

**LAS VEGAS
TECHNOLOGY CENTER
PHASE II**

February 26, 1999

LAS VEGAS TECHNOLOGY CENTER

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1. ARCHITECTURE

1.1 OBJECTIVE

The Las Vegas Technology Center **Covenants, Conditions and Restrictions Addendum I** is intended to be used in conjunction with the existing CC&R's created for the Technology Center Phase I. The Design Guidelines presented in this document expand upon the original Technology Center Phase I development concepts and together with the City of Las Vegas Title 19A and the original CC&R's for the Technology Center will provide each tenant with a prescriptive set of guidelines to achieve a unified architectural character throughout the development. The underlying intent is to allow for various research, office and technology based buildings to exist within the Technology Center Master Plan while providing sufficient architectural direction to ensure a unified, cohesive development. The design guidelines presented in this document shall be followed in addition to the Las Vegas Technology Center Phase I CC&R's. Where conflicts may occur the original CC&R's will govern.

1.2 MASTER PLAN CHARACTER

The architecture throughout the Las Vegas Technology Center development will be composed of simple geometric forms combining a clean, High-tech aesthetic with a contemporary Pueblo Deco style (see Exhibit A, Illustrative Character and Exhibit C, Typical Elevations for further clarification). Color schemes will be simple and reflect a palette of muted, warm tones with field colors that are natural and light. Darker secondary base colors and accent colors will be used sparingly to break up the mass of the buildings while providing added interest to the exterior. A combination of contrasting materials including stucco, stone, tile, metal and glass may be used to provide a rich composition of elements while clean lines and smooth surfaces will reinforce the High-tech atmosphere.

1.3 BUILDING FORM AND MASS

Building forms shall be simple and well-proportioned resulting in a balanced composition of elements. A layered system of planes and volumes will provide a rhythm of dynamic building shadows. Free standing structures throughout the site such as benches, decorative walls, ground signs and other site features should also maintain these principles of form (bold, simple planes) complimenting rather than contrasting the adjacent buildings.

1.4 BUILDING HEIGHT

The maximum allowable building height within the Technology Center shall conform with the CLV Title 19A for CP-B zoned property, not to exceed 3 stories or 55' whichever is less. However, buildings within the 10 acre parcel 'future development' currently zoned Civic may be four stories as long as they conform with the Neighborhood Adjacency Standard (3:1 view slope). (See Master Site Plan, Exhibit B and View Angles, Exhibit F.) Four story buildings proposed for the site will be required to submit a site section to scale illustrating the Neighborhood Adjacency, 3:1 slope.

1.5 MATERIALS PALETTE

A unified composition shall be maintained throughout the Technology Center by utilizing a consistent palette of materials throughout the project. Painted stucco surfaces shall be of a light sand or smooth finish and concrete block by a local supplier may be either split face or honed, alternatives within the same established color palette may be submitted for review by the Las Vegas Technology Center Architectural Review Committee (ARC). Accent materials such as steel or tile may also be used to introduce a variation of textures and scales; however, all building accents or color variation must be submitted for review and approval by the ARC prior to issuance of any building permits.

APPROVED BUILDING MATERIALS:

- Painted Stucco Walls
- C.M.U. (honed or split face)*
- Standing Seam Metal Roof
- Stone (slate or sandstone accent material)
- Ceramic Tile (accent material)
- Steel (accent material)
- Glass

*Concrete block and manufacturer shall be reviewed and approved by the Las Vegas Technology Center Architecture review committee prior to specification.

Note: Lightly tinted or smoked glazing will be acceptable; however, highly reflective mirrored glass or colored glazing will not be permitted.

1.6 ROOF FORM

Roof form and material must be integral with the overall character of the Las Vegas Technology Center. Although the roof structure of the buildings should generally be flat in keeping with the established high-tech, contemporary Pueblo Deco architectural style, sloped or barrel vaulted forms may be used to enhance entries, towers or other areas of interest on the building. All roof-mounted mechanical equipment must be screened by parapets or other building elements. Add-on screens, mansards or penthouses shall not be allowed. Roof material should always be standing seam metal unless it is a built up, flat roof screened by a parapet.

1.7 COLOR SCHEME

Color schemes for all buildings throughout the Las Vegas Technology Center will be of an earth tone palette reflecting the contemporary Southwest environment. Schemes will consist of one or two field colors with deeper colors reserved for accents of steel, window frames, doors or other small areas of detail and interest. (See rendered elevation studies, Exhibit C and exterior paint chips, Exhibit D for further clarification regarding approved color palette. Alternative colors and materials may be submitted for review and approval by the Technology Center ARC however they must conform with the approved color palette). No painted signs or advertising shall be allowed on the buildings.

2. LIGHTING

2.1 PURPOSE

The following Lighting design guidelines have been developed to ensure that lighting shall provide safety while appropriately illuminating all areas of the Las Vegas Technology Center including, automobile parking, pedestrian walkway, service area or otherwise. Lighting shall be of a level adequate to provide ease of circulation throughout the site during the evening hours for both auto and pedestrian traffic. Furthermore, site lighting elements may be used in an architectural fashion to provide visual accent and drama reinforcing architectural design concepts displayed by the building.

2.2 ILLUMINATION CRITERIA FOR PUBLIC PLACES

The current City of Las Vegas lighting specifications for illumination or other applicable governing code shall be used to determine the lighting design and foot-candle designation required for all public streets, parking lots and walkways throughout Technology Center.

