

Austin Osborne

From: morganwork@aol.com
Sent: Tuesday, July 24, 2018 10:00 AM
To: Pat Whitten; Austin Osborne; randelsr@encorecre.com; ron@ronkraterstudio.com; gusnewport@hotmail.com; lisa.desantiago@gmail.com; rmsader@robertmsaderltd.com
Subject: Emerald Lake Project - DRAFT LETTER - Invitation to Discuss Topics Mutual Concern
Attachments: EMERALD LAKE - INTRO LTR.docx

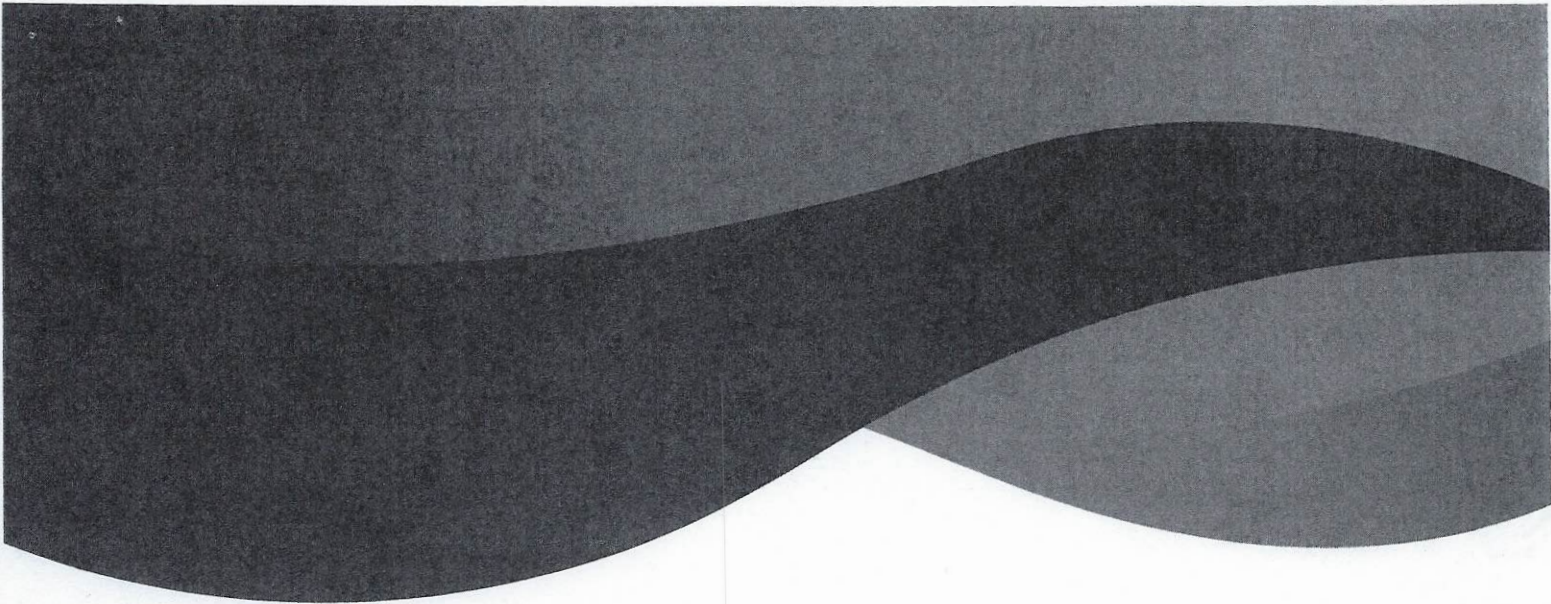
Pat & Austin:

