

PROJECT LOCATION

The project site is +/- 1,127 acres located within the Mortensen-Garson Overlay District (MGOD) and includes Assessor's Parcel Numbers 038-200-16, 038-190-48, 038-030-10, 038-190-37, and 038-120-04. The general location of the property is south and east of U.S. Highway 80, southwest of the Boomtown Garson Road overpass of the Highway. The State border with California is approximately one half mile to the west. The east and south borders of the subject parcels are bound by Washoe County land outside the City limits. The Truckee River, Quilici Ranch Road, and a Union Pacific rail line runs north/south along the direct western border of the project area. The Steamboat Ditch runs along the north and the west. The Tahoe Pyramid Trail (TPT) is located at the southwest corner of the project area.

PROJECT DESCRIPTION

The proposed Special Assessment District will be assessed on the future homeowners with-in the "Quilici" project. The project will include approximately 1,300 total residential units (Figure 2). The infrastructure improvements that this project will benefit from include expanding off-site water service for TMWA within the Verdi community as well as an on-site tank and pump station. The anticipated costs for these improvements will be approximately \$32.6M. The bond request amount would be \$24.5M. This would cause an average annual assessment payment of \$1,669 per homeowner. Assessments will cease when the bonds reach their maturity date 30 years after issuance-

The current TMWA infrastructure is limited to a very small amount of excess capacity from the existing Mogul system, therefore these facilities will be needed for TMWA to extend service into the Verdi area. These future facilities extend from near the Verdi Booster Pump Station all the way back to TMWA's Chalk Bluff Water Treatment Plant and within Mortenson Ranch. These facilities will need to be in service before TMWA can expand additional water service into the Verdi area. These facilities will also benefit other projects which include, but is not limited to, Meridian 120 South Villages 5 & 6 and Lucas/Mortenson Ranch. The allocation of the facilities that will go to the Quilici project will be based on water consumption calculated by TMWA using Maximum Day Demand of Gallons Per Minute.

The offsite TMWA facilities (Figures 3, 3(West), and 3(East)) needed include 6,100 feet of 16" main from Mesa Park/Mae Anne to Cliffview (identified as OS-1/OS-2), 500 feet of 20" main from Cliffview to the Verdi Pump Station at Mogul (identified as OS-3), the Verdi Pump Station at Mogul (identified as OS-4), 6,700 feet of 18" discharge main from the Verdi Pump Station to Broderick (identified as OS-5), 940 feet of 18" main from the US40 roundabout to the Verdi Business Park tanks feeder main (identified as OS-6), 4,400 feet of 18" feeder main to the Lower Verdi Tanks (identified as OS-7), 5,500 feet of 20" main from Mae Anne Pump Station to US-40 tank (identified as OS-9) and two 1,500,000 gallon storage tanks (identified as OS-8/OS-10). Again, these off-site improvements will ultimately service not only the project but other Verdi projects as well.

