



This slide show of Sunny Hills West and the proposed boundary line adjustment includes an overview, photographs and planning concepts presented by the Sunny Hills consultant team to the Highlands Ranches Property Owners Association, representing 10 acre lot owners, at their regular meeting March 25, 2014.

In order to provide an overview to viewers of this slide show not present at the meeting, an introduction has been added along with text to summarize each slide. This slide show is not intended to be an exact transcription of the March 25th presentation as some information was added to clarify certain comments made at the presentation.

Should any viewer like additional information regarding this slide presentation, they are invited to attend the next community meeting on April 23rd or to contact:

Andy Durling, Principal, Wood Rodgers Inc. at: adurling@WoodRodgers.com

SUNNY HILLS WEST

INTRODUCTION

Sunny Hills is a 9,000 acre property that was purchased 35 years ago. The principal owner has resided in California for over 40 years. Sunny Hills is comprised of Sunny Hills West (4,100 acres) and Sunny Hills East (4,900 acres). These areas are shown on the following slides.

In 2013, the Nevada Legislature passed legislation to adjust the Storey and Washoe County boundary line subject to approval from both the Storey County Commission and Washoe County Commission. If approved, 1,200 acres of the Sunny Hills West property currently located in Storey County would become part of Washoe County. The Sunny Hills boundary line adjustment request is separate and not affiliated with the Tahoe Regional Industrial Center boundary line adjustment request.

We sincerely believe there are significant benefits to the residents of the Virginia City Highlands if the boundary line adjustment is approved. We propose to incorporate the following into a legally binding development agreement between Sunny Hills West and Storey County that would be approved along with the boundary line adjustment. Additional terms could be included based on further input from the Virginia City Highlands residents. The following pertains specifically to the Sunny Hills West Area.

- A 1,500 foot wide setback totaling over 200 acres will be provided along the south boundary of Sunny Hills West. This creates a natural open space buffer that moves development away from Virginia City Highlands.
- Gates and barriers could be provided to block access of ATVs or other recreational vehicles.
- The open space buffer would preserve the natural character along the south boundary of Sunny Hills West closet to Virginia City Highlands.
- All municipal water for Sunny Hills West will be provided from Washoe County. An above ground water reservoir is already constructed near the entry to Sunny Hills West. All other utilities such as sewer and gas will also be provided through Washoe County.
- Primary road access would be permitted only from Washoe County near the Damonte Ranch community. No vehicular access will be permitted south of the Sunny Hills West boundary towards the Virginia City Highlands.
- No request will be made in the future to increase the boundary line beyond the 1,200 acres.
- The preserved open space for Sunny Hills West will total over half of the property (2,100 acres), which will provide north/south and east/west wildlife corridors through the property. Best practices for preservation of wildlife and horses will be incorporated.

The land use plan for Sunny Hills West includes approximately 4,000 homes based on an average of one dwelling unit per acre. As the project will otherwise proceed with most of these homes in Washoe County, it would seem advisable for the Virginia City Highlands to have a voice in how the future development will take shape and to take advantage of the above benefits and conditions.

