

**SPARKS BUSINESS PARK
PLANNED DEVELOPMENT**

**FINAL DEVELOPMENT PLAN
DESIGN HANDBOOK**

**ZONE CHANGE
MASTER PLAN AMENDMENT**

September 5, 1995

Project No. 1836-16-3

Reno/Sparks, Nevada
Las Vegas, Nevada
Phoenix, Arizona

SEA

Table of Contents	Page
APPLICATION	
I. INTRODUCTION	1
II. PROJECT DESCRIPTION	2
III. PROJECT GOALS AND POLICIES	4
• Goals	4
• Policies	4
1. Section A	7
• Permitted Uses	7
• Prohibited Uses	7
2. Section B	8
• Permitted Uses	8
• Prohibited Uses	8
3. Section C	9
• Permitted Uses	9
• Prohibited Uses	9
IV. MASTER PLAN/PHASING	11
• Master Plan	11
• Phasing	11
V. DEVELOPMENTAL SITE ARCHITECTURE HANDBOOK	13
• Circulation and Access	13
• Parking	13
• Architectural Guidelines	13
1. Buildings	13
2. Signage	18
3. Lighting	23
• Conceptual Landscape Plan	25
• Building Locations	25
• Grading and Erosion Control Plans and Storm Drainage	25
• Water Supply	26
• Sewerage	26
• Traffic Impacts	30
• Air Quality	30
• Fire Prevention	30

Table of Contents (cont.)		Page
VI.	GEOTECHNICAL/HYDROLOGICAL	31
	• Geotechnical	31
	• Hydrological	31
VII.	APPENDICES	
	• Legal Description	
	• Preliminary Title Report	

List of Figures

1 - Site Vicinity Map	3
2 - Conceptual Site Plan	5
3 - Conceptual Site Plan	6
6 - Building Perspectives	15
7 - Building Perspectives	16
8 - Building Perspectives	17
9 - Service Area Screening	19
10 - Trash Enclosure Screening	20
11 - Entry Sign Elevation	21
12 - Fascia Mounted Tenant Identification	22
13 - Lighting Height Standards	24
14 - Conceptual Landscape Plan	27
15 - Conceptual Landscape Plan	28
16 - Sparks Business Park Plant List	29

PROJECT DESCRIPTION

We are submitting this Zone Change Application for the proposed Sparks Business Park site, in addition to requesting a Master Plan Amendment for the subject property. The 20.8-acre site is located at the southeast corner of Prater Way and Sparks Boulevard. Currently, the master plan and zoning maps designate the property for commercial use. We are requesting the Master Plan Amendment and Rezoning to provide for the proposed business park.

The site has a master plan designation of General Commercial, which we are requesting to be amended to a mixed use of General Commercial, Commercial/Industrial, and Industrial to provide for the proposed business parks variety of uses. The new master plan designation would make this property consistent with the current master plan designation for the property to the south of the project.

This request is to rezone 20.8 acres of General Commercial (C-2)) to Planned Development (PD). The Planned Development zoning designation is requested by the property owner to develop the proposed business park as a single entity. As a requirement of the planned development a Final Development Plan and Design Handbook are included to protect and enhance the envisioned development of the property.

DEVELOPMENT APPLICATION

ACTION REQUESTED:

- ☐ Annexation
- ☐ Planned Development
- ☒ Rezoning
- ☐ Special Use Permit
- ☐ Tentative Subdivision
- ☐ Map
- ☒ Master Plan Amendment
- ☐ Site Plan Review



DATE: September 5, 1995

CASE NUMBER	FEE
TOTAL FEE	
Received by	Date
(For Planning Department Use)	

PROJECT NAME: SPARKS BUSINESS PARK

PROJECT DESCRIPTION: PLANNED DEVELOPMENT BUSINESS PARK

LEGAL DESCRIPTION OF PROPERTY: Lot _____ Block _____ Subdivision _____ (If property is not in a recorded subdivision, attach legal description and map) SEE ATTACHED

☐ PROPERTY OWNER/APPLICANT*

Name CATELLUS DEVELOPMENT CORP.
 Address 1065 N. PACIFICENTER DRIVE
ANAHEIM, CA 92806
 Phone (714) 237-7343

☐ DEVELOPER/LESSEE*

Name UPS PROPERTIES, INCORPORATED
 Address 55 GLENLAKE PARKWAY, N.E.
ATLANTA, GA 30328
 UPS PROPERTIES AGENT/TRAMMELL
 Phone CROW COMPANY -CHRIS NELSON

☐ PERSON/FIRM PREPARING PLANS:

Name SEA, INCORPORATED
 Address 950 INDUSTRIAL WAY
SPARKS, NEVADA 89431
 Phone (702) 358-6931/RANDY WALTER
 (Mark one box to indicate responsible party and mailing address.)

* If corporation, please attach a list of corporate officers. If a partnership, please list all general partners.

PROJECT ADDRESS:

S.E. CORNER OF SPARKS BLVD. & EAST PRATER WAY
 PARCEL NO. (APN): 37-274-01

PROPERTY SIZE: 20.8 AC

EXISTING ZONING: C2

PROPOSED ZONING: PD

MASTER PLANNED USE: GENERAL COMMERCIAL

EXISTING USE: VACANT

SURROUNDING USES:

North S.F. RESIDENTIAL
 East SPARKS POLICE DEPARTMENT
 South INDUSTRIAL
 West VACANT

NOTE: Affidavits on reverse side must be signed and notarized before the application is submitted.

BRANDON J. MARK

give permission for site visitation by the Planning Commission, the City Council and City staff.

I, BRANDON J. MARK

declare under penalty of perjury that I am the owner of the subject property and that the information provided in this application is true and complete to the best of my knowledge and belief.

Brandon J. Mark

SIGNATURE

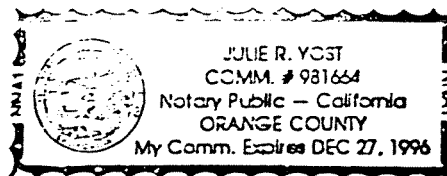
Vice President

TITLE

Subscribed and sworn before me this 6th day of September, 1995
in the state of California, County of Orange

Julie R. Yost

NOTARY PUBLIC



I, _____
give permission for site visitation by the Planning Commission, City Council and City Staff.

SIGNATURE LESSEE OF RECORD

City of Sparks Planning Department
NON-RESIDENTIAL PROJECT DATA SHEET

Date 9-05-95



CASE NUMBERS
(By Planning Dept)

Project Name SPARKS BUSINESS PARK

A. SITE AREA BREAKDOWN

Building Coverage	_____ AC	_____ %
Landscaped Area	_____ AC	_____ %
Paved Area	_____ AC	_____ %
Undeveloped Area	_____ AC	_____ %
Public Street R/W	_____ AC	_____ %
TOTAL	<u>20.8</u> AC	<u>100</u> %

B. FLOOR AREA RATIO

_____	/	_____	=	_____
Total		Net		Floor
Floor		Site		Area
Area		Area		Ratio
(SF)		(SF)		

C. BUILDING TYPES REFER TO FINAL DEVELOPMENT PLAN

<u>Description</u>	<u>Floor Area</u>	<u>Height</u>	<u>Type Construction</u>
_____	_____	_____ FT _____ Stories	_____
_____	_____	_____ FT _____ Stories	_____
_____	_____	_____ FT _____ Stories	_____

D. BUILDING AREA BREAKDOWN AND PARKING CALCULATION REFER TO FINAL DEVELOPMENT PLAN

<u>Type of use</u>	<u>Area</u>	<u>Parking Factor</u>	<u>Required Parking</u>	<u>Parking Provided</u>
Warehouse/Distr	_____ SF	/ 3000*	= _____ SP	_____ SP
Mfg/Processing	_____ SF	/ 1000*	= _____ SP	_____ SP
Retail Sales	_____ SF	/ 250	= _____ SP	_____ SP
Office/Financial	_____ SF	/ 200	= _____ SP	_____ SP
Medical Office	_____ SF	/ 150	= _____ SP	_____ SP
Casino/Gaming	_____ SF	/ 100	= _____ SP	_____ SP
Bar/Restaurant	_____ SF	/ 100	= _____ SP	_____ SP
_____	_____ SF	/ _____	= _____ SP	_____ SP
Hotel/Motel**	_____ SF	X Rooms	= _____ SP	_____ SP
Stor/Mech/Etc	_____ SF			
TOTAL	_____ SF	TOTAL	_____ SP	TOTAL _____ SP

* Parking requirements for warehousing, distribution, manufacturing and processing vary depending on actual parking demand. Factors shown are minimums.

** Parking spaces required for hotel or motel having more than 50 rooms is 0.8 times the number of rooms. For hotel or motel having fewer than 50 rooms the requirement is 1.0 times the number of rooms.

(Abbreviations: AC=Acres, AFY=Acre Feet per Year, FT=Feet, GPD=Gallons per Day, SF=Square Feet, SP=Parking Spaces)

(SEE REVERSE SIDE)

E. DESCRIPTION OF USES

Describe the types of business operations to be accommodated in this project:

REFER TO ATTACHED FINAL DEVELOPMENT PLAN

F. SIGNS

Describe the type, size and location of signs proposed for this project:

REFER TO ATTACHED FINAL DEVELOPMENT PLAN

G. OUTDOOR USES

Will this project involve any outdoor manufacturing, processing or storage? YES X NO (If yes, a special use permit is required.)

H. HAZARDOUS MATERIALS

Will the operation of any business in this project involve the use of hazardous materials? YES X NO (If yes, a special use permit may be required. See Planning Dept.)

I. TRAFFIC (Attach Calculations)

Average Daily Traffic TRIPS
Peak Hour Traffic TRIPS
REFER TO FINAL DEVELOPMENT PLAN

J. TRUCKING OPERATIONS

Will the operation of any business in this project involve staging, loading or storage of trucks?
X YES NO

K. SEWER SERVICE (Attach Calculations)

Estimated sewage to be generated by this project 28,000 GPD

L. FLOOD HAZARD

Portion of site subject to inundation by 100 Yr. flood: 0 AC %

M. WATER SUPPLY (Attach Calculations)

Estimated water demand:
Domestic 7.4 AFY
Irrigation 4.4 AFY
TOTAL 11.4 AFY

Source of water supply:
SIERRA PACIFIC POWER COMPANY
(If commitment has been issued, attach SPPC "will-serve" letter)

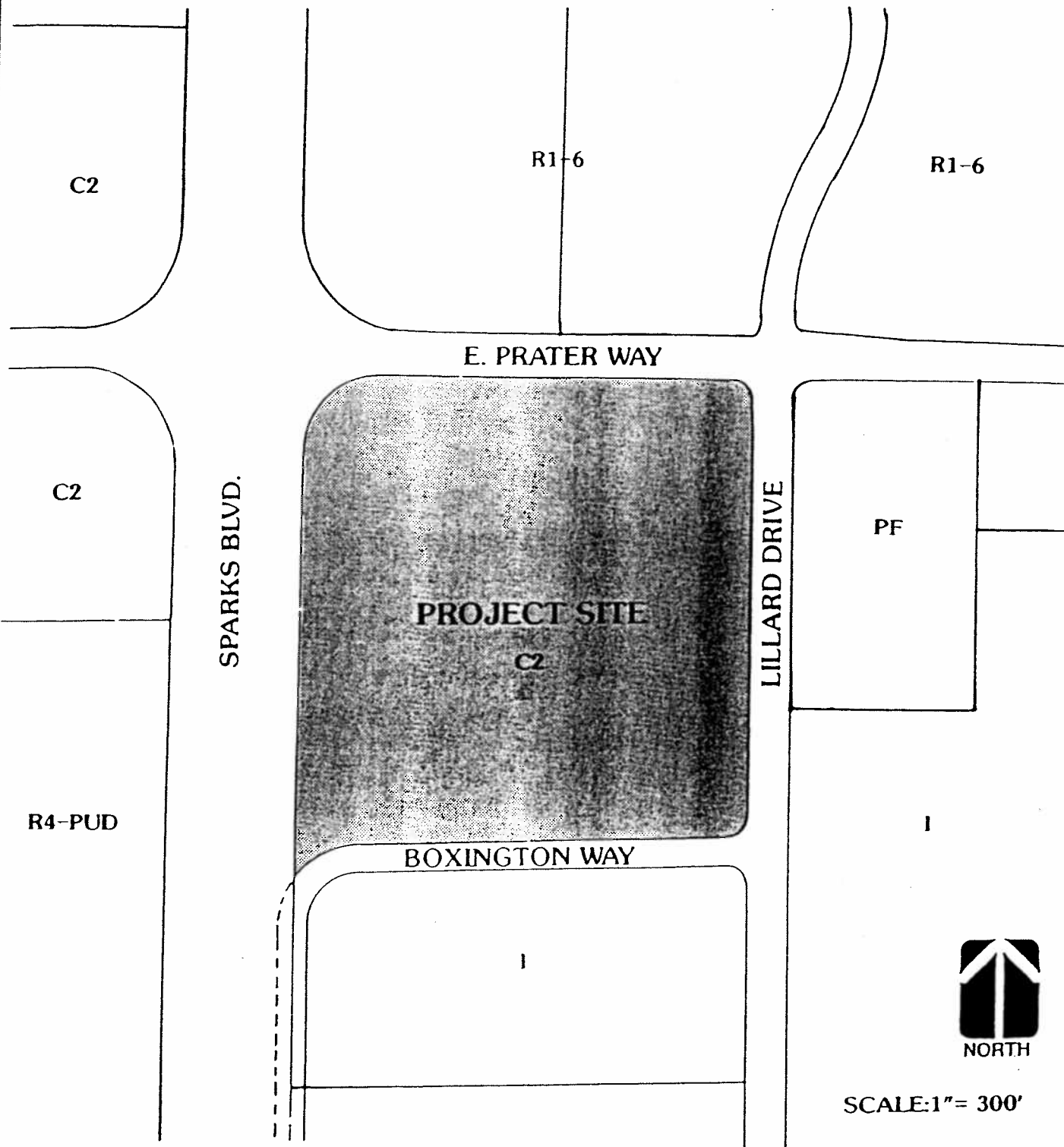
Water rights appurtenant to property on which this project is proposed:

