

ZONE CHANGE / HEARING

Planning Commission

Board of Commissioners

Storey County Building & Planning
P.O. Box 526 ~ Virginia City NV 89440
Phone: (775) 847-0966 Fax: S(775) 847-0935

~ OFFICIAL USE ONLY ~

Completed Package Received:	Scheduled on Agenda for:	Project #:

SUBJECT PROPERTY:

APN(s): 04-151-06, 04-201-05, & 04-211-06 Lot: Blk:

Address: 7690 Town Square Way, Reno, NV 89523 Location:

Current Requested Current Requested

Acreage: 6800/1800 8600 Flood Zone: N/A

Zoning: Special Mix use/PUD Seismic Category: N/A

Industrial

APPLICANT:

Name(s): Virginia Highlands, LLC, a Nevada Limited Liability Co.

Mailing Address: 7690 Town Square Way, Reno, NV 89523

Phone Number(s): (775) 323-1405

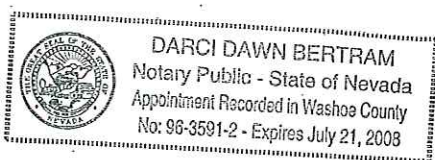
Applicant's Certificate

I, G. Blake Smith, President of SR, Inc., (Applicant) hereby states that the owner in fee
its manager of the above described property, has full knowledge of this application for a ZONE CHANGE / PUBLIC
 HEARING. All the facts as stated herein, are correct to the best of my knowledge and belief.

Applicant's Signature: *G. Blake Smith* Date: 02/26/07

STATE of Nevada)
) SS:
 COUNTY of Washoe)

On this 26th day of February in the year 2007, personally appeared before me
 and proved to me on the basis of satisfactory
 evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.



Witness by my hand and official seal:

Darci Dawn Bertram
 Notary Signature

Project #: _____

Legal ~~OWNER~~: VIRGINIA HIGHLANDS, LLC 6800 Acres
(Parcels: 04-151-06; 04-201-05)

Mailing Address: 7690 Town Square Way, Reno, NV 89523

Phone Number(S): (775) 323-1405

Owner's Certificate

I, G. Blake Smith, President of SR, Inc.
its managing partner, Owner in fee of the above described property, states that this application for a ZONE CHANGE / PUBLIC HEARING, has been made with my full knowledge and consent and that the facts stated above are true to the best of my knowledge.

Owner's Signature: [Signature]
(may be Owner's agent if corporation or company)

Executed on February 26 2007, at Reno, NV

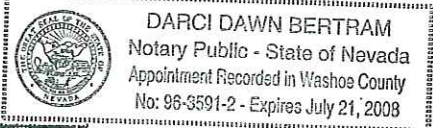
Signed: _____ Print: G. Blake Smith

STATE of Nevada)
) SS:

COUNTY of Washoe)

On this 26th day of February in the year 2007, personally appeared before me

G. Blake Smith and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.



Witness by my hand and official seal:
[Signature]

Legal ~~OWNER~~: GATEWAY COMPANY, LLC, A Nevada LLC 1800 Acres
(Parcel: 004-211-06)

Mailing Address: 13355 Noel Road, #1315, Dallas, TX

Phone Number(S): (972) 934-5115 75240

Owner's Certificate

I, Fritz Duda Company, a Texas Corporation, its Manager
Fritz Duda, President, Owner in fee of the above described property, states that this application for a ZONE CHANGE / PUBLIC HEARING, has been made with my full knowledge and consent and that the facts stated above are true to the best of my knowledge.

Owner's Signature: [Signature]
(may be Owner's agent if corporation or company)

Executed on February 26 2007, at 13355 Noel Rd. Dallas, Tx

Signed: [Signature] Print: Glenda Gerrald

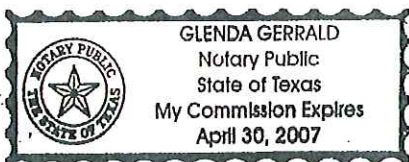
STATE of Texas)
) SS:

COUNTY of Dallas)

On this 26 day of February in the year 2007, personally appeared before me

Fritz L. Duda and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.

Witness by my hand and official seal:
[Signature]



Project #: _____

PREPARER(s): THE PLANNING CENTER

Mailing Address: 147 W. ELECTION RD.

Phone Number(s): 801 456 3883

Declaration of Preparer(s)

I/We declare under penalty of Perjury that the information provided herein is, to the best of my/our knowledge, true, correct, and complete.

Executed on FEBRUARY 26 2007, at 5:45 PM

Signed: [Signature] Print: CORY A. SHUPE

STATE of Utah)
) SS:

COUNTY of Salt Lake)

On this 26 day of February in the year 2007 personally appeared before me Cory A. Shupe and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.



Witness by my hand and official seal:

[Signature]

PREPARER(s): _____

Mailing Address: _____

Phone Number(s): _____

Declaration of Preparer(s)

I/We declare under penalty of Perjury that the information provided herein is, to the best of my/our knowledge, true, correct, and complete.

Executed on _____ 200__, at _____

Signed: _____ Print: _____

STATE of _____)
) SS:

COUNTY of _____)

On this _____ day of _____ in the year 200__, personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to this instrument, and acknowledge they executed it.

Witness by my hand and official seal:

Project #: _____

If information is provided by other parties in support of your application, list their names, phone numbers, mailing addresses and, if applicable, their business phone number.

PROVIDER:

Affiliation: _____

Mailing Address: _____

Phone Number(S): _____

PROVIDER:

Affiliation: _____

Mailing Address: _____

Phone Number(S): _____

PROVIDER:

Affiliation: _____

Mailing Address: _____

Phone Number(S): _____

PROVIDER:

Affiliation: _____

Mailing Address: _____

Phone Number(S): _____

PROVIDER:

Affiliation: _____

Mailing Address: _____

Phone Number(S): _____

PROVIDER:

Affiliation: _____

Mailing Address: _____

Phone Number(S): _____

Project #: _____

PROJECT DESCRIPTION: A detailed description of the project and analysis of any impacts as a result of the project and mitigation measures proposed.

SEE ATTACHED APPLICATION

(Insert your Description OR use the above with additional sheet(s) if necessary.)