2.3 GENERAL REGULATIONS

In order to maintain a consistent, unified appearance throughout the Las Vegas Technology Center specifications for light standards within the individual parking lots of each parcel and along walking paths shall be in accordance with the fixtures in Exhibit G and Exhibit H. In addition architectural light fixtures such as exterior building mounted sconces or ground positioned fixtures may be used to accent building or site features. 30' light standards shall be used in each parking lot, while the interior Technology Center Streets shall be lined by the same fixture which currently exists throughout Phase I of the Technology Center. Architectural lighting of the landscape, walks, buildings, signage and other pedestrian oriented features is intended to be indirect and incandescent with a warm tone color and low foot-candle level to provide drama.

Light sources in one place shall not become a nuisance for adjacent areas. All fixtures shall be glare shielded, low angle cut-off and shall contain the appropriate foot-candle power or wattage that is necessary to illuminate the target area. Lighting in any one place may not intrude into another in such a fashion as to diminish the intent or quality of the lighting in that other place.

All architectural light fixtures and standards (ballard, sconces or other wise) must be of consistent character within each parcel of the Las Vegas Technology Center. The Architectural Review Committee shall strive to achieve a consistency of fixture type and quality throughout the master planned Tech Park. Style and finish of all parking and street light standards shall be in accordance with the specified fixtures outlined in this document.

2.4 SUBMITTAL REQUIREMENTS

Plans for any proposed lighting, whether permanent or temporary, which are inconsistent with the standards outlined herein must be submitted for review and approval by the Las Vegas Technology Center ARC. These plans must include the following information, specific location, fixture type and specifications, manufactures cut sheet, architectural finish, direction and light coverage, mounting details and hours of operation for fixture.

2.5 SECURITY LIGHTING FOR BUILDING EXTERIORS

Large area floodlights or standard dawn to dusk lights are not permitted. Spotlights highlighting areas may not be mounted above 15 feet from ground level (from the base of the fixture) and must be pointed towards the ground. Roof mounted spotlights are not permitted. Ground mounted spotlights or floodlights may be used providing they are directed toward the building and do not spill

over into adjacent areas; cut-off shielding must be installed when necessary. All entrances and exits shall be illuminated; entrances may be highlighted with architectural accent lighting.

Note: The established walking path throughout the Las Vegas Technology Center shall be continued through each parcel in a consistent way as noted in Exhibit B, the Las Vegas Technology Center Master Site Plan. The light fixture for this path shall be as specified in Exhibit F and located 20' on center to one side of the path (to be determined by Master Developer).

2.6 PARKING LOT LIGHTING

The maximum height of the parking lot light fixtures shall not exceed 30 feet above ground level, measured from finish grade or pavement at the base of the light standard to the top of the standard. All parking lots must be lit from the interior and/or at the edge of the parking lot, directed to the lot. Building mounted parking lot lighting shall not be permitted. Fixtures shall be chosen in accordance with those specified throughout the Las Vegas Technology Center Phase II development, See Exhibit H.

3. SITE ELEMENTS

3.1 SERVICE AREAS

Service areas (including storage, equipment maintenance and loading areas) are to be screened with landscaping or architectural elements so that, as much as possible, they are not visible from adjacent buildings and streets. Furthermore, service areas shall be positioned so that service vehicle activities do not disrupt the efficient flow of traffic. All loading and or servicing must occur entirely on-site; off-site service vehicle loading shall not be permitted.

Utility equipment and communication devices located on the ground must also be screened with either landscape, decorative walls or other architectural elements subject for review by the Las Vegas Technology Center ARC. Architectural screening devices shall use materials and finishes consistent with those of the adjacent buildings and storage areas (as defined within this document). All outdoor areas of refuse collection must be contained by a solid perimeter wall with an opaque metal gate which will provide visual screening. Materials and finishes for this enclosure must comply with those specified in section 4.4 of this document, no unfinished masonry block shall be permitted. Refuse collection areas shall be designed to contain all refuse generated on-site and deposited between collections. Refuse collection areas should be designed and located within the individual properties or parcels so as to be convenient for depositing refuse generated on-site as well as to provide clear and convenient access for refuse collection vehicles, thereby minimizing wear-and-tear to on-site and off-site developments. Refuse receptacles may require compaction or self-sanitizing devices depending on the type and quantity of refuse generated by the occupants and use of the site. All refuse areas are to be kept clean, dry and free of odor. All "wet-type" refuse containers shall be designed to prevent leakage of liquids onto the property. The number and size for individual service areas shall be evaluated per building type and site at the time of submittal for Design Review by the Las Vegas Technology Center ARC.

3.2 SITE UTILITIES AND ELECTRICAL EQUIPMENT

Wherever possible exterior electrical equipment and transformers are to be hidden from view particularly in areas of prime exposure such as: streets, main entry drives, adjacent buildings and common areas (in conformance with utility requirements). To the extent permitted by the utility company or other relevant entity, transformers, utility boxes and risers that may be visible from any primary visual exposure area shall be screened with a solid (non-combustible) enclosure similar to that prescribed for refuse collection areas. Whenever possible, it is recommended that refuse containers and transformers be integrated into the same enclosure and that utilities be grouped together. Exterior-mounted electrical, building-mounted equipment shall not be permitted unless it is screened from public view.

