BOARD OF REGENTS BRIEFING PAPER

1. AGENDA ITEM TITLE: Purchase of Property at 1202 High Tech Circle, Henderson, NV

MEETING DATE: November 30, 2017

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

Despite the recent construction of two buildings on the Nevada State College campus, the college requires additional space to accommodate its continued growth. The College remains the fastest growing NSHE institution with an annual, average full-time equivalent student growth of more than 8% over the last 10 years. The Chronicle of Higher Education recently listed Nevada State College as the second fastest growing 4-year public institution in the nation. The college's headcount grew by 13.5%, from approximately 3700 students to just over 4200 between fall 2016 and fall 2017.

The Board of Regents and the Legislature acknowledged the need for more space by providing planning money to the College for a new Education Building. Although this new building will provide relief for space required to expand programs, the project is not fully funded. If it is funded in the next biennium, the building completion would be, at best, in four more years. The Legislature recognized the immediate need by appropriating \$1M, in addition to the planning funds, for the purpose of renovating or acquiring college space. The purchase of this property provides 20,566 square feet that we can inhabit as early as February 2018.

An alternative to this acquisition would be to renovate the Dawson building, the old vitamin warehouse that is leased from the City of Henderson. This option is less appealing for several reasons. First, the acquisition adds much needed square footage to the current campus. Next, the Dawson building is approximately one-half mile from campus, while the High Tech Circle property is adjacent to campus. Finally, the Dawson building was built-out with 10 classrooms that would be reduced to 4 if the space is renovated for a student one-stop as planned. Retaining these classrooms will be critical until the Education Building is constructed.

The college negotiated a very good price for the property at \$2,325,000, or just over \$116 per square foot. The appraised price is \$2,400,000. The building was fully inspected with special attention to roof and HVAC and was found to be in very good condition with few issues noted. The college engaged the services of electrical and HVAC technicians to review the deficiencies in the report and were found to be easily repairable. There were no impacts noted in the Environmental Survey.

The College will finance the acquisition using the \$1M that was appropriated by the State. The remainder will be funded by \$1.9M in proceeds from the sale of property donated to the Nevada State College Foundation. These two combined sources will provide sufficient funds to cover the purchase cost, including closing costs, as well as a budget for added parking, furniture, and light construction for some added office space, paint, flooring and ceiling tiles.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

Nevada State College President Bart Patterson requests approval of a purchase agreement for the property located at 1202 High Tech Circle, Henderson, Nevada (APN #179-34-811-004), which consists of a 20,566-square foot facility on 2.44 acres for a purchase price of \$2,325,000. President Patterson also requests that the Chancellor or his designee be authorized to finalize, approve, and execute purchase documents and any ancillary documents deemed necessary and

Form Revised: 09/21/16

appropriate by the Vice Chancellor for Legal Affairs to implement all terms and conditions associated with the purchase of the property.

4. IMPETUS (WHY NOW?):

Nevada State College is in need of immediate space to expand operations as a result of continued growth. The subject property, which is adjacent of campus, recently became available.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- The college is in need of immediate space.
- The State appropriated \$1M of the \$2.325M for the purpose of acquiring or remodeling needed college space. The remainder of the costs will come from the proceeds from the sale of donated property.
- The college negotiated a purchase price below the \$ 2.4M appraised price.
- The property is adjacent to campus.
- The design of the building is suitable for most college support services with very little renovation costs.
- The structure has been fully inspected and is found to be in very good condition.
- The college has provided \$50,000 in earnest money that is at risk.

	6. POTENTIAL ARGUMENTS AGAINST THE RI	EQUEST/RECOMMENDATION:
--	---------------------------------------	------------------------

•	None	

7. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:

• Use the \$1M from the State to renovate the Dawson Building that is leased from the City of Henderson.

8. COMPLIANCE WITH BOARD POLICY:

S. COMI LIANCE WITH BOARD I OLICI.				
X	Consistent With Current Board Policy: Title #4 Chapter #10 Section #1			
	Amends Current Board Policy: Title # Chapter # Section #			
	Amends Current Procedures & Guidelines Manual: Chapter # Section #			
	Other:			
X	Fiscal Impact: Yes_X_ No			
Explain: Purchase price of \$2,325,000. \$1M from State appropriations designated for the				
acquisition of property. Remainder from college foundation funds generated by sale of donated property.				

Form Revised: 09/21/16

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") dated as of the day of Average, 2017 (the date this Agreement is executed by Seller, Purchaser and Title Company, the "Effective Date"), is made by and between Board of Regents of the Nevada System of Higher Education (the "Board") on behalf of the Nevada State College ("Purchaser") and The Knapp Family Trust, Geoffrey D. Knapp and Johanna L. Knapp, Trustees, a revocable living trust, its successors or assigns (the "Seller").

RECITALS:

- R-1. Seller is the owner of certain real property located in the City of Henderson (the "City"), County of Clark, State of Nevada, as more particularly described in Section 1.1 below (the 'Property").
- R-2. Purchaser desires to purchase the Property from Seller and Seller desires to sell the Property to Purchaser.
- NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree that (i) the Recitals are true and correct and by this reference incorporated herein as if fully set forth and (ii) as follows:

1. THE PROPERTY.

- I.1 <u>Description</u>. Subject to the terms and conditions of this Agreement, and for the consideration set forth herein, Seller hereby agrees to sell, assign and convey, and Purchaser hereby agrees to purchase and acquire, all of Seller's right, title and interest, if any, in and to the following (collectively, the "<u>Property</u>"):
 - Nevada, identified as Assessor's Parcel Number 179-34-811-004, and having a street address of 1202 High Tech Circle, Henderson, Nevada, and being more specifically described on Schedule 1.1.1, attached hereto (the "Land") along with all buildings (the "Building") together with all other improvements, parking facilities and fixtures located on the Land (the Building and any and all other improvements located on the Land are hereinafter referred to collectively as the "Improvements") and all easements, hereditaments, appurtenances, development rights, and other benefits, if any, pertaining to or affecting the Land (collectively, the "Easements"). The Land, Building, Improvements and Easements are hereinafter collectively referred to as the "Real Property":
- 1.2 Agreement to Convey. Seller agrees to sell and convey, and Purchaser agrees to purchase and accept, on the Date of Closing (defined in Section 2.4, below), fee title to the Land and the Improvements by way of a grant bargain and sale deed, to be executed and delivered by Seller in respect to the Real Property, and which shall be subject to the Permitted Exceptions (defined in Section 3.8, below) affecting or encumbering the Real Property

PURCHASE PRICE AND PAYMENT.

2.1 <u>Purchase Price</u>. The purchase price for the Property (the "<u>Purchase Price</u>") is Two Million Three Hundred Twenty-Five Thousand and No/100ths U.S. Dollars (\$2,325,000).

2.2 Deposit.

- 2.2.1 <u>Initial Deposit</u>. On or before five (5) calendar days after the Effective Date, Purchaser shall, by federal wire transfer, deposit the sum of Fifty Thousand and no/100ths U.S. Dollars (\$50,000.00) (the "<u>Initial Deposit</u>") into the escrow account of the Title Company (defined in <u>Section 2.4</u>, below). If Purchaser shall fail to make the Initial Deposit in accordance with the foregoing, by 5:00 p.m., Pacific Standard Time, on the fifth calendar day after the Effective Date, this Agreement shall automatically terminate and neither party shall thereafter have any further rights, obligations or liability hereunder, except as otherwise expressly set forth herein. Once posted, the Initial Deposit shall be refundable upon the demand of Purchaser, without any right by Seller to object or delay such refund, in the event that Purchaser terminates this Agreement in accordance with <u>Section 3.6</u>, below, on or before 5:00 p.m., Pacific Standard Time, on the last calendar day of the Due Diligence Period (defined in <u>Section 3.1</u>, below) or upon any other termination hereof other than by reason of Purchaser's default hereunder.
- 2.2.2 <u>Maintenance of Deposit</u>. The term "Deposit" as used herein shall mean the Initial Deposit and any additional deposits as are described herein, and all interest earned thereon. Interest earned on the Deposit shall be deemed earned by Purchaser. Provided that Purchaser has not terminated this Agreement pursuant to <u>Section 3.6</u> below, the Deposit shall become non-refundable, subject to, among other provisions, <u>Section 2.2.1</u>, <u>Section 3.4.2</u>, <u>Section 3.5</u>, <u>Section 3.6</u>, <u>Section 6.5</u>, <u>Section 9</u>, <u>Section 10.1</u> and <u>Section 10.4</u> hereof.
- 2.3 Payment. Purchaser shall pay to Seller the Purchase Price, on or before 3:00 p.m., Pacific Time, on the Date of Closing, by causing the Title Company to wire the Purchase Price in immediately available funds to such bank account(s) as Seller may designate. The Deposit shall be paid by the Title Company to Seller at Closing and credited against the Purchase Price. The Purchase Price shall also be subject to further adjustments for prorations and credits required to be made in accordance with Section 7, below.
- 2.4 <u>Closing.</u> The purchase and sale of the Property shall be consummated at closing (the "<u>Closing</u>") in escrow through the Title Company on the date (the "<u>Date of Closing</u>" or "<u>Closing Date</u>") which is mutually agreed to by the parties but not later than the latest to occur of (i) fifteen (15) business calendar days after the transaction as provided herein has been approved by the Board at a duly noticed public meeting thereof; or (ii) thirty (30) days after the local agency issuance of a conditional use permit for Purchaser's intended use of the Property; provided, however, that in the event that the Closing shall not have occurred by December 31, 2017, Seller may, in Seller's sole and absolute discretion, terminate this Agreement, after notice of which termination Purchaser shall immediately return to Seller all copies of all Property Documents, the Deposit will be delivered to Purchaser, and thereupon neither party will have any

further obligation or liability to the other party hereunder, except as otherwise expressly provided herein. Closing shall occur at 10:00 a.m., Pacific time, on the Date of Closing at the offices of Fidelity National Title Group, whose address is 8363 W. Sunset, Ste. 100, Las Vegas, Nevada 89113.(the "<u>Title Company</u>"), or at such other time and place as may be agreed to in writing by Seller and Purchaser.

3. INSPECTIONS AND APPROVALS.

- 3.1 <u>Inspections.</u> Purchaser shall have a period of time (the "<u>Due Diligence Period</u>"), commencing on the Effective Date, and expiring at 5:00 p.m., Pacific Standard Time, on that Business day which is the forty-fifth (45th) day following the Effective Date, in which to conduct the inspections and studies described in this <u>Section 3</u>.
- 3.2 Access to the Property by Purchaser. During the Due Diligence Period, Seller shall permit Purchaser and Purchaser's agents and representatives access to the Land and Improvements for the purpose of conducting such physical and environmental inspections of the Land and Improvements (collectively, the "Inspections") as Purchaser shall deem necessary to determine the feasibility of the Land and Improvements for Purchaser's intended use. Before Purchaser enters the Land and Improvements to perform Inspections, Purchaser shall give Seller or Seller's Broker reasonable advance written notice and, at Seller's option, a representative of Seller may accompany Purchaser and/or Purchaser's representative. Purchaser agrees to be solely responsible for the conduct of Purchaser's representatives on and adjacent to the Land and Improvements and shall assume and pay for all expenses incurred in connection with the Inspections. At all times during the presence of Purchaser or Purchaser's representatives on the Land and Improvements, Purchaser agrees that Purchaser will not allow, and Purchaser's representatives will not conduct, any physically invasive testing of, on, or under the Land or Improvements without first obtaining Seller's written consent, which shall not be unreasonably withheld, conditioned or delayed. Purchaser agrees to return the Land and Improvements to substantially the same condition and cleanliness existing before entry and/or occupation by Purchaser's representatives, including, but not limited to, sealing wells or other similar subsurface investigations (restore the Real Property).
- 3.3 Inspection of Documents. Within three (3) calendar days after the Effective Date, Seller shall make available to Purchaser or its representative, for inspection and copying, at the Building or some other location mutually convenient to the parties, the Property information materials relating to the Land and Improvements set forth on Schedule 3.3 attached hereto ("Property Documents"), to the extent such Property Documents are within the possession or control of Seller or Seller's contractors, consultants, officers, attorneys, brokers or other agents ("Seller's Agents").

3.4 Survey.

3.4.1 As part of the Property Documents, Seller shall deliver the most recent survey, if any, in the possession of Seller or Seller's Agents to the Purchaser (the "Existing Survey"). Purchaser shall, within five (5) calendar days after the Effective Date, at its sole cost and expense, order an update to the Existing Survey (or if there is no Existing Survey, a new survey) (the Existing Survey, as updated, or a new

survey, the "Survey"). Purchaser shall deliver a copy of the Survey to Seller promptly following receipt. On or before the expiration of the fifth (5th) calendar day after receipt of the Survey or the tenth (10th) calendar day after delivery of the Title Commitment (as hereinafter defined), whichever is later, Purchaser shall deliver to Seller, in writing any objections to any matters shown on the Survey, which such objections shall, to the extent practicable, be delivered simultaneous with any objection to the Title Commitment delivered pursuant to Section 3.5 ("Objection Letter"). Purchaser's failure to timely object to any such matters shall be deemed to constitute Purchaser's approval thereof and such shall then become Permitted Exceptions (as defined in Section 3.8). If Purchaser timely objects to any matters shown on the Survey, then Seller shall have the right, but not the obligation, to agree in writing to cure before Closing such objections, or to decline to cure such objections as provided in Section 3.8.

3.4.2 Seller shall have until 5:00 p.m. on the date which is ten (10) calendar days after receipt of the Objection Letter (the "Cure Date") to agree in writing to cure before Closing, or decline to cure, Purchaser's objections to the Survey in a manner acceptable to Purchaser. If Seller elects not to cure, or fails to timely respond to Purchaser's Objection Letter, Seller shall be deemed to have elected not to cure, in which event, Purchaser shall, on or before the expiration of the Diligence Period, either (i) terminate this Agreement by delivery of written notice to Seller and Title Company, whereupon Title Company shall release and return the Deposit to Purchaser, or (ii) waive in writing its objection to the Survey. Purchaser's failure to timely deliver to Seller and Title Company a written notice of termination or waive its objection to the Survey shall be deemed to constitute Purchaser's waiver of such objections.

3.5 <u>Title Commitment.</u>

3.5.1 Within five (5) calendar days after the Effective Date, Seller shall order from Title Company, a commitment for an ALTA policy of title insurance, setting forth the status of title to the Land and all exceptions which would appear in an ALTA Owner's Policy of Title Insurance, specifying the Purchaser as the named insured and showing the Purchase Price as the policy amount together with copies of the documentation of record relating to all such exceptions (the "Title Commitment"). Purchaser shall, on or before the tenth (10th) calendar day after the receipt of the Title Commitment or the fifth (5th) calendar day after receipt of the Survey, which ever is later, deliver to Seller, in writing any objections to matters shown in the Title Commitment in the Objection Letter. Purchaser's failure to timely object to any such matters shall be deemed to constitute Purchaser's approval of same, and such shall then become "Permitted Exceptions". If Purchaser timely objects to any item set forth in the Title Commitment, then Seller shall have the right, but not the obligation, to attempt to cure or cause to be cured before Closing such disapproved item. Seller shall have until 5:00 p.m. on the Cure Date to agree in writing to cure before Closing such disapproved item. If Seller elects not to cure, or fails to timely respond to Purchaser's objections, Seller shall be deemed to have elected not to cure, in which event Purchaser shall, on or before the expiration of the Due Diligence Period, either (i) terminate this Agreement by delivering to Seller and Title Company a written notice of termination, whereupon Title Company shall release and return the Deposit to Purchaser, or (ii) waive in writing its objection to the disapproved

items, which shall then become Permitted Exceptions. Purchaser's failure to timely deliver to Seller and Title Company a written notice of termination or waiver of its objection to the disapproved items shall be deemed to constitute Purchaser's waiver of its objection to said items and such items shall become Permitted Exceptions. Notwithstanding the foregoing, Purchaser shall be deemed to have disapproved any exception which is a lien on the Real Property for a sum certain or a determinable sum and Seller shall be obligated to cure such exception prior to Closing. Further, Seller agrees that any title exception created by the Seller and placed on the Property after the date of the Title Commitment is likewise disapproved and Seller shall be obligated to cure the same prior to Closing.

- 3.5.2 Purchaser shall have five (5) calendar days after receipt of any updates to the Title Commitment (including receipt of any documents referenced in such update) to object to any material matters disclosed therein which were not disclosed in the original Title Commitment, and the procedure for objecting to such matters shall be as set forth in Section 3.5.1 above.
- Diligence Period. On or before the expiration of the Due Diligence Period, if Purchaser, after conducting its Inspections, as described in this Section 3, does not desire to purchase the Property, Purchaser will give Seller written notice of its termination of this Agreement. If the Due Diligence Period expires without a notice of termination being received by Seller, then Purchaser will be deemed to have approved and accepted the Property and to have agreed to complete the transaction contemplated by this Agreement, and the Deposit will be nonrefundable, subject to the provisions of Section 6.5, Section 9, Section 10.1 and Section 10.4 hereof. If Purchaser gives Seller a notice of termination on or before the expiration of the Due Diligence Period, then this Agreement will automatically terminate, subject to the immediate return of all copies of all Property Documents to Seller, the Deposit will be delivered to Purchaser, and thereupon neither party will have any further obligation or liability to the other party hereunder, except as otherwise expressly provided herein.
- 3.7 Consents to Transfer. Seller shall be responsible for securing any consent from third parties who have the right to consent to the transfer of any Permit, Intangible Property and/or Lease and paying any fee in connection with such consent and/or early termination of same. The consents shall provide that if the transaction contemplated by this Agreement is not consummated, the consent will not be effective. It is understood that a failure to obtain such consents is a condition precedent to Purchaser's obligation to close. Seller will assume all liability which arises as a result of failing to obtain any such consent and shall indemnify, defend and hold harmless Purchaser from any liability, claims, actions, expenses, or damages incurred by Purchaser as a result of such failure, should Purchaser elect to waive the issuance of such consents as a precondition to Closing under Section 8. Such indemnity shall survive the Closing.
- 3.8 <u>Permitted Exceptions</u>. Purchaser shall accept title to the Property, subject to the following exceptions (the "<u>Permitted Exceptions</u>"):
 - 3.8.1 Those matters affecting or relating to the title to, or the survey of, the Property: (a) which are of record on the date of the Title Commitment and described therein or as shown on the Survey, and which were not included in an Objection

Letter timely delivered by Purchaser; (b) which were included in an Objection Letter, but for which (i) Seller has completed the cure thereof; or (ii) Purchaser has waived or been deemed to have waived the cure thereof or (iii) Seller has elected to cure and which will be cured by the payment of money at Closing; or (c) which Purchaser has otherwise approved in writing.

- 3.8.2 The lien of non-delinquent taxes, assessments and other usual and customary charges assessed against the owners of real property in the state in which the Land is located.
- 3.8.3 All matters disclosed by the Property Documents and Leases and Contracts not prohibited hereunder.
- 3.8.4 Except as otherwise stated in section 6.1 below, all building and zoning laws, codes and regulations affecting the Property, including all proffers, special exceptions, conditions, site plan approvals, and other similar matters, if any, relating to the zoning of the Property.
- 3.8.5 All standard pre-printed exceptions set forth in the standard owners' policy of title insurance issued by the Title Company to Purchaser for the Property.

3.9 Purchaser's Independent Investigation.

- 3.9.1 Notwithstanding any provision hereof to the contrary, Purchaser acknowledges and agrees that it has been given or will be given before the end of the Due Diligence Period, a full opportunity to inspect and investigate each and every aspect of the Property, either independently or through agents of Purchaser's choosing, including, without limitation:
- (i) Except as otherwise stated in section 6.1 below, all matters relating to title, together with all governmental and other legal requirements such as taxes, assessments, zoning, use permit requirements and building codes.
- (ii) The physical condition of the Property, including, without limitation, the interior, the exterior, the structure, the paving, the utilities, and all other physical and functional aspects of the Property. Such examination of the physical condition of the Property shall include an examination for the presence or absence of hazardous or toxic materials, substances or wastes (collectively, "Hazardous Materials"), which shall be performed or arranged by Purchaser at Purchaser's sole expense.
 - (iii) Any easements and/or access rights affecting the Property.
 - (iv) The Contracts.
 - (v) All other matters of material significance affecting the Property.

3.9.2 "AS-IS" Purchase. PURCHASER SPECIFICALLY ACKNOWLEDGES AND AGREES THAT, EXCEPT AS EXPRESSLY PROVIDED IN SECTION 5.1 BELOW, SELLER IS SELLING AND PURCHASER IS PURCHASING THE PROPERTY ON AN "AS IS WITH ALL FAULTS" BASIS AND THAT PURCHASER IS NOT RELYING ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM SELLER, ITS AGENTS, OR BROKERS AS TO ANY MATTERS CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION (EXCEPT AS OTHERWISE STATED HEREIN): (i) the quality, nature, adequacy and physical condition of the Property, including, but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities and the electrical, mechanical, HVAC, plumbing, sewage, and utility systems, facilities and appliances, (ii) the quality, nature, adequacy, and physical condition of soils, geology and any groundwater, (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property, (iv) the development potential of the Property, and the Property's use, habitability, merchantability, or fitness, suitability, value or adequacy of the Property for any particular purpose, (v) the zoning or other legal status of the Property or any other public or private restrictions on use of the Property,(vi) the compliance of the Property or its operation with any applicable codes, laws, regulations, statutes, ordinances, covenants, conditions and restrictions of any governmental or quasi-governmental entity or of any other person or entity, (vii) the presence of Hazardous Materials on, under or about the Property or the adjoining or neighboring property, (viii) the quality of any labor and materials used in any improvements on the Real Property, (ix) the condition of title to the Property, (x) the Contracts and (xi) the economics of the operation of the Property.

3.10 Release.

3.10.1 Without limiting the above, except with respect to a breach by Seller of any of the representations and warranties contained in Section 5.1 hereof or Seller's fraud (including nondisclosure of property conditions materially affecting its value). Purchaser on behalf of itself and its successors and assigns waives its right to recover from, and forever releases and discharges, Seller, Seller's affiliates, Seller's investment manager, the partners, trustees, shareholders, directors, officers, employees and agents of each of them, and their respective heirs, successors, personal representatives and assigns, from any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with the physical condition of the Property or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et seq.), the Clean Water Act (33 U.S.C. Section 1251 et seq.), the Safe Drinking Water Act (42 U.S.C. Section 300f et seq.), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.), the Toxic Substances Control Act (15 U.S.C. Section 2601 et seq.), the California Hazardous Waste Control Law (California Health and Safety Code Sections 25100-25600), the Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.).

3.10.2 Waiver of Unknown Claims. Each party expressly waives all rights under Section 17.245 of the Nevada Revised Statutes, understanding and acknowledging the significance of such specific waiver of Section 17.245, which reads as follows:

"When a release or a covenant not to sue or not to enforce judgment is given in good faith to one of two or more persons liable in tort for the same injury . . . : (a) It does not discharge any of the other tortfeasors from liability for the injury . . . unless its terms so provide, but it reduces the claim against the others to the extent of any amount stipulated by the release or the covenant, or in the amount of the consideration paid for it, whichever is the greater[.]"

- 4. This release includes, without limitation, all claims which the party does not know or suspect to exist in his/its favor at the time he/it signs this Release. The provisions of this Section 14.2 shall survive the Closing.SELLER'S OBLIGATIONS PRIOR TO CLOSING. Until Closing, Seller and/or Seller's agents or representatives shall:
- 4.1 <u>Insurance</u>. Keep the Property insured, in an amount sufficient to satisfy any co-insurance requirement or stipulation, against fire and other hazards covered by extended coverage endorsement and comprehensive public liability insurance against claims for bodily injury, death and property damage occurring in, on or about the Property.
- 4.2 <u>Operation</u>. Maintain the Property in good condition and make repairs and/or replacements in the ordinary course of business in connection with any damage to the Property, and deliver the Property to Purchaser at Closing in the condition existing as of the Effective Date, normal wear and tear and damage by casualty excepted.
- 4.3 <u>Notices</u>. Provide to Purchaser, immediately upon the receipt thereof, any and all written notices relating to the Property received by Seller or its agents or representatives from any governmental or quasi-governmental instrumentality, insurance company, vendor or other party under any of the Contracts, or from any other entity or party, which notices are of a type not normally received in the ordinary course of Seller's business, or which may have a material effect upon the Property or result in a material change in a representation or warranty made by Seller hereunder.
- 4.4 <u>Compliance with Agreements</u>. Take all actions necessary to comply with all agreements, covenants, encumbrances and obligations affecting or relating to the Property and the ownership, operation and maintenance thereof. Seller shall pay all utility bills, tax bills and other invoices and expenses relating to the Property, as and when the same become due.
- 4.5 New Contracts. Prior to the expiration of the Due Diligence Period, Seller shall provide Purchaser ten (10) calendar days advance written notice of any new contracts Seller may enter into affecting the Property in any way and shall provide Purchaser an additional ten (10) additional calendar days to cancel this contract without penalty based thereon.. After the expiration of the Due Diligence Period, Seller shall not take any actions set forth in the preceding sentence without Purchaser's prior written consent.

5. REPRESENTATIONS AND WARRANTIES.

- 5.1 <u>By Seller</u>. Seller represents and warrants to Purchaser, as of the Effective Date and as of the Closing, that:
 - 5.1.1 Seller has good and marketable fee simple title to all the Property.
 - 5.1.2 Seller is a legal entity duly organized and validly existing under the laws of the State of Nevada and has all necessary power, right, authority and capacity to enter into and perform this Agreement in accordance with its terms.
 - 5.1.3 This Agreement has been duly executed by Seller and constitutes the legal, valid, binding and enforceable obligation of Seller.
 - 5.1.4 Seller has not created, and to Sellers knowledge, there are no, facts, rights, interest, or claims affecting title to the Property which are not shown by the public records, and which could not be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - 5.1.5 Seller is not a "foreign person" as that term is defined in Section 1445 of the Internal Revenue Code of 1986, as amended ("Code"), and applicable regulations.
 - 5.1.6 No condemnation or eminent domain proceeding is pending, or to the best of Seller's knowledge, has been threatened with respect to all or any portion of the Property.
 - 5.1.7 There is no action, suit or proceeding pending or, to the best of Seller's knowledge, threatened against Seller and/or the Property which, if adversely determined, would materially and adversely affect the development of the Property for Purchaser's intended use.
 - 5.1.8 Seller represents that it has had no dealings, negotiations, or consultations with any broker, representative, employee, agent or other intermediary in connection with the sale of the Property, except that Seller has retained the services of Ron Opfer of Coldwell Banker Premier Realty and Brett Runion of Desert Sun Realty (the "Seller's Brokers"). Seller shall be solely responsible for paying the fees and commissions owed to Seller's Broker pursuant to a separate written agreement between Seller and Seller's Brokers. No fees or commissions owed or alleged to be owed to the Seller's Brokers shall in any way be the responsibility of Purchaser. Seller agrees to indemnify, defend and hold harmless Purchaser from the claims of any other broker(s), representative(s), employee(s), agent(s) or other intermediary(ies) claiming to have represented Seller or otherwise to be entitled to compensation in connection with this Agreement or in connection with the sale of the Property.
- 5.2 By Purchaser. Purchaser represents and warrants to Seller as of the Effective Date that:

- 5.2.1 Purchaser is a governmental entity of the State of Nevada created by the Constitution of the State of Nevada and is qualified to do business in the jurisdiction in which the Property is located.
- 5.2.2 Except as provided in <u>Section 6.1.5</u>, Purchaser has taken all requisite action and obtained all requisite consents, releases and permissions in connection with entering into this Agreement.

6. CONDITIONS PRECEDENT TO CLOSING.

- 6.1 <u>Conditions for the Benefit of Purchaser.</u> The obligation of Purchaser to consummate the conveyance of the Property hereunder is subject to the full and complete satisfaction or waiver of each of the following conditions precedent:
 - 6.1.1 The representations and warranties of Seller contained in this Agreement shall be true, complete and accurate in all material respects, on and as of the date hereof and the Date of Closing as if the same were made on and as of such date.
 - 6.1.2 Seller shall have performed each and every material obligation and covenant of Seller to be performed hereunder unless performance thereof is waived by Purchaser.
 - 6.1.3 There has been no material and adverse change to the condition of the Property since the last day of the Due Diligence Period, provided that any change in condition due to casualty or condemnation shall be controlled by the provisions of Section 9.
 - 6.1.4 Purchaser shall have obtained approval hereof from the Board at a duly noticed public meeting thereof.
 - 6.1.5 Purchaser shall obtain approvals of all required use permits, zoning changes, plan amendments and any and all other land use approvals (the "Approvals") necessary to use and operate the Property according to Purchaser's intended use. Seller shall cooperate in signing any land use applications and providing any necessary information or documentation required for processing said Approvals.
- 6.2 <u>Waiver of Conditions</u>. Purchaser shall have the right to waive some or all of the foregoing conditions in its sole and absolute discretion; provided, however, that no such waiver shall be effective or binding on Purchaser unless it is in writing and executed by an authorized officer of Purchaser.
- 6.3 <u>Conditions for the Benefit of Seller.</u> The obligation of Seller to consummate the conveyance of the Property hereunder is subject to the full and complete satisfaction or waiver of each of the following conditions precedent:
 - 6.3.1 Purchaser shall have performed each and every material obligation and covenant of Purchaser to be performed hereunder unless performance thereof is waived by Seller.

- 6.4 <u>Waiver of Conditions</u>. Seller shall have the right to waive some or all of the foregoing conditions in its sole and absolute discretion; provided, however, that no such waiver shall be effective or binding on Seller unless it is in writing and executed by an authorized officer of Seller.
- 6.5 Failure of a Condition. In the event any of the conditions set forth in this Section are not fulfilled or waived by the respective party, this Agreement shall terminate and all rights and obligations hereunder of each party shall be at an end and the Deposit shall be returned to the Purchaser.

CLOSING COSTS AND PRORATIONS.

- 7.1 Purchaser's Costs. Purchaser will pay the following costs of closing this transaction:
 - 7.1.1 All recording fees and any and all state and county recordation, documentary or transfer taxes;
 - 7.1.2 All premiums, fees and costs associated with the issuance of any Title Policy (except endorsements obtained by Seller to cure Title Objections and/or Survey Objections as referred to in Article 3) as well as for all premiums, fees and costs associated with the issuance of a mortgagee title insurance policy, and one-half (1/2) of the settlement fees and other charges of the Title Company due in connection with the closing of this transaction; Seller to pay the ALTA Standard premium and Purchaser to pay for any extended coverage desired.
 - 7.1.3 The cost of the Survey or the update to an Existing Survey, as applicable;
- 7.2 <u>Seller's Costs.</u> Seller will pay the following costs of closing this transaction:
 - 7.2.1 One-half (1/2) of the settlement fees and charges of the Title Company due in connection with the closing of this transaction and the portion of the title insurance premium for ALTA Standard coverage;
 - 7.2.2 The fees of Seller's Broker referred to in <u>Section 5.1.8</u>, above; and
 - 7.2.3 All release fees and other charges required to be paid in order to release from the Property the lien of any mortgage or other security interest which Seller is obligated to remove pursuant to the terms of this Agreement.
 - 7.2.4 The amount of any Real Property Transfer Tax as may be required under Nevada Revised Statute 375.
- 7.3 <u>Prorations</u>. All revenues and expenses, including, but not limited to installment payments of special assessment liens, vault charges, sewer charges, utility charges,

reimbursement of maintenance and repair expenses and normally prorated operating expenses billed or paid as of the Date of Closing shall be prorated as of 11:59 p.m., Pacific time, on the day before the Date of Closing and shall be adjusted against the Purchase Price due at Closing. No post-closing re-prorations shall occur.

- 7.3.1 Seller and Purchaser shall in good faith attempt to have all Contracts that affect the Property and for which the charges are based upon usage (including utilities) billed or read as of a time as close to the Adjustment Time as is reasonable. If a precise billing or reading as of the Adjustment Time is not available at Closing with respect to such Contract, then the foregoing adjustment shall be made, by payment or credit at Closing, by pro-rating to the Adjustment Time from the latest billing or reading then available. No post-closing re-prorations shall occur.
- 7.3.2 Seller shall close out any accounts with utility companies and shall have the right to receive any and all deposits held on behalf of Seller by utility companies with respect to the Property.
- 7.3.3 Seller shall be liable for any and all brokerage or leasing commissions and similar compensation incurred prior to the Closing Date in connection with a commission agreement executed by Seller for Leases assumed by Purchaser at Closing.
- 7.4 Taxes. General real estate taxes and special assessments relating to the Property payable during the year in which Closing occurs shall be prorated with respect to the Property as of the Date of Closing, with Seller being responsible for Taxes attributable to Seller's period of ownership and Purchaser being responsible for Taxes attributable to the period from and after the Date of Closing. If Closing shall occur before the actual taxes and special assessments payable during such year are known, the apportionment of taxes shall be upon the latest available information. If, as the result of an appeal of the assessed valuation of the Property for any real estate tax year prior to (or including) the Closing, there is issued after Closing an administrative ruling, judicial decision or settlement by which the assessed value of the Property for such tax year is reduced, and a real estate tax refund issued, Purchaser shall retain any such refunds relating to the period prior to Closing. No post-closing re-prorations shall occur.
- 7.5 In General. Any other costs or charges of closing this transaction not specifically mentioned in this Agreement shall be paid and adjusted in accordance with local custom or ordinance in the jurisdiction in which the Property is located.
- 7.6 <u>Purpose and Intent</u>. Except as expressly provided herein, the purpose and intent as to the provisions of prorations and apportionments set forth in this <u>Section 7</u> and elsewhere in this Agreement is that Seller shall bear all expenses of ownership and operation of the Property during its period of ownership and Purchaser shall bear all such expenses and receive all such income accruing thereafter.

8. CLOSING AND ESCROW.

- 8.1 <u>Seller's Deliveries</u>. Seller shall deliver either at the Closing or by making available at the Property, as appropriate, the following original documents, each executed and, if required, acknowledged:
 - 8.1.1 A grant bargain and sale deed, in the form attached hereto as <u>Schedule 8.1.1</u> (the "<u>Deed</u>"), conveying title to Purchaser of the Real Property, subject only to the Permitted Exceptions.
 - 8.1.2 Originals (to the extent in Seller's or Seller's Agents possession or control) of all Warranties then in effect, if any, with respect to the Property or to the Improvements or any repairs or renovations to such Improvements and (b) an assignment of all such warranties and guarantees being conveyed hereunder, conveying to Purchaser Seller's rights, title and interests in and to the Warranties attributable to the Property.
 - 8.1.3 An affidavit pursuant to the Foreign Investment and Real Property Tax Act.
 - 8.1.4 Appropriate evidence of authority, capacity and status of Seller as reasonably required by Title Company.
 - 8.1.5 An "Owner's affidavit", in form reasonably acceptable to Seller and the Title Company and sufficient for the Title Company to delete any exceptions for (a) mechanics' or materialmen's liens arising from work at the Property which is the responsibility of Seller hereunder, (b) parties in possession, other than tenants as tenants only, and, (c) matters not shown in the public records.
 - 8.1.6 A settlement statement (the "Settlement Statement"), prepared by the Title Company.
 - 8.1.7 A Declaration of Value as prepared by the Title Company.
 - 8.1.8 Such other documents, certificates and other instruments as may be reasonably required to consummate the transaction contemplated hereby.
- 8.2 <u>Purchaser's Deliveries</u>. At the Closing, Purchaser shall (a) pay Seller the Purchase Price as required by, and in the manner described in, <u>Section 2</u> hereof, and (b) execute and deliver the following documents:
 - 8.2.1 Evidence of Purchaser's authority, and the authority of the person executing any documents at Closing on behalf of Purchaser, acceptable to Seller and the Title Company, to enter into the transactions contemplated by this Agreement.
 - 8.2.2 The Settlement Statement.

- 8.2.3 A Declaration of Value as prepared by the Title Company.
- 8.2.4 Such other documents, certificates and other instruments as may be reasonably required to consummate the transaction contemplated hereby.
- 8.3 <u>Possession</u>. Purchaser shall be entitled to possession of the Property at the conclusion of the Closing.
- behalf of Purchaser and Seller) shall execute letters of escrow closing instructions (the "Closing Instructions") which will provide that, on the Date of Closing: (a) Seller and Purchaser shall each deposit with the Title Company all of the documents and instruments described in Sections 8.1 and 8.2, above (the "Closing Documents"); and (b) Purchaser shall deposit with the Title Company the balance of the Purchase Price required to be paid after application of the Deposit thereto and all prorations, adjustments and credits required to be made under this Agreement, (the "Adjusted Purchase Price"), all of which shall be set forth on, and mutually agreeable pursuant to, a Settlement Statement executed by both Purchaser and Seller at Closing. Upon receipt of the Adjusted Purchase Price, and the satisfaction of all other conditions set forth in the Closing Instructions, the Title Company shall be authorized and directed to disburse the Adjusted Purchase Price to Seller or its designee(s), record the Deed in the official records of the County Recorder of Clark County, Nevada, and release the remaining Closing Documents to the appropriate parties, all in strict accordance with the Closing Instructions.

9. DAMAGE, DESTRUCTION AND CONDEMNATION.

- 9.1 <u>Casualty</u>. Except as provided herein, Seller assumes all risk of loss or damage to the Property by fire or other casualty until control of the Property is delivered to Purchaser. If at any time on or prior to the Date of Closing any portion of the Property is destroyed or damaged as a result of fire or any other cause whatsoever, Seller shall promptly give written notice thereof to Purchaser of the nature and extent of the damage caused by such casualty, Seller's reasonable estimate of the cost to repair and the amount of insurance proceeds payable as a result thereof. Purchaser shall have the right to terminate this Agreement by written notice to Seller within ten (10) calendar days following the date upon which Purchaser receives Seller's written notice of the destruction or damage. If Purchaser does not elect to so terminate this Agreement within said ten (10) day period, this Agreement shall remain in full force and effect and the parties shall proceed to Closing and the Purchase Price; provided however, all the amount of any insurance proceeds paid or payable with respect to such casualty shall be credited against the Purchase Price.
- 9.2 Condemnation. In the event, at any time on or prior to the Date of Closing, any action or proceeding is filed, under which the Property, or any portion thereof, may be taken pursuant to any law, ordinance or regulation or by condemnation or the right of eminent domain, Seller shall promptly give written notice thereof (which notice shall describe the type of action being taken against the Property, and which portions of the Property will be affected thereby) to Purchaser. Purchaser shall have the right to terminate this Agreement by written notice to Seller within ten (10) calendar days following the date upon which Purchaser receives

Seller's written notice of such action or proceeding. If Purchaser does not elect to so terminate this Agreement within said ten (10) day period, this Agreement shall remain in full force and effect and the parties shall proceed to closing without any reduction or adjustment in the Purchase Price, except that all condemnation proceeds will be assigned to Purchaser.

10. FAILURE OF CONDITIONS PRECEDENT; DEFAULT AND REMEDIES.

- 10.1 Failure of Conditions Precedent. If any of the conditions precedent stated in Article 6 have not occurred or been satisfied or waived on or before the Closing Date, Purchaser or Seller whomever is the beneficiary of the condition precedent may: (a) terminate this Agreement by written notice to the appropriate party on or before the Closing Date, in which event the appropriate party shall be entitled to receive the Deposit, or (b) to waive such conditions precedent and proceed to Closing.
- Purchaser Default. If Purchaser is in default of one or more of Purchaser's obligations under this Agreement other than a failure to timely close (for which there shall be no notice and cure period), then Seller may give notice to Purchaser (with a copy to Title Company) specifying the nature of the default. Purchaser shall have ten (10) calendar days after receiving that notice, but in no event beyond the Closing Date, within which to cure that default. If Purchaser fails to cure that default within that period, then Seller's sole remedy for such default shall be to terminate this Agreement by giving notice of such termination to Purchaser (with a copy to Title Company) and receive the Deposit as liquidated damages. If Seller does so terminate this Agreement, then Title Company shall pay the Deposit to Seller. PURCHASER AGREES THAT THE RETENTION OF THE DEPOSIT BY SELLER REPRESENTS A REASONABLE ESTIMATION AS OF THE EFFECTIVE DATE OF SELLER'S DAMAGES IN THE EVENT OF PURCHASER'S DEFAULT HEREUNDER, THAT ACTUAL DAMAGES WOULD BE IMPRACTICABLE OR EXTREMELY DIFFICULT TO ASCERTAIN, AND THAT THE PROVISION FOR LIQUIDATED DAMAGES HEREUNDER DOES NOT CONSTITUTE A PENALTY. THE PARTIES ACKNOWLEDGE THAT THESE DAMAGES HAVE BEEN SPECIFICALLY NEGOTIATED BETWEEN THEMSELVES AND ARE, AMONG OTHER THINGS, TO COMPENSATE SELLER FOR TAKING THE PROPERTY OFF THE MARKET, FOR SELLER'S COSTS AND EXPENSES ASSOCIATED WITH THIS AGREEMENT AND FOR SELLER'S LOST OPPORTUNITY COSTS.
- 10.3 <u>Seller Default</u>. In the event Seller shall: (a) fail to sell, transfer and assign the Property to Purchaser in violation of the terms of this Agreement, and/or (b) fail to perform any other material obligation of Seller hereunder, and/or (c) intentionally breach any warranty made or granted by Seller under this Agreement, which breach is not cured by the Closing Date and/or (d) have intentionally misrepresented any fact, or any of the representations of Seller contained herein are not true, accurate or complete in any material respect, Purchaser shall be entitled to (i) waive such default and proceed to Closing; (ii) seek to specifically enforce its rights hereunder; or (iii) receive the return of the Deposit and seek its damages at law.
- 10.4 <u>Termination</u>. Upon any termination of this Agreement pursuant to any right of a party to terminate set forth in this Agreement, (a) the Deposit shall be paid over to the party entitled to the same, (b) all documents deposited by Purchaser and Seller into escrow shall

be returned by the escrow agent to the party depositing the same, and (c) all copies of all Property Documents provided to Purchaser by Seller shall be returned to Seller, whereupon the parties will have no continuing liability to each other unless otherwise expressly stated in any provision of this Agreement.

- 10.5 Attorneys' Fees. Notwithstanding anything to the contrary in this Agreement, in the event that either Seller or Purchaser, as the case may be, shall bring a lawsuit against the other party for breach of such party's obligations under this Agreement, the losing party shall pay the prevailing party's costs and expenses incurred in connection with such litigation, including without limitation reasonable attorneys' fees. The "prevailing party" shall be determined by the court hearing such matter.
- 11. NOTICES. Any notice required or permitted to be given hereunder may be served by a party or its attorney and must be in writing and shall be deemed to be given when (a) hand delivered, or (b) one (1) Business Day after pickup by Emery Air Freight, United Parcel Service (Overnight) or Federal Express, or another similar overnight express service, or (c) transmitted by telecopy, facsimile, or electronic mail provided that confirmation of the receipt of same is noted upon transmission of same by the sender's telecopy machine or by e-mail records, and a counterpart of such notice is also delivered pursuant to one of the two manners specified in Sections 11(a) or 11(b), above, in any case addressed to the parties at their respective addresses set forth below:

If to Seller: The Knapp Family Trust Geoffrey D. Knapp and Johanna I. Knapp,
Trustees

If to Purchaser: Vice President for Finance and Business Operations

Nevada State College 1300 Nevada State Drive Henderson, NV 89002 Attn: Kevin Butler Phone: (702) 992-2312

Email: kevin.butler@nsc.edu

With a copy to:

General Counsel Nevada State College

1300 Nevada State Drive Attn: James Martines Henderson, NV 89002 Phone: (702) 992-2357

Email: james martines@nshe.edu

If to Title Company: Fidelity National Title Group

Attn: Sharon Silverberg 8363 W. Sunset Rd, Ste 100 Las Vegas, Nevada 89113

or in each case to such other address as either party may from time to time designate by giving notice in writing pursuant to this <u>Section 11</u> to the other party. Telephone numbers are for informational purposes only. Effective notice will be deemed given only as provided above, except as otherwise expressly provided in this Agreement.

12. MISCELLANEOUS.

- 12.1 Entire Agreement. This Agreement, together with the Exhibits and Schedules attached hereto, all of which are incorporated by reference as if fully set forth, is the entire agreement between the parties with respect to the subject matter hereof, and no alteration, modification or interpretation hereof shall be binding unless in an express writing and signed by both parties.
- 12.2 <u>Severability</u>. If any provision of this Agreement or its application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law.
- 12.3 Applicable Law. This Agreement shall be construed and enforced in accordance with the internal laws of the state in which the Land is located. The exclusive venue for any action to interpret or enforce any rights under this agreement shall be in the courts located in Clark County, Nevada and the parties agree that, the respective obligations of the parties pursuant to the provisions of this Section are consideration for the other party's obligations under this Section and shall be enforceable regardless of any claim as to the invalidity of any other provision of this Agreement or of the entirety of this Agreement.
- 12.4 <u>Assignability</u>. Purchaser may not assign or transfer any of Purchaser's rights, obligations and interests under this Agreement, to any person or entity without the prior written consent or approval of Seller.
- 12.5 <u>Successors Bound</u>. This Agreement shall be binding upon and inure to the benefit of Purchaser and Seller and their respective successors and permitted assigns.
- 12.6 <u>Captions: Interpretation</u>. The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Agreement or the scope or content of any of its provisions. Whenever the context may require, words used in this Agreement shall include the corresponding feminine, masculine, or neuter forms, and the singular shall include the plural and vice versa. Unless the context expressly indicates otherwise, all references to "Section" are to sections of this Agreement. The parties acknowledge and agree that they have both participated in the negotiation of the terms

and conditions of this Agreement and that both have been assisted by Counsel in that process and that no provision hereof shall be interpreted against either party by virtue of its authorship.

- 12.7 <u>No Partnership</u>. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between the parties or their successors in interest or permitted assigns.
- 12.8 <u>Time of Essence</u>. Time is of the essence with respect to the performance of the obligations of Seller and Purchaser under this Agreement.
- 12.9 <u>Counterparts</u>. This Agreement may be executed and delivered in any number of counterparts, each of which so executed and delivered shall be deemed to be an original and all of which shall constitute one and the same instrument.
- 12.10 <u>Recordation</u>. Purchaser and Seller agree not to record this Agreement or any memorandum hereof.
- 12.11 <u>Proper Execution</u>. This Agreement shall have no binding force and effect on either party unless and until both Purchaser and Seller shall have executed and delivered this Agreement.
- 12.12 <u>Waiver</u>. No waiver of any breach of any agreement or provision contained herein shall be deemed a waiver of any preceding or succeeding breach of any other agreement or provision herein contained. No extension of time for the performance of any obligation or act shall be deemed an extension of time for the performance of any other obligation or act.
- 12.13 <u>Business Days</u>. If any date herein set forth for the performance of any obligations by Seller or Purchaser or for the delivery of any instrument or notice as herein provided should fall on a Saturday, Sunday or Legal Holiday (hereinafter defined), the compliance with such obligations or delivery shall be deemed acceptable on the next day (a "Business Day") following such Saturday, Sunday or Legal Holiday. As used herein, the term "<u>Legal Holiday</u>" shall mean any local or federal holiday on which the Courts of the Eighth Judicial District are closed in Las Vegas, Nevada.
- 12.14 <u>Back-Up Contracts</u>. Notwithstanding anything herein to the contrary, Seller reserves the right to continue marketing the Property for sale and to entertain letters of intent regarding the sale of the Property while this Agreement is outstanding, provided Seller shall not enter into any binding back-up agreements with respect to the sale of the Property for so long as this Agreement is in force.
- 12.15 <u>Waiver of Jury Trial</u>. TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE PARTIES EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT (WHETHER ARISING UNDER THE CONSTITUTION OF THE UNITED STATES OR THAT OF THE STATE IN WHICH THE REAL PROPERTY IS LOCATED OR ANY OTHER STATE, OR UNDER ANY FOREIGN JURISDICTION, UNDER ANY STATUTES REGARDING OR RULES OF CIVIL PROCEDURE APPLICABLE IN ANY STATE, FEDERAL, OR FOREIGN LEGAL

PROCEEDING, UNDER COMMON LAW, OR OTHERWISE) TO DEMAND OR HAVE A TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION ARISING UNDER THIS AGREEMENT OR IN ANY WAY CONNECTED WITH OR RELATED TO OR INCIDENTAL TO THE DISCUSSIONS, DEALINGS, OR ACTIONS OF SUCH PERSONS OR ANY OF THEM (WHETHER ORAL OR WRITTEN) WITH RESPECT THERETO, OR TO THE TRANSACTIONS RELATED THERETO, IN EACH CASE WHETHER NOW EXISTING OR HEREAFTER ARISING, AND WHETHER SOUNDING IN CONTRACT, TORT OR OTHERWISE; AND EACH PARTY AGREES AND CONSENTS THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY TRIAL COURT WITHOUT A JURY, AND THAT ANY OTHER PARTY TO THIS AGREEMENT MAY FILE AN ORIGINAL COUNTERPART OR A COPY OF THIS AGREEMENT WITH ANY COURT AS WRITTEN EVIDENCE OF SUCH WAIVER OF RIGHT TO TRIAL BY JURY. THE PARTIES ACKNOWLEDGE AND AGREE THAT THEY HAVE RECEIVED FULL AND SUFFICIENT CONSIDERATION FOR THIS PROVISION (AND EACH OTHER PROVISION OF EACH OTHER RELATED DOCUMENT TO WHICH THEY ARE A PARTY) AND THAT THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE SELLER'S ACCEPTING THIS AGREEMENT. BY WAIVING A JURY TRIAL, THE PARTIES INTEND CLAIMS AND DISPUTES TO BE RESOLVED BY A JUDGE ACTING WITHOUT A JURY IN ORDER TO AVOID THE DELAYS, EXPENSES AND RISKS OF MISTAKEN INTERPRETATIONS WHICH EACH PARTY ACKNOWLEDGES TO BE GREATER WITH JURY TRIALS THAN WITH NON-JURY TRIALS.

12.16 Prohibited Persons and Transactions. Purchaser represents and warrants to Purchaser's knowledge: (i) Purchaser is not a Prohibited Person (defined below); (ii) none of its investors, affiliates or brokers or other agents (if any), acting or benefiting in any capacity in connection with this Agreement is a Prohibited Person; (iii) the funds or other assets Purchaser will transfer to Seller under this Agreement are not the property of, or beneficially owned, directly or indirectly, by a Prohibited Person; and (iv) the funds or other assets Purchaser will transfer to Seller under this Agreement are not the proceeds of specified unlawful activity as defined by 18 U.S.C. §1956(c)(7). "Prohibited Person" means any of the following: (a) a person or entity that is listed in the Annex to, or is otherwise subject to the provisions of, Executive Order No. 13224 on Terrorist Financing (effective September 24, 2001) (the "Executive Order"); (b) a person or entity owned or controlled by, or acting for or on behalf of any person or entity that is listed in the Annex to, or is otherwise subject to the provisions of, the Executive Order; (c) a person or entity that is named as a "specially designated national" or "blocked person" on the most current list published by the U.S. Treasury Department's Office of Control ("<u>OFAC</u>") at its official website. http://www.treas.gov/offices/enforcement/ofac; (d) a person or entity that is otherwise the target of any economic sanctions program currently administered by OFAC; or (e) a person or entity that is affiliated with any person or entity identified in clause (a), (b), (c) and/or (d) above. The foregoing representations shall survive Closing and any termination of this Agreement.

13. ESCROW AGREEMENT.

13.1 <u>Deposit</u>. Title Company agrees to deposit the Deposit in an interest bearing account, subject to the receipt from the Purchaser of a form W-9 for the purposes of

investing said funds and to hold and disburse said funds, and any interest earned thereon, as hereinafter provided. Upon written notification from Seller or Purchaser in accordance with the terms of this Agreement, Title Company shall release the funds in accordance with and pursuant to the written instructions. In the event of a dispute between any of the parties hereto sufficient in the sole discretion of Title Company to justify its doing so, Title Company shall be entitled to tender unto the registry or custody of any court of competent jurisdiction all money or property in its hands held under the terms of this Agreement, together with such legal pleading as it deems appropriate, and thereupon be discharged.

- 13.2 <u>Title Company</u>. Seller and Purchaser covenant and agree that in performing any of its duties under this Agreement, Title Company shall not be liable for any loss, costs or damage which it may incur as a result of serving as Title Company hereunder, except for any loss, costs or damage arising out of its willful default or gross negligence. Accordingly, Title Company shall not incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of its counsel given with respect to any questions relating to its duties and responsibilities, or (ii) to any action taken or omitted to be taken in reliance upon any document, including any written notice of instruction provided for in this Agreement, not only as to its due execution and the validity and effectiveness of its provisions, but also to the truth and accuracy of any information contained therein, which Title Company shall in good faith believe to be genuine, to have been signed or presented by a proper person or persons and to conform with the provisions of this Agreement.
- 13.3 <u>Indemnity</u>. Seller and Purchaser hereby agree to indemnify and hold harmless Title Company against any and all losses, claims, damages, liabilities and expenses, including without limitation, reasonable costs of investigation and attorneys' fees and disbursements which may be imposed upon or incurred by Title Company in connection with its serving as Title Company hereunder, except for any loss, costs or damage arising out of its willful default or gross negligence. The provisions of this <u>Section 13.3</u> shall survive a termination of this Agreement. Notwithstanding the foregoing, Seller and Title Company acknowledge that NRS 41.031 et seq. shall limit the liability of Purchaser.