Storey County
ZONE CHANGE APPLICATION

INCLUSIONS

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

- a. **PLOT PLAN:** Must show subject site, existing buildings, proposed building abutting streets and alleys, driveways, parking and property ownership within a 300 foot radius of the exterior boundaries of the property. Preferred that drawing is done to scale; must have measurements of property and setbacks clearly labeled. Large-scale drawings may be needed, however, please provide an 8½ X 11 and/or 11 X 17 size drawings for mailing purposes. SEE LEGAL DESCRIPTIONS "Exhibit A"
 - b. **PROPERTY OWNERS:** On attached page, list names and mailing addresses of owners of property within 300 feet or the 30 closest from any point on the exterior boundary of the lot of parcel for which Master Plan Amendment is sought as shown by the latest assessment roll of the County. (*Assessor's Office*) SEE KATHLEEN AT PLANNING DEPARTMENT
 - c. **PROPERTY TAX RECEIPT:** Receipt showing taxes are paid current on subject property. (*Clerk's Office*) SEE ATTACHED
 - d. **PERSONAL PROPERTY TAX RECEIPT:** Receipt proving assessments are paid current for Personal property; only if applicable. (*Assessor's Office*) THERE IS NO PERSONAL PROPERTY INVOLVED
 - e. **VICINITY MAP:** An 8½ X 11 and/or 11 X 17 vicinity map of the project showing its general relationship with existing roads serving the project site to include north arrow and scale. (*Assessor's Office*) SEE ATTACHED APPLICATION
11. **JUSTIFICATION STATEMENT:** Statement of justification for the Special Use/Public Hearing as required by Title 17. Any person seeking issuance of a Master Plan Amendment shall file a request and shall present evidence to the Planning Commission as defined by all the following:
- a. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and
 - b. That the use of the property owner for such purposes will not result in material damage or prejudice to other property in the vicinity, and
 - c. That all owners of real property within 300 feet OR the 30 closest of the exterior limits of the property involved, as shown on the latest Assessor's ownership maps, have been enclosed or listed on page 5 of this document so that they may be notified of the intended use of such property and proposed construction of alteration of any building.

Storey County Zoning Ordinance – Adopted July 1, 1999

17.64.020 Initiation of changes and amendments. Amendments, supplements or changes may be initiated in the following manner, either by:

- (A). The Planning Commission;
- (B). The Board of County Commissioners;
- (C). The petition of all property owners of the land subject to the amendment, supplement or change. The petition shall be in the form of an application for change of zone classification and shall be duly signed and acknowledged by the property owner of record and shall be filed in the office of the building official upon forms furnished by the Planning Commission for the purpose and shall be accompanied by the following data and information:
 1. Site plan, drawn to scale, showing the boundaries and dimensions of the area included in the application, property lines with dimensions, rights-of-ways, easements, and such other information as may be necessary to accurately indicate the configuration of the area included in the application and it's relationship to surrounding properties;
 2. Copy of the recorded deed or deeds of the area included in the application;
 3. Each application shall be signed by the property owner(s) of record of the property to be changed by such application and notarized.

17.64.030 Fees. A fee of five hundred dollars (\$500.00) for the first lot or portion thereof, plus twenty-five dollars (\$25.00) for each additional lot or portion thereof, shall be paid with each change of zone request at the time of application. The fee is non-refundable and is to partially defray the cost of making maps, mailing notices of the hearing, and other administrative expenses involved in a petition for a change in regulations. The fee may be waived when the property owner of record is a government agency or nonprofit organization.

17.64.040 Hearing and notice. Upon the filing of any such verified petition of a property owner, or by a resolution of intention by the Planning Commission or Board of County Commissioners, the Planning Commission shall hold at least one public hearing in relation thereto at which parties of interest and other persons shall have an opportunity to be heard. Notice of the hearing shall be, at a minimum, as follows:

- (A). Publication in a newspaper of general circulation in the county at least ten (10) days before the day of such hearing;
- (B). Mailed notices, at least ten (10) days before the hearing, to:
 1. The applicant(s);
 2. Each owner, as listed on the county assessor's records, of real property located within 300 feet of the portion of the boundary being changed;
 3. Each owner, as listed on the county assessor's records, of at least thirty (30) parcels nearest to the portion of the boundary being changed, to the extent this notice does not duplicate the notice given pursuant to paragraph 2;
 4. Each tenant of a manufactured/mobile home park if that park is located within 300 feet of the property in question; and
 5. Any advisory board which has been established for the affected area by the governing body.

17.64.050 Advisory action of Planning Commission. At the conclusion of the hearing, the Planning Commission shall take such action thereon as it deems warranted under the circumstances and shall

17.64.050 Advisory action of Planning Commission. At the conclusion of the hearing, the Planning Commission shall take such action thereon as it deems warranted under the circumstances and shall announce and record its action by formal resolution, and such resolution shall recite the findings of the Planning Commission upon which it bases its decision. The decision of the Planning Commission in the legislative matter of amending zone boundaries and zone classifications shall be advisory only to the Board of County Commissioners.

17.64.060 Decision by Board of County Commissioners. The Board of County Commissioners, after receipt of the report and recommendation from the Planning Commission, shall hold a public hearing as specified in section 17.64.040 of this chapter, consider the report and recommendation and shall make such a decision thereon as it deems warranted. The Board of County Commissioners shall, by adoption of ordinance to such effect, authorize such reclassification of property.

17.64.070 Finality of decision. The decision of the Board of County Commissioners shall not become final and effective until seven (7) days after the decision is entered in the minutes of the Board of County Commissioners. No permits shall be issued concerning the property in question until the decision becomes final. At the expiration of the aforesaid seven (7) day period, the decision of the Board of County Commissioners shall become final and effective.

17.64.080 Reapplication. No person, including the original applicant shall reapply for the same reclassification of the same property within a period of six (6) months from the date of final denial by the Board of County Commissioners of such previous application.

Nevada Revised Statute

NRS 278.250 Zoning districts and regulations.

1. For the purposes of NRS 278.010 to 278.630, inclusive, the governing body may divide the city, county or region into zoning districts of such number, shape and area as are best suited to carry out the purposes of NRS 278.010 to 278.630, inclusive. Within the zoning district it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.

2. The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

(a) To preserve the quality of air and water resources.

(b) To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

(c) To provide for recreational needs.

(d) To protect life and property in areas subject to floods, landslides and other natural disasters.