Figure 1: Vicinity Map

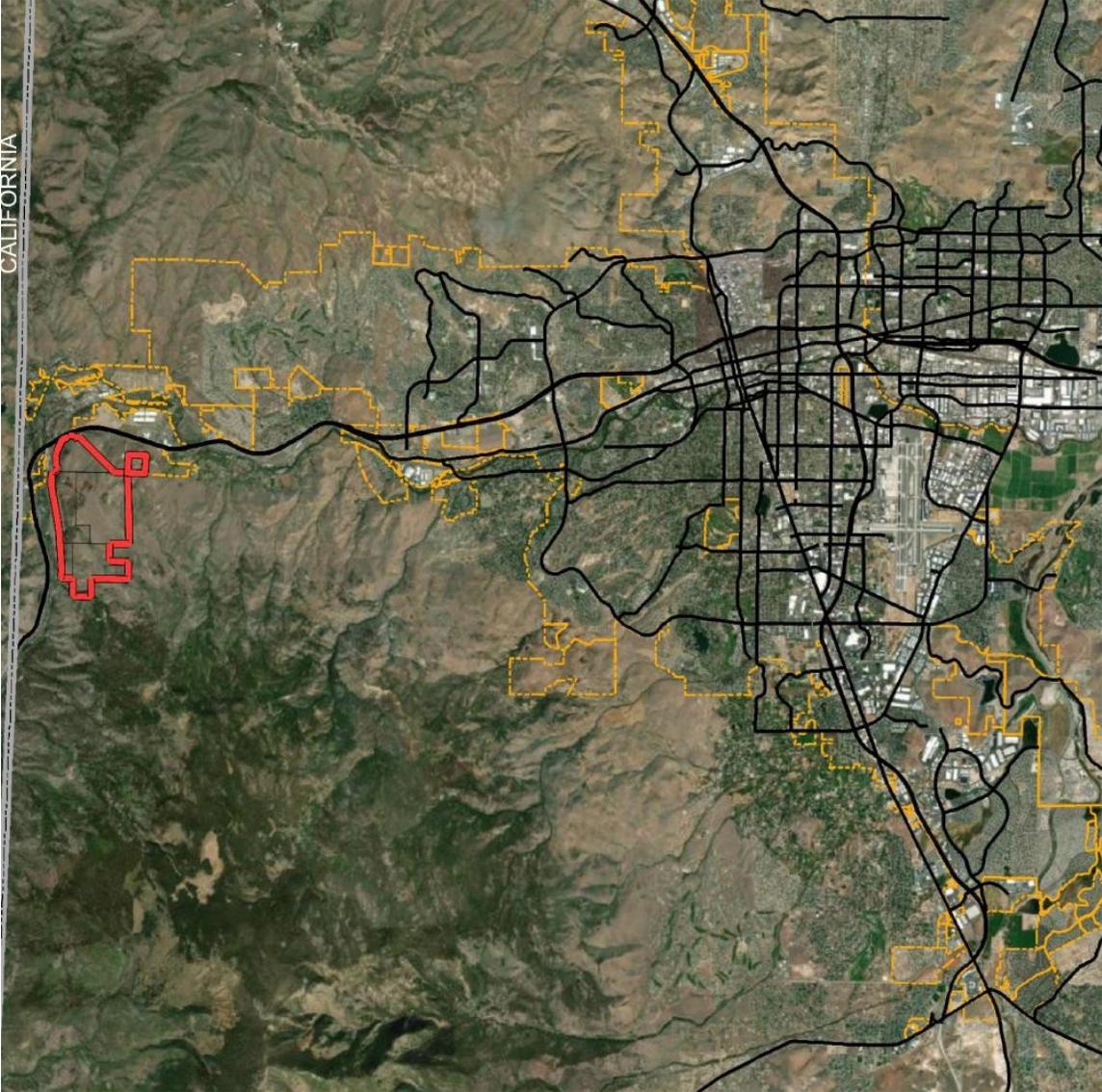


Figure 2: Site Map

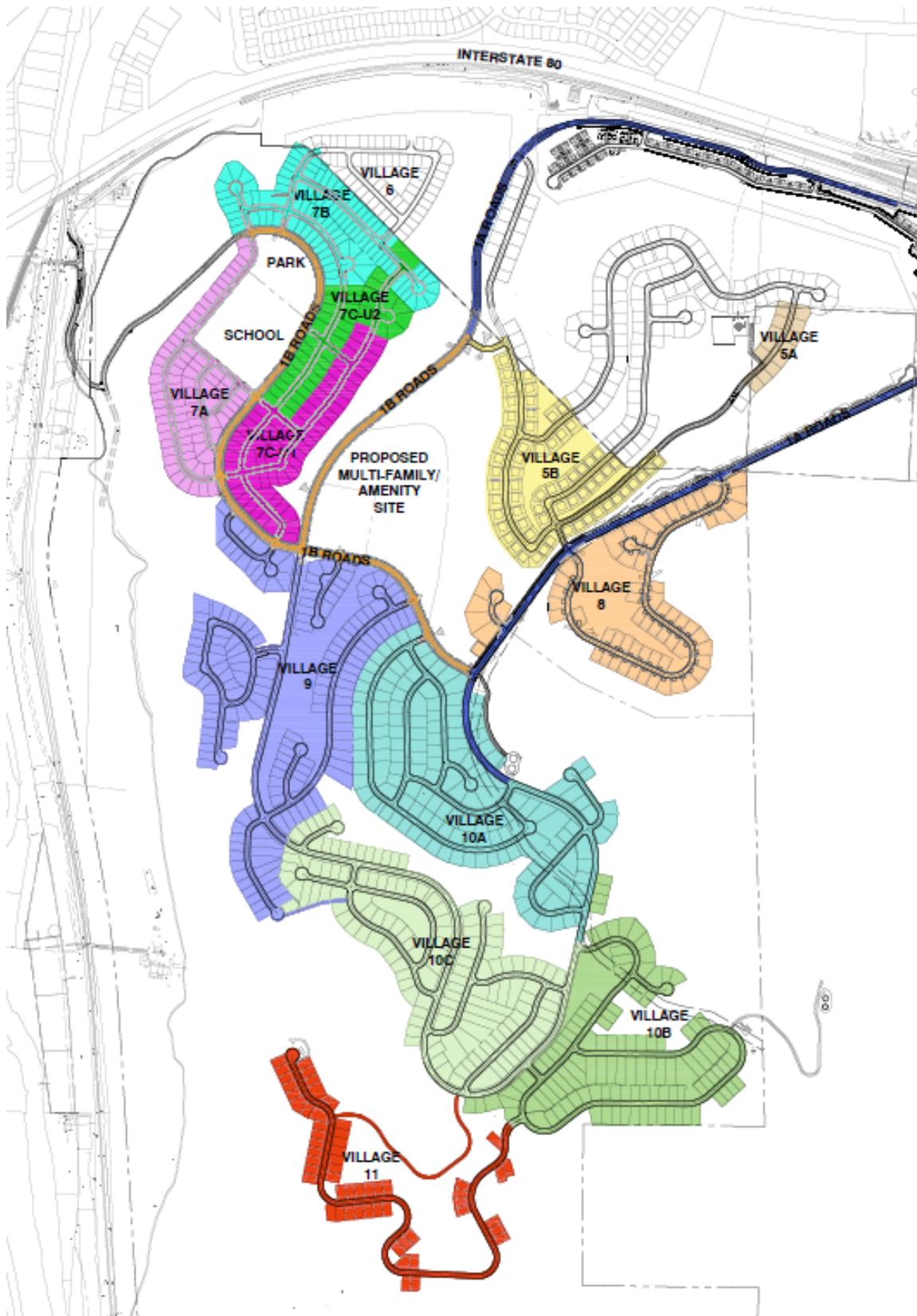


Figure 3: Offsite Utilities Exhibit (Expanded View)

