

SANTA MARIA RANCH

DAYTON, NEVADA

46 FINISHED LOTS
664.5 ACRES OF UNDEVELOPED LAND
922.1 ACRE FEET OF WATER RIGHTS



presented exclusively by

COMMERCIAL PARTNERS
OF NEVADA

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SANTA MARIA RANCH

DAYTON, NEVADA

TABLE OF CONTENTS:

Offering Overview	3
Phase I	7
The Bluffs	II
Undeveloped Land	14
Water Rights	19
Project Photos	20
Taxes & Fees	22

*All information contained in this memorandum has been deemed accurate but is not guaranteed.
You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

COMMERCIAL PARTNERS
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OFFERING OVERVIEW

Commercial Partners of Nevada is proud to offer 46 finished lots in Phase I and The Bluffs (Phase III), 664.5 acres of undeveloped land, and 922.1 acre feet of water rights in Dayton, Nevada. This offering contains the most pertinent information regarding the property.

About the Project

The Santa Maria Ranch is a 954-acre master planned development located in Northern Nevada. It is located on Hwy 50 at the gateway to the Dayton Valley only 30 minutes from Reno and 10 minutes from Carson City. With the picturesque Carson River flowing directly through the development, the Santa Maria Ranch provides for an unparalleled lifestyle in Northern Nevada's most unique setting. The exclusive riverfront community serves as a base for an active standard of living with amenities including community walking trails, a neighborhood park, the first of its kind aquatic river trail and nature park including exercise stations and rafting takeout facilities. As well, thousands of acres of neighboring public lands can be enjoyed in any manner of ways. In addition nearby activities such as skiing, boating, world class golfing, historical locales, all the fun of Lake Tahoe and Reno, offer an endless array of recreational opportunities.

From estate homes with panoramic views to condos or entry level single family homes for the first time homebuyer, Santa Maria Ranch offers it all. With its Multi generational design, it offers a place where every age group can flourish and take advantage of neighborhoods that suit their lifestyle.

The complete approved design of the Santa Maria Ranch allows for a total density of 2,046 units plus a commercial area which lays out as follows; 670 units of Active Adult properties (including Single Family Homes, a Congregate Independent Living Facility, and Apartments/Condos), 550 Multi-Family units (including General Apartments, Assisted Living and Memory Care Areas, Attached Homes and more), a 20 Acre Shopping Center (200,000sf GLA), 646 additional Single Family lots (ranging from 4,000sf to 12,000sf) and finally a 180 unit Townhome complex located at the peak of the project offering 360 degree panoramic views.



The Offering

- 46 Finished Lots
- 664.5 Acres of Undeveloped Land
- 922.1 Acre Feet of Water Rights

Offering Price

\$5,750,000.00

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OFFERING OVERVIEW

The Santa Maria Ranch



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PHASE I

Phase I Lots

- Average Lot Size: 56,192 SF (1.29 Ac)
- Smallest Lot Size: 10,018 SF (0.23 Ac)
- Largest Lot Size: 114,998 SF (2.64 Ac)

APN	Size (SF)	Lot
029-352-01	14,810	67
029-352-02	14,375	68
029-353-08	12,197	34
029-353-28	10,019	110
029-354-20	14,810	79
029-354-27	16,553	86
029-354-28	16,553	87
029-355-03	12,632	116
029-361-08	38,768	126
029-361-11	94,525	129

APN	Size (SF)	Lot
029-361-12	106,286	130
029-361-14	114,998	132
029-361-15	86,684	133
029-361-16	86,249	134
029-361-17	86,249	135
029-361-18	86,249	136
029-361-19	86,249	137
029-361-20	86,249	138
029-361-21	83,200	139