IN WITNESS WHEREOF, Purchaser and Seller have executed this Agreement on the dates set forth below, effective as of the date first set forth above.

	SELLER:
The Knapp Family Trust (By: D. Knapp and Johanna I. Knapp, Trustees Name: OFFICE D. Knapp Title: Trustee
	PURCHASER:
	Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College By: Name: Dat Titles
NEVADA TITLE COMP Agreement hereby agrees to act as t	ANY hereby accepts the foregoing Purchase and Sale the Title Company hereunder.
	TITLE COMPANY:
	FIDELITY NATIONAL TITLE GROUP
	Ву:
	is:
	Date:

IN WITNESS WHEREOF, Purchaser and Seller have executed this Agreement on the dates set forth below, effective as of the date first set forth above.

LLER:		
irey D. Knapp and Johanna I. Knapp, Trustees The state is knapp Ide: Trustee		
JRCHASER:		
and of Regents of the Nevada System of Higher lucation on behalf of Nevada State College : :: ::::::::::::::::::::::::::::		
NEVADA TITLE COMPANY hereby accepts the foregoing Purchase and Sale Agreement hereby agrees to act as the Title Company hereunder.		
TLE COMPANY:		
belity national title group Sharon Silver 199/ Se Commercial 600 / VP		

SCHEDULE 1.1.1

Real Property Legal Description

That portion of Lot Three (3) as shown on the Final Map of the Wagon Wheel Industrial Park in Book 62, Page 87 of Plats, Clark County, Nevada and as amended by Certificate of Amendment recorded July 14, 1994 in Book 940714 as Document No. 01047, described as follows:

Beginning at the Southeast corner of said Lot 3, said corner being the point of intersection of the Southwesterly right-of-way of the Henderson Railroad with the South line of said Section 34;

Thence South 89°28'34" West, along said South line 120.82 feet;

Thence South 89°22'43" West, continuing along South Line, 613.98 feet;

Thence North 25°54'40" East, 113.26 feet to the beginning of a 45.50 fee radius non-tangent curve concave Westerly, the radial of which bears North 02°45'07" East;

Thence Northerly along said curve 106.16 feet through a central angle of 133°40'54";

Thence North 25°54'40" East 131.13 feet to a point on said Southwesterly right-of-way of the Henderson Railroad:

Thence South 64°05'20" East, 657.5 feet to the Point of Beginning.

Schedule 1.1.1

SCHEDULE 3.3

Property Documents

The following will be delivered to Purchaser to the extent that they are in Seller's possession, custody, or control or are available for Purchaser's review at the Property.

- 1. Most recent survey in Seller's possession
- 2. Title Policy, if any
- 3. Copies of real property tax statements as available
- 4. Copies of Contracts
- 5. Phase I Environmental Site Assessment and/or Reports, if any (following execution of a confidentiality and non-reliance agreement)
- 6. Copies of any and all service and maintenance records, if any

Schedule 3.3

SCHEDULE 8.1.1

Form of Grant Bargain and Sale Deed

APN Nos:

RECORDING REQUESTED BY AND WHEN RECORDED MAIL DOCUMENT TO:

MAIL TAX STATEMENT TO:

Space Above This Line for Recorder's Use Only

GRANT BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
The Knapp Family Trust Geoffrey D. Knapp and Johanna I. Knapp, Trustees ("Grantor"),
does hereby GRANT BARGAIN, SELL and CONVEY to the BOARD OF REGENTS OF
THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF NEVADA
STATE COLLEGE ("Grantee") all of Grantor's right, title and interest in and to the following
described real property in the City of Henderson, County of Clark, State of Nevada.

See Exhibit A attached hereto and incorporated herein by this reference.

This Grant Deed is made and delivered, and title to the aforesaid real property is conveyed (i) subject to unpaid general taxes for the current tax year, (ii) subject to all matters of record and all matters of which the Grantee has notice, whether actual or constructive and (iii) without representation, warranty or covenants of any kind whatsoever, whether express or implied, contractual or statutory.

[SIGNATURE PAGE FOLLOWS]

Schedule 8.1.1

DATED as of the day of, 2014.
GRANTOR: The Knapp Family Trust Geoffrey D. Knapp and Johanna I. Knapp, Trustees
By:
STATE OF
The foregoing instrument was acknowledged before me this day of 2014, by, the, of
Notary Public
My Commission Expires:
Schedule 8.1.1

APPRAISAL REPORT AN APPRAISAL OF REAL PROPERTY

OFFICE BUILDING

1202 High Tech Circle Henderson, NV 89002

Landauer Job No.: 17-2642-0072

PERTINENT DATES:

"As Is" Valuation Date: July 17, 2017 Report Date: July 28, 2017

PREPARED FOR:

Mr. Rick Smith

Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College 112 S. Water Street, Suite 150 Henderson, NV 89015

PREPARED BY:

Landauer Valuation & Advisory
A division of Newmark Grubb Knight Frank
3930 Howard Hughes Pkwy
Las Vegas, NV 89169

Landauer

Valuation & Advisory





July 28, 2017

Mr. Rick Smith

Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College
112 S. Water Street, Suite 150

Henderson, NV 89015

RE: An Appraisal of Real Property

Office Building

1202 High Tech Circle

Henderson, NV 89002

Landauer Job No.: 17-2642-0072

Dear Mr. Rick Smith,

At the request and authorization of Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College, Landauer Valuation & Advisory ("Landauer") has prepared an appraisal to determine an opinion of market value of the referenced property and presented our analysis in the following Appraisal Report. Based on the intended use and in consideration of the subject's physical and economic characteristics, we have prepared an appropriate scope of work that will provide for a credible market value opinion.

The significant elements of the scope of work include: i) an observation of the subject and its surroundings; ii) a collection, verification and analysis of sales and rental data; iii) an analysis of the subject's existing and/or pro-forma economic operating characteristics; and iv) completion of the appropriate approaches to value.

The subject is a 20,566-square-foot, 2-story office building located at 1202 High Tech Circle, Henderson, NV. The improvements were constructed in 1997 and is vacant as of the effective appraisal date. The site is 2.44 acres (106,286 SF), and 1.09 acres (47,693 SF) is considered surplus land. The site is zoned IP, Industrial Park with the City of Henderson.

Data, information, and calculations leading to the value conclusion(s) are incorporated in the report following this letter. The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

Based on the analysis contained in the following report, and after considering the extraordinary assumptions and hypothetical conditions listed in the Executive Summary section of this report, the opinion of value for the subject is concluded as follows:



MARKET VALUE CONCLUSION				
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion	
Market Value "As Is"	Fee Simple	July 17, 2017	\$2,400,000	

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the appraisal guidelines of Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College, and all applicable local and state requirements.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if Landauer Valuation & Advisory can be of further service, please contact us.

Respectfully submitted,

LANDAUER VALUATION & ADVISORY

Evan Ranes, MAI, ASA

Evan Range

Managing Director

Certified General Appraiser

NV - A.0001497-CG; Exp. March 31, 2018

Phone: 702.430.1525 E-Mail: eranes@ngkf.com



CERTIFICATION

We certify to the best of our knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
- 3. We have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- 4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- 8. Evan Ranes, MAI, ASA has made a personal inspection of the property that is the subject of this report.
- 9. Mike Bell provided significant real property appraisal assistance to the people signing this certification.
- 10. The appraisers have performed no other services, as an appraiser or in any other capacity regarding the subject property within the three year period immediately preceding the date of acceptance of this assignment.
- 11. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- 12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 13. As of the date of this report, Evan Ranes, MAI, ASA has completed the continuing education program of the Appraisal Institute.
- 14. As of the date of this report, Evan Ranes, MAI, ASA has completed the Standards and Ethics Education Requirement of the Appraisal Institute.

Evan Ranes, MAI, ASA

Evan Rang

Managing Director

Certified General Appraiser

NV - A.0001497-CG; Exp. March 31, 2018







Looking westerly along High Tech Circle

View of parking lot





View of western elevation

View of northern elevation





View of common area

View of office space







07/17/2017

View of elevator

OT/17/2017

View of office space

07/17/2017

View of break room









View of break room

07/17/2017

View of restroom



View of balcony



View of office



View of office space

View office space







EXECUTIVE SUMMARY

Property Name	Office Building
Location	1202 High Tech Circle
Location	Henderson, NV 89002
County	Clark
Metropolitan Statistical Area	Las Vegas
Market Area	Las Vegas
Census Tract	5360.00
Property Tax Parcel No.	179-34-811-004
Abbreviated Legal Description	Wagon Wheel Industrial Park Plat Book 62 Page 87 Pt Lot 3
710010 Victor Logar Dood Infriori	Wagon Whoo inactian art hat book of ago of it for o
ppraisal Data	
Effective Valuation Date - As Is	July 17, 2017
Report Date	July 28, 2017
Highest & Best Use - As Vacant	Office
Highest & Best Use - As Improved	Office
Physical Characteristics	
Land Area (Net)	2.44 Ac 106.286 SF
Surplus/Excess Land Area	1.09 Ac 47,693 SF
No. of Buildings	1
Gross Building Area (Est.)	20,566 SF
Rentable Area	20,566 SF - Appraiser's Measurements
No. of Stories	2
Year Built	1997
Actual Age	20 Years
Effective Age	10 Years
Remaining Economic Life (est.)	35 Years
Zoning	IP, Industrial Park
Property Condition	Average

VALUATION SUMMARY							
Valuation Data - As Is	\$ Nominal	\$/SF					
Sales Comparison Approach	\$2,400,000	\$116.70					
Income Capitalization Approach	\$2,390,000	\$116.21					
Reconciled Market Values	\$ Nominal	\$/SF					
Reconciled Market Value - "As Is"	\$2,400,000	\$116.70					
Est. Exposure Time	12 months						

Source: Landauer Valuation & Advisory



VALUATION HIGHLIGHT

The subject is a 20,566-square-foot, 2-story office building located at 1202 High Tech Circle, Henderson, NV. The improvements were constructed in 1997 and is vacant as of the effective appraisal date. The site is 2.44 acres (106,286 SF), and 1.09 acres (47,693 SF) is considered surplus land. The site is zoned IP, Industrial Park with the City of Henderson.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

Extraordinary Assumptions

Extraordinary assumptions are defined in the Uniform Standards of Professional Appraisal Practice as

"...an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions."

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. The use of extraordinary assumptions can have an effect on the concluded values presented herein.

This appraisal employs the following extraordinary assumptions:

The appraisers were not provided with a copy of the deed restrictions, if any, for the subject site. We have assumed that there are no detrimental easements impacting the subject property.

The appraisers were not provided with an ALTA survey that indicated land area. We have relied on information provided and available through the Clark County Assessor's Office. We assume this information to be accurate as we have relied upon it herein. Should information become available in the future indicating a land area different from that presented and analyzed herein, we reserve the right to modify our value conclusions.

Hypothetical Conditions

Hypothetical conditions are defined in the Uniform Standards of Professional Appraisal Practice as

"...that which is contrary to what exists but is supposed for the purpose of analysis."

Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis.

This appraisal employs the following hypothetical conditions: None

The use of Extraordinary Assumptions and/or Hypothetical Conditions may affect assignment results.



TABLE OF CONTENTS

INTRODUCTION	V	
REGIONAL ANA	ALYSIS	
NEIGHBORHOO	DD ANALYSIS	
SITE ANALYSIS		23
ZONING		27
IMPROVEMENT	ANALYSIS	29
ASSESSMENT 8	& TAXES	34
HIGHEST & BES	ST USE	30
APPRAISAL ME	THODOLOGY	38
LAND VALUE		39
SALES COMPAI	RISON APPROACH	48
	ALIZATION APPROACH	
RECONCILIATIO	DN	68
	& LIMITING CONDITIONS	
DEFINITIONS		7
ADDENDA		
Addendum A:	Definitions	
Addendum B:	Comparable Summaries	
Addendum C:	Moody's Analytics	
Addendum D:	Appraisers Qualifications	
Addendum E:	Client Correspondence	
Addendum F:	Property Information	



INTRODUCTION

In the following section, we identify the subject property and ownership, the intended use and user(s) of the appraisal, the property rights appraised, dates of value, definition of market value, scope of work, and estimate of exposure and marketing time.

IDENTIFICATION OF THE PROPERTY

The subject is briefly described as follows:

SUBJECT IDENTIFICATION					
Component	Detail				
Property Name	Office Building				
Address	1202 High Tech Circle				
	Henderson, NV, 89002				
County	Clark				
MSA	Las Vegas				
Market	Las Vegas				
Census Tract	5360				
Tax Identification Number(s)	179-34-811-004				
Abbreviated Legal Description	Wagon Wheel Industrial Park Plat Book 62 Page 87 Pt Lot 3				

Source: Landauer Valuation & Advisory

CURRENT OWNERSHIP AND HISTORY

According to the Clark County Recorder's Office, the subject is currently under the ownership of Knapp Family Trust and Knapp Geoffrey D & Johanna L TRS. The current owner purchased the property on June 20, 1997 from Cam Data Systems Inc. (document number 1997062000242).

There have been no other transfers of title in the past three years. The subject is currently in escrow at a reported price of \$2,325,000. This is roughly 3% less than our appraised value of \$2,400,000.

INTENDED USE AND USERS OF THE APPRAISAL

This appraisal is to be used by the Client, Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College, for internal analysis regarding forthcoming purchase. The intended user is Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College.

PROPERTY RIGHTS APPRAISED

We have appraised the fee simple interest of the subject property.

The following definition is from the Dictionary of Real Estate Appraisal, Fifth Edition (2010), published by the Appraisal Institute.

INTRODUCTION

OFFICE BUILDING



Fee Simple Interest: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Additional appraisal definitions applicable to the analysis presented herein are presented in the Addenda.

RELEVANT DATES

The date of inspection of the subject property was July 17, 2017. The date of the report is July 28, 2017. Relevant dates are summarized in the subsequent table.

DATE OF VALUES SUMMARY					
Premise	Interest Appraised	Date of Value			
Market Value "As Is"	Fee Simple	July 17, 2017			

Source: Landauer Valuation & Advisory

DEFINITION OF MARKET VALUE

As defined by the Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75, Number 237, Page 77472. Market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto;
 and,
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

This definition of market value is generally accepted by agencies regulating financial institutions in the United States.

SCOPE OF WORK

The scope of work refers to the type and extent of research and analyses employed in the appraisal assignment and presented in the appraisal report.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a narrative of the appraisal process, subject, market data and valuation analyses.



The Extent to Which the Property was Identified

The subject is identified via the postal address, real estate tax parcel number(s) and legal description.

The Extent to Which the Property was Inspected

The subject property and surrounding neighborhood was inspected on July 17, 2017.

The Type and Extent of Data Researched

We physically observed the micro and/or macro market environments with respect to physical and economic factors relevant to the valuation process; expanded this knowledge through interviews with regional and/or local market participants, and available published data and other various resources. To this extent, we conducted all applicable regional and/or local research with respect to:

- Exposure and marketing time;
- Neighborhood and land use trends;
- Demographic trends;
- Market trends relative to the subject property type;
- Flood zone status;
- Zoning requirements and compliance;
- Real estate tax data;
- Comparable listing and sales data;
- Comparable rental data; and
- Comparable income and expense data.

The data has been analyzed and confirmed with sources assumed to be reliable.

The Type and Extent of Analyses Applied

We analyzed the property and market data gathered through the use of accepted market-derived methods and procedures, employed the appropriate approaches to value, and correlated and reconciled the results into an estimate of market value, as defined within the appraisal report.

SIGNIFICANT APPRAISAL ASSISTANCE OR CONTRIBUTION

Mike Bell has provided significant real property appraisal assistance to the persons signing this report in the form of property inspection, research and general report preparation.

EXPOSURE AND MARKETING TIME

Current appraisal guidelines require an estimate of a reasonable time period in which the subject property could be brought to market and sold. This reasonable time frame can either be examined historically or prospectively. In a historic analysis, this is referred to as exposure time. Exposure time always precedes the date of value with the underlying premise being the time a property would have been on the market prior to the date of value, such that it would sell at its appraised value as of the date of value. On a prospective basis, the term marketing time is most

INTRODUCTION

OFFICE BUILDING



often used. The exposure / marketing time is a function of price, time, and use. It is not an isolated estimate of time alone. It is different for various types of real estate and under various market conditions.

In estimating an appropriate exposure / marketing time for the subject property, we considered the following:

- Comparable sales (exposure time);
- PriceWaterhouseCooper's Investor Survey (marketing time); and
- Interviews with market participants (exposure and marketing times).

The marketing period of the national office market over the previous year as reported by PriceWaterhouseCooper's (formerly Korpacz) is presented below.

AVERAGE MARKETING PERIOD							
National Suburban Office							
Quarter	R	ange (M	Avg. (Mos.)				
4Q-2016	1	-	12	6.00			
3Q-2016	3	-	12	6.10			
4Q-2015	3	-	12	6.30			

^{*} Source: PriceWaterhouseCoopers Real Estate Investor Survey

The most recent PWC Real Estate Investor Survey (4th Quarter 2016) indicates an average marketing period for National Suburban Office at 6.0 months (down from 6.10 months in 3Q 2016), The marketing time has generally decreased over the last four quarters.

Based on this analysis, we have concluded an exposure/marketing time of 12 months or less would be considered reasonable for the subject property. This exposure/marketing time reflects current economic conditions, current real estate investment market conditions, the terms and availability of financing for real estate acquisitions, and property and market-specific factors. It assumes that the subject property is (or has been) actively and professionally marketed. The exposure/marketing time would apply to all valuation premises included in this report.



REGIONAL ANALYSIS

The purpose of this section is to identify factual data regarding these forces and to analyze their impacts on real property values - in particular, that of the subject property. Primary sources of data include Moody's Economy.com, the U.S. Bureau of Census, U.S. Bureau of Labor, area Chambers of Commerce, area city and county governments, and others, as noted. The map below depicts the subject's physical location within the Las Vegas MSA.



The following gives an overview of the subject MSA as presented by Moody's (Economy.com).



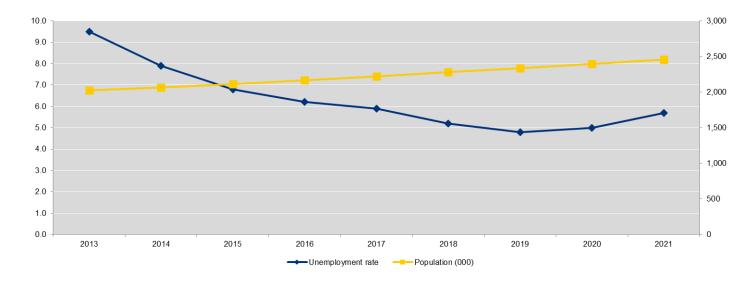
RECENT PERFORMANCE

Las Vegas-Henderson-Paradise is making healthy strides, but growth softened in the second half of 2016. Professional/ business services and consumer industries pumped the brakes, pulling the pace of job growth below that of the fast-expanding West. Retail employment, for instance, is well below early-2016 levels because of struggling chain stores. Fortunately, transportation/warehousing and construction have picked up some of the slack. Since these industries are higher-paying than consumer services, average hourly earnings surged in the last few months. Firm income growth has pushed house prices above pre-bubble levels, but a full housing recovery is on the distant horizon.

	LAS VEGAS-HENDERSON-PARADISE, NV								
2013	2014	2015	2016	Indicators	2017	2018	2019	2020	2021
82.1	85.9	88.9	91.2	Gross metro product (C\$B)	95.0	99.6	103.7	106.8	109.7
0.4	4.6	3.5	2.6	% change	4.1	4.9	4.1	3.0	2.7
849.1	884.0	916.6	941.8	Total employment (000)	971.2	1,004.2	1,032.2	1,044.5	1,047.2
2.9	4.1	3.7	2.7	% change	3.1	3.4	2.8	1.2	0.3
9.5	7.9	6.8	6.2	Unemployment rate	5.9	5.2	4.8	5.0	5.7
-0.3	6.1	5.9	4.5	Personal income growth	5.4	7.1	6.8	5.6	4.7
50.8	51.0	51.6	52.5	Median household income (\$ ths)	53.9	56.1	57.9	59.4	60.5
2,028	2,069	2,115	2,166	Population (ths)	2,223	2,280	2,338	2,396	2,455
2	2	2	2	% change	3	3	3	3	3
17.7	27.9	32.8	40.0	Net migration (000)	44.7	45.6	46.0	46.2	46.9
7,067	6,809	7,805	8,723	Single-family permits	12,376	17,378	19,377	17,587	17,715
1,506.0	3,227.0	2,800.0	4,475.0	Multifamily permits	5,607.0	7,705.0	7,848.0	6,874.0	7,330.0
123	146	159	172	FHFA house price (1995Q1=100)	181	185	186	186	190

Source: Moody's Economy.com - Précis Metro Report

The unemployment rate and population, in the subject MSA, are plotted in the following chart:





EMPLOYMENT & INDUSTRY

Top employers in the subject MSA are listed in the following chart:

EM	IPLOYMEN	T & IND	USTRY			
TOP EMPLOYERS	INDUSTRIAL DIVERSITY					
Station Casinos Inc.	13,000-13,499	Most Diverse (U.S.)				
Nellis Air Force Base	12,000-12,499		1.00 □			
Boyd Gaming Corp.	9,000-9,499					
Las Vegas Sands Corp.	8,500-8,999		0.80			
Wynn Las Vegas LLC	8,000-8,499					
MGM Resorts International	8,000-8,499		0.60			
Bellagio LLC	8,000-8,499					
Aria Resort & Casino	7,500-7,999		0.40			
Mandalay Bay Resort & Casino	7,500-7,999			0	.25	
Wal-Mart Stores Inc.	6,000-6,499		0.20			
Caesars Entertainment Corp.	5,000-5,499					
The Valley Health System	5,000-5,499		0.00			
University of Nevada-Las Vegas	5,000-5,499		0.00	Least Div	/erse	
Las Vegas Metropolitan Police Department	4,500-4,999			45517	VOLATII	1777
Mirage Casino-Hotel	4,500-4,999		EMPLOY	MENI	VOLATIL	HY
The Venetian Casino Resort	4,500-4,999	Due to U.	S. fluctuat	ions	Relativ	e to U.S.
SUPERVALU Inc.	4,000-4,499	100%□				
Cosmopolitan of Las Vegas	4,000-4,499					
The Palazzo Casino Resort	3,500-3,999	80%				
University Medical Center of S. Nevada	3,000-3,499	00%				
Sources: Guide to Military Installations, 2011, Las Vega Book of Lists 2012, Nevada Workforce, June 2015, Veg March 2012		60%	95		229	
		40%				
PUBLIC						
Federal	12,520	20%				100
State	18,771					
Local	66,852	0%		_		
2015		Not due to	o U.S. Due	to U.S.	LAS	U.S.

TOURISM

Despite the recent softening in tourism-dependent industries, leisure/hospitality will kick into higher gear in the near term. The national labor market is tightening, and steady employment increases forecast over the next three years will place upward pressure on wages and give households more means for leisure spending, and Vegas vacations in particular. Passenger volume at McCarran International Airport is likely to have hit an all-time high in 2016, and air travel is expected to increase in the near term. Stronger growth in national recreational spending and rising visitor

REGIONAL ANALYSIS

OFFICE BUILDING



volumes will lead to robust hiring in leisure/hospitality over the next two years. However, the strengthening dollar poses a threat to international tourism since U.S. vacations are becoming more costly to foreigners.

DIVERSITY

Although leisure/hospitality will remain in the driver's seat, LAS will enjoy a boost from secondary industries as the job base broadens. LAS is one of the least diverse large metro areas in the U.S., but new opportunities are emerging. Logistics, for instance, will add positions at a vigorous pace over the next few years. Distributors are drawn to the area for its low business costs and proximity to nearby markets in California and Arizona. The industry will also receive a boost from a new Amazon fulfillment center opening this summer. The facility will add 1,000 positions over the next few years and has the potential to attract other businesses.

In addition, outsize population gains will lend support to private services, namely healthcare. Nevada was the second fastest-growing state in 2016, with most of the growth taking place in Clark County. A growing elderly population will augment demand for health services over the next several years.

CYCLICALITY

LAS's status as a major tourism destination makes the area particularly sensitive to national economic conditions, and the outlook has become more cyclical following the results of the U.S. presidential election. The new macroeconomic outlook indicates a stronger burst of economic growth in the near term as the new administration is expected to slash corporate and personal income tax rates, as well as boost infrastructure spending. With extra cash in their pockets, consumers will spend more on vacations and LAS will enjoy larger gains than previously anticipated. Longer term, growth will be more volatile as budget deficits balloon and interest rates rise. Once the fiscal stimulus dries up later in the decade, U.S. growth will abate and LAS's economy will hit a rough patch.

CONCLUSION

Las Vegas-Henderson-Paradise will be one of the nation's top performers in 2017. An influx of new residents and visitors will support consumer services, while greater investment will spur job growth in logistics and other industries. Longer term, LAS will remain vulnerable to business cycle swings, but unmatched tourism assets and appeal as a place to live will help the area maintain its lead over the nation.



NEIGHBORHOOD ANALYSIS

The subject neighborhood is defined by the boundaries presented in the following table:

DIRECTION	BOUNDARY
North	Lake Mead Parkway
South:	McCullough Mountain Range
East:	McCullough Mountain Range
West:	McCullough Mountain Range

The aerial map below depicts the subject's physical location within the neighborhood.





LOCATION

The subject property is located in Henderson, in Clark County. Nevada. Henderson is considered a portion of the Las Vegas Valley. Lake Mead National Recreation Area is located 7 miles to the northeast. Boulder City is situated 5 miles to the southeast, with Hoover Dam another 3 miles beyond that city.

ACCESS

The subject neighborhood is easily accessible from U.S. Route 95 via the Nevada State Drive off-ramp. This highway begins southeast in Boulder City and provides access to downtown Las Vegas and the central business district in the northwest. It continues on to Reno in the north.

Primary thoroughfares in the neighborhood include Lake Mead Parkway, Horizon Drive, College Drive, Foothills Drive and Boulder Highway. Overall, access to the neighborhood is considered good.

LAND USE PATTERNS AND TRENDS

The dominant land use in the neighborhood is residential (single and multi-family) with complimenting retail and institutional uses. Public facilities including schools and houses of worship are typically situated along the main access streets while residential subdivisions are situated on the interior portions of the neighborhood.

The subject property is located at the east end of the High Tech Circle cul-de-sac, south of Paradise Hills Drive. The subject's immediate area is in continued development, with an adequate amount of vacant land available for new construction. This is visually depicted as follows:

NEIGHBORHOOD LAND USE DISTRIBUTI	ON
Land Use	Percent
Single Family Residential	20%
Multifamily Residential	15%
Office	5%
Retail	15%
Industrial	10%
Park / Open Space	20%
Vacant Land	15%

Source: Landauer Valuation & Advisory

Located in the northern portion of the neighborhood is the Fiesta Hotel/Casino. This establishment caters to the local cliental with tourists also frequenting the facility. The hotel has 224 guest rooms, a 12 theater cinema, pools, restaurants, bars, 1,600 slots, a race and sports book, bingo and live table games. The casino floor contains over 70,000 square feet.

Also to the north is Water Street running through downtown Henderson. Water Street provides several retail strip outlets, smaller casinos and the Henderson Convention Center. Two large-scale shopping centers, anchored by Walmart and Lowe's, as well as the Black Mountain Golf & Country club are also located to the north of the subject property.

Landauer

Valuation & Advisory



Located immediately west of the subject is the Nevada State College. Founded in 2002 and accredited in 2011 the college offers more than 24 majors and minors leading to the bachelor's degree. The 509 acre campus has plenty of room for expansion. Across the street from the subject is the Dawson Building which contains 24,000 square feet and serves as the primary building with 7 classrooms, 2 chemical labs, a library, bookstore, 21 faculty/staff offices and tutoring center. The liberal arts building located at 1021 East paradise Hills Road opened in 2008 and contains 42,000 square feet with multiple classrooms, offices, laboratories, conference rooms. Other buildings associated with the college are located on Water Street in the City of Henderson.

IMMEDIATE SUBJECT SURROUNDINGS

The subject's immediate surrounding area is considered to extend for about a block in any direction from the subject. The following table summarizes our findings for this immediate surrounding area:

ADJACE	NT LAND USES
Direction	Land Use
North	Vacant land
South	Vacant land
East	Vacant land
West	Vacant land

DEMOGRAPHIC PROFILE

The following table summarizes the select neighborhood demographics in the one-, three- and five-mile concentric circles from the subject, as well as the metro area:

DEMOGRAPHIC ANALYSIS							
	1-Mile	3-Mile	5-Mile				
	Radius	Radius	Radius	89002	Clark	NV	Las Vegas
Population Census 2010	3,982	26,699	68,553	31,810	1,951,269	2,700,551	1,951,269
Population 2017	4,405	29,461	73,534	35,090	2,192,887	2,994,047	2,192,887
Population 2022	4,845	31,867	78,317	37,832	2,386,454	3,228,882	2,386,454
Projected Annual Growth %	1.9%	1.6%	1.3%	1.5%	1.7%	1.5%	1.7%
Households Census 2010	1,521	9,437	24,710	10,776	715,365	1,006,250	715,365
Households 2017	1,638	10,269	26,098	11,680	790,479	1,099,038	790,479
Households 2022	1,790	11,034	27,626	12,515	854,826	1,178,268	854,826
Projected Annual Growth %	1.8%	1.5%	1.1%	1.4%	1.6%	1.4%	1.6%
Median Household Income 2017	\$73,153	\$66,741	\$61,748	\$75,200	\$52,598	\$52,970	\$52,598
Average Household Income 2017	\$85,246	\$80,994	\$77,182	\$86,456	\$71,155	\$71,502	\$71,155
Per Capita Income 2017	\$31,990	\$28,780	\$27,800	\$28,815	\$26,092	\$26,780	\$26,092
Average Household Size 2017	2.7	2.9	2.8	3.0	2.7	2.7	2.7
% Owner-Occupied Housing	62.5%	71.6%	69.0%	75.6%	53.9%	55.6%	53.9%
% Renter-Occupied Housing	37.5%	28.4%	31.0%	24.4%	46.1%	44.4%	46.1%
Source: ESRI							

As presented, the one-, three-, and five-mile radii have experienced similar population and household growth relative to the metro area as a whole. Income levels are also higher than those of the metro area.

NEIGHBORHOOD ANALYSIS

OFFICE BUILDING



CONCLUSION

As shown above, the population within a one-, three- and five-mile radius has generally shown slight positive trends since 2010. This is common in growing suburban communities within Clark County. The neighborhood currently has a middle-income demographic profile which supports the price points of the subject. Further, there are several strong demand generators in the neighborhood including the Fiesta Hotel/Casino, Nevada State College and multiple shopping centers, as well as excellent transportation access. The subject neighborhood is described as a growing and stable residential community. All told, the neighborhood should see nominal to increasing growth typical of a maturing community with adequate available land. Overall, the outlook for the neighborhood and subject appears to be somewhat favorable in both the near and long term due to high barriers to entry.



OFFICE MARKET ANALYSIS

The strength of any market depends on supply and demand. The primary focus is to discover the conditions affecting the subject's specific market. Supply and demand in this submarket directly affects the subject's value, as well as its potential exposure time and marketing period. The following pages are taken from The CoStar Office Report, Second Quarter 2017, Las Vegas Office Market.

OFFICE MARKET OVERVIEW

The Las Vegas Office market ended the second quarter 2017 with a vacancy rate of 14.3%. The vacancy rate was down over the previous quarter, with net absorption totaling positive 274,805 square feet in the second quarter. Vacant sublease space decreased in the quarter, ending the quarter at 276,500 square feet. Rental rates ended the second quarter at \$19.02, a decrease over the previous quarter. A total of six buildings delivered to the market in the quarter totaling 161,851 square feet, with 388,677 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Las Vegas office market was positive 274,805 square feet in the second quarter 2017. That compares to positive 390,471 square feet in the first quarter 2017, positive 398,338 square feet in the fourth quarter 2016, and positive 58,228 square feet in the third quarter 2016.

Tenants moving into large blocks of space in 2017 include: Shift4 Corporation moving into 70,542 square feet at 1551 Hillshire Dr; Sutherland Global Services, Inc. moving into 70,500 square feet at The Lakes Campus - Building One; and Ryland Homes moving into 19,508 square feet at The Gramercy Office Building 3.

The Class-A office market recorded net absorption of positive 111,822 square feet in the second quarter 2017, compared to positive 195,237 square feet in the first quarter 2017, positive 103,205 in the fourth quarter 2016, and positive 78,132 in the third quarter 2016.

The Class-B office market recorded net absorption of positive 122,239 square feet in the second quarter 2017, compared to positive 193,518 square feet in the first quarter 2017, positive 173,566 in the fourth quarter 2016, and negative (103,515) in the third quarter 2016.

The Class-C office market recorded net absorption of positive 40,744 square feet in the second quarter 2017 compared to positive 1,716 square feet in the first quarter 2017, positive 121,567 in the fourth quarter 2016, and positive 83,611 in the third quarter 2016.

Net absorption for Las Vegas's central business district was positive 3,063 square feet in the second quarter 2017. That compares to positive 28,517 square feet in the first quarter 2017, positive 22,354 in the fourth quarter 2016, and negative (50,248) in the third quarter 2016.

Net absorption for the suburban markets was positive 271,742 square feet in the second quarter 2017. That compares to positive 361,954 square feet in first quarter 2017, positive 375,984 in the fourth quarter 2016, and positive 108,476 in the third quarter 2016.



Vacancy

The office vacancy rate in the Las Vegas market area decreased to 14.3% at the end of the second quarter 2017. The vacancy rate was 14.6% at the end of the first quarter 2017, 14.9% at the end of the fourth quarter 2016, and 15.6% at the end of the third quarter 2016.

Class-A projects reported a vacancy rate of 15.1% at the end of the second quarter 2017, 15.5% at the end of the first quarter 2017, 15.9% at the end of the fourth quarter 2016, and 16.8% at the end of the third quarter 2016.

Class-B projects reported a vacancy rate of 14.9% at the end of the second quarter 2017, 15.0% at the end of the first quarter 2017, 15.4% at the end of the fourth quarter 2016, and 15.8% at the end of the third quarter 2016.

Class-C projects reported a vacancy rate of 10.7% at the end of the second quarter 2017, 11.1% at the end of first quarter 2017, 11.2% at the end of the fourth quarter 2016, and 12.6% at the end of the third quarter 2016.

The overall vacancy rate in Las Vegas's central business district at the end of the second quarter 2017 decreased to 8.3%. The vacancy rate was 8.4% at the end of the first quarter 2017, 9.0% at the end of the fourth quarter 2016, and 9.4% at the end of the third quarter 2016.

The vacancy rate in the suburban markets decreased to 14.9% in the second quarter 2017. The vacancy rate was 15.1% at the end of the first quarter 2017, 15.5% at the end of the fourth quarter 2016, and 16.1% at the end of the third quarter 2016.



Largest Lease Signings

The largest lease signings occurring in 2017 included: the 37,758-square-foot deal signed by Alverson Taylor Mortenson Attorneys at Montecito Point in the Northwest Las Vegas market; the 15,765-square-foot lease signed by Building Blocks for Business at Centennial Hills Center - Bldg 5 in the Northwest Las Vegas market; and the 15,360-square-foot deal signed by Siemens at the McCarran Center Building 46.

MARKET ANALYSIS

OFFICE BUILDING



Sublease Vacancy

The amount of vacant sublease space in the Las Vegas market decreased to 276,500 square feet by the end of the second quarter 2017, from 331,894 square feet at the end of the first quarter 2017. There was 334,323 square feet vacant at the end of the fourth quarter 2016 and 388,341 square feet at the end of the third quarter 2016.

Las Vegas's Class-A projects reported vacant sublease space of 55,998 square feet at the end of second quarter 2017, up from the 54,089 square feet reported at the end of the first quarter 2017. There were 61,450 square feet of sublease space vacant at the end of the fourth quarter 2016, and 77,014 square feet at the end of the third quarter 2016.

Class-B projects reported vacant sublease space of 214,278 square feet at the end of the second quarter 2017, down from the 269,747 square feet reported at the end of the first quarter 2017. At the end of the fourth quarter 2016 there were 271,039 square feet, and at the end of the third quarter 2016 there were 308,043 square feet vacant.

Class-C projects reported decreased vacant sublease space from the first quarter 2017 to the second quarter 2017. Sublease vacancy went from 8,058 square feet to 6,224 square feet during that time. There was 1,834 square feet at the end of the fourth quarter 2016, and 3,284 square feet at the end of the third quarter 2016.

Sublease vacancy in Las Vegas's central business district stood at 2,325 square feet at the end of the second quarter 2017. It was 550 square feet at the end of the first quarter 2017, 550 square feet at the end of the fourth quarter 2016, and 0 square feet at the end of the third quarter 2016.

Sublease vacancy in the suburban markets ended the second quarter 2017 at 274,175 square feet. At the end of the first quarter 2017 sublease vacancy was 331,344 square feet, was 333,773 square feet at the end of the fourth quarter 2016, and was 388,341 square feet at the end of the third quarter 2016.

Rental Rates

The average quoted asking rental rate for available office space, all classes, was \$19.02 per square foot per year at the end of the second quarter 2017 in the Las Vegas market area. This represented a 1.3% decrease in quoted rental rates from the end of the first quarter 2017, when rents were reported at \$19.28 per square foot.

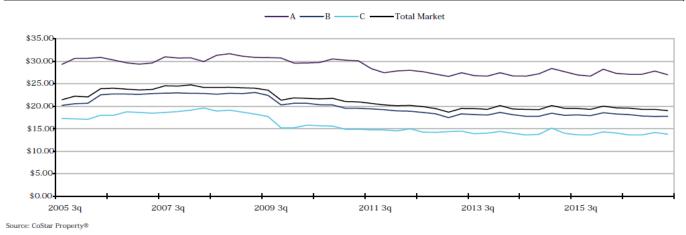
The average quoted rate within the Class-A sector was \$26.98 at the end of the second quarter 2017, while Class-B rates stood at \$17.75, and Class-C rates at \$13.77. At the end of the first quarter 2017, Class-A rates were \$27.81 per square foot, Class-B rates were \$17.72, and Class-C rates were \$14.16.

The average quoted asking rental rate in Las Vegas's CBD was \$26.46 at the end of the second quarter 2017, and \$18.60 in the suburban markets. In the first quarter 2017, quoted rates were \$26.10 in the CBD and \$18.84 in the suburbs.



Historical Rental Rates

Based on Full-Service Equivalent Rental Rates



Deliveries and Construction

During the second quarter 2017, six buildings totaling 161,851 square feet were completed in the Las Vegas market area. This compares to two buildings totaling 186,500 square feet that were completed in the first quarter 2017, two buildings totaling 5,978 square feet completed in the fourth quarter 2016, and 15,920 square feet in two buildings completed in the third quarter 2016.

There were 388,677 square feet of office space under construction at the end of the second quarter 2017.

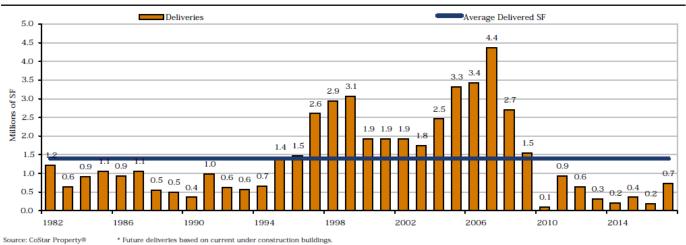
Some of the notable 2017 deliveries include: UFC Headquarters, a 180,000-square-foot facility that delivered in first quarter 2017 and is now 100% occupied, and Henderson Medical Plaza, a 78,800-square-foot building that delivered in second quarter 2017 and is now 62% occupied.

The largest projects underway at the end of second quarter 2017 were St Rose Coronado - Bldg 1- St. Rose Corporate, a 60,000-square-foot building with 0% of its space pre-leased, and Marnell Airport Center - Bldg 2, a 58,195-square-foot facility that is 0% pre-leased.





1982 - 2017



Inventory

Total office inventory in the Las Vegas market area amounted to 63,402,155 square feet in 3,929 buildings as of the end of the second quarter 2017. The Class-A office sector consisted of 10,941,235 square feet in 86 projects. There were 2,298 Class-B buildings totaling 43,877,243 square feet, and the Class-C sector consisted of 8,583,677 square feet in 1,545 buildings. Within the Office market there were 153 owner occupied buildings accounting for 4,877,328 square feet of office space.

Sales Activity

Tallying office building sales of 15,000 square feet or larger, Las Vegas office sales figures rose during the first quarter 2017 in terms of dollar volume compared to the fourth quarter of 2016.

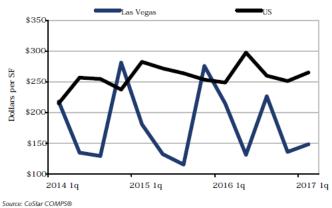
In the first quarter, 17 office transactions closed with a total volume of \$97,644,665. The 17 buildings totaled 657,604 square feet and the average price per square foot equated to \$148.49 per square foot. That compares to 11 transactions totaling \$56,025,439 in the fourth quarter 2016. The total square footage in the fourth quarter was 411,882 square feet for an average price per square foot of \$136.02.

Total office building sales activity in 2017 was up compared to 2016. In the first three months of 2017, the market saw 17 office sales transactions with a total volume of \$97,644,665. The price per square foot averaged \$148.49. In the same first three months of 2016, the market posted five transactions with a total volume of \$54,949,000. The price per square foot averaged \$214.81.



U.S. Price/SF Comparison

Based on Office Building Sales of 15,000 SF and Larger



U.S. Cap Rate Comparison

Based on Office Building Sales of 15,000 SF and Larger



Cap rates have been lower in 2017, averaging 8.02% compared to the same period in 2016 when they averaged 10.00%.

One of the largest transactions that has occurred within the last four quarters in the Las Vegas market is the sale of International Game Technology in Las Vegas. This 222,268- square-foot office building sold for \$66,500,000, or \$299.19 per square foot. The property sold on 9/27/2016, at a 6.91% cap rate."

The following section presents statistics of the subject submarket.



OFFICE SUBMARKETS

In analyzing metropolitan areas, geographic designations have been designated to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

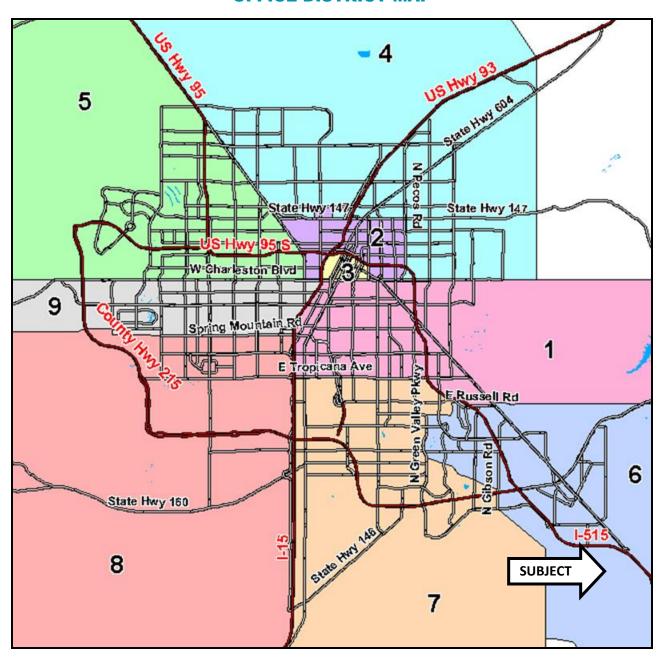
The Las Vegas office market is delineated into eight submarkets as follows:

- 1 Central East Las Vegas
- 2 Central North Las Vegas
- 3 Downtown Las Vegas
- 4 North Las Vegas
- 5 Northwest Las Vegas
- 6 SE Las Vegas/Henderson
- 7 South Las Vegas
- 8 Southwest Las Vegas
- 9 West Las Vegas



Below is a map illustrating the nine Las Vegas office markets.

OFFICE DISTRICT MAP





The following chart illustrates existing inventory, vacancy, year-to-date absorption, deliveries, under construction space and quoted rental rates in the nine Las Vegas submarkets.

Total Office Market Statistics

Mid-Year 2017

	Existi	ng Inventory	Vacancy		YTD Net	YTD	Under	Quoted	
Market	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates
Central East Las Vegas	656	9,167,135	1,682,374	1,730,956	18.9%	(17,356)	0	14,705	\$18.67
Central North Las Vegas	142	2,358,191	122,694	122,694	5.2%	19,468	0	0	\$18.06
Downtown Las Vegas	325	5,219,826	433,449	435,774	8.3%	31,580	0	0	\$26.46
North Las Vegas	207	2,445,113	289,028	289,028	11.8%	22,039	0	0	\$15.63
Northwest Las Vegas	549	10,114,540	1,634,637	1,636,475	16.2%	121,974	11,051	67,629	\$20.02
SE Las Vegas/Henderson	156	1,967,239	425,379	431,853	22.0%	(16,386)	85,300	10,500	\$18.25
South Las Vegas	762	12,746,433	1,701,041	1,746,114	13.7%	100,228	0	146,900	\$17.75
Southwest Las Vegas	584	11,562,835	1,545,095	1,616,103	14.0%	293,230	252,000	142,278	\$19.75
West Las Vegas	548	7,820,843	981,764	1,082,964	13.8%	110,499	0	6,665	\$16.76
Totals	3,929	63,402,155	8,815,461	9,091,961	14.3%	665,276	348,351	388,677	\$19.02

Source: CoStar Property®

Most of the supply is located in the South and Southwest submarkets. The highest vacancy rate can be found in the SE Las Vegas/Henderson submarket while the lowest vacancy rate is in the Central North submarket. The highest rental rate can be found in the Downtown submarket.

SUBJECT SUBMARKET

The subject is located in the SE Las Vegas/Henderson submarket which currently contains 1,967,239 square feet of office space. This is 3.1% of the valley's total office space. The vacancy rate in this submarket is 22% which is the highest in the range for vacancy rates in the nine Las Vegas office submarkets. Overall, vacancy rates in the submarkets range from 5.2% (Downtown Las Vegas) to 22% (SE Las Vegas/Henderson). Year-to-date net absorption in the subject submarket is negative 16,386 square feet. There is currently 10,500 square feet under construction in the subject submarket. Asking rent in the subject submarket is \$18.25 per square foot per year which is the middle of the range in the Las Vegas market.

The subject is considered a Class C property and we have included Class C market statistics in the following table:

Class C Market Statistics

Mid-Year 2017

	Existi	ng Inventory	Vacancy		Vacancy		Vacancy		YTD Net	YTD	Under	Quoted
Market	# Blds	Total RBA	Direct SF	Total SF	Vac %	Absorption	Deliveries	Const SF	Rates			
Central East Las Vegas	475	2,739,646	354,504	354,504	12.9%	16,926	0	0	\$12.16			
Central North Las Vegas	91	661,903	26,692	26,692	4.0%	12,747	0	0	\$16.40			
Downtown Las Vegas	252	935,659	121,546	121,546	13.0%	10,737	0	0	\$18.01			
North Las Vegas	59	450,612	55,132	55,132	12.2%	4,124	0	0	\$15.37			
Northwest Las Vegas	<u>17</u> 9	928.280	22.400	22.400	2.4%	1,149	0	0	\$1 3.56			
SE Las Vegas/Henderson	71	461,701	67,910	74,134	16.1%	(16,953)	0	0	\$13.91			
South Las Vegas	214	1,179,294	149,176	149,176	12.6%	(19,253)	O	0	\$14.49			
Southwest Las Vegas	56	402,012	46,809	46,809	11.6%	24,411	0	0	\$11.35			
West Las Vegas	148	824,570	65,293	65,293	7.9%	8,572	0	0	\$13.86			
Totals	1,545	8,583,677	909,462	915,686	10.7%	42,460	0	0	\$13.77			

Source: CoStar Property®

The subject is considered a Class C property located in the Southeast Las Vegas/Henderson submarket which currently contains 461,701 square feet of Class C office space. This is 5.4% of the valley's total Class C office space.

MARKET ANALYSIS

OFFICE BUILDING



The vacancy rate in this submarket is 16.1% which is the highest of the vacancy rates of the nine Las Vegas Class C office submarkets. Overall, vacancy rates in the submarkets range from 2.4% (Northwest) to 16.1% (SE Las Vegas/Henderson). Year-to-date net absorption for Class C office space in the subject submarket is negative 16,953 square feet. There is currently no new construction underway. Asking rent for Class C office space in the subject submarket is \$13.91 per square foot per year which is in the lower middle range in the Las Vegas market.

CONCLUSION

The Southeast Las Vegas/Henderson submarket, like other areas within the Las Vegas market, has been strongly influenced by improving economic conditions nationally and locally including a decline in unemployment. The result has been several years of relatively level rental rates. Vacancy rates have been relatively level over the past two years in the subject's submarket. Three years of level vacancy and lack of new construction would indicate that the Southeast Las Vegas/Henderson submarket will eventually experience stronger absorption and lower vacancy levels. The subject district is well located with easy accessibility to freeway linkages. As economic conditions improve the Southeast Las Vegas/Henderson submarket is expected to remain a viable location and remain a competitive office area within the overall Las Vegas market.



SITE ANALYSIS

The subject is located along the east side of High Tech Circle, south of Paradise Hills Drive. The following description is based on our property inspection and Clark County Assessor records.

	SITE SUMMARY			
Land Data				
Excess Site Area	1.09 Acres 47,693 SF			
Net Site Area	2.44 Acres 106,286 SF			
Source	Clark County Assessor			
Shape	Triangular			
Accessibility	Average			
Corner Lot	No No			
Visibility	Average			
Topography	Level, at street grade			
Infrastructure				
Primary Road	High Tech Circle			
Primary Road Frontage	106 Feet (Est.)			
Sidewalks/Curbs & Gutters	yes / yes/yes			
Traffic Lanes	One lane of traffic in each direction			
Utilities				
Water	Southern Nevada Water Authority			
Sewer	Clark County Water Reclamation District			
Natural Gas	Southwest Gas			
Electricity	NV Energy			
Telephone	CenturyLink			
Mass Transit	RTC			
Seismic & Flood Information				
Earthquake Zone	No			
Flood Map Panel	32003C2975F			
Flood Map Date	November 16, 2011			
Flood Zone	Zone X			
Flood Zone Description	Areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X the area determined to be outside the 500-year flood and protected by levee from 100-year flood Mandatory flood insurance purchase requirements do not apply.			

Source: Landauer Valuation & Advisory Valuation & Advisory

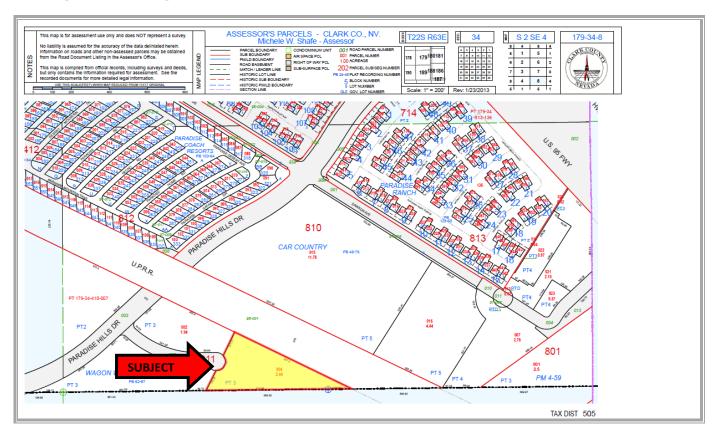
The site summary is continued below to include the appraiser's observations relative to detrimental easements, encroachments, deed restrictions, reciprocal park rights, and/or common ingress/egress, as applicable.



SITE SUMMARY (CONTINUED)				
Other	Noted	Not Noted	Unknown	Not Applicable
Detrimental Easements			✓	
Encroachments			✓	
Deed Restrictions			V	
Reciprocal Parking Rights		V		
Common Ingress/Egress		✓		
Soil Contamination		✓		
Steep Slope/Terrain		✓		
Wetlands		V		
Seismic Hazard		✓		
Underground Storage Tanks		✓		

Source: Landauer Valuation & Advisory Valuation & Advisory

PLAT OR TAX PARCEL MAP





LEGAL DESCRIPTION

Wagon Wheel Industrial Park Plat Book 62 Page 87 Pt Lot 3

SITE SHAPE AND LAND AREA:

The site is triangular in shape and contains 2.44 usable acres or 106,286 usable square feet. The land area is based on the Clark County Assessor. It is noted that we relied on this information and assume that it is accurate. We reserve the right to amend the land area should this assumption be determined to be incorrect.