SUNNY HILLS WEST

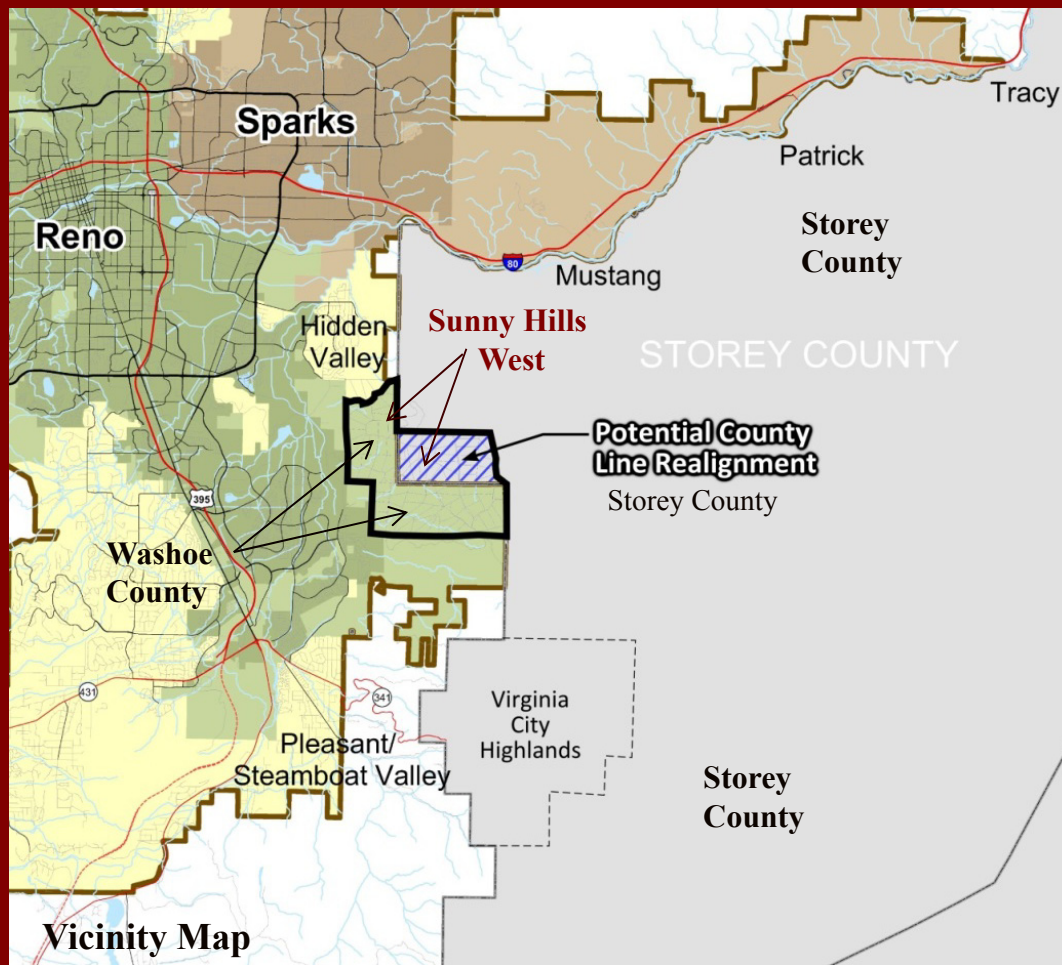
STOREY COUNTY BALLOT QUESTION

There has been discussion among Storey County Commissioners recently of whether to place the question of the Boundary Line Adjustment on the November 2014 Ballot. In order to provide the Virginia City Highlands residents the assurances described on the previous slide, we believe it is in the best interest of the residents that the Commissioners not include the advisory question on the ballot.

If an advisory question is placed on the ballot, it would allow all of Storey County to vote “yes” or “no” on the Sunny Hills West boundary line adjustment but would not include the terms of the development agreement described on the previous slide. In effect, an advisory question would ask all of Storey County to make a decision of what is best for the Virginia City Highlands - rather than allowing the Virginia City Highlands to benefit and enhance their community with a legally binding development agreement.

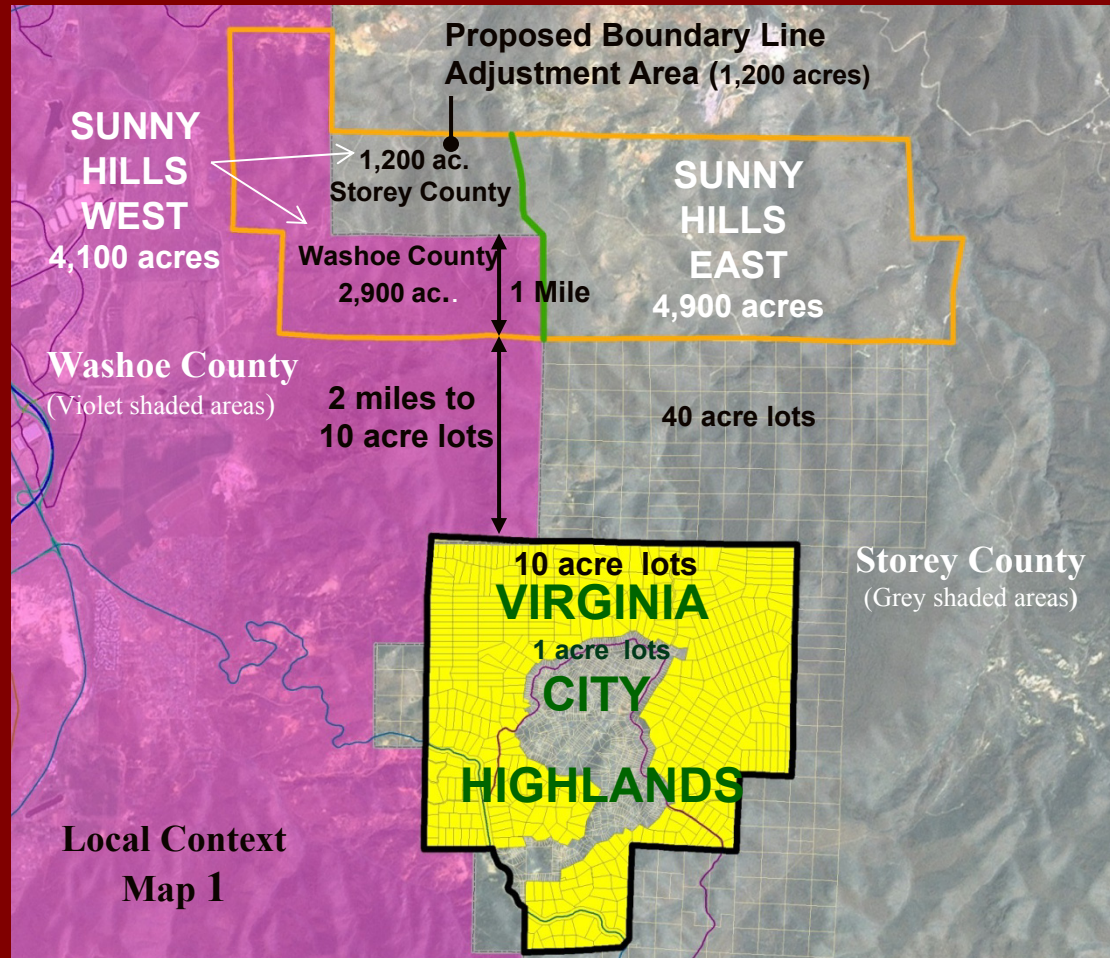
We respectfully ask you to join us in requesting your Commissioners not include an advisory question on the ballot.