Totals

19 Lots

24.51 Acres

1,067,656 Square Feet

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PHASE I

Portion Section 26 & 27, T16N-R21E, MD&M

29-35



- Map Elements**
- 1/4 Corner Section
 - Section Tie
 - Dimensions
 - Parcel Lot
 - Parcel Number
 - 0.13 Ac. Acreage of Parcel
 - Parcel Boundary
 - Block Number
 - Parcel Book & Page Number
 - Page Number
- Cities & Townships**
- Dayton
 - Dayton Valley
 - Ferney
 - Mark Twain
 - Moena Valley
 - Mount Pleasant
 - Silver City
 - Silver Springs
 - South Valley
 - Staggs Ranch
 - Yerington

Scale: 1" = 100'
 Revised: April 25, 2007

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data presented herein. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

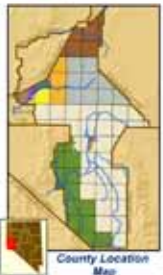
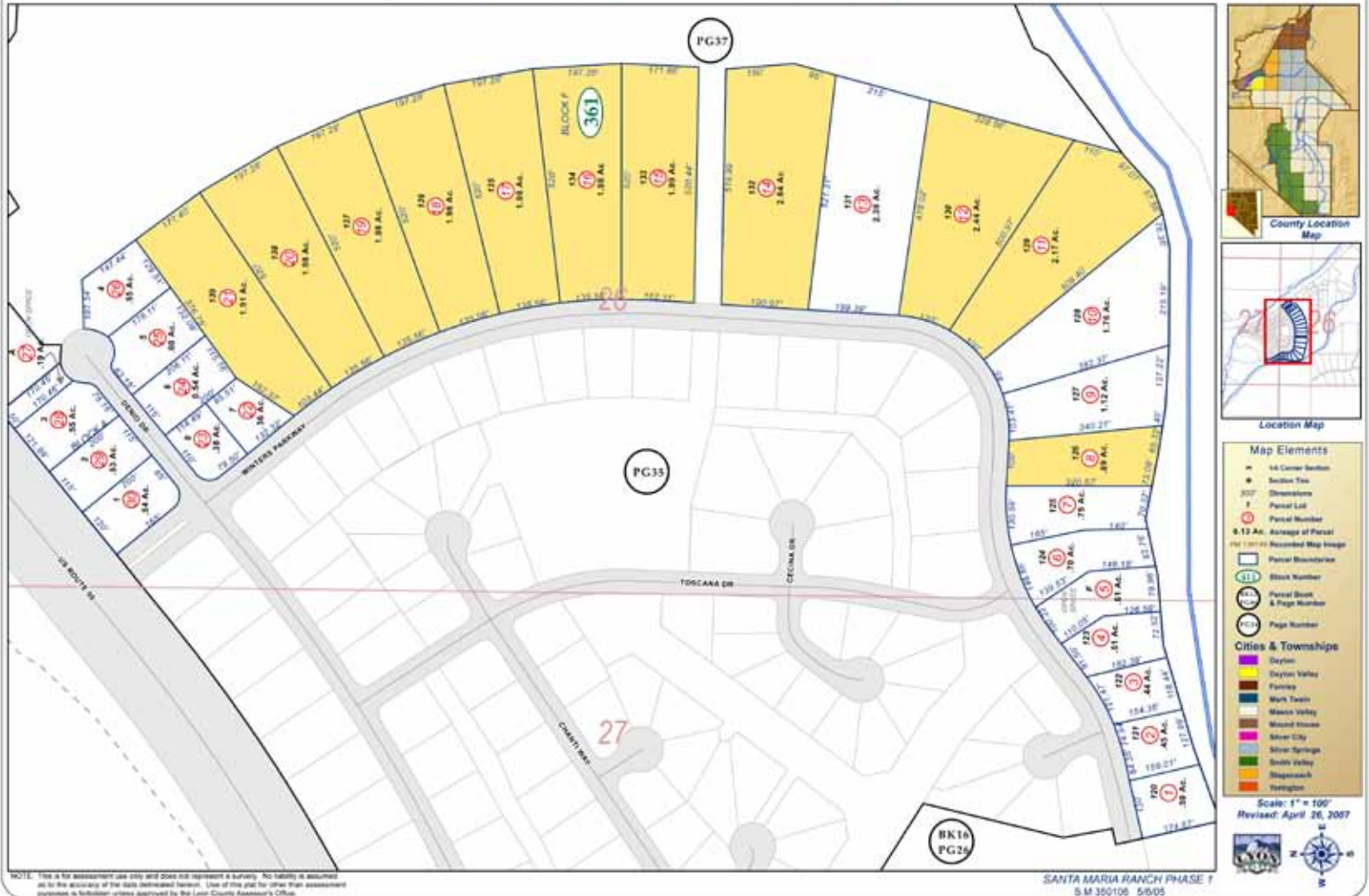
SANTA MARIA RANCH PHASE I
 S.M. 350105 5/6/05