Amount AFY Current Use

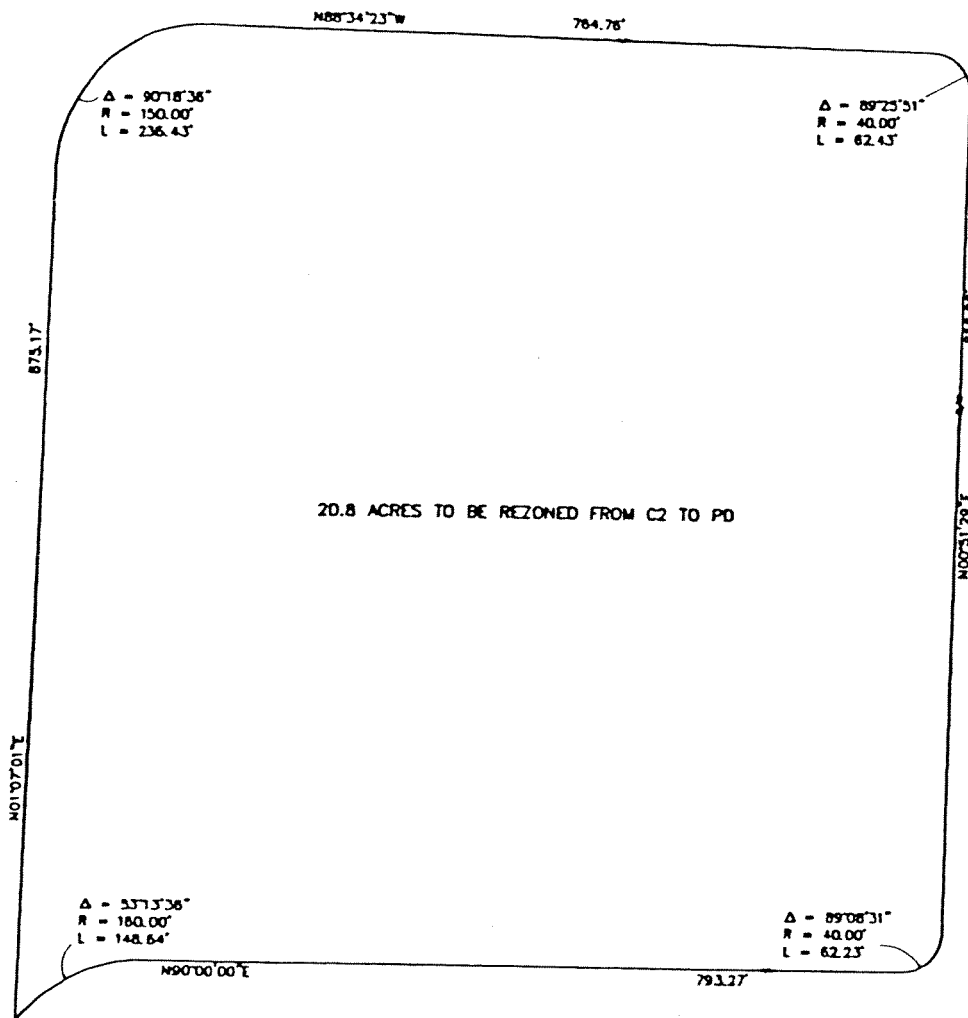
N. SLOPE DATA

Portion of site with slopes from 0 to 10% 20.8 AC 100 %
Portion of site with slopes from 10 to 15% AC %*
Portion of site with slopes exceeding 15% AC %*

*If slopes on 25% of the site exceed 10%, a special use permit is required.



ZONE CHANGE FROM C2 (COMMERCIAL) TO
PD (PLANNED DEVELOPMENT).



NORTH

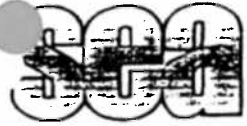
SCALE: 1" = 200'



RENO/SPARKS, NEVADA
 LAS VEGAS, NEVADA
 PHOENIX, ARIZONA

BOUNDARY MAP SPARKS BUSINESS PARK

PROJECT NO.
 1836-16-3



**SEA, INCORPORATED
CONSULTING ENGINEERS**

950 INDUSTRIAL WAY
SPARKS, NEVADA 89431-0692
(702) 358-0931
FAX: 358-0954

SERVICES

Civil Engineering
Structural Engineering
Surveying
Planning
Landscape Architecture
Geotechnical
Environmental
Construction Administration
Materials Testing, Inspection

RICHARD W. ARDEN, P.E., P.L.S.
President

RONALD D. BYRD, P.E.
Executive Vice President

JOE W. HOWARD, P.E.
Senior Vice President

HARRY R. ERICSON, P.L.S.
Senior Vice President

RANDY G. ALVERSON, P.E.
Vice President

LARRY J. JOHNSON
Vice President

ARTHUR J. SPERBER
Vice President

REMO U. OSMETTI
Secretary-Treasurer

ASSOCIATES

TERRENCE TOBEY, S.E., P.E.
Principal Engineer

RANDAL L. WALTER, AICP
Principal Planner

September 7, 1995
Job No. 1836-16-2

**Legal Description
Sparks Business Park
Zone Change**

All that certain real property being a portion of Section 2, T19N, R20E, MDM, City of Sparks, County of Washoe, State of Nevada, more particularly described as follows:

BEGINNING at the center line intersection of the railroad track and the northerly right-of-way line of Boxington Way, as shown on that "Grant of Easements for Southern Pacific Industrial Development Company", filed in the office of the Washoe County Recorder, March 13, 1981, as File No. 728278, Easement Dedication Tract Map No. 1980;

Thence along the northerly line of said Boxington Way,
N 90° 00' 00" W, 432.63 feet;

Thence along the arc of a curve to the left, having a radius of 160.00 feet, through a central angle of 53° 13' 26" and an arc length of 148.63 feet to the easterly right-of-way line of Sparks Boulevard;

Thence N 01° 07' 01" E, 875.17 feet;

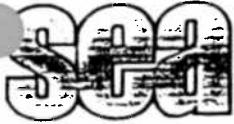
Thence along the arc of a curve to the right, having a radius of 150.00 feet, through a central angle of 90° 18' 36" and an arc length of 236.43 feet to the southerly right-of-way line of E. Prater Way;

Thence S 88° 34' 23" E, 764.76 feet;

Thence along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 89° 25' 51" and an arc length of 62.43 feet to the westerly right-of-way line of Lillard Drive;

Thence S 00° 51' 29" W, 858.88 feet;

Thence along the arc of a curve to the right, having a radius of 40.00 feet, through a central angle of 89° 08' 31" and an arc length of 62.23 feet to the northerly right-of-way line of said Boxington Way;



SEA, INCORPORATED
CONSULTING ENGINEERS

Legal Description
Sparks Business Park
Page 2

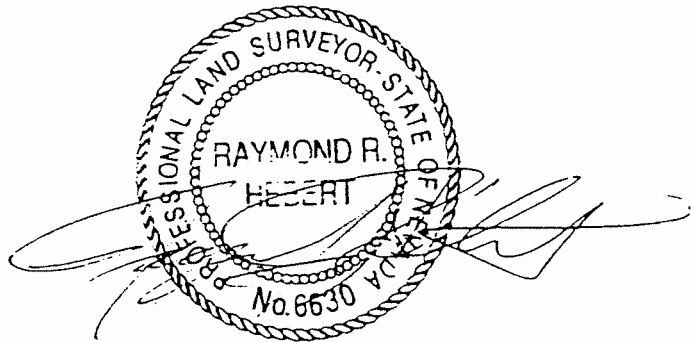
Thence N 90° 00' 00" W, 360.64 feet to the Point of Beginning.

Containing an area of 20.8 acres of land, more or less.

The above described property is subject to all reservations and easements of record.

BASIS OF BEARINGS: "Grant of Easements for Southern Pacific Industrial Development Company", filed in the office of the Washoe County Recorder, March 13, 1981, as File No. 728278, Easement Dedication Tract Map No. 1980.

RRH:mak



GENERAL
COMMERCIAL

LOW DENSITY
RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

E. PRATER WAY

GENERAL
COMMERCIAL

SPARKS BLVD.

PROJECT SITE
GENERAL COMMERCIAL

LILLARD DRIVE

COMMERCIAL/
INDUSTRIAL

MEDIUM
DENSITY
RESIDENTIAL

INDUSTRIAL

BOXINGTON WAY

GENERAL COMMERCIAL
COMMERCIAL/INDUSTRIAL
INDUSTRIAL



SCALE: 1" = 300'



MASTER PLAN AMENDMENT FROM GENERAL COMMERCIAL
TO MIXED USE OF GENERAL COMMERCIAL, COMMERCIAL/INDUSTRIAL,
INDUSTRIAL



RENO/SPARKS, NEVADA
LAS VEGAS, NEVADA
PHOENIX, ARIZONA

MASTER PLAN AMENDMENT
SPARKS BUSINESS PARK

Project No. 1836-16-3



DESIGN HANDBOOK FOR SPARKS BUSINESS CENTER

I. INTRODUCTION

The Sparks Business Center is planned to become the premiere business park location in the Truckee Meadows. The distinction of the Sparks Business Center begins with its conception as a Planned Development consisting of research and development, professional office, light manufacturing and distribution uses in three distinct sections of the development situated in a unified landscaped setting with employee amenities including walking and jogging paths, fitness stations, and an employee park.

Planned Development zoning is being requested for the property to provide a means to protect and enhance the envisioned development of the property, while encouraging flexibility and creativity of design.

The concept envisions a business park like environment that allows for several controlled and specific uses that are unified with consistent signage, lighting, and architecture which will emphasize the use of glass and evergreen landscaping.



II. PROJECT DESCRIPTION

The Sparks Business Center's site of approximately 20 acres, which is currently vacant, will ultimately include between 300,000 to 363,550 square feet of development that includes research and development, professional office, retail, light manufacturing and distribution uses. The site is located on the southeast corner of Prater Way and Sparks Boulevard. The site is encompassed by public streets with access to the site. A copy of the legal description and a preliminary title report are included in the appendices of this document. The main entry to the business park will be from Prater Way. Minor access will be provided off Lillard and Boxington. Access from Sparks Boulevard is prohibited; refer to Figure 1, Site Vicinity Map, page 3.

The development will emphasize a mix of industrial/commercial and research and development uses along Sparks Boulevard. The Prater Way frontage buildings will be designed to accommodate a mix of professional office, research and development and limited retail uses. The Planned Development zoning will also provide flexibility along Prater Way for separate pad site development by financial institutions, health clubs and family style restaurants. The rear section of the development bounded by Lillard and Boxington will be reserved for light manufacturing and distribution uses.

The concept for Sparks Business Center provides that the three separate sections of the development and their related mixed land uses will be organized and unified by established ingress and egress points and consistent landscaping plans, which will create a distinctive identity for the overall development from the first phase of development through the complete project build-out. Permitted and prohibited uses and development regulations are included as controls to maintain the property's development as a business park.