3.3 SITE MECHANICAL EQUIPMENT

All exterior components of heating, cooling and ventilation systems shall be hidden from view within the lot or from adjoining streets, lots and buildings. In the case of roof mounted mechanical equipment, building parapets shall be of such a height that roof mounted screening devices not be required. If building parapets do not provide the required screening, mechanical equipment shall be screened by an unobtrusive screening device that will appear as an integral part of the overall architectural design, constructed of complementary and durable materials and finished in a texture and color scheme complimentary to the overall architectural design, subject to the review and approval by the Las Vegas Technology Center ARC.

3.4 GRADING AND DRAINAGE

Site grading shall provide adequate storm water run-off capability. Drainage systems shall be designed so as to maintain all-weather vehicular access on public streets, drives and in parking area. Finish floor elevations shall be set according to applicable federal and local flood requirements. Site grading design should cause all water to drain away from buildings and shall complement and reinforce the architectural and landscape design character by helping to screen parking, loading and service areas while providing reasonable grade transitions contributing to the efficiency of on-site and off-site movement systems. Grade transition between lots shall be smooth. When grading is in public view, smooth slope transitions between grade changes shall be created. Retaining walls, garden walls and other such site features constructed immediately adjacent to or connecting with a building, must be constructed of a material that visually matches the exterior building or that is an integral material in the landscape. Retaining walls shall not exceed six feet in height. Grade changes that require retaining walls in excess of six feet must be terraced with a minimum three foot separation between each wall.

3.5 PERIMETER WALLS

Decorative perimeter walls shall be constructed of approved building materials and colors as outlined in the Architecture section of this Design Guideline document. In addition, freestanding walls must be designed as an integral part of the architecture, complementing color, form and material of adjacent buildings. No chain link or extensions and additions at the top of any retaining or perimeter walls shall be permitted.

4. BUILDING SIGNAGE

4.1 OBJECTIVE

The sign standards presented in this document will provide a guideline which outlines the acceptable signage criteria for all building signage within the Las Vegas Technology Center. The following guideline clearly and precisely defines quantity, size, material, placement and design of all exterior building sign elements. Sign provisions presented in this document are intended to result in a sign program of high quality while maintaining clean and professional elevations for the entire Las Vegas Technology Center.

APPLICABILITY

All exterior building signage for tenants within the Technology Center must be submitted to and approved by the Architecture Review Committee (ARC) prior to any construction, enlargement, alteration or relocation.

SIGN CONTENT

Identification signage applied to the exterior wall surface of any building within the Technology Center will be limited to the Tenants business name, trade name, division or business title. Address numbers and logo type will be limited to a vinyl graphic applied to glazing at the door or window location for each tenant space.

MAINTENANCE

All sign materials, braces, anchors and finishes must be properly maintained with respect to appearance. It shall be the tenants responsibility to remove any rust or corrosion caused by weathering and refinish the sign. In addition, any cracked or broken sign faces must be promptly repaired or replaced.

APPROVAL

Each tenant must submit drawings to scale of all building signage for review and approval by the Las Vegas Technology Center ARC prior to issuance of permits or construction. Drawings must illustrate the entire elevation of the building on which signage is to be applied.

4.2 SIGN CONSTRUCTION

All building signage within the Las Vegas Technology Center must comply with the following construction standards:

- No electrical or illuminated signs shall be permitted.
- All bolts fastenings and clips shall be of stainless steel, aluminum, brass, bronze or other non-corrosive material. No black iron materials of any type shall be permitted.
- Sign contractors will be responsible for and shall repair any damage caused by their work.
- Tenants shall be fully responsible for the operations of their sign contractor.
- Sign materials shall be limited to : Aluminum, horizontal grain with clear coat finish for business identification on the building face and a vinyl applied graphic for letter and number identification on any glazed portion (door or window), see elevations for approved location.

4.3 BUSINESS IDENTIFICATION (wall signage)

Quantity: One building identification sign will be allowed per elevation not to exceed a total of (4) building identification signs. For multi-tenant buildings one additional wall sign per tenant shall be acceptable on the building elevation. (Building signage not to exceed 10% coverage of building façade).

Size: Identification signage for tenants within the Las Vegas Technology Center shall be limited to individual letters applied directly to the building face with a 1" air space. Letters identifying tenant business or trade name shall be 14" to 18" in height. Ultimately the total area of the building signage shall not exceed 10% coverage of the building elevation.

Design: Business or trade name identification for individual tenants within the Technology Center must be in the form of individual letters 2" deep applied to the building face (no framed or boxed in signs shall be acceptable). The letters must be all uppercase in a Helvetica Light font style.

Material: Business or Trade Name identification lettering applied to the building face must be of Aluminum horizontal grain satin with a clear coat finish. The letters must be 14" to 18" high, 2" deep and pin float mounted with a 1" space off the face of the wall.

Application: Pin float, wall mounted letters shall be epoxy cemented to building face with a 1" air space as described above. In the event that a tenant should leave a leased space they shall be responsible to restore the building wall to its original state (patch, paint or otherwise).

Location: Wall mounted building letters shall be located along the top parapet of each building.

4.4 TENANT SPACE IDENTIFICATION (door and window signage)

Material: Business, Trade Name, hours of operation and suite number lettering applied to the glazing of a tenant space shall be of a vinyl applied graphic in a neutral, light sand color.