PHASE I

Portion Sections 26 & 27, T16N-R21E, MD&M

29-36



Map Elements

- US Corner Section
- Section Line
- Dimensions
- Parcel Lot
- Parcel Number
- 8.13 Ac. Area of Parcel
- Recorded Map Image
- Parcel Boundary
- Block Number
- Parcel Book & Page Number
- Page Number

Cities & Townships

- Dayton
- Dayton Valley
- Fanning
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Staplewick
- Stratford

Scale: 1" = 100'
Revised: April 26, 2007

NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data indicated herein. Use of this plan for other than assessment purposes is forbidden unless approved by the Local County Assessor's Office.

SANTA MARIA RANCH PHASE I
S.M 300106 5/6/05



PHASE I



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THE BLUFFS

The Bluffs (Phase III) Lots

- Average Lot Size: 203,361 SF (4.67 Ac)
- Smallest Lot Size: 130,244 SF (2.99 Ac)
- Largest Lot Size: 469,577 SF (10.78 Ac)

APN	Size (SF)	Lot
029-611-01	176,418	385
029-611-02	152,460	384
029-611-03	152,460	383
029-611-04	130,680	382
029-611-05	131,116	381
029-611-06	130,680	380
029-611-07	131,551	379
029-611-08	130,680	378
029-611-09	130,680	377
029-611-10	131,987	376
029-611-11	131,116	375
029-611-12	152,460	374
029-611-13	155,074	373

APN	Size (SF)	Lot
029-611-14	169,448	372
029-611-17	274,428	369
029-611-18	331,056	368
029-611-19	434,293	367
029-611-20	140,699	366
029-611-21	469,577	365
029-611-22	135,472	364
029-611-23	131,116	363
029-611-24	406,415	362
029-611-25	348,480	361
029-611-26	233,482	360
029-611-27	317,988	359
029-611-28	130,680	358
029-611-29	130,244	357