FRONTAGE, ACCESS AND VISIBILITY:

In the vicinity of the subject, High Tech Circle is a paved public street with one lane of travel in each direction.. The subject site has average visibility from the bordering street.

TOPOGRAPHY AND DRAINAGE:

The site is generally level, at street grade. The topography of the site is not seen as an impediment to the development of the property. During our inspection of the site, we observed no drainage problems and assume that none exist.

UTILITIES:

All utilities are available to the site in adequate quality and quantity to service the highest and best use as if vacant and as improved.

SOIL CONDITIONS:

A soil report was not provided for use in this appraisal. We are not qualified to render a technical opinion regarding soil conditions. Further, representatives of ownership indicate that no significant detrimental conditions existed at the subject as of the date of inspection. Therefore, it is assumed that the load-bearing capacity is sufficient to support any reasonably probable improvements. If the Client is concerned about this issue, we recommend a study by a qualified soils engineer.

WETLANDS:

Although we were not provided with a Wetlands survey, it does not appear that wetlands are present on the subject site. With the exception of minor areas of landscaping, the subject site consists entirely of impervious surface area.

SEISMIC HAZARD:

It should be noted that all properties in Clark County could suffer damage from ground movement during seismic activity. If the client is concerned about this issue, we recommend a geotechnical assessment by a qualified engineer.

HAZARDOUS
SUBSTANCES:

We have not observed the existence of potentially hazardous material or underground storage tanks that may be present on or near the site. However, it is noted that we did not conduct an extensive search for said items, and are not qualified to detect such materials or underground storage tanks. The existence of hazardous materials or underground storage tanks may have an effect on the value of the property. Therefore, for the purpose



of this appraisal, we specifically assume that the property is not affected by any hazardous materials and/or underground storage tanks that may be present on or near the property.

CONCLUSION

The subject site is triangular in shape with adequate frontage along High Tech Circle. The site is typical for an urban parcel and appears well suited for office development similar to that found in Henderson. There are no known detrimental uses in the immediate vicinity. Further, the site is located in an area of minimal flood risk and does not suffer from any known environmental conditions. Based upon the foregoing, we are not aware of any physical issues with the subject site that would prevent it from being developed with its highest and best use, as vacant, or as improved.



ZONING

The applicable zoning information for the subject is summarized as follows:

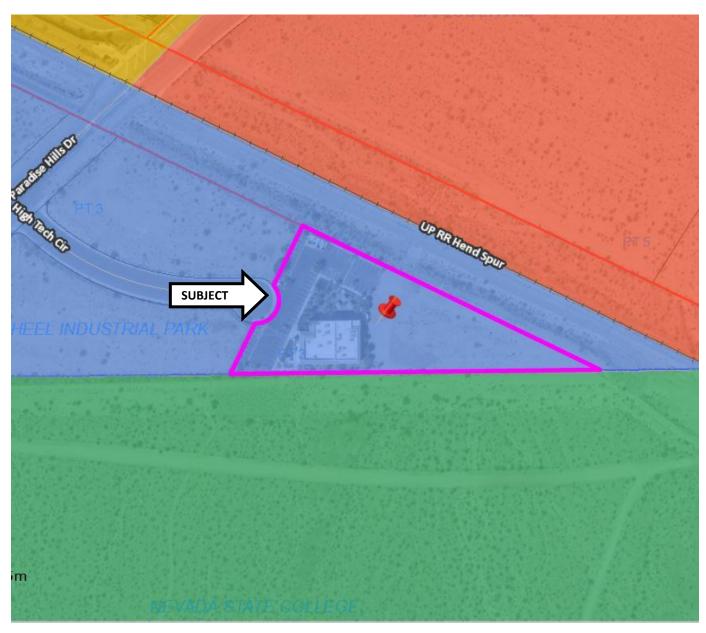
ZONING SUMMARY				
Component	Detail			
Zoning Code	IP			
Zoning Name	Industrial Park			
Zoning Jurisdiction	City of Henderson			
Zoning Description	The IP district is established to provide and protect sites for research and development facilities and limited industrial activities including non-nuisance production, distribution, and storage of goods, but no raw materials processing or bulk handling in a landscaped setting. Offices and support commercial services are permitted in mixed-use projects.			
Use	Office			
Legally Conforming	The subject property is a legal and conforming use			
Zoning Change	A zoning change is unlikely			

The appraisers are not experts in the interpretation of complex zoning ordinances but the subject property appears to be a conforming use based on a review of public information. Please note that the determination of compliance is beyond the scope of a real estate appraisal. It is recommended that local planning and zoning personnel be contacted regarding more specific information that might be applicable to the subject.

In addition, we know of no deed restrictions, private or public, that further limit the subject property's use. The research required to determine whether or not such restrictions exist, however, is beyond the scope of this appraisal assignment. Deed restrictions are a legal matter and only a title examination by an attorney or title company can usually uncover such restrictive covenants. Thus, we recommend a title search to determine if any such restrictions do exist.



ZONING MAP



CONCLUSION

The subject property is zoned IP, Industrial Park under the jurisdiction of City of Henderson and the subject improvements are considered a legally conforming use of the site.



IMPROVEMENT ANALYSIS

The subject property is a Class C - Office, containing 20,566 gross square feet. The following table provides a summary of subject improvements.

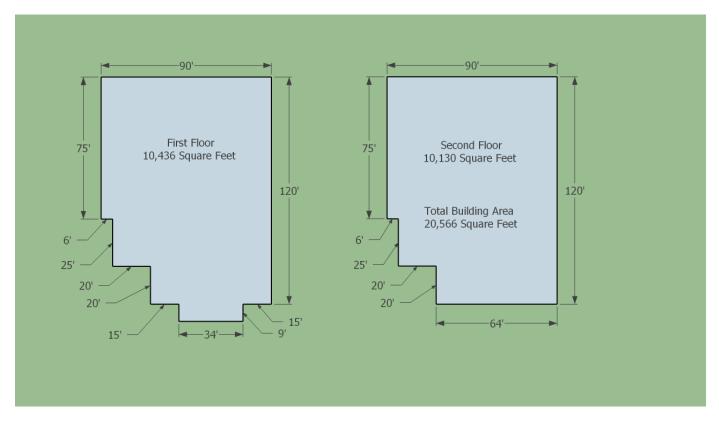
IMPROVEMENT SUMM	ARY
Component	Detail
Property (Investment) Class & Type	Class C - Office
Construction Class	Class D
Gross Building Size	20,566 SF
Rentable Area	20,566 SF
Year Built	1997
Building Actual Age	20 Years
Building Effective Age	10 Years
Current Condition	Average
No. of Buildings	1
No. of Stories	2
Parking Type	paved open surface parking
Parking Spaces (including garages when applicable)	59 Spaces
Parking Ratio	2.87 Per 1,000 SF
Floor Area Ratio (FAR)	0.19
<u> </u>	·

Source: Landauer Valuation & Advisory

The following is a description of the subject improvements and basic construction features derived from the our physical inspection.



BUILDING DIAGRAM



CONSTRUCTION DETAILS

Foundation: The foundation is poured concrete slab and is of adequate load-bearing

capacity to support the improvements.

Framing: The framing is of wooden frame.

Floors: The floors are concrete.

Exterior Walls: The exterior walls are stucco.

Roof Structure: The roof is flat and pitched and the roof cover is rubber membrane and

asphalt shingles.

Windows: The windows are casement & fixed casement.

Pedestrian Doors The doors are aluminum storefront.



INTERIOR DETAILS

Layout: Functionally efficient.

Floor Covering: The floor covering is commercial grade carpeting, tile, and vinyl.

Walls: Painted drywall.

Ceilings: The ceiling is acoustic ceiling panels.

Lighting: A mix of fluorescent and incandescent lighting.

Restrooms: Adequate

MECHANICAL DETAILS

HVAC: Forced Air

Plumbing: Assumed to be adequate for existing use and in compliance with local law

and building codes. The plumbing system is assumed to be typical of other

office properties in the area.

Electrical: Assumed to be adequate and have typical distribution for its office use.

Fire Protection: Wet system - 100%.

Security: video surveillance.

SITE IMPROVEMENTS

Parking & Driveways: The subject has paved open surface parking with 59 parking spaces,

including reserved handicap spaces. This indicates a ratio of 2.87 per 1,000

square feet, which is a typical market ratio for office properties.

Landscaping: The subject has minimal desert landscaping including rock, planted trees,

grass and shrubs.

Other: The subject contains one elevator.

UTILITIES

All utilities are available to site.

OFFICE BUILDING



FUNCTIONAL UTILITY

The current design characteristics of the subject project and individual tenant spaces meet modern standards and are adequately suited to their current use. Based on our inspection and consideration of its current and future use, there do not appear to be any significant items of functional obsolescence.

ADA COMPLIANCE

The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made, nor are we qualified by training to make, a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey and a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have not been provided with the results of a survey, we did not analyze the results of possible non-compliance.

FURNITURE, FIXTURES AND EQUIPMENT (PERSONAL PROPERTY)

There are no personal property items that would be significant to the overall valuation.

ENVIRONMENTAL ISSUES

We requested, but were not provided a Phase I Environmental Assessment for preparation of this report. We did not observe any potentially hazardous materials such as lead paint, asbestos, urea formaldehyde foam insulation, or other potentially hazardous construction materials on or in the improvements. However, it is noted that we did not search for such materials and are not qualified to detect such materials. The existence of said hazardous materials (if any) may have an effect on the value of the property. Therefore, for the purpose of this appraisal, we have specifically assumed that the property is not affected by any hazardous materials that may be present on or in the improvements. We strongly recommend that a qualified environmental engineering firm be retained by the Client prior to making a business decision.

DEFERRED MAINTENANCE

Deferred maintenance is curable, physical deterioration that should be corrected immediately. While the immediacy of need is inherent and exists, it does not necessarily suggest inadequate maintenance in the past.

Our observation of the property indicated no significant items of deferred maintenance.

Deferred maintenance estimates are deducted from all stabilized value indications to indicate (often, but not always, in combination with other adjustments) a market value for the subject "as is".

PLANNED CAPITAL EXPENDITURES

There are no planned capital expenditures.

Capital expenditure estimates are deducted from all stabilized value indications to indicate (often, but not always, in combination with other adjustments) a market value for the subject "as is".



ECONOMIC AGE AND LIFE

The appraisers estimate of the subject improvements effective age and remaining economic life is depicted in the following table:

ECONOMIC AGE & LIFE					
Component	Years				
Actual Age	20 Years				
Effective Age	10 Years				
Ratio (Effective vs. Actual Age)	50.0%				
MVS Expected Life	45 Years				
Remaining Economic Life	35 Years				
Accrued Physical Incurable	22.22%				

Source: Landauer Valuation & Advisory

CONCLUSION

The existing improvements maintain good overall design and functional utility. Furthermore, there were no signs of major deferred maintenance upon inspection and we are unaware of any major planned capital improvements. Consequently, there are no known factors that could be considered to adversely impact the marketability of the improvements.



ASSESSMENT & TAXES

INTRODUCTION

Real estate tax assessments are administered by the Clark County Assessor's Office. The subject property is within tax district number 505 (Henderson Artesian Basin).

TAX PROCESS

Assessed values are based on a current conversion ratio of 35% of assessor's estimated market value. However, a state law was passed during the 2005 State Legislation Hearings that set Nevada real estate taxes to a base year (2004) with annual increases limited to 3% for owner-occupied residences and 8% for all other properties. The 2011 legislative session lowered the "all other properties" cap to 6.3%. In Clark County, the annual tax period begins July 1st and ends June 30th of each year, the last day for payment without penalty.

The taxable value for properties in Nevada is based on the current land value plus the replacement cost of the improvements less depreciation. Depreciation is calculated at 1.5% per year up to a maximum of 75% over time. Should a property sell, the assessor does not give any consideration to the sales price for future assessments as the taxable value is derived by the cost approach. Year-to-year differences in values are typically due to changes in land prices and/or construction costs. A property owner may appeal the taxable value once per year by providing an appraisal and other market data. As an appeal does not guarantee a change in valuation, the current and/or projected taxes provided by Clark County have been utilized in our analysis.

SUBJECT TAXATION

We have summarized the pertinent information with regard to the subject's current assessment and real estate taxes. Real estate taxes and assessments for Assessor's Parcel Number(s) 179-34-811-004 is shown in the following table. Additional discussion and detail will be provided as needed in the section which follows.



ASSESSMENT & TAX SU	MMARY
Description	
Tax Parcel Number	179-34-811-004
Tax Year	2017-2018
Taxable Value	
Land	\$361,371
Improvements	\$1,505,174
Other	\$0
Total Taxable Value	\$1,866,546
Assessed Value	
Land	\$126,480
Improvements	\$526,811
Other	\$0
Total Assessed Value	\$653,291
Multiplied by Tax Rate (per \$100)	2.8987
Taxes As Assessed	\$18,937
Less Cap Reduction	\$0
Net Taxes	\$18,937
Past Due Charges	\$0

The total assessed value is \$653,291 for the 2017-2018 tax year. Applying the tax rate of 2.8987 per \$100 will result in annual taxes of \$18,937.

There are no known special assessments associated with the subject property and the subject property is not encumbered with bond debt.

CONCLUSION

It should be noted that we have valued the property free and clear of liens and encumbrances. According to the Clark County Treasurer's Office, past due taxes (if any), equate to \$0.



HIGHEST & BEST USE

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are:

- Legally permissible;
- Physically possible;
- Financially feasible; and
- Maximum profitability

Highest and best use analysis involves assessing the subject both as if vacant and as improved.

AS VACANT

Legally Permissible

The subject site is zoned IP, Industrial Park under the jurisdiction of City of Henderson. Legally permissible uses within this zoning district office and industrial. We were not provided with a complete title policy in the preparation of this appraisal report and assume the property to be absent of any adverse deed restrictions. Further, we are unaware of any protests of the subject with respect to its office use. Given prevailing land use patterns in the area, only office uses are given further consideration in determining the highest and best use of the site, as though vacant.

Physically Possible

The subject site contains 106,286 square feet or 2.44 acres and is adequately served by utilities, has an adequate shape and size, sufficient access, etc., to be a separately developable site. The subject site would support a site layout for any of the legally probable uses, which include office uses. There are no known physical reasons why the subject site would not support any of these legally probable developments.

Financially Feasible

The determination of financial feasibility is dependent primarily on the relationship of supply and demand for the legally permissible and physically possible land uses versus the cost to create the uses. As discussed in the Market Analysis section of this report, the subject's immediate trade area is showing elevated vacancy rates versus historical trends and there has been little or no new development. Given these factors, coupled with the overall stabilizing nature of the current economic environment, it appears that office development would have a value that would exceed its cost. office development is considered to be financially feasible.

Maximum Profitability

The final test of highest and best use of the site as though vacant is that the use be maximally productive, yielding the highest returns to the land. In the case of the subject as if vacant, the analysis has indicated that holding the site for future office development would be most appropriate.

CONCLUSION: HIGHEST AND BEST USE AS VACANT

Based on the information presented above and upon information contained in the market and neighborhood analysis, we conclude that the highest and best use of the subject as if vacant, would be hold for future office development.



HIGHEST AND BEST USE AS IMPROVED

Legally Permissible

The subject site is improved with an existing office property, which is consistent with the highest and best use as vacant previously analyzed.

Physically Possible

The subject site is currently improved with an office consisting of 20,566 gross square feet. The improvements have been well designed for their intended use and are considered to be in average overall condition. The improvements currently meet the market's expectations for office development and do not suffer from any measurable functional obsolescence. The existing improvements have an estimated 35 years of remaining economic life. The improvements to not maximize the site as there is 47,693 square feet of land area not utilized and considered surplus land.

Financially Feasible

The financial feasibility for office property is based on the amount of rent that can be generated, less operating expenses required to generate that income; if a residual amount exists then the land is productive to that use. As will be indicated in the income capitalization approach, the subject is capable of producing a positive net cash flow and continued utilization of the existing office property is financially feasible. Conversion of the subject's improvements to an alternative use would not be financially feasible. Eventual development of the surplus land when market demand permits will be financially feasible.

Maximum Profitability

The maximally profitable use of the subject as improved should conform to neighborhood trends and be consistent with existing land uses. Although several uses may generate sufficient revenue to satisfy the required rate of return on investment and provide a return on the land, the single use that produces the highest price or value is typically the highest and best use. Overall, it appears there are no alternative uses of the existing improvements that would produce a higher net income and/or value over time than the current use. When market demand warrants, development of the surplus land will maximize profitability.

CONCLUSION: HIGHEST AND BEST USE AS IMPROVED

The current improvements add value to the site as if vacant, therefore dictating a continuation of its current use. Eventual development of the surplus land, when market demand dictates, is warranted.

The most probable buyer of the subject would be an owner/user.

Based on the foregoing, the highest and best use as improved of the subject property is consistent with its existing office use as developed.



APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

COST APPROACH

The cost approach is based upon the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exist few sales or leases of comparable properties.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to relevant differences, with the final estimate derived based on the general comparisons.

INCOME CAPITALIZATION APPROACH

The income capitalization approach reflects the subject's income-producing capabilities. This approach is based on the assumption that value is created by the expectation of benefits to be derived in the future. Specifically estimated is the amount an investor would be willing to pay to receive an income stream plus reversion value from a property over a period of time. The two common valuation techniques associated with the income capitalization approach are direct capitalization and the discounted cash flow (DCF) analysis.

METHODOLOGY APPLICABLE TO THE SUBJECT

In valuing the subject, the sales comparison and income capitalization approaches to value are considered to be the most applicable and have been utilized. The appraisers do not believe that typical investors in the market place would use the cost approach in this instance to estimate the subject's market value. Therefore, the omission of this approach does not weaken the credibility of the overall market value estimate reported herein.



LAND VALUE

In the valuation of the subject's fee simple interest in the underlying land, the (land) sales comparison approach is used to establish prices being paid for similar parcels. The most widely used and market oriented unit of comparison for office land with similar characteristics as the subject is the sale price per square foot. All transactions used in this analysis are computed on this basis.

LAND SALE MAP

The following map provides a visual representation of the land sales' locations relative to the subject.





LAND SALES SUMMARY

The following table provides a brief summary of the land sales used in the valuation of the subject site. A detailed write up of each land sale is provided in the addenda.

	Land Cala Na. 4	Land Cala Na O	Land Cala Na 2	Land Cala Na. 4	Land Cala No. 5	Cultivat
Name	Land Sale No. 1 Hammer Lane & Novak St	Land Sale No. 2 12675 Parvin St.	Land Sale No. 3 Dusan Way @ Nancy Jay	Land Sale No. 4 Spring Canyon Rd & Hwy	Land Sale No. 5 5815 W. Ford Ave	Subject Office Building
name	Hammer Lane & Novak St	12675 Parvin St.	St.	95	5815 W. Ford Ave	Office Building
Address	Hammer Lane & Novak St	12675 Parvin St.	Dusan Way @ Nancy Jay	Spring Canyon Rd & Hwy	5815 W. Ford Ave	1202 High Tech Circle
City	Las Vegas	Henderson	St. Henderson	95 Boulder City	Las Vegas	Henderson
County	Clark	Clark	Clark	Clark	Clark	Clark
State	NV	NV	NV	NV	NV	NV
Use at Sale	N/Av	N/Av	N/Av	N/Av	N/Av	
Proposed Use	Industrial	Commercial, Industrial,	Industrial	N/Av	Business Design and	Office, Office
Transaction Type	Sale	Sale	Sale	Sale	Sale	
Financing	Cash to Seller	Cash to Seller	Cash to Seller	Typical	Cash to Seller	
APN	123-32-201-008	191-08-701-005, 191-08-	160-33-217-009	189-26-101-006	176-13-401-034	179-34-811-004
Topography	Level	Level	Level	Level	Level	Level, At Street Grade
Traffic Count	N/Av	N/Av	N/Av	N/Av	N/Av	Triangular
Jtilities	All to Site	All to Site	All to Site	N/Av	Required	All Available
Zoning	Industrial	Commercial H-1	Industrial	M-1	Designed Manufacturing (M-	
Grantor	Kelly Collins-Abkar	Precedent Properties LLC	Quality Control Southwest	Eldorado Valley LLC	Homayoun Larian Trust	
Grantee	BP Holdings	Welpman Self Storage LLC	Hogue Partners LLC	Arnauld Briand	Lee Martinez	
Marketing Time	7 Mos	7 Mos	19 Mos	N/Av	3.5 Mos	
Date	01/2016	10/2016	01/2017	02/2017	05/2017	
Price	\$425,000	\$1,325,000	\$595,000	\$375,000	\$1,375,000	
Useable Acres	2.35 Acres	4.22 Acres	2.75 Acres	4.77 Acres	4.83 Acres	2.44 Acres
Useable SF	102,366 SF	183,823 SF	119,790 SF	207,995 SF	210,596 SF	106,286 SF
Price per Acre	\$180,851	\$313,981	\$216,364	\$78,616	\$284,679	
Price Per SF	\$4.15	\$7.21	\$4.97	\$1.80	\$6.53	
Verification	Augie Bustos, 702-898- 1221	Levi Parker, 702-331-2800	Public Records	Public Records	Public Records	

Source: Landauer Valuation & Advisory



LAND SALES DISCUSSION

Land Sale 1

This comparable property is located along the south side of Hammer Ln, east of Novak St, Las Vegas, NV. This 2.35 acre parcel of vacant land was purchased on March 28, 2016 for \$425,000 or \$4.15 per square foot. The site is zoned M-2 and the proposed use is industrial. All utilities were available to the site at the time of sale.

Land Sale 2

This comparable property is located at 12675 Parvin St., Henderson, NV 89044. This 4.22 net acre area of vacant land encompasses two parcels purchased on Oct 31, 2016 for \$1,325,000 or \$7.21 per square foot. The site is zoned H-I and the proposed use is commercial, industrial and self storage. All utilities were available to the site at the time of sale.

Land Sale 3

This comparable property is located at the northwest corner of Dusan Way and Nancy Jay St. This 2.75 net acre area of vacant land was purchased on Jan 30, 2017 for \$565,000 or \$4.72 per square foot. The site is zoned Industrial and the proposed use is Industrial. All utilities were available to the site at the time of sale.

Land Sale 4

This comparable property is located at the junction of Spring Canyon Rd and Hwy 95 in Boulder City. This 4.77 acre area of vacant land was purchased on Feb 10, 2017 for \$375,000 or \$1.80 per square foot. The site is zoning and proposed use are Light Manufacturing.

Land Sale 5

This comparable property is at 5815 W. Ford Ave in southwest Las Vegas. This 4.83 acre area of vacant land was purchased on May 19, 2017 for \$1,375,000 or \$6.53 per square foot. The site is zoned Designed Manufacturing (M-D) and proposed use is Business Design and Research Park. CoStar shows 216,058 gross SF, but we have deducted 5,462 SF for the railroad easement resulting in 210,596 net SF.

ADJUSTMENT PROCESS

Due to the imperfect nature of real estate markets, we have analyzed the comparables through the application of adjustments based on qualitative comparison. The adjustments made are subjective and are based on market evidence as well the appraiser's research, judgment and experience. The adjustments are not based on a quantitative analysis tool such as "paired sales" due to the lack of paired sales data; or on multiple regression analysis, due to the lack of enough comparable sales to constitute a statistically valid sample. Therefore, the percentage adjustments summarized on the following grid should be viewed as conveying the degree of subjective adjustment applied, and not the result of a quantitative analysis. Finally, the percentage adjustments applied are reflective of different base numbers, to avoid distortion.

In our final rating of the comparable sales we have considered the following items of comparability in forming our opinion of land value for the subject.



Property Rights Conveyed

This adjustment reflects the transfer of property rights which are different from those being appraised, such as differences between properties owned in fee simple and leased fee estate. Adjustments must be made to reflect the difference between properties leased at market rent and those leased at rent either below or above market levels.

All of the sales utilized in this analysis involved the transfer of the fee simple interest. No adjustment for property rights has been made.

Financial Terms

The transaction price of one property may differ from that of an identical property due to different financing arrangements. For example, the purchaser of a comparable property may have assumed an existing mortgage at a favorable interest rate. In another case, a developer or seller may have arranged a buy-down, paying cash to the lender so that a mortgage with a below-market interest rate could be offered. In both cases, the buyer probably paid a higher price to obtain below market financing.

All of the land sales sold with terms that were either all cash or typical conventional financing. No adjustments for financing have been made.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. In many situations the conditions of sale may significantly affect transaction prices.

All of the sales used in this analysis are considered to be "arms-length" market transactions between both knowledgeable buyers and sellers on the open market. Therefore, no adjustments were required.

Expenditures After Purchase

This adjustment accounts for the anticipated costs that are incurred by the buyer immediately after the purchase of a property. The costs include, but are not limited to any number of immediate expenditures such as: demolition or removal of improvements and remediation of environmental contamination. It is necessary to account for these costs as they have an effect on the purchase price.

None of the land sales required significant alterations after the sale and thus no adjustment has been made.

Market Conditions

This factor considers the differences in market conditions between the time of the comparable sale and the subject's date of value. For example, a comparable property which sold during a time of better market conditions would be superior to the subject as of the date of value.

The sales included in this analysis date between January 2016 and May 2017. The market has remained generally consistent over this time period, and we have made an upward adjustment to the oldest sale in January 2016. The remaining sales occurred from October 2016 to May 2017 and no adjustments were required.

OFFICE BUILDING



Location

An adjustment for location is required when the location characteristics of a comparable property are different from those of the subject property. This category considers general location factors such as an area's reputation, the quality and desirability of surrounding improvements, proximity to employment centers or housing, distance from local and regional transportation arteries, etc. It also considers local characteristics such as access, corner visibility, frontage, views etc.

The subject is located along the east side of High Tech Circle, south of Paradise Hills Drive. The overall locational characteristics are considered average for the subject property.

Land Sale Nos. 1, 2, 3, and 5 are considered to have superior locational characteristics when compared to the subject and we have made downward adjustments.

Land Sale No. 4 is considered to have inferior locational characteristics when compared to the subject and we have made an upward adjustment.

Size

The size adjustment generally reflects the inverse relationship expressed between unit price and lot size. Smaller lots tend to sell for higher unit prices than larger lots, and vice versa. Hence, positive adjustments were made to larger land parcels, and negative adjustments were made to smaller land parcels when deemed appropriate.

The subject consists of 2.44 acres or 106,286 square feet. Land Sale Nos. 1, 2, 3, 4, and 5 are generally similar to the subject in terms of size and no adjustments have been made.

Shape

The shape adjustment takes into consideration the development potential of a site based on its shape. Parcels that are square or rectangular are easier to develop than irregular shaped parcels and thus can command a higher price.

The subject is triangular in shape however it is not considered detrimental to development of the site. Land Sales 2 and 4 are superior to the subject in terms of shape and required downward adjustments.

Topography

The topographical features of a site can influence the sales price. A property that will require extensive site preparation would likely command a lower price than a similar but typical property.

The subject site is generally level, at street grade. Land Sale Nos. 1, 2, 3, 4, and 5 are generally similar to the subject in terms of topography and no adjustments have been made.

Utilities to Site

Properties that have utilities to the site generally sell for more than properties that require the extension of utilities to the site.

LAND VALUE

OFFICE BUILDING



The subject has utilities available at the site. Land Sales 3 and 5 had full access to public utilities at the time of sale; therefore, no adjustments for this characteristic were required. Land Sales 1, 2, and 4 require offsites and/or utilities and required upward adjustments.

Zoning

Zoning is one of the primary factors in determining the highest and best use of a property. Generally, zoning serves as the test of a legal permissible use. As a result, zoning is a primary criterion in the selection of market data. When comparable properties with the same zoning as the subject are lacking or scarce, parcels with slightly different zoning that have a similar highest and best use may be used as comparables. These comparables must be adjusted for the difference in utility if the market indicates this to be appropriate.

The subject is zoned IP, Industrial Park under the jurisdiction of City of Henderson. All of the land sales are considered to have similar zoning compared to the subject and required no adjustments.

SUMMARY OF ADJUSTMENTS

Based on the comparative analysis, the following table summarizes the adjustments warranted to each land sale.



	L <i>A</i>	ND SALES COMPAR	ISON ADJUSTMEN	T ANALYSIS		
Comparable	Subject	Land Sale 1	Land Sale 2	Land Sale 3	Land Sale 4	Land Sale 5
Name	Office Building	Hammer Lane &	12675 Parvin St.	Dusan Way @ Nancy	Spring Canyon Rd &	5815 W. Ford Ave
		Novak St		Jay St.	Hwy 95	
Address	1202 High Tech Circle	Hammer Lane &	12675 Parvin St.	Dusan Way @ Nancy	Spring Canyon Rd &	5815 W. Ford Ave
		Novak St		Jay St.	Hwy 95	
City	Henderson	Las Vegas	Henderson	Henderson	Boulder City	Las Vegas
County	Clark	Clark	Clark	Clark	Clark	Clark
State	NV	NV		NV	NV	NV
Use at Sale		N/Av		N/Av	N/Av	N/Av
Proposed Use			, Industrial, Self Storage	Industrial		gn and Research Park
Transaction Type		Sale	Sale	Sale	Sale	Sale
Financing		Cash to Seller	Cash to Seller	Cash to Seller	Typical	Cash to Seller
Grantor		Kelly Collins-Abkar	Precedent Properties	Quality Control	Eldorado Valley LLC	Homayoun Larian
Grantee		BP Holdings		Hogue Partners LLC	Arnauld Briand	Lee Martinez
Marketing Time		7 Mos	7 Mos	19 Mos	N/Av	3.5 Mos
Date		1/29/2016	10/31/2016	1/30/2017	2/10/2017	5/19/2017
Price		\$425,000	\$1,325,000	\$595,000	\$375,000	\$1,375,000
Useable Acres	2.44 Ac.	2.35 Ac.	4.22 Ac.	2.75 Ac.	4.77 Ac.	4.83 Ac.
Land SF	106,286 SF	102,366 SF	183,823 SF	119,790 SF	207,995 SF	210,596 SF
Sale Price Per SF		\$4.15	\$7.21	\$4.97	\$1.80	\$6.53
Transaction Adjustment	S	0: "	0: "	0: "	0: ::	0: '1
Dan a satu Dialata		Similar	Similar	Similar	Similar	Similar
Property Rights		0%	0%	0%	0%	0%
Fig. and in a		Similar	Similar	Similar	Similar	Similar
Financing		0%	0%	0%	0%	0%
Conditions of Sale		Similar	Similar	Similar	Similar	Similar
Conditions of Sale		0% Inferior	0% Similar	0% Similar	0% Similar	0% Similar
Market Conditions (Time)		10%	0%	0%	0%	
Subtotal		\$4.57	\$7.21	\$4.97	\$1.80	0% \$6.53
Physical Adjustments		\$4.57	\$1.21	\$4.97	\$1.00	\$0.53
Physical Adjustments		Superior	Superior	Cuparior	Inferior	Superior
Location/Access/Exposur	70	-10%	-10%	Superior -10%	30%	-10%
Location/Access/Laposur	C	-10% Similar	-10% Similar	-10% Similar	Similar	Similar
Size		0%	0%	0%	0%	0%
Size		Similar	Superior	Similar	Superior	Similar
Shape		0%	-10%	0%	-5%	0%
Shape		Similar	Similar	Similar	-576 Similar	Similar
Topography		0%	0%	0%	0%	0%
тородіарну		Inferior	Inferior	Similar	Inferior	Similar
Utilities/Offsites		10%	10%	0%	20%	0%
Guillos/Onollos		10%	10%	U%	20%	0%
Total Other Adjustments		0%	-10%	-10%	45%	-10%
Price Per SF		\$4.57	\$6.49	\$4.47	\$2.61	\$5.88
Gross Adjustment		30.0%	30.0%	10.0%	55.0%	10.0%

Source: Landauer Valuation & Advisory

LAND VALUE CONCLUSION

Prior to adjustments the land sales had unit prices ranging from \$1.80 to \$7.21 per square foot with a mean of \$4.93 per square foot. After adjustments, the land sales reflect unit prices ranging from \$2.61 to \$6.49 per square foot with an average of \$4.80 per square foot. Land Sales 3 and 5 required the least amount of gross adjustments at \$4.47 and \$5.58 per square foot respectively. We conclude an indicated land value of \$5.00 per square foot for the subject site. The following table summarizes the subject's concluded value on a price per square foot basis.



LAND ADJUSTMENT ANALYSIS AND METRICS						
	Low	High	Average			
Unadjusted Range	\$1.80	\$7.21	\$4.93			
Adjusted Range	\$2.61	\$6.49	\$4.80			
Concluded Land Sale Indication (\$/SF)			\$5.00			

Source: Landauer Valuation & Advisory

SURPLUS LAND VALUE

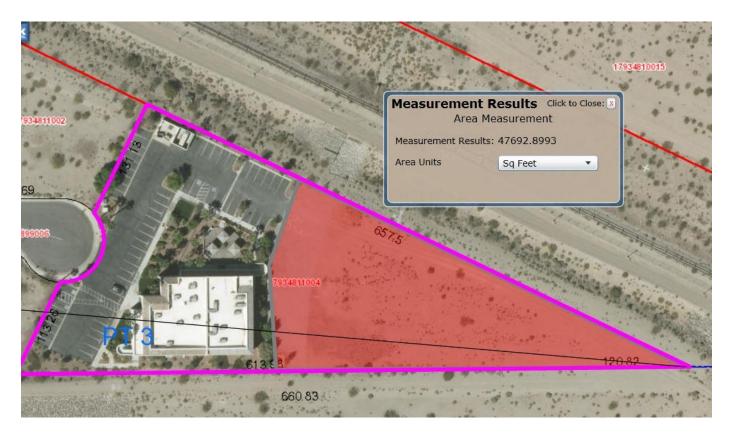
We have also formed an opinion of the "as is" market value of the surplus land. The *Dictionary of Real Estate Appraisal* published by the Appraisal Institute provides the following definition of excess land:

"Land that is not currently needed to support the existing improvement but cannot be separated from the property and sold off. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel."

Source: The Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago: Appraisal Institute, 2010, Page 191.

Surplus land is similar to excess land in that both are not necessary to support the highest and best use of the subject property. However, surplus land differs from excess land in that surplus land could not be sold off separately whereas excess land, could be sold off separately.

The graphic below illustrates our calculation of surplus land:



Landauer

Valuation & Advisory

LAND VALUE

OFFICE BUILDING



As mentioned previously in the Highest and Best Use Section of this report, the subject site has surplus land estimated at 1.09 net acres or 47,693 square feet. In the Land Valuation Section of this report we formed an opinion of market value of the subject land at \$5.00 per square foot. These figures are multiplied together to provide an indication of the market value of the surplus land. Based upon the previous analysis, and subject to the assumptions and limiting conditions contained in the front of this report, we have formed an opinion of the subject property's surplus land as follows:

SUMMARY OF SURPLUS	LAND VALUE
Surplus Land Area (SF)	47,693
Unit Value (\$/SF)	\$5.00
Surplus Land Value (Rd)	\$240,000



SALES COMPARISON APPROACH

The sales comparison approach is one of three traditional approaches to value whereby an opinion of value is derived by analyzing closed sales, listings, or pending sales of properties that are similar to the subject. This approach is based primarily upon the principle of substitution, whereby a prudent purchaser will not pay more for any particular property than it would cost to acquire an equally desirable alternate property. Inherent to the applicability of this approach is that a market exists for the subject property type. It also presumes that there is sufficient data on recent market transactions for comparison purposes.

The sales comparison approach includes the following steps.

- Research and verify information on properties in the competitive market that are similar to the subject and that have recently sold, are listed for sale, or are under contract.
- Select the most relevant units of comparison in the market and develop a comparative analysis for each unit.
- Examine and quantify via adjustments differences between the comparable sales and the subject property using all appropriate elements of comparison.
- The basic elements of comparison that should be considered include:
 - Transactional Adjustments:
 - Real property rights conveyed;
 - Financing terms (i.e. cash equivalency);
 - Conditions of sale (i.e., motivation);
 - Expenditures made immediately after purchase; and
 - Market conditions.
 - Property Adjustments:
 - Location;
 - Physical characteristics;
 - Economic characteristics;
 - Use: and
 - Non-realty components of value.
- Reconcile the various value indications to a value bracket and then a single value indication.

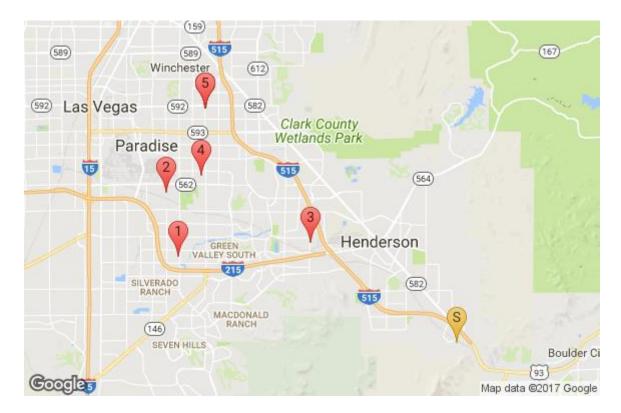
In this sales comparison analysis, the price per square foot is used as it mirrors that of market participants when making office investment decisions.

We researched sales of similar office properties, particularly those with similar physical and income generating characteristics within reasonable proximity to the subject. These sales represent the best data available for comparison.



IMPROVED SALES MAP

The following map provides a visual representation of the improved sales' locations relative to the subject.





IMPROVED SALES SUMMARY

The following table provides a brief summary of the improved sales used in the valuation of the subject. A detailed write up of each improved sale is provided in the Addenda.

	Improved Sale No. 1	Improved Sale No. 2	Improved Sale No. 3	Improved Sale No. 4	Improved Sale No. 5	Subject
Name	8685 S Eastern	6757 Spencer St.	168 N Gibson Rd	3250 Pepper Ln	4187 S. Pecos	Office Building
Address	8685 S Eastern	6757 Spencer St	168 N Gibson Rd	3250 Pepper Ln	4187 S. Pecos	1202 High Tech Circle
City	Las Vegas	Las Vegas	Henderson	Las Vegas	Henderson	Henderson
County	Clark	Clark	Clark	Clark	Clark	Clark
State	NV	NV	NV	NV	NV	NV
Property Type	Office	Office	Office	Office	Office	Retail
Transaction Type	Sale	Sale	Sale	Sale	Sale	
APN	177-14-710-027	177-02-214-003	178-14-111-020	162-36-702-017	162-24-503-007	179-34-811-004
Grantor	Nevada State Bank	Building D Assoc. Ltd.	Holdco One Sub 1 LLC	Pacific Chino Plaza LLC	Siu Yung Wong & Hang Harry Wong	
Grantee	D&T Development Properties LLc	W&W Properties LLC	MCA Realty	Wey Investment LLC	RMSB Capital LLC	
Marketing Time	15.5 months	N/Av	14 Mos.	2 months	17 months	
Date	5/12/2015	8/21/2015	12/16/2016	2/27/2017	5/15/2017	
Price	\$940,000	\$944,000	\$3,100,000	\$2,560,000	\$785,000	
Year Built	2004	2003	1997	2005	1993, Renov 2015	1997
Condition	Average	Average	Average	Good	Good	average
Acres	28,750 SF 0.66 Acres	23,522 SF 0.54 Acres	130,244 SF 2.99 Acres	65,776 SF 1.51 Acres	44,867 SF 1.03 Acres	106,286 SF 2.44 A
Rentable Area	7,268 SF	7,076 SF	29,999 SF	23,984 SF	8,688 SF	20,566 SF
Construction	Frame & Stucco	Frame & Stucco	Reinforced Concrete	Metal	Frame & Stucco	stucco
Parking	6.19/1,000	5.65/1,000	8.00/1,000	2.18/1,000	5.52/1,000	2.87/1,000
Occupancy	100.0%	100.0%	100.0%	% 100.0%		100.0%
Price Per SF	\$129.33	\$133.41	\$103.34	\$106.74	\$90.35	
Verification	NAv	Public Records, CoStar	NAv	Paul Peterson, 702-650-5050	Public Records, CoStar	

Source: Landauer Valuation & Advisory

OFFICE BUILDING



IMPROVED SALES DISCUSSION

Improved Sale 1

This comparable property is located at 8685 S Eastern Ave, Las Vegas, NV. This 7,238 square foot commercial property was purchased on May 12, 2015 for \$940,000 or \$129.33 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 2004 and the overall quality, design, appeal and condition is considered good. This was an REO sale.

Improved Sale 2

This comparable property is located at 6757 Spencer St., Las Vegas, NV. This 7,076 square foot commercial property was purchased on Aug 21, 2015 for \$944,000 or \$133.41 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 2003 and the overall quality, design, appeal and condition is considered average.

Improved Sale 3

This comparable property is located at 168 N. Gibson Rd., Las Vegas, NV. This 29,999 square foot commercial property was purchased on Dec 16, 2016 for \$3,100,000 or \$103.34 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 1997 and the overall quality, design, appeal and condition is considered average.

Improved Sale 4

This comparable property is located at 3250 Pepper Ln., Las Vegas, NV. This 23,984 square foot commercial property was purchased on Feb 27, 2017 for \$2,560,000 or \$106.74 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 2005 and the overall quality, design, appeal and condition is considered good. Subject property has on-site security and a security gate.

Improved Sale 5

This comparable property is located at 4187 S Pecos Road, Henderson, NV. This 8,688 square foot commercial property was purchased on 5/15/17 for \$785,000 or \$90.35 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 1993 (Renov 2015) and the overall quality, design, appeal and condition is considered good.

DISCUSSION OF ADJUSTMENTS

Due to the imperfect nature of real estate markets, we have analyzed the comparables through the application of adjustments based on qualitative comparison. The adjustments made are subjective and are based on market evidence as well the appraiser's research, judgment and experience. The adjustments are not based on a quantitative analysis tool such as paired sales due to the lack of paired sales data; or on multiple regression analysis, due to the lack of enough comparable sales to constitute a statistically valid sample. Therefore, the percentage adjustments summarized on the following grid should be viewed as conveying the degree of subjective adjustment applied, and not the result of a quantitative analysis. Finally, the percentage adjustments applied are reflective of different base numbers, to avoid distortion.

OFFICE BUILDING



Property Rights Conveyed

This adjustment reflects the transfer of property rights which are different from those being appraised, such as differences between properties owned in fee simple and leased fee estate. Adjustments must be made to reflect the difference between properties leased at market rent and those leased at rent either below or above market levels.

No adjustment for property rights conveyed has been made.

Financing Terms

The transaction price of one property may differ from that of an identical property due to different financing arrangements. For example, the purchaser of a comparable property may have assumed an existing mortgage at a favorable interest rate. In another case, a developer or seller may have arranged a buy-down, paying cash to the lender so that a mortgage with a below-market interest rate could be offered. In both cases, the buyer probably paid a higher price to obtain below market financing.

The subject is being analyzed in terms of its cash value, or cash value equivalency. All of the improved sales are considered similar and no adjustments have been made.

Conditions of Sale

The condition of sale adjustment is used to account for unusual buyer and seller motivations. For example, if a seller must quickly dispose of a property, its price would in general be lower than if the seller was typically motivated.

All of the sales used in this analysis are considered to be "arms-length" market transactions between both knowledgeable buyers and sellers on the open market. Therefore, no adjustments have been made.

Improved Sale 6 is a listing which would typically sell below its offered price. We have made downward adjustment to this comparable.

Expenditures After Purchase

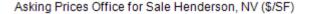
This adjustment accounts for the anticipated costs that are incurred by the buyer after the sale of the property. The costs include, but are not limited to any number of immediate expenditures such as costs to cure deferred maintenance, demolition or removal of any portion of the improvements, and remediation of environmental contamination. It is necessary to account for these costs as they have an effect on the purchase price.

In this analysis, there were no expenditures necessary after the purchase and no adjustments have been made.

Market Conditions

A market condition adjustment is required if the comparable sales transferred under different market conditions from those applicable to the subject on the effective date of value. Generally, an adjustment for market conditions is made if general property values have increased or decreased since the transaction date. In order to gauge the market conditions for office properties we examined the following data.







As the data shows, there has been consistent appreciation for office properties in the Henderson market. Based on the information provided, we have adjusted the Improved Sales 1 and 2 upward for improving market conditions. Considering the indications above, we have applied an upward adjustment of 12% to Improved Sales 1 and 10% for Improved Sale 2.

Location/Access/Exposure

An adjustment for location is required when the location characteristics of a comparable property are different from those of the subject property. This category considers general location factors such as an area's reputation, the quality and desirability of surrounding improvements, proximity to employment centers or housing, distance from local and regional transportation arteries, etc. It also considers local characteristics such as access, corner visibility, frontage, views etc.

The subject is located along the east side of High Tech Circle, south of Paradise Hills Drive. The overall characteristics of the location are considered average for the subject property. Improved Sales 3, 4, and 5 are considered similar to the subject in terms of location and no adjustments have been made. Improved Sales 1 and 2 are considered to have a superior location when compared to the subject and we have made downward adjustments.

Size

The size adjustment reflects the typical inverse relationship expressed between price per square foot and improvement size. Smaller buildings tend to sell for higher prices per square foot than larger buildings, and vice versa. This is due to economies of scale and the size of the potential pool of buyers. Hence, positive adjustments were made to sales of significantly larger buildings, and negative adjustments were made to sales of significantly smaller buildings.

SALES COMPARISON APPROACH

OFFICE BUILDING



The subject contains 20,566 square feet of building area. Improved Sales 3, 4, and 5 are similar in size and no adjustments have been made. Improved Sales 1 and 2 are smaller than the subject and we have made downward adjustments.

Year Built (Age) and Condition

Newer properties typically command a higher price than older properties, all else being equal. Although one property may be older than another property, if it has been well maintained, the effective age could be similar and no adjustment may be indicated. We have based the adjustments of the comparable sales on their effective age and not their physical age.

The subject was originally developed in 1997 and is in average condition. The effective age for the subject has been estimated at 10 years. Improved Sales 1, 2, 3, 4, and 5 are considered similar to the subject and no adjustment has been made.

Parking

Parking can be a very important part of a development. Covered parking is desirable because it protects automobiles from the weather, and can provide an added degree of security. Additionally, landlords can charge for covered or reserved parking in some markets. Further, some tenants require high parking ratios if their business is highly people intensive. Therefore, as a general rule, higher parking ratios are more desirable.

The subject has 59 parking spaces indicating a parking ratio of 2.87:1,000. Improved Sale 4 is considered similar to the subject and no adjustment has been made.

Improved Sales 1, 2, 3, and 5 are considered superior to the subject with a parking ratio of 5.52:1,000 to 8.00:1,000 and we have made a downward adjustments.

Design/Quality

Higher quality buildings are more expensive to construct, and typically last longer than lower quality buildings. Higher quality buildings also tend to command higher rent levels and receive greater investor interest than lower quality buildings. Also, buildings with well designed floor plans facilitate the efficient space planning of tenant suites. For example: buildings with taller finished ceiling heights feel more spacious; buildings with more elevators per floor provide faster service than buildings with fewer elevators per floor; and buildings with more corner offices per floor typically rent for more than buildings with fewer corner offices per floor.

The subject property is of average quality and design. Improved Sales 1, 2, and 4 are of similar quality and design and no adjustments have been made. Improved Sales 3 and 5 are considered inferior to the subject property and we have made upward adjustments.



SUMMARY OF ADJUSTMENTS

Based on the preceding comparative analysis, the following table summarizes the adjustments applied to each improved sale.

		ROVED SALES COM				
Comparable	Subject	Improved Sale 1	Improved Sale 2	Improved Sale 3	Improved Sale 4	Improved Sale 5
Address	1202 High Tech Circle	8685 S Eastern	6757 Spencer St	168 N Gibson Rd	3250 Pepper Ln	4187 S. Pecos
City	Henderson	Las Vegas	Las Vegas	Henderson	Las Vegas	Henderson
County	Clark	Clark	Clark	Clark	Clark	Clark
State	NV	NV	NV	NV	NV	NV
Property Type	Office	Office	Office	Office	Office	Office
Acres	2.44 Ac.	0.66 Ac.	0.54 Ac.	2.99 Ac.	1.51 Ac.	1.03 Ac.
Year Built	1997	2004	2003	1997	2005	1993, Renov 2015
Rentable Area	20,566 SF	7,268 SF	7,076 SF	29,999 SF	23,984 SF	8,688 SF
Parking	2.87/1,000	6.19/1,000	5.65/1,000	8.00/1,000	2.18/1,000	5.52/1,000
Transaction Type		Sale	Sale	Sale	Sale	Sale
Grantor		Nevada State Bank	Building D Assoc. Ltd.	Holdco One Sub 1 LLC	Pacific Chino Plaza LLC	Siu Yung Wong & Hang Harry Wong
Grantee		D&T Development Properties LLc	W&W Properties LLC	MCA Realty	Wey Investment LLC	RMSB Capital LLC
Date		05/2015	08/2015	12/2016	02/2017	05/2017
Price		\$940,000	\$944,000	\$3,100,000	\$2,560,000	\$785,000
Price Per SF		\$129.33	\$133.41	\$103.34	\$106.74	\$90.35
Transaction Adjustments						
-		Similar	Similar	Similar	Similar	Similar
Property Rights		0%	0%	0%	0%	0%
		Similar	Similar	Similar	Similar	Similar
Financing		0%	0%	0%	0%	0%
		Similar	Similar	Similar	Similar	Similar
Conditions of Sale		0%	0%	0%	0%	0%
		Similar	Similar	Similar	Similar	Similar
Expenditures After Purchas	e	0%	0%	0%	0%	0%
· · · · · · · · · · · · · · · · · · ·		Inferior	Inferior	Similar	Similar	Similar
Market Conditions (Time)		12%	10%	0%	0%	0%
Subtotal		\$144.85	\$146.75	\$103.34	\$106.74	\$90.35
Physical Adjustments		***************************************	· ·	V 100101	V 1000	,,,,,,,
		Superior	Superior	Similar	Similar	Similar
Location/Access/Exposure		-10%	-10%	0%	0%	0%
		Superior	Superior	Similar	Similar	Superior
Size		-10%	-10%	0%	0%	-10%
		Similar	Similar	Similar	Similar	Similar
Age/Condition		0%	0%	0%	0%	0%
		Superior	Superior	Superior	Similar	Superior
Parking		-5%	-5%	-10%	0%	-5%
9		Similar	Similar	Inferior	Similar	Inferior
Design/Quality		0%	0%	20%	0%	20%
Total Other Adjustments		-25%	-25%	10%	0%	5%
Price Per SF		\$108.64	\$110.06	\$113.67	\$106.74	\$94.87
Gross Adjustment		37.0%	35.0%	30.0%	0.0%	35.0%

Source: Landauer Valuation & Advisory



IMPROVED SALES CONCLUSION - PER SQUARE FOOT

Prior to adjustments the improved sales had unit prices ranging from \$90.35 to \$133.41 per square foot with a mean of \$112.63 per square foot. After adjustments, the sales reflect unit prices ranging from \$94.87 to \$113.67 per square foot with an average of \$106.80 per square foot. Improved Sale 4 required the least amount of gross adjustments at \$106.74 per square foot. We conclude an improved unit value opinion of \$105.00 per square foot. The following table summarizes the subject's concluded value on a price per square foot basis.

IMPROVED SALES ADJUSTMENT ANALYSIS AND METRICS						
	Low	High	Average			
Unadjusted Range	\$90.35	\$133.41	\$112.63			
Adjusted Range	\$94.87	\$113.67	\$106.80			
Concluded Improved Sale Indication (\$/SF)						

Source: Landauer Valuation & Advisory

SALES COMPARISON APPROACH CONCLUSION

The subject property has surplus land previously valued at \$240,000 which we will add to the value of the improvements. Based on the preceding comparison analysis, the subject value via the sales comparison approach is computed as follows:

SALES COMPARISON APPROAC	CH CONCLUSION
	"As Is"
Value per SF - Low	\$94.87
Value per SF - High	\$113.67
Reconciled Value per SF	\$105.00
Subject Rentable Area	20,566 SF
Subtotal	\$2,160,000
Plus Surplus Land	\$240,000
"As Is" Value Indication (Rd)	\$2,400,000

Source: Landauer Valuation & Advisory



INCOME CAPITALIZATION APPROACH

The income capitalization approach is a method of converting the anticipated economic benefits of owning real property into a value through the capitalization process. It is based on the premise that value is created by the expectation of future benefits. This approach requires an estimation of the net operating income of a property. The estimated net operating income is then converted to a value indication by use of either the direct capitalization method or the discounted cash flow analysis (yield capitalization).

Direct capitalization uses a single year's stabilized net operating income as a basis for a value indication. It converts estimated "stabilized" annual net operating income (NOI) to a value indication by dividing the NOI by a capitalization rate. The capitalization rate chosen includes a provision for recapture of the investment and should reflect all factors that influence the real property value, such as tenant quality, property condition, neighborhood change, market trends, interest rates and inflation trends. The capitalization rate can be inferred from local market transactions, or when transaction evidence is lacking, obtained from varies sources such as interviews with market participants, national investor surveys and band of investment analysis.

