

July 29, 2022

City of Reno  
1 E. First Street  
Reno, Nevada 89501

Re: *Canyons Edge Project (the "Project");*  
*Virginia 40s, LLC (the "Applicant");*

This letter memorializes and reaffirms certain representations and development commitments made by the Applicant at the City Council meeting on July 27, 2022.

1. *Continued Cooperation.* With no guarantees to success, Applicant commits to continue working with Wild Horse Advocates, adjacent property owners, federal, state and local authorities, and other interested, regional stakeholders to develop and implement plans to secure permanent water resources and facilities for the existing Virginia Range horse population displaced by Applicant's project.

2. *Horse Trail.* At its own expense and subject to the Projects approval by City Council at its second reading and the City of Reno's approval of necessary grading permits, Applicant agrees to construct a horse access trail (the "Trail"). In general, the Trail shall be located where the existing legal trail intersects the proposed fence line on the north, and shall continue south to the border of the Project property line. The Trail shall be no less than three (3) feet wide, and shall remain within an adjacent twenty (20) foot corridor on the east side of the proposed Virginia Range fence line as outlined within the amended PUD (Canyons) Handbook. The Trail shall be designed to accommodate the safe passage of horses to existing watering facilities until alternative watering facilities are established and operating. Applicant shall post reasonable signage indicating that the Trail is not open for public use or motorized vehicles, as well as signage in accordance with NRS. Signage must be approved prior to posting by the American Wildhorse Campaign, Wildhorse Connection, and the City of Reno Development Services Administrator.

3. *Temporary Watering Facilities.* Wild Horse Advocates intend to install temporary watering facilities to the east of the Project. If the temporary watering facilities commence operations before Applicant commences construction of the Project, the Applicant will not construct the Trail. If and when the temporary watering facilities commence operations, Applicant may decommission and/or remove the Trail.

4. *Access for Diversionary Feeding.* At its own expense and subject to the Projects approval by City Council at its second reading and the City of Reno's approval of necessary grading permit(s), Applicant agrees to grade an access roadway and provide

# Virginia 40s, LLC

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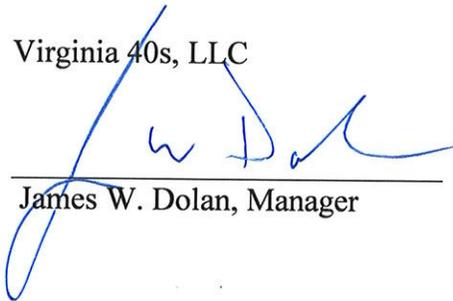
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suitable areas on its property for Wild Horse Advocates to provide diversionary feeding and related activities authorized by the Nevada Department of Agriculture.

5. *Deed Restricted Open Space.* Subject to the Projects approval by City Council at its second reading and the City of Reno's approval of necessary grading permit(s) Applicant agrees to deed restrict the PGOS (Open Space) area identified within the Applicant's MPA and Amendment of The Canyons PUD Handbook to prohibit (1) any further development of housing structure(s), and (2) any fencing within PGOS (Open Space) area. Specifically, no fencing (other than that required by the City of Reno and Canyons PUD) shall be allowed east of the required Virginia Range Fencing.

Virginia 40s, LLC



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James W. Dolan, Manager