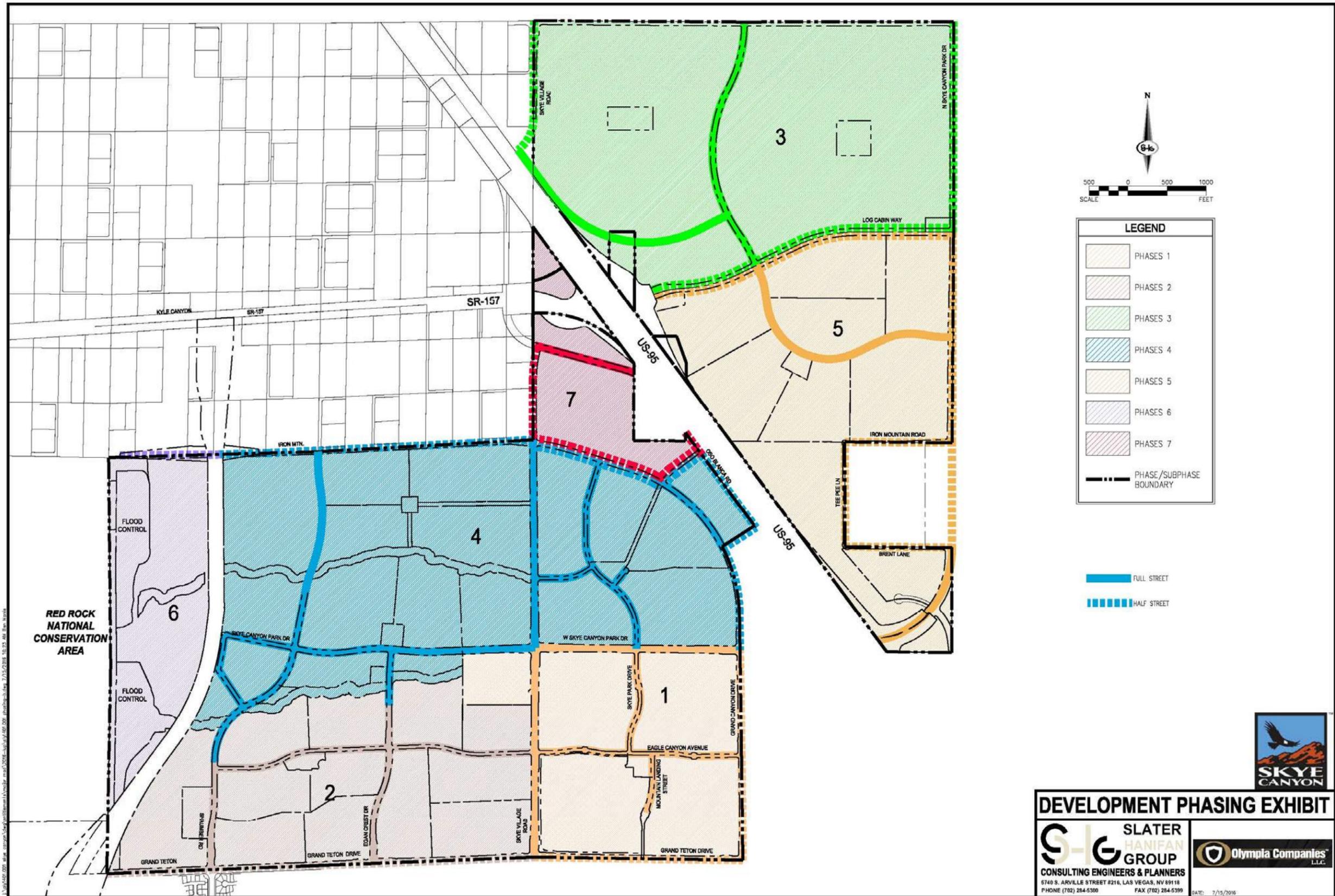


**EXHIBIT A**  
**TO SKYE CANYON DEVELOPMENT AGREEMENT**  
**PROPERTY DESCRIPTION**

<b>Assessors Parcel Number</b>	<b>Acres</b>		
125-06-101-001	5.00		
125-06-501-001	310.95		
125-06-301-002	3.12		
125-06-401-006	0.46		
125-06-701-001	238.14		
125-06-301-001	3.24		
125-06-401-001	42.77		
125-06-401-005	0.06		
125-07-101-005	11.57		
125-07-101-007	63.39		
125-07-201-001	38.16		
125-07-201-003	37.51		
125-07-501-006	0.99		
125-07-101-004	0.13		
125-07-501-005	29.78		
125-07-602-001	3.19		
125-07-602-003	1.55		
125-07-602-004	5.02		
125-07-602-005	31.12		
125-07-310-002	37.99		
125-07-410-002	33.61		
125-07-410-003	0.85		
126-12-000-001	665.44		
125-07-410-001	40.9		
125-07-310-001	35.28		
ROW	15.02		
Horse (OR:20141124:03400)	3.25		
Hualapai (OR:20141124:03399)	3.46		
	<b>1661.95</b>	APN acreage	
	<b>1663.13</b>	surveyed acreage	

**EXHIBIT B**  
**TO SKYE CANYON DEVELOPMENT AGREEMENT**  
**PHASING MAP**  
**(MAP FOLLOWS THIS PAGE)**



**EXHIBIT C**  
**TO SKYE CANYON DEVELOPMENT AGREEMENT**  
**DEVELOPEMENT IMPACT NOTICE AND ASSESSMENT**



**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

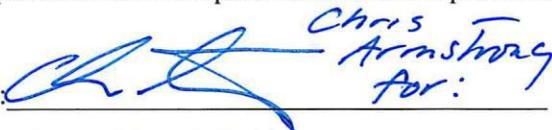
Telephone: 702-220-6565

Fax: 702-220-6566

E-mail: [mbolduc@olympiacompanies.com](mailto: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:  *Chris Armstrong for:*

Date: June 6, 2016

Name: Marc A. Bolduc  
Title: Senior Vice President

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

**1 Project Description**

Project Name: Skye Canyon  
 APN #: 125-07-101-004, 125-07-501-005, 125-07-602-001, 125-07-602-003,  
 125-07-602-004, 125-07-602-005, 125-06-301-002, 125-06-401-006,  
 125-06-701-001, 125-06-301-001, 125-06-401-001, 125-07-301-001,  
 125-07-301-002, 125-07-401-001, 125-07-401-002, 125-06-401-005,  
 125-07-101-005, 125-07-101-007, 125-07-201-001, 125-07-201-003,  
 125-07-501-006, 125-06-101-001, 125-06-501-001, 126-12-000-001  
 Project location: West & East of US 95 at Horse and Kyle Canyon interchanges