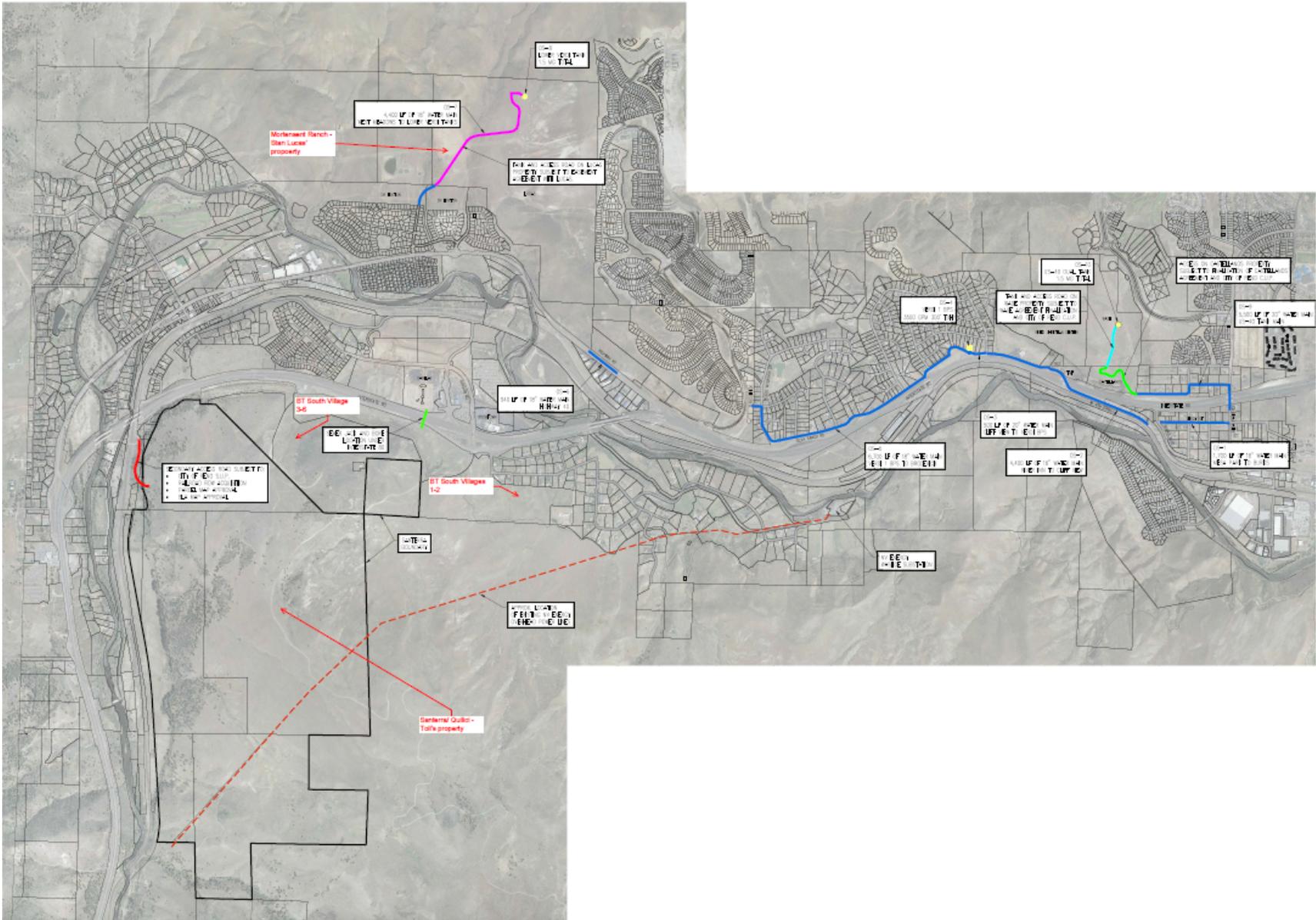


Figure 3(West): Offsite Utilities Exhibit (West end)

