

BOARD OF REGENTS  
BRIEFING PAPER

**1. AGENDA ITEM TITLE: University of Nevada, Reno- Purchase of Real Property located at 1050 Evans Ave, Reno, NV**

**MEETING DATE:** June 7-8, 2018

**2. BACKGROUND & POLICY CONTEXT OF ISSUE:**

**Location of the Property:** Adjacent to the Southeast border of the University of Nevada, Reno's main campus on Evans Avenue, strategically located directly adjacent to Real Property owned by the University of Nevada, Reno (Exhibit 1).

**Property Description:** A two story house with 2,101 Sqft on a .236 acre lot. Parcel # 007-082-01 (Exhibit 2).

**Zoning:** University of Nevada Regional Center Plan This zoning allows for the current use and allows the most flexible zoning entitlement for UNR's future master planning and eventual development.

**Purchase Price:** The purchase price is \$400,000.00.

**Offer and Acceptance Agreement:** Both University of Nevada, Reno General Counsel and NSHE Counsel/Director of Real Estate Planning have reviewed and approved the attached Offer and Acceptance Agreement (Exhibit 3)

**Appraisal:** An appraisal conducted by Peggy Zoeters valued the property at \$400,000.00 (Exhibit 4)

**Phase I Environmental Report:** A Phase I survey was completed, there were no documented issues reported. (Exhibit 5)

**Asbestos Testing:** Asbestos testing was completed, there was asbestos identified in floor tiling and the exterior siding, all of which are in good condition, there were no recommendations made for the current use. Abatement would only be required for any renovation or demolition, and pose no health hazard in its current undisturbed state. (Exhibit 6)

**Title Report:** Preliminary title report reviewed and approved by UNR Real Estate. Title report and insurance to be provided by Ticor Title at time of close. (Exhibit 7)

**Source of Funds for Purchase:** The University Property Acquisitions Account

**Intended Use:** Like the other University-owned residential properties, this property will be managed through the UNR Real Estate Office until needed for campus programs or future development.

**Resolution:** The University of Nevada, Reno seeks Board of Regents approval of a resolution approving the purchase of the real property located at 1050 Evans Avenue in Reno, Nevada, and authorizing the chancellor or his designee to approve and sign the escrow and title documents associated with the purchase of the real property, after consultation with the Business, Finance, and Facilities Committee Chair and review by the NSHE General Counsel. (Exhibit 8)

**3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:**

University of Nevada, Reno President Marc Johnson requests Board of Regents' approval to Purchase 1050 Evans Ave Reno, NV for the purchase price of \$400,000.00 and approval of a resolution authorizing the chancellor or his designee to approve and sign the escrow and title documents associated with the purchase of the real property, after consultation with the Business, Finance, and Facilities Committee chair and review by the NSHE General Counsel.

**4. IMPETUS (WHY NOW?):**

- This acquisition would add to an assemblage of properties owned by the University in a key area of future growth.
- Property is available for sale now at Fair Market Value.

**5. CHECK THE NSHE STRATEGIC PLAN GOAL THAT IS SUPPORTED BY THIS REQUEST:**

- Access (Increase participation in post-secondary education)
- Success (Increase student success)
- Close the Achievement Gap (Close the achievement gap among underserved student populations)
- Workforce (Collaboratively address the challenges of the workforce and industry education needs of Nevada)
- Research (Co-develop solutions to the critical issues facing 21<sup>st</sup> century Nevada and raise the overall research profile)
- Not Applicable to NSHE Strategic Plan Goals

**INDICATE HOW THE PROPOSAL SUPPORTS THE SPECIFIC STRATEGIC PLAN GOAL**

While this transaction does not directly relate to NSHE's Strategic Goals it does support the University's efforts to grow the campus for future academic and research needs.

**6. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:**

- Property is located adjacent to University-owned residential properties and campus parking lots.
- Property is currently leased for residential use, producing an income stream, until property is needed for other University requirements.
- Property is available now at current appraised value.

**7. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:**

- Requires the expenditure of Property Acquisitions Account funds.

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

- Risk not having the ability to purchase at a future date, if available and offered at a reasonable market rate.