(e) To conform to the adopted population plan, if required by NRS 278.170.

(f) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including facilities and services for bicycles.

(g) To ensure that the development on land is commensurate with the character and the physical limitations of the land.

(h) To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

(i) To promote health and the general welfare.

(j) To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

(k) To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.

3. The zoning regulations must be adopted with reasonable consideration, among other things, to the character of the area and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city, county or region.

4. In exercising the powers granted in this section, the governing body may use any controls relating to land use or principles of zoning that the governing body determines to be appropriate, including, without limitation, density bonuses, inclusionary zoning and minimum density zoning.

5. As used in this section:

(a) "Density bonus" means an incentive granted by a governing body to a developer of real property that authorizes the developer to build at a greater density than would otherwise be allowed under the master plan, in exchange for an agreement by the developer to perform certain functions that the governing body determines to be socially desirable, including, without limitation, developing an area to include a certain proportion of affordable housing.

(b) "Inclusionary zoning" means a type of zoning pursuant to which a governing body requires or provides incentives to a developer who builds residential dwellings to build a certain percentage of those dwellings as affordable housing.

(c) "Minimum density zoning" means a type of zoning pursuant to which development must be carried out at or above a certain density to maintain conformance with the master plan.

[13:110:1941; 1931 NCL § 5063.12]—(NRS A 1973, 1244, 1828; 1977, 1016; 1991, 2232; 1995, 2228; 1999, 2128, 3369)

NRS 278.260 Determination, establishment, enforcement and amendment of zoning districts, regulations and restrictions: Notice and hearing; transmittal of information regarding application for recommendations to town board, citizens' advisory council or town advisory board of certain unincorporated towns; signs; additional prerequisites for approval of certain applications in larger counties.

1. The governing body shall provide for the manner in which zoning regulations and restrictions and the boundaries of zoning districts are determined, established, enforced and amended.

2. A zoning regulation, restriction or boundary, or an amendment thereto, must not become effective until after transmittal of a copy of the relevant application to the town board, citizens' advisory council or town advisory board pursuant to subsection 5, if applicable, and after a public hearing at which parties in interest and other persons have an opportunity to be heard. The governing body shall cause notice of the time and place of the hearing to be:

(a) Published in an official newspaper, or a newspaper of general circulation, in the city, county or region; and

(b) Mailed to each tenant of a mobile home park if that park is located within 300 feet of the property in question, at least 10 days before the hearing.

3. If a proposed amendment involves a change in the boundary of a zoning district in a county whose population is less than 100,000, the governing body shall, to the extent this notice does not duplicate the notice required by subsection 2, cause a notice of the hearing to be sent at least 10 days before the hearing to:

(a) The applicant;

(b) Each owner, as listed on the county assessor's records, of real property located within 300 feet of the portion of the boundary being changed;

(c) The owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest to the portion of the boundary being changed, to the extent this notice does not duplicate the notice given pursuant to paragraph (b); and

(d) Any advisory board which has been established for the affected area by the governing body.

↪ The notice must be sent by mail or, if requested by a party to whom notice must be provided pursuant to paragraphs (a) to (d), inclusive, by electronic means if receipt of such an electronic notice can be verified, and must be written in language which is easy to understand. The notice must set forth the time, place and purpose of the hearing and a physical description of or a map detailing the proposed change, must indicate the existing zoning designation and the proposed zoning designation of the property in question, and must contain a brief summary of the intent of the proposed change. If the proposed amendment involves a change in the boundary of the zoning district that would reduce the density or intensity with which a parcel of land may be used, the notice must include a section that an owner of property may complete and return to the governing body to indicate his approval of or opposition to the proposed amendment.

4. If a proposed amendment involves a change in the boundary of a zoning district in a county whose population is 100,000 or more, the governing body shall, to the extent this notice does not duplicate the notice required by subsection 2, cause a notice of the hearing to be sent at least 10 days before the hearing to:

(a) The applicant;

(b) Each owner, as listed on the county assessor's records, of real property located within 750 feet of the portion of the boundary being changed;

(c) The owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest to the portion of the boundary being changed, to the extent this notice does not duplicate the notice given pursuant to paragraph (b);

(d) Each tenant of a mobile home park if that park is located within 750 feet of the property in question; and

(e) Any advisory board which has been established for the affected area by the governing body.

↪ The notice must be sent by mail or, if requested by a party to whom notice must be provided pursuant to paragraphs (a) to (e), inclusive, by electronic means if receipt of such an electronic notice can be verified, and must be written in language which is easy to understand. The notice must set forth the time, place and purpose

of the hearing and a physical description of or a map detailing the proposed change, must indicate the existing zoning designation and the proposed zoning designation of the property in question, and must contain a brief summary of the intent of the proposed change. If the proposed amendment involves a change in the boundary of the zoning district that would reduce the density or intensity with which a parcel of land may be used, the notice must include a section that an owner of property may complete and return to the governing body to indicate his approval of or opposition to the proposed amendment.

5. If an application is filed with the governing body and the application involves a change in the boundary of a zoning district within an unincorporated town that is located more than 10 miles from an incorporated city, the governing body shall, at least 10 days before the hearing on the application is held pursuant to subsection 2, transmit a copy of any information pertinent to the application to the town board, citizens' advisory council or town advisory board, whichever is applicable, of the unincorporated town. The town board, citizens' advisory council or town advisory board may make recommendations regarding the application and submit its recommendations before the hearing on the application is held pursuant to subsection 2. The governing body or other authorized person or entity conducting the hearing shall consider any recommendations submitted by the town board, citizens' advisory council or town advisory board regarding the application and, within 10 days after making its decision on the application, shall transmit a copy of its decision to the town board, citizens' advisory council or town advisory board.

6. In a county whose population is 400,000 or more, if a notice is required to be sent pursuant to subsection 4:

- (a) The exterior of a notice sent by mail; or
- (b) The cover sheet, heading or subject line of a notice sent by electronic means,

↪ must bear a statement, in at least 10-point bold type or font, in substantially the following form:

OFFICIAL NOTICE OF PUBLIC HEARING

7. In addition to sending the notice required pursuant to subsection 4, in a county whose population is 400,000 or more, the governing body shall, not later than 10 days before the hearing, erect or cause to be erected on the property at least one sign not less than 2 feet high and 2 feet wide. The sign must be made of material reasonably calculated to withstand the elements for 40 days. The governing body must be consistent in its use of colors for the background and lettering of the sign. The sign must include the following information:

- (a) The existing zoning designation of the property in question;
- (b) The proposed zoning designation of the property in question;
- (c) The date, time and place of the public hearing;
- (d) A telephone number which may be used by interested persons to obtain additional information; and
- (e) A statement which indicates whether the proposed zoning designation of the property in question complies with the requirements of the master plan of the city or county in which the property is located.