The discounted cash flow (DCF) analysis focuses on the operating cash flows expected from the property and the anticipated proceeds of a hypothetical sale at the end of an assumed holding period. These amounts are then discounted to their present value. The discounted present values of the income stream and the reversion are added to obtain a value indication. Because benefits to be received in the future are worth less than the same benefits received in the present, the DCF analysis weights income projected in the early years of the holding period more heavily than the income and the sale proceeds received in the latter half of the projection period.

The direct capitalization method is normally more appropriate for properties with relatively stable operating histories and expectations. The DCF analysis is more appropriate for investment properties with multiple or long-term leases, particularly leases with cancellation clauses or renewal options, and especially in volatile markets.

The subject is a single-tenant property and investors typically rely on the direct capitalization method. To echo market practices, we have relied on the direct capitalization method.

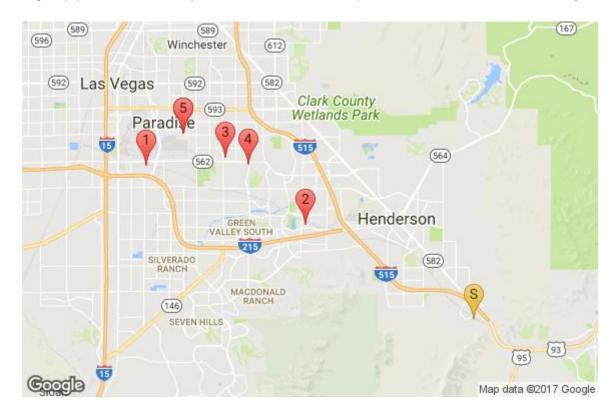
MARKET RENT ANALYSIS

The market, or economic, rent for the subject is estimated by comparing the subject's unit types to other comparable office properties located within its competitive area. The rent comparables were chosen based upon similar location, age, and utility.



RENT COMPARABLE MAP

The following map provides a visual representation of the rent comparables' locations relative to the subject.



INCOME CAPITALIZATION APPROACH

OFFICE BUILDING



RENT COMPARABLE SUMMARY

The following table provides a brief summary of the rent comparables used in the derivation of market rent for the subject space. A detailed write up of each rent comparable is provided in the Addenda.

	COMPARABLE OFFICE RENTAL SUMMARY											
	Property Informa	ation				Lease Information						
No.	Property Name Location	Year Built	Occupancy	TRUE (SF)	Effective Rent	Expense Structure	Tenant Name	Leased Area	Lease Date	Lease Term	Base Rent/SF E	scalations
1	6600 Bermuda Road 6600 Bermuda Rd Las Vegas, NV 89119	1987	0%	32,700 SF	\$14.40	NNN	Listing Listing	17,493 SF 15,207 SF	Jul-17 Jul-17	5 yrs 5 yrs	\$14.40/SF \$14.40/SF	N/A N/A
2	140 N. Stephanie St. 140 N. Stephanie St. Henderson, NV 89074	2000	100%	27,500 SF	\$14.04	NNN	Knoah Solutions	27,500 SF	Aug-16	6 yrs 3	\$14.04/SF	None
3	Gatew ay Business Park 6330 S Pecos Rd Las Vegas, NV 89120	1999	100%	24,024 SF	\$10.20	NNN	Dinosaurs and roses	24,024 SF	Sep-16	3 yrs	\$10.20/SF	N/A
4	2825 N Green Valley Pky - Bldg C 2625 N Green Valley Pky - Bldg C Henderson, NV 89014	1989	100%	31,201 SF	\$9.84	WAv	David O McKay	31,201 SF	Aug-16	5 yrs	\$9.84/SF	Increased
5	1788 E. Landing Strip 1788 E. Landing Strip Las Vegas, NV 89119	1998	0%	18,269 SF	\$12.00	NNN	Listing	29,727 SF	Jul-17	Neg	\$12.00/SF	N/A
Subject	Office Building 1202 High Tech Circle Henderson, NV 89002	1997	90%	20,566 SF						000000000000000000000000000000000000000		

Source: Landauer Valuation & Advisory



RENT COMPARABLE DISCUSSION

Due to the imperfect nature of real estate markets, we have analyzed the comparables through the application of adjustments based on qualitative comparison. The adjustments made are subjective and are based on market evidence as well the appraiser's research, judgment and experience. The adjustments are not based on a quantitative analysis tool such as paired sales due to the lack of paired sales data; or on multiple regression analysis, due to the lack of enough comparable sales to constitute a statistically valid sample. Therefore, the percentage adjustments summarized on the following grid should be viewed as conveying the degree of subjective adjustment applied, and not the result of a quantitative analysis. Finally, the percentage adjustments applied are reflective of different base numbers, to avoid distortion.

Rent Comparable 1

This comparable property is located at 6600 Bermuda Rd, Las Vegas, NV. There are currently two office spaces available for lease ranging in size from 15,207 to 32,700 square feet (both spaces combined). The asking rent rate is \$14.40 per square foot per year based on triple net lease terms for 5 years. The building was constructed in 1994 and is in good overall condition. The parking ratio is 4.8/1000 and the entire property encompasses 3.1 acres.

Rent Comparable 1 was adjusted for downward as it was a listing. It required an additional downward adjustment for superior quality of construction.

Rent Comparable 2

This comparable property is located at 140 N. Stephanie St., Henderson, NV. This 27,500 square foot office space is leased to Knoah Solutions at a rental rate of \$14.04 per square foot per year based on triple net lease terms for 6 years 3 months. The lease commenced in August 2016. The building was constructed in 2000 and is in good overall condition.

Rent Comparable 2 was adjusted for downward for superior location. It required an additional adjustment for superior quality of construction.

Rent Comparable 3

This comparable property is located at 6330 S. Pecos Rd., Las Vegas, NV. This 24,024 square foot office space is leased to Dinosaurs and Roses at a rental rate of \$10.20 per square foot per year based on triple net lease terms for 3 years. The lease commenced in Sept 2016. The building was constructed in 1999 and is in average overall condition.

Rent Comparable 3 required no adjustments.

Rent Comparable 4

This comparable property is located at 2625 N Green Valley Pky – Building C in Henderson, NV. This 31,201 square foot office space is leased to the David O McKay Academy at a rental rate of \$9.84 per square foot per year based on triple net lease terms for 5 years. The lease commenced in August 2016. The building was constructed in 1989 and is in average overall condition.



Rent Comparable 4 was adjusted downward for superior location.

Rent Comparable 5

This comparable property is located at 1788 E Landing Strip in Las Vegas, NV. This 18,269 square foot office space is available for lease at a rental rate of \$12.00 per square foot per year based on triple net lease term. The lease commenced in August 2016. The building was constructed in 1998 and is in average overall condition. The property occupies 0.89 land acres.

Rent Comparable 5 was adjusted downward as it is a listing and typically listings are negotiated downward from the list price.

Our presentation of the adjustments previously discussed is presented below.

	OFFICE LEASE ADJUSTMENT GRID									
Comparable	Subject	Rent Comparable 1	Rent Comparable 2	Rent Comparable 3	Rent Comparable 4	Rent Comparable 5				
Name	Office Building	6600 Bermuda Road	140 N. Stephanie St.	Gateway Business	2825 N Green Valley	1788 E. Landing Strip				
				Park	Pky - Bldg C					
Address	1202 High Tech	6600 Bermuda Rd	140 N. Stephanie St.	6330 S Pecos Rd	2625 N Green Valley	1788 E. Landing Strip				
***************************************	Circle				Pky - Bldg C					
City		Las Vegas	Henderson	Las Vegas	Henderson	Las Vegas				
State		NV	NV	NV	NV	NV				
Location	Henderson, NV	Las Vegas, NV	Henderson, NV	Las Vegas, NV	Henderson, NV	Las Vegas, NV				
Year Built	1997	1987	2000	1999	1989	1998				
Occupancy	90.3%	0.0%	100.0%	100.0%	100.0%	0.0%				
Rentable Area	20,566 SF	32,700 SF	27,500 SF	24,024 SF	31,201 SF	29,727 SF				
Expense Structure		NNN	NNN	NNN	NNN	NNN				
Expense Pass-Thre	u	N/Av	N/Av	N/Av	N/Av	N/Av				
Tenant Name		Listing	Knoah Solutions	Dinosaurs and roses	David O McKay	Listing				
					Academy, Inc.					
Leased Area (SF)		17,493 SF	27,500 SF	24,024 SF	31,201 SF	29,727 SF				
Lease Date		Jul-17	Aug-16	Sep-16	Aug-16	Jul-17				
Lease Term (Yrs)		5 yrs	6 yrs 3 mos	3 yrs	5 yrs	Neg				
Base Rent (per SF)		\$14.40	\$14.04	\$10.20	\$9.84	\$12.00				
Transaction Adjus	tments									
		Similar	Similar	Similar	Similar	Similar				
Conditions of Leas	е	0%	0%	0%	0%	0%				
		Superior	Similar	Similar	Similar	Superior				
Market Conditions	(Time)	-10%	0%	0%	0%	-10%				
Subtotal		\$12.96	\$14.04	\$10.20	\$9.84	\$10.80				
Physical Adjustme	ents									
		Similar	Superior	Similar	Superior	Similar				
Location/Access/Ex	cposure	0%	-15%	0%	-10%	0%				
		Similar	Similar	Similar	Similar	Similar				
Size		0%	0%	0%	0%	0%				
***************************************		Similar	Similar	Similar	Similar	Similar				
Age/Condition		0%	0%	0%	0%	0%				
***************************************		Superior	Superior	Similar	Similar	Similar				
Quality		-10%	-10%	0%	0%	0%				
Total Other Adinate		4.00/	050/	00/	4.00/	00/				
Total Other Adjustm	ienis	-10%	-25%	0%	-10%	0%				
Adjusted Rent Per	SF	\$11.66	\$10.53	\$10.20	\$8.86	\$10.80				

Source: Landauer Valuation & Advisory

INCOME CAPITALIZATION APPROACH

OFFICE BUILDING



Unadjusted, the comparable lease rates range from \$9.84 to \$14.40 per square foot, with an average of \$12.10 per square foot. After adjustment, a narrower range of \$8.86 to \$11.66 per square foot, with a mean rental rate of \$10.41 per square foot is indicated.

MARKET CONCLUSIONS

Base Rental Rate

Based on the foregoing analysis and discussion, we have concluded to a market rental rate of \$10.50 per square foot. The following table summarizes the subject's market rent conclusions.

RENT ANALYSIS AND METRICS					
	Low	High	Average		
Unadjusted Range	\$9.84	\$14.40	\$12.10		
Adjusted Range	\$8.86	\$11.66	\$10.41		
Concluded Market Rent for ST-Large (\$/SF/Y)			\$10.50		

Source: Landauer Valuation & Advisory

Expense Basis / Reimbursements

In the Henderson office rental market, leases similar to what the subject could command would be negotiated on a Triple Net (NNN) basis. As a single-tenant building, the landlord would be responsible for payment of building operating expenses and real estate taxes, and receive a reimbursement from the tenant which covers nearly all of the expenses.

POTENTIAL RENTAL REVENUE

Within this analysis, potential rental revenue is estimated based upon the current market rents for all space.

This method of calculating rental revenue is most prevalent in the local market and is consistent with the method used to derive overall capitalization rates from the comparable sales data. Potential rental revenue is calculated on an annual basis at \$215,943.

ADDITIONAL REVENUE

Expense Reimbursement Income

The subject's lease structure would be triple net (NNN) whereby the tenant reimburses the owner for a pro-rata share of operating expenses.

However, given the single-tenant nature of this property. We would need to consider the reimbursements made for the fixed expenses (regardless of occupancy) in order to account for the income loss in the vacancy and collection loss figure. As will be shown later in this section of the report, the real estate tax liability and the insurance expenses have been projected to total \$22,022, or \$1.07 per square foot. Since this would ordinarily be reimbursed, it is included in the CAM Reimbursements

OFFICE BUILDING



POTENTIAL GROSS INCOME

The potential gross income is estimated by adding together the potential rental income, expense reimbursements, and other income (if any). The potential gross income for the subject property has been estimated at \$237,965.

VACANCY AND CREDIT LOSS

To estimate a stabilized vacancy rate for the subject, we considered the subject's current vacancy rate, the subject tenant's creditworthiness and rollover profile, the market wide vacancy rate, supply/demand trends, and typical investor practice. Our considerations are summarized below:

- The subject's occupancy rate is currently 0%.
- The market vacancy rate is currently 10.7%.
- The submarket vacancy rate is currently 16.1% and has been decreasing over the recent past.

Accordingly, we conclude at a stabilized vacancy rate and collection loss for the subject at 10.0% (including credit and collection loss).

EFFECTIVE GROSS REVENUE

The subject's effective gross income is estimated on an annual basis at \$214,169.

OPERATING EXPENSE ANALYSIS

Operating expenses are periodic expenditures necessary to maintain the real property and continue production of the effective gross income, assume prudent and competent management. For office properties, operating expenses are typically divided into two categories:

- Fixed expenses;
- Variable expenses;

It is noted that expenses associated with debt financing, depreciation, or other accounting items are not considered in this analysis.

Operating History

We were not provided with the subject's operating history. Given the triple net nature of the market rental rate, we have considered expenses that would be typically the landlord's responsibility. This typically includes management, reserves for replacement and miscellaneous expenses. However, we have also included the expenses of the property's real estate taxes and insurance and have calculated a CAM Reimbursement (other income).

Real Estate Taxes

The real estate taxes for the subject were previously analyzed and discussed in the assessment & taxation section of this report. Nonetheless, the subject's stabilized real estate tax liability is \$18,937. This is considered reasonable and will be used in the analysis.



Property Insurance

Property insurance expenses typically include fire and extended coverage and owner's liability coverage. Given the age of the property, we have projected a property insurance expense of \$0.15 per square foot.

Reserves for Replacement

Reserves for replacement are funds set aside that provide for the periodic replacement of building components that wear out more rapidly than the building itself and therefore must be replaced during the building's economic life (short lived items). We have projected a reserves expense of \$0.15 per square foot of building area per year.

Management Fee

Management expenses are typically negotiated as a percentage of collected revenues (effective gross income). We have estimated a management fee of 3.0% of effective gross income.

OPERATING EXPENSE CONCLUSION

The subject's total operating expenses are estimated on an annual basis at \$31,532.

NET OPERATING INCOME CONCLUSION

The subject's net operating income is estimated on an annual basis at \$182,637.

DIRECT CAPITALIZATION

Direct capitalization is a method used to convert a single year's estimated stabilized net operating income into a value indication. The following subsections represent different techniques for deriving an overall capitalization rate for direct capitalization.

Comparable Sales

The overall capitalization rates confirmed from comparable sales in the subject market, and considered most similar to the subject property, are presented as follows:

COMPARABLE CAPITALIZATION RATES						
Name/Address	Date	Year	Rentable	\$/SF	Occupancy	Cap Rate
52 N. Pecos Road	Mar-15	2000	6,681	\$523.25	100%	8.00%
950 Grier Drive	May-15	1991	26,760	\$186.04	100%	6.21%
2811 Horizon Ridge Parkway	Feb-16	2004	17,370	\$367.01	100%	10.00%
150 S. Valley View Boulevard	Dec-16	1985	11,995	\$474.00	100%	6.70%
5155 W. Patrick Lane	Feb-17	2005	27,540	\$253.63	100%	6.21%
Cap Rate Range:	Cap Rate Range: 6.21% to 10.00%					

The appraisers believe that the cap rate indications provide a credible range of capitalization rates to be expected for the subject property on a stabilized basis. Based on the comparable data listed, the capitalization rates range from 6.21% to 10.00%.



Published Investor Survey

Investor survey data is presented in the table below:

NATIONAL INVESTOR SURVEYS : CAP RATES				
Survey Source	Low	High	Average	
PwC: 4Q-2016, Office	5.00%	9.50%	6.63%	
RERC: 4Q-2016, Office	5.50%	7.80%	6.50%	
RR: 1Q-2017, Office	8.60%	8.60%	8.60%	
Cap Rate Range:			5.00% to 9.50%	

The above table summarizes the investment parameters of some of the most prominent investors currently acquiring similar investment properties in the United States. This type of survey reflects target rather than transactional rates. Transactional rates are usually difficult to obtain in the verification process and are actually only target rates of the buyer at the time of sale. The property's performance will ultimately determine the actual yield and capitalization rate at the time of sale after a specific holding period.

In reconciling to an appropriate rate of return, we have considered:

- <u>Positive</u>: Very little in the way of new development has come on line and very little—if any—is planned for the near term. This will translate into increased demand for the subject and other properties.
- <u>Negative:</u> The subject is located in a remote location. Additionally, the survey data is comprised of properties of a higher investment quality/class than that of the subject.

On balance, a capitalization rate within the range of 5.00% to 9.50% is indicated based on the survey data.

Band of Investment

As an additional test, we have presented an alternate method for calculating the cap rate. The mortgage constant is calculated as the function of a 5.00% interest rate, 25 years amortization, a holding period of 10 years, a loan-to-value ratio of 70.00%, and an equity dividend rate of 11.00%. A capitalization rate of 8.25% is indicated based on this analysis.

	BAN	D OF INVESTM	ENT	
M(LTV)	X	RM (Constant)		Factor
70%		0.0701508	=	0.0491
E (1-LTV)	X	RE (EDR)		Factor
30%		11.00%	=	0.0330
Calculated Overall Cap Rate (Ro;Rd)			8.25%	



CAPITALIZATION RATE CONCLUSION

The following table summarizes the overall capitalization rate conclusions.

SUMMARY OF CAPITALIZATION RATES			
Component	Ranges		
Comparable Cap Rates	6.21% to 10.00%		
Investor Surveys	5.00% to 9.50%		
Band of Investment	8.25%		
Landauer Stabilized Estimate	8.50%		

Our selection of a cap rate is primarily a reflection of the local information gathered from comparable cap rates and market participant interviews. Investor surveys and the band of investment fail to take into account local market factors and the subject property's direct influences. Furthermore, we were able to draw a reasonable conclusion from the data available to us in terms of actual capitalization rates in the marketplace. Considering the data presented, the concluded overall capitalization rate of 8.00% appears to be supported in the local market.

DIRECT CAPITALIZATION SUMMARY

A summary of the direct capitalization of the subject at stabilized occupancy is illustrated in the following table.

Revenue		Nominal	\$/SF
Potential Rental Revenue		\$215,943	\$10.50
Other Income			¥
Expense Reimbursement Revenue		\$22,022	\$1.07
Total Other Income		\$22,022	\$1.07
Total Potential Gross Revenue		\$237,965	\$11.57
less Vacancy & Collection Loss	@ 10.0%	(\$23,797)	(\$1.16)
		\$214,169	\$10.41
Operating Expenses			
Real Estate Taxes		\$18,937	\$0.92
Insurance		\$3,085	\$0.15
Replacement Reserves		\$3,085	\$0.15
Management Fee	@ 3.0%	\$6,425	\$0.31
Total Operating Expenses		\$31,532	\$1.53
Operating Expenses as % of EGR		14.7%	
Net Operating Income		\$182,637	\$8.88
Capitalization Rate		8.50%	***************************************
Subtotal		\$2,150,000	\$104.54
Plus Surplus Land		\$240,000	\$11.67
"As Is" Value Indication (Rd)	•••••••	\$2,390,000	\$116.21



CONCLUSION OF INCOME CAPITALIZATION APPROACH

The the valuation methods employed within this approach are as follows:

INCOME CAPITALIZATION APPROACH CONCLUSION		
	As Is	
Direct Income Capitalization	\$2,390,000	
Reconciled Income Capitalization Approach Value \$2,390,000		



RECONCILIATION

The value indications from the approaches to value are summarized as follows:

SUMMARY OF VALUE CONCLUSIONS	
	As Is
Sales Comparison Approach	\$2,400,000
Income Capitalization Approach	\$2,390,000
Reconciled Value	\$2,400,000

The cost approach is based upon the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves relatively new improvements that represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exist few sales or leases of comparable properties. The cost approach was not developed in this analysis.

In the sales comparison approach, the subject is compared to similar properties that have been sold recently or for which listing prices or offers are known. The sales used in this analysis are considered somewhat comparable to the subject. In addition, market participants are currently analyzing purchase prices on single-tenant or owner/user properties as they relate to available substitutes in the market. Therefore, the sales comparison approach is considered to provide a reliable value indication although has been given primary emphasis in the final value reconciliation.

The income capitalization approach is applicable to the subject since it could be an income producing property if leased in the open market. Market participants can analyze properties based on their income generating capability. Therefore, the income capitalization approach is considered a reasonable value indicator and has been given secondary emphasis in the final value estimate.

MARKET VALUE CONCLUSION				
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion	
Market Value "As Is"	Fee Simple	July 17, 2017	\$2,400,000	



ASSUMPTIONS & LIMITING CONDITIONS

- Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties appraised is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. Landauer is not aware of any title defects nor has it been advised of any unless such is specifically noted in the report. However, Landauer has not examined title and makes no representations relative to the condition thereof. Documents dealing with liens, encumbrances, easements, deed restrictions, clouds and other conditions that may affect the quality of title have not been reviewed. Insurance against financial loss resulting in claims that may arise out of defects in the subject's title should be sought from a qualified title company that issues or insures title to real property.
- 2. Unless otherwise specifically noted in the body of this report, it is assumed: that the existing improvements on the property or properties being appraised are structurally sound, seismically safe and code conforming; that all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion by the elements; that the property or properties have been engineered in such a manner that the improvements, as currently constituted, conform to all applicable local, state, and federal building codes and ordinances. Landauer professionals are not engineers and are not competent to judge matters of an engineering nature. Landauer has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. Unless otherwise specifically noted in the body of the report: no problems were brought to the attention of Landauer by ownership or management; Landauer inspected less than 100% of the entire interior and exterior portions of the improvements; and Landauer was not furnished any engineering studies by the owners or by the party requesting this appraisal. If questions in these areas are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. It is specifically assumed that any knowledgeable and prudent purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems. Structural problems and/or building system problems may not be visually detectable. If engineering consultants retained should report negative factors of a material nature, or if such are later discovered, relative to the condition of improvements, such information could have a substantial negative impact on the conclusions reported in this appraisal. Accordingly, if negative findings are reported by engineering consultants, Landauer reserves the right to amend the appraisal conclusions reported herein.
- 3. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property was not observed by the appraisers. Landauer has no knowledge of the existence of such materials on or in the property. Landauer, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The Client is urged to retain an expert in this field, if desired.
 - Landauer has inspected, as thoroughly as possible by observation, the land; however, it was impossible to personally inspect conditions beneath the soil. Therefore, no representation is made as to these matters unless specifically considered in the appraisal.
- 4. All furnishings, equipment and business operations, except as specifically stated and typically considered as part of real property, have been disregarded with only real property being considered in the report unless otherwise stated. Any existing or proposed improvements, on or off-site, as well as any alterations or repairs considered, are assumed to be completed in a workmanlike manner according to standard practices based upon the information submitted to Landauer. This report may be subject to amendment upon re-inspection of the subject subsequent to repairs, modifications, alterations and completed new construction. Any estimate of Market Value is as of the date indicated; based upon the information, conditions and projected levels of operation.
- It is assumed that all factual data furnished by the Client, property owner, owner's representative, or persons designated by the Client or owner to supply said data are accurate and correct unless otherwise specifically noted in the appraisal report. Unless otherwise specifically noted in the appraisal report, Landauer has no reason to believe that any of the data furnished contain any material error. Information and data referred to in this paragraph include, without being limited to, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any material error in any of the above data could have a substantial impact on the conclusions reported. Thus, Landauer reserves the right to amend conclusions reported if made aware of any such error. Accordingly, the Client should carefully review all assumptions, data, relevant calculations, and conclusions within 30 days after the date of delivery of this report and should immediately notify Landauer of any questions or errors.
- 6. The date of value to which any of the conclusions and opinions expressed in this report apply, is set forth in the Letter of Transmittal. Further, that the dollar amount of any value opinion herein rendered is based upon the purchasing power of the American Dollar on that date. This appraisal is based on market conditions existing as of the date of this appraisal. Under the terms of the engagement, we will have no obligation to revise this report to reflect events or conditions that occur subsequent to the date of the appraisal. However, Landauer will be available to discuss the necessity for revision resulting from changes in economic or market factors affecting the subject.
- 7. Landauer assumes no private deed restrictions, limiting the use of the subject in any way.
- 8. Unless otherwise noted in the body of the report, it is assumed that there are no mineral deposits or subsurface rights of value involved in this appraisal, whether they be gas, liquid, or solid. Nor are the rights associated with extraction or exploration of such elements considered unless otherwise stated in this appraisal report. Unless otherwise stated it is also assumed that there are no air or development rights of value that may be transferred.
- 9. Landauer is not aware of any contemplated public initiatives, governmental development controls, or rent controls that would significantly affect the value of the subject.
- 10. The estimate of Market Value, which may be defined within the body of this report, is subject to change with market fluctuations over time. Market value is highly related to exposure, time promotion effort, terms, motivation, and conclusions surrounding the offering. The value estimate(s) consider the productivity and relative attractiveness of the property, both physically and economically, on the open market.

ASSUMPTIONS & LIMITING CONDITIONS

OFFICE BUILDING



- 11. Any cash flows included in the analysis are forecasts of estimated future operating characteristics are predicated on the information and assumptions contained within the report. Any projections of income, expenses and economic conditions utilized in this report are not predictions of the future. Rather, they are estimates of current market expectations of future income and expenses. The achievement of the financial projections will be affected by fluctuating economic conditions and is dependent upon other future occurrences that cannot be assured. Actual results may vary from the projections considered herein. Landauer does not warrant these forecasts will occur. Projections may be affected by circumstances beyond the current realm of knowledge or control of Landauer.
- 12. Unless specifically set forth in the body of the report, nothing contained herein shall be construed to represent any direct or indirect recommendation of Landauer to buy, sell, or hold the properties at the value stated. Such decisions involve substantial investment strategy questions and must be specifically addressed in consultation form.
- 13. Unless otherwise noted in the body of this report, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape are being considered. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report is based, unless otherwise stated.
- 14. This study may not be duplicated in whole or in part without the specific written consent of Landauer nor may this report or copies hereof be transmitted to third parties without said consent, which consent Landauer reserves the right to deny. Exempt from this restriction is duplication for the internal use of the Client-addressee and/or transmission to attorneys, accountants, or advisors of the Client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom this appraisal was prepared, provided that this report and/or its contents shall not be published, in whole or in part, in any public document without the express written consent of Landauer which consent Landauer reserves the right to deny. Finally, this report shall not be advertised to the public or otherwise used to induce a third party to purchase the property or to make a "sale" or "offer for sale" of any "security", as such terms are defined and used in the Securities Act of 1933, as amended. Any third party, not covered by the exemptions herein, who may possess this report, is advised that they should rely on their own independently secured advice for any decision in connection with this property. Landauer shall have no accountability or responsibility to any such third party.
- 15. Any value estimate provided in the report applies to the entire property, and any pro ration or division of the title into fractional interests will invalidate the value estimate, unless such pro ration or division of interests has been set forth in the report.
- 16. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. Component values for land and/or buildings are not intended to be used in conjunction with any other property or appraisal and are invalid if so used.
- 17. The maps, plats, sketches, graphs, photographs and exhibits included in this report are for illustration purposes only and are to be utilized only to assist in visualizing matters discussed within this report. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable. None of the exhibits are to be removed, reproduced, or used apart from this report.
- No opinion is intended to be expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Values and opinions expressed presume that environmental and other governmental restrictions/conditions by applicable agencies have been met, including but not limited to seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, licenses, etc. No survey, engineering study or architectural analysis has been made known to Landauer unless otherwise stated within the body of this report. If the consultant has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranty is made concerning obtaining these items. Landauer assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
- 19. Acceptance and/or use of this report constitutes full acceptance of the Contingent and Limiting Conditions and special assumptions set forth in this report. It is the responsibility of the Client, or Client's designees, to read in full, comprehend and thus become aware of the aforementioned contingencies and limiting conditions. Neither the Appraiser nor Landauer assumes responsibility for any situation arising out of the Client's failure to become familiar with and understand the same. The Client is advised to retain experts in areas that fall outside the scope of the real estate appraisal/consulting profession if so desired.
- 20. Landauer assumes that the subject analyzed herein will be under prudent and competent management and ownership; neither inefficient nor super-efficient.
- 21. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
- 22. No survey of the boundaries of the property was undertaken. All areas and dimensions furnished are presumed to be correct. It is further assumed that no encroachments to the realty exist.
- 23. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Notwithstanding any discussion of possible readily achievable barrier removal construction items in this report, Landauer has not made a specific compliance survey and analysis of this property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the ADA. If so, this fact could have a negative effect on the value estimated herein. Since Landauer has no specific information relating to this issue, nor is Landauer qualified to make such an assessment, the effect of any possible non-compliance with the requirements of the ADA was not considered in estimating the value of the subject.
- 24. Client shall not indemnify Appraiser or hold Appraiser harmless unless and only to the extent that the Client misrepresents, distorts, or provides incomplete or inaccurate appraisal results to others, which acts of the Client proximately result in damage to Appraiser. The Client

ASSUMPTIONS & LIMITING CONDITIONS

OFFICE BUILDING



shall indemnify and hold Appraiser harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the appraisal report to any third party. In the event of any litigation between the parties, the prevailing party to such litigation shall be entitled to recover from the other reasonable attorney fees and costs.

- 25. The report is for the sole use of the Client; however, Client may provide only complete, final copies of the appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with loan underwriting or securitization efforts. Appraiser is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow an appraisal report prepared by Landauer or portions of such report, to become part of or be referenced in any public offering, the granting of such consent will be at our sole discretion and, if given, will be on condition that we will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to us, by a party satisfactory to us. We do consent to your submission of the reports to rating agencies, loan participants or your auditors in its entirety (but not component parts) without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.
- 26. Provision of an Insurable Value by the appraiser does not change the intended use or user of the appraisal. The appraiser assumes no liability for the Insurable Value estimate provided and does not guarantee that any estimate or opinion will result in the subject being fully insured for any possible loss that may be sustained. The appraiser recommends that an insurance professional be consulted. The Insurable Value estimate may not be a reliable indication of the replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to the changing building codes and governmental regulations and requirements.



ADDENDUM A DEFINITIONS

Landauer



DEFINITIONS

The following definitions are derived from The Dictionary of Real Estate Appraisal, Fifth Edition, published by the Appraisal Institute.

- Absorption Period: The actual or expected period required from the time a property, group of properties, or commodity is
 initially offered for lease, purchase, or use by its eventual users until all portions have been sold or stabilized occupancy has
 been achieved.
- **Absorption Rate**: The rate at which properties for sale or lease have been or are expected to be successfully marketed, sold, or leased in a given area over a duration of time.
- Ad Valorem Tax: A tax levied in proportion to the value of the thing(s) being taxes; generally refers only to property taxes, although technically the term is applicable to income taxes, ad valorem tariffs, special property taxes, etc. Exclusive of exemptions, use value assessment provisions, and the like, the property tax is an ad valorem tax. (IAAO)
- Assessed Value: The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value.
- Cash Equivalency: An analytical process in which the sale price of a transaction with nonmarket financing or financing with unusual conditions or incentives is converted into a price expressed in terms of cash.
- Contract Rent: The actual rental income specified in a lease.
- **Disposition Value**: The most probable price that a specified interest in real property should bring under all of the following conditions: 1) Consummation of a sale will occur within a future exposure time specified by the client; 2) The property is subjected to market conditions prevailing as of the date of valuation; 3) Both the buyer and seller are acting prudently and knowledgeably; 4) The seller is under compulsion to sell; 5) The buyer is typically motivated; 6) Both parties are acting in what they consider their best interests; 7) An adequate marketing effort will be made during the exposure time specified by the client; 8) Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto; and 9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
- Effective Rent: The rental rate net of financial concessions such as periods of no rent during the lease term and above- or below-market tenant improvements.
- Excess Land: Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land may have the potential to be sold separately and is valued separately.
- Excess Rent: The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized at a higher rate in the income capitalization approach.
- Exposure Time: 1) The time a property remains on the market. 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.
- Extraordinary Assumption: An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP 2010-2011 ed.)

Landauer

OFFICE BUILDING



- Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
- Floor Area Ratio (FAR): The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.
- Fractional Vacancy: The amount of vacant space need in a market for its orderly operation. In a stabilized market, where supply and demand are in balance, fractional vacancy allows for move-in and move-outs. In markets for income-producing property, fractional vacancy measures the lost rental income as leases roll over and expire.
- Full Service Lease: See gross lease.
- **General Vacancy:** A method of calculating any remaining vacancy and collection loss considerations when using discounted cash flow (DCF) analysis, where turnover vacancy has been used as part of the income estimate. The combined effects of turnover vacancy and general vacancy relate to total vacancy and collection loss.
- Going Concern Value: 1) The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern. 2) The value of an operating business enterprise. Goodwill may be separately measured but is an integral component of going-concern value when it exists and is recognizable.
- Gross Building Area (GBA): The total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region.
- **Gross Lease**: A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called full-service lease.
- Hypothetical Condition: That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical
 conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject
 property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used
 in an analysis. (USPAP, 2010-2011 ed.)
- **Investment Value:** The value of a property interest to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market.
- Land-to-Building Ratio: The proportion of land area to gross building area; one of the factors determining comparability of properties.
- Lease: A contract in which the rights to use and occupy land or structures are transferred by the owner to another for a specified period of time in return for a specified rent.
- Leased Fee Interest: A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord relationship.
- Leasehold Interest: The tenant's possessory interest created by a lease.
- Lessee: One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement.
- Lessor: One who conveys the rights of occupancy and use to others under a lease agreement.
- Liquidation Value: The most probable price which a specified interest in real property should bring under all of the following conditions: 1) Consummation of a sale within a short time period; 2) The property is subjected to market conditions prevailing as of the date of valuation; 3) Both the buyer is acting prudently and knowledgeably; 4) The seller is under extreme compulsion to sell; 5) The buyer is typically motivated; 6) Both parties are acting in what they considers to be their best interests; 7) A normal marketing effort is not possible due to the brief exposure time; 8) Payment will be made in cash in U.S.

Landauer

OFFICE BUILDING



dollars or in terms of financial arrangements comparable thereto; and 9) The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

- Market Rent: The most probable rent that a property should bring in a competitive and open market reflecting all conditions
 and restrictions of the specified lease agreement, including permitted uses, use restrictions, expense obligations,
 concessions, renewal and purchase options, and tenant improvements (TIs).
- Market Value: See body of report for market value definition used in this appraisal.
- Marketing Time: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)
- **Net Lease:** A lease in which the landlord passes on all expenses to the tenant.
- Net Net Lease: A lease in which the tenant assumes all expenses (fixed and variable) of operating a property except
 that the landlord is responsible for structural maintenance, building reserves, and management. Also called NNN, triple net
 lease or fully net lease.
- Occupancy Rate: 1) The relationship or ratio between the income received from the rented units in a property and the income that would be received if all the units were occupied. 2) The ratio of occupied space to total rentable space in the building.
- Overage Rent The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a
 percentage of sales in excess of a specified breakpoint sales volume
- Prospective Opinion of Value: A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or stabilized level of long-term occupancy.
- Rentable Area: For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which rent is based; calculated according to local practice.
- Retrospective Value Opinion: A value opinion effective as of a specified historical date. The term does not define a type of value. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion.
- Shell Rent: The typical rent paid for retail, office, or industrial tenant space based on minimal "shell" interior finishes (called vanilla finish in some areas). Usually the landlord delivers the main building shell space or some minimum level of interior build-out, and the tenant completes the interior finish, which can include wall, ceiling, and floor finishes; mechanical systems, interior electric, and plumbing. Typically these are long-term leases with tenants paying all or most property expenses.
- Surplus Land: Land that is not currently needed to support the existing improvements but cannot be separated from the
 property and sold off. Surplus land does not have an independent highest and best use and may or may not contribute value
 to the improved parcel.
- Turnover Vacancy: A method of calculating vacancy allowance that is estimated or considered as part of the potential income estimate when using discounted cash flow (DCF) analysis. As units or suites turn over and are available for re-

Landauer

ADDENDUM A

OFFICE BUILDING



leasing, the periodic vacancy time frame (vacancy window) to re-lease the space is considered. Accordingly the income estimate reflects a component of vacancy and is not true potential gross income but some level of effective gross income.

- **Usable Area:** 1) For office buildings, the actual occupied area of a floor or an office space; computed by measuring from the finished surface or the office side of corridor and other permanent walls, to the center of partitions that separate the office from adjoining usable areas, and to the inside finished surface of the dominant portion of the permanent outer building walls. Sometimes called net building area or net floor area. 2) The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas.
- Value In Use: The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of appraisal. Value in use may or may not be equal to market value but is different conceptually.
- Value Indication: An opinion of value derived through application of the appraisal process.



ADDENDUM B

COMPARABLE SUMMARIES

Landauer



LAND COMPARABLE 1 Valuation & Advisory Hammer Lane & Novak St E Hammer Ln **Location Data** 79384 Hammer Lane & Novak St Location Las Vegas, NV 89115 Las Vegas Market North Submarket County Clark APN 123-32-201-008 **Physical Data** Property Type Land Property Sub Type Industrial Sale Data 2.35 Acres Acres Land SF 102,366 SF Transaction Type Sale Useable Acres 2.35 Acres January 29, 2016 Date Land SF 102,366 SF 7 Mos Marketing Time Frontage 164 Feet Kelly Collins-Abkar Grantor 614 Feet **BP Holdings** Depth Grantee 20160128 00001240 Topography Level Document No Rectangular \$425,000 Shape Price Corner or Interior location Interior Property Rights Fee Simple Flood Zone Financing Cash to Seller None Noted Conditions of Sale Typical Easement **None Noted** Environmental Issues Req Capital Cost N/Av All to Site Utilities Offsite/Onsite Costs N/Av Industrial Zoning N/Av Zoned Density Allow able Bldg Area N/Av N/Av Land Units Industrial Analysis Proposed Use N/Av Price per Land Unit Price per Acre \$180,851 Price per Land SF \$4.15

Verification Augie Bustos, 702-898-1221

Comments

This comparable property is located along the south side of Hammer Ln, east of Novak St, Las Vegas, NV. This 2.35 acre parcel of vacant land was purchased on March 28, 2016 for \$425,000 or \$4.15 per square foot. The site is zoned M-2 and the proposed use is industrial. All utilities were available to the site at the time of sale.



LAND COMPARABLE 2 Landaue Valuation & Advisory 12675 Parvin St.

Location Data

ID 79385

Location 12675 Parvin St.

Henderson, NV 89044

Market Las Vegas
Submarket South Las Vegas

County Clark

APN 191-08-701-005, 191-08-701-

006

Physical Data

Property Type Land Property Sub Type Industrial 4.22 Acres Acres Land SF 183,823 SF Useable Acres 4.22 Acres Land SF 183.823 SF Frontage N/Av N/Av Depth Topography Level Square Shape Corner or Interior location Interior Flood Zone

Flood Zone X
Easement None Noted
Environmental Issues None Noted
Utilities All to Site
Offsite/Onsite Costs N/Av

Zoning Commercial H-1

Zoned Density N/Av
Allow able Bldg Area N/Av
Land Units N/Av



Sale Data

Transaction Type Sale

Date October 31, 2016

Marketing Time 7 Mos

Grantor Precedent Properties LLC
Grantee Welpman Self Storage LLC
Document No 20161103 00000407

Price \$1,325,000
Property Rights Fee Simple
Financing Cash to Seller

Conditions of Sale **Typical** Req Capital Cost **N/Av**

Analysis

Price per Land Unit WAv
Price per Acre \$313,981
Price per Land SF \$7.21

Verification Levi Parker, 702-331-2800

Comments

This comparable property is located at 12675 Parvin St., Henderson, NV 89044. This 4.22 net acre area of vacant land encompasses two parcels purchased on Oct 31, 2016 for \$1,325,000 or \$7.21 per square foot. The site is zoned H-I and the proposed use is commercial, industrial and self storage. All utilities were available to the site at the time of sale.



LAND COMPARABLE 3

Valuation & Advisor

Dusan Way @ Nancy Jay St.

Location Data

ID 79388

Location Dusan Way @ Nancy Jay St.

Henderson, NV 89015

Market Las Vegas
Submarket Southeast
County Clark

APN 160-33-217-009



Physical Data

Property Type Industrial Property Sub Type Raw Land 2.75 Acres Acres Land SF 119,790 SF Useable Acres 2.75 Acres Land SF 119,790 SF 426 Feet Frontage 285 Feet Depth Topography Level Rectangular Shape Corner or Interior location Corner Flood Zone

None Noted Easement **None Noted** Environmental Issues All to Site Utilities Offsite/Onsite Costs N/Av Industrial Zoning N/Av Zoned Density Allow able Bldg Area N/Av N/Av Land Units

Sale Data

Transaction Type Sale

Date January 30, 2017

Marketing Time 19 Mos

Grantor Quality Control Southwest
Grantee Hogue Partners LLC
Document No 20170130 00001197

Price \$595,000
Property Rights Fee Simple
Financing Cash to Seller
Conditions of Sale
Req Capital Cost
N/Av

Analysis
Price per Land Unit N/Av
Price per Acre \$205,454
Price per Land SF \$4.72

Verification Public Records

Comments

This comparable property is located at the northwest corner of Dusan Way and Nancy Jay St. This 2.75 net acre area of vacant land was purchased on Jan 30, 2017 for \$565,000 or \$4.72 per square foot. The site is zoned Industrial and the proposed use is Industrial. All utilities were available to the site at the time of sale.



LAND COMPARABLE 4	Landauer
LAND COMIT ARABLE 4	Valuation & Advisory
Spring Canyon Rd & Hwy 95	

Location Data

79390

Spring Canyon Rd & Hwy 95 Location

Boulder City, NV 89005

Market Las Vegas Submarket Southeast County Clark

APN 189-26-101-006



Physical Data

Property Type **Light Manufacturing Light Manufacturing** Property Sub Type

4.77 Acres Acres Land SF 207,995 SF Useable Acres 4.77 Acres Land SF 207,995 SF 327 Feet Frontage 600 Feet Depth Topography Level Rectangular Shape Corner or Interior location Interior Flood Zone

None Noted Easement **None Noted** Environmental Issues N/Av Utilities

Offsite/Onsite Costs N/Av M-1 Zoning N/Av Zoned Density Allow able Bldg Area N/Av N/Av Land Units

Sale Data

Transaction Type Sale

Date February 10, 2017

N/Av Marketing Time

Eldorado Valley LLC Grantor **Arnauld Briand** Grantee 20170210 00001574 Document No

Price \$375,000 Property Rights Fee Simple Financing Typical Conditions of Sale Typical Req Capital Cost N/Av

Analysis

N/Av Price per Land Unit Price per Acre \$78,616 Price per Land SF \$1.80

Verification **Public Records**

Comments

This comparable property is located at the junction of Spring Canyon Rd and Hwy 95 in Boulder City. This 4.77 acre area of vacant land was purchased on Feb 10, 2017 for \$375,000 or \$1.80 per square foot. The site is zoning and proposed use are Light Manufacturing.

Landauer Valuation & Advisory



LAND COMP	ARABLE 5	Landauer Valuation & Advisory
5815 W. Ford Av	⁄e	
Location Data		
ID Location	79392 5815 W. Ford Ave	
Market Submarket	Las Vegas, NV 89139 Las Vegas Southwest	W Ford Ave

Physical Data

County

APN

Property Type **Designed Manufacturing**

Clark

176-13-401-034

Property Sub Type **N/Av**

4.83 Acres Acres Land SF 210,596 SF 4.83 Acres Useable Acres 210.596 SF Land SF 565 Feet Frontage N/Av Depth Topography Level Rectangular Shape Corner or Interior location Interior Flood Zone

None Noted Easement **None Noted** Environmental Issues Required Utilities Offsite/Onsite Costs N/Av D) Zoning N/Av Zoned Density Allow able Bldg Area N/Av N/Av Land Units

Sale Data

Transaction Type Sale
Date May 19, 2017
Marketing Time 3.5 Mos

Grantor Homayoun Larian Trust

Grantee Lee Martinez
Document No 20170519 00001425

Price \$1,375,000
Property Rights Fee Simple
Financing Cash to Seller
Conditions of Sale
Req Capital Cost N/Av

Analysis

Price per Land Unit N/Av
Price per Acre \$284,679
Price per Land SF \$6.53

Verification Public Records

Comments

This comparable property is at 5815 W. Ford Ave in southwest Las Vegas. This 4.83 acre area of vacant land was purchased on May 19, 2017 for \$1,375,000 or \$6.53 per square foot. The site is zoned Designed Manufacturing (M-D) and proposed use is Business Design and Research Park. CoStar shows 216,058 gross SF, but we have deducted 5,462 SF for the railroad easement resulting in 210,596 net SF.

Landauer Valuation & Advisory



Landauer SALES COMPARABLE 1 Valuation & Advisory 8685 S Eastern **Location Data** 79380 ID Location 8685 S Eastern Las Vegas, NV 89123 Market Las Vegas Submarket South Las Vegas Clark County 177-14-710-027 APN **Physical Data** Office Property Type N/Av Property Sub Type 7,268 SF Sale Data GBA No. of Buildings 1 Transaction Type Sale No. of Stories May 12, 2015 Date 2004 15.5 months Year Built Marketing Time Frame & Stucco Construction Grantor Nevada State Bank Condition Average Grantee **D&T Development Properties LLc** 0.66 Acres 20120512 00003357 Document No Acres 28,750 SF \$940,000 Land SF Price Land to Building Ratio 3.96:1 Property Rights Fee Simple Rentable Area 7,268 SF Financing Cash to Seller Parking 6.19/1,000 **REO Sale** Conditions of Sale Class C Req Capital Cost N/Av Office Building Class N/Av LossFactor N/Av Elevators N/Av **Financial Data** Broker Source 100.0% **Analysis** Occupancy Existing or Proforma Income N/Av Most Relevant Value N/Av Price per SF Indicator 100.0% N/Av Vacancy OER EGI N/Av **EGIM** N/Av Expenses N/Av Cap Rate N/Av \$129.33 NOI N/Av Price Per SF

Comments

Verification

WAv

This comparable property is located at 8685 S Eastern Ave, Las Vegas, NV. This 7,238 square foot commercial property was purchased on May 12, 2015 for \$940,000 or \$129.33 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 2004 and the overall quality, design, appeal and condition is considered good. This was an REO sale.



SALES COMPARABLE 2 Landauer Valuation & Advisory

6757 Spencer St.

Location Data

ID 79381

Location 6757 Spencer St

Las Vegas, NV 89119

Market Las Vegas
Submarket South Las Vegas

County Clark

APN 177-02-214-003

Physical Data

Property Type Office
Property Sub Type N/Av
GBA 7,076 SF

No. of Buildings 1
No. of Stories 1

Year Built 2003
Construction Frame & Stucco

Condition Average
Acres 0.54 Acres

Land SF
Land to Building Ratio
Rentable Area
7,076 SF
Parking
5.65/1,000
Office Building Class
LossFactor
N/Av
Elevators
23,522 SF
N/Av

Financial Data

 Source
 Broker

 Occupancy
 100.0%

 Existing or Proforma Income
 N/Av

 PGI
 N/Av

 Vacancy
 100.0%

 EGI
 N/Av

Verification Public Records, CoStar

N/Av

N/Av

N/Av

Sale Data

Transaction Type Sale

Date August 21, 2015

Marketing Time WAv

Grantor Building D Assoc. Ltd.
Grantee W&W Properties LLC
Document No 20150826 00003235

Price \$944,000
Property Rights Fee Simple
Financing Cash to Seller
Conditions of Sale Arm's Length

Req Capital Cost N/Av

Analysis

Most Relevant Value

Comments

Expenses

NOI

This comparable property is located at 6757 Spencer St., Las Vegas, NV. This 7,076 square foot commercial property was purchased on Aug 21, 2015 for \$944,000 or \$133.41 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 2003 and the overall quality, design, appeal and condition is considered average.

Landauer



SALES COMPARABLE 3 Landauer Valuation & Advisor 168 N Gibson Rd

Location Data

ID 79382

Location 168 N Gibson Rd

Henderson, NV 89014

Market Las Vegas

Submarket Southeast/Henderson

County Clark

APN 178-14-111-020

Physical Data

 Property Type
 Office

 Property Sub Type
 N/Av

 GBA
 29,999 SF

 No. of Buildings
 1

 No. of Stories
 1

Year Built 1997

ConstructionReinforced ConcreteConditionAverageAcres2.99 AcresLand SF130,244 SF

Land to Building Ratio 4.34:1

 Rentable Area
 29,999 SF

 Parking
 8.00/1,000

 Office Building Class
 Class B

 LossFactor
 N/Av

 Elevators
 N/Av

 N/Av
 N/Av

Financial Data

 Source
 Broker

 Occupancy
 100.0%

 Existing or Proforma Income
 N/Av

 PGI
 N/Av

 Vacancy
 100.0%

 EGI
 N/Av

 Expenses
 N/Av

 NOI
 N/Av

Verification **N/Av**

Sale Data

Transaction Type Sale

Date December 16, 2016

Marketing Time 14 Mos.

Grantor Holdco One Sub 1 LLC

Grantee MCA Realty

Document No 20161216 00002701

Price \$3,100,000
Property Rights Fee Simple
Req Capital Cost N/Av

Financing Cash to Seller Conditions of Sale Arm's Length

Req Capital Cost N/Av

Analysis

Most Relevant Value

Indicator Price per SF
OER N/Av
EGIM N/Av
Cap Rate N/Av
Price Per SF \$103.34

Comments

This comparable property is located at 168 N. Gibson Rd., Las Vegas, NV. This 29,999 square foot commercial property was purchased on Dec 16, 2016 for \$3,100,000 or \$103.34 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 1997 and the overall quality, design, appeal and condition is considered average.



SALES COMPARABLE 4

Landauer Valuation & Advisory

3250 Pepper Ln

Location Data

D 79383

Location 3250 Pepper Ln

Las Vegas, NV 89120

Market Las Vegas
Submarket South Las Vegas

County Clark

APN 162-36-702-017



Property Type Office
Property Sub Type N/Av
GBA 23,984 SF

 No. of Buildings
 1

 No. of Stories
 2

 Year Built
 2005

 Construction
 Metal

 Condition
 Good

 Acres
 1.51 Acres

Land SF
Land to Building Ratio
Rentable Area
Parking
Office Building Class
LossFactor
Elevators

65,658 SF
2.74:1
23,984 SF
2.18/1,000
Class B
N/Av
N/Av
N/Av

Sale Data

Transaction Type Sale

Date February 27, 2017

Marketing Time 2 months

Grantor Pacific Chino Plaza LLC
Grantee Wey Investment LLC
Document No 20170227 00002935

Price \$2,560,000
Property Rights Fee Simple
Financing Cash to Seller
Conditions of Sale Arm's Length

Req Capital Cost N/Av

Financial Data

 Source
 Broker

 Occupancy
 100.0%

 Existing or Proforma Income
 N/Av

 PGI
 N/Av

 Vacancy
 100.0%

 EGI
 N/Av

 Expenses
 N/Av

N/Av
Paul Peterson, 702-650-5050

Analysis

Most Relevant Value

 Indicator
 Price per SF

 OER
 N/Av

 EGIM
 N/Av

 Cap Rate
 N/Av

 Price Per SF
 \$106.74

Comments

Verification

NOI

This comparable property is located at 3250 Pepper Ln., Las Vegas, NV. This 23,984 square foot commercial property was purchased on Feb 27, 2017 for \$2,560,000 or \$106.74 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 2005 and the overall quality, design, appeal and condition is considered good. Subject property has on-site security and a security gate.

Landauer



SALES COMPARABLE 5 Landauer Valuation & Advisory 4187 S. Pecos

7101 0.1 0000

Location Data

D 79379 Location 4187 S. Pecos

Henderson, NV 89121

Market Las Vegas

Submarket Central East Las Vegas

County Clark

APN 162-24-503-007

Physical Data

Property Type Office
Property Sub Type N/Av
GBA 8,688 SF

No. of Buildings 1
No. of Stories 1

Year Built 1993, Renov 2015
Construction Frame & Stucco

Good Condition 1.03 Acres Acres Land SF 44,867 SF Land to Building Ratio 5.16:1 Rentable Area 8,688 SF Parking 5.52/1,000 Class C Office Building Class N/Av LossFactor

Financial Data

Elevators

Source Broker
Occupancy 100.0%
Existing or Proforma Income N/Av
PGI N/Av
Vacancy

 EGI
 N/Av

 Expenses
 N/Av

 NOI
 N/Av

Verification Public Records, CoStar

N/Av

N/Av

Sale Data

Transaction Type Sale

Date May 15, 2017
Marketing Time 17 months

Grantor Siu Yung Wong & Hang Harry Wong

Grantee RMSB Capital LLC
Document No 20170515 00002935

Price \$785,000
Property Rights Fee Simple
Financing Cash to Seller
Conditions of Sale 1031 Exchange

Req Capital Cost N/Av

Analysis

Most Relevant Value

 Indicator
 Price per SF

 OER
 N/Av

 EGIM
 N/Av

 Cap Rate
 N/Av

 Price Per SF
 \$90.35

Comments

This comparable property is located at 4187 S Pecos Road, Henderson, NV. This 8,688 square foot commercial property was purchased on 5/15/17 for \$785,000 or \$90.35 per square foot. At the time of sale the property was 100% occupied by a single tenant. The building was constructed in 1993 (Renov 2015) and the overall quality, design, appeal and condition is considered good.