SUNNY HILLS WEST



The proposed boundary line adjustment area is located north of Washoe County property in Sunny Hills West.

SUNNY HILLS WEST

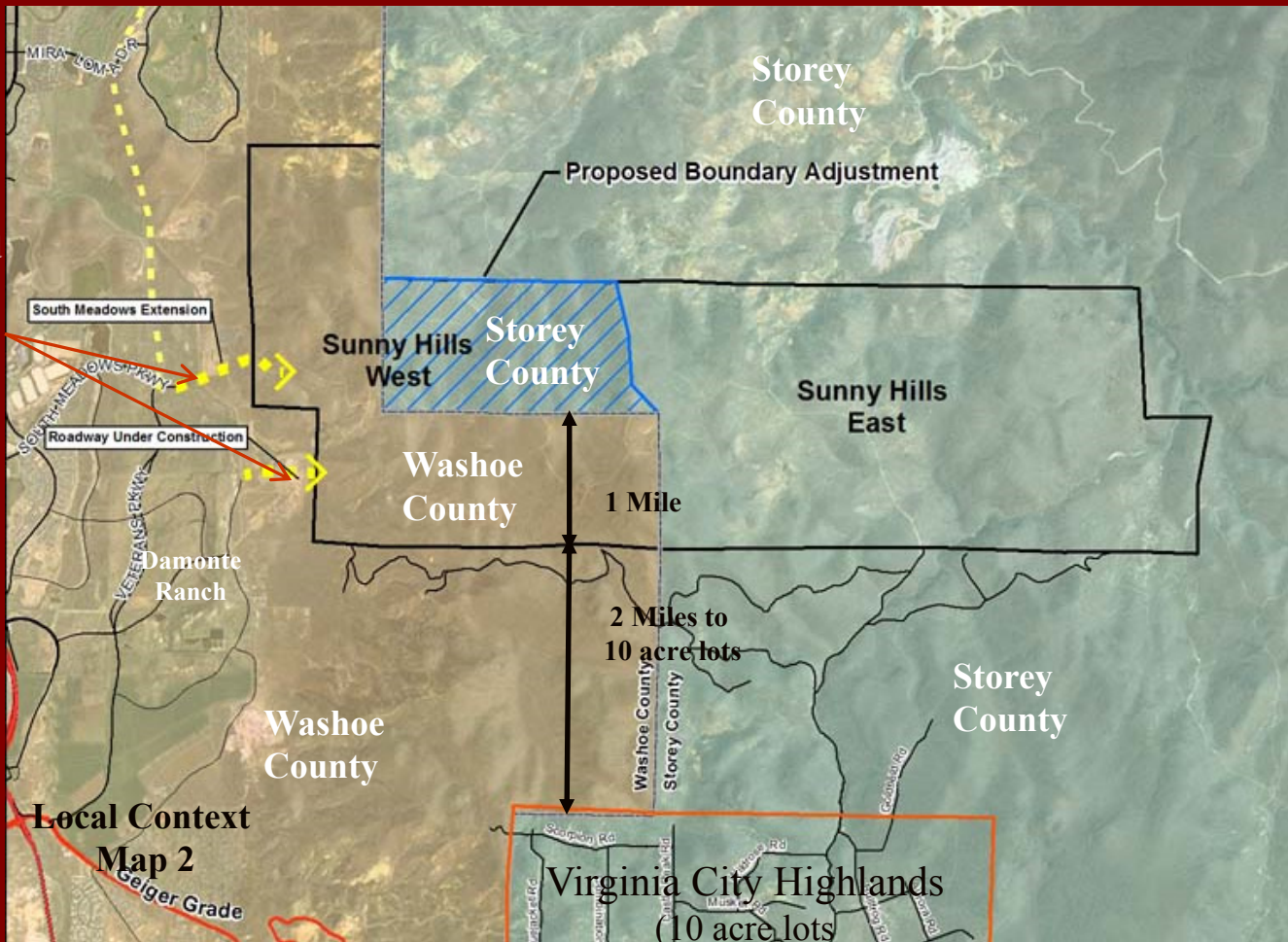


Sunny Hills West is comprised of 2,900 acres in Washoe County and 1,200 acres in Storey County. The above map identifies the 1,200 acre proposed boundary line adjustment area. The south boundary of Sunny Hills West is located 2 miles from the 