Totals

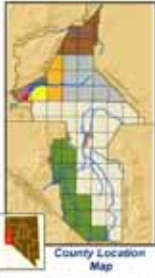
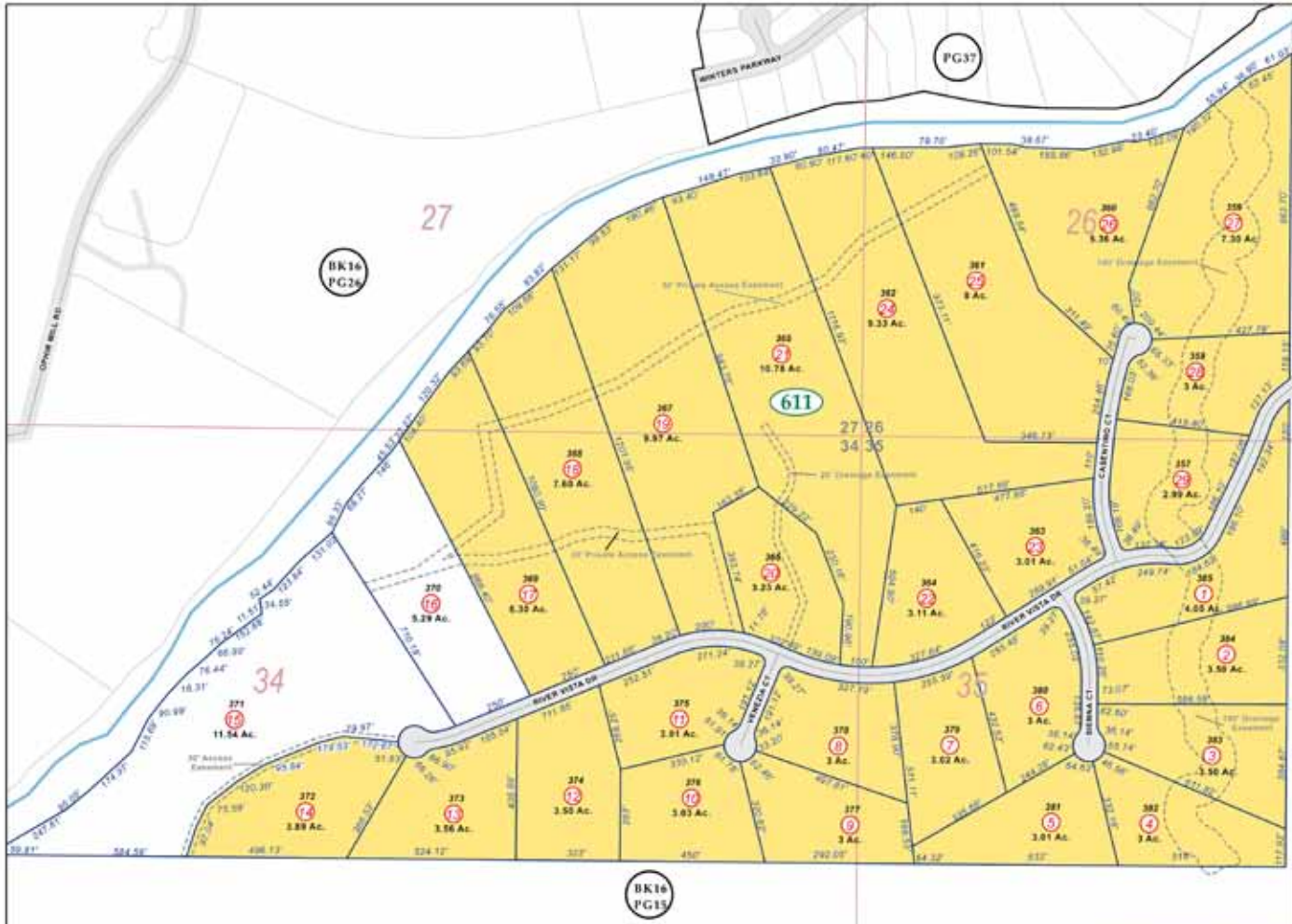
27 Lots
 126.05 Acres
 5,490,738 Square Feet



THE BLUFFS

Portion Sections 26, 27, 34, 35 T16N - R21E, MD&M

29-61



- Map Elements**
- 1/4 Corner Station
 - Section Line
 - Distance
 - Parcel Lot
 - Parcel Number
 - 9.13 Ac. Acreage of Parcel
 - Parcel Boundary
 - Block Number
 - Parcel Book & Page Number
 - Page Number
- Cities & Townships**
- Dayton
 - Dayton Valley
 - Farmley
 - Mark Tavin
 - Wagon Valley
 - Wooded House
 - Silver City
 - Silver Springs
 - South Valley
 - Hopeworth
 - Tamplin