LEASE COMPARABLE 1 Landauer Valuation & Advisory

6600 Bermuda Road

Location Data

ID **107543**

Location 6600 Bermuda Rd

Las Vegas, NV 89119

Market Las Vegas
Submarket South
County Clark

APN 177-03-114-004

Physical Data

Property Type office
Property Sub Type office
GBA 32,700 SF
No. of Buildings 1

No. of Stories

Year Built

Exterior Walls

Condition

Quality

Rentable Area

Parking

1987

Tilt-Up

Good

Good

32,700 SF

Adequate

Building Class Load Factor

Survey July-17
Verification Public Records

Class B



\$14.40

Lease Data

Effective Rent

Occupancy	
Expense Structure	NNN
Term	Years
Rent Escalations	N/A
Expense Pass-Thru	N/Av
Concessions	Neg
Tenant Improvements	Neg

Recent Leases Size TI's Rent Date (SF) \$/SF/Y Tenant **PSF Escalations** Term Jul-17 17,493 Listing 5 yrs Neg N/A \$14.40 Jul-17 15,207 Listing 5 yrs Neg N/A \$14.40

Comments

This comparable property is located at 6600 Bermuda Rd, Las Vegas, NV. There are currently two office spaces available for lease ranging in size from 15,207 to 32,700 square feet (both spaces combined). The asking rent rate is \$14.40 per square foot per year based on triple net lease terms for 5 years. The building was constructed in 1994 and is in good overall condition. The parking ratio is 4.8/1000 and the entire property encompasses 3.1 acres.



Landauer Valuation & Advisory

140 N. Stephanie St.

Location Data

107544

140 N. Stephanie St. Location

Henderson, NV 89074

Market Las Vegas Submarket Southeast County Clark

APN 178-15-213-006



Physical Data

office Property Type office Property Sub Type 27,500 SF **GBA**

No. of Buildings No. of Stories 2 2000 Year Built Exterior Walls Tilt-Up Condition Good Good Quality 27,500 SF Rentable Area Adequate

Building Class В

Load Factor

Parking

Lease Data

Occupancy 100.0% Expense Structure NNN Term 6 yrs 3 mos

Rent Escalations N/A N/Av Expense Pass-Thru

10% asking discount Concessions

Tenant Improvements None Effective Rent \$14.04

Survey July-17 **Public Records** Verification

Recent	Leases		
		Size	

	Size		T/'s	Rent
Date	(SF)	Tenant	Term PSF Escalations	\$/SF/Y
Aug-16	27,500	Knoah Solutions	6 yrs 3 mos None None	\$14.04

Comments

This comparable property is located at 140 N. Stephanie St., Henderson, NV. This 27,500 square foot office space is leased to Knoah Solutions at a rental rate of \$14.04 per square foot per year based on triple net lease terms for 6 years 3 months. The lease commenced in August 2016. The building was constructed in 2000 and is in good overall condition.



Landauer

Valuation & Advisory

Gateway Business Park

Location Data

ID 107545

Location 6330 S Pecos Rd

Las Vegas, NV 89120

Market Las Vegas
Submarket South
County Clark

APN **161-31-410-032**



Physical Data

Property Type office
Property Sub Type office/retail
GBA 24,024 SF

 No. of Buildings
 1

 No. of Stories
 1

 Year Built
 1999

 Exterior Walls
 Stucco

 Condition
 Average

 Quality
 Average

 Rentable Area
 24,024 SF

 Parking
 Adequate

Building Class Class B

Load Factor

Survey July-17
Verification Public Records

Lease Data

Occupancy	100.0%
Expense Structure	NNN
Term	3 Yrs
Rent Escalations	N/A
Expense Pass-Thru	N/Av
Concessions	Neg
Tenant Improvements	Neg
Effective Rent	\$10.20

R	Recent Leases								
Г		Size			TI's		Rent		
	Date	(SF)	Tenant	Term	PSF	Escalations	\$/SF/Y		
	Sep-16	24,024	Dinosaurs and roses	3 yrs	Neg	N/A	\$10.20		

Comments

This comparable property is located at 6330 S. Pecos Rd., Las Vegas, NV. This 24,024 square foot office space is leased to Dinosaurs and Roses at a rental rate of \$10.20 per square foot per year based on triple net lease terms for 3 years. The lease commenced in Sept 2016. The building was constructed in 1999 and is in average overall condition.



2825 N Green Valley Pky - Bldg C

Location Data

ID 107546

Location 2625 N Green Valley Pky - Bldg

Henderson, NV 89014

Market Las Vegas
Submarket Southeast
County Clark

APN 178-06-510-003

Physical Data

Property Type office
Property Sub Type office
GBA 31,201 SF

 No. of Buildings
 1

 No. of Stories
 2

 Year Built
 1989

 Exterior Walls
 Metal/Glass

 Condition
 Average

 Quality
 Average

 Rentable Area
 31,201 SF

Building Class

Load Factor

Parking

Survey July-17
Verification Public Records

Adequate

В

Landauer Valuation & Advisory



Lease Data

Occupancy 100.0%

Expense Structure N/Av

Term 5 Years

Rent Escalations Increased Amt

Expense Pass-Thru N/Av
Concessions 0.0889
Tenant Improvements Neg
Effective Rent \$9.84

Recent Leases

	Size			TI's		Rent
Date	(SF)	Tenant	Term	PSF	Escalations	\$/SF/Y
Aug-16	31,201	David O McKay Academy, Inc.	5 yrs	N/A	Increased A	\$9.84

Comments

This comparable property is located at 2625 N Green Valley Pky – Building C in Henderson, NV. This 31,201 square foot office space is leased to the David O McKay Academy at a rental rate of \$9.84 per square foot per year based on triple net lease terms for 5 years. The lease commenced in August 2016. The building was constructed in 1989 and is in average overall condition.



Valuation & Advisory

1788 E. Landing Strip

Location Data

ID **107547**

Location 1788 E. Landing Strip

Las Vegas, NV 89119

Market Las Vegas
Submarket South
County Clark

APN **162-26-407-012**



Physical Data

Property Type office
Property Sub Type free standing

18,269 SF **GBA** No. of Buildings No. of Stories Year Built 1998 Exterior Walls **Block** Condition **Average** Quality **Average** Rentable Area 29,727 SF Parking Adequate **Building Class** Class C

Load Factor

Occupancy

Expense Structure
Term
N/A
Rent Escalations
Expense Pass-Thru
Concessions
Neg
Tenant Improvements
Neg

Effective Rent \$12.00

Survey July-17
Verification Public Records

Recent Leas	es			
	Size		Ti's	Rent
Date	(SF)	Tenant	Term PSF Escalations	\$/SF/Y
Jul-17	29.727	Listina	Nea Nea N/A	\$12.00

Comments

This comparable property is located at 1788 E Landing Strip in Las Vegas, NV. This 18,269 square foot office space is available for lease at a rental rate of \$12.00 per square foot per year based on triple net lease term. The lease commenced in August 2016. The building was constructed in 1998 and is in average overall condition. The property occupies 0.89 land acres.

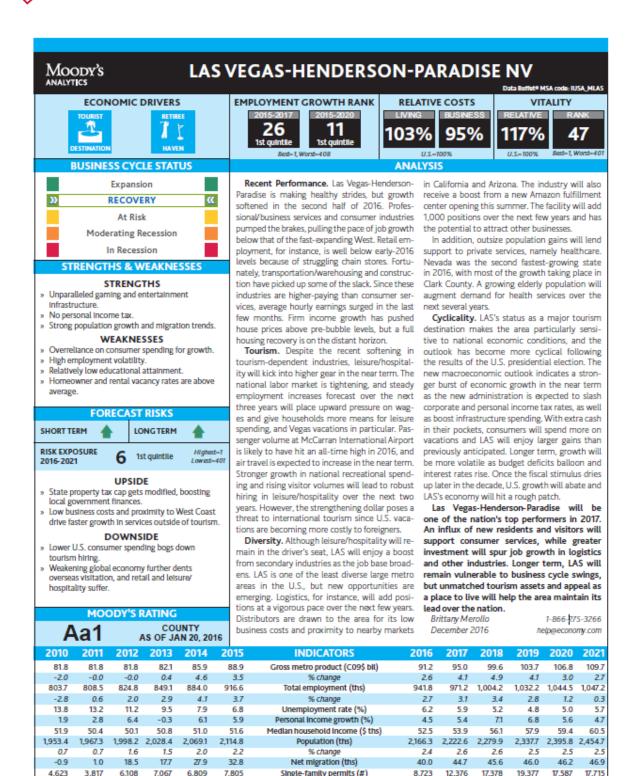


ADDENDUM C

MOODY'S ANALYTICS

Landauer





MOODY'S ANALYTICS / Préds® U.S. Metro / West / December 2016

7.705

184.8

7.848

185.6

6.874

186.4

7.330

189.7

4.475

171.8

5.607

180.5

Landauer

46

851

118.5

1.330

103.7

1.267

1027

1.506

123.3

3.227

145.9

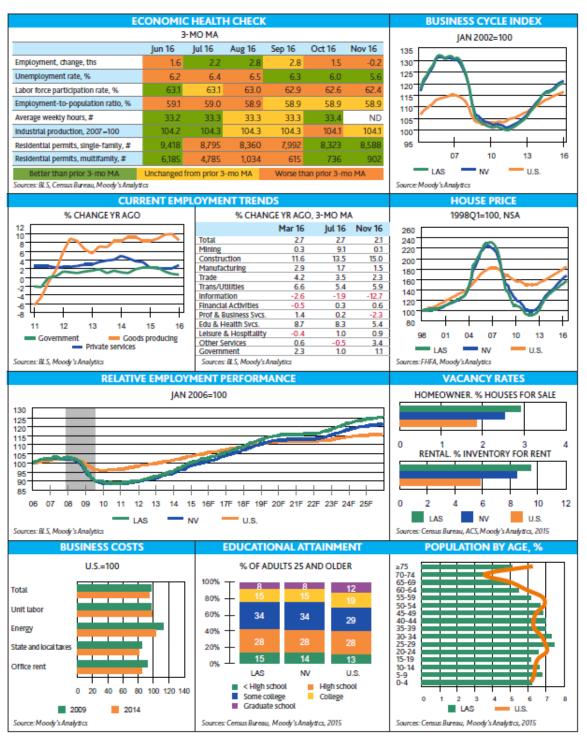
2.800

159.3

Multifamily permits (#) FHFA house price (1995O1=100)



PRÉCIS® U.S. METRO WEST >>> Las Vegas-Henderson-Paradise NV

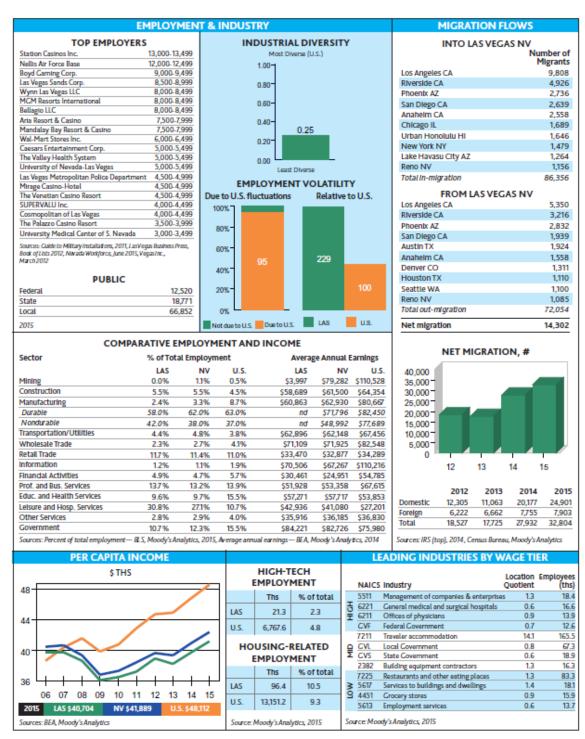


MOODY'S ANALYTICS / Précis® U.S. Metro / West / December 2016

47



PRÉCIS® U.S. METRO WEST >> Las Vegas-Henderson-Paradise NV

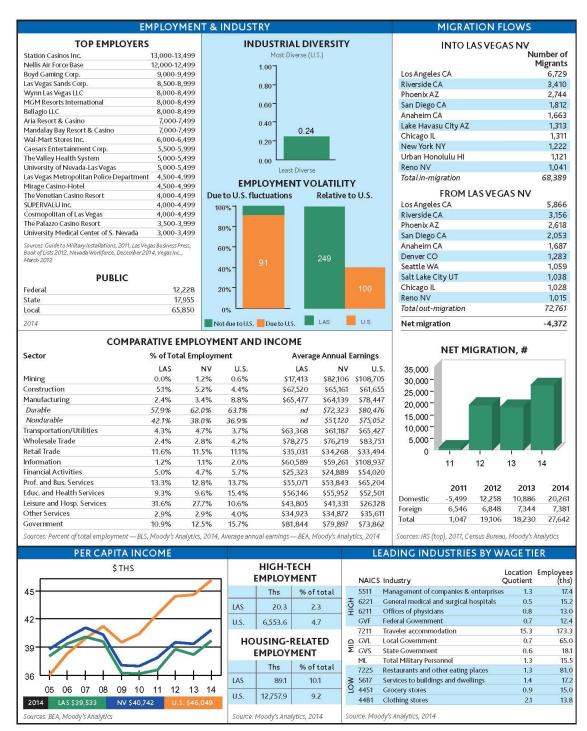


MOODY'S ANALYTICS / Prêcis® U.S. Metro / West / December 2016

48



PRÉCIS® U.S. METRO WEST >>> Las Vegas-Henderson-Paradise NV



MOODY'S ANALYTICS / Précis® U.S. Metro / West / December 2015

48



ADDENDUM D

APPRAISERS QUALIFICATIONS

Landauer



EVAN RANES, MAI, ASA

Managing Director



Landauer Valuation & Advisory a division of Newmark Grubb Knight Frank 3930 Howard Hughes Parkway Suite 180 Las Vegas, NV 89169 eranes@ngkf.com T 213.596.2216 M 702.241.4313 F 702.862.8242

Years of Experience

Over 23 Years

Areas of Specialization

- Appraisal Valuation
- Portfolio Valuation
- Estate Valuation
- Litigation
- Tax Appeal
- Consulting
- ASC 805

Professional Background

As Managing Director, Mr. Ranes oversees the Landauer Valuation & Advisory valuation and consulting services for the acquisition, disposition, and financing of investment grade real estate in the western United States. Mr. Ranes' clients include private investors, institutional investors, trusts, fiduciaries, development companies, and government agencies. Mr. Ranes has valued and consulted on real estate matters for over 23 years. In 1992 he began as an appraiser intern with George A Smith & Associates and in 1995 joined Lubawy & Associates as an associate appraiser. In 2011, he joined Grubb & Ellis/Landauer as a senior appraiser and assumed the duties of managing director in 2012.

Mr. Ranes' experience extends over numerous property types:

- Healthcare (MOB, ILF, ALF, CCRC, SNF, ASC, Hospital)
- Hospitality (hotel, casino, golf course, sports facility)
- Industrial (warehouse, self-storage, business parks)
- Office (condominium, mid-rise, high-rise)
- Retail (strip, neighborhood, big box, net lease, going-concern)
- Apartment (proposed, investment grade, LIHTC, IPO)
- Litigation (tax appeal, acquisitions, condemnation, right-of-way)
- Business Valuation (c-store/gas, restaurant/tavern, hotel/motel, etc.)
- Farm Land (ranch, row crops, permanent crops)

State and Regulatory Licensure

٠	AZ	31917	ND	CG21486	TX	1380284
•	CA	3000521	NM	03439G	UT	8428915CG
٠	CO	CG100043357	NV	A0001497CG	WA	1102235
٠	ID	CGA3589	OR	C001133		

Professional Activities and Affiliations

- MAI, Appraisal Institute
- ASA, American Society of Appraisers
- Associate Member of the American Society of Farm Managers and Rural Appraisers (ASFMRA)
- 1999-2000 Public Relations Chair, Las Vegas Chapter Al

Education

Mr. Ranes graduated from University of Nevada, Las Vegas with an M.B.A. degree with an emphasis in Finance. Prior to this, Mr. Ranes graduated from Portland State University with a B.S. degree in English and Education. He has successfully completed numerous real estate courses and seminars sponsored by the Appraisal Institute and the American Society of Appraisers and has received the Certification of Completion, ASA - Advanced Multidisciplinary Healthcare Valuation Education Program.

OFFICE BUILDING



APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That: EVAN A RANES

Certificate Number: A.0001497-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: March 10, 2016

Expire Date: March 31, 2018

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: GRUBB & ELLIS LANDAUER 3930 HOWARD HUGHES PKWY SUITE #180

LAS VEGAS, NV 89117

REAL ESTATE DIVISION

JOSEPH (JD) DECKER

Administrator





ADDENDUM E

CLIENT CORRESPONDENCE

Landauer



Landauer



Evan Ranes, MAI, ASA Managing Director

Las Vegas, NV 89169

Suite 180

702.241.4313

eranes@ngkf.com

Landauer Valuation & Advisory 3930 Howard Hughes Parkway,

VIA email: RDSINC@cox.net

July 10, 2017

Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College c/o Rick Smith RDS Properties 112 S. Water Street, Suite 150 Henderson, NV 89015 702-610-1076

RE: Office Building,

1202 High Tech Circle, Henderson, NV

Dear Mr. Smith:

Pursuant to your request, we are pleased to submit the following proposal for the appraisal services described herein with regard to the above referenced property (the "Property"). By signing this engagement letter and thereby signifying your acceptance of the provisions it contains, as well as the provisions contained in the attached "Terms & Conditions", you hereby authorize Landauer Valuation & Advisory, a division of Newmark Grubb Knight Frank to perform the described services in connection with the Property.

PARTIES: The undersigned Landauer Valuation & Advisory, a division of Newmark Grubb

Knight Frank ("Firm") and Board of Regents of the Nevada System of Higher

Education on behalf of Nevada State College ("Client").

INTENDED USERS: The intended user of the appraisal services described herein is Board of

Regents of the Nevada System of Higher Education on behalf of Nevada

State College and is intended only for the use specified below.

INTENDED USE: The intended use of the appraisal is for internal decision making and

potential purchase.

Client and any other intended user identified above should consider the Appraisal as only one factor together with its independent considerations and underwriting criteria in any underlying business decision. Client agrees that Firm shall not be responsible in any way for any underlying business decision of Client related to the Property or for the advice or services provided by any of

Client's other advisors or contractors related to the Property.

PROPERTY Office Building

DESCRIPTION: 1202 High Tech Circle, Henderson, NV

DATE OF VALUE: Date of Inspection

The opinions expressed in the Appraisal will be rendered as of the Appraisal Date and shall express no opinion as to circumstances or events that may

3930 Howard Hughes Parkway, Suite 180, Las Vegas, NV 89169 702.241 4313

02.241,4313

A division of Newmark Grubb Knight Frank

Page 1 of 7

Landauer



Newmark Valuation & Advisory



occur subsequent to such date.

VALUE TO BE APPRAISED: Market Value

PROPERTY RIGHTS APPRAISED:

Fee Simple

SCOPE OF WORK:

The analyses, opinions and conclusions are to be developed based on, and the report will be prepared in conformance with, our interpretation of the guidelines and recommendations as set forth in the most recent edition of Uniform Standards of Professional Appraisal Practice (USPAP) as published by the Appraisal Foundation; the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and all applicable local and state requirements.

Firm will use and properly apply all applicable and appropriate approaches to value sufficient to produce credible assignment results. If during the assignment the Client requests or it becomes clear that additional work is required Firm will inform that client immediately and may renegotiate the agreed fee to cover this additional work.

The scope of the analysis will be appropriate in relation to the significance of the appraisal problem. The appraisal will be based on any applicable

extraordinary assumptions and limiting conditions pertaining to the situation.

ASSUMPTIONS AND LIMITING CONDITIONS:

The Appraisal will be subject to Firm's standard Assumptions and Limiting Conditions, which will be incorporated into the Appraisal. All users of the Appraisal are specifically cautioned to understand any Extraordinary Assumptions and Hypothetical Conditions specifically set forth in the Appraisal which may be employed by Firm and incorporated into the Appraisal.

REPORT TYPE:

Appraisal Report

REPORT DELIVERABLES:

The appraisal report, draft and/or final, shall be delivered in electronic format

(typically pdf).

START DATE:

The appraisal process will initiate upon receipt of this signed Agreement as well

as applicable partial payment or retainer.

DELIVERY DATE:

3 weeks from receipt of signed letter of engagement and retainer

ACCEPTANCE DATE:

This Agreement is valid only if signed by both Firm and Client, or by an officer, director or other representative of Client who, by signing this Agreement, represents and warrants that he/she is authorized by Client to do so. The proposal contained herein shall be automatically withdrawn unless this

Agreement is fully signed within 24 hours from the date of this letter.

ASSIGNMENT FEE:

\$3,000

APPRAISAL EXPENSES:

None

PAYMENT:

The Client shall be responsible for payment of the fees stipulated above. Payment of the assignment fee is not contingent upon any predetermined value or on an action or event resulting from the analysis, opinions, conclusions or

use of the assignment report.

3930 Howard Hughes Parkway, Suite 180, Las Vegas, NV 89169 702 241 4313

A division of Newmark Grubb Knight Frank

Page 2 of 7

Landauer



Newmark Valuation & Advisory



Final payment is due and payable upon delivery of the final report or 30 days after delivery of the draft report whichever is sooner. If a draft report is requested in lieu of a final signed report, the entire fee is considered earned upon delivery of the draft report...

PARTIAL PAYMENT / RETAINER

A retainer of \$1,500 is required prior to commencing the assignment. The balance of the assignment fee will be paid upon delivery of the final report or within thirty (30) days of your receipt of a draft report, whichever is sooner. Payment of that balance, or alternative payment arrangements satisfactory to Landauer Valuation & Advisory, is a condition precedent to the delivery of the final report.

Please make payment to:

Landauer Valuation & Advisory

3930 Howard Hughes Parkway, Suite 180

Las Vegas, NV 89169

CONFIDENTIALITY:

Firm shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement to, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP).

Except as required by law client agrees not to release or provide the written Appraisal Report to any third party without Firm's prior written consent, which consent Firm may withhold in its sole and absolute discretion unless such consent is required by the Confidentiality Section of the Ethics Rule of the USPAP.

CHANGES TO THE AGREEMENT:

Any changes to the assignment as outlined in this Agreement shall necessitate the preparation and execution by both parties of a new Agreement. The identity of the Client, intended users, or intended use, the date of value, type of value, or property appraised cannot be changed without a new Agreement.

CANCELLATION OF ASSIGNMENT:

Client may cancel this Agreement at any time prior to Firm's delivery of the Appraisal Report upon written notification to Firm. Client shall pay Firm for all work completed on assignment prior to Firm's receipt of that written cancellation notice, unless otherwise agreed upon by Firm and Client in writing.

NO THIRD PARTY BENEFICIARIES:

Nothing in this Agreement shall create a contractual relationship or any legal duty between Firm or Client and any third party, or any cause of action, rights, or claims in favor of any third party and against Firm or Client. In addition, this Agreement is not intended to, and shall not be construed to, render any person or entity a third party beneficiary of this Agreement. Client acknowledges and agrees that Firm's reports shall reflect the foregoing, and shall specifically state that no third party shall be entitled to rely upon that report.

3930 Howard Hughes Parkway, Suite 180, Las Vegas, NV 89169 702.241.4313

A division of Newmark Grubb Knight Frank

Page 3 of 7

Landauer



Newmark Valuation & Advisory



TESTIMONY AT COURT OR OTHER PROCEEDINGS: Client further agrees to compensate Firm at appraiser's typical hourly or daily rate for providing services as an expert consultant or witness. My time for meetings, telephone conferences, pre-trial preparation, deposition and /or testimony, rebuttal reports or any other additional services will be charged at a rate of \$400 per hour for myself, \$200 for my associate appraisers, and \$100 for my staff. Should travel be deemed necessary for presentations or meetings, you agree, upon presentation of proper documentation, to reimburse Landauer for reasonable and appropriate travel expenses.

FIRM INDEPENDENCE:

Firm cannot agree to provide a value opinion that is contingent upon a predetermined amount. Client acknowledges and agrees that Firm has made no representation or guarantee concerning the outcome of the Appraisal in advance of its preparation.

GOVERNING LAW, JURISDICTION, AND VENUE: Notwithstanding the state of domicile or residency or either party to this Agreement, this Agreement shall be governed and construed under the laws of the state in which the Property is located, and venue for any action arising out of this Agreement, including any action brought to compel arbitration or to enforce any arbitration award, shall be deemed proper only in the court of competent jurisdiction located in the same state and nearest to the Property.

DISCLAIMER; LIMITATION OF LIABILITY:

Except as expressly provided herein, Firm makes no representations or warranties to Client or to any other person or entity with respect to the services to be provided by Firm under this Agreement. Firm specifically disclaims all express warranties not stated in this Agreement and all implied warranties, including without limitation, the implied warranties of merchantability and fitness for a particular purpose. To the maximum extent permitted under applicable law, in no event will either party be liable for any indirect, special, exemplary, incidental, or consequential damages (including loss of profits) arising from or relating to this Agreement, even if such party knew or should have known of the possibility of, or could reasonably have prevented, such damages. In no event shall Firm's total liability arising from or relating to this Agreement, whether based on tort, contract, or any other legal theory, exceed the amount of fees paid to Firm to perform the services described in and contemplated by this Agreement.

Please note additional property specific information may be required based on the inspection of the Property and analysis of the information provided.

3930 Howard Hughes Parkway, Suite 180, Las Vegas, NV 89169 702 241 4313

A division of Newmark Grubb Knight Frank

Page 4 of 7



Landauer



Newmark Valuation & Advisory



Thank you for choosing Landauer Valuation & Advisory. If this letter correctly sets forth Client's understanding of the scope of the services to be rendered to it, and if the terms of the engagement are satisfactory, please execute the enclosed copy of this letter and return it to us. We look forward to working with you.

Respectfully,

Evan Ranes

Evan Ranes, MAI, ASA Managing Director

Agreed to and accepted by:

Board of Regents of the Nevada System of Higher Education on behalf of Nevada State College

Signature:

Kenn Butler by Pamela & Levins

Print Name:

Kenia R. Har

Title:

Vice President of Finance & Business Operations

Date:

7/10/2017

3930 Howard Hughes Parkway, Suite 180, Las Vegas, NV 89169 702:241 4313

A division of Newmark Grubb Knight Frank

Page 5 of 7



Landauer



Newmark Valuation & Advisory



TERMS AND CONDITIONS

- These Terms and Conditions, between Landauer Valuation & Advisory and the Client for whom the
 referenced appraisal service will be performed, shall be deemed a part of those parties' agreement for
 those services ("Agreement") as though set forth in full therein. The Agreement shall be governed by the
 laws of the state in which the Property is located.
- 2. In the event Client fails to make payments when due and payable; then from the date due and payable until paid, the amount due and payable shall bear interest at the maximum rate permitted under the laws of the state in which the Property is located. If Firm is required to institute legal action against Client relating to the Agreement, Firm shall be entitled to recover reasonable attorney's fees, litigation expenses, and costs from Client.
- 3. Firm assumes that there are no items that would require the expertise of professionals such as a contractor, engineer, surveyor, land planner, professional cost estimator, environmental engineer, industrial hygienist, attorney, etc. If such items need to be considered in Appraiser's studies, such services are to be provided by others at a cost which is not a part of the fee proposal. The client must approve, in advance and in writing, the use of other professionals.
- 4. Client acknowledges that Firm is being retained as an independent contractor to perform the services described herein and nothing in this Agreement shall be deemed to create any other relationship between Firm and Client, including but not limited to an employment or agency relationship. The parties neither intend nor have any expectation that any such relationship will arise as a matter of law as a result of the Agreement. This assignment shall be deemed concluded and the services hereunder completed upon delivery of the report and/or services discussed herein to Client.
- 5. All statements of fact that are described or identified in the appraisal report as a basis of the Appraiser's analyses, opinions, and conclusions will be true and correct to the best of Firm appraiser's knowledge and belief. Firm's appraiser is entitled to, and shall rely upon the accuracy of information and material furnished to Firm by Client. Firm's appraiser is also entitled to, and shall, rely on information provided by sources upon which members of the appraisal profession typically rely and that are deemed to be reliable by members of that profession.
- 6. Firm shall have no responsibility for legal matters, or questions or issues involving survey or title, soil or subsoil conditions, engineering, zoning, buildability, environmental contamination, construction defects, material or methodology, or other similar technical matters. The report will not constitute a survey of the property analyzed. Unless specifically noted in the report, Firm shall not take into consideration the possibility or probability of the existence of asbestos, PCB transformers, other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation, removal or remediation thereof.
- 7. The data gathered in the course of the Assignment (except data furnished by Client) and the report prepared pursuant to the Agreement are, and will remain, the property of Firm. With respect to data provided by Client, Firm shall not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to Firm. Notwithstanding the foregoing, Firm's appraiser is authorized by Client to disclose all or any portion of the report and the related data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable Firm's appraiser to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.
- Client shall, to the extent limited in accordance with NRS 41.0305 through 41.039, indemnify, defend (by counsel to be selected by Firm), protect, and hold Firm and Firm's agents, employees, affiliates, successors and assigns, free and harmless from any and all claims, liabilities, losses, penalties, fines,

3930 Howard Hughes Parkway, Suite 180, Las Vegas, NV 89169 702,241,4313

A division of Newmark Grubb Knight Frank

Page 6 of 7

Landauer



Landauer



Newmark Valuation & Advisory



forfeitures, amounts paid in settlement, judgments, and all reasonable attorneys' fees and related litigation costs, fees and expenses incurred by Firm, which result from (i) any failure by Client or Client's agents to provide Firm with complete and accurate information regarding the Property; (ii) any breach by Client of the provisions of the parties' Agreement; (iii) the failure of Client or any of Client's agents to provide a complete copy of the appraisal report to any third party; or (iv) Client's release or provision of the Report to any third party without Firm's prior written consent.

- 9. The appraisal report is prepared and intended for the sole use of the client and identified intended users; however, Client may provide true and complete final copies of the appraisal report (but not its component parts) to third parties who shall review such reports in connection with due diligence efforts related to reviews of various KBS REITs, loan underwriting, securitization or marketing the assets for sale efforts. Client may provide true and final copies of an entire appraisal report to prospective buyers; however, Firm is not required to explain or address appraisal results to any third parties other than to respond to Client for routine and customary questions. Firm may, in Firm's sole and absolute discretion, consent to allow an appraisal report prepared by Firm to become part of or be referenced in any public offering, and may condition such consent on such conditions as Firm may require, in Firm's sole and absolute discretion, including but not limited to Firm being provided with an Indemnification Agreement and/or Non-Reliance Letter, in a form and content satisfactory to Firm and provided by a party satisfactory to Firm.
- 10. During the course of this engagement it is possible that Firm's appraiser will discover conflicting information. In that event, Firm's appraiser will utilize factual information and data considered to be the most authoritative and for critical information will document the source. Information and data referred to may include, but is not limited to, legal descriptions; physical street addresses; assessor parcel numbers; property history; dimensions and areas of the site/land; dimensions and areas of the building improvements; physical unit counts; rent rolls; leases; lease abstracts; income and expense data; and any other related data. Any material discrepancy and/or error in any of the above data could have a substantial impact on the conclusions reported, and Firm therefore reserves the right to amend conclusions reported if Firm is made aware of any such discrepancy and/or error.

3930 Howard Hughes Parkway, Suite 180, Las Vegas, NV 89169 702.241,4313

A division of Newmark Grubb Knight Frank

Page 7 of 7

Landauer



Landauer





Logistical Solutions, LLC

Environmental Site Assessment

The Knapp Building

1202 High Tech Circle

Henderson, Nevada

PHASE I ENVIRONMENTAL SITE ASSESSMENT

KNAPP PROPERTY

1202 HIGH TECH CIRCLE HENDERSON, NEVADA

PREPARED FOR:

NEVADA STATE COLLEGE 1300 NEVADA STATE DRIVE HENDERSON, NEVADA 89002

PROJECT NO. CON171016
SEPTEMBER 19, 2017

By:



4780 WEST ANN ROAD, #5-237 NORTH LAS VEGAS, NEVADA 89031

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.2	SCOPE OF WORK	1
	EXCEPTIONS TO ASTM E1527-13	
	LIMITING CONDITIONS	
	DATA GAPS AND DATA FAILURE	
	RELIANCE	
2.0	SITE AND VICINITY DESCRIPTION	3
	SITE LOCATION AND DESCRIPTION	
	SITE AND VICINITY CHARACTERISTICS	_
	GEOLOGY AND HYDROGEOLOGY	
	HISTORICAL REVIEW OF SITE AND VICINITY	
	HISTORICAL SUMMARY	
	AERIAL PHOTOGRAPH REVIEW	
	CITY DIRECTORIES	
4.0	REGULATORY AGENCY RECORDS REVIEW	7
	. Regulatory Agencies	
7.1.	4.1.1 HEALTH DEPARTMENT	
	4.1.2 BUILDING AND FIRE SAFETY DEPARTMENT	
	4.1.3 PLANNING DEPARTMENT	
	4.1.4 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION	7
5.0	REGULATORY DATABASE RECORDS REVIEW	8
6.0	INTERVIEWS AND USER PROVIDED INFORMATION	11
6.1	Interviews	11
	6.1.1 Interview with Owner	
	6.1.2 Interview with Key Site Manager	
	6.1.3 PAST OWNERS, OPERATORS AND OCCUPANTS	
6.2	6.1.4 Interview with Others	
0.2	6.2.1 ENVIRONMENTAL LIENS	
	6.2.2 ACTIVITY AND LAND USE LIMITATIONS	
	6.2.3 SPECIALIZED KNOWLEDGE	
	6.2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES	
	6.2.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION	
	6.2.6 KNOWLEDGE OF PRESENCE OR LIKELY PRESENCE OF CONTAMINATION	
	6.2.7 Previous Reports and Other Provided Documentation	
7.0	SITE INSPECTION AND RECONNAISSANCE	13
	Property Reconnaissance Findings	
	ADJOINING SITE RECONNAISSANCE FINDINGS	
8.0	ASBESTOS SAMPLING AND LABORATORY RESULTS	15
9.0	CONCLUSIONS AND RECOMMENDATIONS	16

DRAWINGS

- **1** SITE LOCATION MAP
- 2 SITE PLAN
- **3** 1994 AERIAL PHOTOGRAPH
- 4 2006 AERIAL PHOTOGRAPH
- **5** 2014 TOPOGRAPHIC MAP

APPENDICES

- A PHOTOGRAPH LOG
- **B** AERIAL PHOTOGRAPHS
- **C** REGULATORY DATABASE
- **D** ASBESTOS SAMPLING REPORT
- **E** REFERENCES

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 1202 High Tech Circle in Henderson, Nevada. In addition, the property is identified by the Clark County Assessor Office as Assessor Parcel Number (APN) 179-34-811-004 and is identified as the property from this point forward. The general location of the property is shown on Drawing 1.

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs) associated with the property. A recognized environmental condition (REC) is defined as the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property. In addition, a Phase I ESA is used to identify potential environmental liabilities associated with the presence of hazardous materials, their use, storage, and disposal at and in the vicinity of the property, as well as regulatory non-compliance that may have occurred at the property.

1.2 SIGNIFICANT ASSUMPTIONS

Logistical Solutions, LLC (Logistical) relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases and personal interviews. Logistical has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases or personal interviews. It appears that all information obtained from outside sources and reviewed for this investigation is thorough and reliable. However, Logistical cannot guarantee the thoroughness or reliability of this information.

Logistical assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.3 LIMITATIONS

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. Logistical makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13 and are not discussed in this report, except that soil samples were collected outside for analyses of asbestos presence and concentrations.

1.4 EXCEPTIONS TO **ASTM E1527-13**

The credentials (resume) of the environmental assessor have not been included in this report but can be made available upon request.

1.5 LIMITING CONDITIONS

Logistical was granted full and complete access to the property and the office building.

1.6 DATA GAPS AND DATA FAILURE

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier.

The following data gap was identified during the course of this investigation:

Logistical was not able to track the history of the property back to 1940 (due to data failure) as only one of the historical sources utilized as part of this assessment covered the period from 1940 to 1954 (first available aerial photograph). However, based on the undeveloped nature of the property and vicinity in 1954 and earlier, this limitation is not expected to significantly alter the findings of this investigation.

1.7 RELIANCE

This investigation was prepared for the sole use and benefit of the Nevada State College. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than the Nevada State College, or to whom they grant permission.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

The property is located at the far eastern end of High Tech Circle in the Wagon Wheel Industrial Park of Henderson, Nevada. The property consists of a triangular parcel of land that comprises approximately 2.44 acres and is improved with an approximately 20,000 square-foot two-story building that is currently vacant, but was developed as an office-style building. Available records indicate that the current property improvements were constructed beginning in 1997.

In addition to the main office building, the property is improved with asphalt-paved parking spaces, landscaping, a dumpster enclosure, and a backup generator enclosure. Drawing 2 presents a site plan for the property that is based on a recent aerial photograph. Photographs of the property and surrounding sites are depicted in the Photograph Log attached in Appendix A.

2.2 SITE AND VICINITY CHARACTERISTICS

The property is located in a mostly undeveloped commercial and residential part of Henderson, Nevada. The immediately surrounding sites consist of the following:

North	A Union Pacific railroad right-of-way, with active tracks, is about 200 feet in width. Beyond this feature, there is un-developed land for another 200 feet at least.
South	There is undeveloped land for several hundreds of feet to the south. This parcel is owned by the Nevada State College Board of Regents, and is over 500 acres in area. This parcel has much of the Nevada State College campus on it, but it those campus structures are more than ¼ of a mile away, in a westerly direction.
East	A Union Pacific railroad right-of-way, with active tracks, that is about 200 feet in width. Beyond this feature, there is un-developed land for another 500 feet at least.
West	There is an asphalt-paved street (High Tech Circle) and undeveloped land for several hundreds of feet to the west.

With the sole exception of the railroad tracks to the northeast of the property, the adjacent site properties were not identified as significant environmental concerns, in large part because of the lack of development.

2.3 GEOLOGY AND HYDROGEOLOGY

According to the Geologic Map of Nevada, published by the Nevada Bureau of Mines and dated 1976, the property is located in the Las Vegas Valley, within the Basin and Range physiographic province of Nevada. The Las Vegas Valley consists of alluvium filled valleys surrounded by sharp, rugged, mountain ranges. Sedimentary formations in the mountain ranges consist of limestone, sandstone, shale, dolomite, and gypsum which date from the Cambrian to Devonian periods of the early Paleozoic era. Basin floors are depositional areas of lake-laid silt, clay, and younger alluvial deposits.

Based on a review of the USGS Boulder City NW 15-Minute Quadrangle Geologic Map, the soils in the vicinity of the property are classified as Holocene-aged active alluvium sediments consisting of pink to pale-brown fine sand to pebble and gravel. These layers are mostly unconsolidated but may be cemented with caliche depending on the location.

Based on a review of the USGS Boulder City NW, Nevada Quadrangle Topographic Map, the property is situated approximately 2,350 feet above mean sea level, with the local topography sloping downward gently to the north. No natural surface water bodies are located within several miles of the property.

The depth to and the direction of the groundwater flow below the property are uncertain due to its remoteness. Based upon available groundwater contour maps and topographic maps for the vicinity, the depth to shallow groundwater under the property is approximated to be about 75 feet below the ground surface, and is inferred to flow towards the northwest. Drawing 5 presents a portion of the 2014 USGS topographic map depicting the general location of the property. The inferred groundwater flow direction below it is to the northeast, towards the city of Henderson.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

3.1 HISTORICAL SUMMARY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the property that are likely to have led to recognized environmental conditions in connection with the property. A chronological summary of historical data found, including but not limited to aerial photographs, historic city directories, topographic maps, and governmental records is as follows:

Date Range	Sources	Property Descriptions & Uses
1926 – 2017	Aerial Photographs,	Undeveloped land
	Topographic Maps, City	
	Directories	
1997 -Present	Aerial Photographs, City	Commercial building
	Directories, Site Visit	_

According to historical sources, the current building and associated property improvements were constructed beginning in 1997. Prior to the development of the current improvements, the property was undeveloped, vacant land. No significant environmental concerns were identified in association with the current or historical use of the property. Only one site of environmental concern in the vicinity, a set of railroad tracks immediately to the north of the property, is discussed in the upcoming sections of this report.

3.2 **AERIAL PHOTOGRAPH REVIEW**

On September 6, 2017, Logistical reviewed aerial photographs of the property and surrounding area. EDR provided aerial photographs for review for the following years:

 Date:
 2/23/1954
 Date:
 9/15/1999

 Scale:
 1"=1,000 feet
 Scale:
 1"=500 feet

 Date:
 10/11/1976
 Date:
 7/2/2004

 Scale:
 1"=500 feet
 Scale:
 1"=750 feet

 Date:
 6/9/1981
 Date:
 2006

Scale: 1"=500 feet Scale: 1"=500 feet

 Date:
 2/7/1985
 Date:
 2010

 Scale:
 1"=500 feet
 Scale:
 1"=500 feet

 Date:
 5/2/1990
 Date:
 3/29/2017

Scale: 1"=750 feet Scale: 1"=200 feet

Date: 6/3/1994

Scale: 1"=500 feet

In the earliest available aerial photograph of the vicinity (from 1954), the property and all adjacent sites except for the Union Pacific railroad tracks to the north, are shown as undeveloped tract of land. Other than some dirt trails and the railroad tracks, the vicinity of and around the property was mostly undisturbed at that time.

In the series of five available aerial photos from between 1976 and 1994, there is very little difference that can be discerned for the area of interest near the property, but there was significant new development in the near distance that did not affect the property.

In the 1999 aerial photograph, High Tech Circle has been put in and the commercial building, as well as parking lots, have been constructed. The surrounding parcels are shown in all directions to be vacant.

There are no significant changes evident in the 2004 and 2006 aerial photographs regarding the property and any adjacent parcels. A residential neighborhood is shown to have been constructed about one-fourth of a mile away downgradient and to the northwest.

In the 2010 and 2017 aerial photographs, the property is shown to be very similar to its current configuration, with about one-half of the property covered by the office building and parking lot. The eastern half of the property is shown as un-improved at that time, the same as it is today.

Copies of the 1994 (pre-construction) and 2006 (post-construction) aerial photographs are included as Drawing 3 and 4, respectively. The remaining aerial photograph, taken in 2017, was reviewed online at http://gisgate.co.clark.nv.us/-openweb/. A copy of this aerial photograph was not available for inclusion in this report due to copyright concerns.

3.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made by EDR for any appropriate Sanborn Fire Insurance maps for the property, but Sanborn map coverage was not available.

3.4 CITY DIRECTORIES

A search of historic city directories was conducted for the property on May 20, 2014 based upon information provided by EDR. Directories were available and information was provided for the years dating from 1959 to 2014 at minimum five-year intervals unless directories were not available for intervening years. Due to the relatively recent construction of the office complex, coupled with the lack of nearby neighbors, there was not much information available. The following table summarizes the results of the city directory search:

Year(s)	Occupant Listed
1959, 1967,	High Tech Circle – Street not listed
1992, and 1995	
1999	1202 High Tech Circle – CAM Data Systems
2003	1202 High Tech Circle – Occupant Unknown
2008	1202 High Tech Circle – Address not listed
	East Paradise Hills Drive – Street listed with 8 residents identified, 4 residents not
	identified, and one listing for Clark County School District
2013	1202 High Tech Circle – CAM Commerce Solutions
	East Paradise Hills Drive – Street listed with 6 residents identified

Historical city directories for Henderson dating from 1959 to 1995 did not identify the property address, nor the entire street. The street and subject property were first identified in the 1999 directory listing as High Tech Circle and CAM Data Systems, respectively. In 2003, the building's occupant was listed as "Occupant Unknown". The only street that intersects with High Tech Circle is East Paradise Hills Drive, but the nearest home on that street with information provided by EDR is about one mile away. There were no environmental concerns noted during the city directory review.

4.0 REGULATORY AGENCY RECORDS REVIEW

4.1. REGULATORY AGENCIES

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are frequently contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the property. In addition, information pertaining to Activity and Use Limitations (AULs), defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested. Specifically AULs are comprised of engineering controls (EC) and institutional controls (IC).

Engineering Controls are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property. Institutional Controls are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action to ensure maintenance of a condition of no significant risk to public health or the environment.

4.1.1 HEALTH DEPARTMENT

On September 6, 2017, the Southern Nevada Health District (SNHD) was contacted and requested to review files on the property and nearby sites of concern. Files at the SNHD may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

The SNHD replied back after searching their records and claimed that they could find nothing in the way of environmental concerns for the property. Other information indicating current or prior use or storage of hazardous materials, or the existence of AULs were not on file at the SNHD for the property.

4.1.2 BUILDING AND FIRE SAFETY DEPARTMENT

On September 6, 2017, the City of Henderson's Building and Fire Safety Department was contacted for information on the Property to identify any evidence of previous or current hazardous material usage. Logistical was informed that file information maintained by this office is not available for immediate public review and that all requests concerning the presence of storage tanks or storage of hazardous materials should be directed to the SNHD or the NDEP. Other building department records were not reasonably ascertainable for the preparation of this Phase I ESA.

4.1.3 PLANNING DEPARTMENT

On September 6, 2017, Mr. Ryan Loomis of the City of Henderson Planning Division was contacted for information on the property in order to identify AULs associated with the property. According to him, there was no information pertaining to the existence of AULs on file for the property with this agency.

4.1.4 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

On September 6, 2017, Logistical reviewed the Open and Closed Cases files on NDEP's website. There was no information available for the property or adjacent sites regarding significant environmental issues at these locations.

On September 14, 2017 Logistical inquired by telephone about the status of an NV NPDES permit that showed up in the EDR Radius Database. The owner of the property, according to NDEP records, had an NPDES permit active for "Construction Purposes" for the period between March 2006 and June 2007. It is not an environmental issue of concern any longer.

5.0 REGULATORY DATABASE RECORDS REVIEW

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Environmental Data Resources Inc. (EDR). The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. Logistical's field representative attempted to confirm the locations of listings on or adjacent to the property. The EDR Report is included in Appendix C.

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the property are expected to represent a potential environmental concern to the property. Contaminated sites located hydrologically downgradient of the property are not expected to represent a potential threat to the groundwater quality beneath the property. Sites that are situated hydrologically cross-gradient relative to the property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Sections 2.3 and 4.1.5, groundwater in the vicinity of the property is estimated to flow toward the northwest at a depth of approximately 75 feet below the ground surface. The migration of VOC contaminants in the vapor phase does have the potential to impact the property; however, evaluation of vapor phase migration and intrusion is beyond the scope of this assessment.

	Search	Distances with Reported Sites (Miles)						
Database	Radius Distance (Miles)	Property	Adjacent Sites	0.125	0.25	0.50	1.00	Total
NPL	1	0	0	0	0	0	0	0
Proposed NPL	1	0	0	0	0	0	0	0
NPL Liens	Property	0	-	-	-	-	-	0
DELISTED NPL	1	0	0	0	0	0	0	0
CERCLIS	0.5	0	0	0	0	0	ı	0
Federal Facility	0.5	0	0	0	0	0	ı	0
CERCLIS NFRAP	0.5	0	0	0	0	0	ı	0
RCRA CORRACTS	1	0	0	0	0	0	0	0
RCRA-TSDF	0.5	0	0	0	0	0	1	0
RCRA-LQG	0.25	0	0	0	1	ı	ı	1
RCRA-SQG	0.25	0	0	0	0	ı	ı	0
RCRA-CESQG	0.25	0	0	0	0	-	-	0
US ENG CONTROLS	0.5	0	0	0	0	0	-	0
US INST CONTROLS	0.5	0	0	0	0	0	-	0
LUCIS	0.5	0	0	0	0	0	-	0
ERNS	Property	-	-	-	-	-	-	0
Tribal Lands	1	0	0	0	0	0	0	0
SHWS	1	1	0	0	0	0	2	2
SWF/LF	0	0	0	0	0	-	0	0
LUST	0.5	0	0	0	0	0	-	0
Indian LUST	0.5	0	0	0	0	0	-	0

	Search	Distances with Reported Sites (Miles)						
Database	Radius Distance (Miles)	Property	Adjacent Sites	0.125	0.25	0.50	1.00	Total
UST	0.25	0	0	0	0	-	-	0
AST	0.25	0	0	0	0	-	-	0
Indian UST	0.25	0	0	0	0	ı	-	0
FEMA UST	0.25	0	0	0	0	ı	ı	0
VCP	0.5	0	0	0	0	0	-	0
Indian VCP	0.5	0	0	0	0	0	-	0
STATE/TRIBAL BROWNFIELDs	0.5	0	0	0	0	0	-	0
Local/US BROWNFIELDs	0.5	0	0	0	0	0	ı	0
ODI	0.5	0	0	0	0	0	ı	0
Debris Region 9	0.5	0	0	0	0	0	-	0
SWRCY	0.5	0	0	0	0	0	-	0
Indian ODI	0.5	0	0	0	0	0	1	0
US CDL	Property	0	-	•	-	-	-	0
US Hist CDL	Property	0	-	-	-	-	-	0
Liens 2	Property	0	-	-	-	-	-	0
HMIRS	Property	0	-	1	-	ı	1	0
RCRA NLR	0.25	0	0	0	0	-	-	0
DOT OPS	Property	0	-	-	-	-	-	0
DOD	1	0	0	0	0	0	0	0
FUDS	1	0	0	0	0	0	0	0
CONSENT	1	0	0	0	0	0	0	0
ROD	1	0	0	0	0	0	0	0
UMTRA	0.5	0	0	0	0	0	-	0
US Mines	0.25	0	0	0	1	-	-	1
TRIS	Property	0	-	•	-	-	-	0
TSCA	Property	0	-	-	-	1	-	0
FTTS	Property	0	-	•	-	ı	-	0
HIST FTTS	Property	0	-	-	-	1	-	0
SSTS	Property	0	-	ı	-	ı	ı	0
ICIS	Property	0	-		-	ı	-	0
NV NPDES	Property	1	-	ı	-	ı	-	1

The property was not identified during the regulatory database search as being a State Hazardous Waste Site (SHWS), UST facility, FINDS, Resource Conversation and Recovery Act (RCRA) Non-Generator/No Longer Regulated (NLR) or as a Historical Auto Station (EDR US Hist Auto Stat) facility. The property itself was identified by EDR as having a National Pollution Discharge Elimination System permit, but that is typical for commercial properties, and no significant environmental issue is attached to it.

Logistical performed a detailed review of the sites listed in the EDR Report and selected sites to discuss in more detail due to their relative proximity to the property, the nature of the listing, and/or hydrological position relative to the property. Facilities are not considered an environmental threat to the property if they were listed in the EDR Report and are not discussed in further detail below. The facilities that merit additional discussion, although they are not considered to affect the property from an environmental standpoint at the current time, are presented below.

Site Name: Union Pacific Railroad Tracks and Right-of-Way

Databases: None

Address: No Address Available; Owned by City of Henderson

Distance: Adjacent to Property Direction: North and East

Comments: The regulatory database provided by EDR did not identify the Union Pacific Railroad tracks in their map review. However, in general, actively used railroad tracks should always be considered to be of potential significant environmental concern to a property if they are as close to that property as they are to the property for which this Phase 1 ESA report was generated, mostly based upon the types of materials they are capable of transporting. That said, there was no evidence of significant spills or releases of hazardous materials noted during the site visit done on September 8, 2017.

Site Name: Rock Solid, Inc. Databases: US Mines

Address: Sanders County, Montana

Distance: 0.25 mile

Direction: 1/4 mile northwest of the Property

Comments: This facility was presented as the Paradise Portable Mine in the EDR report. Little is known about this site, but the USGS topo maps from 1973, 1978, and 1983 show the presence of a "Gravel Pit" at the location identified in the EDR report as a Rock Solid, Inc. operation. There were several minor mining Notices of Violations associated with its operations between 2005 and 2015. It is downhill and down-gradient far enough away from the property so that it should not be considered to represent any significant environmental concern to the property.