**9. RECOMMENDATION FROM THE CHANCELLOR'S OFFICE:**

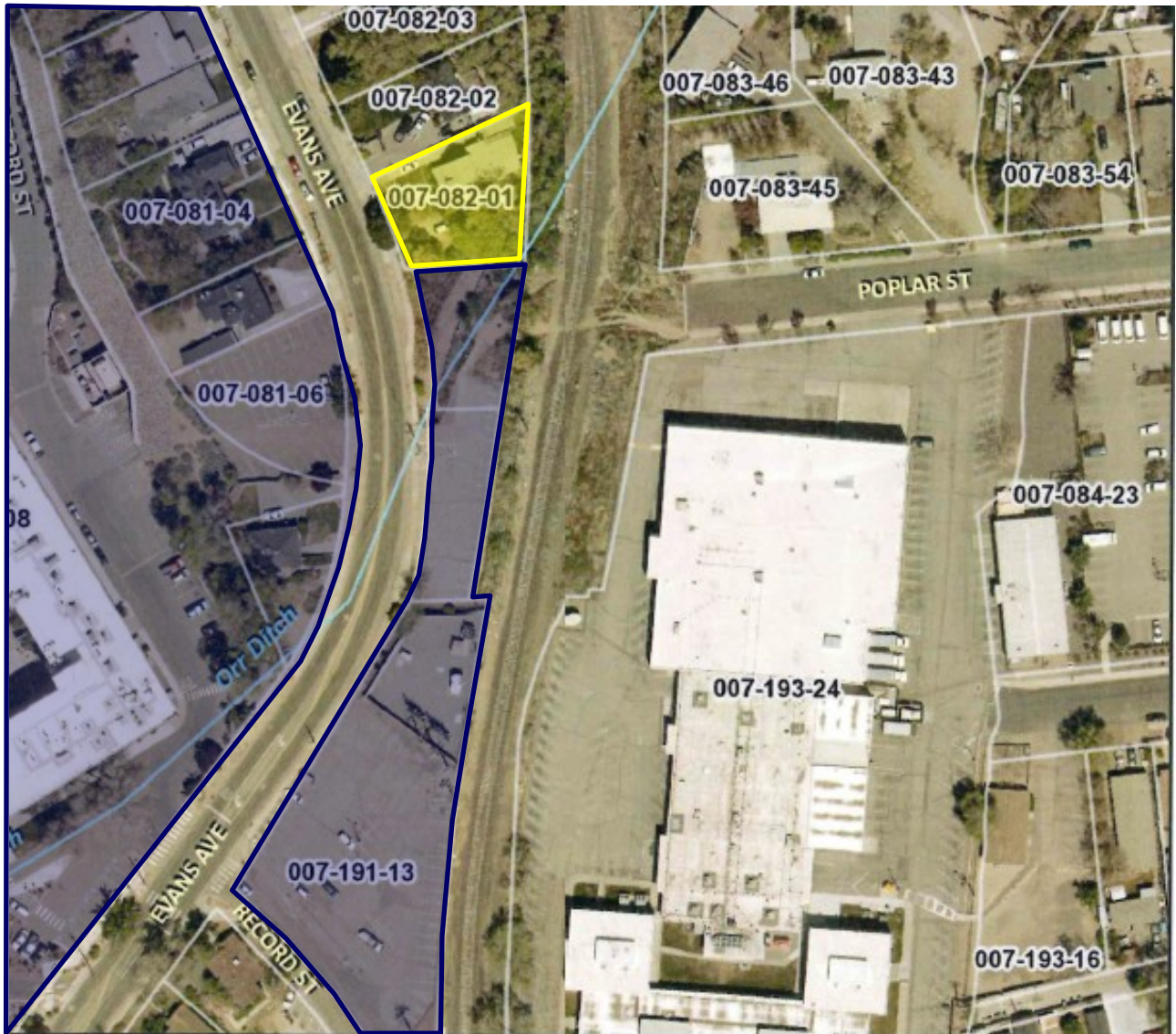
Approve

**10. COMPLIANCE WITH BOARD POLICY:**

- Consistent With Current Board Policy: Title # 4 Chapter # 10 Section # 1.9
- Amends Current Board Policy: Title # \_\_\_\_\_ Chapter # \_\_\_\_\_ Section # \_\_\_\_\_
- Amends Current Procedures & Guidelines Manual: Chapter # \_\_\_\_\_ Section # \_\_\_\_\_
- Other: \_\_\_\_\_
- Fiscal Impact: Yes X No \_\_\_\_\_
- Explain: Cost of \$400,000.00 from the Property Acquisitions Fund



Exhibit 1  
Location of Subject Property



- Subject Property
- UNR Owned Property

Exhibit 2  
Subject Property





Exhibit 3



RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1 RECEIVED FROM Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno,  
 2 hereinafter designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account of the  
 3 PURCHASE PRICE OF \$ 400,000.00 for the real property situated in the  City OR  
 4  Unincorporated Area of Reno, County of Washoe, State of Nevada,  
 5 commonly described as 1050 Evans Avenue,  
 6 APN 00708201 (legal description to be supplied in escrow).  
 7 BUYER  does,  does not intend to occupy the property as a residence.  
 8  
 9 EARNEST MONEY DEPOSIT Evidenced by  Check or  other Wire Transfer to Title  
 10 payable to Ticor Title, held uncashed until acceptance and then deposited  
 11 within one (1) business day of acceptance with Ticor Title \$ 5,000.00  
 12 Authorized escrow holder to be selected by  BUYER  SELLER.  
 13  
 14 BALANCE OF CASH DOWN PAYMENT (not including closing costs) \$ 395,000.00  
 15 Source of down payment Wire Transfer  
 16  
 17 CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash  
 18 available to complete this purchase within \_\_\_ days of written acceptance.  
 19  
 20 NEW FIRST LOAN PROCEEDS: TYPE  Conventional  FHA  VA  Rural  Private \$ 0.00  
 21  Fixed Rate for \_\_\_ years. Interest not to exceed \_\_\_%.  
 22  Adjustable Rate for \_\_\_ years. Initial Interest not to exceed \_\_\_% maximum lifetime rate  
 23 not to exceed \_\_\_%.  
 24  
 25 NEW SECOND LOAN PROCEEDS: TYPE  Conventional  FHA  VA  Rural  Private \$ 0  
 26  Fixed Rate for \_\_\_ years. Interest not to exceed \_\_\_%.  
 27  Adjustable Rate for \_\_\_ years. Initial Interest not to exceed \_\_\_% maximum lifetime rate  
 28 not to exceed \_\_\_%.  
 29  
 30 BUYER to lock loan terms within \_\_\_ days of acceptance or BUYER agrees to pay prevailing rates.  
 31  
 32 BUYER to pay discount points not to exceed \_\_\_%. SELLER to pay discount points not to exceed \_\_\_%.  
 33 Any reduction in discount points at closing to be allocated proportionately.  
 34 Loan origination fee not to exceed \_\_\_% paid by  BUYER  SELLER.  
 35  
 36 SELLER agrees to pay up to \$ \_\_\_\_\_ in fees which cannot be paid by BUYER pursuant  
 37 to FHA or VA regulation.  
 38 All remaining loan fees shall be paid as required by law, ordinance and/or regulation.  
 39  
 40 OTHER (Specify in Additional Terms and Conditions or Financing Addendum): \$ 0.00  
 41  
 42 TOTAL PURCHASE PRICE in the sum of (not including closing costs): \$ 400,000.00  
 43  
 44 CLOSING Close of Escrow to be on, or before, 6/22/2018. Unless otherwise agreed  
 45 upon in writing, Close of Escrow date shall not change from the originally agreed upon closing date. Both parties shall  
 46 deposit with the authorized escrow holder all funds and instruments necessary to complete the transaction in accordance with  
 47 the terms herein.

Address 1050 Evans Avenue Reno NV 89512

Buyer [Signature] and Seller [Signature] have read this page.



1 **LOAN CONTINGENCY** This offer is contingent upon BUYER's ability to obtain financing. Within five (5) days of  
2 acceptance, BUYER agrees to (1) submit completed loan application, including all documentation, to a lender of BUYER's  
3 choice, (2) furnish a pre-approval letter to SELLER based upon a standard factual credit report, acceptable debt to income  
4 ratios and sufficient funds to complete transaction; and (3) authorize ordering of the appraisal. If BUYER fails to complete  
5 any of the above requirements, SELLER reserves the right to terminate this Agreement and both parties agree to cancel the  
6 escrow and return earnest money deposit to BUYER less expenses incurred by BUYER.

7  
8 BUYER consents to the lender's release of loan status and conditions of approval to SELLER and Brokers. SELLER has no  
9 obligation to cooperate with BUYER'S efforts to obtain any financing other than as specified in this Agreement.

10

11 **APPRAISAL CONTINGENCY (BUYER Initial Required)**

12 **Included** **Waived**  
13  NA  / Appraisal fee to be paid by  BUYER  SELLER  split equally  
14  other \_\_\_\_\_.

15 It is expressly agreed, notwithstanding any other provisions of this contract, the  
16 BUYER shall not be obligated to complete the purchase of the property and shall not be in default in the performance of this  
17 Agreement if the appraised value of the property (excluding closing costs) is less than the amount specified as the purchase  
18 price. In the event that there are appraisal required repairs and BUYER and SELLER are unable to come to terms, BUYER  
19 shall not be obligated to complete the purchase of the property and shall not be in default in the performance of this  
20 Agreement. BUYER shall, however, have the option of proceeding with the consummation of the contract without regard to  
21 the amount of the appraised valuation.