10 acre lots in Virginia City Highlands. The south boundary of the land in Storey County is located 3 miles from the 10 acre lots.

Sunny Hills East, totaling 4,900 acres, is located in Storey County and has previously been approved for 40 acre lots.

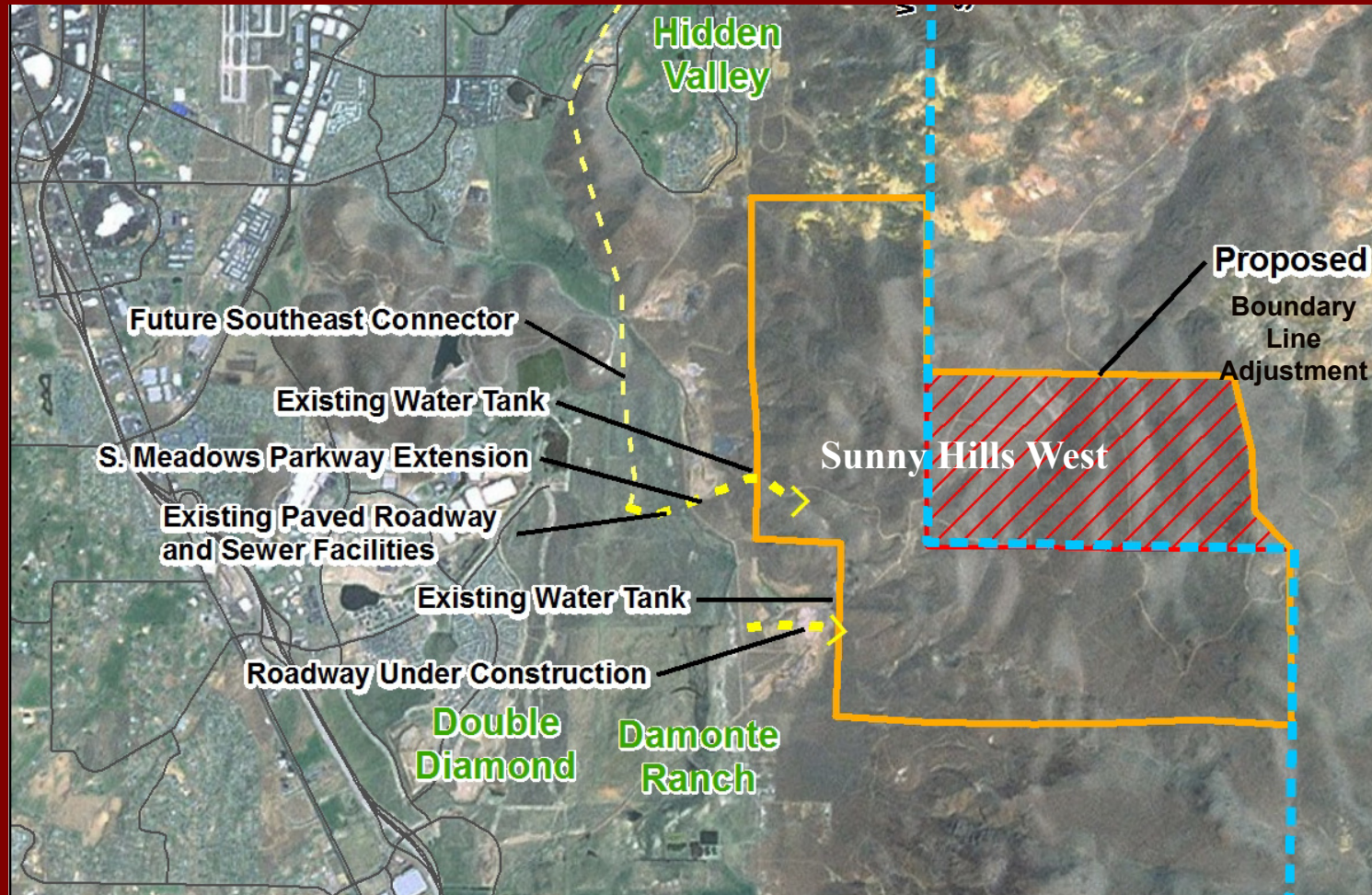
SUNNY HILLS WEST

Primary road access to Sunny Hills



Access to Sunny Hills West is provided from the west near Damonte Ranch shown above.

