



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

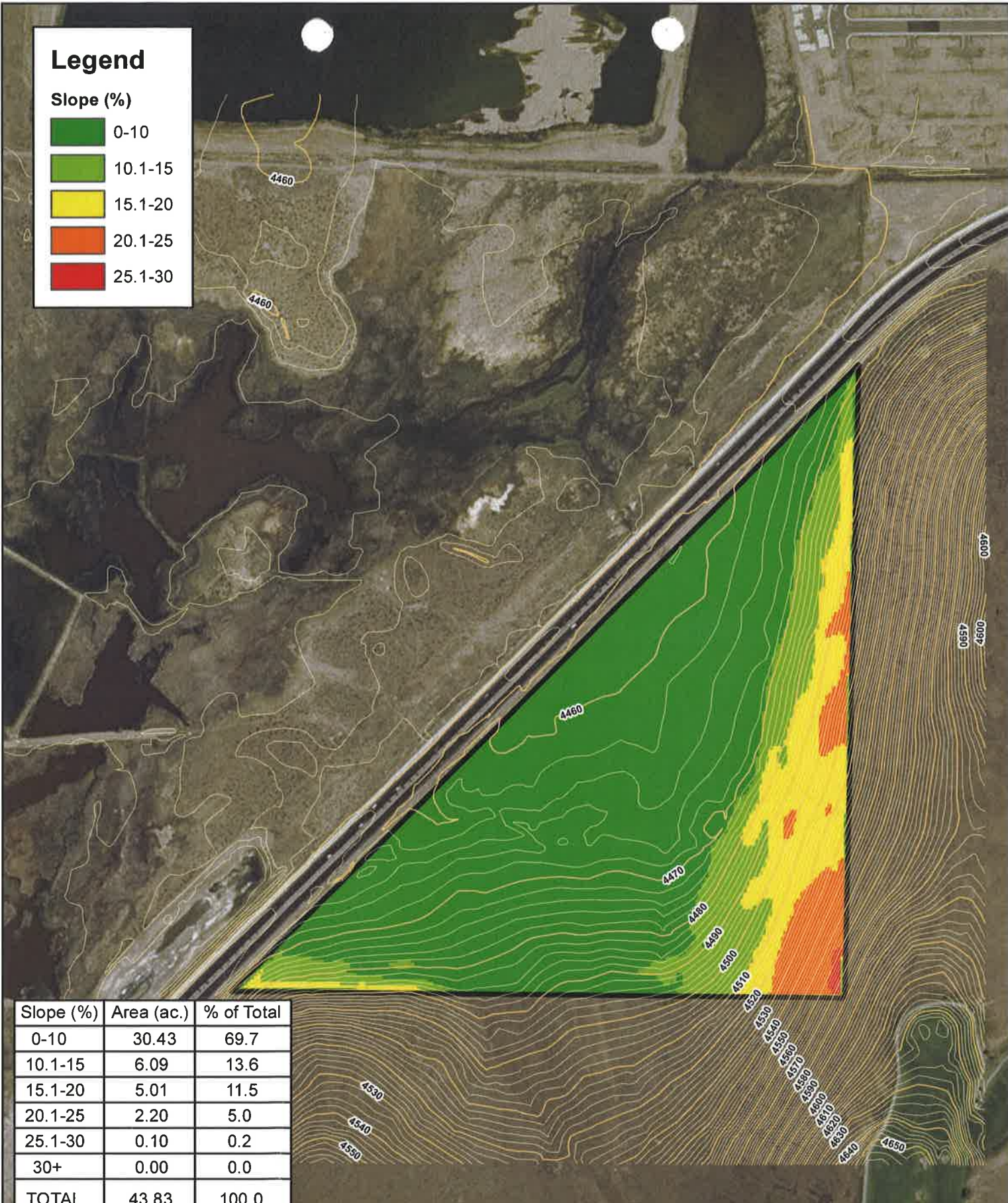
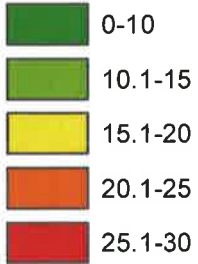


Exhibit 1-1: Vicinity Map
 Golden Triangle
 November, 2015

WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 5440 Reno Corporate Drive Tel: 775.823.4066
 Reno, NV 89511 Fax: 775.823.4066

Legend

Slope (%)



Slope (%)	Area (ac.)	% of Total
0-10	30.43	69.7
10.1-15	6.09	13.6
15.1-20	5.01	11.5
20.1-25	2.20	5.0
25.1-30	0.10	0.2
30+	0.00	0.0
TOTAL	43.83	100.0