21

22 Any required appraisal re-inspections shall be paid by  BUYER  SELLER  split equally  other \_\_\_\_\_.

23

24 **LOAN AND APPRAISAL CONTINGENCY REMOVAL** Within \_\_\_\_\_ days after acceptance BUYER shall remove  
25 the loan and appraisal contingencies.

26

27 **CONTINGENT ON SALE AND CONVEYANCE OF OTHER PROPERTY**

28  This Agreement IS NOT contingent upon the sale and conveyance of BUYER's property;

29 **OR**

30  This Agreement IS contingent upon the sale and conveyance of BUYER's property described as  
31 \_\_\_\_\_ BUYER to select option A or B below.

32 A.  BUYER's property is in escrow scheduled to close on or before \_\_\_\_\_. The sale of  
33 BUYER's property is not contingent on the sale and conveyance of a third party's property.

34 **OR**

35  BUYER's property is in escrow is scheduled to close on or before \_\_\_\_\_. The sale of  
36 Buyer's property is contingent on the sale and conveyance of a third party's property.

37

38 B.  Is currently listed in the MLS System by a REALTOR®.

39 **OR**

40  Will be listed within \_\_\_\_\_ days in the MLS System by a REALTOR®.

41 If BUYER's property referenced above does not obtain an accepted offer with a scheduled closing on or before  
42 \_\_\_\_\_ within \_\_\_\_\_ days from acceptance of this offer, then this Agreement will  
43 terminate unless BUYER and SELLER otherwise agree in writing.

44

45 SELLER shall have the right to continue to offer this property for sale and accept written backup offers only, subject to  
46 BUYER's rights under this Agreement. If the escrow on BUYER's property does not close by \_\_\_\_\_, this  
47 Agreement will terminate unless BUYER and SELLER otherwise agree in writing.

48

49 BUYER shall provide information regarding the listing and escrow and related escrows for the contingent property, including  
50 but not limited to, closing date, loan status, inspections and all additional contingencies, on BUYER's property within  
51 \_\_\_\_\_ days of this Agreement. BUYER authorizes SELLER or SELLER's Broker to obtain updates on BUYER's listing or  
52 escrow.

53

54 If any of the contingencies in this section are not satisfied, SELLER reserves the right to terminate this Agreement and both  
55 parties agree to cancel the escrow and return the earnest money deposit to BUYER less expenses incurred by BUYER.



1 **DEFINITIONS** BROKER includes cooperating Brokers and all Licensees. DAYS means calendar days unless otherwise  
2 specified. BUSINESS DAY is a day other than a Saturday or Sunday or a day on which banks in Nevada are authorized or  
3 required by law to close. ACCEPTANCE (DATE OF ACCEPTANCE) means the date on which this Agreement and any  
4 other counter offers are fully executed and delivered. DELIVERY or RECEIPT shall mean personal delivery, transmission  
5 by facsimile (fax), electronic delivery, or certified mail to BUYER, SELLER, BROKER, or their representative. In the  
6 event of fax transmission, delivery shall be deemed to have occurred at the time noted on the confirmation sheet generated by  
7 the sender's fax. In the event of the use of certified mail, delivery and receipt shall be deemed to have occurred three (3)  
8 days following the date of mailing, evidenced by the postmark on the envelope containing the delivered material. In the event  
9 of electronic delivery, delivery and receipt shall be deemed to have occurred as set forth in Nevada Revised Statutes (NRS)  
10 Chapter 719.320.

11  
12 **COUNTERPARTS AND SIGNATURES** BUYER and SELLER acknowledge and agree this Agreement may be  
13 executed in several counterparts, each of which shall be deemed an original and all of which counterparts together shall  
14 constitute one and the same instruments. BUYER and SELLER agree that this transaction may be conducted by electronic  
15 means, and that signatures transmitted by electronic delivery shall be acceptable for all purposes under this Agreement.  
16 Signatures transmitted by electronic delivery shall be accepted as original signatures.

17  
18 **VESTED TITLE** Title shall vest as designated in Escrow Instructions.

19  
20 **EXAMINATION OF TITLE** In addition to any encumbrances referred to herein, BUYER shall take title to the property  
21 subject to: (1) Real Estate Taxes not yet due, and (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of way, and  
22 easements of record, if any, which do not materially affect the value or intended use of the property. Within two (2)  
23 business days of acceptance, SELLER shall order a preliminary report from a title company and CC&Rs if applicable, for  
24 the property. Within five (5) days from BUYER's receipt of the preliminary report and CC&Rs, all exceptions shall be  
25 deemed approved unless written objection is delivered to SELLER's Broker within this five (5) day period. Should BUYER  
26 object to any exceptions, SELLER shall use due diligence to remove those exceptions before close of escrow. If those  
27 exceptions cannot be removed before close of escrow, BUYER may elect to purchase, subject to the existing exceptions or  
28 BUYER may elect to terminate all rights and obligations hereunder, and the deposit shall be returned to BUYER, less  
29 expenses incurred by BUYER to the date of termination. If SELLER is unwilling or unable to remove such objections,  
30 SELLER shall deliver written notification to BUYER's Broker within ten (10) days of receipt of the objections.

31  
32 **TITLE AND CLOSING COSTS**  
33  BUYER  SELLER  split equally  other \_\_\_\_\_ shall pay for a (Standard) owner's policy of title insurance.  
34  BUYER  SELLER  split equally  other \_\_\_\_\_ shall pay for a (Standard) lender's policy of title insurance.  
35 BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid  
36 for by  BUYER  SELLER  split equally  other \_\_\_\_\_.  
37 Escrow Fee to be paid by  BUYER  SELLER  split equally  other \_\_\_\_\_.  
38 Transfer Tax(es) to be paid by  BUYER  SELLER  split equally  other \_\_\_\_\_.  
39 All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.

40  
41 **OMISSIONS FROM ESCROW INSTRUCTIONS** The omission from escrow instructions of any provision herein shall  
42 not preclude any party from enforcing that provision. All written representations and warranties shall survive the conveyance  
43 of the property.

44  
45 **BONDS AND ASSESSMENTS (Other than Common-Interest Communities)** In the event there is a bond or  
46 assessment which has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall  
47 be paid by  SELLER  BUYER  assumed by BUYER if allowed  split equally  other \_\_\_\_\_.

48  
49 **PRORATION** Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments  
50 assumed by BUYER, and other expenses of the property shall be prorated as of the date of recordation of the deed. Security  
51 deposits, advance rentals, or considerations involving future lease credits shall be credited to BUYER at close of escrow.

52  
53 **REASSESSMENT OF PROPERTY TAX** BUYER is advised the property may be reassessed in the future which may  
54 result in a tax increase or decrease.

Address 1050 Evans Avenue Reno NV 89512

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Buyer [Signature] and Seller [Signature] have read this page.