SUNNY HILLS WEST



The above map identifies existing and future roads and infrastructure adjacent to Sunny Hills West.

SUNNY HILLS WEST



View of site looking from Damonte Ranch area east of the 395

The existing water tank / reservoir shown above is planned as part of the Sunny Hills domestic water system. Grading for one of the two primary roads leading to Sunny Hills West has commenced as of April 2014. First phases of development are planned in the foothills to the right of the water reservoir seen in the above photo.

SUNNY HILLS WEST



View of Sunny Hills West

The Sunny Hills West property is geographically comprised of 3 different terraces. This is the middle terrace which is approximately 600 feet in elevation above the first terrace in the prior slide.

SUNNY HILLS WEST



View from Sunny Hills West

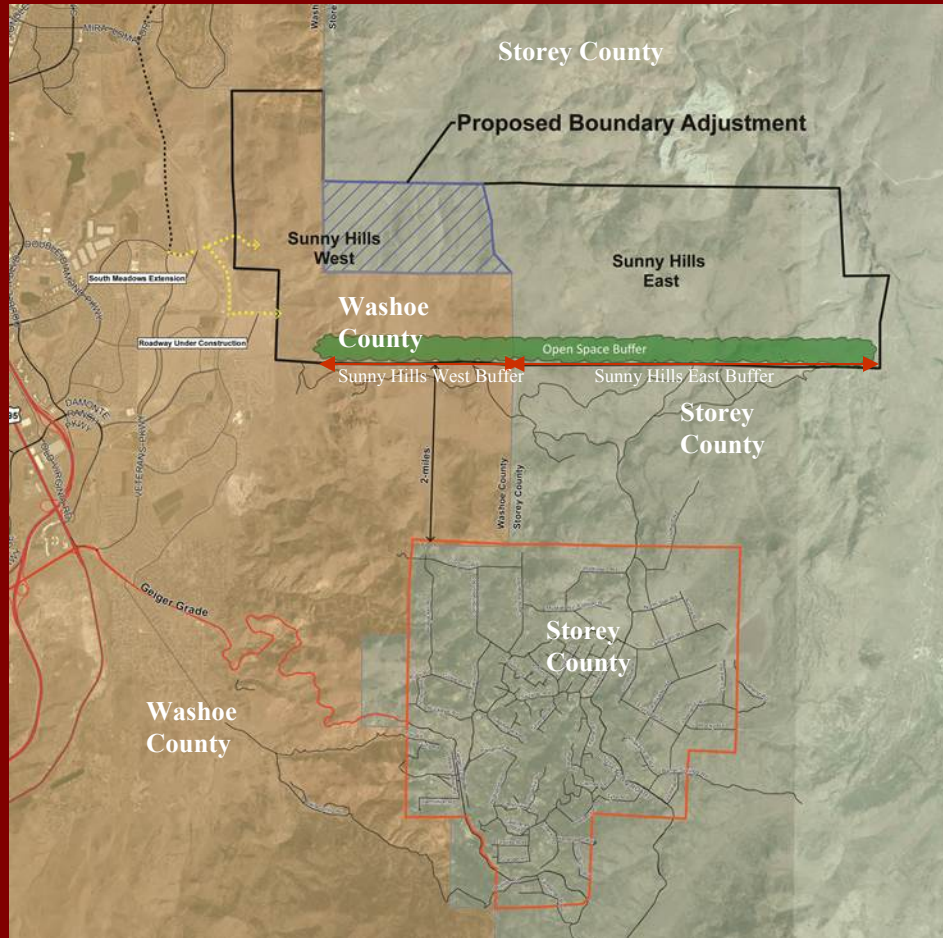
A view from the upper terrace looking towards Reno and Mt. Rose. This terrace is approximately 600' in elevation above the middle terrace on the prior slide.

SUNNY HILLS WEST



An additional view of the upper terrace.

