

EXHIBIT A

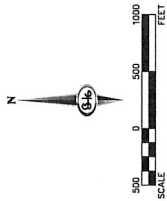
TO SKYE CANYON PARKS
AGREEMENT
PROPERTY DESCRIPTION

Exhibit A to Skye Canyon Parks Agreement – Property Description

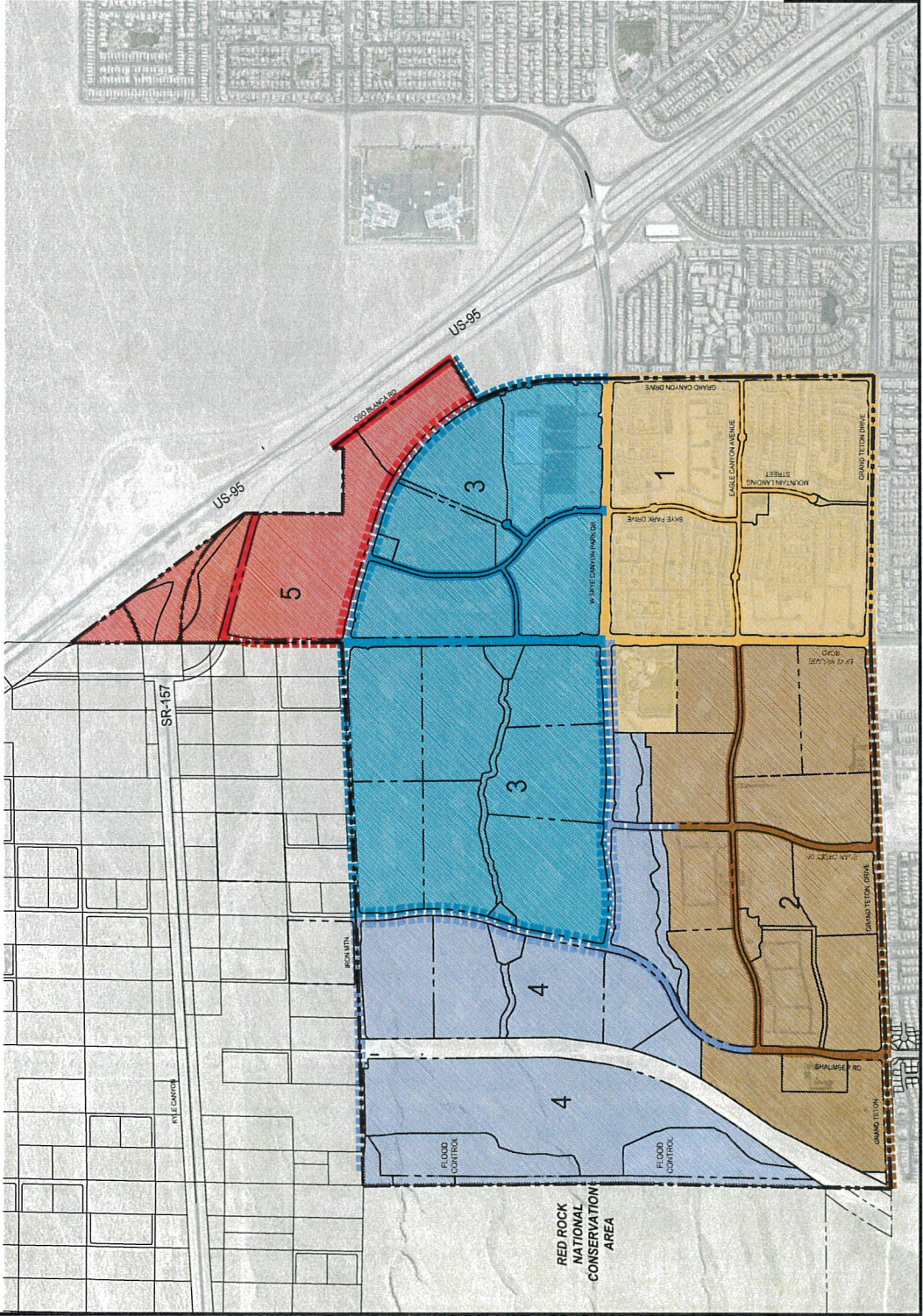
Assessors Parcel Number	Acres	
126-12-810-001	15.12	
126-12-410-001	16.01	
126-12-414-001	28.29	
126-12-414-002	0.37	
126-12-101-003	106.18	
126-12-499-002		
126-12-399-003		Sheep Mountain PKWY
126-12-299-001		
126-12-199-001		
126-12-501-003	280.06	
126-12-499-001	5.98	
126-12-899-001	5.29	
126-12-799-001	4.19	
126-12-399-001	0.19	
126-12-399-004		
125-07-201-007	43.36	
125-07-299-004	0.93	
125-07-210-007	6.13	
125-07-210-006	3.81	
125-07-210-002	7.06	
125-07-210-003	11.98	
125-07-210-005	0.16	
125-07-299-007	1.04	
125-07-299-001	0.66	
125-07-199-002	0.22	
125-07-599-002	0.43	
125-07-101-009	74.87	
125-06-401-001	42.77	
125-06-401-005	0.06	
125-06-301-001	3.24	
125-06-399-001	19.49	
ROW		
Horse (OR:20141124:03400)	3.25	
Hualapai (OR:20141124:03399)	3.46	
	1027.79	APN Acreage (All of Skye Canyon)
	1030.87	Land Use Plan Acreage