RSAR® 01/17  
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(BUSINESS, FINANCE & FACILITIES COMMITTEE 06/07/18) Ref. BFF-7, Page 7 of 238



1 HOME WARRANTY CONTRACT (BUYER Initial Required)

2 Included  Waived  A home warranty contract, shall be selected by  BUYER  SELLER  
3 and paid for by  BUYER  SELLER  split equally  other \_\_\_\_\_  
4 The home warranty demand shall be delivered to escrow and become effective at close of escrow for not less than one year,  
5 at a price NOT to exceed \$ \_\_\_\_\_. Brokers herein have informed both parties that such protection  
6 programs are available.  
7

8  
9 ITEMS NOT ADDRESSED Items of a general maintenance or cosmetic nature that do not materially affect value or use  
10 of the subject property, which existed at the time of acceptance and are not expressly addressed in this Agreement are  
11 deemed accepted by BUYER.  
12

13 FIXTURES All items permanently attached to the property as of this date including, but not limited to, light fixtures,  
14 attached floor coverings, central vacuum and related equipment, draperies, blinds and shades including window hardware,  
15 door and window screen(s), storm sash, combination doors, awnings, TV antenna(s), satellite dish, burglar, fire and smoke  
16 alarms, built-in pools and spas with related equipment, solar system(s), conforming woodstoves, intercom system, water  
17 softener system, attached fireplace screen(s), electric garage door opener(s) with control(s), outdoor plants and trees (other  
18 than in movable containers). OTHER  
19 N/A

20  
21 are included in the purchase price, free of liens, EXCLUDING No Exclusions  
22 \_\_\_\_\_  
23 \_\_\_\_\_  
24

25 PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in  
26 the purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the  
27 condition of any personal property after close of escrow: None  
28 \_\_\_\_\_  
29 \_\_\_\_\_  
30

31 SYSTEMS AND MAINTENANCE Until possession is delivered, SELLER shall maintain the property in its entirety  
32 including, but not limited to, all existing structures, landscaping, grounds, appliances and systems. SELLER agrees to  
33 deliver the property in a neat and clean condition, and remove all debris and personal belongings. The following items are  
34 specifically excluded from the above: No Exclusions  
35 \_\_\_\_\_  
36 \_\_\_\_\_  
37

38 OIL AND PROPANE If applicable, any oil or propane existing at time of written acceptance, allowing for normal use up  
39 to close of escrow, will be  purchased by BUYER  included in the purchase price. If fuel is purchased by BUYER,  
40 SELLER to contact fuel company to measure existing fuel no later than five (5) days prior to close of escrow. Fuel credit  
41 amount to be submitted to title company for credit to SELLER for remaining fuel.  
42

43 SELLER'S REAL PROPERTY DISCLOSURE FORM SELLER will provide BUYER, at time of written  
44 acceptance, a completed Seller's Real Property Disclosure Form which, by this reference, shall be incorporated into this  
45 Agreement. BUYER shall return an acknowledged copy to SELLER or terminate this Agreement in writing within four (4)  
46 business days of receipt. SELLER is required to disclose any new defects between the time the Seller's Real Property  
47 Disclosure Form is executed and close of escrow.

48 DISCLAIMER: BUYER understands that the Seller's Real Property Disclosure Form is for disclosure purposes and is not  
49 a substitute for property inspections by experts including, but not limited to, engineers, geologists, architects, general  
50 contractors, specialty contractors such as roofing contractors, and pest control operators. BUYER is advised to retain such  
51 experts that are believed appropriate. BUYER understands and acknowledges Brokers in the transaction cannot warrant the  
52 condition of the property or guarantee all defects have been disclosed by SELLER. Both parties acknowledge Brokers will  
53 not be investigating the status of permits, location of property lines, and/or code compliance.

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Buyer [Signature] and Seller [Signature] have read this page. RSAR° 01/17  
ROA 4/10



1 **INSPECTIONS** Acceptance of this offer is subject to the following reserved right. BUYER has the right to inspect the  
 2 property, order all inspections, and select qualified professionals including, but not limited to, licensed contractors, certified  
 3 building inspectors and any other qualified professionals who will inspect the property.  
 4 BUYER shall indicate inspections to be included or waived in the list below. The following is not a comprehensive list of  
 5 possible inspections; therefore, BUYER should add any additional inspections necessary to satisfy BUYER under "OTHER."  
 6 All inspections shall be completed and copies of all inspections shall be provided to both BUYER and SELLER at no  
 7 additional expense to either party

8  within 30 days of the date of acceptance; OR  
 9  within \_\_\_\_\_ days of other contingency: \_\_\_\_\_

10 Within the time frame specified above, BUYER shall deliver to SELLER in writing one of the following:  
 11 A. approval of the inspections without requiring any repairs; OR  
 12 B. approval of the inspections with Notice of Required Repairs or an Addendum listing all required repairs. SELLER  
 13 shall respond in writing within five (5) business days of delivery; OR  
 14 C. termination of this Agreement including an explanation how the condition(s) revealed by any inspection report  
 15 materially and/or reasonably justify such a decision.

16 If any inspection is not completed by the deadline, that inspection is deemed waived and SELLER is released from liability  
 17 for the cost of repairs that inspection would have reasonably identified had it been conducted, except as otherwise provided  
 18 by law. If BUYER acts reasonably in terminating the Agreement based upon objectionable conditions revealed by the  
 19 inspection(s), BUYER is released from any and all obligations to SELLER and entitled to a refund of the earnest money  
 20 deposit, less expenses incurred by BUYER.

| 21 INSPECTIONS  | Included                            | Waived                              | N/A                                 | Paid By                                   |                                 |
|---|-------------------------------------|-------------------------------------|-------------------------------------|---|---------------------------------|
| 22 PEST INSPECTION  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 23 HOME INSPECTION  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> BUYER | <input type="checkbox"/> SELLER |
| 24 HEATING SYSTEM INSPECTION  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> BUYER | <input type="checkbox"/> SELLER |
| 25 COOLING SYSTEM INSPECTION  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> BUYER | <input type="checkbox"/> SELLER |
| 26 SURVEY Type _____  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 27 WELL QUALITY   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 28 WELL QUANTITY  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 29 SEPTIC PUMPING   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 30 SEPTIC INSPECTION  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 31 SEPTIC LID LOCATION/REMOVAL  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 32 FIREPLACE INSPECTION   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 33 WOODBURNING DEVICE INSPECTION  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 34 (In the event device does not meet all applicable codes and/or laws, the cost of its removal shall be the responsibility of                |                                     |                                     |                                     |   |                                 |
| 35 SELLER. Stovepipe to be capped off at ceiling or fireplace to be restored to working order at SELLER's expense.)                           |                                     |                                     |                                     |   |                                 |
| 36 OIL TANK TEST Type <u>Pressure if Appl.</u>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> BUYER | <input type="checkbox"/> SELLER |
| 37 (If oil tank needs to be filled to perform test, BUYER <input type="checkbox"/> will, <input type="checkbox"/> will not reimburse SELLER.) |                                     |                                     |                                     |   |                                 |
| 38 LEAD BASED PAINT ASSESSMENT OR INSPECTION  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> BUYER            | <input type="checkbox"/> SELLER |
| 39 OTHER <u>Phase 1 Environmental</u>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> BUYER | <input type="checkbox"/> SELLER |
| 40 OTHER <u>Asbestos</u>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> BUYER | <input type="checkbox"/> SELLER |