Quantity: Each tenant shall be allowed to display their suite number, business or trade name, logo type and hours of operation at their entry door. For those tenants occupying several bays with multiple entry doors, the above listed information may be repeated at a second point of entry or door location. See "Location" for placement of building signage. (The number of locations a business can repeat this information will vary depending on their leased square footage and the number of door locations within their building).

Size: Vinyl applied letters on the glazing of a tenant space shall fit within the given boxed signage areas. The following letter sizes may be used as a guide.

- Tenant space numerical address height not to exceed 4".
- Business or Trade name and logo Identification height not to exceed 2".
- Street address letters and numbers not to exceed 2".
- Business days and hours of operation letters and numbers not to exceed 3/4".

Location: 4" Vinyl applied letters for individual tenants shall identify the suite number centered vertically and held 2" from the top of the window frame in the glazed portion above the door. All other business identification name, logo, business hours or other wise shall be limited to a 10"x16" area on the glazing at the entry door.

5. LANDSCAPING

5.1 LANDSCAPE CONCEPT

The objective of the landscape architecture design criteria is to establish a pleasant and attractive landscape framework for the Las Vegas Technology Center development. This framework will help provide design continuity and establish an identifiable visual character that enhances the development image and value of each parcel.

RELATIONSHIP & CONTEXT

The overall landscape concept for the public areas is to use a cohesive palette of water conserving plants combined with accent plantings of flowering groundcovers and limited turf areas along streets and public open spaces. The planting scheme may be complemented by a series of attractive landscape elements including site furniture, pedestrian signage and boulder groupings. Individual parcel developers are encouraged to bring this landscape framework into their projects and expand upon it with more specialized or concentrated designs.

A gradation of plant materials is planned, progressing from low-maintenance, water conserving plants along public streets, to more concentrated planting schemes with lush plants which require more intensive maintenance near building entrances. Larger landscaped areas should be landscaped predominantly low-maintenance, drought-tolerant materials. High maintenance materials should be concentrated in areas where pedestrians will most frequently come into contact with them, such as building entrances and public plazas.

SAFETY

Locate plant material to ensure no visual encroachment into safe traffic sight lines while maintaining visibility of signage. In addition, hazards to pedestrians or traffic created by plant litter, overhanging branches, thorns, etc. must be held to a minimum and shall maintain a minimum vertical clearance of 15' between the street surface and overhanging trees. All landscaping shall comply with AASHTO site distances and safety guidelines.

5.2 GENERAL LANDSCAPE AREAS

General Landscape Areas are those outdoor spaces within a project site that are not specifically related to parking lots. They include parcel entries, auto courts, pedestrian plazas, landscaped areas around buildings, landscaped open spaces, rear and side yard landscape areas and perimeter buffer areas. Guidelines for each type of area are listed below.

PARCEL ENTRIES

Accentuate parcel entries with dense, cohesive planting schemes that form an attractive landscape statement. Planting theme can be informal or formal, but emphasis should be on strong groupings of similar plants rather than on many different species used in small quantities. Use of colorful plantings of flowering groundcovers, shrubs and/or trees is strongly encouraged. The use of palm trees as entry indicators is also acceptable. Minimum sizes for plants within parcel entries are: one (1) gallon groundcovers, five (5) gallon shrubs and 36" box for trees.

AUTO COURTS

Accentuate auto courts with special paving, bollards and/or monuments. Accent trees and palms are also encouraged to identify entries.

PEDESTRIAN PLAZAS

Encourage definition of pedestrian plazas with plants that are colorful, fragrant and enhance user comfort, such as shade trees and evergreen buffers that block wind or screen undesirable views. Minimum sizes for plants within the pedestrian plazas are: one (1) gallon groundcovers, five (5) gallon shrubs and 36" box trees.

Define plaza areas with high quality site amenities, such as special paving, site furnishings, low water use fountains, seat walls, bollard lights, etc.

LANDSCAPE AREA AROUND BUILDINGS

Planting around non-loading dock sides of buildings shall be as follows:

Front Elevation (Any side fronting a public street): Minimum twenty foot (20') wide landscape area (Not including sidewalk or car overhang) along the front building facades shall contain:

Trees: One (1) 24" box tree per maximum twenty feet (20') on center.

Shrubs: Five (5) gallon size medium to large shrubs that will eventually fill in and soften base of the building. Minimum one (1) per twenty (25) square feet of area being landscaped.

Ground Plane Treatment: Turf (Not to exceed 30% of area) and/or one (1) gallon groundcover plants to provide full coverage of planting area within 3 years.

Side or Rear Elevation (Any side facing an internal property line not including loading dock areas): Minimum ten foot (10') wide landscape area at side and fifteen foot (15') at rear of building facades shall contain:

Trees: One (1) 24" box tree per maximum thirty feet (30') on center.

Shrubs: Five (5) gallon size medium to large shrubs that will eventually fill in to create a continuous hedge.

Ground Plane Treatment: Turf (Not to exceed 30% of area) and/or one (1) gallon groundcover plants to provide full coverage of planting area within 3 years. (Turf acceptable only within areas of 14' wide or wider).

PERIMETER LANDSCAPE BUFFER

All perimeter landscape buffer areas (Planting space at the perimeter of the site along side and rear property lines) shall be ten feet (10') wide at the side and (15') wide at the rear of the property. This condition shall contain the following planting quantities:

Trees: One (1) 24" box tree per maximum 30' on center.