Scale: 1" = 300'
 Revised: June 20, 2007

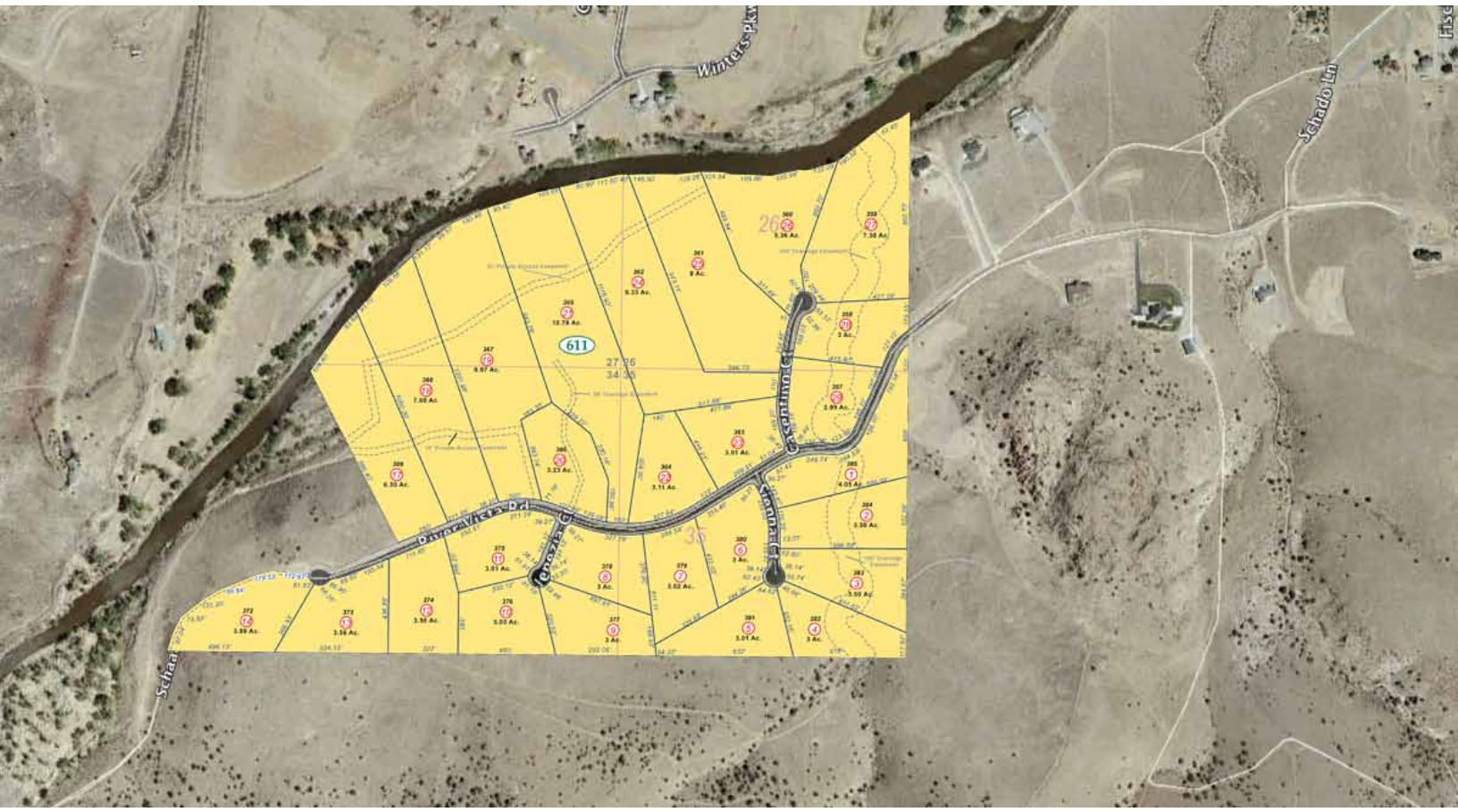
NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data depicted herein. Use of this plan for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