8. A sign required pursuant to subsection 7 is for informational purposes only and must be erected regardless of any local ordinance regarding the size, placement or composition of signs to the contrary.

9. A governing body may charge an additional fee for each application to amend an existing zoning regulation, restriction or boundary to cover the actual costs resulting from the mailed notice required by this section and the erection of not more than one of the signs required by subsection 7, if any. The additional fee is not subject to the limitation imposed by NRS 354.5989.

10. The governing body shall remove or cause to be removed any sign required by subsection 7 within 5 days after the final hearing for the application for which the sign was erected. There must be no additional charge to the applicant for such removal.

11. If a proposed amendment involves a change in the boundary of a zoning district in a county whose population is 400,000 or more that would reduce the density or intensity with which a parcel of land may be used and at least 20 percent of the property owners to whom notices were sent pursuant to subsection 4 indicate

in their responses opposition to the proposed amendment, the governing body shall not approve the proposed amendment unless the governing body:

(a) Considers separately the merits of each aspect of the proposed amendment to which the owners expressed opposition; and

(b) Makes a written finding that the public interest and necessity will be promoted by approval of the proposed amendment.

12. The governing body of a county whose population is 400,000 or more shall not approve a zoning regulation, restriction or boundary, or an amendment thereof, that affects any unincorporated area of the county that is surrounded completely by the territory of an incorporated city without sending a notice to the governing body of the city. The governing body of the city, or its designee, must submit any recommendations to the governing body of the county within 15 days after receiving the notice. The governing body of the county shall consider any such recommendations. If the governing body of the county does not accept a recommendation, the governing body of the county, or its authorized agent, shall specify for the record the reasons for its action.

[14:110:1941; 1931 NCL § 5063.13]—(NRS A 1973; 1828; 1977, 1017; 1989, 962; 1991, 370; 1993, 2204; 1997, 2420; 1999, 785, 911, 2078, 2080; 2001, 1446, 1683; 2003, 70, 2338)

VI. NIA HIGHLANDS LLC
7990 Town Square Way
Reno, NV 89523
775-323-1405


FIRST INDEPENDENT BANK OF NEVADA
PO Box 1111
Reno, NV 89510
94-206/1212

2642

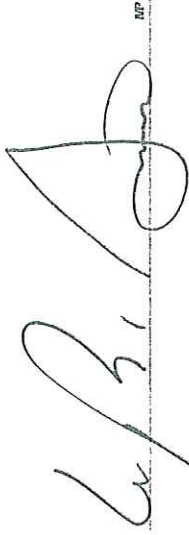
2/26/2007

PAY TO THE ORDER OF Storey County Building & Planning

\$ **1,000.00

One Thousand and 00/100***** DOLLARS 

Storey County Building & Planning
110 Toll Road-Gold Hill Divide
PO Box 526
Virginia City, NV 89440



MEMO Zone Change

⑈002642⑈ ⑆121202062⑆

013015888⑈

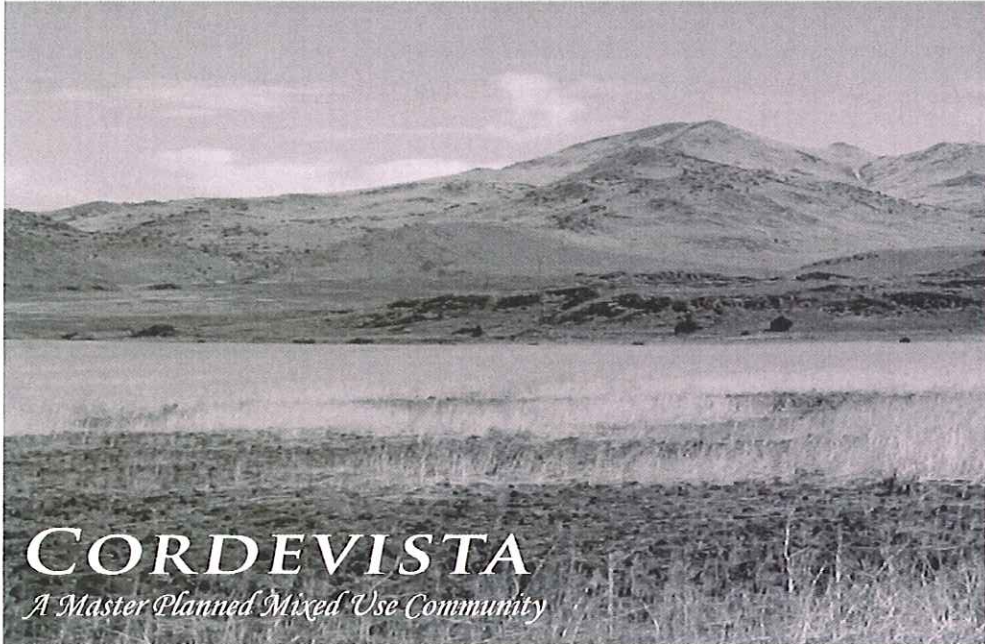
2642

Virginia Highlands, LLC
Storey County Building & Planning

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/26/2007	Bill		1,000.00	1,000.00		1,000.00
					Check Amount	1,000.00

FIB Checking Account Zone Change

1,000.00



Zone Change/Hearing Application

Table of Contents

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Project Location
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Property Ownership
Vicinity Map

Application Inclusions

Project Location

The project is located in a secluded valley within the Virginia Range adjacent to Long Valley Creek in Storey County, Nevada. The project area consists of approximately 8,600 acres. The project is encompassed to the North, East, and South by the Tahoe-Reno Industrial Center (TRI). The project is 3.9 miles from Lockwood, 4.3 miles from Virginia Highlands fire house, and 5.2 miles from TRI currently built facilities. The land to the West is privately owned by Storey County Properties Partnership. The project is isolated and will have no impact on any existing communities.