41  
 42 [Signature] (Buyer Initials)-BUYER affirms the above selections.  
 43

44 SELLER agrees to provide reasonable access to the property to BUYER, as well as inspectors representing BUYER, for both  
 45 inspections and re-inspections as provided in this Agreement and to representatives of lending institutions for appraisal  
 46 purposes. SELLER agrees to have all utilities in service the day of inspection and until close of escrow.  
 47

48 **REPAIRS** SELLER agrees to pay for and complete repairs in an amount NOT to exceed \$ 0 for all repair  
 49 conditions indicated on Appraisal Report; Inspections, Final Walkthrough; and/or any defect identified in the Seller's Real  
 50 Property Disclosure Form or discovered by SELLER but not disclosed in the Seller's Real Property Disclosure Form or  
 51 which has been discovered to be materially worse than was indicated. A copy of repair invoices shall be delivered to BUYER  
 52 prior to close of escrow. Brokers herein have no responsibility to assist in the payment of any repair, correction or deferred  
 53 maintenance on the subject property which may have been revealed by the above inspections, agreed upon by BUYER and  
 54 SELLER or requested by one party.

Page 5 of 10 Address 1050 Evans Avenue Reno NV 89512  
 Buyer [Signature] and Seller [Signature] have read this page. RSAR# 01/17  
 ROA 5/10



1 RE-INSPECTIONS (BUYER Initial Required)

2 Included  Waived

3 [Signature] SELLER shall have all agreed upon repairs completed no later than  
4 [Signature] days prior to close of escrow and BUYER shall have the right to re-inspect. Re-inspections to be paid by

5  BUYER  SELLER  split equally  other \_\_\_\_\_

7 FINAL WALKTHROUGH BUYER shall have the right to a final walkthrough prior to close of escrow to ensure  
8 compliance with the terms of this Agreement.

10 PHYSICAL POSSESSION Physical possession of the property, with keys to all property locks, community mailbox  
11 keys, alarms, and garage door opener(s), if applicable, shall be delivered to BUYER  upon recordation of the deed; OR  
12  Short Term Agreement to Occupy After Close of Escrow; OR  by Residential Lease/Rental Agreement.

14 DESTRUCTION OF IMPROVEMENTS If the improvements of the property are destroyed, materially damaged, or  
15 found to be materially defective prior to close of escrow, BUYER may terminate the Agreement by written notice delivered  
16 to SELLER's Broker, and earnest money deposit shall be returned to BUYER.

18 COMMON-INTEREST COMMUNITY DISCLOSURE

19 The property  is  is not located in a Common-Interest Community.

20 If so, complete the following:

21 SELLER shall provide, at SELLER's expense, Common-Interest Community documents ("Resale Package") as required by  
22 NRS 116.4109. SELLER shall order Resale Package within 5 days of acceptance and deliver to BUYER upon receipt.

23 Association transfer fees paid by  BUYER  SELLER  split equally  other \_\_\_\_\_

24 Association set up fees paid by  BUYER  SELLER  split equally  other \_\_\_\_\_

25 Other Association fees related to the transfer of the Common-Interest Community paid by  BUYER  SELLER  split  
26 equally  other \_\_\_\_\_

27 The amount of any delinquent assessments including penalties, attorney's fees, and other charges provided for in the  
28 management documents shall be paid current by SELLER at close of escrow.

29 Existing Assessments levied shall be paid by  BUYER  SELLER  split equally  other \_\_\_\_\_

30 Assessments levied, but not yet due, shall be paid by  BUYER  SELLER  split equally  other \_\_\_\_\_

31 BUYER to have five (5) days from receipt of Resale Package for review. If BUYER does not approve the Resale Package,  
32 then written notice to cancel must be given within that same five (5) day period.

34 AREA RECREATION PRIVILEGES AND RULES If applicable, SELLER shall relinquish, on or before close of  
35 escrow, recreation privileges, passes, identification cards or keys for access to common-interest community facilities and  
36 general improvements. Upon close of escrow, SELLER agrees to pay replacement charges for identification cards and keys  
37 that are not relinquished. BUYER shall become familiar with the current common-interest community facilities and general  
38 improvement policies regarding recreation privileges and associated costs prior to close of escrow.

40 LAND USE REGULATION BUYER is advised the property may be subject to the authority of the federal government,  
41 state, county, city and/or the various courts having jurisdiction. These governmental entities, from time to time, have  
42 adopted and revised land use and environmental regulations that may apply to the property. Due to the uncertain effect of  
43 land use and environmental regulations that may apply to the property and may affect BUYER's intended use of the  
44 property. BUYER is advised to research the possible effect of applicable land use and environmental regulations. Broker  
45 makes no representations or warranties regarding the existing permissible uses or future revisions to the land use regulations.

47 ENVIRONMENTAL CONDITIONS BUYER is advised the property may be located in an area found to have special  
48 flood hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or  
49 wildland fires. It may be necessary to purchase additional insurance in order to obtain a loan secured by the property from  
50 any federally regulated financial institution or a loan insured or guaranteed by an agency of the U.S. Government. For  
51 further information, consult your lender, insurance carrier or other appropriate agency.

53 WATER METERS BUYER may be required, at some future date, to incur the costs of installation of water meters and/  
54 or conversion to metered rates.

Address 1050 Evans Avenue Reno NV 89512

Buyer [Signature] and Seller [Signature] have read this page.



1 **WELLS** Many factors may affect the performance of a well system. If the property includes a well, BUYER may be  
2 required, at some future date, to incur the costs of connecting the property to a public water system. See Information  
3 Regarding Private Well and Septic System.

4  
5 **ADDITIONAL FEES** Some areas may include/impose additional fees or charges for the remediation of water systems.

6  
7 **SEPTIC SYSTEMS** If the property includes a septic system, BUYER may be required, at some future date, to incur the  
8 costs of connecting the property's plumbing to a public sewer system. See Information Regarding Private Well and Septic  
9 System.

10

11 At close of escrow, BUYER assumes all future costs associated with water meters, wells and septic systems.

12

13 **PRIVATE ROADS** SELLER shall disclose if the property shares a common road or access driveway or right of way  
14 with other property. If a road maintenance agreement exists, SELLER to provide the agreement to BUYER.

15

16 **WATER RIGHTS** Water rights, if any, to be included with the property unless specifically excluded by deed or mutual  
17 agreement.

18

19 **ADDITIONAL TERMS AND CONDITIONS:**

20 1. Purchase contingent upon the Board of Regents approval on, or  
21 before, the June 7 and 8, 2018 meetings.