SANTA MARIA RANCH PHASE 3
 S.M. 405295 01407

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THE BLUFFS

THE BLUFFS



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UNDEVELOPED LAND

Undeveloped Land

Total: 664.69 Acres

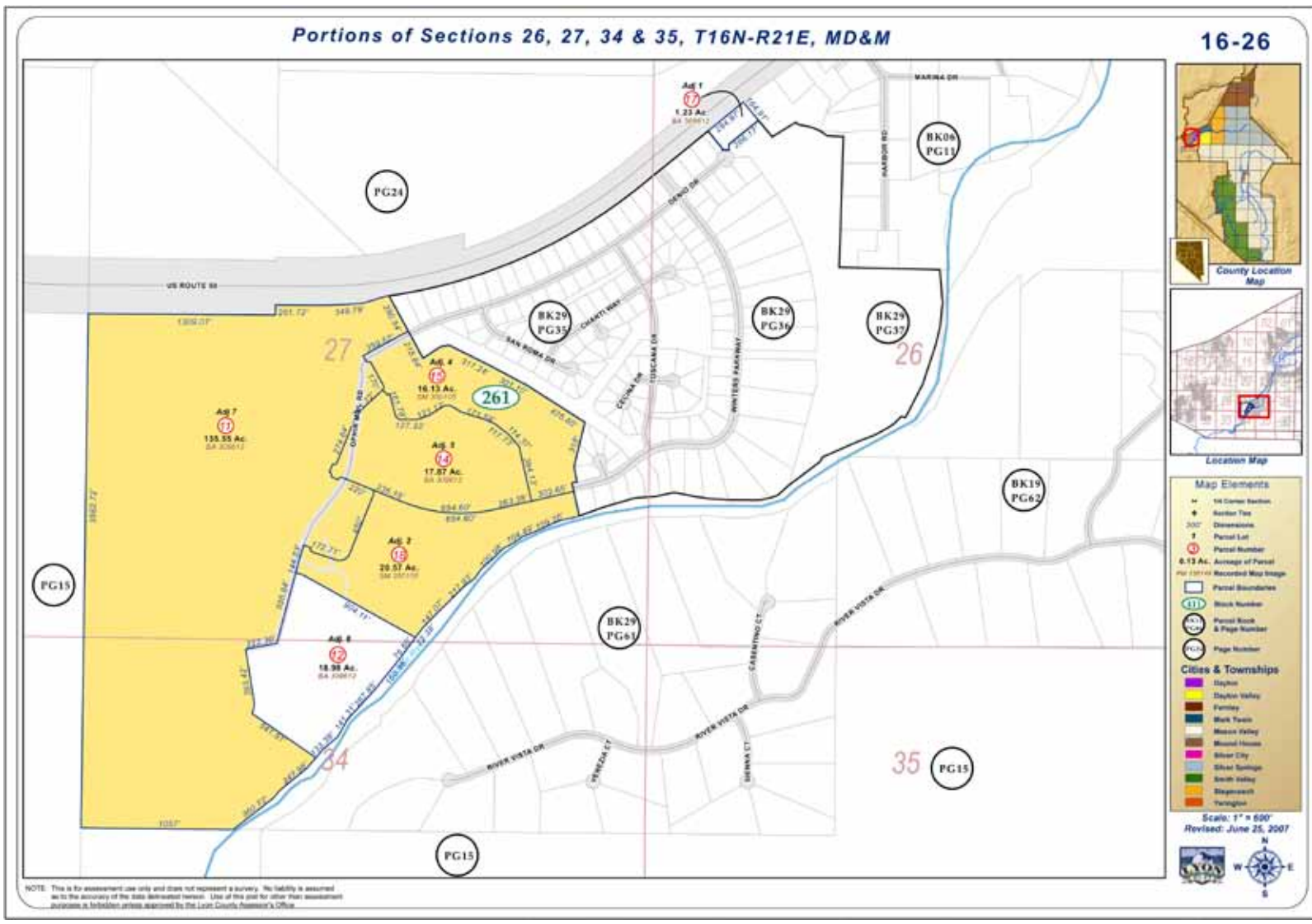
APN	Size (Ac)
016-261-11	135.55
016-261-14	17.8
016-261-15	16.13
016-261-18	20.57
016-151-94	475.19

