criminal investigations

3. Security Personnel

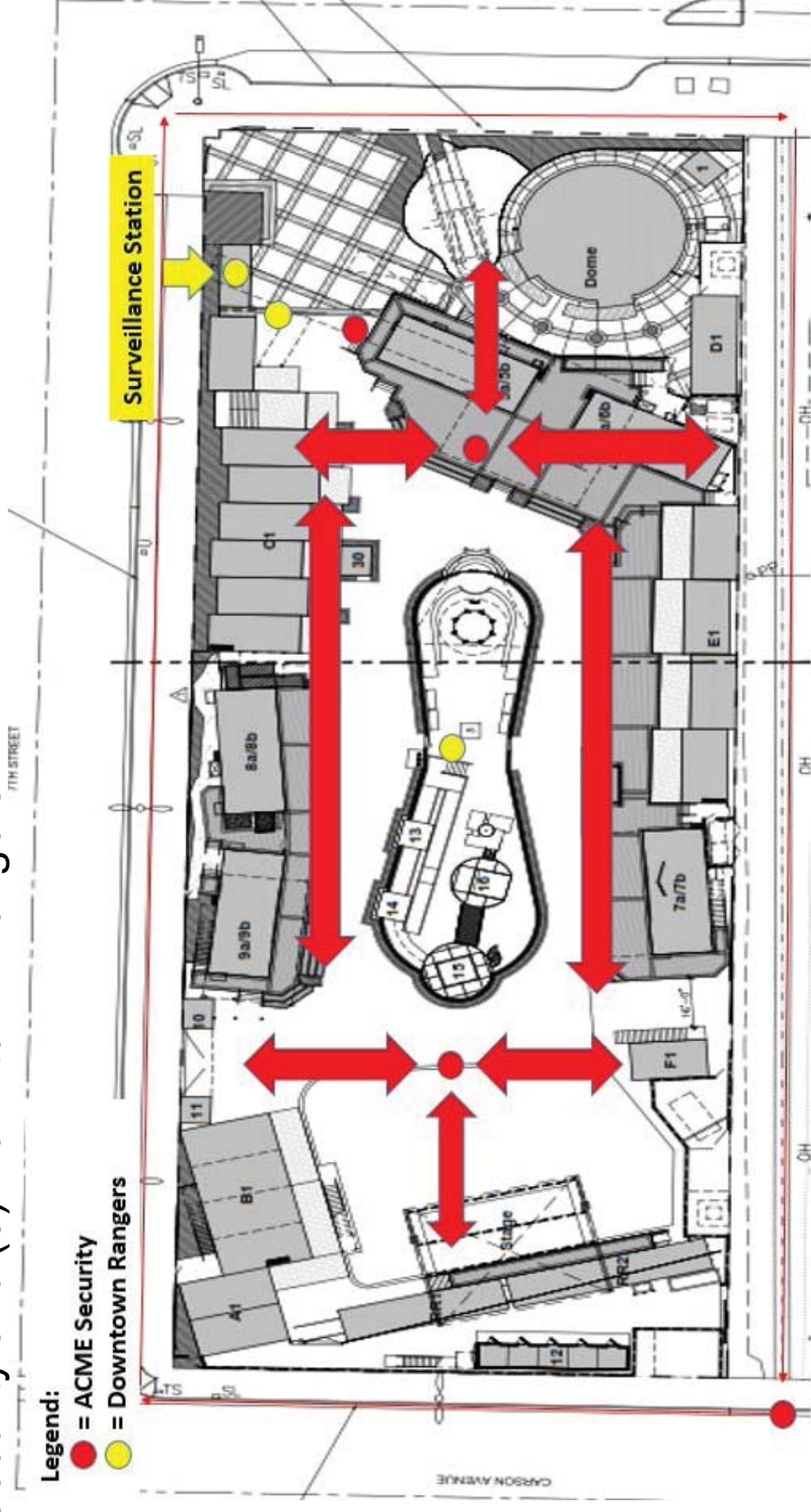
- **Central Security Station Monitor (Ranger)**— Observes video surveillance at all times during operating hours
- **Entry/Exit Monitors (Ranger and ACME)** – One Ranger and one ACME security posted at entrance on Fremont St during operating hours
- **Roaming Security Guards (ACME)** – Equipped with Agescan ID Checker machines for ID spot-checking.
 - Daytime:
 - Mon-Fri: Two from open-5pm
 - Sat-Sun: Three from open-5pm
 - Evenings:
 - Sun-Thurs: Three from 5pm-close
 - Fri-Sat: Four from 4pm-8pm, Five from 5pm-close
 - Note: Additional security guards provided for special events - see Section 1