Shrubs: Five (5) gallon size medium to large shrubs that will eventually fill in to create a continuous hedge.

Ground Plane Treatment: One (1) gallon groundcover plants to provide full coverage of planting area within 3 years.

PERIMETER LANDSCAPE BUFFER AT LOADING DOCK

Loading dock areas shall be screened with extra planting when adjacent to side and rear property lines. The eight foot (8') wide minimum landscape buffer shall contain the following:

Trees: One (1) 24" box tree per twenty feet (20') on center is required. Trees may be staggered to maximize the amount of buffering. A minimum of two thirds (2/3) of trees shall be evergreen to provide year round screening.

Shrubs: Five (5) gallon size medium to large shrubs that will eventually fill in to create a continuous hedge.

Ground Plane Treatment: One (1) gallon groundcover plants to provide full coverage of planting area within 3 years.

LANDSCAPED OPEN SPACES

Landscape areas that are not included in the above definitions are to be landscaped to the following minimum standards:

Trees: One (1) 24" box tree per seven hundred (700) square feet of landscape area.

Shrubs: Five (5) gallon size shrubs covering a minimum of twenty percent (20%) of the landscape area.

Ground Plane Treatment: Turf (Not to exceed 30% of area) and/or one (1) gallon groundcover plants to provide coverage of a minimum of forty percent (40%) of the landscape area within 3 years.

5.3 PARKING LOTS

Use large deciduous trees within parking lots and around the perimeter to maximize shading of cars and paving. Use evergreen trees in masses around perimeter of the parking lot and in wide a minimum five (5') wide planting islands to provide evergreen accent.

INTERIOR PARKING

Planting fingers, and medians shall be planted with the following minimum quantities: (See Exhibits 1 and 2)

Single stall size finger: One (1) 24" box tree; three (4) 5 gallon shrubs; four (4) 1 gallon groundcover.

Double stall size finger: Two (2) 24" box trees; six (6) 5 gallon shrubs; eight (8) 1 gallon groundcover.

Landscape medians between parking bays: One (1) 24" box tree at a maximum of 36' on center; 1 gallon groundcover spaced to provide full coverage. 5 gallon shrubs are optional.

5.4 LANDSCAPE GRADING & DRAINAGE

All grading and drainage work must be done in accordance with the City of Las Vegas Development Code Storm Drainage Standards.

DESIGN INTENT

Minimize the visual impact of grading by keeping cut and fill slopes to a minimum. Create smooth transitions between parcel development and the street and adjacent parcels. Use planting and retaining walls to minimize the visual impact of grading.

SLOPES

Maximum and minimum slopes in planting areas:

Turf: maximum 3:1; minimum 1.0% for positive drainage.

Shrub and groundcover areas: maximum 2 1/2:1; minimum 1.5% for positive drainage.

5.5 LANDSCAPE AREA SPECIFICATIONS

QUALITY AND SIZE

Unless otherwise stated, the minimum size of trees is 24" box, the minimum size of shrubs is five (5) gallon and the minimum size of groundcover is one (1) gallon. The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, released by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species.

TURF

All grass must be a drought tolerant fescue blend or hybridized blend developed for local use. Common Bermuda grass or hybrids grown from seed are not permitted. Total turf area on each individual parcel shall not exceed 30% of the total landscape area for that parcel and meet all requirements set by the City of Las Vegas Turf Limitation Ordinance.

MISCELLANEOUS MATERIALS

All planting areas, except for annual color beds shall receive a 2" depth of decomposed granite mulch. Decomposed granite shall be a minimum of 1/4" in size and a maximum of 1" in size. Granite boulders and rock groupings are encouraged; boulders should be buried at least 1/3 of their height to appear as natural rock outcroppings. Group boulders of various sizes together and utilize complementary plantings in and around boulders.

MAINTENANCE

Owners are expected to maintain their landscapes in good condition at all times. This includes weekly lawn mowing, regular pruning of trees and shrubs, fertilizing, watering, removal of dead plants or parts of plants, replacement of plants and regular removal of debris and trash.

SOILS LAB ANALYSIS AND RECOMMENDATIONS

Mineral build up in the soil may be a threat to vigorous growth in certain species of plants. Take several samples from typical on site soil at proposed planting areas for lab analysis and amendment recommendations. Follow mitigation and amendment recommendations to ensure sustainable plant growth.

PLANT LIST

Parcel developers shall select plants from the plant list in Section 4.8. Use of plants that are not on the list is subject to Las Vegas Technology Center ARC approval.

5.6 IRRIGATION

The objective for irrigation design is to create water management systems that are cost effective, durable, water efficient and low maintenance.

IRRIGATION EQUIPMENT

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation requirements are as follows:

Spray head to head coverage will be required in all lawn areas. Systems shall be designed so that peak summertime lawn irrigation can be completed during the evening hours to minimize water loss through evaporation. All irrigation heads shall be located 24" minimum distance away from all sidewalks, curbs or buildings.

An electric, solid state controller is required and shall be equipped with a master valve terminal and at least two fully independent programs.

All irrigated areas shall utilize remote electric valves installed in valve boxes. No manual valves are allowed.