22

23 2. This agreement is contingent upon the approval of the terms of the  
24 purchase by the Board of Regents of the Nevada System of Higher  
25 Education. If the Board of Regents, in its sole and absolute  
26 discretion, does not approve the terms of the proposed agreement, the  
27 offer made herein shall be deemed null and void without the necessity  
28 of further documentation and shall be deemed to be of no binding  
29 effect whatsoever.

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1 **TAX WITHHOLDING (FIRPTA)** Unless the property is acquired for use as a primary residence and is sold for no more  
2 than \$300,000, SELLER agrees to provide BUYER with (a) Non-Foreign Seller Affidavit, or (b) Withholding Certificate  
3 Form from the Internal Revenue Service stating that withholding is not required. In the event none of the foregoing is  
4 applicable, BUYER requires a percentage of SELLER's proceeds to be withheld by escrow to comply with the FOREIGN  
5 INVESTMENT AND REAL PROPERTY TAX ACT (IRC Section 1445).

6  
7 **TAX DEFERRED EXCHANGE** In the event BUYER or SELLER wishes to enter into an IRC tax deferred exchange for  
8 the real property described herein, each of the parties agrees to cooperate with the other party in connection with such  
9 exchange, including the execution of documents as may be reasonably necessary to effectuate the same. Provided that the  
10 other party shall not be obligated to delay the closing, all additional costs in connection with the exchange shall be borne by  
11 the party requesting the exchange, and the other party shall not be obligated to execute any note, contract, deed, or other  
12 document providing for any personal liability which would survive the exchange. The other party shall be indemnified and  
13 held harmless against any liability arising or is claimed to have arisen on account of the acquisition of ownership of the  
14 exchange property.

15  
16 **VERIFICATION OF INFORMATION** Any information relating to square footage, land or its use, and/or  
17 improvements of the land are approximate or estimates only, and neither SELLER nor Brokers involved make any  
18 representation or guarantee regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding  
19 age of improvements, size, and square footage of parcel or building, or location of property lines, may not be accurate.  
20 Apparent boundary line indicators such as fences, hedges, walls, or other barriers may not represent the true boundary lines.  
21 Brokers are not obligated to investigate the status of permits, zoning, or code compliance. BUYER to satisfy any concerns  
22 with conditions that are an important or critical element of the purchase decision. BUYER has not received or relied upon  
23 any representations by either Brokers or SELLER with respect to the condition of the property which are not contained in  
24 this Agreement or in any attachments. The information contained in the Multiple Listing Service, computer or  
25 advertisements, and feature sheets pertaining to this property are not warranted or guaranteed by Brokers. Errors and/or  
26 omissions in inputting information, while uncommon, are possible. BUYER shall be responsible for verifying the accuracy of  
27 pertinent information. Deposit of all funds necessary to close escrow shall be deemed as final acceptance of the property.  
28 SELLER agrees to hold all Brokers in the transaction harmless and to defend and indemnify them from any claim, demand,  
29 action or proceedings resulting from any omission or alleged omission by SELLER's statements.

30  
31 **NEVADA LAW TO APPLY** Nevada law shall apply to the interpretation and enforcement of this Agreement.

32  
33 **MEDIATION** For information purposes only. If a dispute arises out of or relates to this Agreement, or its breach, the  
34 parties are aware that the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS  
35 brochure is available upon request.

36  
37 **ATTORNEY FEES** In the event either party is required to engage the services of an attorney to enforce this Agreement,  
38 the prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses and costs.

39  
40 **CODE OF ETHICS** Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National  
41 Association of REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR®  
42 Code of Ethics. To receive a copy of the REALTOR® Code of Ethics, ask your real estate professional or the local  
43 Association of REALTORS®.

44  
45 **PROFESSIONAL CONSULTATION ADVISORY** A real estate Broker is qualified to advise on real estate. The parties  
46 are advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers,  
47 CPAs, or other professionals, on specific topics including, but not limited to, land use regulation, boundaries and setbacks,  
48 square footage, physical condition, legal, tax, water rights and other consequences of the transaction.



1 **THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER:**

- 2  Common Interest-Community Information Statement "Before You Purchase Property ..."
- 3  Consent to Act
- 4  Duties Owed by a Nevada Real Estate Licensee
- 5  Environmental Contact List
- 6  HUD Inspection For your Protection: Get a Home Inspection
- 7  Information Regarding Private Well and Septic System
- 8  Residential Disclosure Guide
- 9  Other \_\_\_\_\_
- 10  Other \_\_\_\_\_

11  
12 **THE FOLLOWING ADDENDA AND EXHIBITS SHALL BE INCORPORATED**

- 13  Lead-Based Paint Disclosure Statement (for properties built prior to 1978)
- 14  Range Land Disclosure
- 15  Residential/Lease Rental Agreement
- 16  Seller Financing Addendum (Residential)
- 17  Short Sale Addendum to the Offer and Acceptance Agreement
- 18  Short Term Agreement to Occupy After Close of Escrow
- 19  Used Manufactured/Mobile Home Disclosure
- 20  Other \_\_\_\_\_
- 21  Other \_\_\_\_\_

22  
23 **CONDITIONS SATISFIED OR WAIVED IN WRITING** Each condition, contingency, approval and disapproval shall  
24 be satisfied according to its terms unless waived in writing by the beneficiating party within the time limits specified, or an  
25 extension in writing is agreed to by the parties. Each party shall diligently pursue the completion of this transaction.

26  
27 **ENTIRE AGREEMENT** This document and the documents incorporated and attached contain the entire Agreement of  
28 the parties and supersede all prior Agreements or representations with respect to the property which are not expressly set  
30 forth herein. This Agreement may be modified only in writing, signed and dated by both parties. Both parties acknowledge  
31 that they have not relied on any statements of any real estate Brokers which are not herein expressed. BUYER acknowledges  
32 having read and approved each of the provisions of this Agreement and agrees to purchase the described property for the  
33 price and on the terms and conditions specified.

34  
35 **SELLER DEFAULT** If SELLER defaults in the performance of this Agreement, BUYER shall have the right to recover  
36 from SELLER all of BUYER's actual damages that BUYER may suffer as a result of SELLER's default, and to pursue any  
37 and all other remedies available at law or in equity (including specific performance).

38  
39 **BUYER DEFAULT** BUYER must initial only one of the following.  
40 If BUYER defaults in the performance of this Agreement SELLER shall have the right to:  
41 A. [ JA ] (Buyer Initials) Liquidated Damages: SELLER may retain, as its sole legal recourse, the  
42 earnest money deposit. BUYER and SELLER hereby acknowledge that SELLER's actual damages would be difficult to  
43 measure and that the earnest money deposit is a fair and reasonable estimate of such damages.

44  
45 **OR**  
46  
47 B. [ \_\_\_\_\_ / \_\_\_\_\_ ] (Buyer Initials) Actual Damages: SELLER shall have the right to recover from BUYER all of  
48 SELLER's actual damages that SELLER may suffer as a result of BUYER's default, and to pursue any and all other  
49 remedies available at law or in equity.

