

1. Estimated Capital Investment

Auric Road is prepared to make a significant, multi-phase \$5 - \$10 million + dollar capital investment into the Nevada City Hotel and River of Gold properties. Our capital deployment will be thoughtful and data-driven, using a phased development plan to ensure that investment is sustainable and aligned with community needs and market demand. It is important to get the approval of our application so we can move to the next step of investment and fully understand costs based on civil engineering studies, which will drive feasibility and determine exactly what we can design and ultimately build.

2. Conceptual Site Plan

At this stage, developing a detailed site plan is not feasible without first completing civil engineering studies, surveying the land, and engaging with community feedback. If your team is able to provide a site plan outlining the usable land and any associated restrictions, we would be able to prepare a high-level conceptual plan as per your request. We anticipate this process will take approximately one month once that information is available.

However, at a high level, our plan will include:

Historic Core Revitalization – Restoration and enhancement of existing historic structures, preserving their character while improving functionality and guest experience.

Selective New Construction – Thoughtfully placed lodging, F&B, and experiential elements that complement the historic fabric of the property and respect view corridors.

Visitor Flow & Access – Clearly defined circulation for guests and service vehicles, parking areas discreetly sited to reduce visual impact, and ADA-compliant access throughout.

Landscape Integration – Native landscaping, trail systems, and gathering spaces that reinforce the property's natural beauty and encourage community use.

Utilities & Sustainability – Placement of water, power, and waste systems designed to minimize impact on city infrastructure and reduce overall resource load.

Phased Development – A staged approach that allows for community feedback, market validation, and data-driven decisions before advancing to later phases.

This plan is intentionally flexible, enabling us to refine building locations, density, and uses based on the outcomes of engineering studies, environmental assessments, and community engagement sessions.

3. Mitigation of Community Concerns

a. Hiring Workforce & Recruiting

Auric Road has deep experience operating in rural Montana markets (e.g., Lone Mountain Ranch & Bale of Hay) and prioritizes:

- Hire Local First: Recruitment from Virginia City, and Madison County before widening the search to statewide talent.
 - Statewide Partnerships: Collaborating with Montana universities, trade schools, and tourism programs.
 - Relocation & Retention: Create on- and off-site workforce housing to reduce pressure on the local housing market and support long-term employment
- b. Utilization of Resources (Water, Power, Infrastructure)
- Environmental Studies: Conduct impact assessments during master planning to protect aquifers and riparian areas.
 - Sustainable Design: Use water-conserving fixtures, energy-efficient systems, and explore renewables (e.g., solar, ground-source heat).
 - Infrastructure Coordination: Collaborate with local and state agencies to ensure utilities and road systems are not overburdened.
- c. Maintaining the Current Way-of-Life
- Scale & Density: Keep new construction low-profile, clustered, and aligned with the historic aesthetic.
 - Rural Character: Preserve open land, wildlife corridors, and sightlines so the area retains its rural character.
 - Programming: Focus on activities (gold panning, wagon rides, craft workshops) that celebrate rather than replace the existing culture
- d. Celebrating & Embracing History
- Historic Integrity: Full restoration of Nevada City Hotel per preservation standards.
 - Interpretive Storytelling: Living history actors, lantern-lit tours, and curated exhibits at Alder Creek and Pioneer Camp.
 - Collaboration: Work with Montana Heritage Commission historians, local experts, and craftspeople to ensure accuracy
- e. Accessibility for the Community & Montanans
- Open Programming: Regular community days, discounted Montana-resident stays, and educational field trip access for local schools.
 - Shared Venues: Offer dining, music nights, and special events open to locals.
 - Seasonal Events: Host festivals and cultural weekends that invite participation from the broader community.
- f. Collaboration with Existing Businesses
- Partnerships: Work with local lodging businesses and outfitters to cross-promote lodging and activities rather than compete.
 - Economic Multiplier: Feature local artisans' goods at The Outpost trading post, book local musicians for live events, and refer guests to nearby restaurants when ranch dining is full.
 - Business Roundtables: Host quarterly meetings with community business owners to coordinate calendars and ensure mutual benefit.