Site Name: Valence Technologies

Database: SHWS

Address: 301 Conestoga Way; Henderson, NV

Distance: 0.95 mile Direction: Northwest

Comments: Valence Technologies was identified in the EDR-supplied database as a SHWS site that was conducting business activities as early as 1996. It was identified as both a Small Quantity Generator and a Large Quantity Generator of hazardous wastes. Although there were numerous Notices of Violation associated with this property over time, it is far enough away from the property, and down-hill as well as down-gradient far enough away so that the site does not represent any degree of significant environmental concern.

It should be noted that currently Valence Technologies is believed to not operate any longer from this location.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this investigation to obtain information indicating RECs in connection with the property.

6.1.1 Interview with Owner

The property owner, Mr. Geoffrey Knapp, was not interviewed during the course of the site reconnaissance. However, Mr. Knapp was responsible for filling out the Site Questionnaire for this ESA. According to the Pre-Site Inspection Questionnaire, Mr. Knapp was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the. In addition, Mr. Knapp was not aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

6.1.2 Interview with Key Site Manager

Mr. Ron Opfer, a real estate agent who is familiar with the property, escorted Logistical and answered questions during the site reconnaissance. Mr. Opfer provided limited, but useful information regarding the history of the property. No significant on-site environmental concerns were noted during the interview with Mr. Opfer.

Mr. Rick Smith, who works for the Nevada State College, is familiar with the building and offered some information regarding it.

6.1.3 PAST OWNERS, OPERATORS AND OCCUPANTS

Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable.

6.1.4 Interview with Others

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the property. According to ASTM E1527-13 and EPA's AAI Rule, the following items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the following inquiries ultimately rests with the User, and providing the following information to the environmental professional would be prudent if such information is available. The User of this Phase I ESA will be Penny Morris of the Nevada State College.

6.2.1 ENVIRONMENTAL LIENS

Logistical was not informed by Ms. Morris of any environmental cleanup liens encumbering the property that are filed or recorded under federal, tribal, state or local law.

6.2.2 ACTIVITY AND LAND USE LIMITATIONS

Logistical was not informed by Ms. Morris of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state or local law.

6.2.3 SPECIALIZED KNOWLEDGE

Logistical was not informed by Ms. Morris of any specialized information or experience related to the property or nearby sites.

6.2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Ms. Morris did not provide any information to Logistical that would indicate or suggest that the valuation of the property is significantly less than the valuation for comparable properties due to environmental factors.

6.2.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Logistical was not provided any prior *Phase I Environmental Site Assessment* reports that may have been conducted earlier by others. No other commonly known or reasonably ascertainable information about the property which aided Logistical in identifying conditions indicative of a release or threatened release was provided during the course of this investigation.

6.2.6 Knowledge of Presence or Likely Presence of Contamination

Ms. Morris did not inform Logistical of any obvious indicators that pointed to the presence or likely presence of contamination at the property.

6.2.7 Previous Reports and Other Provided Documentation

No previous environmental reports for this property were provided to Logistical, nor are any known to have been done previously.

7.0 SITE INSPECTION AND RECONNAISSANCE

On September 8, 2017, a site reconnaissance of the property and adjacent sites was conducted by Mr. Christopher Garey of Logistical in order to obtain information indicating the likelihood of RECs at the property and adjacent sites as specified in ASTM Standard Practice E1527-13. The sky was overcast at the time of the site visit, but weather conditions were favorable for it to be conducted at the time.

7.1 PROPERTY RECONNAISSANCE FINDINGS

taentifiea		Observation						
Yes	No	Observation						
\boxtimes		Hazardous Substances and/or Petroleum Products in Connection with Property Use						
	\boxtimes	Aboveground & Underground Hazardous Substance or Petroleum Product Storage						
Ш		Tanks (ASTs / USTs)						
	\boxtimes	Hazardous Substance and Petroleum Product Containers and Unidentified						
		Containers not in Connection with Property Use						
	\boxtimes	Unidentified Substance Containers						
\boxtimes		Electrical or Mechanical Equipment Likely to Contain Fluids						
	\boxtimes	Interior Stains or Corrosion						
	\boxtimes	Strong, Pungent or Noxious Odors						
	\boxtimes	Pools of Liquid						
\boxtimes		Drains, Sumps, Separators and Clarifiers						
	\boxtimes	Pits, Ponds and Lagoons						
	\boxtimes	Stained Soil or Pavement						
	\boxtimes	Stressed Vegetation						
	\boxtimes	Solid Waste Disposal or Evidence of Fill Materials						
\boxtimes		Waste Water Discharges						
	\boxtimes	Wells						
	\boxtimes	Septic Systems						
		Other						

HAZARDOUS SUBSTANCES AND/OR PETROLEUM PRODUCT CONTAINERS AND UNIDENTIFIED CONTAINERS NOT IN CONNECTION WITH PROPERTY USE

The building has a diesel-powered backup generator located in an enclosure in the north corner of the property. This generator is sitting atop secondary containment. No signs of significant leaks or staining were observed around this generator. The presence of this well-maintained generator is not considered an environmental concern.

There was about 10 gallons of latex paint found in a utility/maintenance closet on the north side of the building. The presence of this minor amount of paint is not an environmental concern.

ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

One outdoor, pad-mounted electrical transformer was observed on the property adjacent to the street west of the building. The approximate location of the transformer is shown on the Site Plan, Drawing 2. No spills, staining or leaks were observed on or around the transformer. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

There are hydraulic controls and equipment for the building's elevator inside a closet on the first floor and close to the elevator. No spills, staining or leaks were observed on or around this feature or the elevator

itself. Based on the good condition of the equipment, the elevator and its hydraulic system is not expected to present any environmental concern.

DRAINS, SUMPS, SEPARATORS AND CLARIFIERS

There was a small room inside the building on the lower floor that had two floor drains. It is presumed that these two drains flow into the City of Henderson septic sewer system. Mr. Rick Smith, of the Nevada State College, stated that to his knowledge, the building has never had an outdoor septic system of its own. Other evidence of drains, sumps, separators and clarifiers was not observed on the property.

7.2 ADJOINING SITE RECONNAISSANCE FINDINGS

Identified		Observation							
Yes	No	ODSCI VALIDII							
	\boxtimes	Hazardous Substances and/or Petroleum Products in Connection with Property Use							
	\boxtimes	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)							
	\boxtimes	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use							
	\boxtimes	Unidentified Substance Containers							
	\boxtimes	Electrical or Mechanical Equipment Likely to Contain Fluids							
	\boxtimes	Interior Stains or Corrosion							
	\boxtimes	Strong, Pungent or Noxious Odors							
	\boxtimes	Pool of Liquid							
	\boxtimes	Drains and Sumps							
	\boxtimes	Pits, Ponds and Lagoons							
	\boxtimes	Stained Soil or Pavement							
	\boxtimes	Stressed Vegetation							
	\boxtimes	Solid Waste Disposal or Evidence of Fill Materials							
	\boxtimes	Waste Water Discharges							
	\boxtimes	Wells							
	\boxtimes	Septic Systems							
	\boxtimes	Other							

ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

The adjacent properties are still undeveloped near the property under investigation, except for the presence of one set of railroad tracks to the north. No buildings or transformers were observed on any adjacent sites during the site inspection. Based on the absence of any buildings nearby on adjoining properties, the adjacent properties are not expected to represent a significant environmental concern.

8.0 ASBESTOS SAMPLING AND LABORATORY REPORTS

This section briefly discusses the asbestos sampling that was requested by Nevada State College personnel. Although asbestos sampling and analyses are not standard practices with Phase 1 investigations and reporting, asbestos sampling was accomplished in this case.

On September 8, 2017, Lauren Barnes of RiskNomics, LLC collected ten discrete soil samples for analyses of asbestos. The results of the analyses, and the recommendations of RiskNomics, are presented in Appendix D.

9.0 CONCLUSIONS AND RECOMMENDATIONS

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. Logistical's investigation has not revealed RECs in association with the property.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-13 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The release of gasoline from the former service station located on the property that impacted soil and groundwater constitutes as a historical recognized environmental condition (HREC) in association with the property. The cleanup activities associated with the past release of gasoline have been conducted to the satisfaction of the NDEP without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

<u>Environmental Issues</u> include environmental concerns identified by Logistical that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-13. Logistical's investigation has revealed the following environmental issues associated with the property or nearby sites:

- ➤ Railroad tracks are about 100 feet northeast of the property. Although there is no record of any past environmental issues regarding these tracks or the trains that run on them known to Logistical, they may present environmental issues in the future.
- > Low concentrations of actinolite asbestos were detected in all ten of the soil samples collected in the eastern, undeveloped portion of the property. RiskNomics, the company that collected the ten samples, recommends that activity on the undisturbed land be kept to a minimum as a Health and Safety precaution. Also, they recommend further study of the asbestos-containing soil for this portion of the parcel if it is going to be constructed upon at a later date.

Logistical has performed this Phase I ESA for the property located at 1202 High Tech Circle in Henderson, Nevada, in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice were described in Section 1.3 of this report. This assessment has not revealed evidence of recognized environmental conditions in connection with the property. Logistical does not recommend further environmental investigations for the property at this time.

10.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

By signing this report, the author declares that, to the best of his professional knowledge and belief, he meets the definition of *Environmental Professional* as defined in §312.10 of 40 CFR Part 312.

The author has the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the property. The author has developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312.

I, Christopher Garey, hereby certify that I am responsible for the services described in this document and for the preparation of this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state, and local statutes, regulations and ordinances.

Prepared By:

Christopher Garey, CEM

Project Manager

EM-1667 (expires 4/14/2019)

DRAWINGS

Scale: 1 inch = 5 miles





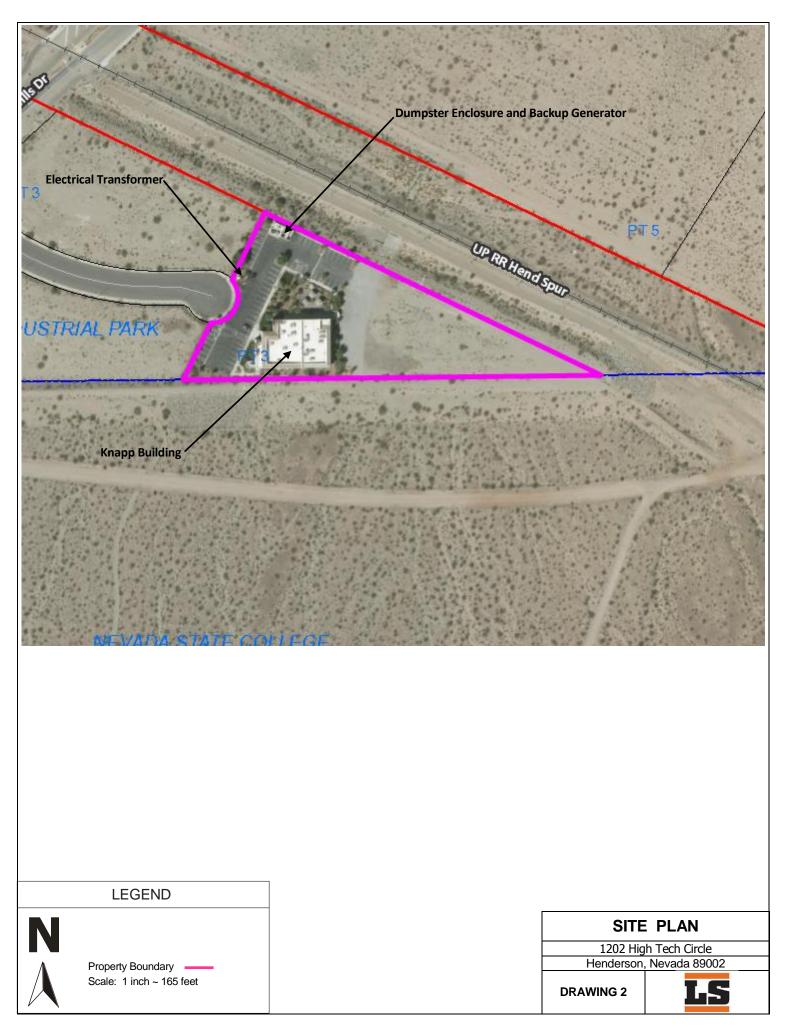


SITE LOCATION MAP

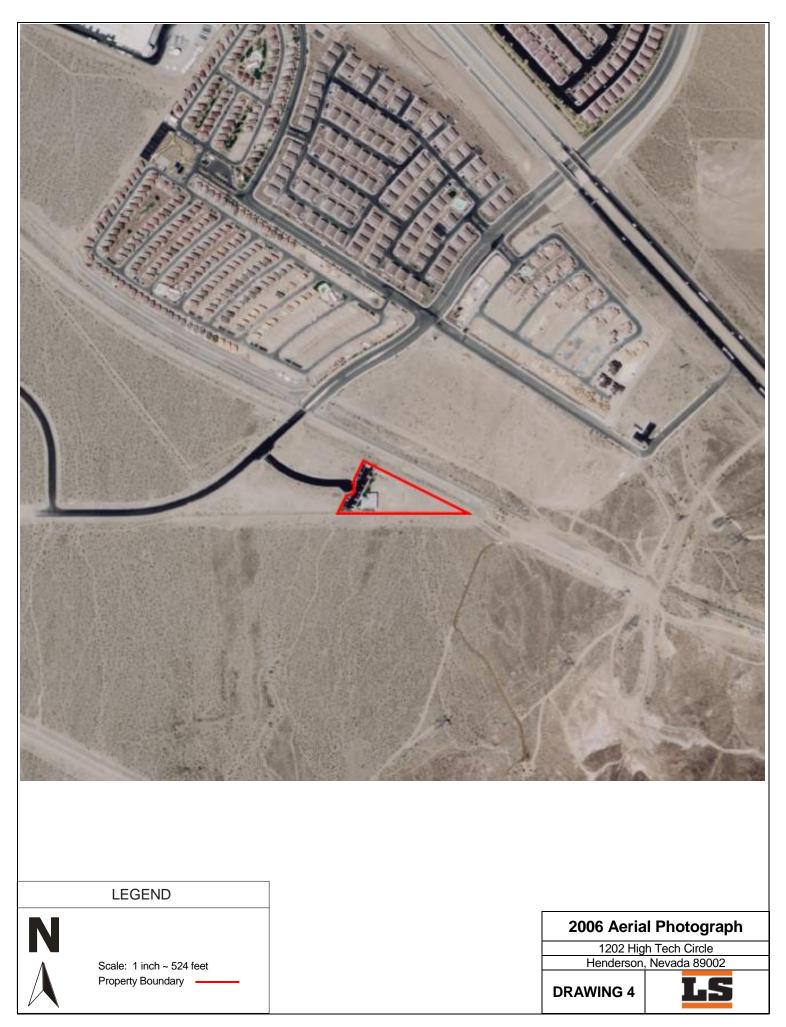
1202 High Tech Circle Henderson, Nevada 89002

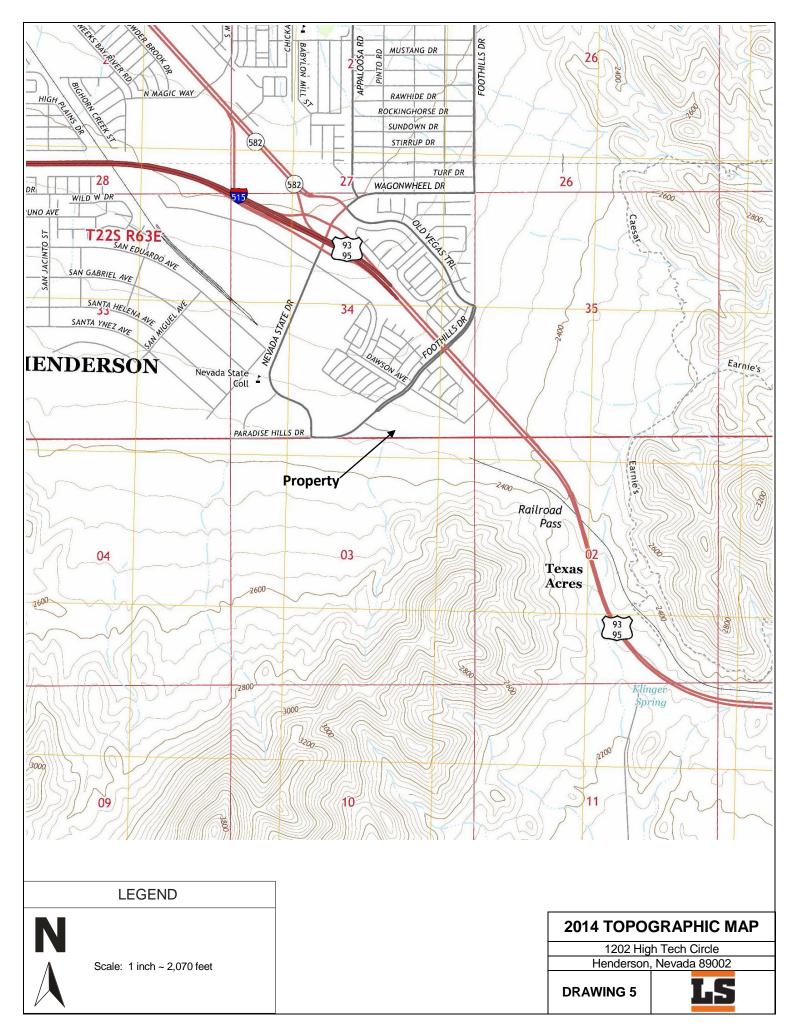
DRAWING 1











PHA	SE I ESA P	RE-SIT	E INS	PEC	TION QUEST	TIONNAIRE
Project Manager:			and the same of	-	P	roject No:
PROJECT/SITE IN	FORMATION	V				roject ivo.
Client Name: Nevad	a State College	NSHE				
Project Street Addre	ss(es): 1202 His	gh Tech Ci	rcle			
City: Henderson	County	Clark			State: NV	Zip:
CONTACT INFOR	RMATION					
Contact	Name			Tele	phone Number	Years Associated w/Site
Owner Contact:	Geoff Knapp			702	-702-204-7591	Since 1997
Site Contact:	Ron Opfer			702	-768-7238	1 year
Key Site Mgr:	Ron Opfer			702	768-7238	1 year
Previous Owner(s):						
PROPERTY USE A		CATIONS				
Single-Family Re				'	Vacant or undevelop	ped
Multi-Family Res					Agricultural specify	
xx Commercial O					ndustrial specify typ	pe:
Commercial Reta					Other specify type:	
Total Property Size:				Original Construction Date: 1997		
Total Number of Bui					Construction Phase	
Total Sq. Ft. of Build	lings: approx	20,000 SF	gross	Date	es of Renovations/Pl	hases: 1997 and 2007
Are there any bodies describe:	of water on or	immediatel	y adjace	nt to t	he site? Yes	XX No If yes, please
Potable Water Source					NV Energy	Gas: Southwest Gas
Any waste water disc		e? 🗌 Septi	c Tank/I	each	field Sanitary Se	ewer Other None
OCCUPANTS/TEN	IANTS					
Current Occupant(s)	Tenant(s)	Length of	оссира	ncv	Brief description	of on-site operations
Vacant					J 1	,
				-		

Previous Occupant(s)/Tenant(s)	Length of occupar	ncy Brief description of on-site operations
Accelerated Payment Technologies	6 years	Credit Card processing
CAM Commerce Solutions	14 years	Software Company
Has the subject site ever been occup Dry Cleaner Gas Station If yes, provide length of occupancy:	Printing Facility [
available? They were done too		subject property? Yes \[\sum \text{No If Yes, are copies} \]
	ere done at the time	se II Asbestos Lead Paint Radon the property was purchased as I don't have this
ON-SITE ENVIRONMENTAL C	ONDITIONS	
Are you aware of any of the following NOTE: If applicable, please provide site inspector during site inspection.	e inventory records,	onditions, either current or former, on the subject site? inspection records and material safety data sheets to
Environmental Condition/Issue		Notes on Yes Responses
Aboveground Storage Tanks	Yes X No	
Underground Storage Tanks	Yes X No	
Hazardous/Toxic Substances	Yes X No	
Stored Chemicals	Yes X No	
Chemical Spills/Releases	Yes X No	
Dump Areas/Landfills	Yes X No	
Waste Treatment Systems	Yes X No	
Wastewater Discharges	Yes X No	
Floor Drains/Sumps/Clarifiers	No. 10 (10 (10 (10 (10 (10 (10 (10 (10 (10	There are floor drains in the bathrooms that are only used if something overflows or if floors are hosed down.

ON-SITE ENVIRONMENTAL	CONDITIONS CO	ONTINUED			
Are you aware of any of the follow	ing environmental	conditions, either current or former, on the subject site?			
Environmental Condition/Issue	Response	Notes on Yes Responses			
Pits, Ponds, Lagoons	Yes X No				
Stained Soil/Vegetation	Yes X No				
Pesticide/Herbicide Use	Yes X No				
Polychlorinated Biphenyls (PCBs)	Yes X No				
Electrical Transformers	Yes X No				
Hydraulic Lifts	Yes X No				
Elevators	X Yes No				
Asbestos	Yes X No				
Lead-based paint	Yes X No				
Oil/Gas Wells	☐ X No				
Environmental Clean-ups	Yes X No				
Environmental Permits	Yes X No				
OTHER ENVIRONMENTAL C					
Are you aware of any environment					
Are you aware of any pending, pas products releases at the property?		gation related to hazardous substances or petroleum			
Are you aware of any cases of extr yes, provide brief explanation.	eme water damage	or mold throughout the building(s)? Yes X No If			
,					
	Λ .	. 1			
Person Completing Questionnaire: Geoffrey Knapp	Stoffer	Jun 96-17			
Title/Affiliation to the subject property:					
Trustee for Knapp Family Trust					
Date:					
9-6-2016					

APPENDICES

APPENDIX A PHOTOGRAPH LOG



1. View of front office building at 1202 High Tech Circle, looking east from adjacent property to the west.

2. View, looking west, of High Tech Circle street and two flanking properties west of Knapp Building. Both properties on either side of the street are undeveloped.





3. Knapp Building, viewed from the south from Nevada State College property.

SITE PHOTOGRAPHS

Knapp Building Henderson, Nevada 89002





4. View looking south from Knapp property. This is Nevada State College property that has not been developed yet.

5. View of east side of Knapp Building taken from undeveloped portion of the property east of building.





6. Photo of undeveloped portion of the Knapp property, viewed to east from Knapp parking lot. There are railroad tracks to the left, but no other development for hundreds of feet beyond them.

SITE PHOTOGRAPHS

Knapp Building Henderson, Nevada 89002





7. The northern face of the Knapp Building and portion of the parking lot, viewed from the north looking south.

8. View of properties to the north of the Knapp Building. There is one set Union Pacific railroad tracks in the foreground, and residential properties and vacant land in the distance.





9. Air conditioning equipment on the south side of the building. There were no signs of any damage or stains on pads.

SITE PHOTOGRAPHS

Knapp Building Henderson, Nevada 89002





10. Gas meter on the south side of the building. There were no signs of any damage. There is a water spigot in the center of the photo.

11. View of Union Pacific Railroad track northeast and adjacent of Knapp property, viewed from the southwest. There is undeveloped property and residential homes in the background. No signs of any significant spills or contamination were noted during site visit.





12. Photo of co-joined dumpster containment area (on the left) and the backup generator containment area (on the right). There is a large generator inside its area.

SITE PHOTOGRAPHS

Knapp Building Henderson, Nevada 89002





13. Photograph of backup generator taken from above edge of block wall in north corner of property. Generator is sitting atop a steel secondary containment structure, which is above a concrete slab. Minor fuel staining was noted on the slab.

14. Property's backflow preventer protective cover (at left) and electrical transformer (at right). They are both in good condition with no signs of stains or leaks. Located on west edge of Knapp property near street.





15. Communications and electrical switching equipment in room on lower floor of building. Everything appeared to be in very good condition.

SITE PHOTOGRAPHS

Knapp Building Henderson, Nevada 89002





16. Downstairs breakroom. No signs of leaks, stains, or mold was noted during the site visit.

17. The building's elevator hydraulic system components; in room on lower floor near elevator. No signs of leakage or damage were noted.





18. Rooms and offices on lower floor. No environmental concerns, such as mold, were noted.

SITE PHOTOGRAPHS

Knapp Building Henderson, Nevada 89002





19. Outdoor BBQ area, with two propane fuel tanks for use. They appeared to be in good condition.

20. Containers with various latex paints stored in a closet accessed from outside of north side of building; on lower floor.





21. Used tires and other trash left behind by desert dumpers on eastern, undeveloped portion of the Knapp property.

SITE PHOTOGRAPHS

Knapp Building Henderson, Nevada 89002



APPENDIX B AERIAL PHOTOGRAPHS

Knapp Property 1202 High Tech Circle Henderson, NV 89002

Inquiry Number: 5038686.9

September 06, 2017

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

EDR Aerial Photo Decade Package

09/06/17

Site Name: Client Name:

Knapp Property 1202 High Tech Circle Henderson, NV 89002 EDR Inquiry # 5038686.9 Logistical Solutions, LLC 4780 West Ann Road, #5-237 NORTH LAS VEGAS, NV 89031

Contact: Chris Garey



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	Source
2010	1"=500'	Flight Year: 2010	NAIP_USGS
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2004	1"=750'	Flight Date: July 02, 2004	USGS
1999	1"=500'	Flight Date: September 15, 1999	USGS
1994	1"=500'	Acquisition Date: June 03, 1994	USGS/DOQQ
1990	1"=750'	Flight Date: May 02, 1990	USGS
1985	1"=500'	Flight Date: February 07, 1985	NHD
1981	1"=500'	Flight Date: June 09, 1981	USDA
1976	1"=500'	Flight Date: October 11, 1976	BLM
1954	1"=1000'	Flight Date: February 23, 1954	USGS

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.







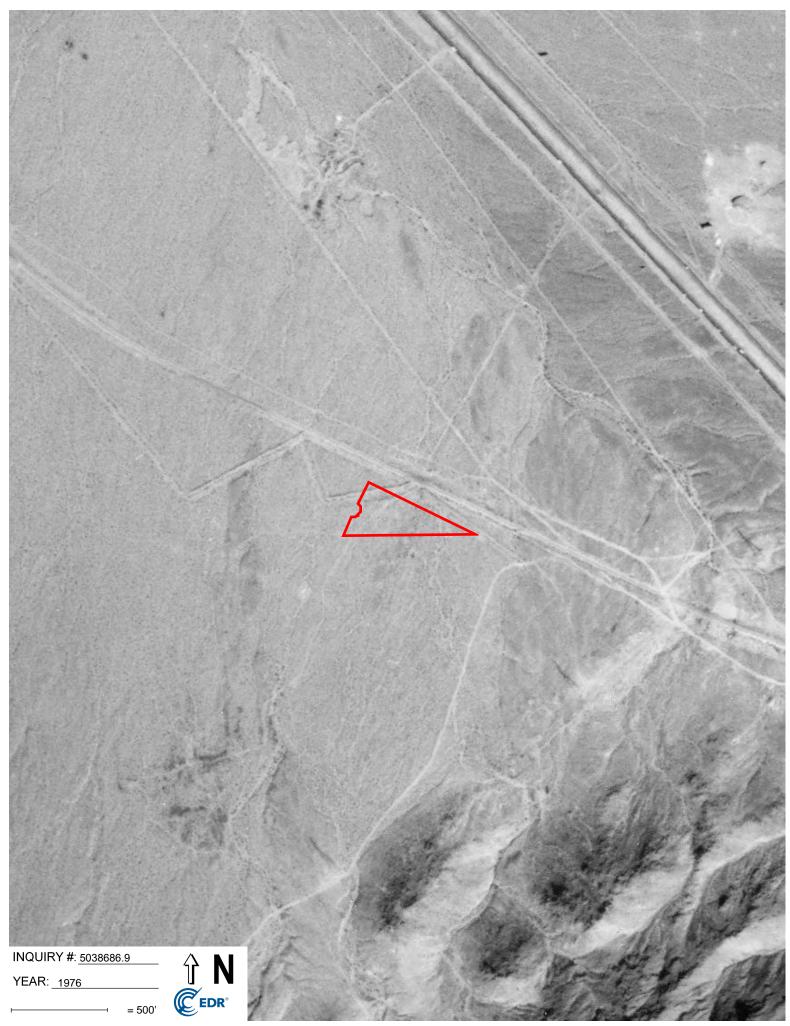


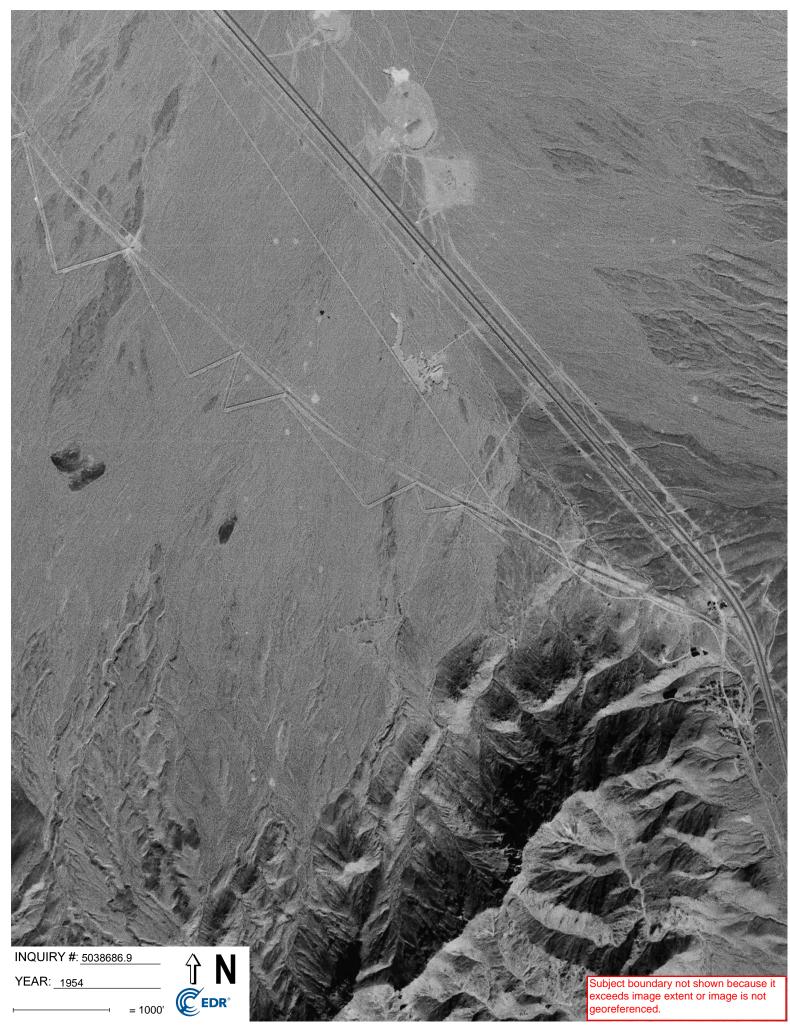












APPENDIX C REGULATORY DATABASE

Knapp Property 1202 High Tech Circle Henderson, NV 89002

Inquiry Number: 5038686.2s

August 31, 2017

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map.	2
Detail Map.	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	31
Government Records Searched/Data Currency Tracking	GR-1
GEOCHECK ADDENDUM	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map.	A-5
Physical Setting Source Map.	A-9
Physical Setting Source Map Findings.	A-11
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.Please contact EDR at 1-800-352-0050 with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

TC5038686.2s

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1202 HIGH TECH CIRCLE HENDERSON, NV 89002

COORDINATES

Latitude (North): 35.9840210 - 35° 59' 2.47" Longitude (West): 114.9286630 - 114° 55' 43.18"

Universal Tranverse Mercator: Zone 11 UTM X (Meters): 686739.4 UTM Y (Meters): 3983959.5

Elevation: 2346 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6720908 BOULDER CITY NW, NV

Version Date: 2014

North Map: 6720682 HENDERSON, NV

Version Date: 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150529 Source: USDA

TC5038686.2s EXECUTIVE SUMMARY 1

MAPPED SITES SUMMARY

Target Property Address: 1202 HIGH TECH CIRCLE HENDERSON, NV 89002

Click on Map ID to see full detail.

MAP				RELATIVE	DIST (ft. & mi.)
ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	ELEVATION	DIRECTION
1	CAM COMMERCE EXPANSI	1202 HIGH TECH CIRCL	NV NPDES		TP
2	ROCK SOLID, INC.		US MINES	Lower	1250, 0.237, NW
3	BOULDER HIGHWAY DIES	BOULDER HIGHWAY @ WA	NV SHWS	Lower	4764, 0.902, NNW
4	VALENCE TECHNOLOGY I	301 CONESTOGA WAY	NV SHWS, RCRA NonGen / NLR, FINDS, ECHO, CA	Lower	5115, 0.969, NW

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

Site Database(s) EPA ID

CAM COMMERCE EXPANSI 1202 HIGH TECH CIRCL HENDERSON, NV 89015 NV NPDES Facility Status: Terminated Permit Number: CSW-5971 N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

Proposed NPL..... Proposed National Priority List Sites

NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY...... Federal Facility Site Information listing SEMS...... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE...... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS...... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF...... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

RCRA-SQG..... RCRA - Small Quantity Generators

RCRA-CESQG...... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS....... Land Use Control Information System US ENG CONTROLS...... Engineering Controls Sites List US INST CONTROL...... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

NV SWF/LF..... Landfill List

State and tribal leaking storage tank lists

NV LUST..... Sites Database

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST...... Underground Storage Tank Listing NV UST...... Underground Storage Tank List NV AST...... Aboveground Storage Tank List

INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

NV VCP....... Voluntary Cleanup Program Sites INDIAN VCP....... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

NV BROWNFIELDS..... Project Tracking Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

NV SWRCY...... Recycling Information Listing

ODI..... Open Dump Inventory

IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

US CDL...... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

Other Ascertainable Records

US FIN ASSUR..... Financial Assurance Information

EPA WATCH LIST..... EPA WATCH LIST

TRIS...... Toxic Chemical Release Inventory System

RMP..... Risk Management Plans

RAATS....... RCRA Administrative Action Tracking System

ICIS..... Integrated Compliance Information System

FTTS......FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide

Act)/TSCA (Toxic Substances Control Act)

COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List

PCB TRANSFORMER_____PCB Transformer Registration Database

RADINFO...... Radiation Information Database

HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing

DOT OPS...... Incident and Accident Data

CONSENT..... Superfund (CERCLA) Consent Decrees

INDIAN RESERV..... Indian Reservations

FUSRAP..... Formerly Utilized Sites Remedial Action Program

UMTRA..... Uranium Mill Tailings Sites

LEAD SMELTERS..... Lead Smelter Sites

US AIRS...... Aerometric Information Retrieval System Facility Subsystem

ABANDONED MINES..... Abandoned Mines

DOCKET HWC..... Hazardous Waste Compliance Docket Listing

UXO...... Unexploded Ordnance Sites

FUELS PROGRAM..... EPA Fuels Program Registered Listing

NV AIRS..... Permitted Airs Facility Listing

NV COAL ASH..... Coal Ash Disposal Sites

NV Financial Assurance Financial Assurance Information Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EDR Hist Auto..... EDR Exclusive Historic Gas Stations EDR Hist Cleaner... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

NV RGA HWS	Recovered Government Archive State Hazardous Waste Facilities List
NV RGA LF	Recovered Government Archive Solid Waste Facilities List
NV RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

NV SHWS: Corrective Action Case list (Active, Non-ust Hazardous Waste and Regulated Substance. Correction Actions)

A review of the NV SHWS list, as provided by EDR, and dated 07/06/2016 has revealed that there are 2 NV SHWS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BOULDER HIGHWAY DIES Facility Id: H-000713 Date Closed: 09/08/1994	BOULDER HIGHWAY @ WA	NNW 1/2 - 1 (0.902 mi.)	3	12
VALENCE TECHNOLOGY I Facility Id: 8-000221 Date Closed: 05/14/1993	301 CONESTOGA WAY	NW 1/2 - 1 (0.969 mi.)	4	12

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

US MINES: Mines Master Index File. The source of this database is the Dept. of Labor, Mine Safety and Health Administration.

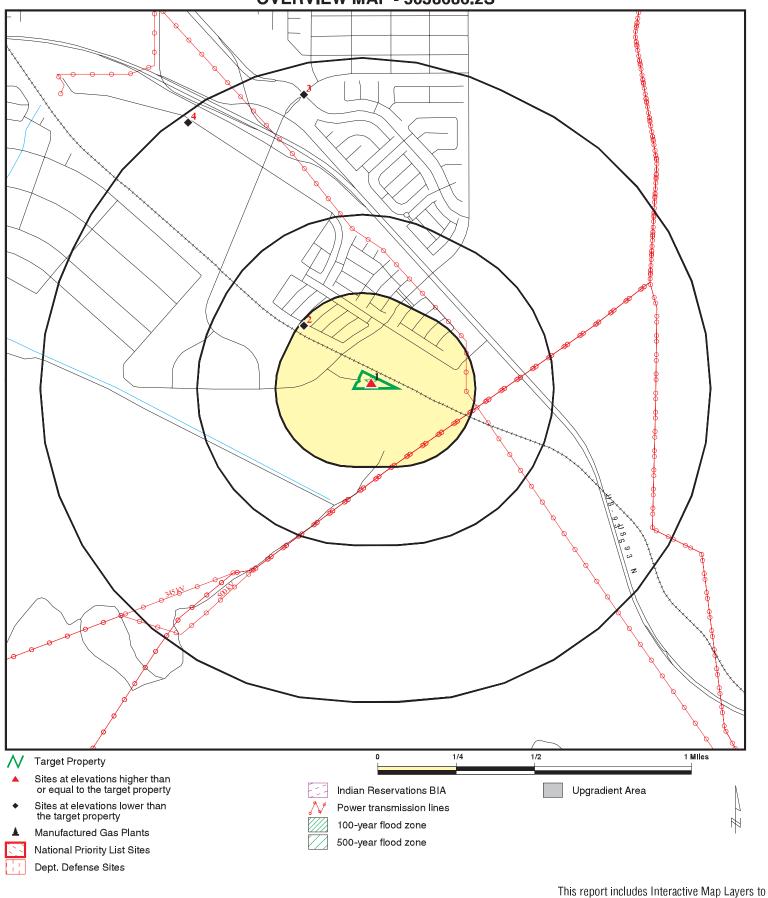
A review of the US MINES list, as provided by EDR, has revealed that there is 1 US MINES site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ROCK SOLID, INC.		NW 1/8 - 1/4 (0.237 mi.)	2	7
Database: US MINES, Date of Gove	ernment Version: 02/08/2017			

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.

Site Name	Database(s)
ATLAS, INC.	NV SHWS
SARA LEE HOSIERY	NV SHWS
OREILLY AUTO PARTS MOBILE SOURCE ,	NV SHWS
D. I. ARTERIAL	NV SHWS
COLEMAN PROPERTY	NV SHWS
NEVADA DEPARTMENT OF TRANSPORTATIO	NV SHWS

OVERVIEW MAP - 5038686.2S



this report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

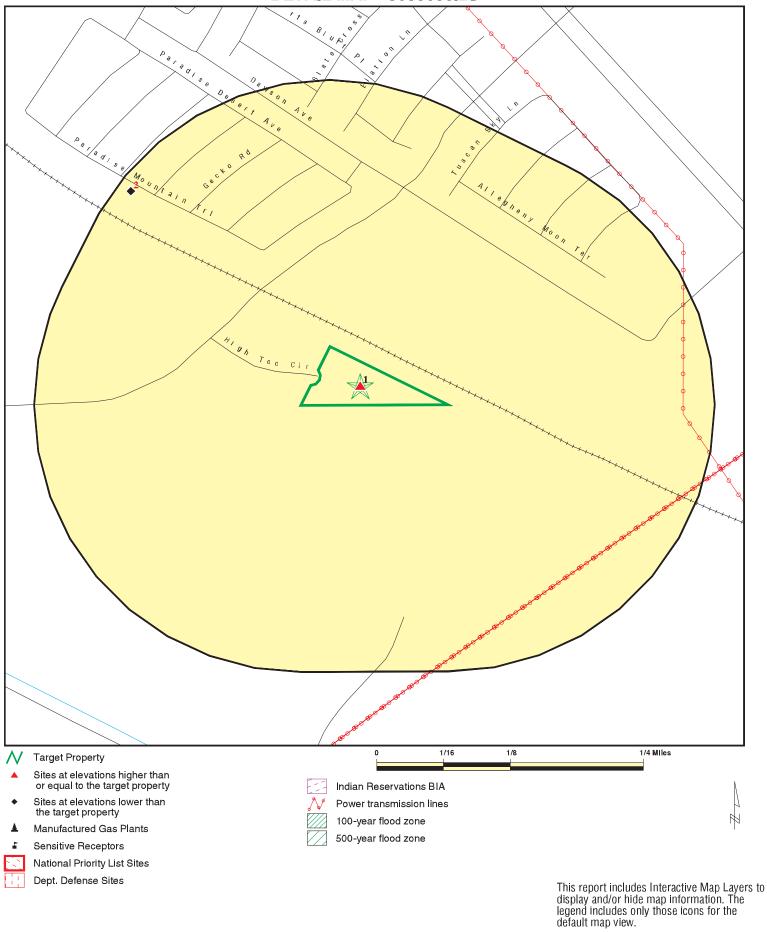
SITE NAME: Knapp Property
ADDRESS: 1202 High Tech Circle

CLIENT: Logistical Solutions, LLC CONTACT: Chris Garey

Henderson NV 89002 INQUIRY #: 5038686.2s LAT/LONG: 35.984021 / 114.928663 DATE: August 31, 2017 4:13 pr

34021 / 114.928663 DATE: August 31, 2017 4:13 pm (BUSINESS, FINANCE & FACILITIES COMMITTEE 1 行物的作为)作品。PF产的中央设置

DETAIL MAP - 5038686.2S



(BUSINESS, FINANCE & FACILITIES COMMITTEE 1 f/3でパイプ) 「花野、「BFP! 写。」 Page 2 f/8 of 380

CLIENT:

DATE:

CONTACT: Chris Garey

INQUIRY #: 5038686.2s

Logistical Solutions, LLC

August 31, 2017 4:14 pm

SITE NAME: Knapp Property

1202 High Tech Circle Henderson NV 89002

35.984021 / 114.928663

ADDRESS:

LAT/LONG:

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted		
STANDARD ENVIRONMEN	TAL RECORDS									
Federal NPL site list										
NPL Proposed NPL NPL LIENS	1.000 1.000 0.001		0 0 0	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0		
Federal Delisted NPL sit	e list									
Delisted NPL	1.000		0	0	0	0	NR	0		
Federal CERCLIS list										
FEDERAL FACILITY SEMS	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0		
Federal CERCLIS NFRA	P site list									
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0		
Federal RCRA CORRACTS facilities list										
CORRACTS	1.000		0	0	0	0	NR	0		
Federal RCRA non-COR	RACTS TSD f	acilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0		
Federal RCRA generator	rs list									
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0		
Federal institutional controls / engineering controls registries										
LUCIS US ENG CONTROLS US INST CONTROL	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0		
Federal ERNS list										
ERNS	0.001		0	NR	NR	NR	NR	0		
State- and tribal - equivalent CERCLIS										
NV SHWS	1.000		0	0	0	2	NR	2		
State and tribal landfill and/or solid waste disposal site lists										
NV SWF/LF	0.500		0	0	0	NR	NR	0		
State and tribal leaking storage tank lists										
NV LUST INDIAN LUST	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0		
State and tribal registered storage tank lists										
FEMA UST	0.250		0	0	NR	NR	NR	0		

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted	
NV UST NV AST INDIAN UST	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0	
State and tribal voluntary	/ cleanup site	es .							
NV VCP INDIAN VCP	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0	
State and tribal Brownfie	lds sites								
NV BROWNFIELDS	0.500		0	0	0	NR	NR	0	
ADDITIONAL ENVIRONMEN	TAL RECORDS	<u>i</u>							
Local Brownfield lists									
US BROWNFIELDS	0.500		0	0	0	NR	NR	0	
Local Lists of Landfill / Solid Waste Disposal Sites									
NV SWRCY INDIAN ODI DEBRIS REGION 9 ODI IHS OPEN DUMPS	0.500 0.500 0.500 0.500 0.500		0 0 0 0	0 0 0 0	0 0 0 0	NR NR NR NR NR	NR NR NR NR NR	0 0 0 0	
Local Lists of Hazardous waste / Contaminated Sites									
US HIST CDL US CDL	0.001 0.001		0 0	NR NR	NR NR	NR NR	NR NR	0 0	
Local Land Records									
LIENS 2	0.001		0	NR	NR	NR	NR	0	
Records of Emergency Release Reports									
HMIRS	0.001		0	NR	NR	NR	NR	0	
Other Ascertainable Records									
RCRA NonGen / NLR FUDS DOD SCRD DRYCLEANERS US FIN ASSUR EPA WATCH LIST 2020 COR ACTION TSCA TRIS SSTS ROD RMP RAATS PRP	0.250 1.000 1.000 0.500 0.001 0.001 0.250 0.001 0.001 1.000 0.001 0.001		0 0 0 0 0 0 0 0 0	0 0 0 0 NR NR 0 NR NR 0 NR NR NR NR	NR 0 0 0 NR NR NR NR NR NR NR NR NR	NR 0 NR NR NR NR NR NR NR NR	NR NR NR NR NR NR NR NR NR NR NR NR	0 0 0 0 0 0 0 0 0	

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted	
PADS	0.001		0	NR	NR	NR	NR	0	
ICIS	0.001		Ŏ	NR	NR	NR	NR	ő	
FTTS	0.001		Ö	NR	NR	NR	NR	Ö	
MLTS	0.001		Ö	NR	NR	NR	NR	Ō	
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0	
COAL ASH EPA	0.500		0	0	0	NR	NR	0	
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0	
RADINFO	0.001		0	NR	NR	NR	NR	0	
HIST FTTS	0.001		0	NR	NR	NR	NR	0	
DOT OPS	0.001		0	NR	NR	NR	NR	0	
CONSENT	1.000		0	0	0	0	NR	0	
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0	
FUSRAP	1.000		0	0	0	0	NR	0	
UMTRA	0.500		0	0	0	NR	NR	0	
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0	
US AIRS US MINES	0.001		0	NR	NR	NR	NR	0	
ABANDONED MINES	0.250 0.001		0 0	1 NR	NR NR	NR NR	NR NR	1 0	
FINDS	0.001		0	NR NR	NR NR	NR	NR	0	
DOCKET HWC	0.001		0	NR	NR	NR	NR	0	
ECHO	0.001		0	NR	NR	NR	NR	0	
UXO	1.000		0	0	0	0	NR	Ő	
FUELS PROGRAM	0.250		Ŏ	Ŏ	NR	NR	NR	Ő	
NV AIRS	0.001		Ö	NR	NR	NR	NR	Ō	
NV COAL ASH	0.500		0	0	0	NR	NR	0	
NV Financial Assurance	0.001		0	NR	NR	NR	NR	0	
CA HAZNET	TP		NR	NR	NR	NR	NR	0	
NV HMRI	0.001		0	NR	NR	NR	NR	0	
NV NPDES	0.001	1	0	NR	NR	NR	NR	1	
EDR HIGH RISK HISTORICAL RECORDS									
EDR Exclusive Records									
EDR MGP	1.000		0	0	0	0	NR	0	
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0	
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0	
EDR RECOVERED GOVERNMENT ARCHIVES									
Exclusive Recovered Go	vt. Archives								
NV RGA HWS	0.001		0	NR	NR	NR	NR	0	
NV RGA LF	0.001		0	NR	NR	NR	NR	0	
NV RGA LUST	0.001		0	NR	NR	NR	NR	0	
- Totals		1	0	1	0	2	0	4	

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID MAP FINDINGS

Direction Distance

Distance Elevation Site EDR ID Number

Database(s) EPA ID Number

CAM COMMERCE EXPANSION NV NPDES S118250913

arget 1202 HIGH TECH CIRCLE N/A

Target 1202 HIGH TECH CIRCLE Property HENDERSON, NV 89015

NPDES:

Facility Type: Not reported

Actual: Facility Status: Terminated

2346 ft. Permit Number: CSW-5971

Expiration Date: Not reported

Contact Name: Not reported

Contact Name: Not reported Contact Phone: Not reported Latitude: 35.983950 Longitude: 115.193902 Approved Date: 03/14/2006

2 ROCK SOLID, INC. US MINES 1015768558 NW N/A

NW 1/8-1/4

/8-1/4 SANDERS (County), MT

0.237 mi. 1250 ft.

Relative: US MINES: Lower Mine ID:

Mine ID: 2402396 SIC code(s): 144200 0

SIC code(s): 144200 000000 000000 000000 000000 000000 Actual: PARADISE PORTABLE MINE

2314 ft. Company: PARADISE PORTABLE MIL

Status: 2

Status date: 20150205
Operation Class: non-Coal Mining

Number of shops: 0 Number of plants: 0

Latitude: 35 59 12 Longitude: 114 55 57

Violations Details:

Violation Number: 6322356 Date Issued: 11/15/2005 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) Date Abated: 11/28/2005 Citation/Order: Citation Sig and Sub Designation: 60.00 Proposed Penalty: Paid Penalty: 60.00 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 60.00 Year: 2005

Violation Number: 6417802 Date Issued: 11/08/2007 Mine Status: Intermittent 02/05/2015 Status Date: Action Type: 104(a) Date Abated: 03/26/2008 Citation/Order: Citation Sig and Sub Designation: Ν Proposed Penalty: 100.00

Distance Elevation S

Site Database(s)

1015768558

EDR ID Number

EPA ID Number

ROCK SOLID, INC. (Continued)

Paid Penalty: 100.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 100.00
Year: 2007

Violation Number: 8758183 Date Issued: 10/21/2014 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) 10/21/2014 Date Abated: Citation/Order: Citation Sig and Sub Designation: Proposed Penalty: 108.00 Paid Penalty: 108.00 Closed Assessment Status code: Assess. Case Status code: Proposed Assessment Amount: 108.00 Year: 2014

Violation Number: 8758184 Date Issued: 10/21/2014 Mine Status: Intermittent 02/05/2015 Status Date: Action Type: 104(a) Date Abated: 10/21/2014 Citation/Order: Citation Sig and Sub Designation: Proposed Penalty: 100.00 100.00 Paid Penalty: Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 100.00

Year:

2014

Violation Number: 6450108 Date Issued: 10/08/2008 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) Date Abated: 10/15/2008 Citation/Order: Citation Sig and Sub Designation: Proposed Penalty: 100.00 100.00 Paid Penalty: Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 100.00 2008 Year:

 Violation Number:
 6450107

 Date Issued:
 10/08/2008

 Mine Status:
 Intermittent

 Status Date:
 02/05/2015

 Action Type:
 104(a)

 Date Abated:
 10/15/2008

Distance Elevation Site

te Database(s)

ROCK SOLID, INC. (Continued)

1015768558

EDR ID Number

EPA ID Number

Citation/Order: Citation
Sig and Sub Designation: N
Proposed Penalty: 100.00
Paid Penalty: 100.00
Assessment Status code: Closed
Assess. Case Status code: Proposed
Assessment Amount: 100.00
Year: 2008

Violation Number: 6592909 08/25/2011 Date Issued: Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) Date Abated: 08/25/2011 Citation/Order: Citation Sig and Sub Designation: Proposed Penalty: 108.00 Paid Penalty: 108.00 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 108.00 2011 Year:

Violation Number: 6590157 Date Issued: 07/19/2012 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) 07/20/2012 Date Abated: Citation/Order: Citation Sig and Sub Designation: Ν Proposed Penalty: 100 Paid Penalty: 100 Closed Assessment Status code: Assess. Case Status code: Proposed 100 Assessment Amount: Year: 2012

Date Issued: 07/13/2011 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) Date Abated: 08/25/2011 Citation/Order: Citation Sig and Sub Designation: Proposed Penalty: 100.00 Paid Penalty: 100.00 Closed Assessment Status code: Assess. Case Status code: Proposed Assessment Amount: 100.00 Year: 2011

6592127

Violation Number:

Violation Number: 8758209
Date Issued: 06/05/2013
Mine Status: Intermittent

Distance Elevation S

Site Database(s) EPA ID Number

ROCK SOLID, INC. (Continued)

1015768558

EDR ID Number

Status Date: 02/05/2015 Action Type: 104(a) Date Abated: 06/05/2013 Citation/Order: Citation Sig and Sub Designation: Proposed Penalty: 100 Paid Penalty: 100 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 100 2013 Year:

Violation Number: 6324555 Date Issued: 04/26/2007 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) 04/26/2007 Date Abated: Citation/Order: Citation Sig and Sub Designation: Ν Proposed Penalty: 100.00 Paid Penalty: 100.00 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 100.00 2007 Year:

Violation Number: 6324554 Date Issued: 04/26/2007 Mine Status: Intermittent 02/05/2015 Status Date: Action Type: 104(a) Date Abated: 04/26/2007 Citation/Order: Citation Sig and Sub Designation: Ν 100.00 Proposed Penalty: Paid Penalty: 100.00 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 100.00 Year: 2007

Violation Number: 6324539 Date Issued: 04/26/2007 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) Date Abated: 04/26/2007 Citation/Order: Citation Sig and Sub Designation: Proposed Penalty: 263.00 Paid Penalty: 263.00 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 263.00 Year: 2007

Distance Elevation Site

Site Database(s) EPA ID Number

ROCK SOLID, INC. (Continued)

1015768558

EDR ID Number

6324538 Violation Number: Date Issued: 04/26/2007 Mine Status: Intermittent 02/05/2015 Status Date: Action Type: 104(a) Date Abated: 04/26/2007 Citation/Order: Citation Sig and Sub Designation: Ν Proposed Penalty: 100.00 Paid Penalty: 100.00 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 100.00 Year: 2007

Violation Number: 6324540 Date Issued: 04/26/2007 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) Date Abated: 04/26/2007 Citation/Order: Citation Sig and Sub Designation: Ν Proposed Penalty: 100.00 Paid Penalty: 100.00 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 100.00 Year: 2007

Violation Number: 6271595 Date Issued: 04/19/2005 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) 05/02/2005 Date Abated: Citation Citation/Order: Sig and Sub Designation: Proposed Penalty: 60.00 Paid Penalty: 60.00 Assessment Status code: Closed Assess. Case Status code: Proposed Assessment Amount: 60.00 2005 Year:

8757572 Violation Number: Date Issued: 01/15/2014 Mine Status: Intermittent Status Date: 02/05/2015 Action Type: 104(a) Date Abated: 01/15/2014 Citation/Order: Citation Sig and Sub Designation: Proposed Penalty: 100.00 Paid Penalty: 100.00 Assessment Status code: Closed Assess. Case Status code: Proposed

Map ID MAP FINDINGS

Direction Distance

EDR ID Number Elevation Site **EPA ID Number** Database(s)

ROCK SOLID, INC. (Continued) 1015768558

Assessment Amount: 100.00 2014 Year:

BOULDER HIGHWAY DIESEL SPILL NV SHWS \$106514480 NNW **BOULDER HIGHWAY @ WAGON WHEEL** N/A

1/2-1 HENDERSON, NV

0.902 mi. 4764 ft.