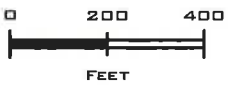


Exhibit 1-4: Slope Map

© 2011 DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, S. AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS community

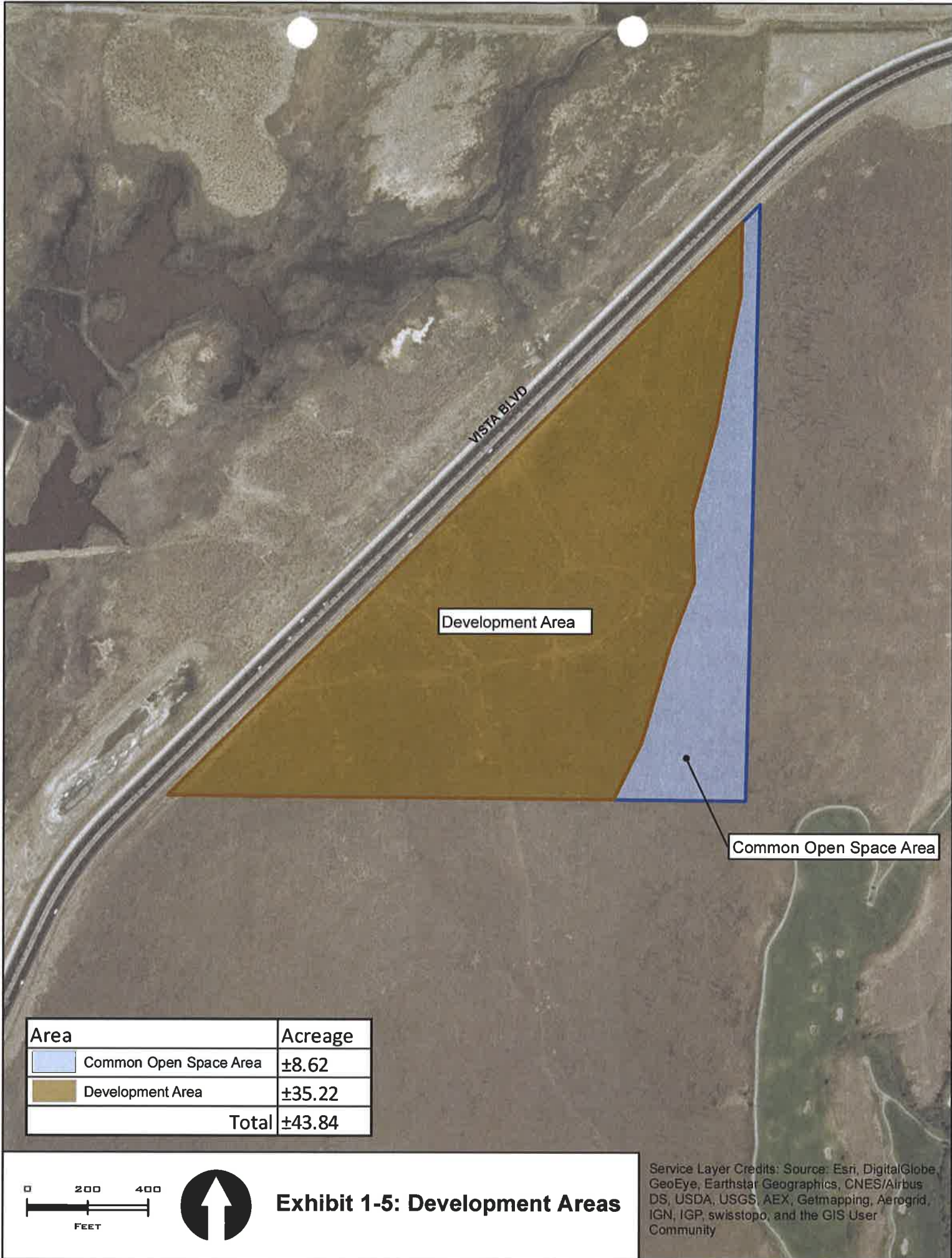
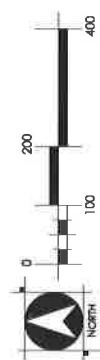
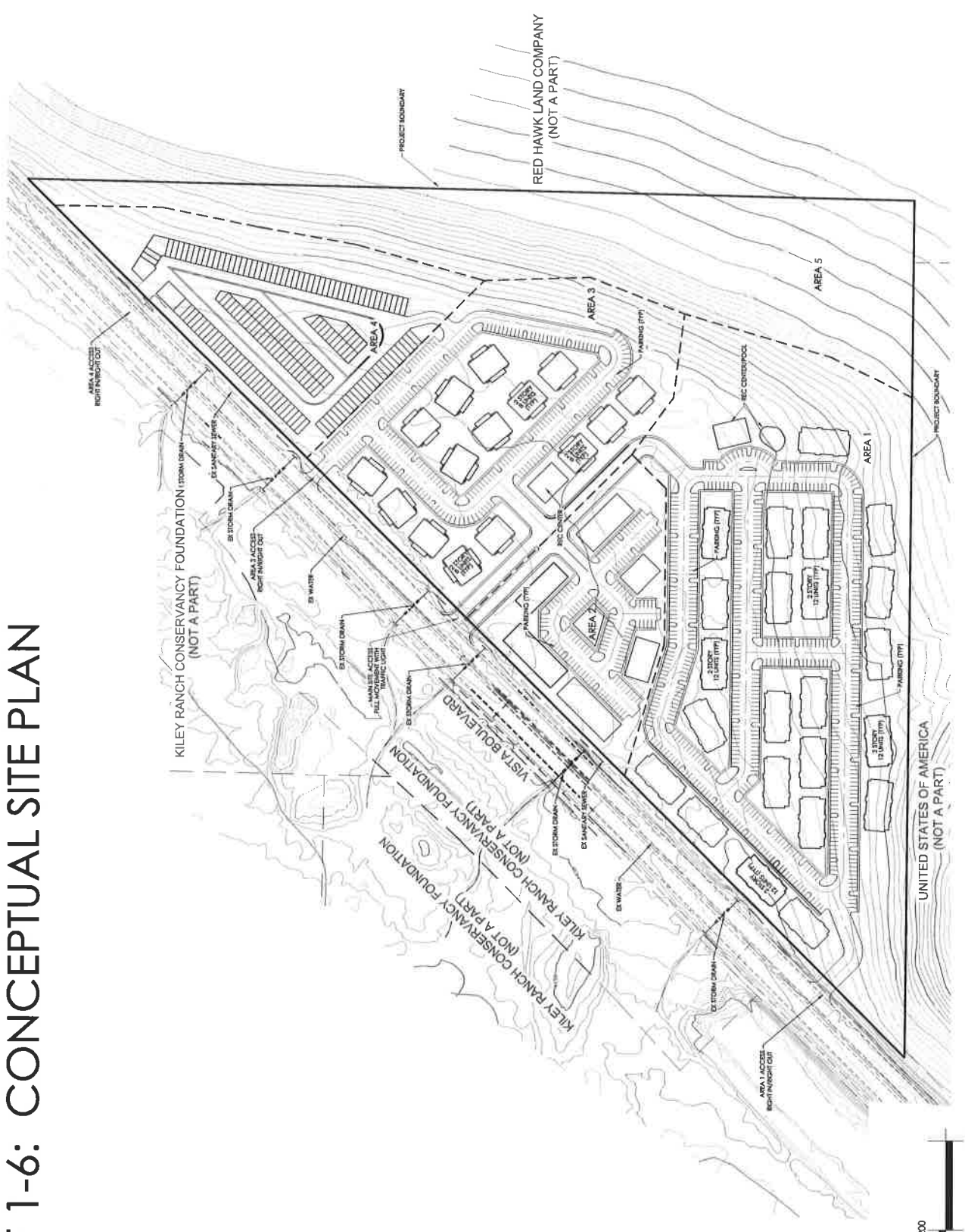


