



PROJECT OVERVIEW

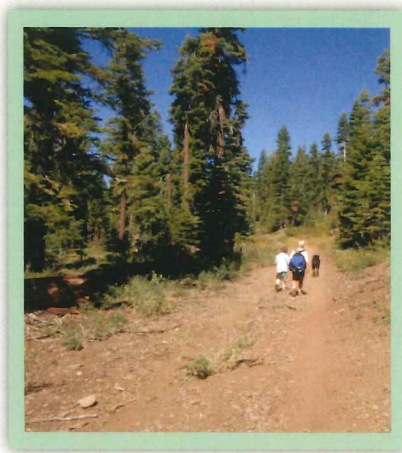
Sierra Pacific Industries owns land on both sides of SR 267 within Martis Valley. The West Parcel is comprised of 1,052 acres adjacent to Northstar Resort. The East Parcel is a total of 6,376 acres, 670 acres of which are zoned for residential and commercial development that currently allows for 1,360 residential units and 6.6 acres of commercial area.

Through transfer of development rights, the Martis Valley West Parcel Project allows for 760 of the 1,360 residential units and the 6.6 acres of commercial area to be moved from the East Parcel to the West Parcel. The remaining 600 residential units would be retired. As a result, no development would occur on the East Parcel and the entire 6,376 acres would become permanent open space.

Approximately 662 acres of the West Parcel is for development of the 760 residential units and 6.6 acres of commercial area. None of the 760 proposed residential units on the West Parcel will be in the Lake Tahoe Basin. The West Parcel will have its own entrance located off of SR 267.

Conservation of the East Parcel will connect more than 50,000 acres of contiguous open space that extends from Martis Valley through the Mt. Rose Wilderness Area.

*Information contained in this brochure is consistent with the Martis Valley West Parcel Specific Plan. For complete details about the Placer County process, go to: www.placer.ca.gov/departments/communitydevelopment/planning/martisvalleywestparcelproject

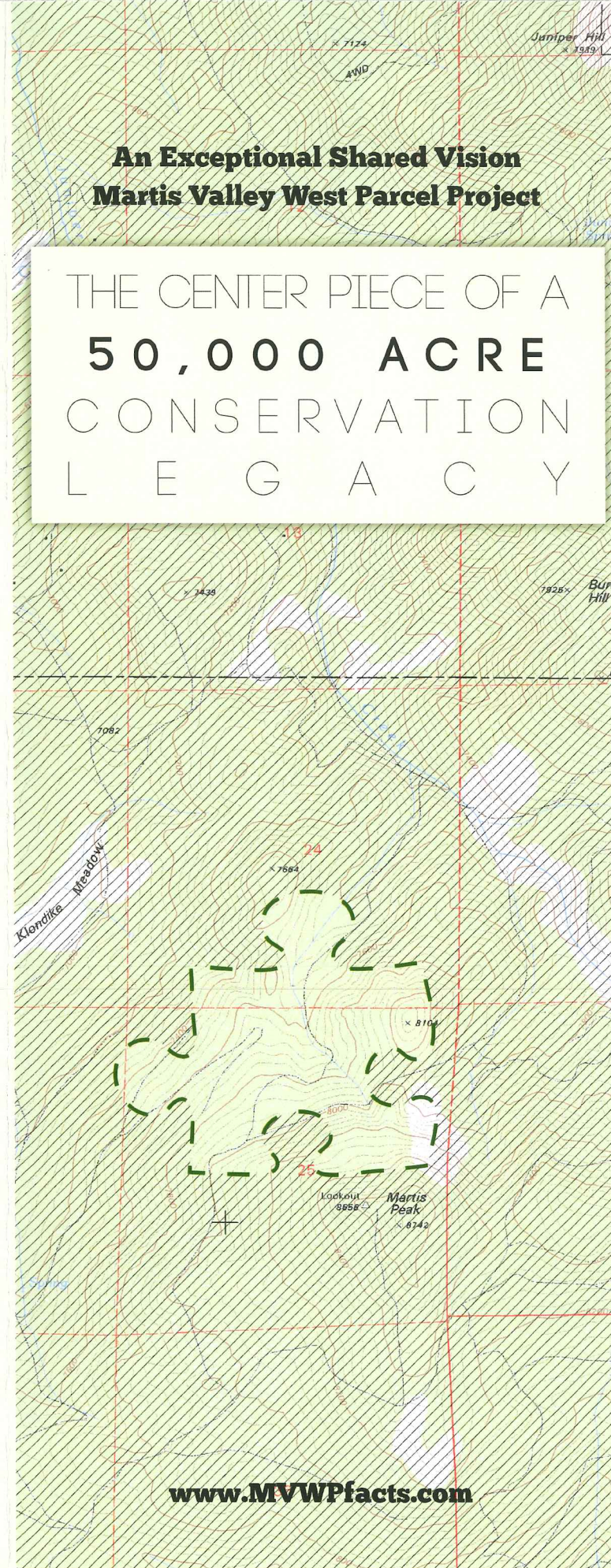


MARTIS VALLEY WEST PARCEL PROJECT BY THE NUMBERS

- 50,000** Acres of contiguous open space from Martis Valley through the Mt. Rose Wilderness Area
- 6,376** Acres of permanently protected open space on the East Parcel in Martis Valley
- 1,360** Residential units currently zoned for development on the East Parcel
- 760** Residential units proposed to be transferred from the East Parcel to the West Parcel
- 600** Residential units to be permanently retired from development in Martis Valley
- 40** Miles of existing private trails on the East Parcel which are proposed to become public trails
- 1** Opportunity to complete the vision for a 50,000 acre Conservation Legacy