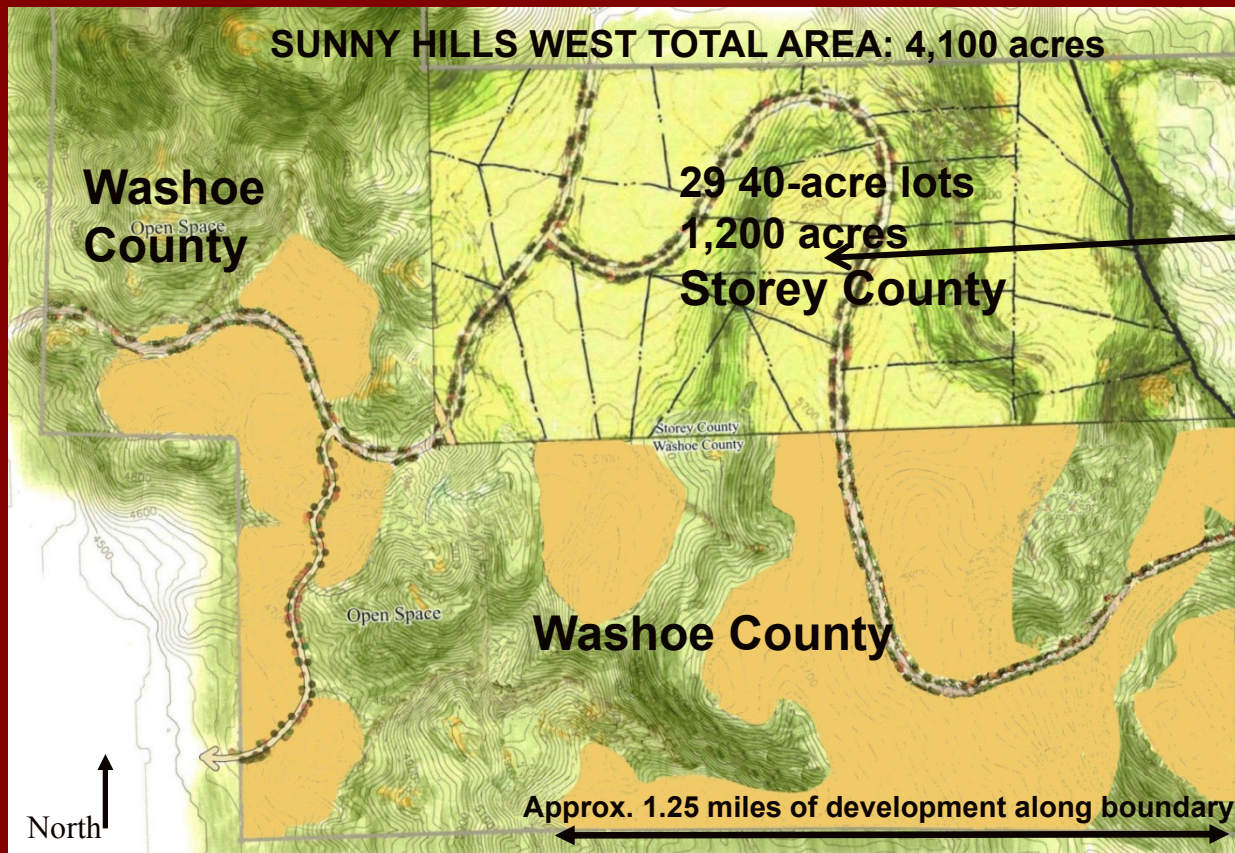
SUNNY HILLS WEST



Planned Buffer Area

Along the south boundary of Sunny Hill West, a 1,500' wide open space buffer is planned. This would create approximately 200 acres of permanent open space.