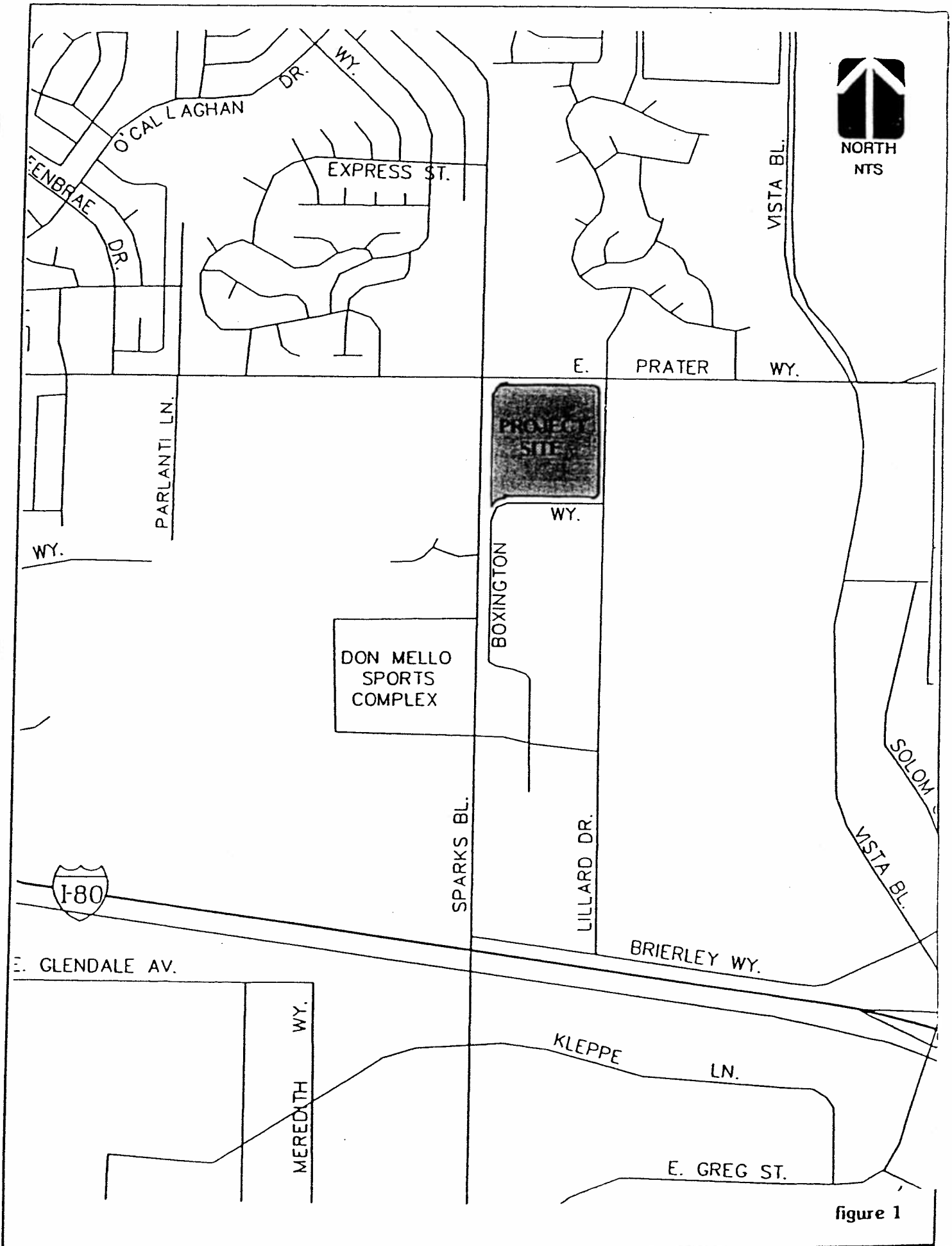


figure 1



RENO/SPARKS, NEVADA
LAS VEGAS, NEVADA
PHOENIX, ARIZONA

VICINITY MAP
SPARKS BUSINESS PARK

Project No.



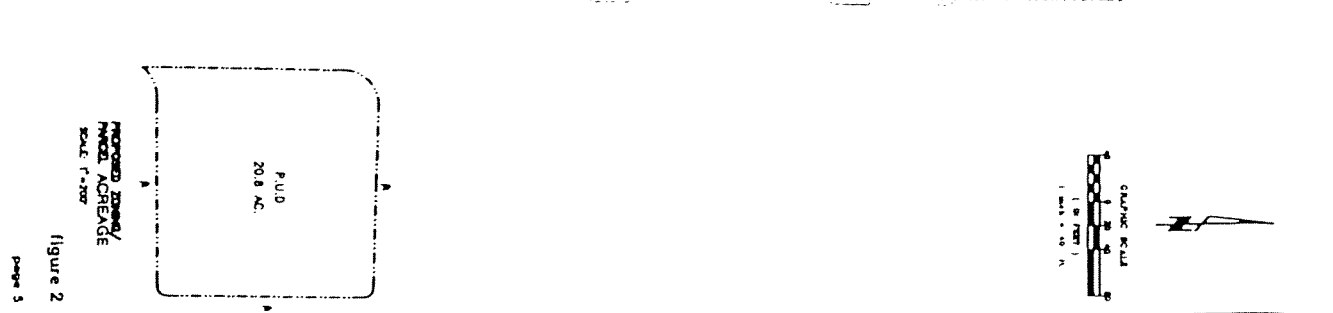
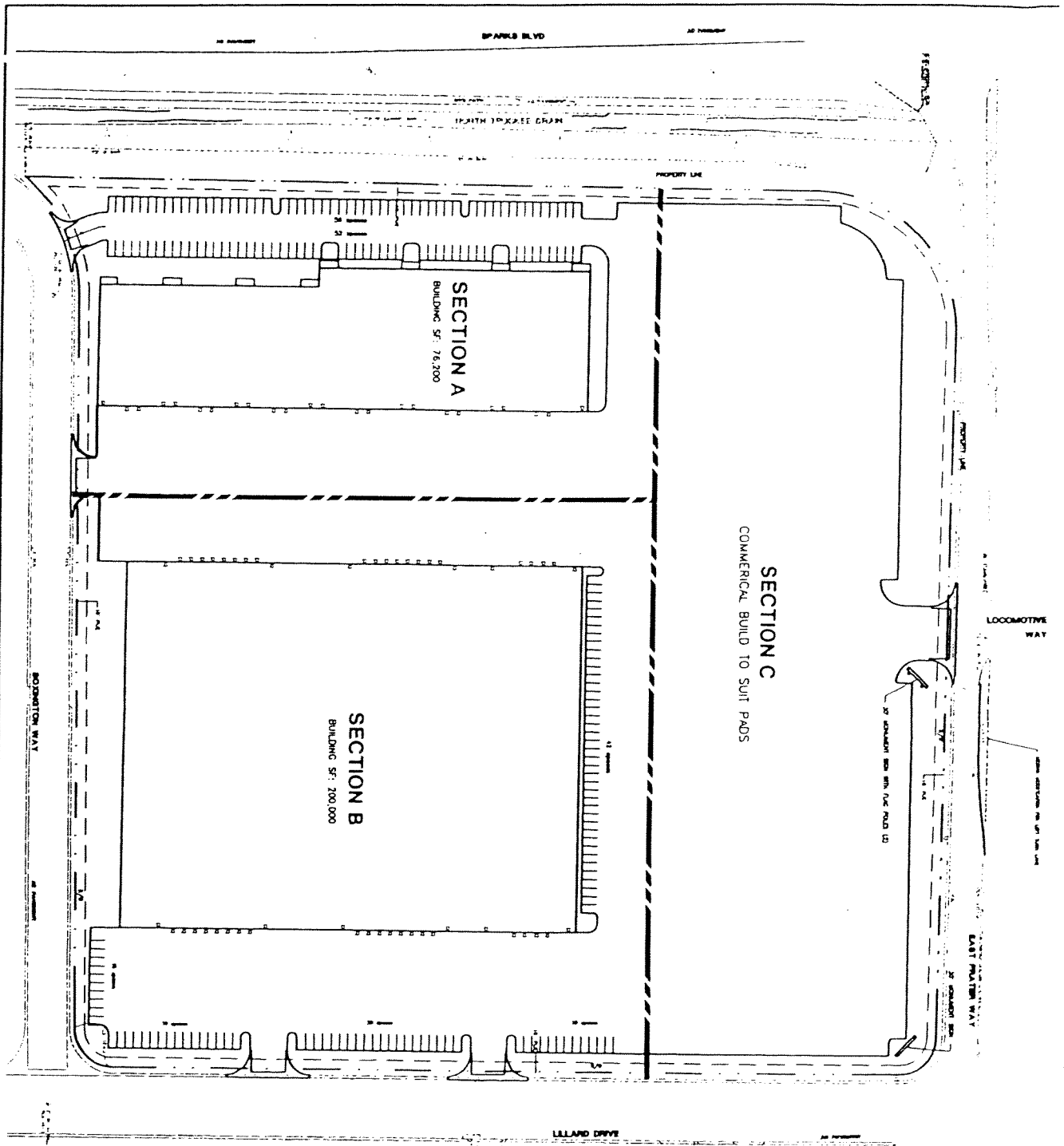
III. PROJECT GOALS AND POLICIES

The purpose of the Planned Development is to insure the design and configuration of the business park constitutes a single functionally integrated entity. It is the intent that all components not only be compatible but also complimentary.

The Sparks Business Center Planned Development Concept Site Plan, elevations and Development Standards outlined in this application establish the necessary criteria that will assure a consistently high quality development. This approach allows the required flexibility to market the project to the appropriate tenants/users and to provide the City of Sparks with the necessary controls over the build-out of the development. The stated purpose of this planned development, including the graphic and textural elements of the design handbook shall be adopted by ordinance as development standards for this property.

To achieve a high quality business park environment at the Sparks Business Center, the Design Handbook establishes uses that are both permitted and prohibited within each section of the property.

- Goals:
 - To permit business uses whose facility developments and maintenance practices will contributed to the character envisioned for the Sparks Business Center.
 - To permit business uses which do not, through their operation, produce objectional air quality impacts, sights, sounds, smells, or vibrations.
 - To permit business uses which will not create excessive burdens upon the Sparks Business Center utility systems and regional water resources.
- Policies:
 - Permitted and prohibited uses shall be designated by section. Refer to Figure 2 & 3, Conceptual Site Plans, page 5 & 6. Any use that is not included in the attached list that is currently permitted in the City of Sparks must be specifically approved in writing by the owner and the City of Sparks.



1. Section A (Sparks Blvd. Frontage)

- Permitted Uses

- a. Indoor Manufacturing, fabricating and processing.
- b. Wholesaling, distribution, warehousing and storage.
- c. Professional, business, financial, civil or public utility offices.
- d. Retail businesses which deal in the sale of low volume, bulky goods and building materials.
- e. Retail outlets subsidiary to manufacturing or wholesaling. The retail component should not exceed 30% of the floor area of the facility.
- f. Restaurants.
- g. Healthclubs.
- h. Business schools, vocational and trade schools.
- i. Special events.
- * j. Outside storage.
- k. Municipal and utility operations centers.
- l. Child care facilities.
- m. Medical offices and clinics.
- n. Research and development services.
- o. Recording studios.
- p. Radio or television stations.
- q. Bakeries.
- r. Laboratories.

- Prohibited Uses

- a. Auto and truck repair operations that are the primary nature of the users business.
- b. Truck terminals.
- c. Animal hospitals and kennels.
- d. Outdoor manufacturing, fabricating and processing.
- e. Truck stops.
- f. Bars.
- g. Pawnbrokers and autopawns.
- h. Adult businesses.
- i. Barber and beauty shops.
- j. Gaming.
- k. Laundry pick-up, cleaning and/or dry cleaning establishments.
- l. Rifle ranges within an enclosed building.
- m. Animal and animal by-product processing.

- n. Animal testing.
- o. Funeral parlors.

Setback and docking facility requirements shall be consistent with IC Zoning in the City of Sparks.

2. Section B (rear bounded by Boxington and Lillard)

• Permitted Uses

- a. Indoor Manufacturing, fabricating and processing.
- b. Wholesaling, distribution, warehousing and storage.
- c. Retail businesses which deal in the sale of low volume, bulky goods and building materials, garden supplies, furniture, floor coverings, buildings supplies and major appliances.
- d. Retail outlets subsidiary to manufacturing or wholesaling. The retail component should not exceed 10% of the floor area of the facility.
- e. Healthclubs.
- f. Business schools, vocational and trade schools.
- g. Special events.
- h. Outside storage.
- i. Municipal and utility operations centers.
- j. Research and development services.
- k. Truck terminals provided they meet city parking codes on site.

• Prohibited Uses

- a. Auto and truck repair operations that are the primary nature of the users business.
- b. Churches.
- c. Animal hospitals and kennels.
- d. Outdoor manufacturing, fabricating and processing.
- e. Truck stops.
- f. Bars.
- g. Pawnbrokers and autopawns.
- h. Adult businesses.
- i. Barber and beauty shops.
- j. Gaming.
- k. Laundry pick-up, cleaning and/or dry cleaning establishments.
- l. Rifle ranges within an enclosed building.
- m. Animal and animal by-product processing.