Justification Statement

For the past two decades the project site was considered isolated enough from other residential areas in Storey County that the County created a Special Industrial (IS) zone classification for the property. This zone designation allows ammunition manufacture, testing and storage, chemical manufacture, testing and storage, airbag and other passive restraint system manufacture, testing and storage, explosive, propellant, and pyrotechnic manufacture, testing and storage, igniters and ignition systems manufacture, testing and storage, etc... In essence the zone designation allows hazardous uses to occur in an isolated location. The TRW Company's operation, which manufactured explosive modules for automobile air bags, took advantage of the zoning and occupied the site for several years. That operation no longer exists and a change in ownership coupled with a dramatic shift in County land uses has produced a situation where a change in land use on this site makes sense.

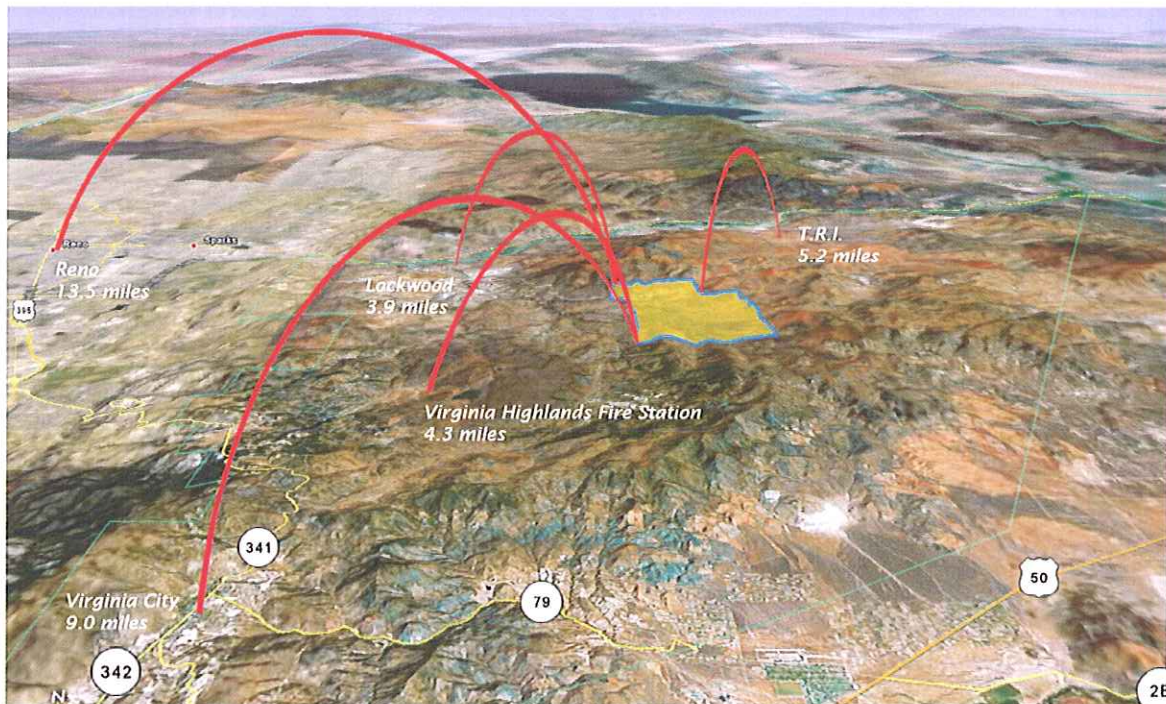
In July 1999 the Tahoe Reno Industrial Center (TRI) obtained the required zoning from Storey County to allow heavy industrial development to occur on their 102,000 acre site. Storey County and this project are affectively in the heart of all of Northern Nevada. In February of 2000 the Development Agreement was approved granting entitlement from the County to begin developing the first phase of the six phase project. Each phase will contain approximately 5,000 acres of heavy industrial and manufacturing use and produce approximately 100,000,000 square feet of buildings, creating an estimated 30,000 to 35,000 jobs per phase. When the sixth and final phase of the TRI project is complete there will be approximately 600,000,000 square feet of building for a projected 180,000 to 210,000 employees on the 30,000 acre site. The success of TRI is evidenced by the rapid absorption of the first phase. To date, the County has received applications that will in essence complete sales of phase one in 7 years; 13 years ahead of schedule. Currently, as of February 2007, 6,000,000 square feet of buildings are in the Storey County Building department for building permit approval which will produce an anticipated 8,000 new jobs by December 2008. The existence of TRI changes the land use potential of the Cordevista site as there is a great need in Storey County to provide mixed uses of office, retail, and housing for the current and future employees that will work within TRI and the County. The surrounding Counties have discussed and are requesting that Storey County deliver a balance of office, retail, and housing for all the growth in TRI.

The vision for this project is to create a self sustaining mixed use development that will assist Storey County in maintaining a balance between the rapid growth in employment and the need for office, retail, housing, and amenities. This community will supply commercial/retail, civic, parks, trails, and other land uses for its residences. It will provide essential utilities and services including water, power, & sewer, and will not rely upon existing Storey County developments for these resources.