An Exceptional Shared Vision Martis Valley West Parcel Project

THE CENTER PIECE OF A
50,000 ACRE
CONSERVATION
LEGACY



WORKING TOGETHER TO SAVE THE LAST PIECE OF THE PUZZLE

A decade ago, a diverse group of stakeholders, all interested in Martis Valley's future, came together to craft a unique collaborative vision. Forming a unified partnership to protect this special valley are members from a forest products company, Sierra Pacific Industries, conservation groups Sierra Watch and Mountain Area Preservation, and developer Mountainside Partners (formerly East West Partners).

The vision created by this diverse group focused on a win-win outcome by utilizing a development project to generate exceptional conservation results.

The Martis Valley West Parcel Project is a combined conservation and development plan. It will provide the last piece of the conservation puzzle in Martis Valley linking 50,000 acres of contiguous open space.

**MOUNTAINSIDE
PARTNERS**



**SIERRA PACIFIC
INDUSTRIES**
Growing Forests For Our Future



WEST PARCEL OVERVIEW

KEY FACTS

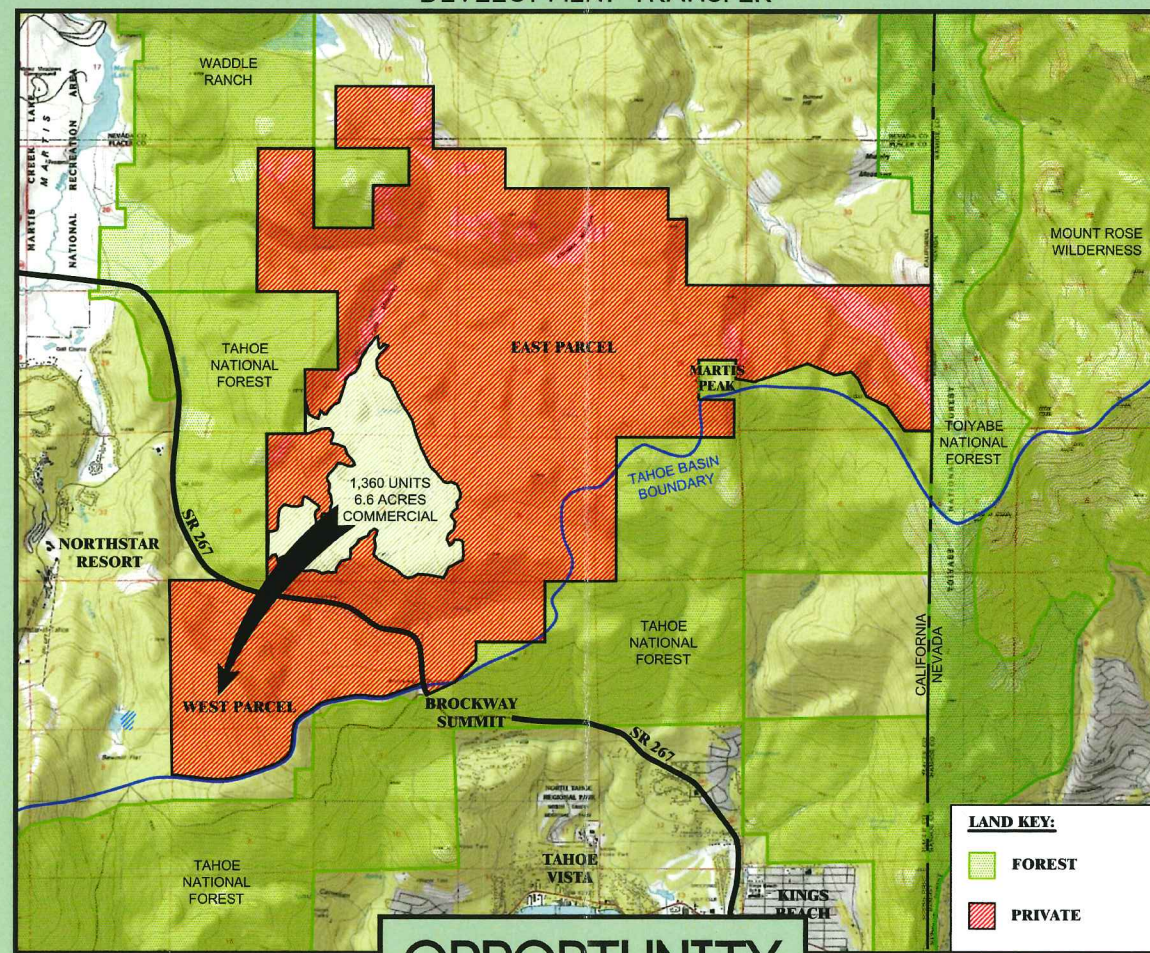
- ◆ West Parcel is 1,052 acres located between SR 267 and Northstar Resort
- ◆ Project proposes to develop 662 of the 1,052 acres and leave the remaining 390 acres as forest
- ◆ Fibreboard Freeway at Brockway Summit, a key recreational access point, would remain open to public
- ◆ No Lake Tahoe Basin component