General Plan Designation:  
 Current: TND Proposed: TND

Zoning:  
 Current: ZON 20543 Proposed:

Project Details (complete all that apply):  
 Gross Site Acreage: 1663.13

i) Residential

Total # Units: 9000  
 Density: 5.4 Dwelling Units / Acre

ii) Hospitality

Total # Rooms: 374  
 Total Gaming Site Area: 51.38 acres designated for Casino Complex  
 Total Entertainment: 388,500 SF total

iii) Commercial

Total Site Area: 77 acres General Commercial, 48.8 acres Blended Use

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 Homes  
 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

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

exhibits if necessary):

Skye Canyon is a new master planned community that will inspire connection to the outdoors. Phase 1 has started construction and future development phases are 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	2,000	251	7,360	154	286	440	329	211	540
Single Family Residential	Dwelling Units	5,500	210	52,360	1,031	3,094	4,125	3,465	2,035	5,500
Multi-Family Residential	Dwelling Units	1,500	230	8,715	112	548	660	523	257	780
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)	500,000	820	21,350	298	182	480	890	965	1,855
High School	Students	1160	530	1,984	339	160	499	111	225	336
Elementary School	Students	1710	520	2,206	423	346	770	215	263	479
<b>Total</b>				<b>110,009</b>	<b>2,785</b>	<b>4,939</b>	<b>7,725</b>	<b>6,200</b>	<b>4,572</b>	<b>10,773</b>

**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 – 1,365 pupils  
 Junior High/Middle School – 714 pupils  
 High School – 945 pupils

**4 Emergency Services**

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 services on site or adjacent

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

**5 Housing, Mass Transit, Open Space and Recreation**

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.

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

**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.