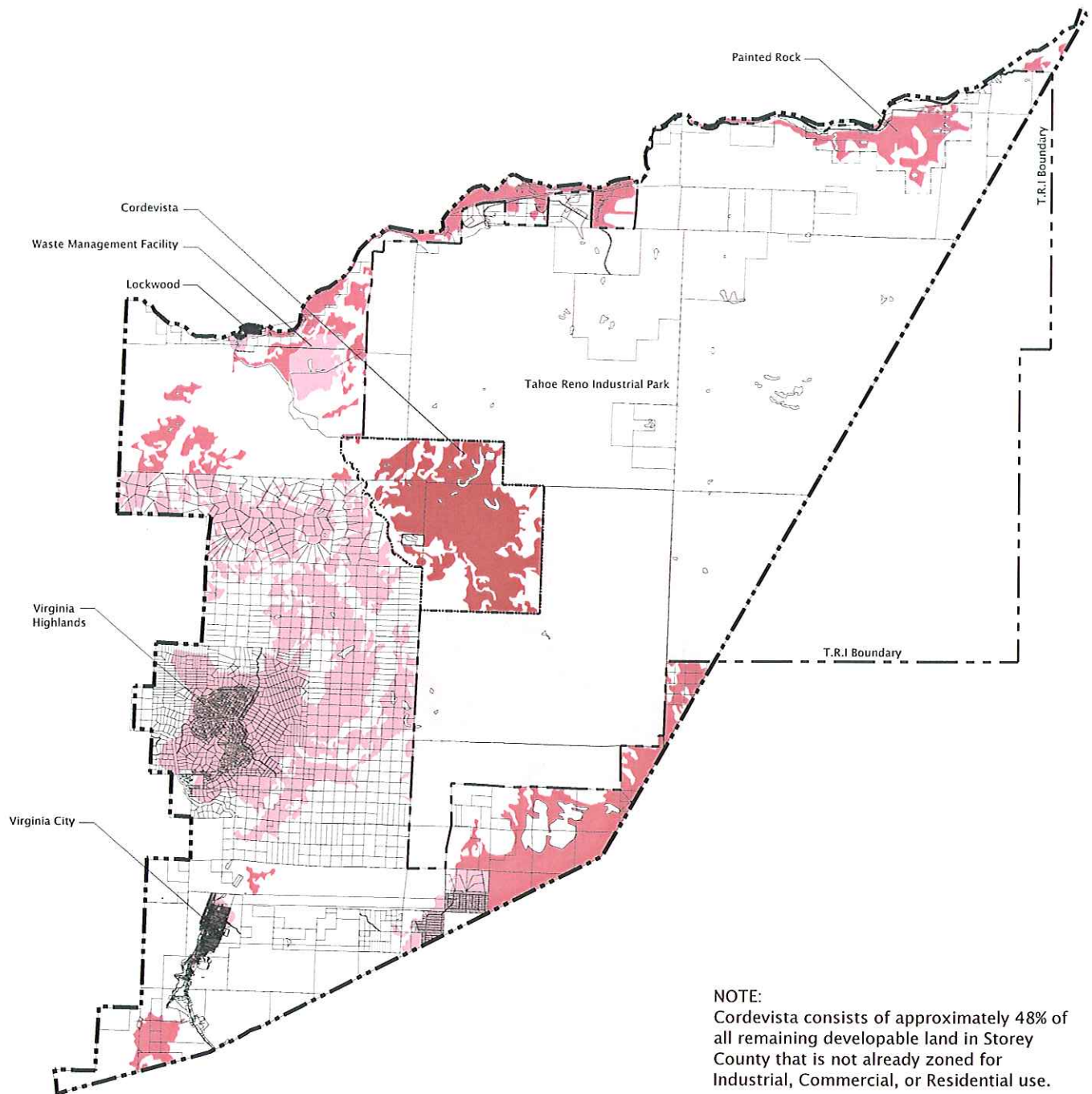
No roads will be built to Virginia Highlands or Lockwood. The primary road will be a newly developed road to TRI. The existing dirt road to Lockwood will be gated and used only for emergency access. There is potential for two new alternate roads from the project site. One road may head West towards Reno and the other may head North to the Mustang Exit area. It is important to understand that neither of these roads will connect to Virginia Highlands or Lockwood or produce traffic that will affect the traffic volumes within existing Virginia Highlands, Virginia City, and Lockwood neighborhoods.

Water for this project will be imported from other sources and not from ground water basins from the Virginia Highlands or Lockwood areas. The ground water supply for existing Storey County residents will not be affected in any negative way as a result of this project. In fact, with current development technology and storage techniques, this project may present an opportunity to improve the amount of available water for existing residents through ground water storage and recharge practices.

All environmental and cultural studies conducted on the 6,800 acres of property are complete. However, these studies have now been expanded to include the newly purchased portion of land (approximately 1,800 acres). All studies for the entire property will be complete at the time of PUD or Development Agreement submittal.






Storey County Slope Map/Remaining Developable Land



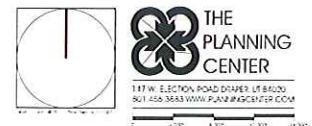
NOTE:
 Cordevista consists of approximately 48% of all remaining developable land in Storey County that is not already zoned for Industrial, Commercial, or Residential use.

Legend

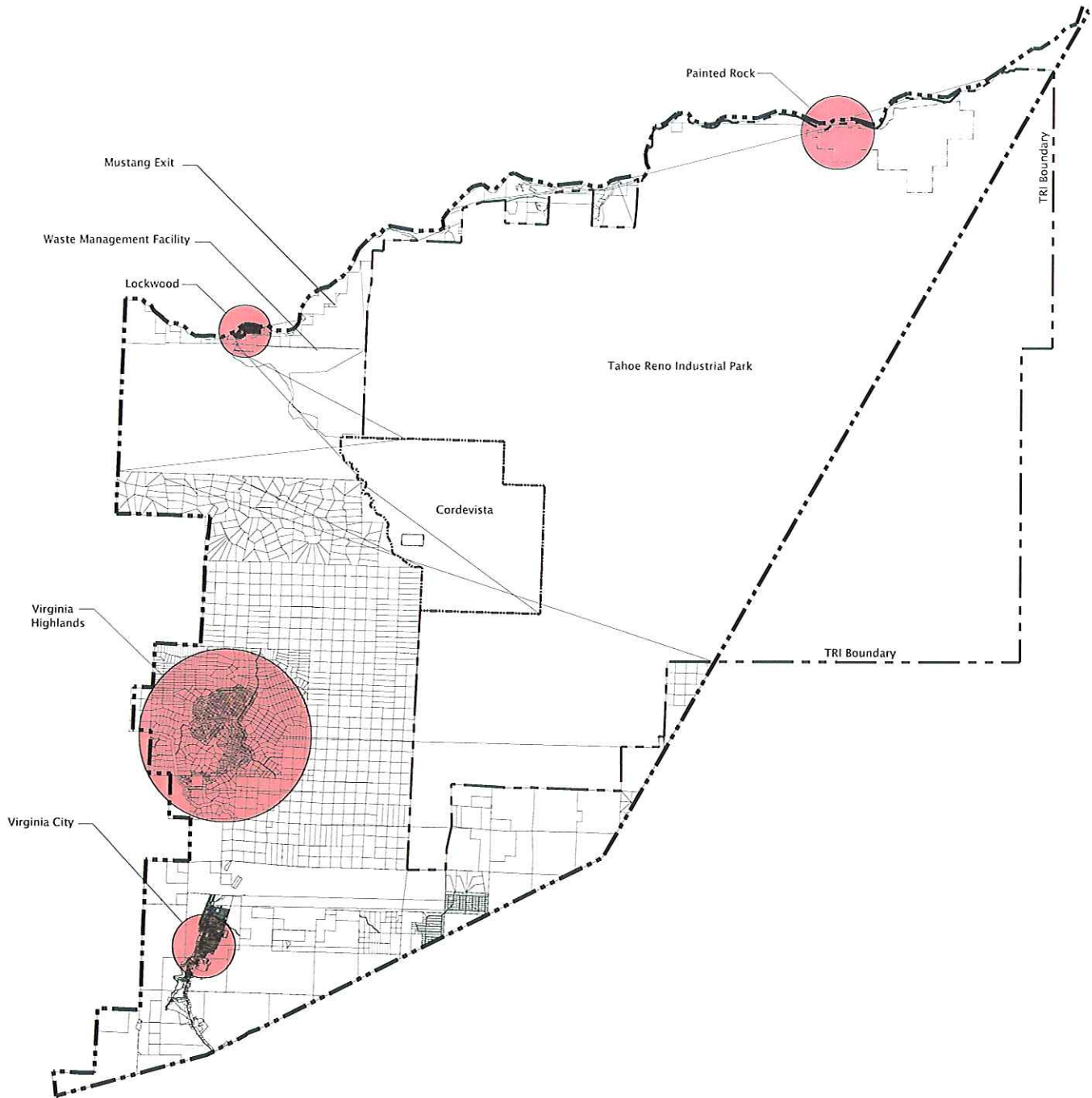
	Storey County	Est. 169,360 Acres
	T.R.I. Area (includes Painted Rock property and T.R.I. Property inside Lyon County)	102,000 Acres
	Properties that have been Developed, Planned, or Lotted	18,673 Acres
	Remaining Developable Land in Storey County	11,244 Acres
	Cordevista Project/Site	5,394 Acres

