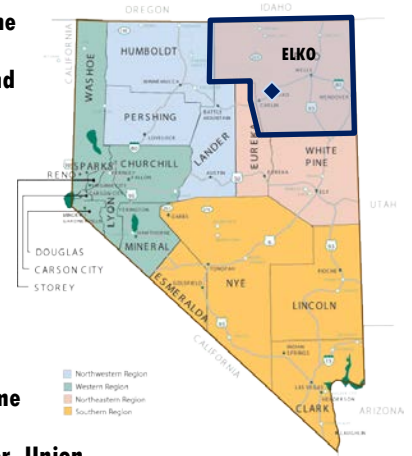




AIRPORT LONG TERM LEASE SITE "B"
Aeronautical General Aviation Development Opportunity
Zoning Classification (ZPQP)

Located halfway between Salt Lake City and Reno on I-80, Elko County is perfectly poised to serve the Pacific coast and inter-mountain west. Some of our distinct advantages include:

- One-day truck service to all of California and Oregon, as well as Salt Lake City, Boise and parts of Arizona
- Local government owned prime business and industrial park sites
- Pro-business right-to-work laws and a favorable tax structure, including no inventory taxes, inheritance taxes, income taxes or unitary taxes
- Affordable Utilities under current rates of other municipalities in Nevada
- Over 220 days of sunshine a year
- Northeastern Nevada is the 4th largest gold producer in the world behind Australia, South Africa and China.



ELKO REGIONAL AIRPORT TERMINAL

Elko Regional Airport serves as the primary commercial service regional airport for Elko, Eureka, and White Pine Counties with some 20,000 passengers annually. The airport is also geographically situated in a transportation corridor that has access to I-80 Corridor, Union Pacific RailPort, Amtrak Transcontinental Zephyr Rail Line, Nevada State Highways 225 and U.S. 93. The Airport is situated next to a 20 acre geothermal development park and there is geothermal utility line on airport property for those seeking renewable heating capabilities.

Site Facts

- ✓ Lease terms up to 50 years allowable
- ✓ Not located on a flood plain or in an environmentally sensitive area
- ✓ 4.0 Acres of land available for development as a green field site
- ✓ Easy access via two vehicle routes to Mtn. City Highway.
- ✓ Good public visibility from Mtn. City Highway
- ✓ Close proximity to all major utility hook up connections with hook up located on Gallagher Way. No major utility upgrades needed to expand from existing connections.
- ✓ Located in a retail area that will drive additional traffic from areas already developed or under development in the immediate vicinity.
- ✓ Located in the commercial district of the City of Elko.
- ✓ Rough grading completed to bring site up to grade of Gallagher Way access.



LEASE DEVELOPMENT SITE "A" LOOKING WEST



DEVELOPMENT SITE "A" LOOKING NORTH



DEVELOPMENT SITE "A" LOOKING EAST