- n. Animal testing.
- o. Funeral parlors.

Setback and docking facility requirements shall be consistent with I Zoning in the City of Sparks.

3. Section C (Prater Way)

- Permitted Uses

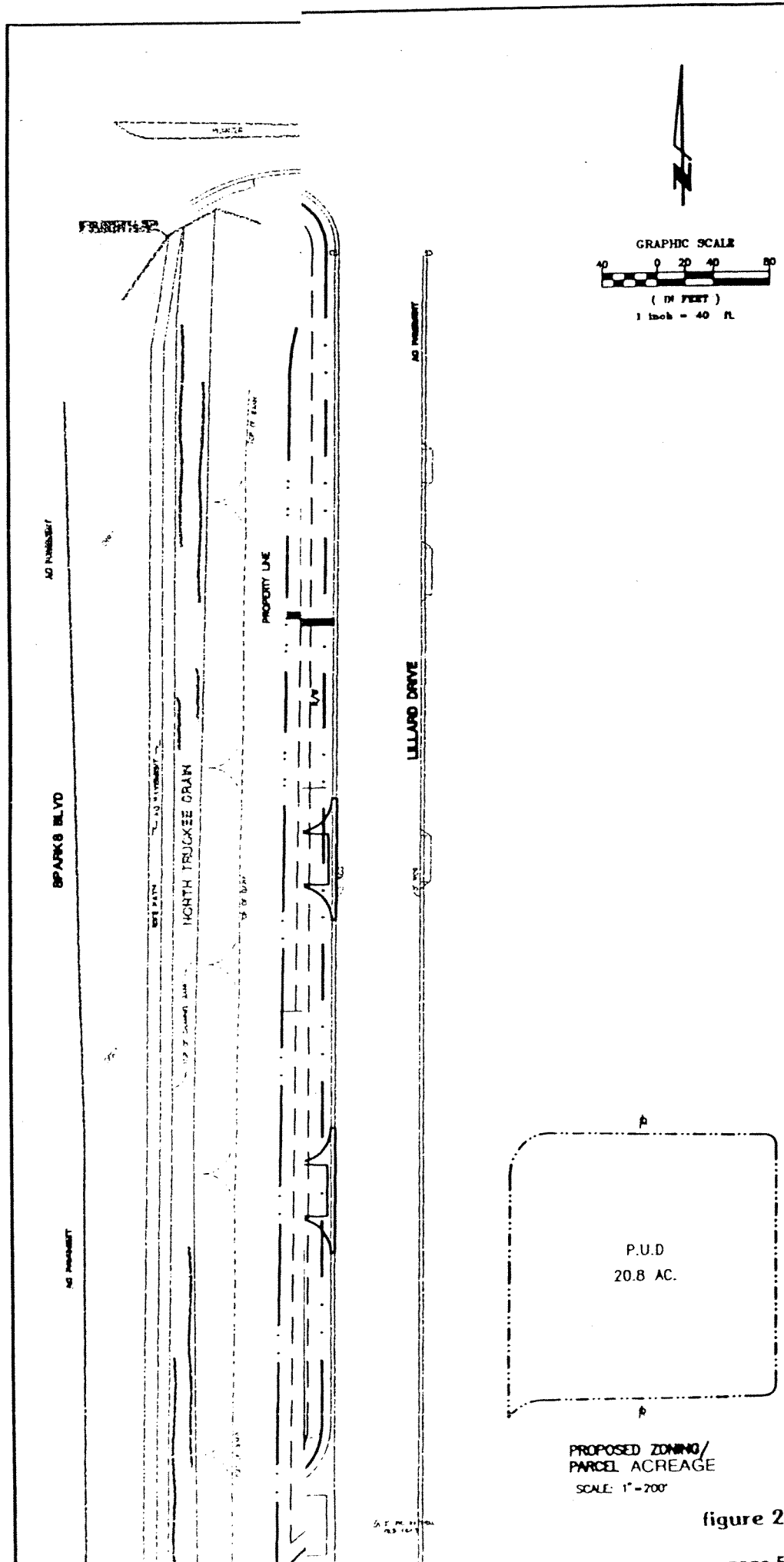
- a. Indoor Manufacturing, fabricating and processing.
- b. Wholesaling.
- c. Retail sales establishments.
- d. Retail outlets subsidiary to manufacturing or wholesaling.
- e. Healthclubs.
- f. Business schools, vocational and trade schools.
- g. Professional, business, financial, civil or public utility offices.
- h. Special events.
- i. Research and development services.
- j. Art galleries, museums and libraries.
- k. Child care facilities.
- l. Financial services facilities ~~with drive-up windows.~~ 11/95
- m. Quick copy establishments.
- n. Medical offices and clinics.
- o. Recording studios.
- p. Radio or television stations.
- q. Bakeries.
- r. Office supply stores.
- s. Free Standing teller machines.
- t. Restaurants with or without bars or cocktail lounges with outside seating.
- u. Laboratories.

- Prohibited Uses

- a. Auto and truck repair operations that are the primary nature of the users business.
- b. Animal hospitals and kennels.
- c. Outdoor manufacturing, fabricating and processing.
- d. Truck stops.
- e. Bars.
- f. Pawnbrokers and autopawns.

- g. Adult businesses.
- h. Barber and beauty shops.
- i. Gaming.
- j. Laundry pick-up, cleaning and/or dry cleaning establishments.
- k. Rifle ranges within an enclosed building.
- l. Animal and animal by-product processing.
- m. Animal testing.
- n. Funeral parlors.

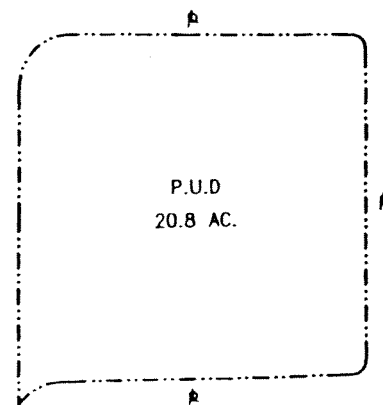
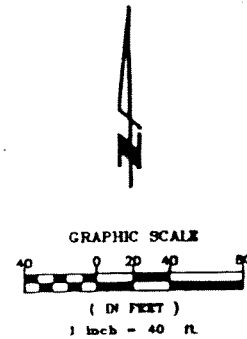
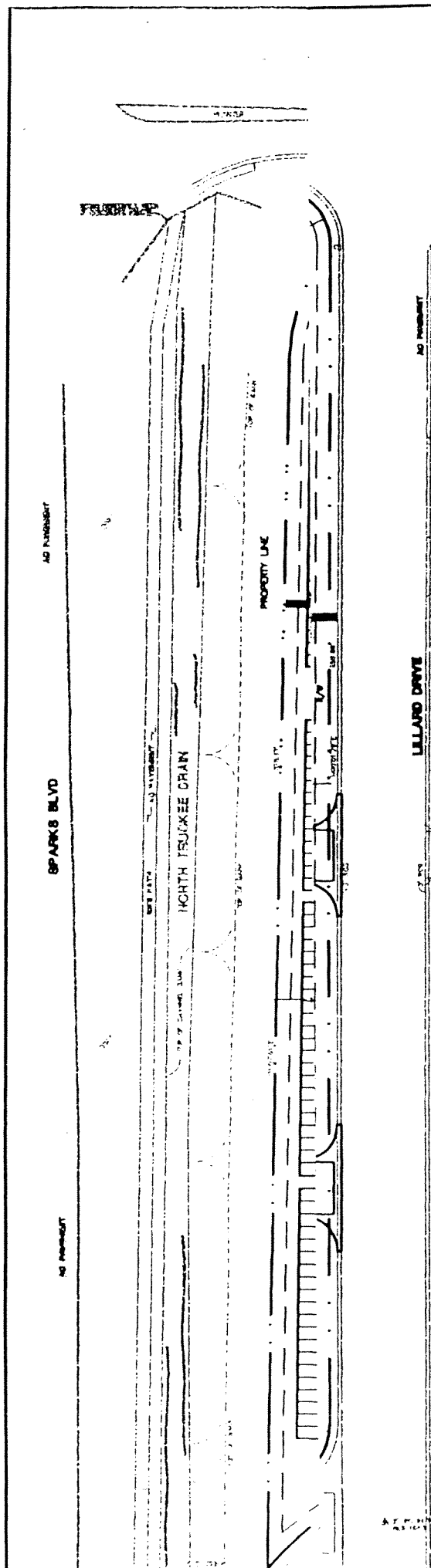
Setback and docking facility requirements shall be consistent with IC Zoning in the City of Sparks.



PROPOSED ZONING/
PARCEL ACREAGE
SCALE: 1" = 200'

figure 2

CONCEPTUAL SITE PLAN ALTERNATE 1 SPARKS BUSINESS CENTER ZONE CHANGE SECTION 5, T10N-R6E		RDNO/SPARKS, NEVADA LAS VEGAS, NEVADA PHOENIX, ARIZONA
NEVADA WARDEN		COOKING DORRIS
1" = 200'-10-3 P.M. COMPUTER	03-28-84	SPARKS



PROPOSED ZONING/
PARCEL ACREAGE
SCALE: 1" = 200'

figure 3
page 6

CONCEPTUAL SITE PLAN ALTERNATE 2 SPARKS BUSINESS CENTER ZONE CHANGE SECTION 8, T14N, R03E		RENO/SPARKS, NEVADA LAS VEGAS, NEVADA PHOENIX, ARIZONA
NEVADA		WALDOE

IV. MASTER PLAN/PHASING

- Master Plan

The building location and circulation will generally follow the site plan that is included in this document. Refer to Figure 2 & 3, Conceptual Site Plan, pages 5 & 6. The Business Park is divided into sections by general land use categories

In Section A, approximately 76,200 sf of building area will be constructed with parking on the west side along the Sparks Boulevard right-of-way with docking and loading provided on the interior of the site. The building or buildings will be available for lease for a mixture of industrial/commercial and research and development uses.

Approximately 200,000 sf of building area will be constructed in Section B. Parking will be provided adjacent to Lillard Way with loading/docking areas provided on the east and west side of the building. The building or buildings will be reserved for lease by light manufacturing and distribution uses.

In Section C, the northerly 305' ± of the property adjacent to Prater Way, sites will be developed either as individual pad sites or two speculative buildings or a combination thereof. This will allow for flexibility to accommodate a mixture of professional office, research and development and limited retail and office uses. Approximately 87,350 sf of building area will be developed. Parking will be located along the adjacent right of way, loading areas will be limited to the interior of the site.

The site is divided into sections strictly by permitted uses. Circulation, access, site and architectural features will be thematic throughout the entire site to provide a quality unified development.

Sections A and C will have docking/loading areas limited to the interior of the site.

- Phasing

The center will be developed in phases. It is intended Section A will be developed initially although development in other sections could occur initially based upon securing a tenant or user within any of the sections. Landscaping fronting Sparks Boulevard and Prater Way, including the employee park, as shown in the Conceptual Landscape Plan, Figure 14 & 15, pages 27 & 28, will be developed in the initial phase regardless of what section is developed first. All landscaping adjacent to the building, parking, and access required per phase will be constructed at the time each section is developed. With construction of the landscaping in the initial development along the

Prater Way street frontage, the project identification signage and Prater Way entry will be also installed.

Section C will be marketed for build to suit pad uses and/or speculative development. The owner will retain the right to market building pads for Phase C as build to suit for restaurant, office and/or hightech development or potentially construct a building or buildings as shown in Figure 3, Conceptual Site Plan, page 6. Buildings constructed in Phase C shall adhere to the guidelines set forth in this handbook and shall be subject to the City of Sparks site plan review process to determine conformance with this adopted handbook. Any tenant use requiring a drive thru in conjunction with the proposed use will be subject to the City of Sparks Special Use Permit process.

V. DEVELOPMENTAL SITE ARCHITECTURE HANDBOOK

- Circulation and Access

Vehicle and pedestrian access will be generally as shown on the Conceptual Landscape Plan accompanying this Design Handbook. Refer to Figure 14 & 15, Conceptual Landscape Plan, page 27 & 28.

Vehicle access is provided to the site from the adjoining public streets with the exception of Sparks Boulevard. The main entry and project identification access will be provided from Prater Way. Although pad sites and building configurations are not determined for Section C, access from the main entry to other sections of the site will be maintained.

Pedestrian access is continuous along the perimeter of the site and may be provided to Section C based upon future type of tenant use.

- Parking

Parking shall conform to the City of Sparks Parking Code. It is the intent to provide sufficient and efficient parking in relationship to and in support of tenant usage.