SUNNY HILLS WEST



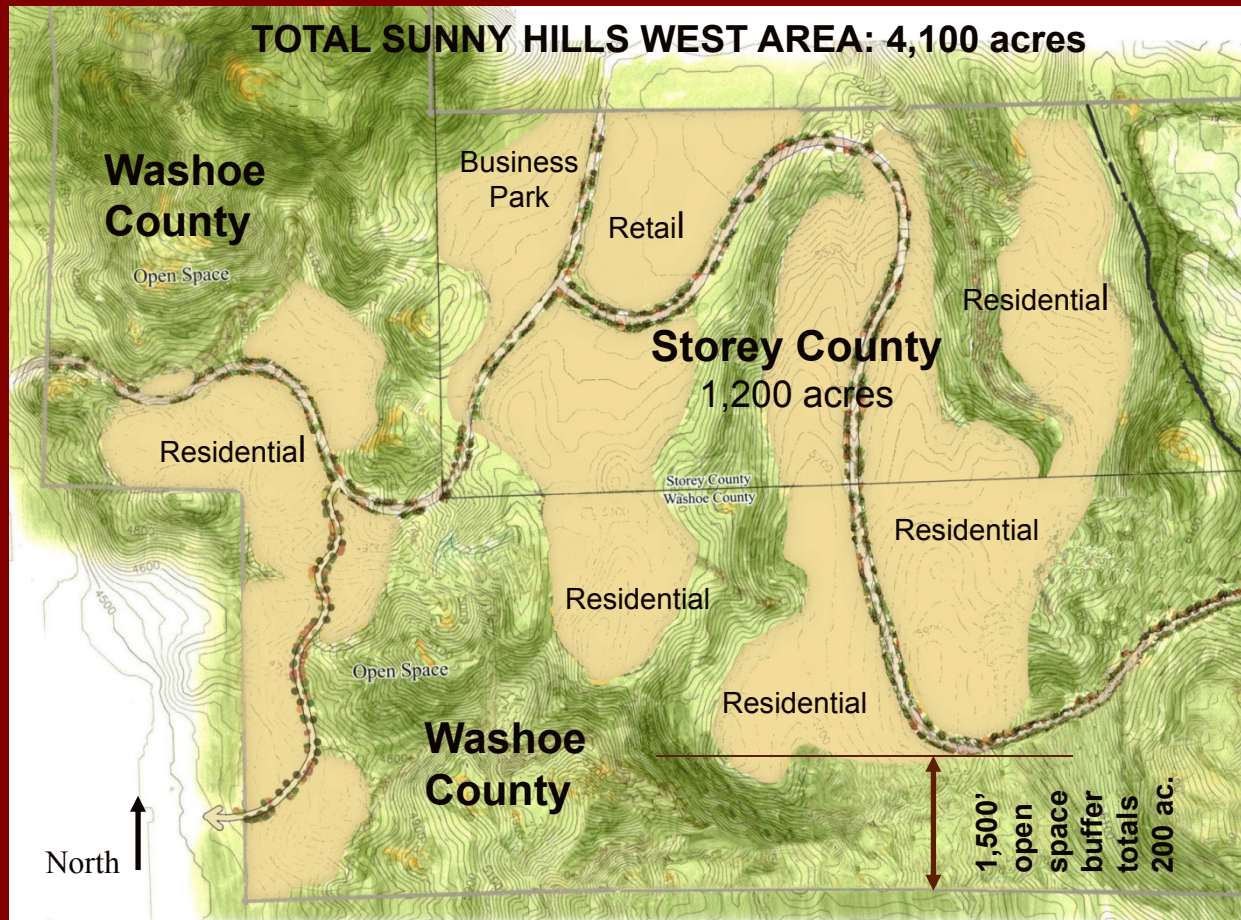
Proposed
Boundary Line
Adjustment area.

This is a preliminary land use plan with out a boundary line adjustment. The Storey County proposed boundary line adjustment area currently includes 1,200 acres with twenty nine 40-acre lots that were previously approved.

The tan colored areas above show where development is currently planned in Washoe County. With an average of one dwelling unit per acre planned for the entire 4,100 acre property, there would be approximately 4,000 dwelling units in the tan areas.

There is approx. 1.25 miles of developable frontage along the south boundary of Sunny Hills West. Without the boundary line adjustment area, the development areas closet to Virginia City Highlands in the tan color would be developed. Refer to the preferred land use plan on the following slide that would set back future development approximately 1,500' from the south boundary and further away from Virginia City Highlands.

SUNNY HILLS WEST – Planning Concept Without Boundary Line Adjustment



The preferred land use plan above shows how development areas would lay out in the tan colored areas with a boundary line adjustment. The site is primarily planned for housing with a small business and retail village center planned in the northwest area. Instead of concentrating all +/-4,000 dwelling units in Washoe County, including up to the south boundary of Sunny Hills West shown on the prior slide, this planning concept sets back all development further from Virginia City Highlands by providing an open space buffer of 1,500' along the south boundary. This area would create approximately 200 acres of preserved natural open space along the south boundary in Sunny Hills West that would only occur with approval of a boundary line adjustment.

SUNNY HILLS WEST – Planning Concept with Boundary Line Adjustment



The following slides identify the benefits of a Boundary Line Adjustment
for residents of Virginia City Highlands

SUNNY HILLS WEST



Natural Open Space Buffer

The 200 acre open space buffer along the south boundary of the property described in the above slides will preserve the natural character along the south boundary closet to Virginia City Highlands.

SUNNY HILLS WEST



The Open Space Buffer will Create a Barrier for Recreational Vehicles

The boundary line adjustment would set back homes 1,500' further away from Virginia City Highlands and provide many options to block access for recreational vehicles such as ATV's.