SHWS: Relative:

H-000713 Facility ID: Lower

Date Release Reported to NDEP:

Actual: Program: 2204 ft.

NDEP Case Officer: jvillanu

NDEP: Las Vegas Location of Paper File:

Type of Media Impacted: Soil

Event: Not reported Date of Closure: 09/08/1994

Regulatory Type of Closure:

TPH; and/or diesel Contaminant:

VALENCE TECHNOLOGY INC NV SHWS 1000421642 NW **301 CONESTOGA WAY** RCRA NonGen / NLR NVT000612176

HENDERSON, NV 89002 **FINDS** 1/2-1 0.969 mi. **ECHO** 5115 ft. **CA HAZNET NV HMRI**

Relative:

SHWS: Lower

8-000221 Facility ID:

Actual: Date Release Reported to NDEP: 03/08/1993

2218 ft. Program:

NDEP Case Officer: cchd

Location of Paper File: NDEP: LV-Storage

Type of Media Impacted: Soil Event: Not reported 05/14/1993 Date of Closure:

Regulatory Type of Closure:

Contaminant: Other; Alcohol and diesel

RCRA NonGen / NLR:

Date form received by agency: 07/27/2006

VALENCE TECHNOLOGY INC Facility name: Facility address: 301 CONESTOGA WAY

HENDERSON, NV 89015

EPA ID: NVT000612176 Contact: JON PARKE

Contact address: 301 CONESTOGA WAY HENDERSON, NV 89015

Contact country: US

Contact telephone: 702-558-1098 Contact email: Not reported EPA Region: 09 Land type: Private Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Distance EDR ID Number
Elevation Site EDR ID Number
Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

Owner/Operator Summary:

Owner/operator name: VALENCE TECHNOLOGY INC

Owner/operator address: 301 CNESTOGA WY

HENDERSON, NV 89015

Owner/operator country: Not reported
Owner/operator telephone: (702) 558-1004

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED Owner/operator address: NOT REQUIRED

NOT REQUIRED, ME 99999

Owner/operator country:

Owner/operator telephone:

Legal status:

Owner/Operator Type:

Owner/Op start date:

Owner/Op end date:

Not reported

Not reported

Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No Mixed waste (haz. and radioactive): No Recycler of hazardous waste: No Transporter of hazardous waste: No Treater, storer or disposer of HW: No Underground injection activity: No On-site burner exemption: No Furnace exemption: No Used oil fuel burner: No Used oil processor: No User oil refiner: No Used oil fuel marketer to burner: No Used oil Specification marketer: No Used oil transfer facility: No Used oil transporter: No

Waste code: D001

. Waste name: IGNITABLE WASTE

. Waste code: D002

Waste name: CORROSIVE WASTE

Waste code: D003

Waste name: REACTIVE WASTE

. Waste code: D005 . Waste name: BARIUM

Waste code: D007
Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

Distance Elevation Site

Site Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

. Waste code: D011 . Waste name: SILVER

Waste code: D019

. Waste name: CARBON TETRACHLORIDE

Waste code: D022

Waste name: CHLOROFORM

Waste code: D036

. Waste name: NITROBENZENE

Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL

BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES.

. Waste code: P012

. Waste name: ARSENIC OXIDE AS203 (OR) ARSENIC TRIOXIDE

Waste code: P022

. Waste name: CARBON DISULFIDE

. Waste code: P098

. Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)

. Waste code: P120

. Waste name: VANADIUM OXIDE V2O5 (OR) VANADIUM PENTOXIDE

Waste code: U002

. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

Waste code: U006

Waste name: ACETYL CHLORIDE (C,R,T)

Waste code: U019

Waste name: BENZENE (I,T)

Waste code: U044

. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

Waste code: U046

Waste name: CHLOROMETHYL METHYL ETHER (OR) METHANE, CHLOROMETHOXY-

. Waste code: U080

. Waste name: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

. Waste code: U108

. Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

Distance EDR ID Number
Elevation Site EDR ID Number
Database(s) EPA ID Number

1000421642

VALENCE TECHNOLOGY INC (Continued)

. Waste code: U112
. Waste name: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

Waste code: U127

. Waste name: BENZENE, HEXACHLORO- (OR) HEXACHLOROBENZENE

Waste code: U138

. Waste name: METHANE, IODO- (OR) METHYL IODIDE

. Waste code: U154

Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

Waste code: U169

. Waste name: BENZENE, NITRO- (OR) NITROBENZENE (I,T)

. Waste code: U211

. Waste name: CARBON TETRACHLORIDE (OR) METHANE, TETRACHLORO-

Waste code: U220

Waste name: BENZENE, METHYL- (OR) TOLUENE

. Waste code: U404

. Waste name: ETHANAMINE, N,N-DIETHYL- (OR) TRIETHYLAMINE

Historical Generators:

Date form received by agency: 02/15/2006

Site name: VALENCE TECHNOLOGY INC. Classification: Large Quantity Generator

. Waste code: D001

Waste name: IGNITABLE WASTE

Waste code: D002

Waste name: CORROSIVE WASTE

Waste code: D003

Waste name: REACTIVE WASTE

. Waste code: D005 . Waste name: BARIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

Waste code: D011
Waste name: SILVER

Waste code: D019

Waste name: CARBON TETRACHLORIDE

Waste code: D022

Waste name: CHLOROFORM

. Waste code: D036

Distance EDR ID Number Elevation Site EDR ID Number Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

. Waste name: NITROBENZENE

. Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

 ${\tt ACETATE,\,ETHYL\,BENZENE,\,ETHYL\,ETHER,\,METHYL\,ISOBUTYL\,KETONE,\,N-BUTYL}$

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES.

. Waste code: P012

. Waste name: ARSENIC OXIDE AS203 (OR) ARSENIC TRIOXIDE

Waste code: P022

Waste name: CARBON DISULFIDE

Waste code: P098

. Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)

Waste code: P120

. Waste name: VANADIUM OXIDE V2O5 (OR) VANADIUM PENTOXIDE

. Waste code: U002

. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

Waste code: U006

. Waste name: ACETYL CHLORIDE (C,R,T)

Waste code: U019

. Waste name: BENZENE (I,T)

Waste code: U044

. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

Waste code: U046

Waste name: CHLOROMETHYL METHYL ETHER (OR) METHANE, CHLOROMETHOXY-

Waste code: U080

Waste name: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

Waste code: U108

Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

Waste code: U112

. Waste name: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

Waste code: U127

Waste name: BENZENE, HEXACHLORO- (OR) HEXACHLOROBENZENE

. Waste code: U138

. Waste name: METHANE, IODO- (OR) METHYL IODIDE

Waste code: U154

Distance
Elevation Site Database(s)

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

EPA ID Number

. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U169

. Waste name: BENZENE, NITRO- (OR) NITROBENZENE (I,T)

Waste code: U211

. Waste name: CARBON TETRACHLORIDE (OR) METHANE, TETRACHLORO-

Waste code: U220

. Waste name: BENZENE, METHYL- (OR) TOLUENE

. Waste code: U404

. Waste name: ETHANAMINE, N,N-DIETHYL- (OR) TRIETHYLAMINE

Date form received by agency: 02/13/2006

Site name: VALENCE TECHNOLOGY INC Classification: Large Quantity Generator

Waste code: D001

. Waste name: IGNITABLE WASTE

Waste code: D002

Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D005
. Waste name: BARIUM

Waste code: D007
Waste name: CHROMIUM

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011 . Waste name: SILVER

Waste code: D019

. Waste name: CARBON TETRACHLORIDE

Waste code: D022

Waste name: CHLOROFORM

Waste code: D036

Waste name: NITROBENZENE

Waste code: F003

Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL

Distance Elevation Site

Site Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES.

. Waste code: P012

. Waste name: ARSENIC OXIDE AS203 (OR) ARSENIC TRIOXIDE

. Waste code: P022

Waste name: CARBON DISULFIDE

Waste code: P098

. Waste name: POTASSIUM CYANIDE (OR) POTASSIUM CYANIDE K(CN)

Waste code: P120

. Waste name: VANADIUM OXIDE V2O5 (OR) VANADIUM PENTOXIDE

. Waste code: U002

. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

Waste code: U006

Waste name: ACETYL CHLORIDE (C,R,T)

. Waste code: U019

Waste name: BENZENE (I,T)

. Waste code: U044

. Waste name: CHLOROFORM (OR) METHANE, TRICHLORO-

Waste code: U046

. Waste name: CHLOROMETHYL METHYL ETHER (OR) METHANE, CHLOROMETHOXY-

Waste code: U080

. Waste name: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

Waste code: U108

Waste name: 1,4-DIETHYLENEOXIDE (OR) 1,4-DIOXANE

. Waste code: U112

. Waste name: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

Waste code: U127

Waste name: BENZENE, HEXACHLORO- (OR) HEXACHLOROBENZENE

Waste code: U138

Waste name: METHANE, IODO- (OR) METHYL IODIDE

. Waste code: U154

. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U169

Waste name: BENZENE, NITRO- (OR) NITROBENZENE (I,T)

Waste code: U211

. Waste name: CARBON TETRACHLORIDE (OR) METHANE, TETRACHLORO-

. Waste code: U220

. Waste name: BENZENE, METHYL- (OR) TOLUENE

Distance EDR ID Number Elevation Site EDR ID Number Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

. Waste code: U404

. Waste name: ETHANAMINE, N,N-DIETHYL- (OR) TRIETHYLAMINE

Date form received by agency: 10/14/2005

Site name: VALENCE TECHNOLOGY INC Classification: Not a generator, verified

. Waste code: D001

. Waste name: IGNITABLE WASTE

Waste code: D002

. Waste name: CORROSIVE WASTE

Waste code: D003

Waste name: REACTIVE WASTE

Waste code: D007
Waste name: CHROMIUM

Waste code: D035

. Waste name: METHYL ETHYL KETONE

Waste code: F003

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES.

. Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL

KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE,

2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF

THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 04/27/2005

Site name: VALENCE TECHNOLOGY INC Classification: Small Quantity Generator

Waste code: D001

. Waste name: IGNITABLE WASTE

Waste code: D002

Waste name: CORROSIVE WASTE

. Waste code: D003

. Waste name: REACTIVE WASTE

. Waste code: D007

Distance
Elevation Site

Database(s)

EDR ID Number EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

. Waste name: CHROMIUM

. Waste code: D035

Waste name: METHYL ETHYL KETONE

Waste code: F003

Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES.

Waste code: F005

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL

KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE,

2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF

THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 02/17/2004

Site name: VALENCE TECHNOLOGY INC.
Classification: Large Quantity Generator

. Waste code: D001

. Waste name: IGNITABLE WASTE

Waste code: D002

. Waste name: CORROSIVE WASTE

Waste code: D003

. Waste name: REACTIVE WASTE

Waste code: D005
Waste name: BARIUM

Waste code: D035

. Waste name: METHYL ETHYL KETONE

. Waste code: D038 . Waste name: PYRIDINE

Waste code: F001

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING:

TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED

FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED

IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE

SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

MAP FINDINGS Map ID Direction

Distance Elevation

EPA ID Number Site Database(s)

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

Waste code: F003

THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL Waste name: ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL

ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES.

Waste code: F005

THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL Waste name:

KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE,

2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF

THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: P120

VANADIUM OXIDE V2O5 (OR) VANADIUM PENTOXIDE Waste name:

Waste code:

ACETONITRILE (I,T) Waste name:

Waste code:

Waste name: ETHANE, 1,2-DICHLORO- (OR) ETHYLENE DICHLORIDE

Waste code:

Waste name: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

Waste code:

ETHANE, 1,1'-OXYBIS-(I) (OR) ETHYL ETHER (I) Waste name:

Waste code: U196 Waste name: **PYRIDINE**

Waste code: U235

1-PROPANOL, 2,3-DIBROMO-, PHOSPHATE (3:1) (OR) Waste name:

TRIS(2,3,-DIBROMOPROPYL) PHOSPHATE

Date form received by agency: 02/08/2002

VALENCE TECHNOLOGY, INC. Site name: Classification: Large Quantity Generator

Waste code: D001

Waste name: **IGNITABLE WASTE**

Waste code: D002

Waste name: CORROSIVE WASTE

D008 Waste code: Waste name: **LEAD**

F003 Waste code:

Map ID MAP FINDINGS

Direction Distance Elevation

ation Site Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL

ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT

MIXTURES.

Waste code: U069

. Waste name: 1,2-BENZENEDICARBOXYLIC ACID, DIBUTYL ESTER (OR) DIBUTYL PHTHALATE

Date form received by agency: 03/14/2001

Site name: VALENCE TECHNOLOGY INC Classification: Large Quantity Generator

Date form received by agency: 09/23/1998

Site name: VALENCE TECHNOLOGY INC. Classification: Large Quantity Generator

Date form received by agency: 02/20/1996

Site name: VALENCE TECHNOLOGY INC Classification: Large Quantity Generator

Date form received by agency: 02/23/1995

Site name: VALENCE TECHNOLOGY INC Classification: Large Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: F - 264.50-56.D Area of violation: TSD - General Date violation determined: 01/11/1999 Date achieved compliance: 01/25/2001 Violation lead agency: State Enforcement action: Not reported Enforcement action date: Not reported Enf. disposition status: Not reported Not reported Enf. disp. status date: Enforcement lead agency: Not reported Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B Area of violation: TSD - General Date violation determined: 01/11/1999 Date achieved compliance: 01/25/2001 Violation lead agency: State Enforcement action: Not reported Enforcement action date: Not reported Enf. disposition status: Not reported Enf. disp. status date: Not reported Enforcement lead agency: Not reported Proposed penalty amount: Not reported Final penalty amount: Not reported

Distance
Elevation Site

Database(s)

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

EPA ID Number

Paid penalty amount: Not reported

Regulation violated: F - 262.40-43.D
Area of violation: Generators - General
Date violation determined: 10/08/1997

Date achieved compliance: 11/18/1998 Violation lead agency: State Enforcement action: Not reported Enforcement action date: Not reported Enf. disposition status: Not reported Not reported Enf. disp. status date: Not reported Enforcement lead agency: Proposed penalty amount: Not reported Final penalty amount: Not reported Paid penalty amount: Not reported

Regulation violated: SR - 262.50-60
Area of violation: Generators - General

Date violation determined: 07/24/1996
Date achieved compliance: 07/24/1996
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported

Enf. disposition status:

Enf. disposition status:

Enf. disp. status date:

Enforcement lead agency:

Proposed penalty amount:

Final penalty amount:

Paid penalty amount:

Not reported

Not reported

Not reported

Not reported

Evaluation Action Summary:

Evaluation date: 07/27/2006

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation:
Date achieved compliance:
Evaluation lead agency:

Not reported
Not reported
State

Evaluation date: 09/21/2004

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation:

Date achieved compliance:

Evaluation lead agency:

Not reported
Not reported
State

Evaluation date: 04/03/2003

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation:

Date achieved compliance:

Evaluation lead agency:

Not reported

Not reported

State

Evaluation date: 01/25/2001

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation:

Date achieved compliance:

Evaluation lead agency:

Not reported

Not reported

State

Evaluation date: 11/18/1998

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Elevation Site

Distance

Database(s)

EDR ID Number EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

Area of violation: TSD - General Date achieved compliance: 01/25/2001 Evaluation lead agency: State

Evaluation date: 10/08/1997

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Generators - General

Date achieved compliance: 11/18/1998 Evaluation lead agency: State

Evaluation date: 07/27/1996

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation:

Date achieved compliance:

Evaluation lead agency:

Not reported

Not reported

State

Evaluation date: 07/24/1996

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Generators - General

Date achieved compliance: 07/24/1996 Evaluation lead agency: State

Evaluation date: 01/28/1986

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

FINDS:

Registry ID: 110000853372

Environmental Interest/Information System

TSCA SUBMITTER

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS WASTE BIENNIAL REPORTER

<u>Click this hyperlink</u> while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000421642 Registry ID: 110000853372

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110000853372

HAZNET:

envid: 1000421642 Year: 2003

GEPAID: NVT000612176

Distance

Elevation Site Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

Contact: MARILYNN WODETZKI

Telephone: 7025581040 Mailing Name: Not reported

Mailing Address: 301 CONESTOGA WAY
Mailing City, St, Zip: HENDERSON, NV 89015

Gen County: Not reported
TSD EPA ID: AZD049318009
TSD County: Not reported
Waste Category: Not reported

Disposal Method: Treatment, Incineration

Tons: 1.34

Cat Decode: Not reported Method Decode: Not reported

Facility County: 99

HMRI:

Facility Id: 942
Case Number: 1314-34-7
Quantity: 200 LBS
Chemical Name: V2 O3

Contact Name: SWOYER, JEFF Facility Contact2: SWOYER, JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 8012-95-1
Quantity: 110 GAL
Chemical Name: MINERAL OIL
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 74-86-2
Quantity: 500 CFT
Chemical Name: ACETYLENE
Contact Name: SWOYER, JEFF
Facility Contact2: SWOYER, JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

1000421642

EDR ID Number

Distance Elevation

Site Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

Facility Id: 942
Case Number: 7727-37-9
Quantity: 60480 LBS
Chemical Name: LIQUID NITROGEN
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 7440-37-1
Quantity: 7000 GAL
Chemical Name: ARGON
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089
Phone Type 1: W
Phone Number 2: (702)568-1203
Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 84-74-2
Quantity: 500 LBS

Chemical Name: DIBUTYL PHTHALATE
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 57-55-6
Quantity: 4 LTR

Chemical Name: PROPYLENE GLYCOL
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942

Distance Elevation Site

Database(s) **EPA ID Number**

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

Case Number: 67-64-1 Quantity: 100 GAL Chemical Name: ACETONE Contact Name: SWOYER, JEFF Facility Contact2: SWOYER, JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2:

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942 Case Number: 67-56-1 55 GAL Quantity:

Chemical Name: METHYL ALCOHOL Contact Name: SWOYER, JEFF Facility Contact2: SWOYER, JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W Phone Number 2: (702)568-1203 Phone Type 2: Н Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942 Case Number: 623-96-1

20 GAL Chemical Name: DIPROPYL CARBONATE

Contact Name: SWOYER, JEFF Facility Contact2: SWOYER, JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W

Quantity:

Phone Number 2: (702)568-1203

Phone Type 2:

Phone Number 3: Not reported Phone Type 3: Not reported

942 Facility Id: Case Number: 13453-80-0 Quantity: 1000 LBS

Chemical Name: LITHIUM DIHYDROGEN PHOSPHATE

Contact Name: SWOYER, JEFF Facility Contact2: SWOYER, JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2:

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942 Case Number: 39457-42-6

Distance Elevation

n Site Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

Quantity: 200 LBS

Chemical Name: LITHIUM MANAGANESE OXIDE

Contact Name: SWOYER, JEFF Facility Contact2: SWOYER, JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 107-21-1
Quantity: 55 GAL
Chemical Name: ANTIFREEZE
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 8006-61-9
Quantity: 110 GAL
Chemical Name: GASOLINE
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942 Case Number: 872-50-4 Quantity: 100 GAL

Chemical Name: METHYZPYRROLIDONE

Contact Name: SWOYER,JEFF Facility Contact2: SWOYER,JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089 Phone Type 1: W

Phase Needs 7

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 1314-62-1
Quantity: 75 LBS

1000421642

EDR ID Number

Distance Elevation

Site Database(s) EPA ID Number

VALENCE TECHNOLOGY INC (Continued)

1000421642

EDR ID Number

Chemical Name: VANADIUM PENTOXIDE

Contact Name: SWOYER,JEFF Facility Contact2: SWOYER,JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 303-00-0
Quantity: 110 GAL
Chemical Name: WASTE OIL
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942 Case Number: 67-63-0 Quantity: 275 GAL

Chemical Name: ISOPROPYL ALCOHOL Contact Name: SWOYER,JEFF

Facility Contact2: SWOYER, JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 7727-37-9
Quantity: 1200 CFT
Chemical Name: NITROGEN GAS
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089
Phone Type 1: W
Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 1733-74-0
Quantity: 1044 CFT
Chemical Name: HYDROGEN GAS

Elevation Site Database(s) EPA ID Number

1000421642

EDR ID Number

VALENCE TECHNOLOGY INC (Continued)

Contact Name: SWOYER,JEFF Facility Contact2: SWOYER,JEFF Facility Contact3: Not reported Phone Number 1: (702)558-1089

Phone Type 1: W

Distance

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Facility Id: 942
Case Number: 1333-86-4
Quantity: 200 LBS

Chemical Name: CARBON BLACK
Contact Name: SWOYER,JEFF
Facility Contact2: SWOYER,JEFF
Facility Contact3: Not reported
Phone Number 1: (702)558-1089

Phone Type 1: W

Phone Number 2: (702)568-1203

Phone Type 2: H

Phone Number 3: Not reported Phone Type 3: Not reported

Count: 6 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	
HENDERSON	S103877183	ATLAS, INC.	BOULDER HIGHWAY		NV SHWS	
HENDERSON	S103877267	SARA LEE HOSIERY	2560 CONESTOGA WAY		NV SHWS	
HENDERSON	S111027640	OREILLY AUTO PARTS MOBILE SOURCE,	U.S. HIGHWAY 95 @ BOULDER HIGH		NV SHWS	
LAS VEGAS	S104179085	D. I. ARTERIAL	BETWEEN SWENSON AND PARADISE		NV SHWS	
LAS VEGAS	S106514505	COLEMAN PROPERTY	NW CORNER OF FLAMINGO/PARADISE		NV SHWS	
LAS VEGAS	S106514500	NEVADA DEPARTMENT OF TRANSPORTATIO	EAST DESERT INN @ BOULDER HIGH		NV SHWS	

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/05/2017 Source: EPA
Date Data Arrived at EDR: 04/21/2017 Telephone: N/A

Date Made Active in Reports: 05/12/2017 Last EDR Contact: 07/07/2017

Number of Days to Update: 21 Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1 EPA Region 6

Telephone 617-918-1143 Telephone: 214-655-6659

EPA Region 3 EPA Region 7

Telephone 215-814-5418 Telephone: 913-551-7247

EPA Region 4 EPA Region 8

Telephone 404-562-8033 Telephone: 303-312-6774

EPA Region 5 EPA Region 9

Telephone 312-886-6686 Telephone: 415-947-4246

EPA Region 10

Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/05/2017 Source: EPA
Date Data Arrived at EDR: 04/21/2017 Telephone: N/A

Number of Days to Update: 21 Next Scheduled EDR Contact: 10/16/2017
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991 Date Data Arrived at EDR: 02/02/1994 Date Made Active in Reports: 03/30/1994

Number of Days to Update: 56

Source: EPA Telephone: 202-564-4

Telephone: 202-564-4267 Last EDR Contact: 08/15/2011

Next Scheduled EDR Contact: 11/28/2011 Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/05/2017 Date Data Arrived at EDR: 04/21/2017 Date Made Active in Reports: 05/12/2017

Number of Days to Update: 21

Source: EPA Telephone: N/A

Last EDR Contact: 07/07/2017

Next Scheduled EDR Contact: 10/16/2017 Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017

Number of Days to Update: 92

Source: Environmental Protection Agency

Telephone: 703-603-8704 Last EDR Contact: 07/07/2017

Next Scheduled EDR Contact: 10/16/2017 Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/07/2017 Date Data Arrived at EDR: 04/19/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 16

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 07/21/2017

Next Scheduled EDR Contact: 10/30/2017 Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 02/07/2017 Date Data Arrived at EDR: 04/19/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 16

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 07/28/2017

Next Scheduled EDR Contact: 10/30/2017 Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/12/2016 Date Data Arrived at EDR: 12/28/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 44

Source: EPA

Telephone: 800-424-9346 Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/12/2016 Date Data Arrived at EDR: 12/28/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 44

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/12/2016 Date Data Arrived at EDR: 12/28/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 44

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/12/2016 Date Data Arrived at EDR: 12/28/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 44

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/12/2016 Date Data Arrived at EDR: 12/28/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 44

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/28/2016 Date Data Arrived at EDR: 01/04/2017 Date Made Active in Reports: 04/07/2017

Number of Days to Update: 93

Source: Department of the Navy Telephone: 843-820-7326 Last EDR Contact: 08/10/2017

Next Scheduled EDR Contact: 11/27/2017 Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2017 Date Data Arrived at EDR: 02/28/2017 Date Made Active in Reports: 06/09/2017

Number of Days to Update: 101

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 08/30/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2017 Date Data Arrived at EDR: 02/28/2017 Date Made Active in Reports: 06/09/2017

Number of Days to Update: 101

Source: Environmental Protection Agency

Telephone: 703-603-0695 Last EDR Contact: 08/30/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous

substances.

Date of Government Version: 09/26/2016 Date Data Arrived at EDR: 09/29/2016 Date Made Active in Reports: 11/11/2016

Number of Days to Update: 43

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180 Last EDR Contact: 06/28/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Sites Database

A listing of correction action sites.

Date of Government Version: 07/06/2016 Date Data Arrived at EDR: 09/21/2016 Date Made Active in Reports: 11/15/2016

Number of Days to Update: 55

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Varies

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Landfill List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/29/2016 Date Data Arrived at EDR: 12/05/2016 Date Made Active in Reports: 03/13/2017

Number of Days to Update: 98

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872 Last EDR Contact: 08/30/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: Annually

State and tribal leaking storage tank lists

LUST: Sites Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/06/2016 Date Data Arrived at EDR: 09/21/2016 Date Made Active in Reports: 11/15/2016

Number of Days to Update: 55

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/07/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/17/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 8 Telephone: 303-312-6271 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/01/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/01/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 6 Telephone: 214-665-6597 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2016 Date Data Arrived at EDR: 01/27/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 98

Source: EPA Region 4 Telephone: 404-562-8677 Last EDR Contact: 07/28/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/14/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 1 Telephone: 617-918-1313 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/14/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA, Region 5 Telephone: 312-886-7439 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/06/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: Environmental Protection Agency

Telephone: 415-972-3372 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Quarterly

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010 Date Data Arrived at EDR: 02/16/2010 Date Made Active in Reports: 04/12/2010

Number of Days to Update: 55

Source: FEMA

Telephone: 202-646-5797 Last EDR Contact: 07/14/2017

Next Scheduled EDR Contact: 10/23/2017 Data Release Frequency: Varies

UST: Underground Storage Tank List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 07/06/2016 Date Data Arrived at EDR: 09/21/2016 Date Made Active in Reports: 11/15/2016

Number of Days to Update: 55

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872 Last EDR Contact: 06/23/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Varies

AST: Aboveground Storage Tank List Registered Aboveground Storage Tanks.

Date of Government Version: 07/06/2016 Date Data Arrived at EDR: 09/21/2016 Date Made Active in Reports: 11/15/2016

Number of Days to Update: 55

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872 Last EDR Contact: 06/23/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/14/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA, Region 1 Telephone: 617-918-1313 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/01/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 7 Telephone: 913-551-7003 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2016 Date Data Arrived at EDR: 01/27/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 98

Source: EPA Region 4 Telephone: 404-562-9424 Last EDR Contact: 07/28/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Semi-Annually

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/17/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 8 Telephone: 303-312-6137 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/14/2017 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 5 Telephone: 312-886-6136 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/06/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 9 Telephone: 415-972-3368 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/07/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/01/2016 Date Data Arrived at EDR: 01/26/2017 Date Made Active in Reports: 05/05/2017

Number of Days to Update: 99

Source: EPA Region 6 Telephone: 214-665-7591 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015 Date Data Arrived at EDR: 09/29/2015 Date Made Active in Reports: 02/18/2016

Number of Days to Update: 142

Source: EPA, Region 1 Telephone: 617-918-1102 Last EDR Contact: 06/27/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Sites

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 08/16/2011 Date Data Arrived at EDR: 09/27/2011 Date Made Active in Reports: 10/12/2011

Number of Days to Update: 15

Source: Department of Conservation & Natural Resources

Telephone: 775-687-9381 Last EDR Contact: 06/23/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008 Date Data Arrived at EDR: 04/22/2008 Date Made Active in Reports: 05/19/2008

Number of Days to Update: 27

Source: EPA, Region 7 Telephone: 913-551-7365 Last EDR Contact: 04/20/2009

Next Scheduled EDR Contact: 07/20/2009

Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Project Tracking Database

Brownfields sites included in the Project Tracking Database. The term "brownfields" is used to describe abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land-recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities.

Date of Government Version: 07/06/2016 Date Data Arrived at EDR: 09/21/2016 Date Made Active in Reports: 11/15/2016

Number of Days to Update: 55

Source: Division of Environmental Protection

Telephone: 775-687-9384 Last EDR Contact: 07/27/2017

Next Scheduled EDR Contact: 10/02/2017

Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/02/2017 Date Data Arrived at EDR: 03/02/2017 Date Made Active in Reports: 04/07/2017

Number of Days to Update: 36

Source: Environmental Protection Agency

Telephone: 202-566-2777 Last EDR Contact: 06/20/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Information Listing
A listing of recycling facilities in Nevada.

Date of Government Version: 08/30/2016 Date Data Arrived at EDR: 08/31/2016 Date Made Active in Reports: 11/15/2016

Number of Days to Update: 76

Source: Department of Environmental Protection

Telephone: 775-687-9463 Last EDR Contact: 08/17/2017

Next Scheduled EDR Contact: 11/27/2017

Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998 Date Data Arrived at EDR: 12/03/2007 Date Made Active in Reports: 01/24/2008

Number of Days to Update: 52

Source: Environmental Protection Agency

Telephone: 703-308-8245 Last EDR Contact: 08/01/2017

Next Scheduled EDR Contact: 11/13/2017 Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258

Subtitle D Criteria.

Date of Government Version: 06/30/1985 Date Data Arrived at EDR: 08/09/2004 Date Made Active in Reports: 09/17/2004

Number of Days to Update: 39

Source: Environmental Protection Agency

Telephone: 800-424-9346 Last EDR Contact: 06/09/2004 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside

County and northern Imperial County, California.

Date of Government Version: 01/12/2009 Date Data Arrived at EDR: 05/07/2009 Date Made Active in Reports: 09/21/2009

Number of Days to Update: 137

Source: EPA, Region 9 Telephone: 415-947-4219 Last EDR Contact: 07/24/2017

Next Scheduled EDR Contact: 11/08/2017
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014 Date Data Arrived at EDR: 08/06/2014 Date Made Active in Reports: 01/29/2015

Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service

Telephone: 301-443-1452 Last EDR Contact: 08/29/2017

Next Scheduled EDR Contact: 11/13/2017

Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/09/2017 Date Data Arrived at EDR: 03/08/2017 Date Made Active in Reports: 06/09/2017

Number of Days to Update: 93

Source: Drug Enforcement Administration

Telephone: 202-307-1000 Last EDR Contact: 08/30/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/09/2017 Date Data Arrived at EDR: 03/08/2017 Date Made Active in Reports: 06/09/2017

Number of Days to Update: 93

Source: Drug Enforcement Administration

Telephone: 202-307-1000 Last EDR Contact: 08/30/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014 Date Data Arrived at EDR: 03/18/2014 Date Made Active in Reports: 04/24/2014

Number of Days to Update: 37

Source: Environmental Protection Agency

Telephone: 202-564-6023 Last EDR Contact: 07/26/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/28/2016 Date Data Arrived at EDR: 12/28/2016 Date Made Active in Reports: 02/03/2017

Number of Days to Update: 37

Source: U.S. Department of Transportation

Telephone: 202-366-4555 Last EDR Contact: 06/28/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Annually

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/12/2016 Date Data Arrived at EDR: 12/28/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 44

Source: Environmental Protection Agency

Telephone: (415) 495-8895 Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015 Date Data Arrived at EDR: 07/08/2015 Date Made Active in Reports: 10/13/2015

Number of Days to Update: 97

Source: U.S. Army Corps of Engineers

Telephone: 202-528-4285 Last EDR Contact: 08/25/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 11/10/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 62

Source: USGS

Telephone: 888-275-8747 Last EDR Contact: 07/12/2017

Next Scheduled EDR Contact: 10/23/2017 Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 02/06/2006 Date Made Active in Reports: 01/11/2007

Number of Days to Update: 339

Source: U.S. Geological Survey Telephone: 888-275-8747 Last EDR Contact: 07/14/2017

Next Scheduled EDR Contact: 10/23/2017

Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017 Date Data Arrived at EDR: 02/03/2017 Date Made Active in Reports: 04/07/2017

Number of Days to Update: 63

Source: Environmental Protection Agency

Telephone: 615-532-8599 Last EDR Contact: 08/18/2017

Next Scheduled EDR Contact: 11/27/2017 Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 02/13/2017 Date Data Arrived at EDR: 02/15/2017 Date Made Active in Reports: 05/12/2017

Number of Days to Update: 86

Source: Environmental Protection Agency

Telephone: 202-566-1917 Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013 Date Data Arrived at EDR: 03/21/2014 Date Made Active in Reports: 06/17/2014

Number of Days to Update: 88

Source: Environmental Protection Agency

Telephone: 617-520-3000 Last EDR Contact: 08/07/2017

Next Scheduled EDR Contact: 11/20/2017 Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013 Date Data Arrived at EDR: 03/03/2015 Date Made Active in Reports: 03/09/2015

Number of Days to Update: 6

Source: Environmental Protection Agency

Telephone: 703-308-4044 Last EDR Contact: 08/24/2017

Next Scheduled EDR Contact: 11/20/2017 Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015

Number of Days to Update: 14

Source: EPA

Telephone: 202-260-5521 Last EDR Contact: 06/21/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2014 Date Data Arrived at EDR: 11/24/2015 Date Made Active in Reports: 04/05/2016

Number of Days to Update: 133

Source: EPA

Telephone: 202-566-0250 Last EDR Contact: 08/23/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009 Date Data Arrived at EDR: 12/10/2010 Date Made Active in Reports: 02/25/2011

Number of Days to Update: 77

Source: EPA

Telephone: 202-564-4203 Last EDR Contact: 07/28/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013 Date Data Arrived at EDR: 12/12/2013 Date Made Active in Reports: 02/24/2014

Number of Days to Update: 74

Source: EPA

Telephone: 703-416-0223 Last EDR Contact: 06/09/2017

Next Scheduled EDR Contact: 09/18/2017 Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2017
Date Data Arrived at EDR: 02/09/2017
Date Made Active in Reports: 04/07/2017

Number of Days to Update: 57

Source: Environmental Protection Agency

Telephone: 202-564-8600 Last EDR Contact: 07/24/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Date Data Arrived at EDR: 07/03/1995 Date Made Active in Reports: 08/07/1995

Number of Days to Update: 35

Source: EPA

Telephone: 202-564-4104 Last EDR Contact: 06/02/2008

Next Scheduled EDR Contact: 09/01/2008 Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014

Number of Days to Update: 3

Source: EPA

Telephone: 202-564-6023 Last EDR Contact: 08/08/2017

Next Scheduled EDR Contact: 11/20/2017 Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2016 Date Data Arrived at EDR: 04/28/2016 Date Made Active in Reports: 09/02/2016

Number of Days to Update: 127

Source: EPA

Telephone: 202-566-0500 Last EDR Contact: 04/10/2017

Next Scheduled EDR Contact: 07/24/2017 Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016 Date Data Arrived at EDR: 11/23/2016 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 79

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 07/28/2017

Next Scheduled EDR Contact: 10/23/2017 Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009 Date Data Arrived at EDR: 04/16/2009 Date Made Active in Reports: 05/11/2009

Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-566-1667 Last EDR Contact: 08/18/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009 Date Data Arrived at EDR: 04/16/2009 Date Made Active in Reports: 05/11/2009

Number of Days to Update: 25

Telephone: 202-566-1667 Last EDR Contact: 08/18/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Source: EPA

Date of Government Version: 08/30/2016 Date Data Arrived at EDR: 09/08/2016 Date Made Active in Reports: 10/21/2016

Number of Days to Update: 43

Source: Nuclear Regulatory Commission

Telephone: 301-415-7169 Last EDR Contact: 08/01/2017

Next Scheduled EDR Contact: 11/20/2017 Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 08/07/2009 Date Made Active in Reports: 10/22/2009

Number of Days to Update: 76

Source: Department of Energy Telephone: 202-586-8719 Last EDR Contact: 06/05/2017

Next Scheduled EDR Contact: 09/18/2017 Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014 Date Data Arrived at EDR: 09/10/2014 Date Made Active in Reports: 10/20/2014

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: N/A

Last EDR Contact: 06/05/2017

Next Scheduled EDR Contact: 09/18/2017 Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011 Date Data Arrived at EDR: 10/19/2011 Date Made Active in Reports: 01/10/2012

Number of Days to Update: 83

Source: Environmental Protection Agency

Telephone: 202-566-0517 Last EDR Contact: 07/28/2017

Next Scheduled EDR Contact: 11/08/2017 Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/04/2017 Date Data Arrived at EDR: 01/06/2017 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 35

Source: Environmental Protection Agency

Telephone: 202-343-9775 Last EDR Contact: 07/12/2017

Next Scheduled EDR Contact: 10/16/2017 Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 12/17/2007

Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007

Number of Days to Update: 40

Source: Environmental Protection Agency

Telephone: 202-564-2501 Last EDR Contact: 12/17/2008

Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012 Date Data Arrived at EDR: 08/07/2012 Date Made Active in Reports: 09/18/2012

Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety

Telephone: 202-366-4595 Last EDR Contact: 08/01/2017

Next Scheduled EDR Contact: 11/13/2017 Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2016 Date Data Arrived at EDR: 11/18/2016 Date Made Active in Reports: 02/03/2017

Number of Days to Update: 77

Source: Department of Justice, Consent Decree Library

Telephone: Varies

Last EDR Contact: 06/21/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013 Date Data Arrived at EDR: 02/24/2015 Date Made Active in Reports: 09/30/2015

Number of Days to Update: 218

Source: EPA/NTIS Telephone: 800-424-9346 Last EDR Contact: 08/25/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater

than 640 acres.

Date of Government Version: 12/31/2014 Date Data Arrived at EDR: 07/14/2015 Date Made Active in Reports: 01/10/2017

Number of Days to Update: 546

Source: USGS

Telephone: 202-208-3710 Last EDR Contact: 07/11/2017

Next Scheduled EDR Contact: 10/23/2017 Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016 Date Data Arrived at EDR: 12/27/2016 Date Made Active in Reports: 02/17/2017

Number of Days to Update: 52

Source: Department of Energy Telephone: 202-586-3559 Last EDR Contact: 08/03/2017

Next Scheduled EDR Contact: 11/20/2017 Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010 Date Data Arrived at EDR: 10/07/2011 Date Made Active in Reports: 03/01/2012

Number of Days to Update: 146

Source: Department of Energy Telephone: 505-845-0011 Last EDR Contact: 08/22/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/05/2016 Date Data Arrived at EDR: 01/05/2017 Date Made Active in Reports: 02/10/2017

Number of Days to Update: 36

Source: Environmental Protection Agency

Telephone: 703-603-8787 Last EDR Contact: 07/07/2017

Next Scheduled EDR Contact: 10/16/2017 Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001 Date Data Arrived at EDR: 10/27/2010 Date Made Active in Reports: 12/02/2010

Number of Days to Update: 36

Source: American Journal of Public Health

Telephone: 703-305-6451 Last EDR Contact: 12/02/2009 Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Telephone: 202-564-2496

Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Annually

Date of Government Version: 10/12/2016 Date Data Arrived at EDR: 10/26/2016 Date Made Active in Reports: 02/03/2017

Number of Days to Update: 100

US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017

Number of Days to Update: 100

Source: EPA

Source: EPA

Telephone: 202-564-2496 Last EDR Contact: 08/11/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2017 Date Data Arrived at EDR: 02/28/2017 Date Made Active in Reports: 04/07/2017

Number of Days to Update: 38

Source: Department of Labor, Mine Safety and Health Administration

Telephone: 303-231-5959 Last EDR Contact: 08/30/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005 Date Data Arrived at EDR: 02/29/2008 Date Made Active in Reports: 04/18/2008

Number of Days to Update: 49

Source: USGS Telephone: 703-648-7709 Last EDR Contact: 05/31/2017

Next Scheduled EDR Contact: 09/11/2017 Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011 Date Data Arrived at EDR: 06/08/2011 Date Made Active in Reports: 09/13/2011

Number of Days to Update: 97

Source: USGS

Telephone: 703-648-7709 Last EDR Contact: 06/02/2017

Next Scheduled EDR Contact: 09/11/2017 Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/14/2017 Date Data Arrived at EDR: 03/17/2017 Date Made Active in Reports: 04/07/2017

Number of Days to Update: 21

Source: Department of Interior Telephone: 202-208-2609 Last EDR Contact: 06/09/2017

Next Scheduled EDR Contact: 09/25/2017 Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/04/2017 Date Data Arrived at EDR: 04/07/2017 Date Made Active in Reports: 05/12/2017

Number of Days to Update: 35

Source: EPA

Telephone: (415) 947-8000 Last EDR Contact: 06/07/2017

Next Scheduled EDR Contact: 09/18/2017 Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015 Date Data Arrived at EDR: 01/29/2016 Date Made Active in Reports: 04/05/2016

Number of Days to Update: 67

Source: Department of Defense Telephone: 571-373-0407 Last EDR Contact: 07/17/2017

Next Scheduled EDR Contact: 10/30/2017 Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 03/19/2017 Date Data Arrived at EDR: 03/21/2017 Date Made Active in Reports: 05/12/2017

Number of Days to Update: 52

Source: Environmental Protection Agency

Telephone: 202-564-2280 Last EDR Contact: 06/07/2017

Next Scheduled EDR Contact: 09/18/2017 Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/02/2016 Date Data Arrived at EDR: 06/03/2016 Date Made Active in Reports: 09/02/2016

Number of Days to Update: 91

Source: Environmental Protection Agency

Telephone: 202-564-0527 Last EDR Contact: 08/24/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/22/2017 Date Data Arrived at EDR: 02/22/2017 Date Made Active in Reports: 05/12/2017

Number of Days to Update: 79

Source: EPA

Telephone: 800-385-6164 Last EDR Contact: 08/17/2017

Next Scheduled EDR Contact: 12/04/2017 Data Release Frequency: Quarterly

AIRS: Permitted Airs Facility Listing

A listing of permitted Airs facilities and their associated emissions information.

Date of Government Version: 11/18/2016 Date Data Arrived at EDR: 01/04/2017 Date Made Active in Reports: 03/31/2017

Number of Days to Update: 86

Source: Division of Environmental Protection

Telephone: 775-687-9359 Last EDR Contact: 06/20/2017

Next Scheduled EDR Contact: 10/02/2017

Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites A listing of coal ash plants.

Date of Government Version: 10/02/2013 Date Data Arrived at EDR: 10/03/2013 Date Made Active in Reports: 11/01/2013

Number of Days to Update: 29

Source: Division of Environmental Protection

Telephone: 775-687-9477 Last EDR Contact: 08/25/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/27/2016 Date Data Arrived at EDR: 12/27/2016 Date Made Active in Reports: 03/13/2017

Number of Days to Update: 76

Source: Department of Environmental Protection

Telephone: 775-687-9465 Last EDR Contact: 06/19/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Solid waste facility financial assurance information.

Date of Government Version: 11/29/2016 Date Data Arrived at EDR: 12/05/2016 Date Made Active in Reports: 03/13/2017

Number of Days to Update: 98

Source: Division of Environmental Protection

Telephone: 775-687-9477 Last EDR Contact: 08/29/2017

Next Scheduled EDR Contact: 12/11/2017 Data Release Frequency: Varies

HMRI: Hazardous Materials Repository Information Data

Emergency Planning and Community Right-to-Know Act (EPCRA) required facilities which store or manufacture hazardous materials to prepare and submit a chemical inventory report by March 1st of each year to the State Emergency Response Commission (SERC), LEPC and the local fire department. The inventory form must include information on all hazardous chemicals present at the facility during the previous calendar year in amounts that meet or exceed thresholds.

Date of Government Version: 08/05/2008 Date Data Arrived at EDR: 08/05/2008 Date Made Active in Reports: 08/13/2008

Number of Days to Update: 8

Source: State Emergency Response Commission

Telephone: 775-687-6973 Last EDR Contact: 08/14/2017

Next Scheduled EDR Contact: 11/27/2017 Data Release Frequency: Semi-Annually

NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 01/04/2017 Date Data Arrived at EDR: 01/10/2017 Date Made Active in Reports: 03/14/2017

Number of Days to Update: 63

Source: Department of Environmental Protection

Telephone: 775-687-9414 Last EDR Contact: 08/03/2017

Next Scheduled EDR Contact: 10/02/2017 Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: EDR, Inc. Telephone: N/A Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: EDR, Inc. Telephone: N/A Last EDR Contact: N/A

Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Conservation and Natural Resources in Neveda.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/26/2013
Number of Days to Update: 178

Source: Department of Conservation and Natural Resources

Telephone: N/A

Last EDR Contact: 06/01/2012 Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Conservation and Natural Resources in Neveda.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/16/2014
Number of Days to Update: 199

Source: Department of Conservation and Natural Resources

Telephone: N/A

Last EDR Contact: 06/01/2012 Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists.

Compiled from Records formerly available from the Department of Conservation and Natural Resources in Neveda.

Date of Government Version: N/A Date Data Arrived at EDR: 07/01/2013 Date Made Active in Reports: 12/26/2013 Number of Days to Update: 178

Telephone: N/A Last EDR Contact: 06/01/2012 Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

COUNTY RECORDS

WASHOE COUNTY:

Underground Storage Tank in Washoe County

A listing of underground storage tank sites located in Washoe County.

Date of Government Version: 12/28/2016 Date Data Arrived at EDR: 01/04/2017 Date Made Active in Reports: 03/14/2017

Number of Days to Update: 69

Source: Washoe County Department of Environmental Health

Source: Department of Conservation and Natural Resources

Telephone: 775-328-2493 Last EDR Contact: 06/27/2017

Next Scheduled EDR Contact: 10/09/2017 Data Release Frequency: Quarterly

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013 Date Data Arrived at EDR: 08/19/2013 Date Made Active in Reports: 10/03/2013

Number of Days to Update: 45

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375 Last EDR Contact: 08/18/2017

Next Scheduled EDR Contact: 11/27/2017 Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/30/2017 Date Data Arrived at EDR: 02/01/2017 Date Made Active in Reports: 02/13/2017

Number of Days to Update: 12

Source: Department of Environmental Conservation

Telephone: 518-402-8651 Last EDR Contact: 08/03/2017

Next Scheduled EDR Contact: 11/13/2017 Data Release Frequency: Annually

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services,

a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary

and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List Source: Department of Human Resources

Telephone: 775-684-1100

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory Source: Natural Heritage Program Telephone: 775-684-2900

Current USGS 7.5 Minute Topographic Map Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK®-PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

KNAPP PROPERTY 1202 HIGH TECH CIRCLE HENDERSON, NV 89002

TARGET PROPERTY COORDINATES

Latitude (North): 35.984021 - 35° 59' 2.48" Longitude (West): 114.928663 - 114° 55' 43.19"

Universal Tranverse Mercator: Zone 11 UTM X (Meters): 686739.4 UTM Y (Meters): 3983959.5

Elevation: 2346 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 6720908 BOULDER CITY NW, NV

Version Date: 2014

North Map: 6720682 HENDERSON, NV

Version Date: 2014

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

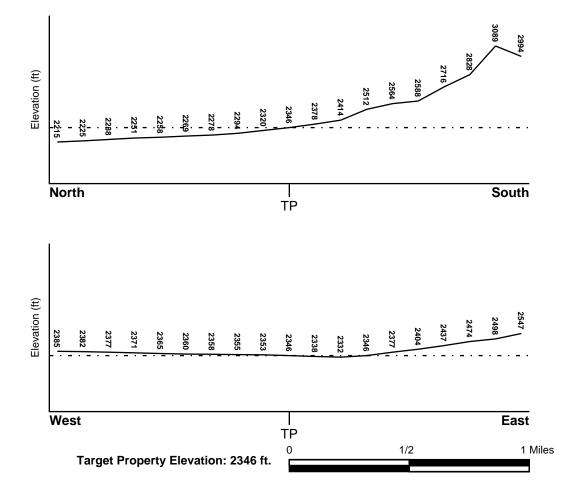
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property FEMA Source Type

32003C2975F FEMA FIRM Flood data

Additional Panels in search area: FEMA Source Type

32003C2955F FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property Data Coverage

BOULDER CITY NW YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

LOCATION GENERAL DIRECTION

MAP ID FROM TP GROUNDWATER FLOW

Not Reported

(BUSINESS, FINANCE & FACILITIES COMMITTEE 11/30/17) Ref. BFF-9, Page 273 of 380

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: Cenozoic Category: Plutonic and Intrusive Rocks

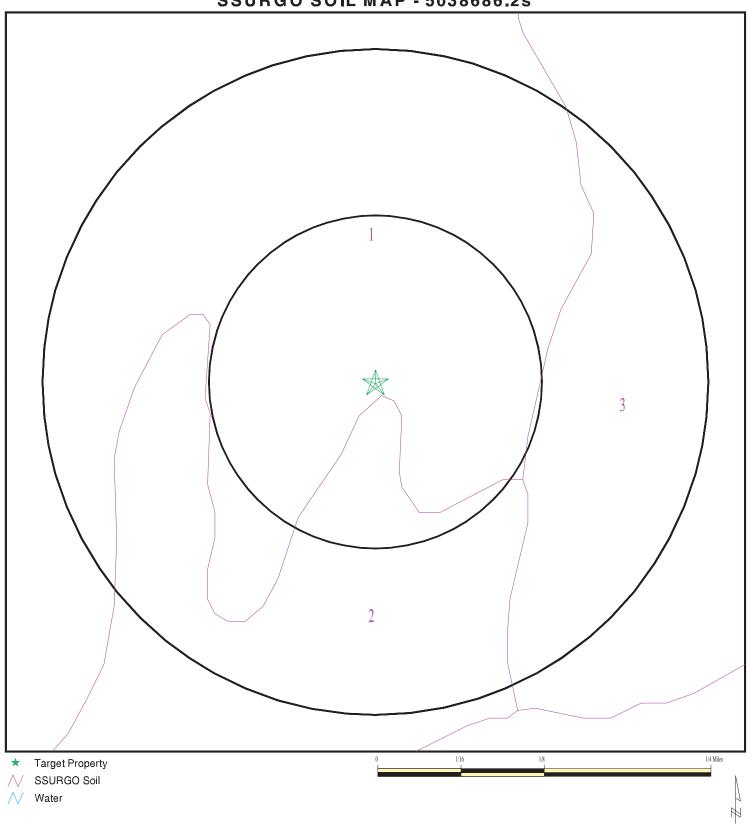
System: Tertiary

Series: Tertiary intrusive rocks

Code: Ti (decoded above as Era, System & Series)

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 5038686.2s



SITE NAME: Knapp Property ADDRESS: 1202 High Tech Circle

Henderson NV 89002 35.984021 / 114.928663 LAT/LONG:

CLIENT: Logistical Solutions, LLC CONTACT: Chris Garey INQUIRY #: 5038686.2s

DATE: August 31, 2017 4:15 pm

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Arizo

Soil Surface Texture: very gravelly fine sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to

excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Con Noaction
1	0 inches	5 inches	very gravelly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 8.4 Min: 7.4
2	5 inches	59 inches	sr to cobbly coarse sand to extremely gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141 Min: 141	Max: 8.4 Min: 7.4

Soil Map ID: 2

Soil Component Name: Caliza

Soil Surface Texture: extremely cobbly fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep,

moderately well and well drained soils with moderately coarse

textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information								
Boundary			Classification		Saturated hydraulic			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Soil Reaction (pH)	
1	0 inches	1 inches	extremely cobbly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 8.4 Min: 7.9	
2	1 inches	14 inches	very gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 8.4 Min: 7.9	
3	14 inches	59 inches	sr to very gravelly loamy sand to extremely gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141 Min: 42	Max: 8.4 Min: 7.9	

Soil Map ID: 3

Soil Component Name: Caliza

Soil Surface Texture: extremely cobbly fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep,

moderately well and well drained soils with moderately coarse

textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information								
Boundary			Classification		Saturated hydraulic			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Soil Reaction (pH)	
1	0 inches	1 inches	extremely cobbly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 8.4 Min: 7.9	
2	1 inches	14 inches	very gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 8.4 Min: 7.9	
3	14 inches	59 inches	sr to very gravelly loamy sand to extremely gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141 Min: 42	Max: 8.4 Min: 7.9	

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE SEARCH DISTANCE (miles)

Federal USGS 1.000

Federal FRDS PWS Nearest PWS within 0.001 miles

State Database 1.000

FEDERAL USGS WELL INFORMATION

LOCATION

MAP ID WELL ID FROM TP

No Wells Found

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

LOCATION

MAP ID WELL ID FROM TP

No PWS System Found

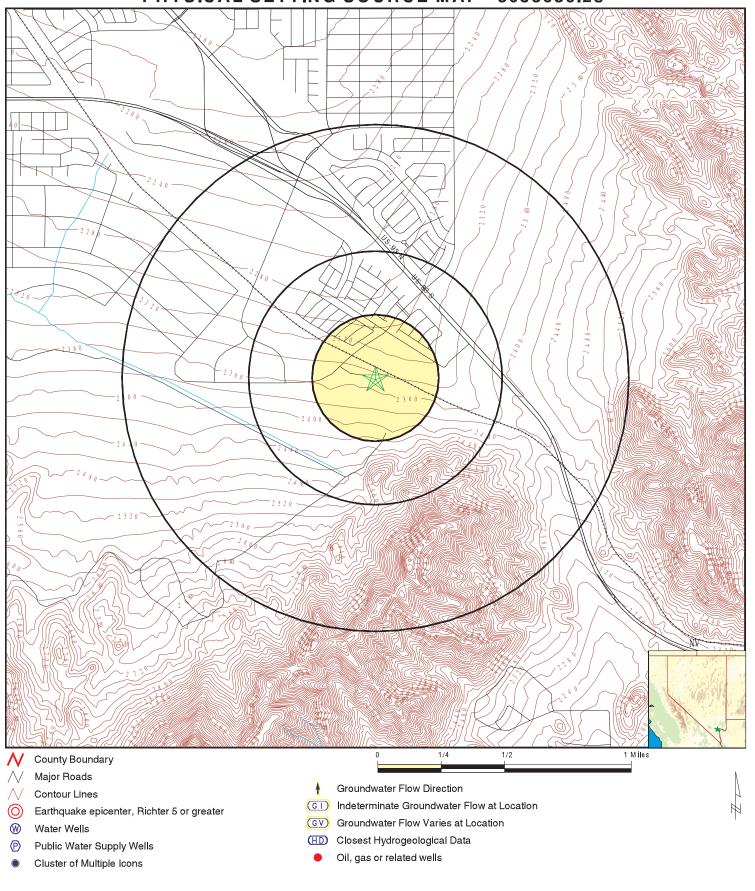
Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

LOCATION MAP ID WELL ID FROM TP

No Wells Found

PHYSICAL SETTING SOURCE MAP - 5038686.2s



SITE NAME: Knapp Property
ADDRESS: 1202 High Tech Circle

CLIENT: Logistical Solutions, LLC CONTACT: Chris Garey

Henderson NV 89002 INQUIRY #: 5038686.2s LAT/LONG: 35.984021 / 114.928663 DATE: August 31, 2017 4:15 pm

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: NV Radon

Radon Test Results

Federal EPA Radon Zone for CLARK County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for CLARK COUNTY, NV

Number of sites tested: 176

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L	
Living Area - 1st Floor	1.028 pCi/L	96%	4%	0%	
Living Area - 2nd Floor	0.900 pCi/L	100%	0%	0%	
Basement	1.425 pCi/L	100%	0%	0%	

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory Source: Natural Heritage Program Telephone: 775-684-2900

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Nevada Well Log Database

Source: Dept of Conservation and Natural Resources, Division of Water Resources

Telephone: 775-687-4380

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database

Source: Nevada Bureau of Mines and Geology

Telephone: 775-784-6691

Oil and gas well location in the state of Nevada.