Parking lots shall be laid out in cohesive units which relate to specific buildings. Parking areas per building, where possible, shall share circulation and access.

The Owner shall monitor cumulative tenant uses and on-site parking requirements to assure overall parking meets the City of Sparks parking requirements throughout the life of the project.

- Architectural Guidelines

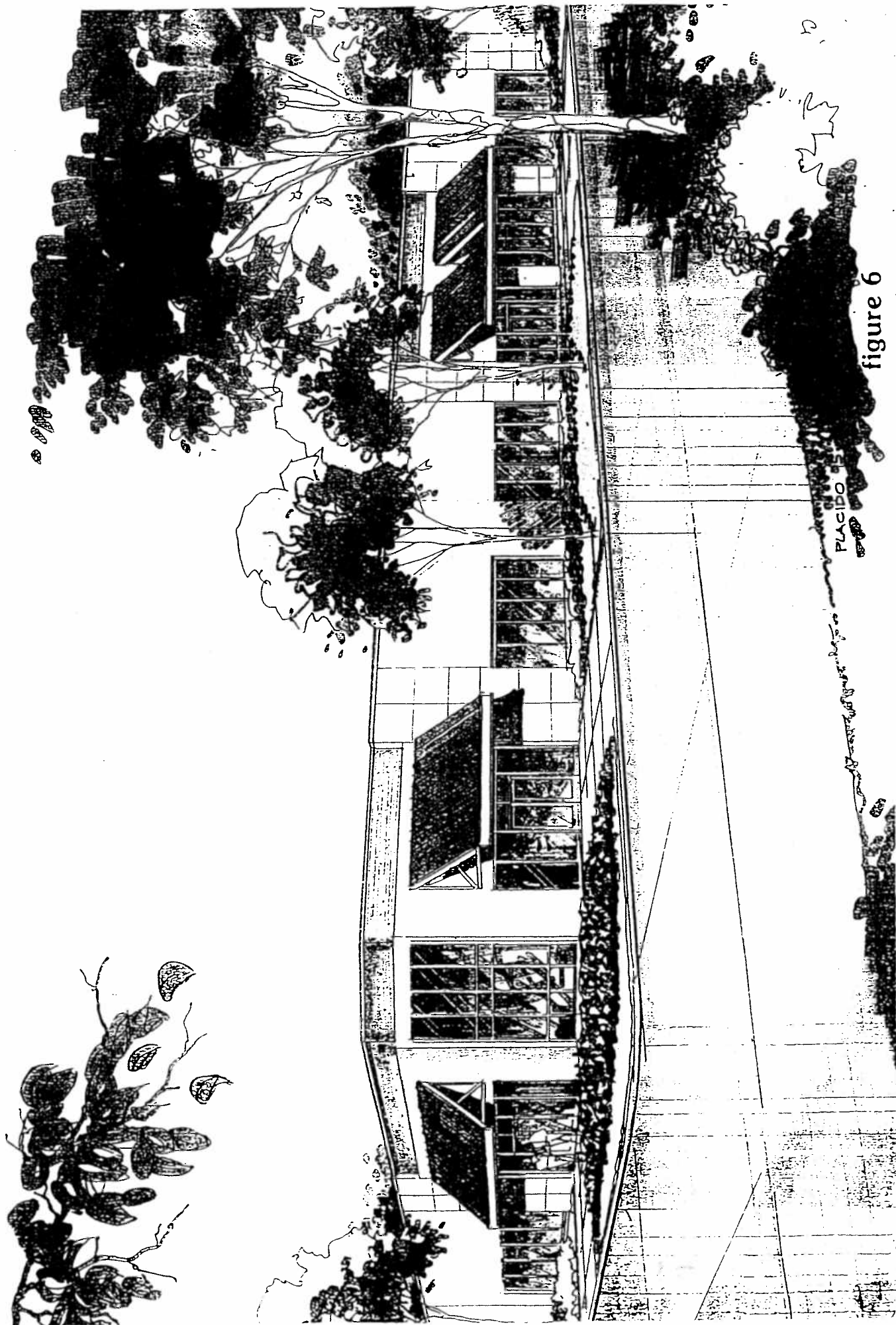
1. Buildings

Architectural Overview

The standards to be utilized in this development for materials, textures and screening are intended to provide the overall project with a consistent character throughout the entire project while providing enhanced building architecture, particularly along the Sparks Boulevard and Prater Way frontage.

General

- With the exception of the building within Section B, variations in building height, setbacks, and facade panels shall be encouraged to avoid long, straight, building facades. Maximum building heights vary per section to provide interest and scale to the entire project. Maximum building heights per section shall be as follows:
 - Section A - 26' max. ht.
 - Section B - 36' max. ht.
 - Section C - 24' max. ht.
 - Awnings, windows, columns, color or change in material should be used to add visual interest and scale to long uninterrupted walls, where they are necessary. Articulated building facades are encouraged over simple box forms (except for Section B) to create interest and scale.
 - On all buildings, reveals, recesses, projections or attachments should be used to establish variations in wall and window surface planes. Refer to Figures 6, 7, & 8, Building Perspectives, pages 15, 16, & 17.
- a. Colors and Materials
- Multiple colors applied to a single building should relate to changes in form and material so as not to appear arbitrary.
 - Warm, light colors and earth and gray tones are encouraged for the primary surface color.
 - The same building materials should be used within the same building plane.
 - Bright colors may be used for accents, window frames, doors and details, but are discouraged for the predominant building color.
 - Acceptable materials shall include concrete, concrete block, glass, and exterior cement plaster.
 - The use of metal or wood siding for building walls is prohibited. Painted sheet metal may be used for entries or roofing materials.



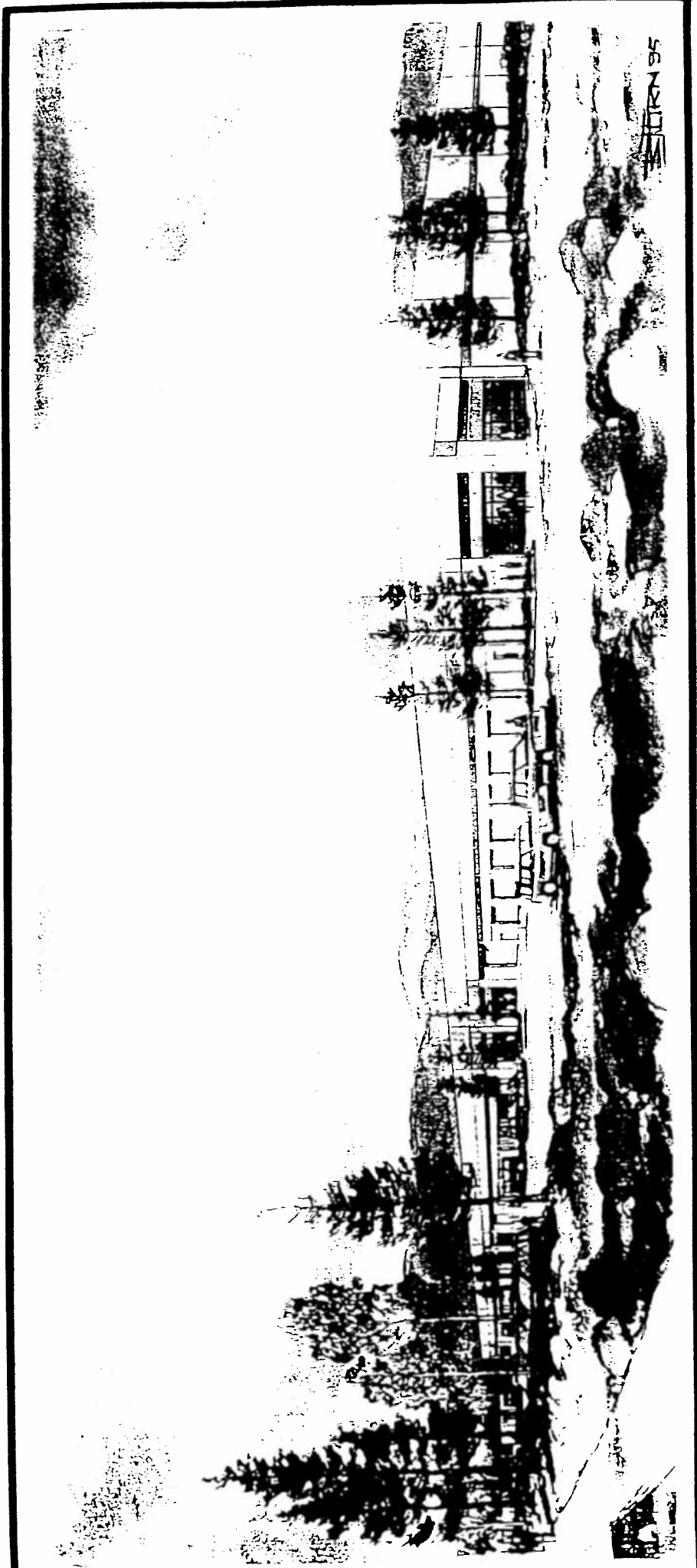


figure 7

SECTION B PERSPECTIVE



figure 8

SECTION C PERSPECTIVE

VOSS LAURITSEN TILLADGE INC.

b. Service and Staging Area Screening

- Except for Section B, loading dock and staging areas should be located on the interior of the site and setback and/or screened with landscaped berms, walls or planting from adjacent right-of-way.
- Service, maintenance and storage areas should be located on the interior of the site where possible or be placed behind a visual barrier (i.e. slated fence or landscaped berm). Refer to Figure 9, Service Area Screening, page 19.
- Trash collection areas should be screened from adjacent streets and properties and should be located for efficient collection and deposit of refuse. Trash enclosures shall be consistent with building materials. Refer to Figure 10, Trash Enclosure Screening, page 20.

c. Rooftop Screening

Rooftop Equipment on buildings in Sections A and C shall be shielded from view from the adjacent Sparks Boulevard and Prater Way roadways. Screening will be compatible with the design, form, material and color of the building. All rooftop equipment shall be organized into major groups to the extent possible. It is the intent to screen groupings of equipment as single unit.

2. Signage

a. Project Identification

A monument sign shall be located on the east side of the main business park entry off Prater Way and on the corner of Prater Way and Lillard Drive. The monument signs will generally be as shown in Figure 11, Entry Sign Elevation, page 21. The monument signs comprised of concrete with applied metal letters, will conform to the city of Sparks requirements and will be colored to be compatible with the building palette.

b. Tenant Identification

Tenant identification will be comprised of a fascia panel or canopy at the point of entry. Refer to Figure 12, Fascia Mounted Tenant Identification, page 22. Tenant identity shall be masked and spray painted or stylus cut vinyl

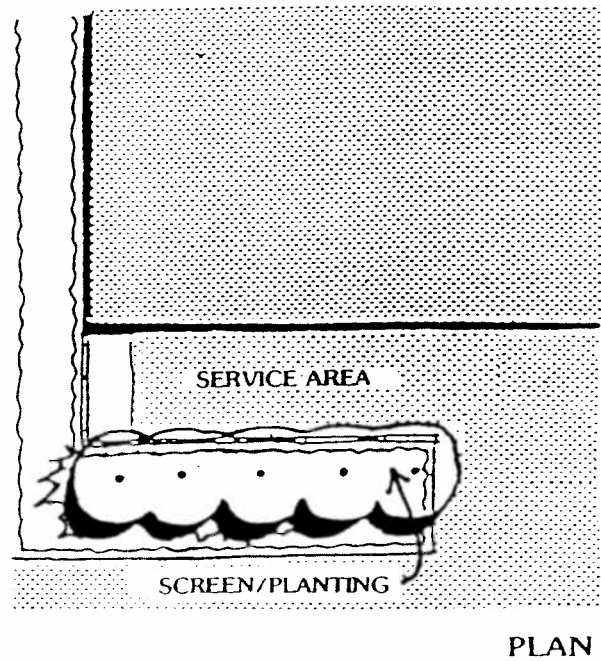
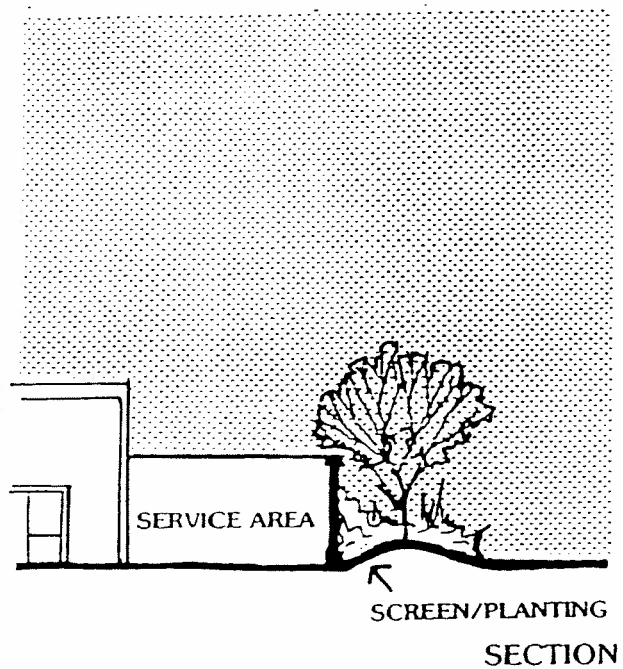
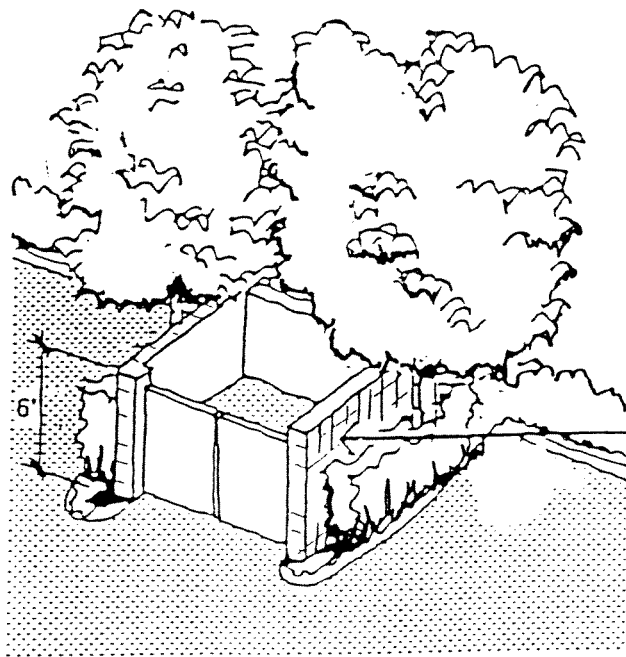