SUNNY HILLS WEST



Preserve Wildlife Corridors

Over half of the Sunny Hills West property will be preserved open space, totaling approximately 2,100+ acres. This will provide opportunities for continuous north/south and east/west wildlife corridors through the property. Best practices for preservation of wildlife and horses will be incorporated.

SUNNY HILLS WEST



Types of Homes Planned

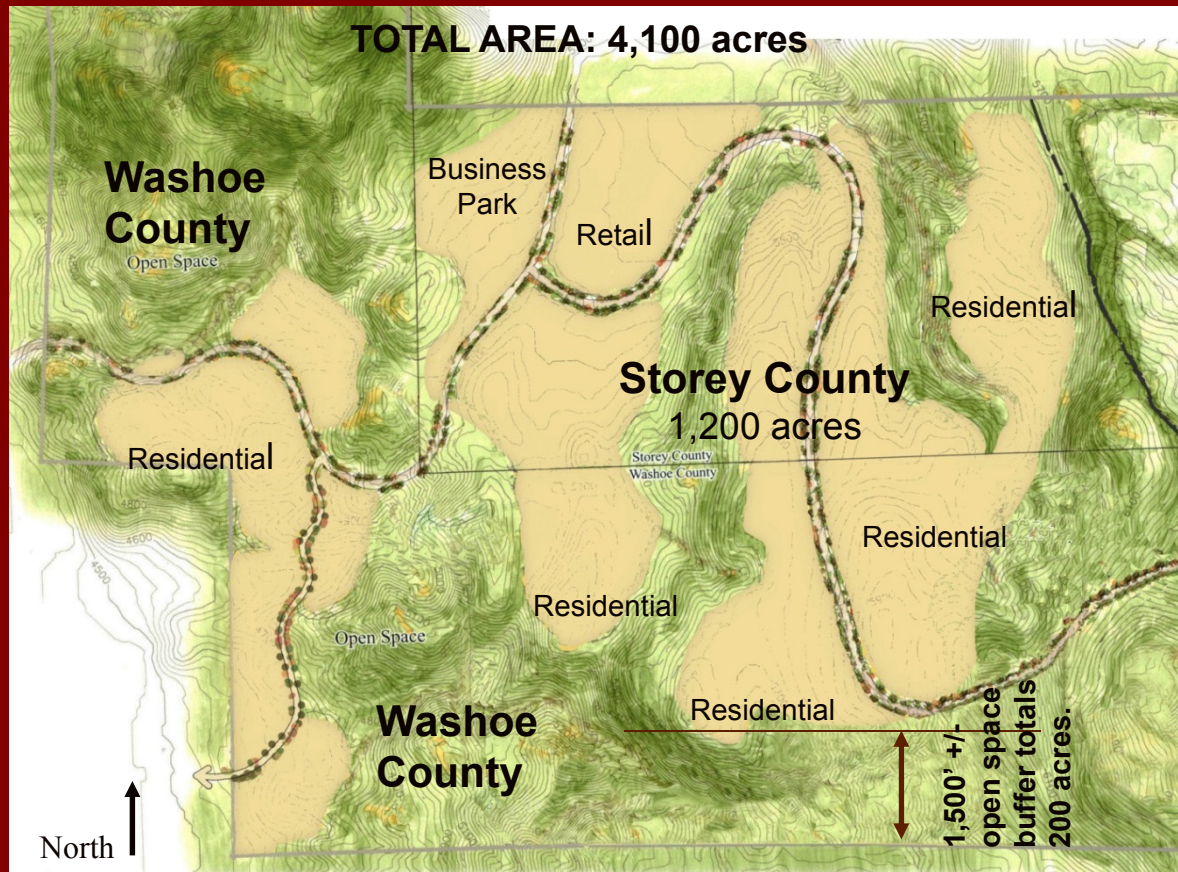
The above is one example of various types of homes and lots planned for Sunny Hills West. No manufactured or mobile homes would be permitted. All development would be strictly controlled by development standards to insure high quality homes are built.

SUNNY HILLS WEST



Example of additional home types planned.

SUNNY HILLS WEST



Summary of Advantages of a Boundary Line Adjustment for Virginia City Highlands

A 1,500' natural open space buffer totaling 200 acres along south boundary is provided which:

The open space buffer would preserve the natural character along the south boundary closet to Virginia City Highlands.

Provides ability to block access by recreational vehicles such as but ATV's.

Moves new development further away from Virginia City Highlands.

Larger home and lot sizes could occur in south areas nearest to VCH.

The preferred plan will also provide 2,100 acres of permanent open space, providing opportunities for continuous north/south and east/west wildlife corridors through the property that incorporate best practices for preservation of wildlife and horses.

SUNNY HILLS WEST – Planning Concept with Boundary Line Adjustment