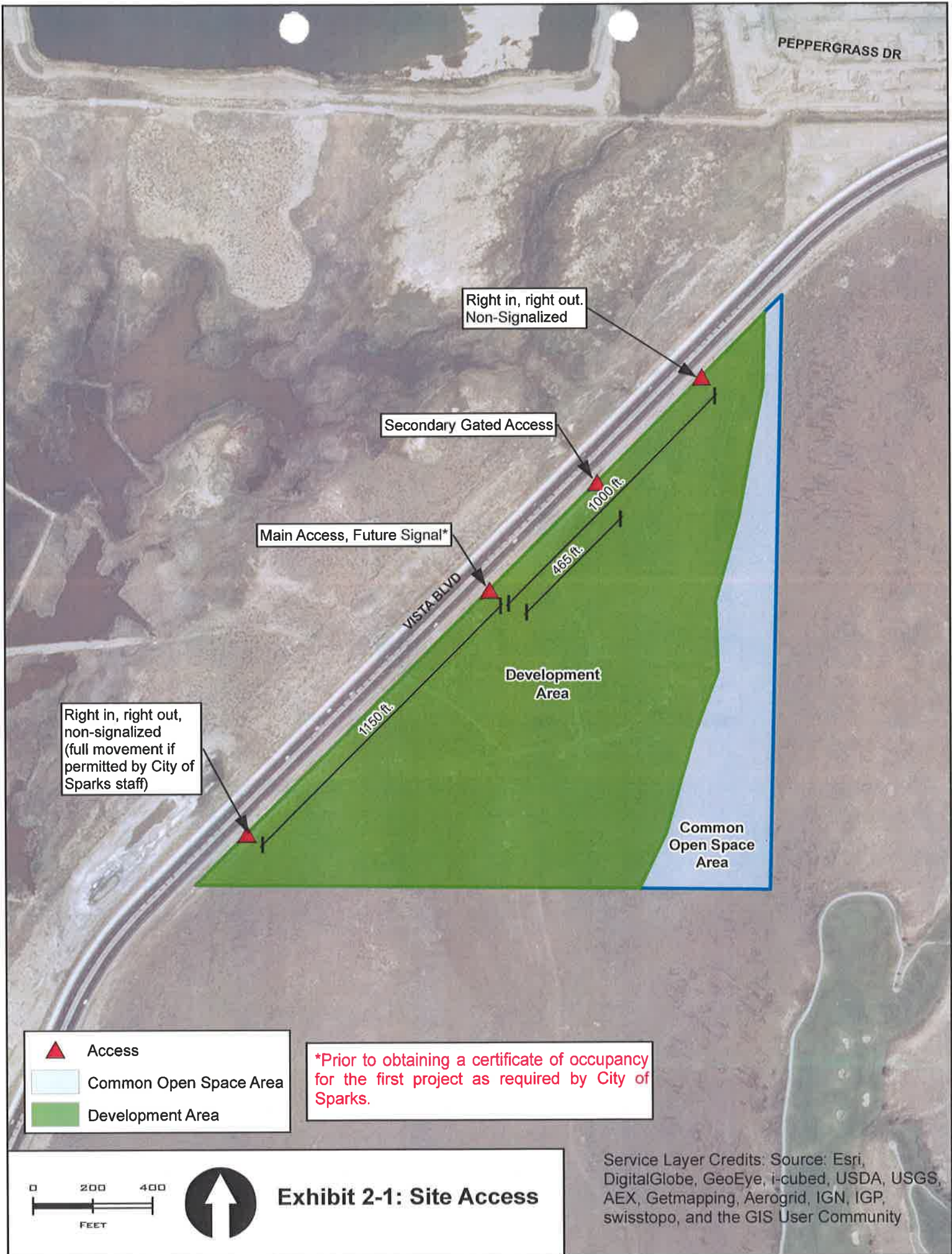
Exhibit 1-5: Development Areas

EXHIBIT 1-6: CONCEPTUAL SITE PLAN

SITE INFORMATION:

- AREA 1 - MULTIFAMILY
SITE AREA: 7 AC
25 - 10 UNIT BUILDINGS - 276 UNITS
PROVIDED PARKING - 288 SPACES
- AREA 2 - GENERAL COMMERCIAL
SITE AREA: 1 AC
- AREA 3 - MULTIFAMILY
SITE AREA: 6 AC
10 - 10 UNIT BUILDINGS - 100 UNITS
PROVIDED PARKING - 248 SPACES
- AREA 4 - 100K WAREHOUSING
SITE AREA: 5.7 AC
177 UNITS - 152,357-SQ-FT AVG.
- AREA 5 - COMMON OPEN SPACE
SITE AREA: 0.8 AC





PEPPERGRASS DR

Right in, right out.
Non-Signalized

Secondary Gated Access

Main Access, Future Signal*

VISTA BLVD

Development Area




Right in, right out,
non-signalized
(full movement if
permitted by City of
Sparks staff)

Common
Open Space
Area

1150 ft.

465 ft.

1000 ft.

-  Access
-  Common Open Space Area
-  Development Area

*Prior to obtaining a certificate of occupancy for the first project as required by City of Sparks.

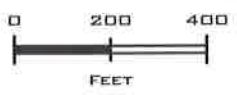


Exhibit 2-1: Site Access

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community