figure 9

SERVICE AREA SCREENING



TRASH ENCLOSURES SHALL BE
CONSISTENT WITH BUILDING
MATERIALS.

figure 10
TRASH ENCLOSURE SCREENING

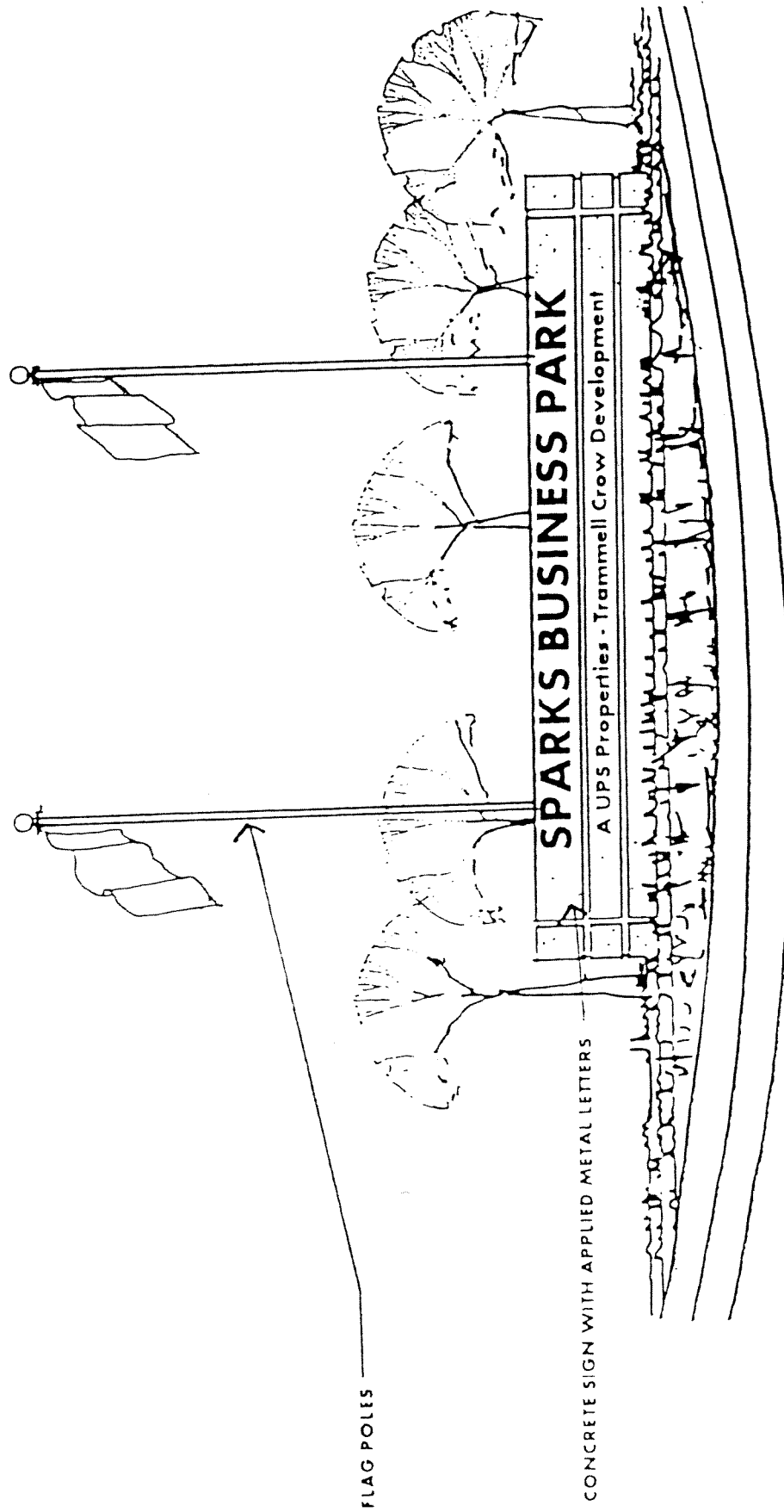


figure 11
ENTRY SIGN ELEVATION

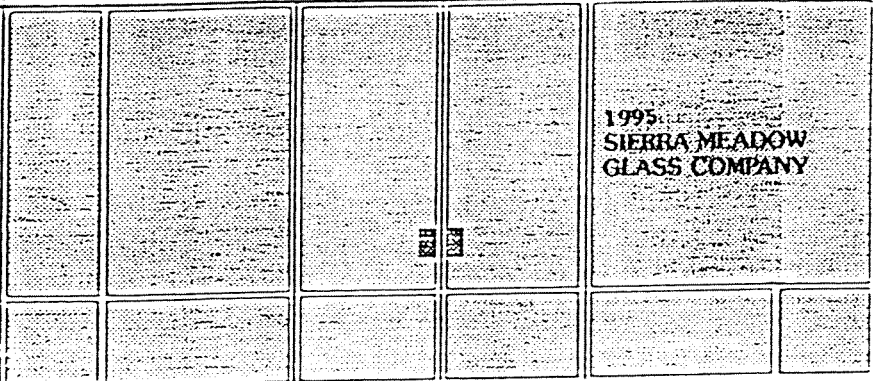
SIERRA MEADOW GLASS COMPANY									
									

figure 12

FASCIA MOUNTED
TENANT IDENTIFICATION

letters. Dimensional letters may be utilized if desired. Tenant identification signage shall be limited to 18" maximum height and a total area of 35 square feet. All types shall be of a single specified color and the background shall be compatible with the building architecture. All tenant signage shall be mounted with concealed fasteners.

In the event a specific user shall develop a pad building within Section C, a modification to this handbook may be obtained through the City of Sparks Planning Department for personalized signage.

3. Lighting

a. Parking Areas

Parking lots will be illuminated for safe use and to unify the parking areas throughout the project. Fixtures shall be of the scale as shown in Figure 13, Lighting Height Standards, page 24. Fixtures shall be uniform throughout the project.

b. Pedestrian Areas

Pedestrian areas not in association with parking areas shall be illuminated for safe movement and to visually unify public areas of the project. Pedestrian lighting shall be of the standard scale for plaza areas as shown in Figure 13, Height of Lighting, page 24. Fixtures shall be uniform throughout the project.

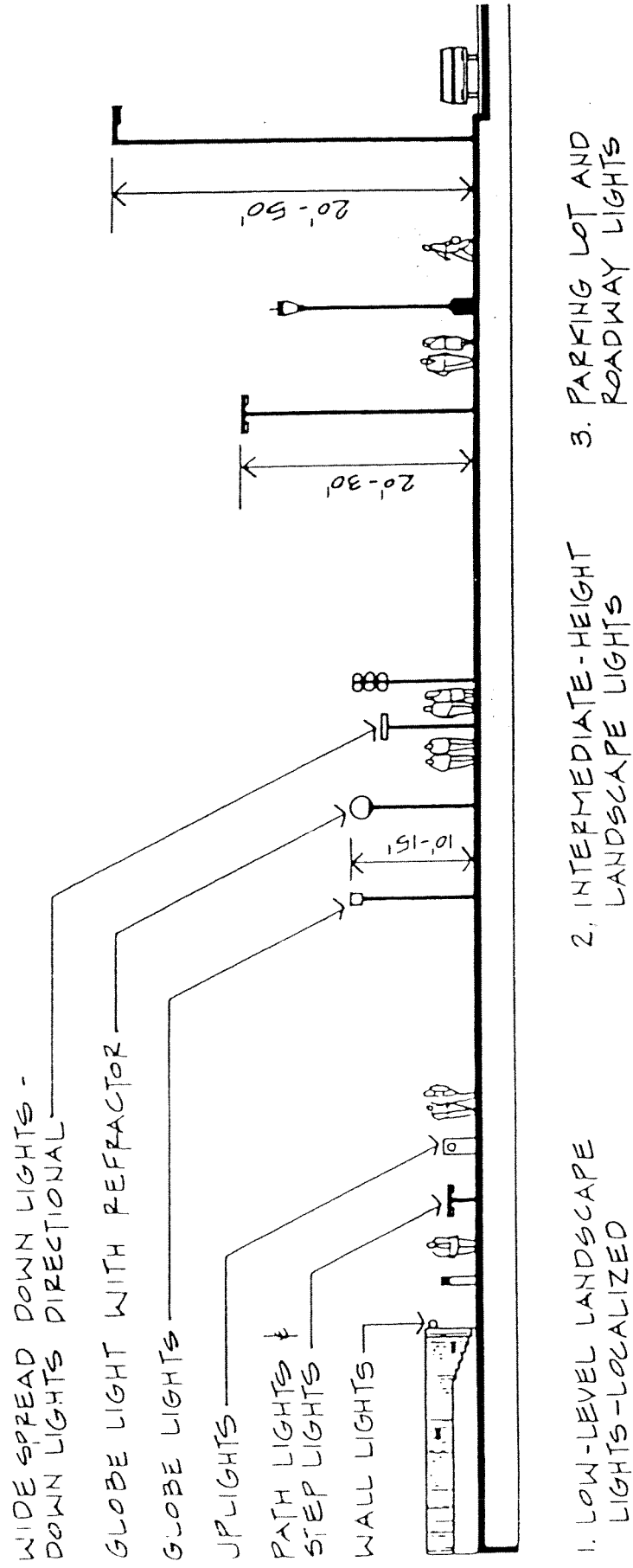


figure 13

LIGHTING HEIGHT STANDARDS

- Conceptual Landscape Plan

The final landscape will be as generally shown on the Conceptual Landscape Plan. refer to Figure 14 & 15, Conceptual Landscape Plan, pages 27 & 28. Twenty (20%) percent of the site is shown as landscaped.

The general concept of the plan will utilize native and drought tolerant plantings with large boulders and rock mulch with limited turf areas. The Prater Way street frontage is accented with turf areas and annual flower beds. Mounting on all sides of the project with a combination of plant material will provide screening for the parking areas. The existing drainage way on Prater Way will be enhanced with random placement of large boulders and groundcovers and trees. The channel bottom will be seeded with native grasses. A walking/jogging asphalt path with fitness stations encompasses the perimeter to the north and west of the site. It is provided as an employee amenity. A project park accessed by the perimeter path, is also provided for employee benefit.

The unified use of plant material, landscape features, and site furnishings will create a distinctive project identity. Refer to Figure 16 Sparks Business Park Plant List, page 29.

- Building Locations

The building will be as shown generally shown on the accompanying site plan with the exception of the frontage along Prater Way which may be designed per tenant use. Refer to Figure 2 & 3, Conceptual Site Plan 1 & 2, pages 5 & 6.

- Grading and Erosion Control Plans and Storm Drainage

The site generally drains from the northeast to the southwest. It is currently undeveloped with storm flows sheet flowing into the North Truckee Drain. A storm drain system will be developed with a main traversing east-west in the northern 2/3 of the project site. The site will be graded to collect local drainage in a catch basin system which in turn will outlet into the east-west storm drain line with ultimate discharge to the North Truckee Drain.

