

AED Investments, LLC
1252 E. Edgemont Ave.
Phoenix, AZ 85006
August 24, 2012

Redevelopment Agency of the City of Sparks
ATTN: Mr. Armando Ornelas, City Planner
City of Sparks
431 Prater Way
Sparks, Nevada 80431
REF: 10.2 Acres

Dear Mr. Ornelas:

I am enclosing information in support of our Request for an Exclusive Negotiating Period with regard to the 10.2 Acres (APN 037-020-50).

We look forward to the response to our request

Yours truly,

A handwritten signature in black ink, appearing to read "Bill Erwin", with a long horizontal flourish extending to the right.

AED Investments, LLC
Bill Erwin, Principal

AED Investments, LLC
1252 E. Edgemont Ave.
Phoenix, AZ 85006
August 24, 2012

To: The Sparks Redevelopment Agency

Dear Agency Members:

We are pleased to inform you of our interest in developing the 10.2 Acres (APN 037-020-50) on Marina Gateway Drive property which we understand to be under the management of your Agency. We are formally requesting an Exclusive Negotiating Period to complete our due diligence, determine the final mix of specialized senior living that would be built on the site, and complete our financing arrangements.

In previous communications, we have identified our plans to develop on the 10.2 acres a campus of specialized senior services facilities. While the studies completed during the Exclusive Negotiating Period will define more precisely the types of facilities and the number of beds per facility, our anticipated development will include memory/secured care, respiratory, behavioral, and possibly orthopedic care.

Our development will fit your requirement for high quality, high assessed value development of the Property that will also create a substantial number of new jobs. A number of temporary jobs will be created for the construction projects. They will have a significant positive economic impact on the community. Jobs will be created and local businesses providing construction materials and senior living furnishings and equipment will benefit from this capital injection into the community.

High quality of care shall be provided for an aging population. Since these types of facilities must provide services 24 hours a day, 7 days a week, they require a number of skilled, permanent employees. In general, we can expect a minimum of one employee per every bed created by the project. At a minimum, we would anticipate 300 jobs being created and, of those 300 jobs, 90 – 95% shall be permanent, full-time jobs.

Our project team offers a strong combination of experience in real estate development and construction, design of senior living facilities, and the management of senior living facilities. The team includes AED Investments, LLC and CopperSands, Inc.

AED, LLC

Robert Aitchison and Bill Erwin (biographical information below) are forming a Nevada Limited Liability Company and will manage the development through that company.

Robert Aitchison and Bill Erwin combine over seventy years of real estate acquisition and development experience. They will manage the completion of the Feasibility Study and the development of the 10.2 Acres.

Robert Aitchison has successfully planned and developed mixed-use projects in Arizona for 32 years and 12 years in western Canada.

Bill Erwin, former Mayor of Flagstaff, Arizona, was for many years the broker for Federal Land Exchange, Inc. (FLEX) a firm specializing in trades of private land with the US Forest Service in several western states. He has developed commercial and residential projects in Arizona, a vineyard/bed & breakfast in California, and ranch properties in New Mexico and Arizona. He is also the President of Life Design, Inc. and has been an instructor at Arizona State University, Northern Arizona University, Mesa and Glendale Community Colleges.

CopperSands, Inc.

CopperSands, Inc. is an experienced owner/manager of senior living facilities, headquartered in Phoenix, Arizona. Founded in 1995, CopperSands provides national consulting and management services of independent, assisted living, skilled care, and campus of care communities. Their experience stretches across several Southwestern states including Arizona, Colorado and Nevada. Their current communities include:

- Copper Heights, Mesa, Arizona is an Assisted Living and Memory Care facility;
- Copper Villages, Mesa, Arizona is focused on Memory Care;
- Catalina Village, Tucson, Arizona, is an Assisted Living facility;
- Villa Marie Care Center, Tucson, Arizona combines Assisted Living, Hospice Care, and Skilled Nursing
- Villa Fatima, Oro Valley, Arizona is a Memory Care facility opening the Fall of 2012;
- Copper Square, Las Vegas, Nevada, is a Skilled Nursing Respiratory Care facility opening the Winter of 2012;
- Copper Ridge, Las Vegas, Nevada, is a Skilled Nursing Respiratory Care facility opening the Spring of 2013.

CopperSands, Inc. brings the experience necessary to manage the extremely complicated world that includes Medicare, Medicaid, and an ever-evolving health care system. They combine an exemplary record of financial responsibility with a dedication to serving our aging population with care and quality service. With multiple millions in performing loans with HUD, an impeccable financial and managerial track record, and a history of demonstrating a genuine mission to serve the people who occupy their facilities, CopperSands, Inc. is an example of successful business practice.

Robert Aitchison
AED Investments, LLC
1252 E. Edgemont Ave.
Phoenix, AZ 85006
480-650-5985
arabridge@cox.net

Mary Leach
CopperSands, Inc.
3602 E. Greenway Road, #104
Phoenix, AZ 85032
602-368-8203
maryleach@coppersandsinc.com

Primary Contact Person:

Bill Erwin
AED Investments, LLC
1252 E. Edgemont Ave.
Phoenix, AZ 85006
602-717-3239
bill.erwin@phoenixpowersearch.com

Thank you again for this opportunity to participate in an exciting project in Sparks. We look forward to your response.

Yours truly,



Bill Erwin
AED Investments, LLC