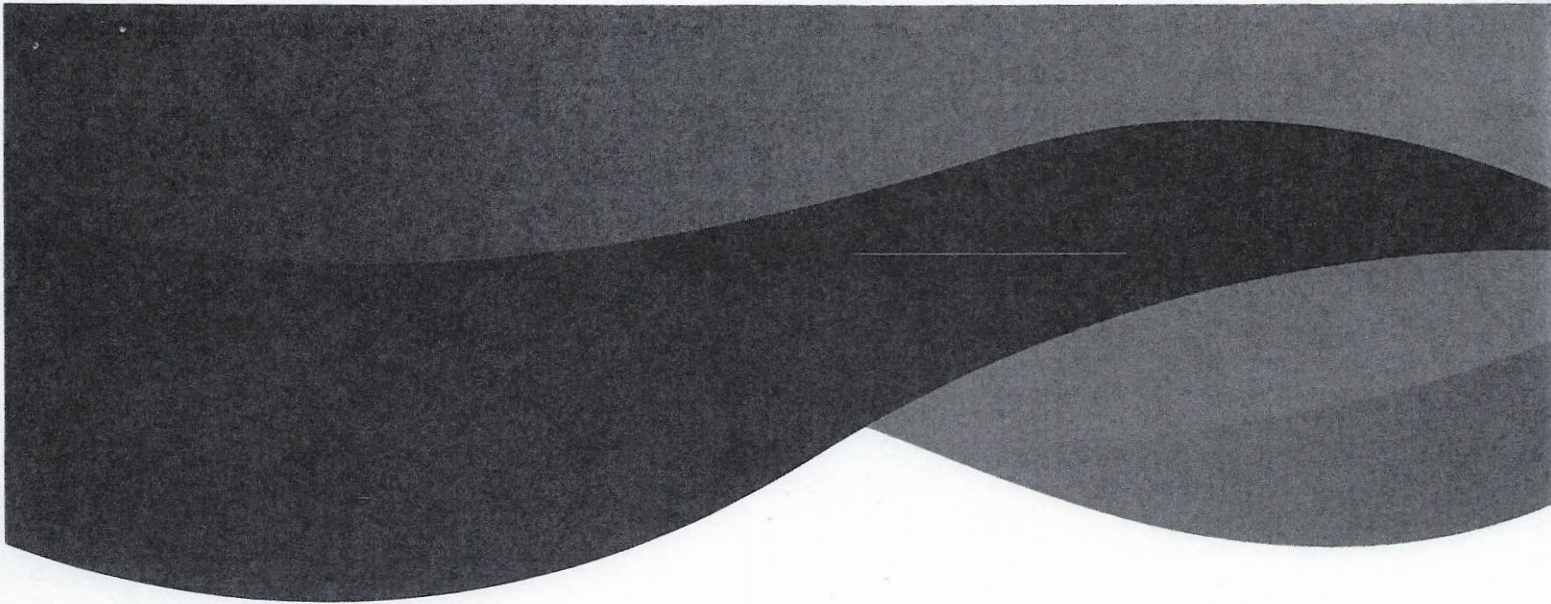
In advance of transmittal of the attached Letter, we of course wanted to include you so you have the latest Project updates and welcome your comments on the Letter and Topics addressed.

We always appreciate your time and courtesy in these matters.

Thanks,

Morgan

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- I. Technology & Ideas. No doubt TRIC now emerges as the most dynamic collection of technology titans on the planet. Repeating standard and mundane building, energy, information methods or the standardized development laundry list is not acceptable. Both as an opportunity and avoidance of past bad or just adequate build and design habits; the next generation of shopping, commercial technologies and advancement can do way better. We respectfully understand many schedules are at capacity. We are quite directly inviting you to tell us with detail the Project concepts, ideas and technologies you want and we should include. The evolution of the Project, should display the immense possibilities you understand and seek and not have us just take the easy route and build as before. Where better to use the best technology and ideas than the Technology Park of tomorrow.
 - II. Residential Needs and Possibility. Residential housing is understandably prohibited in TRIC. Given certain details, we are allowed to de-annex a portion of the Project to provide a separate Plan and GID for such possibility. This would allow individually owned Residences. Alternatively, we are reviewing perhaps a corporate residence placement, which has been successful in other locations. Our view is that the Commercial aspect of the Project as well as reasonable housing needs of TRIC companies benefit by a compatible residential choice. We are mindful that Storey County has first and final word on placement of either Corporate Housing or individual residences. Relocation of current authorized residential density from Painted Rock by agreed transfer exists as a possible avenue to create housing without increasing overall residences in Storey County. We respectfully request you provide your thoughts and ideas on this Residential topic.
 - III. Transportation. Simple truth is USA Highway is awful. In a recent meeting with NDOT we requested a copy of the transportation plan which is now more than 9 years old and not much there. USA Highway we now know is a dirt road with three (3) inches of asphalt on top. More than perhaps any area transportation solutions require a lot of people moving the same direction with momentum. These take time which means planning collectively with the TRIC players needs to start without delay. Two parts to this topic. The shorter term and more immediate is that the Project sits contiguous to USA Highway and several of the access points critical to the TRIC transportation functions. Immediate planning or possibilities for the use of these unimproved contiguous areas allows solutions which might not otherwise exist after development.



More long term is the engagement of many parties on all levels of government and within TRIC to address and discuss. Difficult..... but passage of time only makes these issues more impossible. Our door is open for multiple reasons on this really important issue. We have access points within the Project and again any internal TRIC transportation matters are best considered with mutual consultation. Please review your transportation concerns and needs with reference to the Maps attached and shout out your needs and concerns. Later transportation needs from our contiguous property use for transportation are offered and extended to help the whole TRIC family work together for smart solutions which undoubtedly take time. If contiguous Project property is part of the solution we of course need to know this

IV. Water. Few topics are more essential and complicated. The Project as a Master Plan is more water intensive resulting from its Commercial and possible Residential uses. We have acquired and seek perhaps more water as available. Given there are continuing considerable collective concerns to the use, management, funding which impact all water participants, we simply suggest and request that as an admittedly minor water owner, we are included in these discussions.

Given the major impact of these topics and better answers arise from input from all sides; we again invite you to contact either of the undersigned anytime. If participant input and interests warrant we shall meet individually or in groups as desired and requested.

Best regards,

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