Drip irrigation shall be installed for all plant material one gallon and larger, within planting beds. Appropriate filtration and pressure regulating devices shall be installed. Low growing groundcover and annuals may receive pop-up spray irrigation. No fixed risers are allowed.

Paved surfaces five feet or wider, including driveways within street landscape areas, shall be sleeved for pressure supply lines, non-pressure piping and control wires.

Spray heads shall not throw water onto parking lots, fences, walls, sign faces, streets or sidewalks.

The irrigation controller should be reset as necessary to reflect seasonal precipitation levels and growth activity of the plant materials being irrigated.

An approved backflow prevention device is required on all landscape irrigation systems.

All irrigation systems shall be connected to an individual water meter to measure water delivery separate from water delivered for other forms of interior or exterior consumptive use.

5.7 SITE AMENITIES

Site amenities include various elements used outdoors to create a unified look of quality and to provide a comfortable setting for outdoor activities. Site amenities used in individual parcels must be visually compatible with the overall Las Vegas Technology Center design scheme and with the site architecture. This will help maintain continuity and a high level of quality throughout the development's public and private outdoor settings.

SCOPE

Amenities include, but are not restricted to paving, signs, public phones, trash receptacles, benches, light fixtures, bollards, tree grates, etc.

5.8 APPROVED PLANT PALETTE

LARGE TREES

Acacia sp.	Acacia
Cercidium sp.	Palo Verde
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Fraxinus sp.	Ash
Gleditsia tricanthos	Honey Locust
Olea europeae 'Swan Hill'	Swan Hill Olive
Pinus sp.	Pine
Pistachia chinensis	Chinese Pistachio
Prosopis sp.	Mesquite
Quercus virginiana	Live Oak
Ulmus parvifolia	Evergreen Elm

SMALL TREES

Lagerstromia indica	Crape Myrtle
Ligustrum japonicum	Japanese Privet
Pithecellobium mexicana	Mexican Ebony
Prunus caroliniana	Carolina Cherry Laurel
Prunus ceracifera	Purple Leaf Plum
Sophora secundiflora	Texas Mountain Laurel
Vitex agnus-castus	Chaste Tree

PALMS

Butia capitata	Pindo Palm
Chamerops humilis	Mediterranean Fan Palm

Phoenix canariensis
Phoenix dactylifera
Washingtonia filifera
Washingtonia robusta

Canary Island Date Palm
Date Palm
California Fan Palm
Mexican Fan Palm

SHRUBS

Abelia grandiflora
Cassia phylodenia
Dalea frutescens 'Sierra Negra'
Dietes sp.
Encilia farinosa
Euonymus sp.
Euryops pectinatus
Feijoa sellowiana
Juniperus sp.
Leucophyllum sp.
Ligustrum sp.
Muhlenbergia sp.
Myrtus communis 'compacta'
Nolina sp.
Raphiolepis sp.
Salvia sp.
Xylosma sp.

Abelia
Silvery Cassia
Black Dalea
African Iris
Brittlebush
Euonymus
Euryops Daisy
Pineapple Guava
Juniper
Texas Sage
Privet
Deer Grass
Compact Myrtle
Bear Grass
Indian Hawthorn
Sage
Xylosma

ACCENTS

Agave sp.
Caesalpinia sp.
Coreopsis sp.
Dasylirion wheeleri
Hemerocallis sp.
Hesperaloe sp.
Liriope muscari
Opuntia sp.
Penstemon sp.
Tuhlbagia violacea
Yucca sp.

Agave
Desert Bird of Paradise
Coreopsis
Desert Spoon
Daylily
Flowering Yucca
Lily Turf
Prickly Pear
Beard Tongue
Society Garlic
Yucca

GROUNDCOVERS

Acacia redolens 'Desert Carpet'
Baccharis sp.
Dalea capitata
Gazania sp.
Hymenoxys acaulis
Juniper sp.
Lantana sp.
Oenothera berlandieri
Trachelospermum jasminoides
Verbena sp.
Vinca major

Desert Carpet Acacia
Coyote Brush
Green Trailing Dalea
Gazania
Angelita Daisy
Juniper
Trailing Lantana
Mexican Primrose
Star Jasmine
Verbena
Periwinkle