EXHIBIT B

SKYE CANYON DEVELOPMENT AGREEMENT PHASING MAP



LEGEND	
	PHASES 1
	PHASES 2
	PHASES 3
	PHASES 4
	PHASES 5
	PHASE / SUBPHASE BOUNDARY
	FULL STREET
	HALF STREET



DEVELOPMENT PHASING EXHIBIT



**SLATER
HANIFAN
GROUP**

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OLYMPIA COMPANIES



DEPARTMENT OF PLANNING

DEVELOPMENT IMPACT NOTICE AND ASSESSMENT (DINA) PROJECT OF REGIONAL SIGNIFICANCE (PRS)

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.16.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as SKYE CANYON, located at US 95 & Skye Canyon Park Drive-Formerly Horse)

This document is being prepared by:

Company Name: Ninety Five Management, LLC a Nevada limited liability company in its capacity as authorized Manager of KAG Property, LLC a Delaware limited liability company

Address: 11411 Southern Highlands Pkwy #300
Las Vegas, NV 89141

Contact Person:

Name: Marc A Bolduc

Title: Senior Vice President

Telephone: (702) 220-6565

Fax: (702) 220-6566

E-mail: mbolduc@olympiacompanies.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

Name: Marc A. Bolduc

Title: Senior Vice President

Date: _____

4/29/2000

CITY OF LAS VEGAS
DEVELOPMENTAL IMPACT NOTICE AND ASSESSMENT (DINA)
PROJECT OF REGIONAL SIGNIFICANCE (PRS)

1 Project Description

Project Name: Skye Canyon

APN #: 126-12-810-001, 126-12-410-001, 126-12-414-001, 126-12-414-002, 126-12-101-003, 126-12-499-002, 126-12-399-003, 126-12-299-001, 126-12-199-001, 126-12-501-003, 126-12-499-001, 126-12-899-001, 126-12-799-001, 126-12-399-001, 126-12-399-004, 125-07-201-007, 125-07-299-004, 125-07-210-007, 125-07-210-006, 125-07-210-002, 125-07-210-003, 125-07-210-005, 125-07-299-007, 125-07-299-001, 125-07-199-002, 125-07-599-002, 125-07-101-009, 125-06-401-001, 125-06-401-005, 125-06-301-001, 125-06-399-001

Project location: West of US 95 at Horse and Kyle Canyon Interchanges.

General Plan Designation:

Current:	TND	Proposed:	TND
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Zoning:

Current:	ZON 20543	Proposed:	N/A
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Project Details (complete all that apply):

Gross Site Acreage: 1032.72

Net Site Acreage: N/A

i) Residential

Total # Units: 5200

Density: 5.0 Dwelling Units / Acre

ii) Hospitality

Total # Rooms: 374

Total Gaming Area: 40.54 Acres designated for Casino Complex

Total Other Area: 388,500 SF total

iii) Commercial

Total Building Area: 41.76 acres General Commercial

Total Open Space
and/or Plaza Areas: 57,500 SF

Total Lot Coverage: Varies %

Briefly describe the project's surrounding land use and setting:

North: Vacant Land

East: Existing Single Family Homes along portion, Vacant Land along portion

South: Existing Single Family

West: Vacant Land

Project Narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach

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exhibits if necessary):

Skye Canyon is a new master planned community that will inspire connection to the outdoors. Phase 1 has started construction and is mostly built out, with a couple of builders still finishing the subdivisions. Phase 2 is currently under construction with some homes built. Phase 3 is currently under design and Phases 4 and 5 are currently being planned.

2 Transportation and Traffic

Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Land Use	Variable		Land Use Code	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Age Restricted Adult Active Living	Dwelling Units	0	251	0	0	0	0	0	0	0
Single Family Residential	Dwelling Units	4,318	210	40,762	799	2,396	3,195	2,693	1,582	4,275
Multi-Family Residential	Dwelling Units	882	220	6,456	93	313	406	311	183	494
Gaming	Casino Floor Area (SF)	60,000	UNLV Recalibration of Trip Generation Model	16,034	428	323	751	667	616	1,283
Commercial	Leasable Floor Area (SF)	287,279	820	10,844	167	103	270	525	569	1,094
Middle School	Students	530	522	1,129	166	141	307	44	46	90
Elementary School	Students	1,710	520	3,232	619	527	1,146	140	151	291
Total				78,457	2,272	3,803	6,075	4,380	3,147	7,527

3 Schools

Based upon the student generation factors utilized by the Clark County School District (see exhibit 1) what is the estimated number of pupils for each elementary school, junior high or middle school, and high school that the project will cause to be enrolled in local schools?

Elementary School – 1,014 pupil
Junior High/Middle School – 530 pupil
High School – 0 pupil

4 Emergency Services

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Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Current station is under 3 miles from site, future service on site or adjacent.

5	Housing, Mass Transit, Open Space and Recreation
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Provide a brief statement setting forth the anticipated effects of the proposal on housing, mass transit, open space and recreation.

Housing Provided for full spectrum of homes from entry level up. Will coordinate with RTC on mass transit. Open space and recreation are addressed in the development agreement.

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EXHIBIT 1

Clark County School District

Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.195	
6-8	0.102	
9-12	0.135	
P & 13		

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, multiplexes, and condominiums.

P & 13: Pre-school and Sunset School.