Cordevista

A Master Planned Mixed Use Community



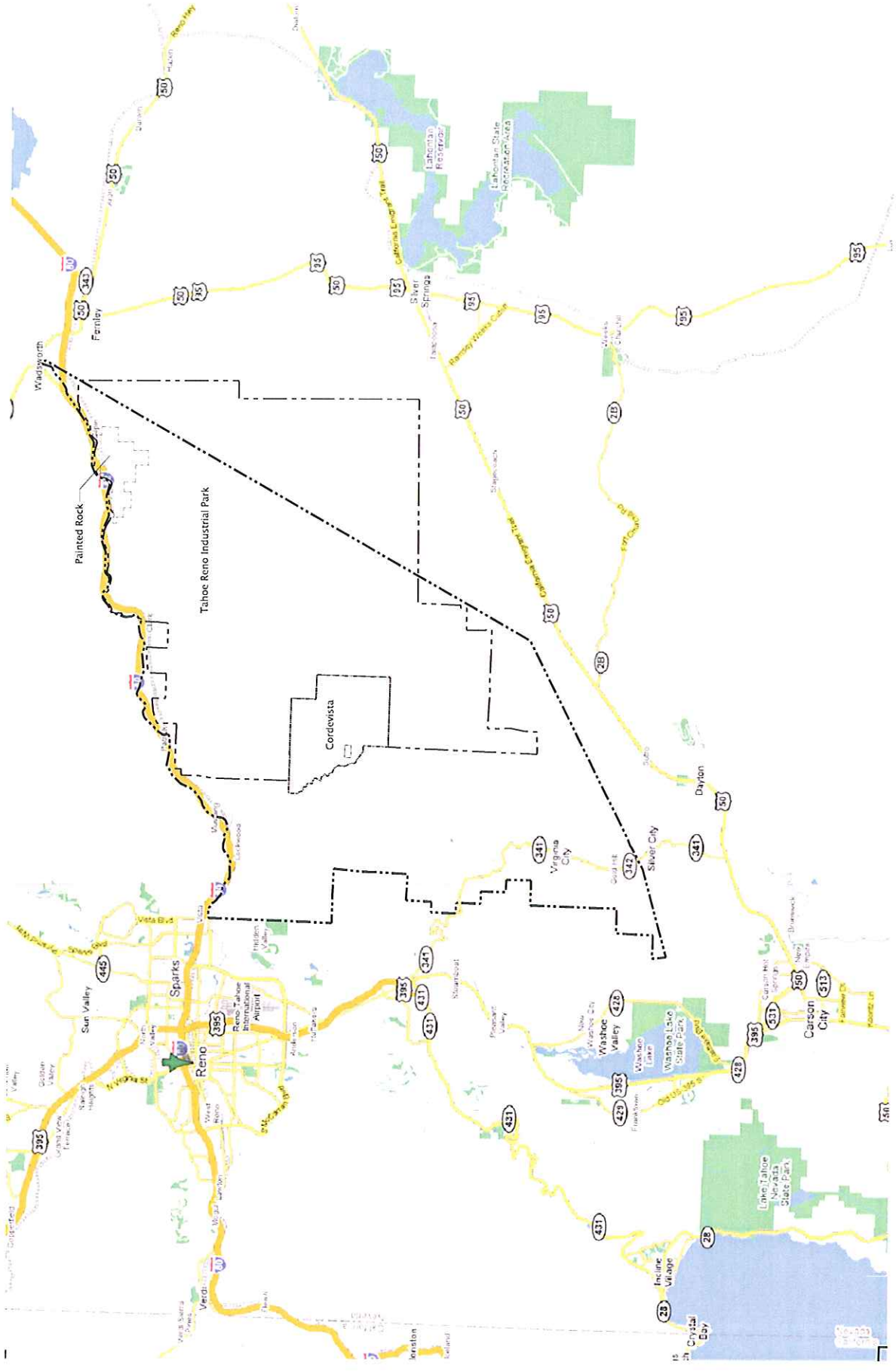
Property Ownership



Cordevista

A Master Planned Mixed Use Community





Cordevista

A Master Planned Mixed Use Community

THE PLANNING CENTER
 1200 S. UNIVERSITY BLVD., SUITE 200
 RENO, NV 89509
 WWW.PLANNINGCENTER.COM

Notes Present * Secured Tax Payment Entry (2/26/07 15:48:32 TC0100B
 Parcel #..... 004-201-0
 Property Loc... S4-9, 16-18 T18N R22E, OUTSIDE 2007 Roll #...: 004510
 Billed to..... VIRGINIA HIGHLANDS LLC District.....: 5.2
 ATTN: SR, INC, MANAGER Tax Service...:
 7690 TOWN SQUARE WAY Land Use Code: 500
 RENO, NV 89523