VINES

Antigonon leptopus
Gelsemium sempervirens
Rosa banksiae

Queen's Wreath
Carolina Jessamine
Lady Banks' Rose

LAS VEGAS

TECHNOLOGY
CENTER PHASE II

November 24, 1998



ILLUSTRATIVE CHARACTER
EXHIBIT A



SWISHER & HALL AIA, LIMITED
2801 NORTH TENAYA WAY, SUITE C
LAS VEGAS, NEVADA 89128
(702) 369-2222

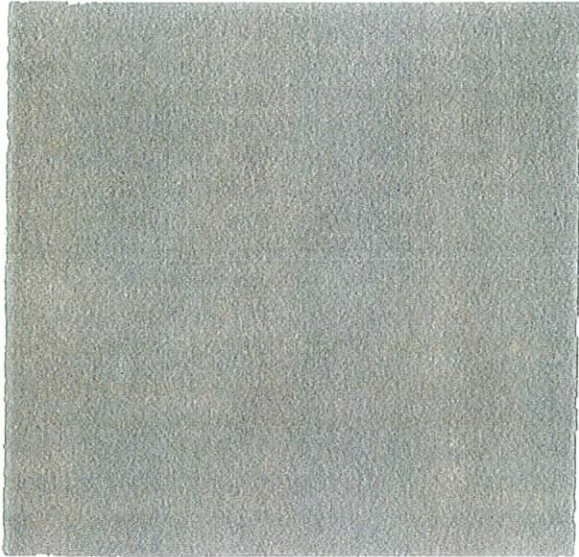
2801 NORTH TENAYA WAY, SUITE C
LAS VEGAS, NEVADA 89128
(702) 363-2222



November 24, 1998

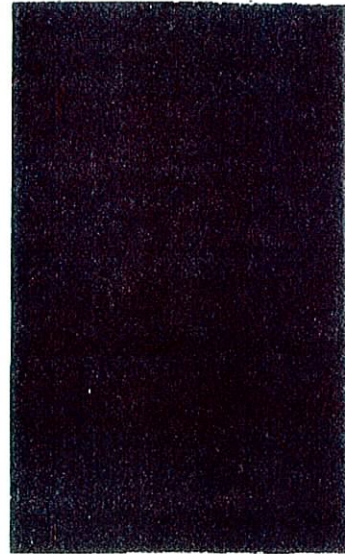
EXTERIOR COLOR PALETTE

FIELD COLORS

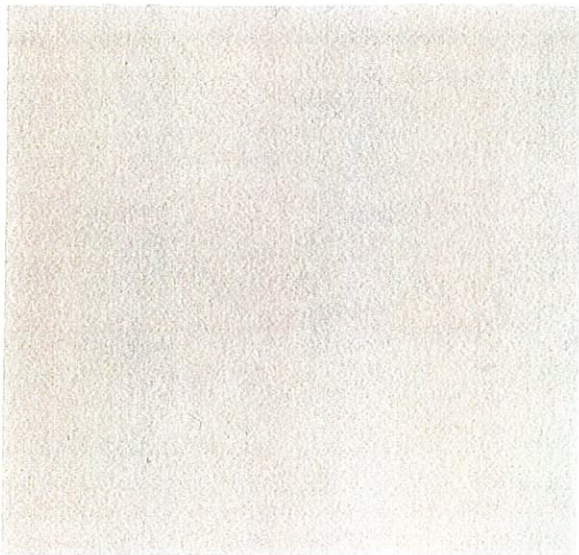


Frazee # 8704, Stratford Brown

ACCENT COLORS



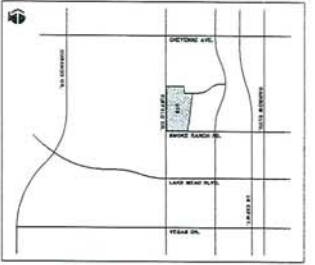
Frazee # AC139, Aubergine



Frazee # 8713, Kindling Wood

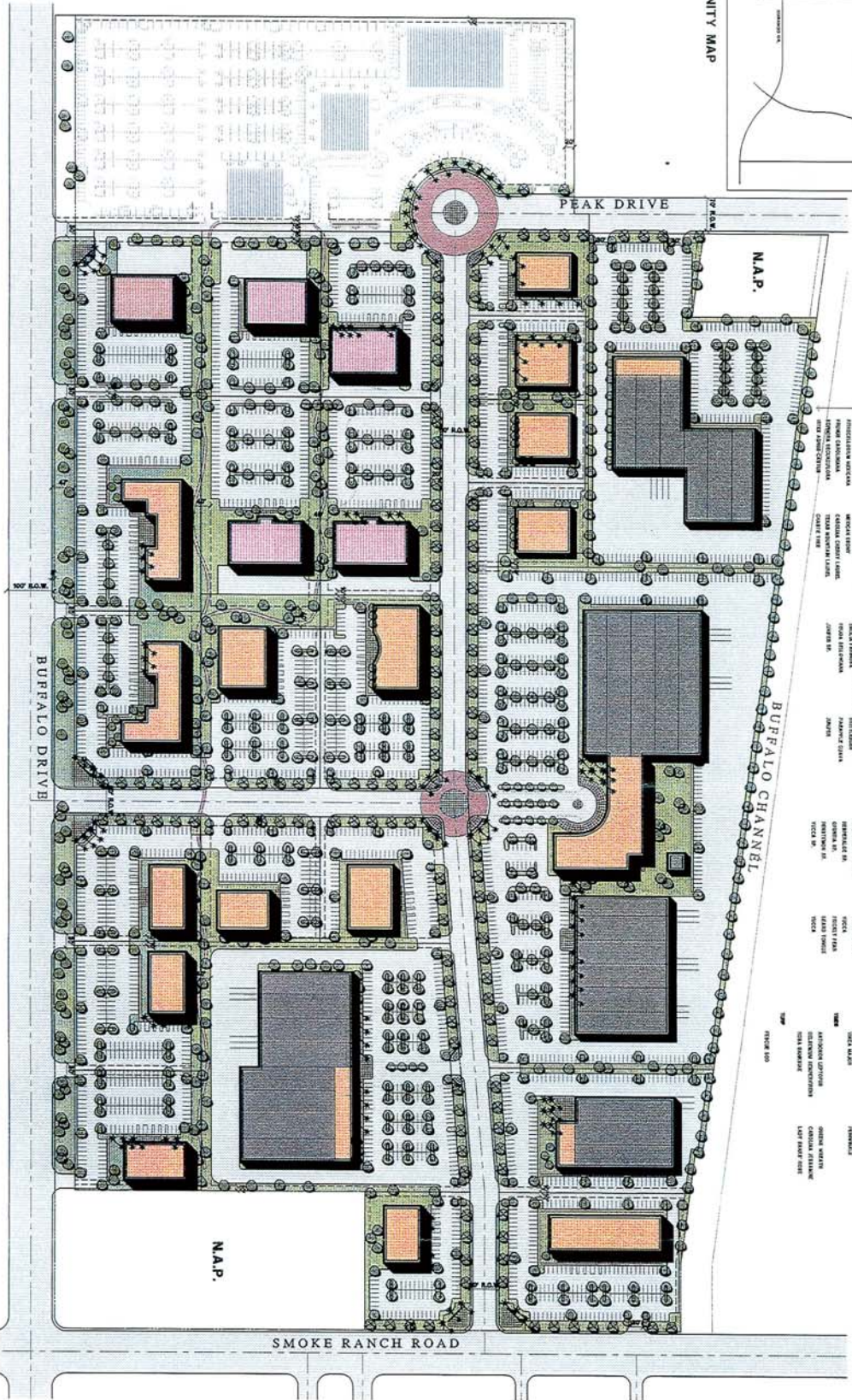