The site will be landscaped with all slopes stabilized to minimize erosion.



CONCEPTUAL LABORATORY PAPER ALPHABETICALLY
SPARKS BUSINESS CENTER

RESEARCH

1. **NAME** _____
 2. **ADDRESS** _____
 3. **CITY** _____
 4. **STATE** _____
 5. **ZIP** _____
 6. **PHONE** _____
 7. **FAX** _____
 8. **E-MAIL** _____
 9. **DATE** _____
 10. **SIGNATURE** _____
 11. **PRINT NAME** _____
 12. **PRINT ADDRESS** _____
 13. **PRINT CITY** _____
 14. **PRINT STATE** _____
 15. **PRINT ZIP** _____
 16. **PRINT PHONE** _____
 17. **PRINT FAX** _____
 18. **PRINT E-MAIL** _____
 19. **PRINT DATE** _____
 20. **PRINT SIGNATURE** _____
 21. **PRINT NAME** _____
 22. **PRINT ADDRESS** _____
 23. **PRINT CITY** _____
 24. **PRINT STATE** _____
 25. **PRINT ZIP** _____
 26. **PRINT PHONE** _____
 27. **PRINT FAX** _____
 28. **PRINT E-MAIL** _____
 29. **PRINT DATE** _____
 30. **PRINT SIGNATURE** _____
 31. **PRINT NAME** _____
 32. **PRINT ADDRESS** _____
 33. **PRINT CITY** _____
 34. **PRINT STATE** _____
 35. **PRINT ZIP** _____
 36. **PRINT PHONE** _____
 37. **PRINT FAX** _____
 38. **PRINT E-MAIL** _____
 39. **PRINT DATE** _____
 40. **PRINT SIGNATURE** _____
 41. **PRINT NAME** _____
 42. **PRINT ADDRESS** _____
 43. **PRINT CITY** _____
 44. **PRINT STATE** _____
 45. **PRINT ZIP** _____
 46. **PRINT PHONE** _____
 47. **PRINT FAX** _____
 48. **PRINT E-MAIL** _____
 49. **PRINT DATE** _____
 50. **PRINT SIGNATURE** _____
 51. **PRINT NAME** _____
 52. **PRINT ADDRESS** _____
 53. **PRINT CITY** _____
 54. **PRINT STATE** _____
 55. **PRINT ZIP** _____
 56. **PRINT PHONE** _____
 57. **PRINT FAX** _____
 58. **PRINT E-MAIL** _____
 59. **PRINT DATE** _____
 60. **PRINT SIGNATURE** _____
 61. **PRINT NAME** _____
 62. **PRINT ADDRESS** _____
 63. **PRINT CITY** _____
 64. **PRINT STATE** _____
 65. **PRINT ZIP** _____
 66. **PRINT PHONE** _____
 67. **PRINT FAX** _____
 68. **PRINT E-MAIL** _____
 69. **PRINT DATE** _____
 70. **PRINT SIGNATURE** _____
 71. **PRINT NAME** _____
 72. **PRINT ADDRESS** _____
 73. **PRINT CITY** _____
 74. **PRINT STATE** _____
 75. **PRINT ZIP** _____
 76. **PRINT PHONE** _____
 77. **PRINT FAX** _____
 78. **PRINT E-MAIL** _____
 79. **PRINT DATE** _____
 80. **PRINT SIGNATURE** _____
 81. **PRINT NAME** _____
 82. **PRINT ADDRESS** _____
 83. **PRINT CITY** _____
 84. **PRINT STATE** _____
 85. **PRINT ZIP** _____
 86. **PRINT PHONE** _____
 87. **PRINT FAX** _____
 88. **PRINT E-MAIL** _____
 89. **PRINT DATE** _____
 90. **PRINT SIGNATURE** _____
 91. **PRINT NAME** _____
 92. **PRINT ADDRESS** _____
 93. **PRINT CITY** _____
 94. **PRINT STATE** _____
 95. **PRINT ZIP** _____
 96. **PRINT PHONE** _____
 97. **PRINT FAX** _____
 98. **PRINT E-MAIL** _____
 99. **PRINT DATE** _____
 100. **PRINT SIGNATURE** _____
 101. **PRINT NAME** _____
 102. **PRINT ADDRESS** _____
 103. **PRINT CITY** _____
 104. **PRINT STATE** _____
 105. **PRINT ZIP** _____
 106. **PRINT PHONE** _____
 107. **PRINT FAX** _____
 108. **PRINT E-MAIL** _____
 109. **PRINT DATE** _____
 110. **PRINT SIGNATURE** _____
 111. **PRINT NAME** _____
 112. **PRINT ADDRESS** _____
 113. **PRINT CITY** _____
 114. **PRINT STATE** _____
 115. **PRINT ZIP** _____
 116. **PRINT PHONE** _____
 117. **PRINT FAX** _____
 118. **PRINT E-MAIL** _____
 119. **PRINT DATE** _____
 120. **PRINT SIGNATURE** _____
 121. **PRINT NAME** _____
 122. **PRINT ADDRESS** _____
 123. **PRINT CITY** _____
 124. **PRINT STATE** _____
 125. **PRINT ZIP** _____
 126. **PRINT PHONE** _____
 127. **PRINT FAX** _____
 128. **PRINT E-MAIL** _____
 129. **PRINT DATE** _____
 130. **PRINT SIGNATURE** _____
 131. **PRINT NAME** _____
 132. **PRINT ADDRESS** _____
 133. **PRINT CITY** _____
 134. **PRINT STATE** _____
 135. **PRINT ZIP** _____
 136. **PRINT PHONE** _____
 137. **PRINT FAX** _____
 138. **PRINT E-MAIL** _____
 139. **PRINT DATE** _____
 140. **PRINT SIGNATURE** _____
 141. **PRINT NAME** _____
 142. **PRINT ADDRESS** _____
 143. **PRINT CITY** _____
 144. **PRINT STATE** _____
 145. **PRINT ZIP** _____
 146. **PRINT PHONE** _____
 147. **PRINT FAX** _____
 148. **PRINT E-MAIL** _____
 149. **PRINT DATE** _____
 150. **PRINT SIGNATURE** _____
 151. **PRINT NAME** _____
 152. **PRINT ADDRESS** _____
 153. **PRINT CITY** _____
 154. **PRINT STATE** _____
 155. **PRINT ZIP** _____
 156. **PRINT PHONE** _____
 157. **PRINT FAX** _____
 158. **PRINT E-MAIL** _____
 159. **PRINT DATE** _____
 160. **PRINT SIGNATURE** _____
 161. **PRINT NAME** _____
 162. **PRINT ADDRESS** _____
 163. **PRINT CITY** _____
 164. **PRINT STATE** _____
 165. **PRINT ZIP** _____
 166. **PRINT PHONE** _____
 167. **PRINT FAX** _____
 168. **PRINT E-MAIL** _____
 169. **PRINT DATE** _____
 170. **PRINT SIGNATURE** _____
 171. **PRINT NAME** _____
 172. **PRINT ADDRESS** _____
 173. **PRINT CITY** _____
 174. **PRINT STATE** _____
 175. **PRINT ZIP** _____
 176. **PRINT PHONE** _____
 177. **PRINT FAX** _____
 178. **PRINT E-MAIL** _____
 179. **PRINT DATE** _____
 180. **PRINT SIGNATURE** _____
 181. **PRINT NAME** _____
 182. **PRINT ADDRESS** _____
 183. **PRINT CITY** _____
 184. **PRINT STATE** _____
 185. **PRINT ZIP** _____
 186. **PRINT PHONE** _____
 187. **PRINT FAX** _____
 188. **PRINT E-MAIL** _____
 189. **PRINT DATE** _____
 190. **PRINT SIGNATURE** _____
 191. **PRINT NAME** _____
 192. **PRINT ADDRESS** _____
 193. **PRINT CITY** _____
 194. **PRINT STATE** _____
 195. **PRINT ZIP** _____
 196. **PRINT PHONE** _____
 197. **PRINT FAX** _____
 198. **PRINT E-MAIL** _____
 199. **PRINT DATE** _____
 200. **PRINT SIGNATURE** _____
 201. **PRINT NAME** _____
 202. **PRINT ADDRESS** _____
 203. **PRINT CITY** _____
 204. **PRINT STATE** _____
 205. **PRINT ZIP** _____
 206. **PRINT PHONE** _____
 207. **PRINT FAX** _____
 208. **PRINT E-MAIL** _____
 209. **PRINT DATE** _____
 210. **PRINT SIGNATURE** _____
 211. **PRINT NAME** _____
 212. **PRINT ADDRESS** _____
 213. **PRINT CITY** _____
 214. **PRINT STATE** _____
 215. **PRINT ZIP** _____
 216. **PRINT PHONE** _____
 217. **PRINT FAX** _____
 218. **PRINT E-MAIL** _____
 219

1-2

- Water Supply

Water will be supplied to the site by Sierra Pacific Power Company to each tenant on site and will be individually metered. A separate landscape irrigation meter will be installed for on site landscaping.

- Sewerage

An existing 8" sanitary sewer main exists in Lillard Drive. As part of the original development of the Southern Pacific Industrial Park these main were sized with stubs provided to the subject project to accommodate future development.

FIGURE 16
SPARKS BUSINESS CENTER
PLANT LIST

Evergreen Trees

Blue Atlas Cedar	<i>Cedrus atlantica</i> 'glauc'
Colorado Blue Spruce	<i>Picea pungens</i> 'glauc'
Austrian Black Pine	<i>Pinus nigra</i>
Scotch Pine	<i>Pinus sylvestris</i>
White Fir	<i>Abies concolor</i>
Incense Cedar	<i>Calocedrus decurrens</i>
Blue Ash	<i>Fraxinus quadrangulata</i>
Colorado Blue Spruce	<i>Picea pungens glauca</i>

Deciduous trees

Western Redbud	<i>Cercis occidentalis</i>
Pennsylvania Green Ash	<i>Fraxinus pennsylvanica</i>
'Purple Robe' Locust	<i>Robinia</i> 'Purple Robe'
London Plane Tree	<i>Platanus acerifolia</i>
Raywood Ash	<i>Fraxinus oxycarpa</i> 'Raywood'
Pin Oak	<i>Quercus palustris</i>
Red Oak	<i>Quercus rubra</i>
Redfruited Tree of Heaven	<i>Ailanthus altissima</i> 'Erythrocarpa'
Norway Maple	<i>Acer platanoides</i>
Amur Maple	<i>Acer ginnala</i>
Goldenrain Tree	<i>Koelreuteria paniculata</i>
Crabapple	<i>Malus</i> sp.
Western Chokecherry	<i>Prunus virginiana demissa</i>
Staghorn Sumac	<i>Rhus typhina</i>

Shrubs

Japanese Garden Juniper	<i>Juniperus chinensis procumbens</i>
Western Sand Cherry	<i>Prunus besseyi</i>
Bush Cinquefoil, Potentilla	<i>Potentilla fruticosa</i>
Beautybush	<i>Kolkwitzia amabilis</i>
Mentor Barberry	<i>Berberis Mentorensis</i>
Flowering quince	<i>Chaenomeles speciosa</i>
Silver Buffaloberry	<i>Shepherdia argentea</i>
Common Lilac	<i>Syringa vulgaris</i>
Border Forsythia	<i>Forsythia x intermedia</i>
Scotch Broom	<i>Cytisus scoparius</i>
Butterfly Bush	<i>Buddleia davidii</i>
Smoketree	<i>Cotinus coggygia</i>
Cranberry Cotoneaster	<i>Cotoneaster apiculatus</i>
Warminster Broom	<i>Cytisus x praecox</i>
Honeysuckle	<i>Lonicera</i>
Winter Creeper Euonymus	<i>Euonymus fortunei</i>
Purple-leaf Winter Creeper	<i>Euonymus fortunei</i> 'Colorata'

Figure 16 (continued))

Japanese Euonymus
 Apache Plume
 Kalm St. Johnswort
 European Privet
 Winter Honeysuckle
 Creeping Mahonia
 Virginia Creeper
 Sweet Mockorange
 Mugo Pine
 Purpleleaf Sandcherry
 Gnome Pyracantha
 Smooth Sumac
 Stagehorn Sumac
 Alpine currant
 Rose of Sharon
 Golden Currant
 Snowberry
 'Chenault' Viburnum
 European Cranberrybush

Euonymus japonica
 Fallugia paradoxa
 Hypericum kalmianum
 Ligustrum vulgare
 Lonicera fragrantissima
 Mahonia repens
 Parthenocissus quinquefolia
 Philadelphus lemoinei
 Pinus mugo
 Prunus x cistena
 Pyracantha angustifolia 'Gnome'
 Rhus glabra
 Rhus typhina
 Ribes alpinum
 Hibiscus syriacus
 Ribes aureum
 Symphoricarpos albus
 Viburnum bunkwoodii 'Chanault'
 Viburnum opulus

Perennials

Snow in Summer
 Shasta Daisy
 Coreopsis
 Sugarloaf
 Daylily
 Candytuft
 Hot pokers
 Lavender
 Oriental Poppy
 Penstemon
 Gloriosa Daisy
 Blackeyed Susan
 Primrose
 Lamb's Ear
 Russian Sage

Cerastium tomentosum
 Chrysanthemum maximum
 Coreopsis verticillata
 Erigeron speciosus
 Hemerocallis sp.
 Iberis sempervirens
 Kniphofia sp.
 Lavandula officinalis
 Papaver oriental
 Penstemon palmerii
 Rudbeckia sp.
 Rudbeckia hirta
 Oenothera speciosa
 Stachys byzantina
 Pereskia 'blude spire'

Grasses

Blue Fescue
 Maiden Grass
 Blood Grass
 Blue Lyme

- Traffic Impacts

Specific uses have not been identified for the site. It is anticipated that developed land uses could vary from the current plan at approximately 363,550 square feet. For estimating site trip generation it is assumed that the northern 1/3 of the site fronting E. Prater Way would be commercial uses, the portion of the site fronting Sparks Boulevard would be industrial/commercial, with the southeast portion of the site consisting of industrial (warehousing). The Institute of Transportation Engineers "Trip Generation" 5th Edition was utilized to project project traffic. Code 770, Business Park was used for the buildings in Sections A and C while Code 150, Warehousing was used for the 200,000 sf building in Section B. The site is anticipated to generate approximately 3410 average daily trips of which 410 are anticipated to occur in the am peak hour and 435 in the pm peak hour.