Payment Date... 2/26/07 Payor.. VIRGINIA HIGHLANDS LLC

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
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No. Prior, Year, Taxes,

Current Year

08/21	4,064.45		4,064.45	4,064.45	.00
10/02	4,063.00		4,063.00	4,063.00	.00
01/02	4,063.00		4,063.00	4,063.00	.00
03/05	4,063.00		4,063.00	.00	4,063.00
Totls	16,253.45	.00	16,253.45	12,190.45	

Check Amount... _____ Bank #... _____ Check #... _____
 Cash Amount... _____ Deposit Slip? Y (Y/N) Print Receipt? N
 Credit Card... _____ Received By _____ F20=Print Bill
 Refund Amount.. _____ F3=Save&Exit F5=Notes F9=Adj Pmts F10=Amend
 Total Payment.. .00 F12=Cancl F13=Hist F14=Prt Sumry F17=AsrInq

* Notes Present * Secured Tax Payment Entry 2/26/07 15:48:07 TC0100B

Parcel #..... 004-151-06
 Property Loc... 1 TRW WAY, OUTSIDE 2007 Roll #...: 004509
 Billed to..... VIRGINIA HIGHLANDS LLC District.....: 5.2
 ATTN: SR, INC. MANAGER Tax Service...:
 7690 TOWN SQUARE WAY Land Use Code: 500
 RENO, NV 89523

Payment Date... 2/26/07 Payor.. VIRGINIA HIGHLANDS LLC

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
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No. Prior, Year, Taxes,

Current Year

08/21	16,439.17		16,439.17	16,439.17	.00
10/02	16,436.00		16,436.00	16,436.00	.00
01/02	16,436.00		16,436.00	16,436.00	.00
03/05	16,436.00		16,436.00	.00	16,436.00
Totls	65,747.17	.00	65,747.17	49,311.17	

Check Amount... _____ Bank #... _____ Check #... _____
 Cash Amount... _____ Deposit Slip? Y (Y/N) Print Receipt? N
 Credit Card... _____ Received By _____ F20=Print Bill
 Refund Amount.. _____ F3=Save&Exit F5=Notes F9=Adj Pmts F10=Amend
 Total Payment.. .00 F12=Cancl F13=Hist F14=Prt Sumry F17=AsrInq

Parcel Number 004-211-06 Prior Parc # 004-211-04 Changed 2/12/07
 Last Updated 2/26/07 By JKA Created by split; Primary # 004-211-06
 Ownership (F6=All Owners... F7=Documents... F8=Correspondence History)
 Legal Owner..... GATEWAY COMPANY L C Force Assmt Notice....
 Assessed Owner..... GATEWAY COMPANY L C Force Ag Message...
 Mail Address..... C/O FRITZ DUDA CO Force Label.....
 1355 NOEL ROAD, STE 1315 Force Card/Aff (C/A)..
 City, State..... DALLAS, TX Zip... 75240
 Vesting Doc #, Date. 105962 2/12/2007 Yr, Bk, Pg 07 231 870 Corr Rq'd
 Map Document #s..... 105960
 Description..... (F11=Additional Locations)
 # Dir Street or Other Description Unit #(s)
 Property Location... S36 19N 21E & PT S1,2,12 18N 21E
 Subdivision..... S36 19N/PT S1,2,12 18N 21E Block... Lot...
 Town..... OUTSIDE Parcel Map ID.. PARCEL 2
 Property Name..... Confidential..
 Remarks.....
 Parcel # Containing Descriptive/Document Data....
 Size
 Total Acres... 1,822.910 Square Feet.... 0
 Ag Acres..... .000 W/R Acres..... .000
 F3=Save & Exit F10=Other Functions F12=Cancel F14=Improvements/Appraisal Data
 F15=Legal Description F16=Misc Notes F17=Factoring History F20=Tax Years
 F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts



Parcel #..... 004-211-
 Property Loc... PTN T18N R21E, OUTSIDE
 Billed to..... STOREY CO PROP LTD LBLTY CO
 1580 TWIN OAKS ROAD
 RENO, NV 89511

2007 Roll #...: 003667
 District.....: 5.2
 Tax Service...:
 Land Use Code:

Payment Date... 2/26/07 Payor.. STOREY CO PROP LTD LBLTY CO

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
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Current Year

					No. Taxes Owing
08/21	463.51		463.51	463.51	.00
10/02	462.00		462.00	462.00	.00
01/02	462.00		462.00	462.00	.00
03/05	462.00		462.00	462.00	.00
Totls	1,849.51	.00	1,849.51	1,849.51	

F20=Print Bill
 F5=Notes F9=Adj Pmts F10=Amend
 F12=Cancl F13=Hist F14=Prt Sumry F17=AsrInq

02/26/2007 18:14 FAX 7758470921

Storey County Clerk/Tre.

002/002

Parcel #..... 004-131-06
 Property Loc... 3005 CANYON WAY, S1/2 T19N R21E OS
 Billed to..... STOREY CO PROP LTD LBLTY CO
 1580 TWIN OAKS ROAD
 RENO, NV 89511

2007 Roll #...: 003666
 District.....: 5.2
 Tax Service...:
 Land Use Code:

Payment Date... 2/26/07 Payor.. STOREY CO PROP LTD LBLTY CO

Outstanding Taxes:

Prior Year	Tax	Penlty/Intrst	Total	Amount Paid	Total Due
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Current Year

					No. Taxes Owing
08/21	2,804.78		2,804.78	2,804.78	.00
10/02	2,804.00		2,804.00	2,804.00	.00
01/02	2,804.00		2,804.00	2,804.00	.00
03/05	2,804.00		2,804.00	2,804.00	.00
Totls	11,216.78	.00	11,216.78	11,216.78	

F20=Print Bill
 F5=Notes F9=Adj Pmts F10=Amend
 F12=Cancl F13=Hist F14=Prt Sumry F17=AsrInq