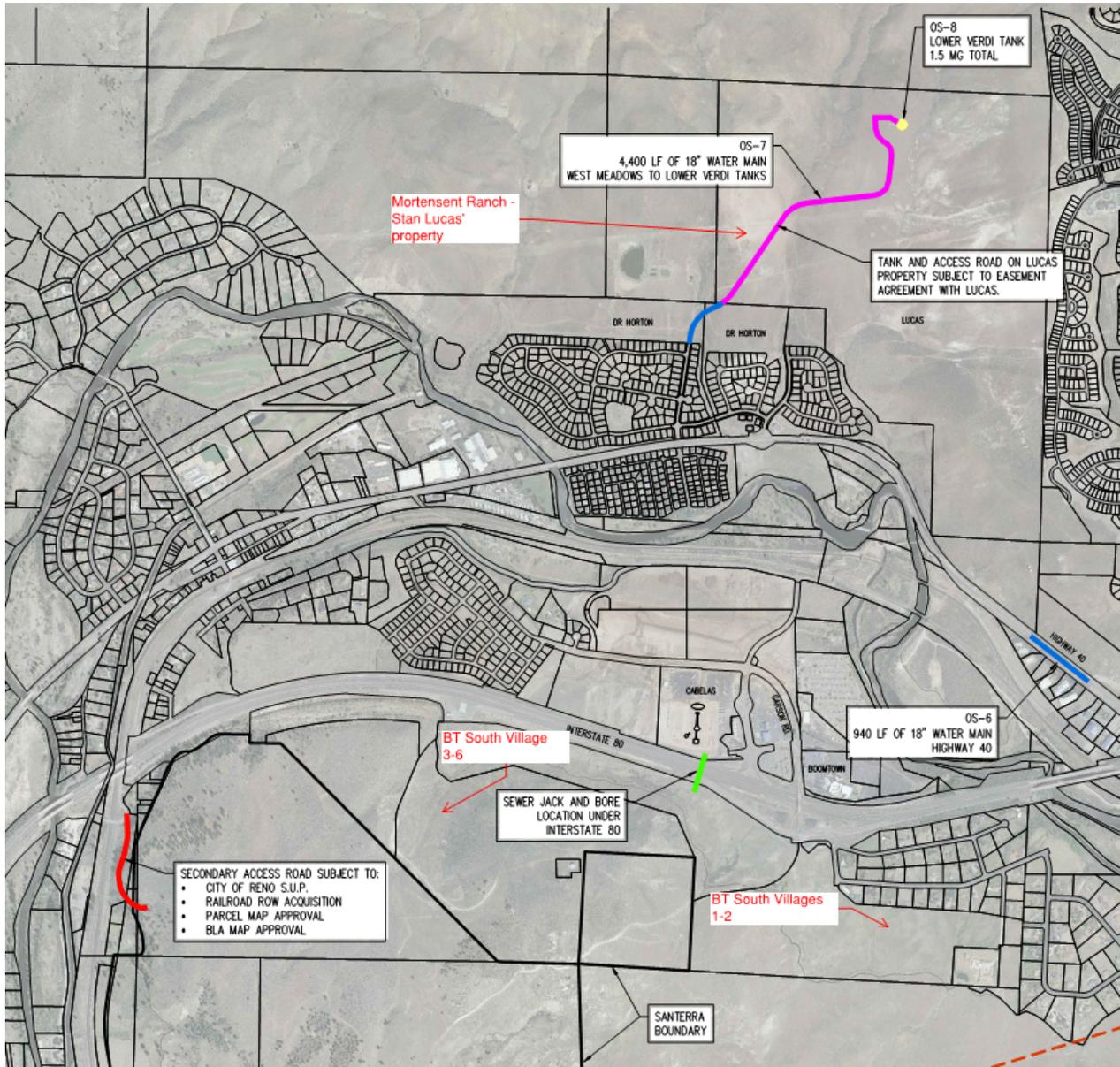


Figure 3(East): Offsite Utilities Exhibit (East end)