3. Security Personnel

- **Interactive Zone Security Monitor (Ranger)** – Remains in the Interactive Zone during operating hours to ensure that no food and beverage or persons under the influence enter. Also monitors general safety of children and adults in the Interactive Zone
- **Perimeter Guard (ACME)** – Monitors perimeter of Container Park and Learning Village (8th and Fremont) and roves periodically through Park
- **Lead Ranger (Ranger)** – Dedicated Downtown Ranger supervisor who will oversee security personnel at the Park
- **Key Employees:** Container Park and each alcohol-licensed F&B container will have one full-time employee designated as key employee with proper certification
- Downtown Project currently hires two Metro police who work OT walking Fremont East on weekend nights. They will do spot checks in the Container Park on Fridays and Saturdays from 9pm to close

3. Security Personnel

This map shows the minimum security level for the Park with (4) ACME Security and (3) Downtown Rangers



Note that the number of roving ACME security guards increases during evenings and weekends

3. Operational Plan for Events

- All events that require a Special Events Permit from the City will have a comprehensive Operational Plan including:
 - Event hours
 - Expected attendance
 - Evacuation Plan
 - Emergency Contacts
 - Demographics
 - Parking detail
 - Map of park, including pop-up bar placement
 - Complete entertainment flow, from contract to arrival and set-up, to breakdown and exit

3. Juvenile Exception – Qualifyor Corp

- One Container Park Tenant – Qualifyor Corp – provides job training and after-school programming and mentoring opportunities for high school students
- Juveniles enrolled in this program will be able to visit the Park without a parent or legal guardian, but only under the following circumstances:
 - Qualifyor Corp will submit a list of names to Container Park Management and the Downtown Rangers
 - Upon arrival at the Park, the student will sign in with the Ranger posted at the Surveillance Station
 - Either a Downtown Ranger will escort the student to the Qualifyor Corp office space or a staff member from Qualifyor will come to the entrance to escort the student
 - Only Qualifyor Corp and the Rangers will be involved in escorting
 - This policy will only apply to Qualifyor Corp’s normal business hours. Juveniles registered on the list are not allowed into the Park at other times

Conclusion: A Space for Everyone

- Today, Fremont East is a vibrant entertainment district
- However, few children's activities exist downtown
- We hope to grow this area into a destination for both local and suburban families
- We are building a family-friendly community that is a safe and welcoming space for all

Appendix A: Leadership

- Michael Downs, Head of Downtown Project Operations – 20 years of executive management and business development experience
- Doug McPhail, Director of Retail, Downtown Project – 25 years of executive retail and business development experience
- Jennifer Campbell, General Manager, Container Park – 15 years of commercial property management and leasing experience
- Chris Curtis, Security & Surveillance, Downtown Project – Formerly Sergeant with Las Vegas Metro Police (20 years) and the Downtown Area Command

Appendix B: Comparable Play Areas



- In 1998, Henderson's Planning Commission approved CEC to serve one glass of beer or wine per customer at a time (no hard liquor)
- Anyone under 18 needs to enter with a guardian
- Anyone appearing to be under 30 will be carded



- The Circus Circus Adventuredome is a theme park for children and adults alike
- Open from 10am-midnight, it contains bars as well as amusement rides and games

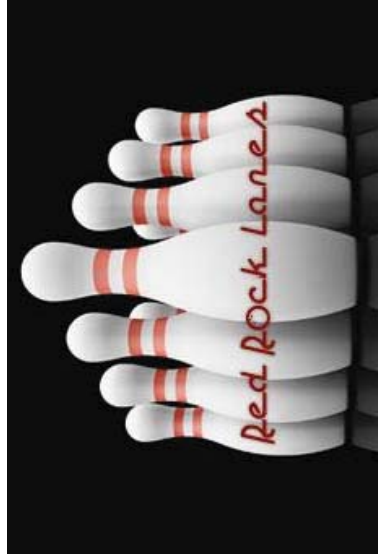
Appendix B: Comparable Play Areas



- At First Friday, beer and wine is sold out of tents located throughout the event
- Additional security is provided by law enforcement and Rangers



- Vegas StrEATS is a street food and culture festival hosted every Second Saturday in Downtown Vegas
- Attendees are carded and subject to bag searches
- Alcohol is sold out of tents



- Red Rock Lanes and other Las Vegas-area bowling lanes welcome children for general bowling and private birthday parties
- These bowling lanes all have full bars

Appendix B: Comparable Play Areas

Additionally, alcohol is served in other child-friendly areas including:

- Sports games (e.g., 51's game or UNLV sports)
- Golf courses
- Festivals (e.g., The San Gennaro Feast)