UNDEVELOPED LAND

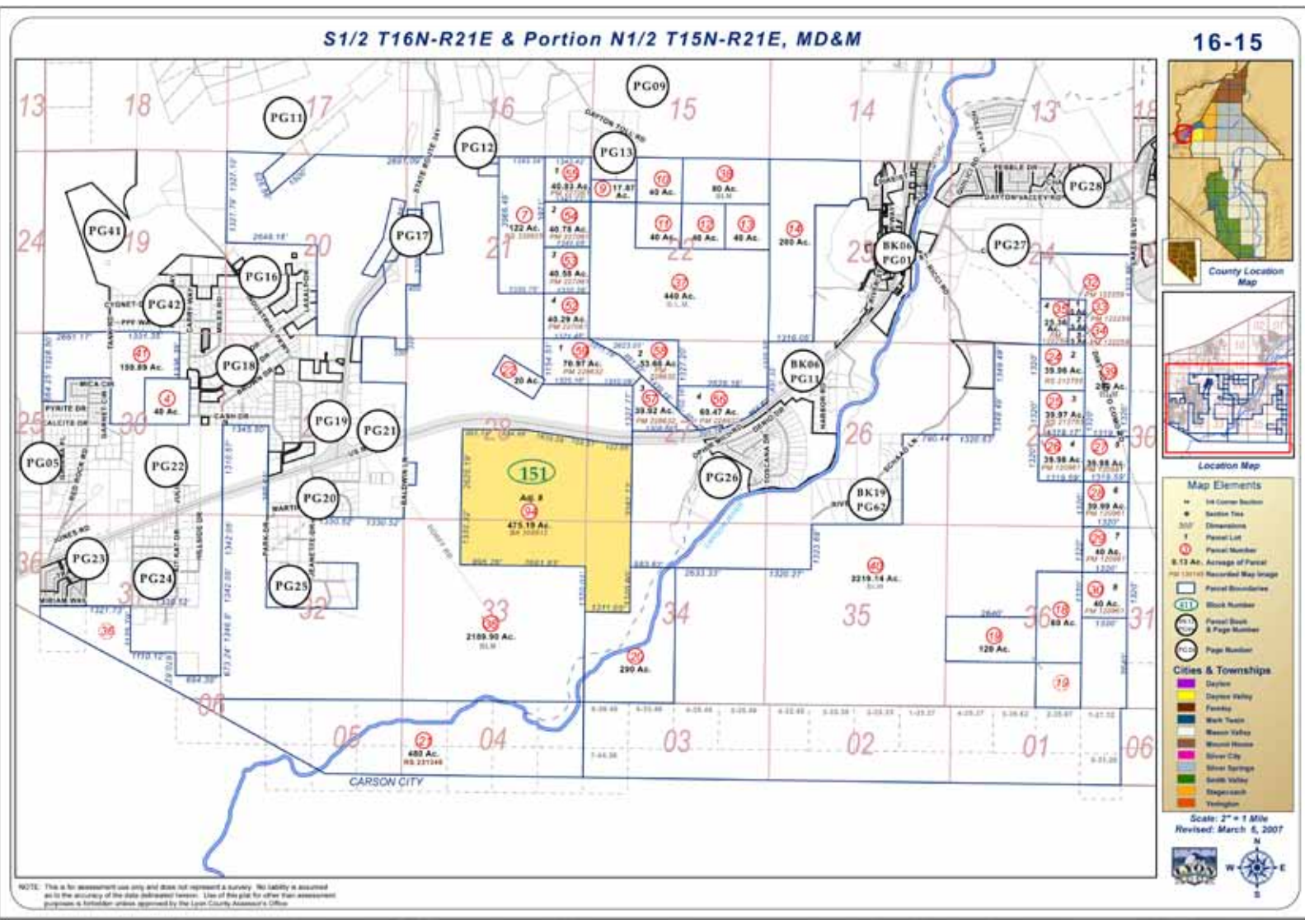
Newly Entitled Land Uses

Land Use Range	Acreage ⁽¹⁾	Planned Unit Yield	Planned Density
Commercial	20+/-	130,000 to 200,000 S.F. (GLA)	40% Maximum FAR
Active Adult Community acre (Single-Family, Multi-Family and Congregate Facilities allowed)	88+/-	670+/- DU	7 - 9 units per
Townhome or SFR Attached acre (Multi-Family Condominium allowed)	48+/-	180+/- DU	3.7 - 6 units per
Multi-Family/Small Lot Residential acre (Multi-Family, Single-Family and Assisted Living allowed)	72+/-	550+/- DU or Beds	3 - 15 units per
Small/Medium Lot Residential (4,000-5,000sf lots allowed)	89+/-	400+/- DU	3 - 6 units per acre
Medium/Semi-Custom Residential acre (7,500sf lots allowed)	86+/-	200+/- DU	1.5 – 3.5 units per
Estate Lots acre (Average 12,000sf lots)	20+/-	46+/- DU	2 - 3 units per
Planning/Development Subtotals acre	423+/-	2,046 DU	1.5 – 15 units per
Backbone Infrastructure	19+/-	--	--
Open Space	223+/-	--	--
Total acre	665+/_	2,046 DU	3.07 units per

UNDEVELOPED LAND



UNDEVELOPED LAND



UNDEVELOPED LAND



WATER RIGHTS

Santa Maria Ranch II - Water Rights Requirements Summary For Tentative PUD Design

PU	Lot Size	Water/unit	QTY	Water Needed
PU1 - Commercial	20	2.260	1	45.20
PU 2 - MF	MF	0.224	130	29.12
PU 3 - MF	MF	0.224	320	71.68
PU 4 - MF	MF	0.224	100	22.40
PU 5	4000	0.389	130	50.56
PU 6	8800	0.626	40	25.04