RADON

State Database: NV Radon Source: State Health Division Telephone: 775-687-7531 Radon Test Results By Zip Code

Area Radon Information Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency

(USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor

radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared

in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

APPENDIX D ASBESTOS SAMPLING REPORT

September 18, 2017



Chris Garey Logistical Solutions 4780 West Ann Road Las Vegas, NV 89031

RE: Limited Scope Naturally Occurring Asbestos Soil Sampling:

1202 High Tech Circle Henderson, Nevada 89002 RiskNomics Job #17RN2185

SUMMARY

RiskNomics, LLC (RiskNomics) was retained by Logistical Solutions (Client) to perform limited soil sampling for naturally occurring asbestos on a portion of the parcel located at 1202 High Tech Circle in Henderson, Nevada (Site). As requested by Client, sampling was restricted to the undeveloped section of the parcel.

SAMPLE RESULTS

Sampling activities were performed by Lauren Barnes, a State of Nevada Certified Environmental Manager (CEM) and AHERA Building Inspector, on September 8, 2017. A total of 10 soil samples were collected from the Site and submitted for laboratory analysis of asbestos content.

Samples were analyzed by Forensic Analytical Laboratories located in Las Vegas, Nevada, a National Voluntary Laboratory Accreditation Program (NVLAP) certified laboratory (NVLAP code #200908-0).

Sample ID	Description	Result*				
1202 High Tech Circle, Henderson, Nevada						
S1	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S2	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S3	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S4	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S5	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S6	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S7	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S8	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S9	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				
S10	South Parcel: Light Brown Soil & Stones	<0.25% Actinolite				

^{*}Actinolite asbestos was detected in each sample. Due to limitations in the analytical method, quantification of the percentage asbestos in each sample was deemed to be <0.25%.



CONCLUSIONS AND RECOMMENDATIONS

Results of analysis identified asbestos in concentrations less than the analytical method's limit of quantification in all of the soil samples collected from the undeveloped section of the parcel located at 1202 High Tech Circle in Henderson, Nevada. EPA does not currently regulate naturally occurring asbestos. OSHA worker protection regulations would apply regardless of the concentrations of asbestos present, even in amounts this minimal. Personal exposure assessments should be conducted in the event site work (excavation, grading operations and other earthwork) may reasonably be anticipated to disturb the naturally occurring asbestos to ensure employee exposure levels during site activities are below the OSHA permissible exposure limit.

RiskNomics recommends that additional sampling be conducted to further characterize the extent and percentage of naturally occurring asbestos in the soil at the Site prior to any disturbance. In an abundance of caution, RiskNomics recommends considering restricting activities and/or access to the undeveloped portion of the Site to protect against disturbance of naturally occurring asbestos.

DISCLAIMER

The content presented in this report is based on data collected during the site inspection and survey, review of pertinent regulations, requirements, guidelines and commonly followed industry standards, and information provided by the Client, their clients, agents, and representatives.

The work has been conducted in an objective and unbiased manner and in accordance with generally accepted professional practice for this type of work. RiskNomics believes the data and analysis to be accurate and relevant, but cannot accept responsibility for the accuracy or completeness of available documentation or possible withholding of information of other parties.

This hazardous materials survey report is designed to aid the property owner, architect, construction manager, general contractor, and asbestos abatement contractor in locating ACM. This report is not intended for, and may not be utilized as a bidding document or as an abatement project specification document.

Sincerely,

RiskNomics, LLC

Prepared by:

Christie Brannen

Project Manager

Reviewed by:

Teri Lopeman

Southwest Regional Manager







(Air Resources Board Method 435, June 6, 1991)

RiskNomics, LLC **Client ID:** L1464 N009832 Teri Lopeman-Cortese **Report Number:** 8777 E. Via De Ventura **Date Received:** 09/08/17 Suite 385 **Date Analyzed:** 09/15/17 Scottsdale, AZ 85258 **Date Printed:** 09/15/17 Job ID/Site: 1202 High Tec Circle, Henderon, NV **FALI Job ID:** L1464 **Total Samples Submitted:** 10 PLM Report Number: N/A **Total Samples Analyzed:** 10

Sample Preparation and Analysis:

Samples were analyzed by the Air Resources Board's Method 435, Determination of Asbestos Content of Serpentine Aggregate. Samples were ground to 200 particle size in the laboratory. Approximately 1 pint was retained for analysis. Samples were prepared for observation according to the guidelines of Exception I and Exception II as defined by the 435 Method. Samples which contained less than 10% asbestos were prepared for observation according to the point count technique as defined by the 435 Method. This analysis was performed with a standard cross-hair reticle.

Sample ID	Lab Number	Layer Description
S1	01166671	Light Brown Soil & Stones
Point Count Results:		
Number of asbestos points cou	nted:	0
Number of non-empty points:	4	900
Matrix percentage of entire	1	00
Percent asbestos in matrix:	< 0.	25
Visual estimation percentage:	None Detect	ted
Asbestos type(s) detected:	Actinolite	

 $Comment: \ \ As best os \ was \ detected \ but \ no \ points \ were \ counted \ due \ to \ counting \ criteria. \ Therefore \ quantitation \ deemed \ to \ be < 0.25\%.$

S2 01166672 Light Brown Soil & Stones

Point Count Results:

Number of asbestos points counted: 0
Number of non-empty points: 400
Matrix percentage of entire 100
Percent asbestos in matrix: < 0.25
Visual estimation percentage: None Detected
Asbestos type(s) detected: Actinolite

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.

S3 01166673 Light Brown Soil & Stones

Point Count Results:

Number of asbestos points counted:

Number of non-empty points:

Matrix percentage of entire

Percent asbestos in matrix:

Visual estimation percentage:

Asbestos type(s) detected:

Number of asbestos points counted:

400

None Detected

Actinolite

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.



(Air Resources Board Method 435, June 6, 1991)

RiskNomics, LLC **Client ID:** L1464 N009832 Teri Lopeman-Cortese **Report Number:** 8777 E. Via De Ventura **Date Received:** 09/08/17 Suite 385 **Date Analyzed:** 09/15/17 Scottsdale, AZ 85258 **Date Printed:** 09/15/17 Job ID/Site: 1202 High Tec Circle, Henderon, NV **FALI Job ID:** L1464 **Total Samples Submitted:** 10 PLM Report Number: N/A **Total Samples Analyzed:** 10

Sample Preparation and Analysis:

Samples were analyzed by the Air Resources Board's Method 435, Determination of Asbestos Content of Serpentine Aggregate. Samples were ground to 200 particle size in the laboratory. Approximately 1 pint was retained for analysis. Samples were prepared for observation according to the guidelines of Exception I and Exception II as defined by the 435 Method. Samples which contained less than 10% asbestos were prepared for observation according to the point count technique as defined by the 435 Method. This analysis was performed with a standard cross-hair reticle.

Sample ID	Lab Number	Layer Description
S4	01166674	Light Brown Soil & Stones
Point Count Results:		
Number of asbestos points cou	nted:	0
Number of non-empty points:	4	400
Matrix percentage of entire	1	100
Percent asbestos in matrix:	< 0.	.25
Visual estimation percentage:	None Detect	rted
Asbestos type(s) detected:	Actinolite	

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.

S5 01166675 Light Brown Soil & Stones

Point Count Results:

Number of asbestos points counted: 0
Number of non-empty points: 400
Matrix percentage of entire 100
Percent asbestos in matrix: < 0.25
Visual estimation percentage: None Detected Asbestos type(s) detected: Actinolite

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.

S6 01166676 Light Brown Soil & Stones

Point Count Results:

Number of asbestos points counted:

Number of non-empty points:

Matrix percentage of entire

Percent asbestos in matrix:

Visual estimation percentage:

Asbestos type(s) detected:

Number of asbestos points counted:

400

None Detected

Actinolite

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.



(Air Resources Board Method 435, June 6, 1991)

RiskNomics, LLC **Client ID:** L1464 N009832 Teri Lopeman-Cortese **Report Number:** 8777 E. Via De Ventura **Date Received:** 09/08/17 Suite 385 **Date Analyzed:** 09/15/17 Scottsdale, AZ 85258 **Date Printed:** 09/15/17 Job ID/Site: 1202 High Tec Circle, Henderon, NV **FALI Job ID:** L1464 **Total Samples Submitted:** 10 PLM Report Number: N/A **Total Samples Analyzed:** 10

Sample Preparation and Analysis:

Samples were analyzed by the Air Resources Board's Method 435, Determination of Asbestos Content of Serpentine Aggregate. Samples were ground to 200 particle size in the laboratory. Approximately 1 pint was retained for analysis. Samples were prepared for observation according to the guidelines of Exception I and Exception II as defined by the 435 Method. Samples which contained less than 10% asbestos were prepared for observation according to the point count technique as defined by the 435 Method. This analysis was performed with a standard cross-hair reticle.

Sample ID	Lab Number	Layer Description
S7	01166677	Light Brown Soil & Stones
Point Count Results:		
Number of asbestos points cou	nted:	0
Number of non-empty points:	4	400
Matrix percentage of entire	1	100
Percent asbestos in matrix:	< 0.	.25
Visual estimation percentage:	None Detect	eted
Asbestos type(s) detected:	Actinolite	
0	. 11	

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.

S8 01166678 Light Brown Soil & Stones

Point Count Results:

Number of asbestos points counted: 0
Number of non-empty points: 400
Matrix percentage of entire 100
Percent asbestos in matrix: < 0.25
Visual estimation percentage: None Detected Asbestos type(s) detected: Actinolite

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.

S9 01166679 Light Brown Soil & Stones

Point Count Results:

Number of asbestos points counted:

Number of non-empty points:

Matrix percentage of entire

Percent asbestos in matrix:

Visual estimation percentage:

Asbestos type(s) detected:

Number of asbestos points counted:

400

None Detected

Actinolite

Comment: Asbestos was detected but no points were counted due to counting criteria. Therefore quantitation deemed to be < 0.25%.



(Air Resources Board Method 435, June 6, 1991)

Teri Lopeman-Cortese 8777 E. Via De Ventura Suite 385 Scottsdale, AZ 85258	Report Number: Date Received: Date Analyzed: Date Printed:	N009832 09/08/17 09/15/17 09/15/17	
Job ID/Site: 1202 High Tec Circle, Henderon, NV PLM Report Number: N/A	FALI Job ID: Total Samples Sub Total Samples Ana		10 10

Sample Preparation and Analysis:

Samples were analyzed by the Air Resources Board's Method 435, Determination of Asbestos Content of Serpentine Aggregate. Samples were ground to 200 particle size in the laboratory. Approximately 1 pint was retained for analysis. Samples were prepared for observation according to the guidelines of Exception I and Exception II as defined by the 435 Method. Samples which contained less than 10% asbestos were prepared for observation according to the point count technique as defined by the 435 Method. This analysis was performed with a standard cross-hair reticle.

Lab Number	Layer Description
01166680	Light Brown Soil & Stones
nted:	0
2	400
1	100
< 0	0.25
None Detec	cted
Actinolite	
	01166680 nted: < 0 None Dete

 $Comment: \ \ Asbestos \ was \ detected \ but \ no \ points \ were \ counted \ due \ to \ counting \ criteria. \ Therefore \ quantitation \ deemed \ to \ be < 0.25\%.$

Pufital

Ryan Sutliffe, Laboratory Analyst, Las Vegas Laboratory

Note: Limit of Quantification (LOQ) = 0.25%. Trace denotes the presence of asbestos below the LOQ. ND = None Detected. Analytical results and reports are generated by Forensic Analytical Laboratories Inc. (FALI) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by FALI to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by FALI. The client is solely responsible for the use and interpretation of test results and reports requested from FALI. Forensic Analytical Laboratories Inc. is not able to assess the degree of hazard resulting from materials analyzed. FALI reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



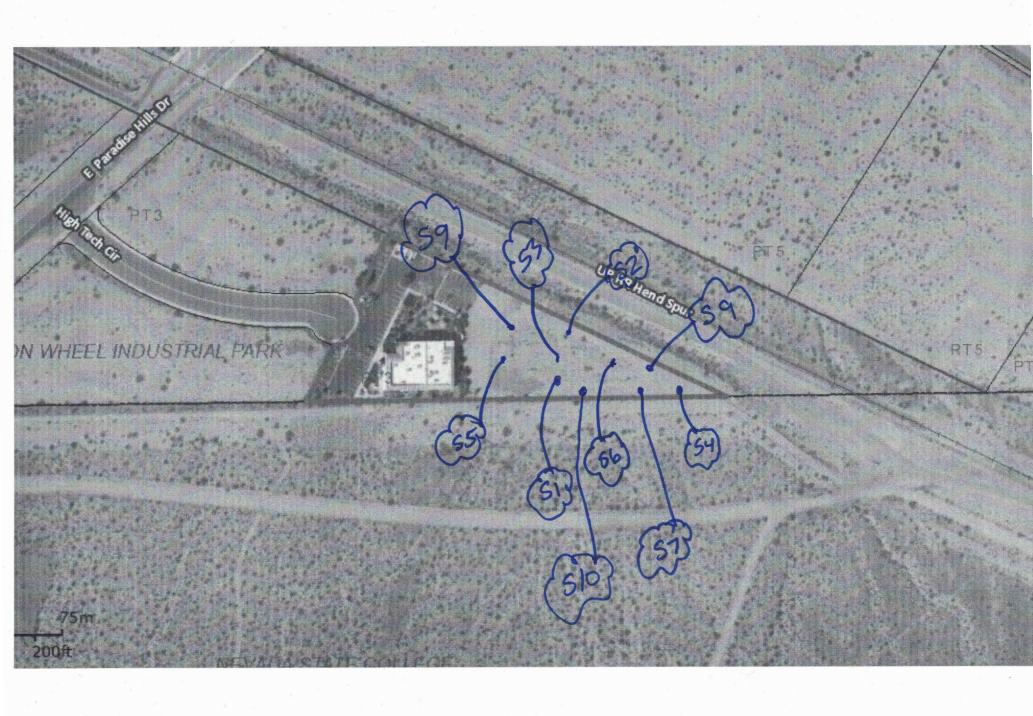
8					ı
	ľ	η			I
	L	4	7	핕	ı
		=		В	Ø
	~			٦	ĕ

Marie M								
Client Name & Address:			PO/Job#:			Dat	e: \4/0	8/2017
RiskMomics			Turn Around Ti	me: Same	Day / 1Day	- parameters and a second	American married American	CONTRACTOR PARTICIPATION
8777 E. Viadevantua		I PCM: I NIOSH 740			and home of he may all he mand he are			
Suffe 188 Scottsdele, +2	258		□ PLM: □ Star		-	- Annual Persons	rang -	
Contact:			TEM Air:		1-	I have		
Teri Lopeman			TEM Bulk:	Quantitat	ive / 🗖 Qua	litative /	Chatfield	d
Phone:	Fax:		TEM Microv	ac: 🗖 Qua	I(+/-) / D D5	755(str/a	rea) / 🗖 D5	756(str/mass)
Site: NOZ HISLTE Site Location: South Partion Comments:	7-1	.//	I IAQ Particle				PLM Opa	
Site:	BKNOMI	LSIIC. LAM	Particle Iden Metals Analy				Special Pr	roject
1202 HISTE	e link	Hendoom, NV	Matrix:					
Site Location:	of Para	21	Analytes:					
Comments:					Report Via		feet e v v 11	family ()
							© E-Mail	Sample
Sample ID	Date /	Sample Location / D	escription		FOR AIR SAM			Area /
- Campions	Time			Туре	Time On/Off	Avg. LPM	Total Time	Air Volume
	401	C . D	,	IA				
51	69/68	South Parce		A			797	
52	1	1		P		-	-39	
4.0			-	IAI IPI				
53				[C]		-	-	-
54				[P]				
CE				A				
55				IA		-		
56				P		-		
				IA.			-	
57				P				
So				IA P				3/2/2
				IAI				
59				P				
370				P		-		
C LIB .	4.0	Date			Time:			
Shipped Via: Fed Ex	DHL DU		03/001	2017	Other:			
Refinquished By:		Relinquished By:	Juliei Dio		Relinquished	l Rv.		
Himm to								
946/Time: 09/68/2017	10:25	Date / Time:			Date / Time:			
Received By: Received By:					Received By	:		
Date/Time: 9/8/	17 1025	Date / Time:			Date / Time:			
Condition Acceptable?	es Io No	Condition Acceptable?	Yes No		Condition A	cceptable	e? 🗖 Yes	□ No

San Francisco Office: 3777 Depot Road, Suite 409, Hayward, California 94545-2761 / Ph: (510)887-8828 * (800)827-3274 / Fax: (510)887-4218 Los Angeles Office: 2959 Pacific Commerce Drive, Rancho Dominguez, California 90221 / Ph: (310)763-2374 * (888)813-9417 / Fax: (310)763-4450 Las Vegas Office: 6765 S. Eastern Avenue, Suite 3, Las Vegas, Nevada 89119 / Ph: (702)784-0040 / Fax: (702)784-0030











STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

DIVISION OF INDUSTRIAL RELATIONS
Occupational Safety and Health Administration
Asbestos Control Program

Certifies That Lauren Barnes

is Licensed As Asbestos Abatement Consultant

License No. IM-1903

Expiration Date 04/22/2018

Signature Of Licensee

APPENDIX E

REFERENCES

REFERENCES

American Society for Testing and Materials, 2013. Phase 1 Environmental Site Assessment Standards, ASTM E1527-13.

Environmental Data Resources (EDR), August 31, 2017. The EDR Radius Map with GeoCheck for the Knapp Property; Inquiry Number 5038686.

Environmental Data Resources (EDR), August 31, 2017. The EDR Aerial Photo Decade Package for the Knapp Property; Inquiry Number 5038686.

Google Maps, 2017. Map of Henderson, Nevada from the Internet.

RiskNomics, LLC, 2017. Limited Scope Naturally Occurring Asbestos Soil Sampling: 1202 High Tech Circle (RiskNomics Job #17RN2185). Report for Logistical Solutions, LLC.

Southern Nevada Water Authority, 2015. Depth to Water Conditions in 2015.

US Geological Survey, 1926. Boulder Canyon 30-Minute Topographical Quadrangle Maps.

US Geological Survey, 1958, 1973, 1983, and 2014. Boulder City NW 7.5-Minute Topographical Quadrangle Maps.

Associated Inspectors

Quality Inspections Start With Quality Inspectors
P.O. Box 28235, Las Vegas, NV, 89126-2235
Office: 702-255-5504, Mobile: 702-275-1474, Fax: 702-252-3505

PROPERTY CONDITION REPORT

Prepared For:

NEVADA STATE COLLEGE

INSPECTION ADDRESS
1202 High Tech Circle, Henderson, NV, 89002
INSPECTION DATE
9/15/2017



Table of Contents

Item	Page
Report Cover Page	1
Table of Contents	2
General Information	4
Executive Summary	5
Buildings	7
1202 High Tech Circle	7
General Information	7
1202 High Tech Circle Exterior/Grounds	8
Site	8
Structural	14
Building Envelope	16
Roofing	23
Electrical	25
Plumbing	28
Mechanical	29
Storage Facilities	31
Commercial Interior	
Addendum Pictures	38
Figure Set 1	38
Figure Set 2	
Figure Set 3	
Figure Set 4	
Figure Set 5	
Figure Set 6	
Figure Set 7	
Figure Set 8	44
Figure Set 9	45
Figure Set 10	45
Figure Set 11	46
Figure Set 12	46
Figure Set 13	47
Figure Set 14	48
Figure Set 15	49
Figure Set 16	50
Figure Set 17	
Figure Set 18	
Figure Set 19	
Figure Set 20	
Figure Set 21	
Figure Set 22	
Figure Set 23	
Figure Set 24	
Figure Set 25	
Figure Set 26	

Item	Page
Figure Set 28	60
Figure Set 29	61
Figure Set 30	62
Figure Set 31	63
Figure Set 32	64
Figure Set 33	65
Figure Set 34	65
Figure Set 35	66
Figure Set 36	66
Figure Set 37	67
Figure Set 38	68
Figure Set 39	69
Figure Set 40	70
Figure Set 41	71
Figure Set 42	71
Figure Set 43	72
Figure Set 44	72
Figure Set 45	73
Figure Set 46	73
Figure Set 47	74
Figure Set 48	75
Figure Set 49	77
Figure Set 50	78
Figure Set 51	79
Figure Set 52	80
Figure Set 53	81

Inspection Date/Time: 9/15/2017

General Information

Property Photo:



Inspection Address: 1202 High Tech Circle

1202 High Tech Circle Henderson, NV 89002

Inspection Date: 9/15/2017

Present at Inspection: Seller's Agent

Client Information: Nevada State College

Associated Inspectors

Quality Inspections Start With Quality Inspectors

P.O. Box 28235, Las Vegas, NV, 89126-2235 Office: 702-255-5504, Mobile: 702-275-1474, Fax: 702-252-3505

Executive Summary

EXECUTIVE SUMMARY

Associated Inspectors has completed a Property Condition Inspection of the commercial property for the benefit of the Client listed in this report.

The project goals were achieved by application of industry standard research and site inspection protocols for such assessments. Specifically, the project was based on the Nevada State Standards of Practice NRS 645D (Standard Guide for Property Condition Assessments).

The building is basically sound, and most elements of the major systems are functional, with the exception of the items listed below.

Exterior Comments

We noted high soil conditions. Recommend the soil and rocks be sloped away from the walls to ensure a gap exists between top of the soil or rock and bottom of the weep screed. This area is by the front entry windows.

We noted the landscaping areas where the roof drains are located that do not allow water to drain away from the building. We would recommend further evaluation by a licensed landscape professional.

The trash enclosure gates have been removed.

There are damaged irrigation lines and bubbler heads missing.

There are offsets in the walkways that could prove to be trip-hazards, which should be serviced. North East corner.

The igniter for the left side burners of the BBQ was not functional.

The exterior door on the East side drags on the threshold.

Exterior Stairs

The handrail does not maintain a minium space of 1-1/2" between the handrail and the side wall. This could be a possible saftey issue

Plumbing Comments

There is mineral encrustation on the fittings at the hot water heater, which should be cleaned to ensure that the fittings are not still leaking.

The circulation pump was unplugged at the time of the inspection. We could not test the system.

The faucet in the janitor room was leaking at the stem.

We noted the following regarding the womens 1st floor bathroom: The automatic water function at the faucets was not functional. Two toilets were loose at the floor.

We noted the following regarding the mens 1st floor bathroom: The automatic water function at the faucets was not functional. The toilet flapper or Page toile heeds to be replaced.

Inspection Date/Time: 9/15/2017

The shower walls need to be cleaned, disinfected and re-sealed. There is a ceiling light that needs to be replaced.

Electrical Comments

There are voids or open knockouts in the interior cover panel, which should be sealed.

There is a 30 amp circuit breaker for an AC unit that is tripped and will not reset. See mechanical addendum.

Our reports can often contain other upgrade recommendations, minor repairs and related information within the major sections of our report. We recommend that you read the entire report to have a full and complete understanding of the overall condition of the property. Also, we ask that you call us if there is anything in the report that you do not understand or need further information on.

Inspection Date/Time: 9/15/2017

1202 High Tech Circle: General Information

Building Photo:



Inspectors: Rob Mounger

Building Address: 1202 High Tech Circle

Henderson, NV 89002

Structural Details: Floors 2

Style Commercial

Weather Conditions: General Conditions Clear / Dry

Inspection Date/Time: 9/15/2017

1202 High Tech Circle: 1202 High Tech Circle Exterior/Grounds

Site

Environmental Issues

Indoor Air Quality General Comments Other

We do not test indoor air quality, which the Consumer product safety Commission lists fifth among potential contaminants. However, inasmuch as health is personal responsibility, we recommend having the air quality tested tested by a specialist, and the components through which air moves cleaned, as a prudent investment in environmental hygiene.

Mold Contamination General Comments Informational

1.1.2 Mold is a microorganism comprised of tiny seeds, or spores, that are spread on the air, come to rest, and feed on organic matter. Mold has been in existence throughout human history and takes different forms, many of which are benign, like mildew. Some that are characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others that are characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Nevertheless, mold can appear as though spontaneously at any time, so it is essential to monitor all building surfaces. Naturally, it is equally important to maintain clean airsupply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, we categorically recommend having buildings tested as a prudent investment in environmental hygiene. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Home." which is available their web οn site: http://www.epa.gov/iag/molds/moldguide.html/, from which it can be downloaded.

Pest Infestation Specific Comments Informational

1.1.3 We would recommend an inspection by a licensed pest control company before close of escrow.

Inspection Date/Time: 9/15/2017

Asbestos General Comments Informational

1.1.4 Asbestos is a widely publicized contaminant that could be present in any building constructed before 1978. It is a naturally occurring mineral fiber that was first used by Greeks and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in building products is chrysotile, which belongs to the serpentine or whiteasbestos group. A single asbestos fiber is purported to be able to cause cancer, and is therefore a potential health threat and an extremely litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or nonfriable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

General Topography

Grading Specific Comments Needs Service

We noted high soil conditions. Recommend the soil and rocks be sloped away from the walls to ensure a gap exists between top of the soil or rock and bottom of the weep screed. This area is by the front entry windows.

Inspection Date/Time: 9/15/2017

Int. & Ext. Elevations Needs Service

1.1.6 We noted the landscaping areas where the roof drains are located that do not allow water to drain away from the building. We would recommend further evaluation by a licensed landscape professional.









Also see figure set 1

Drainage Drainage Mode Informational

1.1.7 Drainage on this site is solely dependant on hard surfaces and soil percolation.

Recreational Facilities

BBQ

BBQ Comments

Functional

1.1.8 The BBQ was functional unless noted otherwise in the following report.





This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Also see figure set 2

Needs Service

1.1.9 The igniter for the left side burners of the BBQ was not functional.



Also see figure set 3

Parking Facilities

Ground Level Surface Condition Informational

1.1.10 The parking surfaces have been evaluated and found to be in good condition.









Also see figure set 4

1.1.11 The parking surfaces have been evaluated and found to be in good condition.

Inspection Date/Time: 9/15/2017

ADA Compliant *Informational*

1.1.12 The handicapped parking is clear and visible.





Also see figure set 5

Landscape

Enclosures
Trash Enclosure
Needs Service

1.1.13 The trash enclosure gates have been removed.







Also see figure set 6

Irrigation
Specific Comments
Needs Service

1.1.14 There are damaged irrigation lines and bubbler heads missing.







This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Also see figure set 7

Hardscape Concrete Paving Walkways Informational

1.1.15 The walkways are in acceptable condition unless noted otherwise.







Also see figure set 8

Needs Service

1.1.16 There are offsets in the walkways that could prove to be trip-hazards, which should be serviced. North East corner.



Also see figure set 9

Inspection Date/Time: 9/15/2017

Asphalt Paving Driveways Informational

1.1.17 The driveway is in acceptable condition for the age of the property.





Also see figure set 10

Structural

Foundation Type Slab On-Grade General Comments Informational

1.1.18 This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

Inspection Date/Time: 9/15/201

Superstructure

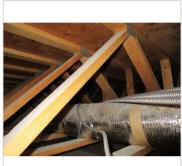
Wall Type
Wood Framed
Informational

1.1.19 The building walls are comprised of conventional wooden studs.

Floor Type Wood Framed Informational

1.1.20 The building floors are comprised of engineered wooden joists.





Also see figure set 11

Roof Type Wood Framed Informational

1.1.21 The roof is framed with a factory-built truss system.





Also see figure set 12

Inspection Date/Time: 9/15/2017

Building Envelope

Cladding

Stucco

Conventional Stucco

Informational

1.1.22 The building walls are in acceptable condition unless noted otherwise.









Also see figure set 13

Inspection Date/Time: 9/15/2017

1.1.23 There are typical cracks in the stucco that is of cosmetic significance only. You may wish to monitor or have a further evaluation. Second floor balcony ceiling.









Also see figure set 14

Inspection Date/Time: 9/15/2017

Openings

Ingress & Egress

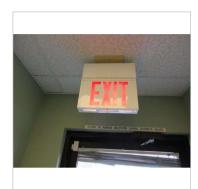
Emergency Signs

Informational

1.1.24 The exit signs are visibleand illuminated.









Also see figure set 15

Doors Informational

1.1.25 The main building doors were examined, and found to be in acceptable condition unless noted otherwise.



Also see figure set 16

Inspection Date/Time: 9/15/2017

Needs Service

1.1.26 The exterior door on the East side drags on the threshold.







Also see figure set 17

Windows Informational

1.1.27 The windows are in acceptable condition unless noted otherwise.









Also see figure set 18

Inspection Date/Time: 9/15/2017

Stairwells No recommended service Functional

1.1.28 The exterior stairs are in acceptable condition. Unless noted otherwise in the following report.









Also see figure set 19

Handrails & Guardrails Needs Service

1.1.29 The handrail is loose and should be better secured. Rear stairs.





Also see figure set 20

Inspection Date/Time: 9/15/2017

1.1.30 The handrail does not maintain a minium space of 1-1/2" between the handrail and the side wall. This could be a possible saftey issue.







Also see figure set 21

Balconies Standing Surfaces Informational

1.1.31 The balconies are in acceptable condition.



Also see figure set 22

Insulation Roofs Type

Informational

1.1.32 The roof is insulated with fiberglass batt insulation.





Also see figure set 23

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Walls Type Functional

1.1.33 The walls are insulated with fiberglass batt insulation.





Also see figure set 24

Floors Type *Functional*

1.1.34 The floor is insulated with fiberglass batt insulation.





Also see figure set 25

Inspection Date/Time:

Roofing

Specific Roof Type Flat or Built-Up General Comments Informational

1.1.35 Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive that other roofs, they can end up costing more if they are not maintained. This is important, because our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history, and then schedule a regular maintenance service.

Specific Comments Informational

1.1.36 The material consists of a polyvinyl chloride membrane that is ultra-violet resistant. The material appears to be in acceptible condition. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.









Also see figure set 26

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Scuppers & Drains Informational

1.1.37 The scuppers roof drains and the drainage channels are in acceptable condition.







Also see figure set 27

Roof Access Hatch Informational

1.1.38 The roof access hatch was functional.



Also see figure set 28

Concrete Tile General Comments Informational

1.1.39 Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually. This is important, because our service does not include any guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service. Fortunately, many of these roofs can be walked on without damaging the tiles, but it is important to tread carefully on the first third of each tile.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Specific Comments Informational

1.1.40 The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.









Also see figure set 29

Electrical

Three Phase Power Main Service Panels Size & Location Functional

1.1.41 The building is served by a three-phase 800 amp, 208Y/120 volt 3 phase 4 wire panel.





Also see figure set 30

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Emergency Generators Informational

1.1.42 The emergency generators should be evaluated by a specialist. We are not qualified to run or test this system.









Also see figure set 31

Sub Panels Size & Location Informational

1.1.43 The building is served by a 200 amp sub panel.

Functional

- 1.1.44 The building is served by typical 150 & 200 amp 120/208 volt three-phase sub panels that appear to be functional unless noted otherwise.
- 1.1.45 The building is served by typical 225 amp 120/208 volt three-phase sub panels that appear to be functional unless noted otherwise.







Also see figure set 32

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Cover Panels Needs Service

1.1.46 There are voids or open knockouts in the interior cover panel, which should be sealed.



Also see figure set 33

Circuit Breakers
Needs Service

1.1.47 There is a 30 amp circuit breaker for an AC unit that is tripped and will not reset. See mechanical addendum.



Also see figure set 34

Plumbing

Fuel Supply Type

Natural Gas Main Shut-off Location Informational

1.1.48 The gas main shut-off is located at the rear of the building.



Also see figure set 35

Water Distribution System Copper Pipes Main Shut-off Location

Main Shut-off Location Informational

1.1.49 The main shut-off valve is located at the street.





Also see figure set 36

Circulating System Needs Service

1.1.50 The circulation pump was unplugged at the time of the inspection. We could not test the system.

Inspection Date/Time: 9/15/2017

Water Heating System

Single Water Heater General Comments

Functional

1.1.51 Hot water is supplied by a 40 gallon electric water heater located in the janitor room. The heater was functional unless noted otherwise in the following report.





Also see figure set 37

Water Shut-off & Connectors Needs Service

1.1.52 There is mineral encrustation on the fittings at the hot water heater, which should be cleaned to ensure that the fittings are not still leaking.







Also see figure set 38

Mechanical

Heat & A-C FAU Split Systems General Comments Informational

1.1.53 The heat & AC systems were inspected by others. See addemdum.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Elevators

Single Units

General Comments

Informational

1.1.54 The elevator is not a pert of this inspection. The elevator is functional and the inspection dates are current.







Also see figure set 39

Fire Suppression

Fire sprinklers Specific Comments Informational

We did not evaluate fire suppression systems as part of our service, but it should be evaluated by a specialist. We did note the inspection tags for the building are current and up to date..







Also see figure set 40

9/15/2017

Storage Facilities

Storage Rooms

Janitor Room
Janitor Room Comments
Needs Service

1.1.56 The faucet in the janitor room was leaking at the stem.





Also see figure set 41

Commercial Interior

Common Areas

Entry & Lobby
No Recommended Service
Informational

1.1.57 We have evaluated the entrys and found them to be in acceptable condition.





Also see figure set 42

Inspection Date/Time: 9/15/2017

Floors
Needs Service

1.1.58 The floor tiles are damaged. The conctete appears to be lifting from expansion or soil movement. We recommend further evaluation by a licensed professional.





Also see figure set 43

Kitchen Kitchen Comments Needs Service

1.1.59 We noted the following regarding the 1st floor kitchen: The dishwasher LED readout was showing an error and did not respond to the controls. The didhwasher was not secured to the cabinet.





Also see figure set 44

Inspection Date/Time: 9/15/201

Corridors & Hallways No Recommended Service Informational

1.1.60 The hallways and corridors are in acceptable condition unless noted otherwise.





Also see figure set 45

Stairs Functional

1.1.61 The stairs are in acceptable condition





Also see figure set 46

Conference Rooms No Recommended Service Informational

1.1.62 The conference room (s) are in acceptable condition. No recommended service.





Also see figure set 47

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/201

Interior Space Interior Space Comments Informational

1.1.63 The common areas at the 1st and 2nd floors appear to be acceptible with no recommened service.

















Also see figure set 48

Inspection Date/Time: 9/15/2017

Offices

Typical Offices
Office Comments
Informational

1.1.64 The 1st floor has approx 19 offices. No recommended service.









Also see figure set 49

1.1.65 The 2nd floor has approx 12 offices. No recommended service.







Also see figure set 50

Inspection Date/Time: 9/15/2017

Bathrooms

Men's Bathrooms

Size and Location

Needs Service

1.1.66 We noted the following regarding the mens 1st floor bathroom: The automatic water function at the faucets was not functional. The toilet flapper on one toilet needs to be replaced.







Also see figure set 51

Women's Bathrooms Size and Location Needs Service

1.1.67 We noted the following regarding the womens 1st floor bathroom: The automatic water function at the faucets was not functional. Two toilets were loose at the floor.









Also see figure set 52

Inspection Date/Time: 9/15/201

Public Bathroom 1 Size and Location Needs Service

1.1.68 The shower walls in the public bathroom need to be cleaned, disinfected and re-sealed. There is a ceiling light that needs to be replaced.









Also see figure set 53

1202 High Tech Circle, Henderson, NV, 89002 9/15/2017 Inspection Address:

Inspection Date/Time:

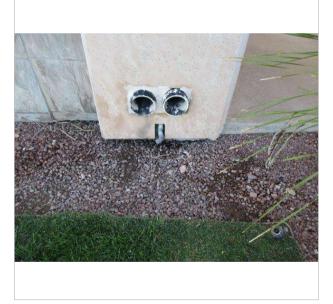
Addendum Pictures

Figure Set 1

Ref: 1.1.6 - We noted the landscaping areas where the roof drains are located that do not allow water to drain away from the building. We would recommend further evaluation









This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Figure Set 2

Ref: 1.1.8 - The BBQ was functional unless noted otherwise in the following report.





Figure Set 3

Ref: 1.1.9 - The igniter for the left side burners of the BBQ was not functional.



Inspection Date/Time: 9/15/2017

Figure Set 4
Ref: 1.1.10 - Parking surfaces









This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Figure Set 5

Ref: 1.1.12 - The handicapped parking is clear and visible.





Inspection Date/Time: 9/15/2017

Figure Set 6
Ref: 1.1.13 - The trash enclosure gates have been removed.







Inspection Address: 1202 High Tech Circle, Henderson, NV, 89002 Inspection Date/Time: 9/15/2017

Figure Set 7
Ref: 1.1.14 - There are damaged irrigation lines and bubbler heads missing.





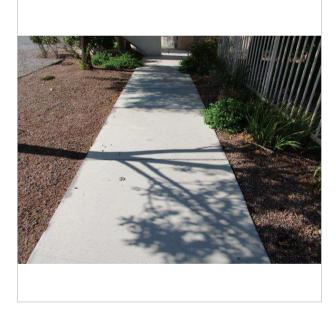


Inspection Date/Time: 9/15/2017

Figure Set 8
Ref: 1.1.15 - The walkways are in acceptable condition







Inspection Date/Time: 9/15/2017

Figure Set 9

Ref: 1.1.16 - There are offsets in the walkways that could prove to be trip-hazards



Figure Set 10

Ref: 1.1.17 - The driveway is in acceptable condition for the age of the property.





Inspection Address: 1202 High Tech Circle, Henderson, NV, 89002 Inspection Date/Time: 9/15/2017

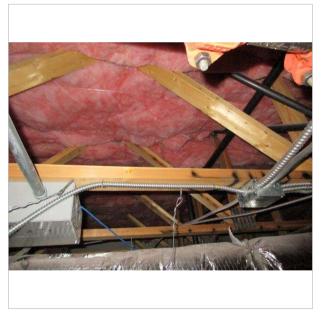
Figure Set 11

Ref: 1.1.20 - The building floors are comprised of engineered wooden joists.





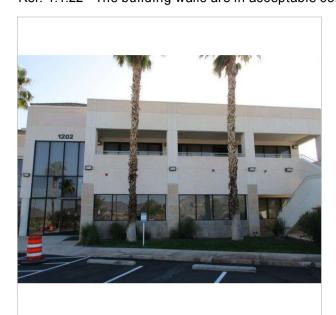
Figure Set 12
Ref: 1.1.21 - Framed with factory-built truss system



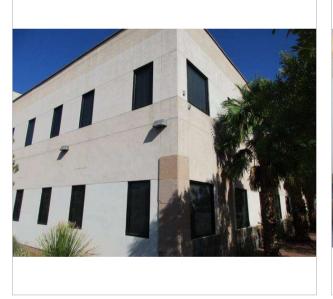


Inspection Date/Time: 9/15/2017

Figure Set 13
Ref: 1.1.22 - The building walls are in acceptable condition









Inspection Date/Time: 9/15/2017

Figure Set 14

Ref: 1.1.23 - There are typical cracks in the stucco that is of cosmetic significance only. You may wish to monitor or have a further evaluation.



This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Figure Set 15

Ref: 1.1.24 - The exit signs are visibleand illuminated.









Inspection Date/Time: 9/15/2017

Figure Set 16

Ref: 1.1.25 - The main building doors are in acceptable condition



Inspection Date/Time: 9/15/2017

Figure Set 17

Ref: 1.1.26 - The exterior door on the East side drags on the threshold.



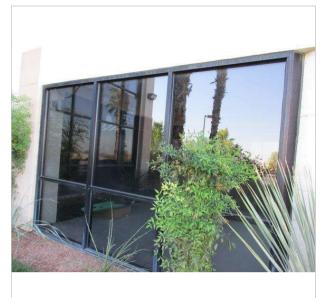




Inspection Date/Time: 9/15/2017

Figure Set 18

Ref: 1.1.27 - The windows are in acceptable condition









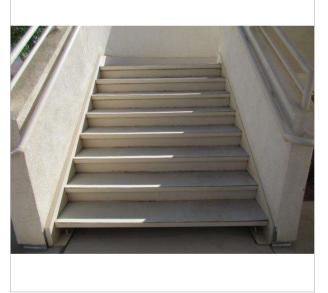
Inspection Date/Time: 9/15/2017

Figure Set 19

Ref: 1.1.28 - The exterior stairs are in acceptable condition.









Inspection Date/Time: 9/15/2017

Figure Set 20

Ref: 1.1.29 - The handrail is loose and should be better secured





Inspection Date/Time: 9/15/2017

Figure Set 21

Ref: 1.1.30 - The handrail does not maintain a minium space of 1-1/2" between the handrail and the side wall. This could be a possible saftey issue.







Inspection Date/Time:

Figure Set 22

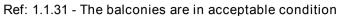




Figure Set 23 Ref: 1.1.32 - The roof is insulated with fiberglass batt insulation.





Inspection Address: 1202 High Tech Circle, Henderson, NV, 89002 Inspection Date/Time: 9/15/2017

Figure Set 24

Ref: 1.1.33 - The walls are insulated with fiberglass batt insulation.





Figure Set 25
Ref: 1.1.34 - The floor is insulated with fiberglass batt insulation.





Inspection Date/Time: 9/15/201

Figure Set 26
Ref: 1.1.36 - The material consists of a polyvinyl chloride membrane



This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Figure Set 27

Ref: 1.1.37 - The scuppers roof drains and the drainage channels are in acceptable condition.







Inspection Date/Time: 9/15/2017

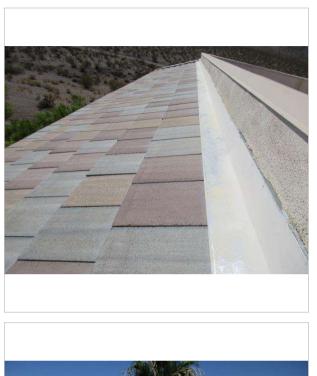
Figure Set 28

Ref: 1.1.38 - The roof access hatch was functional.



Inspection Date/Time: 9/15/2017

Figure Set 29
Ref: 1.1.40 - The roof is in acceptable condition









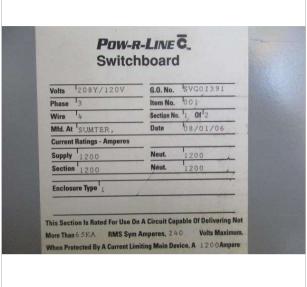
This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Figure Set 30

Ref: 1.1.41 - The building is served by a three-phase 1200 amp, 120/240 volt panels.

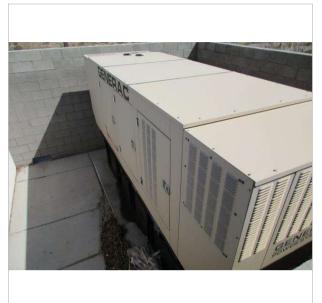




Inspection Date/Time: 9/15/2017

Figure Set 31

Ref: 1.1.42 - The emergency generators should be evaluated by a specialist









Inspection Date/Time: 9/15/2017

Figure Set 32

Ref: 1.1.45 - The building is served by typical 225 amp 120/208 volt three-phase sub panels that appear to be functional unless noted otherwise.







Inspection Date/Time: 9/15/2017

Figure Set 33

Ref: 1.1.46 - There are open knockouts that should be sealed



Figure Set 34

Ref: 1.1.47 - There is a 30 amp circuit breaker for an AC unit that is tripped and will not reset



Inspection Address: 1202 High Tech Circle, Henderson, NV, 89002 Inspection Date/Time: 9/15/2017

Figure Set 35

Ref: 1.1.48 - The gas main shut-off is at the rear of the building



Figure Set 36

Ref: 1.1.49 - The main shut-off valve is at the street





Inspection Date/Time: 9/15/201

Figure Set 37

Ref: 1.1.51 - Hot water is supplied by a 40 gallon electric water heater located in the janitor room.

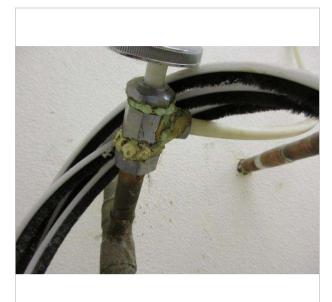




Inspection Date/Time: 9/15/2017

Figure Set 38

Ref: 1.1.52 - There is mineral encrustation on the fittings that should be cleaned







Inspection Date/Time: 9/15/2017

Figure Set 39

Ref: 1.1.54 - The elevator is not a pert of this inspection. The elevator is functional and the inspection dates are current.







Inspection Date/Time: 9/15/2017

Figure Set 40

Ref: 1.1.55 - We did not evaluate fire suppression systems







Inspection Date/Time: 9/15/2017

Figure Set 41

Ref: 1.1.56 - The faucet in the janitor room was leaking at the stem.





Figure Set 42 Ref: 1.1.57 - The entry is in acceptable condition





Inspection Date/Time: 9/15/2017

Figure Set 43

Ref: 1.1.58 - The floor tiles are damaged. The conctete appears to be lifting from expansion or soil movement. We recommend further evaluation by a licensed professional.





Figure Set 44

Ref: 1.1.59 - We noted the following regarding the 1st floor kitchen:





Inspection Date/Time: 9/15/2017

Figure Set 45

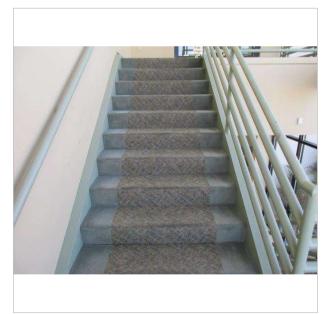
Ref: 1.1.60 - The hallways and corridors are in acceptable condition





Figure Set 46

Ref: 1.1.61 - The stairs are in acceptable condition





Inspection Date/Time: 9/15/2017

Figure Set 47

Ref: 1.1.62 - The conference room is in acceptable condition. No recommended service.





Inspection Date/Time: 9/15/2017

Figure Set 48

Ref: 1.1.63 - The common areas at the 1st and 2nd floors appear to be acceptible with no recommend service.









Inspection Date/Time: 9/15/2017









Inspection Date/Time: 9/15/2017

Figure Set 49

Ref: 1.1.64 - The 1st floor has approx 19 offices. No recommended service.









Inspection Date/Time: 9/15/2017

Figure Set 50

Ref: 1.1.65 - The 2nd floor has approx 12 offices. No recommended service.







Inspection Date/Time: 9/15/2017

Figure Set 51

Ref: 1.1.66 - We noted the following regarding the 1st floor bathroom:



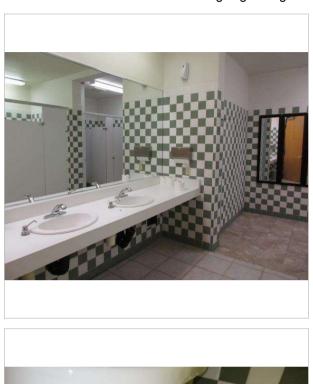


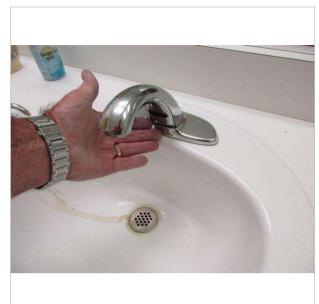


Inspection Date/Time: 9/15/2017

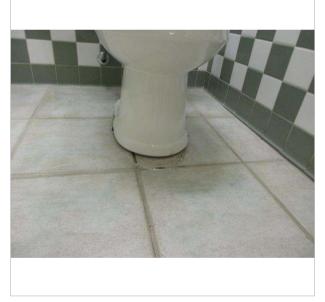
Figure Set 52

Ref: 1.1.67 - We noted the following regarding the womens 1st floor bathroom:









This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein. All printed comments and the opinions expressed herein are those of the inspection company.

Inspection Date/Time: 9/15/2017

Figure Set 53

Ref: 1.1.68 - The shower walls need to be cleaned, disinfected and re-sealed. There is a ceiling light that needs to be replaced.