Access to the site will be provided through an existing median opening in E. Prater Way with additional access points on Lillard Drive (2) and Boxington Way (2). Driveway spacing will meet design standards for commercial collectors.

- Air Quality

The project will minimize impacts by :

- Limiting uses which through their operation do not produce air quality impacts.

The close proximity of the Business Center to residential neighborhoods to the north provide a close by employment base, reducing the potential for air quality impacts due to shortened travel time to the employee center by the employee base.

A dust control plan in accordance with Washoe Health Department requirements will be implemented during all construction.

- Fire Prevention

A fire line loop will be constructed through the site with fire hydrants spaced in accordance with City of Sparks Fire Department requirements. Prior to construction of any phase the Fire Department will be consulted to locate fire hydrants.

Fire prevention will be enhanced through building design meeting current fire codes. Building separation on site, limits the potential for a fire to spread through the complex. Onsite circulation and perimeter public roadways allow for fire truck access adjacent to all sides of every building. Individual tenant uses may require fire sprinklers within the building in accordance with the Sparks Fire Department requirements.



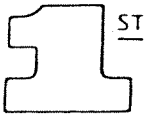
VI. GEOTECHNICAL/HYDROLOGICAL

- Geotechnical

The Sparks Business Park Site area was filled in the 1970's with coarse granular rock fill. SEA, Incorporated was involved in the construction observation of fill placement and has been involved in the geotechnical investigations and civil engineering of numerous existing commercial/industrial facilities throughout the entire industrial park, including the nearby Sparks Police Station and Owen Distribution facilities. An excellent performance history of this existing rock fill has been provided by the existing development at the industrial park over the past years. A project specific geotechnical investigation will be required for design and construction at this site.

- Hydrological

The site lies in unshaded zone X as shown on Panel 3012 of 3350, Map No. 32031C3012E of the FIRM insurance rate map, "areas determined to be outside the 500-year floodplain."



PRELIMINARY REPORT

690 E. PLUMB LANE - P. O. BOX 569
(702) 827-2200 - RENO, NEVADA 89504

FIRST COMMERCIAL TITLE, INC.

LOCALLY OWNED NATIONALLY RECOGNIZED
COMPLETE TITLE INSURANCE & ESCROW SERVICES

TO: CB COMMERCIAL REAL ESTATE

Attn: Barbara Monteith
5250 Neil Road, #111
Reno, Nevada 89502

Date August 25, 1994

Your No. Vista Distrib.

Our Order No. 68703-RG
FCT146

In response to the above referenced application for a policy of title insurance,

FIRST COMMERCIAL TITLE, INC., hereby reports that we are in a position to cause to be issued, as of the date hereof, a

CLTA OWNERS

form Policy of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy form.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

dated as of August 9, 1994 at 7:30 A.M.

FIRST COMMERCIAL TITLE, INC., by vt/ld

Title Officer

Vickie A. Taylor
Vickie A. Taylor

Title to said estate or interest at the date hereof is vested in

SF PACIFIC PROPERTIES, INC.
a Delaware corporation

The estate or interest in land hereinafter described or referred to covered by this Report is:

FEE SIMPLE

The land referred to in this Report is situate in:

The City of Sparks, County of Washoe, State of Nevada, as follows,
to-wit:

That certain parcel of land situate in the Southwest 1/4 of Section 2, Township 19 North, Range 20 East, M.D.B. & M. bounded on the North by the Southerly right of way line of East Prater Way; bounded on the East by the Westerly right of way line of Lillard Drive; bounded on the South by the Northerly right of way line of Boxington Way; and bounded on the West by the Easterly right of way line of Sparks Boulevard.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. Taxes for the fiscal year 1994-1995, in the sum of \$26,843.18, including any secured personal property taxes, a lien, now due and payable. The first quarterly installment, in the sum of \$6,734.18, has been paid. (Tax Roll No. 037-274-01)
2. The Lien, if any, of supplemental taxes, assessed pursuant to the provisions under Nevada Revised Statutes No. 361.260, et Seq.
3. Any sewer liens which may be levied by the City of Sparks for sewer use pursuant to Amendments to Chapter 100 of Sparks Municipal code. (Specific amounts and other information may be obtained from the City of Sparks License Department, phone number 356-2360)
4. Any and all ditches, pipe and pipe lines, conduits, transmission lines, poles, roads, trails and fences on or traversing said land, which would be disclosed and located by an accurate survey and/or inspection of said land.
5. Easements for railroad, transportation and communication purposes 30 feet in width over portions of said land, as granted to SOUTHERN PACIFIC TRANSPORTATION COMPANY, a Delaware corporation, by instrument recorded July 10, 1978, in Book 1272, Page 386, Document No. 543642, Official Records.
6. Covenants, conditions and restrictions as contained in Declaration executed by Title Insurance and Trust Company, a California corporation, recorded July 27, 1978, in Book 1282, Page 444, Document No. 547549, Official Records, which do not provide for reversion of title upon violation thereof.
7. Easements for railroad, transportation and communication purposes 30 feet in width over portions of said land, as granted to SOUTHERN PACIFIC TRANSPORTATION COMPANY, a Delaware corporation by instrument recorded August 9, 1978, in Book 1289, Page 648, as Document No. 550340, Official Records.

The right, title and interest of Southern Pacific Transportation Company, a Delaware corporation was conveyed of record to TITLE INSURANCE AND TRUST COMPANY, a California corporation, by Quitclaim deed, recorded June 13, 1980, in Book 1511, Page 966, Document No. 677514, Official Records.

The right, title and interest of SOUTHERN PACIFIC TRANSPORTATION COMPANY, a Delaware corporation, was conveyed of record to SANTA FE PACIFIC REALTY CORPORATION, a corporation, by Quitclaim deed, dated December 28, 1989, recorded January 26, 1990, in Book 3026, Page 760, as Document No. 1376711, Official Records.

continued

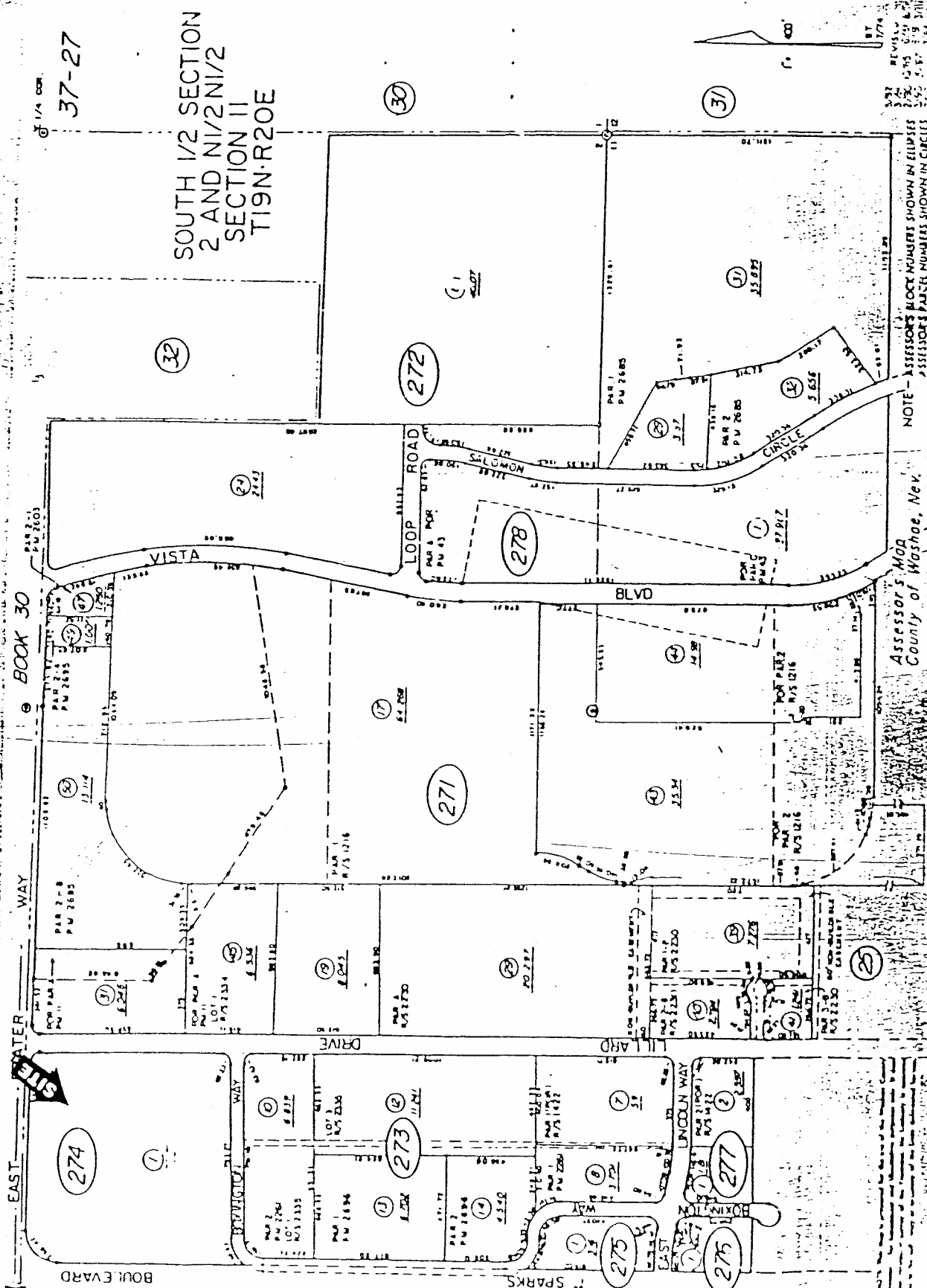
Order No. 68703-RG
EXCEPTIONS continued

The right, title and interest of SANTA FE PACIFIC REALTY CORPORATION, a Delaware corporation was conveyed of record to SF PACIFIC PROPERTIES INC., a Delaware corporation by Quitclaim deed, dated January 17, 1990, recorded January 26, 1990, in Book 3026, Page 768, as Document No. 1376715, Official Records.

8. Easement for railroad, transportation and communication purposes 30 feet in width as granted to SOUTHERN PACIFIC TRANSPORTATION COMPANY, a Delaware corporation, recorded June 13m 1980, in Book 1511, Page 970, Document No. 677515, Official Records.

9. Easements for public utility, drainage, sanitary sewer and storm drainage purposes as granted by Easement Dedication Map No. 1980, recorded April 13, 1981, Document No. 728278, Official Records.

10. The requirement that FIRST COMMERCIAL TITLE, INC., be provided with a valid legal description from a licensed surveyor prior to close of escrow.



of 1/4 cor.
37-27

SOUTH 1/2 SECTION
2 AND N1/2 N1/2
SECTION 11
T19N R20E

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Assessor's Map
County of Washoe, Nev.

BOOK 30

EAST BOULEVARD

SPARKS

LINCOLN WAY

DRIVE

VISTA

LOOP ROAD

CIRCLE

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD

BLVD