Frazee # 8886, Best Burgundy



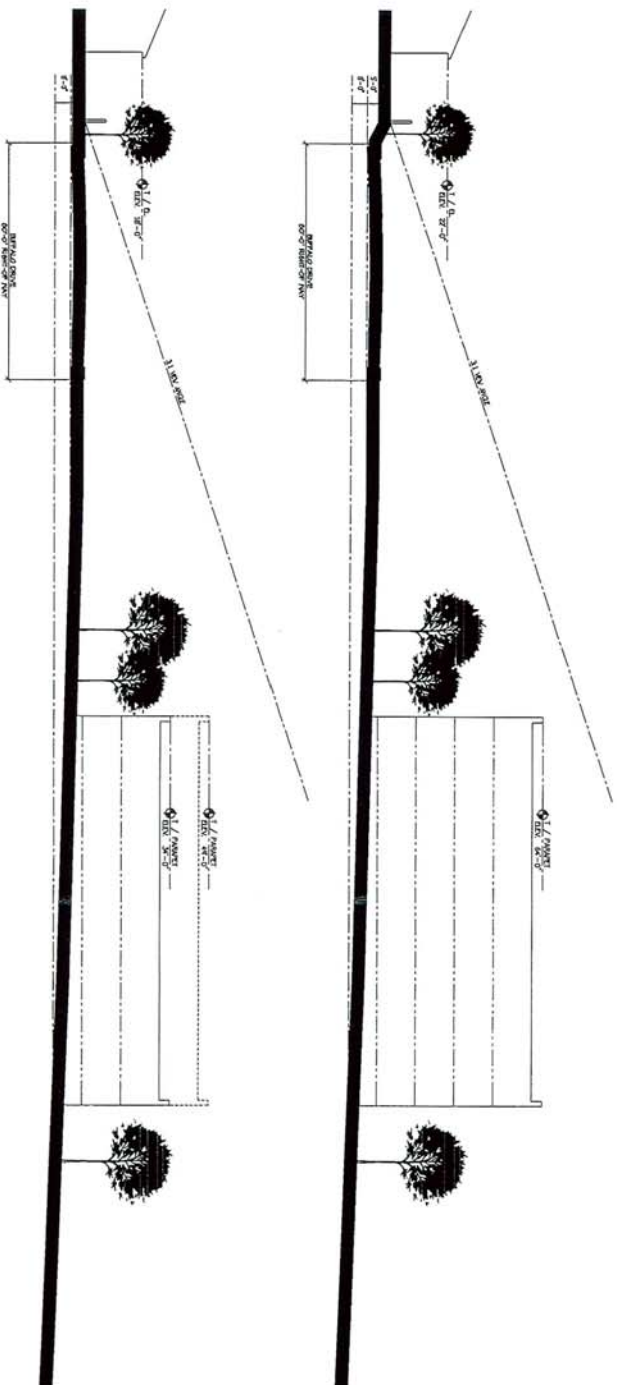
PLANT LEGEND

PLANT TYPE	PLANT NAME	PLANT CODE	PLANT NAME	PLANT CODE
TREES	ACACIA	AC	ACACIA	AC
	ALBIZIA	AL	ALBIZIA	AL
	CELESTINE	CE	CELESTINE	CE
	CELESTINE	CE	CELESTINE	CE
SHRUBS	CELESTINE	CE	CELESTINE	CE
	CELESTINE	CE	CELESTINE	CE
	CELESTINE	CE	CELESTINE	CE
	CELESTINE	CE	CELESTINE	CE
GRASSES	CELESTINE	CE	CELESTINE	CE
	CELESTINE	CE	CELESTINE	CE
	CELESTINE	CE	CELESTINE	CE
	CELESTINE	CE	CELESTINE	CE



LANDSCAPE PLAN
EXHIBIT E





VIEW ANGLES
EXHIBIT F



LIGHT STANDARD

Las Vegas Technology Center Foot Path Light Standard



Bega Pole Top Luminaire with round symmetrical light distribution

EXHIBIT G

LIGHT STANDARD

Las Vegas Technology Center Parking Lot Standard

