

AMENDED VERBAL COMMITMENT

Per the direction of City Council the original verbal commitment associated with the case has been amended to reflect the input and agreement of the applicant and a representative of the American Wild Horse Campaign / Wild Horse Connection. Both parties are in agreement and this documented verbal commitment supersedes any previous documents.

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 and wildlife population and 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 six (6) 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 water sources and safe passage of horses north and south of the Project to accommodate current movement patterns. 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 Wild Horse Campaign, Wild Horse Connection, and the City of Reno Development Services Administrator.

3. *Watering Facilities.* Applicant intends to install watering facilities within the northeast portion of the Project.

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 improvements to an existing access roadway to parcels east of the Project and grant permission to use suitable areas accessed by this roadway, and on its property for Wild Horse advocates to provide diversionary feeding for public safety and other range management activities authorized by the Nevada Department of Agriculture.

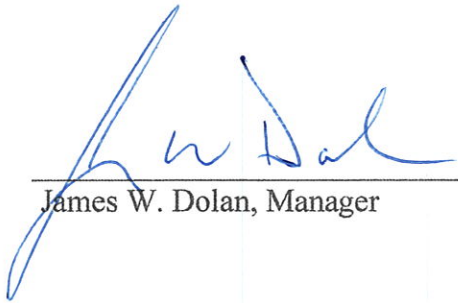
Virginia 40s, LLC

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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



James W. Dolan, Manager

American Wild Horse Campaign
Wild Horse Connection



Tracy Wilson, Special Projects Manager