PU 7	5000	0.452	120	54.19
PU 8	MF	0.224	180	40.32
PU 9	6000	0.506	150	75.90
PU 10	9000	0.633	90	56.98
PU 11	6000	0.506	70	35.42
PU 12 ~ Single Family	4500	0.421	250	105.35
PU12 ~ Apartments	MF	0.224	272	60.93
PU12 ~ Congregate Living	MF	0.224	100	22.40
PU12 ~ Casitas	MF	0.224	48	10.75
PU12 - Community Center	2.4	2.260	1	5.42
PU13	12000	0.720	46	33.12

Total Water Needed: 744.80 AF

Current Water Rights		Conversion Losses	Net
SMR Current Banked Underground	228.64	0	228.64
SMR Current Banked Town Ditch Water	427.19	15%	363.1115
SMR Agg water (after conversion to Muni)	388.65	15%	330.3525

Total Current Water Rights Owned: 922.104 AF

Total Excess Water: 177.31 AF



PROJECT PHOTOS



PROJECT PHOTOS



TAXES & FEES

Property Taxes

Annual property taxes for the entire offering are \$32,430.91.

HOA Fees

Annual HOA expenses incurred are \$1,346.00.

Estimated Permit Fees

Description	Fee Per Unit*
Building Permit & Plan Review Fee	\$1,650.00
Park Tax	\$1,000.00
Road Tax	\$800.00
School Tax	\$1,600.00
Sewer†	\$9,616.00
Water†	\$4,303.00
Utilities Plan Check	\$450.00
Estimated Permit Fee/Taxes**:	\$19,419.00

*Assumes a 1,600 SF home with 400 SF attached garage.

†Water and sewer fees for Phase I lots have been prepaid.

**Estimate only. Please contact the Lyon County Building Department at (775) 246-6137 or online at lyon-county.org for details.