EAST PARCEL OVERVIEW

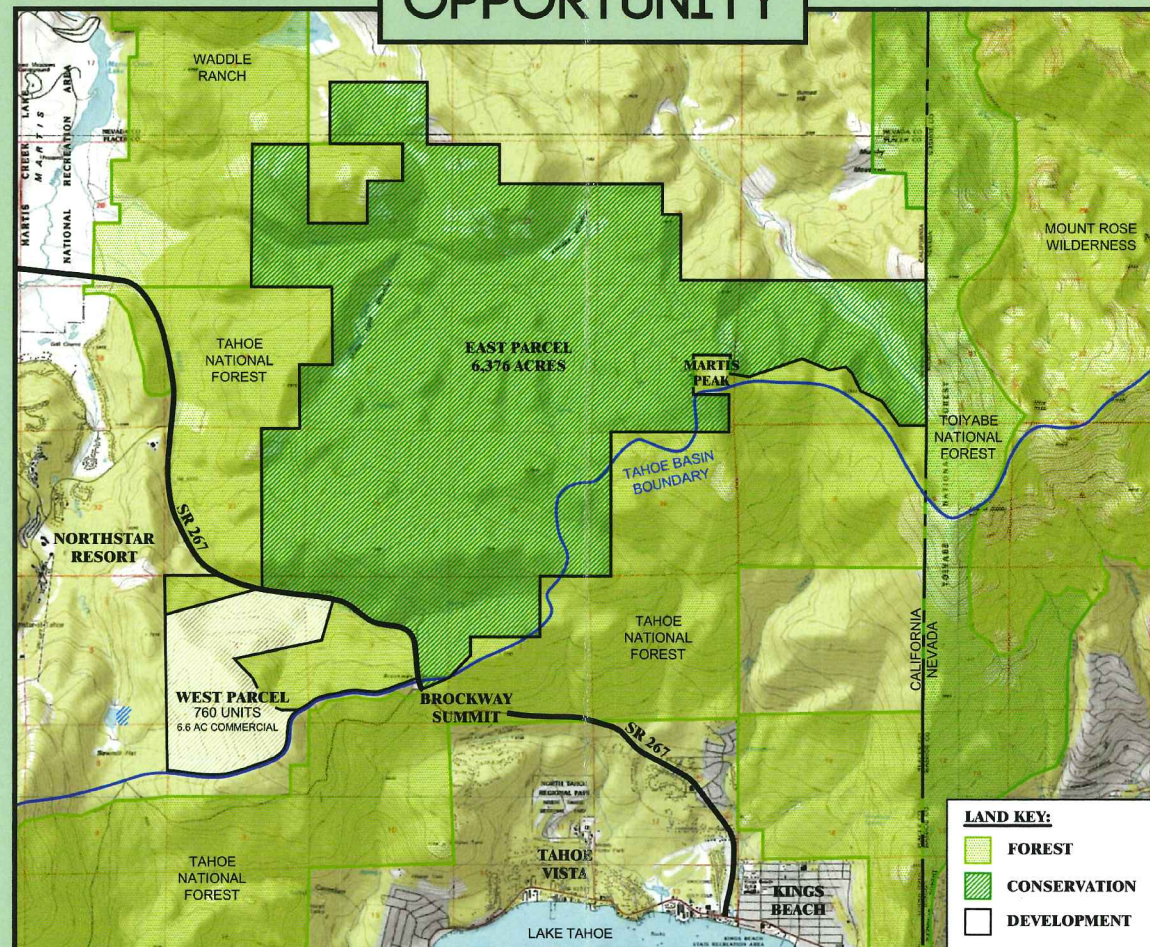
KEY FACTS

- ◆ East Parcel is 6,376 acres located East of SR 267, surrounded by the Tahoe and Toiyabe National Forests
- ◆ Currently, 670 acres are zoned for development for 1,360 residential units and 6.6 acres of commercial area
- ◆ Project proposes to retire 600 of 1,360 units and transfer remaining 760 allowable units and 6.6 allowable acres of commercial to West Parcel
- ◆ Preservation goal of 6,376 acres as permanent open space

DEVELOPMENT TRANSFER



OPPORTUNITY



CONSERVATION LEGACY

KEY BENEFITS

- ◆ 50,000 acres of open space from the Martis Valley through the Mt. Rose Wilderness Area are linked through the protection of the 6,376 acres
- ◆ Retirement of 600 units of potential development in Martis Valley
- ◆ Locates development adjacent to existing resort
- ◆ Achieves large landscape conservation objective
- ◆ Non-fragmented land enhances the wildlife corridor and preserves biological value
- ◆ Expands public recreation opportunities and ensures future public access