50  
51 **TIME IS OF THE ESSENCE** Time is of the essence of this Agreement.

52  
53 **SELLER** has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at close of escrow.  
54 As published in the MLS, \_\_\_\_\_ % of the accepted price, or \$ \_\_\_\_\_, shall be paid to BUYER's real  
55 estate company, N/A, irrespective of the agency  
56 relationship.

Page 9 of 10  
Address 1050 Evans Avenue Reno NV 89512  
Buyer [ JA ] and Seller [ [redacted] ] have read this page. RSAR# 01/17  
ROA 9/10

1 EXPIRATION OF OFFER Per NRS 645.254 all offers must be presented to SELLER. This offer shall expire unless  
2 accepted, including delivery thereof, to BUYER or to Troy Miller  
3 on/or before 5:00  A.M.  P.M. on January 11, 2018

4  
5 BUYER NEW DATE 1/4/18 TIME 9:10 am  
6  
7 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_  
8

9 BUYER's Representation:

10  
11 BUYER's Licensee Name \_\_\_\_\_ BUYER's Broker Name N/A  
12 (Print Name)  
13 BUYER's Licensee Nevada License # \_\_\_\_\_ BUYER's Broker Nevada License # \_\_\_\_\_  
14  
15 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Company Name N/A  
16  
17 BUYER's Licensee Email \_\_\_\_\_ Office Address \_\_\_\_\_  
18  
19 BUYER's Licensee Signature \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
20 (Licensees acknowledgement of receipt of deposit)

22  
23 **SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT**

24 SELLER acknowledges having read and approved each of the provisions of this Agreement. Authorization is hereby given  
25 Brokers in this Agreement to deliver a signed copy to BUYER and to disclose the terms of sale to members of a Multiple  
26 Listing Service or Association of REALTORS® at close of escrow.

27  
28 SELLER to check one of the following options and date, time and sign this Agreement.

30  
31  Acceptance of Offer SELLER accepts this offer to purchase, agrees and has the authority to sell the above described  
32 property on the terms and conditions as stated herein.

33  
34  Counter Offer SELLER signs this offer subject to a Counter Offer dated \_\_\_\_\_

35  
36  Rejection SELLER rejects the foregoing offer.

37  
38 SELLER [Signature] DATE 1-18-18 Time 1 pm

39 Mickey D's Properties, LLC

40 SELLER [Signature] DATE \_\_\_\_\_ Time \_\_\_\_\_

41  
42 SELLER's Representation:

43  
44 SELLER's Licensee Name \_\_\_\_\_ SELLER's Broker Name N/A  
45 (Print Name)  
46 SELLER's Licensee Nevada License # \_\_\_\_\_ SELLER's Brokers Nevada License # \_\_\_\_\_  
47  
48 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Company Name N/A  
49  
50 SELLER's Licensee Email \_\_\_\_\_ Office Address \_\_\_\_\_  
51  
52 City/State/Zip \_\_\_\_\_





ADDENDUM # 01



1 This addendum to the offer and Acceptance Agreement dated 01/04/2018, regarding  
2 the property located at 1050 Evans Avenue Reno NV 89512,  
3 between Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno and  
4 Mickey D's Properties, LLC,  
5 is being attached this date 01/16/2018 and becomes effective when signed by all parties.

6 1. Expiration of Offer and Acceptance Agreement shall be 5:00PM on  
7 January 29, 2018;

8 2. Earnest Money Deposit shall be increased to a total amount of  
9 \$20,000 (Twenty Thousand);

10 3. Antique wood kitchen cooking stove connected to chimney in kitchen  
11 shall be removed by Seller and is not included in the Purchase Price;

12 4. In the event the current lessees terminate their lease, the Buyer  
13 shall enter into a mutually acceptable lease agreement for the  
14 property with the Seller that includes a Rent amount not to exceed  
15 \$1,600 monthly.

16 5. Seller shall not provide, or agree, to any occupancy, or lease, of  
17 the property beyond May 31, 2018, excluding any lease to the Buyer.

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38 All other terms to remain the same.

39  
40 Dated: 1/18/18 Time: 10:07am Dated: \_\_\_\_\_ Time: \_\_\_\_\_

41  
42 BUYER/TENANT: [Signature] SELLER/OWNER: [Signature]  
43 Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno Mickey D's Properties, LLC

44 BUYER/TENANT: \_\_\_\_\_ SELLER/OWNER: \_\_\_\_\_

Exhibit 4



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

1050 Evans Ave  
Fraction of Lot 6, Block I, University Heights  
Reno, NV 89512

**FOR:**

University of Nevada, Reno  
895 N. Center St / MS 243  
Reno, NV 89557

**AS OF:**

02/22/2018

**BY:**

Peggy L. Zoeters  
Certified General Appraiser #02534  
316 California Ave.#774  
Reno, NV 89509  
775-323-4215

PEGGY ZOETERS, REAL ESTATE APPRAISER  
316 California Ave, #774  
Reno, NV 89509  
775-323-4215

03/02/2018

Pat Martinez  
University of Nevada, Reno  
Rental Properties  
895 N. Center St / MS 243  
Reno, NV 89557

Re: Property: 1050 Evans Ave  
Reno, NV 89512  
Borrower: None  
File No.: 18-02014

Opinion of Value: \$ 400,000  
Effective Date: 02/22/2018

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached. The purpose of this appraisal is to estimate the "as-is" market value of the property described in this appraisal report in unencumbered fee simple title of ownership.

This report is based on an interior and exterior inspection of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject and interviews with several real estate professionals. All of the backup data is contained in my file and is available upon request.

The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The appraisal is also intended to comply with the FIRREA guidelines as issued under Title XI.

No signs of obvious signs of hazardous contamination were noted at the time of inspection. It has been reported to me that a structural engineer has determined that the foundation support system in the rear portion of the home was not installed properly. As a result, the floors in the rear portion of the home are sagging somewhat. There is an estimate to repair the foundation in this portion of the home of \$20,000. I am assuming that there are no other structural issues with the property. The reader is reminded that I am not an environmental engineer or a structural engineer, and I performed a visual inspection of accessible areas only. This appraisal report should not be used as an environmental or structural inspection, and this report does not warrant the environmental or structural condition of the property.

It is noted that, as part of the value estimate, I did consider the assemblage value of the subject property to the University of Nevada, Reno, as many of the surrounding properties are owned by the University.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

Sincerely,



Peggy L. Zoeters  
Certified General Residential Appraiser  
License or Certification #: A.0002534-CG  
State: NV Expires: 01/31/2019  
plzappraiser@yahoo.com

|                  |                            |          |          |
|------------------|----------------------------|----------|----------|
| Owner            | Mickey D's Properties LLC  | File No. | 18-02014 |
| Property Address | 1050 Evans Ave             |          |          |
| City             | Reno                       | County   | Washoe   |
| State            | NV                         | Zip Code | 89512    |
| Client           | University of Nevada, Reno |          |          |

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|                  |                            |          |          |
|------------------|----------------------------|----------|----------|
| Owner            | Mickey D's Properties LLC  | File No. | 18-02014 |
| Property Address | 1050 Evans Ave             |          |          |
| City             | Reno                       | County   | Washoe   |
| Client           | University of Nevada, Reno | State    | NV       |
|                  |                            | Zip Code | 89512    |

### APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

### Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My 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.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time** (USPAP defines Exposure Time as the estimated length of time that 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: Less than 6 months.  
 Median marketing time in the subject area for homes comparable to the subject is typically less than six months for properties such as the subject. Due to prevailing conditions, the exposure time for the subject would be similar to the marketing times of the comparable sales, or less than six months.

### Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I have NOT performed a prior appraisal on the property within the last three years. It has been reported to me that a structural engineer has determined that the foundation support system in a portion to the home was not installed properly. There is an estimate to repair the foundation in this portion of the home of \$20,000. I am assuming that there are no other structural issues with the property. For the purposes of this analysis, I am also assuming that there are no detrimental environmental issues impacting the subject property. The reader is reminded that the use of an extraordinary assumption may affect appraisal results.

#### APPRAISER:

Signature: Peggy L Zoeters  
 Name: Peggy L. Zoeters  
 Certified General Residential Appraiser  
 State Certification #: A.0002534-CG  
 or State License #: \_\_\_\_\_  
 State: NV Expiration Date of Certification or License: 01/31/2019  
 Date of Signature and Report: 03/02/2018  
 Effective Date of Appraisal: 02/22/2018  
 Inspection of Subject:  None  Interior and Exterior  Exterior Only  
 Date of Inspection (if applicable): 02/22/2018

#### SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

**FIRREA / USPAP ADDENDUM**

Owner Mickey D's Properties LLC  
 Property Address 1050 Evans Ave  
 City Reno County Washoe State NV Zip Code 89512  
 Client University of Nevada, Reno

**Purpose**  
 This appraisal was prepared to value the fee simple interest of the property for purchasing purposes. No other utilizations of this appraisal are authorized without the express permission of this appraiser.

**Scope**  
 The scope of this appraisal is been to perform a detailed inspection and analysis of the subject property within the limits of the type of appraisal assignment completed, to collect and analyze comparable data, to reach an opinion of value and to write a report conveying the value conclusion to the client. In the collection of data, all sources including MLS, lenders, brokers, county records and the appraiser's files were utilized. It is assumed that the information from these sources is correct. All comparables have been verified as closed through at least two of the data sources utilized and cited, unless indicated to the contrary in the body of the report.

**Intended Use / Intended User**  
 The intended user of this appraisal report is the client, the University of Nevada, Reno. The intended use is to evaluate the market value of the property that is the subject of this appraisal, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value for purchasing purposes. No additional intended users are identified by the appraiser.

**History of Property**  
 Current listing information: The subject property is not currently listed for sale. According to MLS, and to the best of my knowledge, the property has not been listed in the last 12 months.  
 Prior sale: The subject property has not transferred within the last three years.

**Exposure Time / Marketing Time**  
 Assuming the subject property was listed prior to the effective date of the appraisal at a price not more than 5% above the opinion of value reached herein, the estimated exposure time for the subject is estimated to be less than 6 months. Also, assuming that there are no substantial changes in the market, a reasonable marketing time for the subject after the effective date of value is also estimated to be less than 6 months. This is based upon comparable marketing times in the area.

**Personal (non-realty) Transfers**  
 No personal property is included in the estimated value.

**Additional Comments**  
 I HAVE NOT performed appraisal services for the subject property within the three years prior to the effective date of value. It has been reported to me that a structural engineer has determined that the foundation support system in a portion of the home was not installed properly. There is an estimate to repair the foundation in this portion of the home of \$20,000. I am assuming that there are no other structural issues with the property. For the purposes of this analysis, I am also assuming that there are no detrimental environmental issues impacting the subject property. The reader is reminded that the use of a extraordinary assumption may affect appraisal results.

**Certification Supplement**  
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.  
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser(s): Peggy L. Zoeters Supervisory Appraiser(s):  
 Effective date / Report date: 02/22/2018 Effective date / Report date:

# Uniform Residential Appraisal Report

File # 18-02014

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

|  |  |  |
|--|--|--|
| Property Address 1050 Evans Ave  | City Reno  | State NV Zip Code 89512  |
| Borrower None  | Owner of Public Record Mickey D's Properties LLC | County Washoe  |
| Legal Description Fraction of Lot 6, Block I, University Heights   |  |  |
| Assessor's Parcel # 007-082-01   | Tax Year 2017-18                                 | R.E. Taxes \$ 829.41   |
| Neighborhood Name Reno   | Map Reference 39900                              | Census Tract 0015.02   |
| Occupant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant   | Special Assessments \$ 0                         | <input type="checkbox"/> PUD HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month |
| Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)  |  |  |
| Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)  |  |  |
| Lender/Client University of Nevada, Reno Address 895 N. Center St / MS 243, Reno, NV 89557   |  |  |
| Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No               |  |  |
| Report data source(s) used, offering price(s), and date(s). According to MLS, the subject property has not been listed in the last 12 months. According to the client, there is a contract to purchase the home at a price of \$400,000. |  |  |

|   |
|---|
| I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. A copy of the contract was not provided to me by the client. |
| Contract Price \$ 400,000 Date of Contract n/a Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) n/a   |
| Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No  |
| If Yes, report the total dollar amount and describe the items to be paid. n/a   |

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

| Neighborhood Characteristics  | One-Unit Housing Trends  | One-Unit Housing | Present Land Use % |
|---|--|------------------|--------------------|
| Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural   | Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining      | PRICE AGE        | One-Unit 50 %      |
| Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%  | Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply    | \$ (000) (yrs)   | 2-4 Unit 20 %      |
| Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow  | Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths | 70 Low 10        | Multi-Family 20 %  |
| Neighborhood Boundaries The neighborhood boundaries include Interstate 80 to the south, Keystone Avenue to the west, McCarran Boulevard to the north and Valley Road to the east.   |  | 567 High 90+     | Commercial 10 %    |
| Neighborhood Description The subject neighborhood is dominated by the University of Nevada, Reno. Improvements in this area generally support the University and include a mixture of older average quality homes, small older and newer multi-family units, some condominium and apartment developments and small offices and commercial uses. Commercial uses are typically limited along the main roadways. Market acceptance is good. |  | 290 Pred. 45     | Other %            |
| Market Conditions (including support for the above conclusions) See addenda.  |  |                  |                    |

|   |   |  |                          |
|---|---|--|--------------------------|
| Dimensions See plat map.  | Area 9,635 sf                             | Shape Slightly irregular                           | View Orr Ditch/Railroad  |
| Specific Zoning Classification MUUN   | Zoning Description Mixed Use (University) |  |                          |
| Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)                 |   |  |                          |
| Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe See addenda. |   |  |                          |
| <b>Utilities</b>  | <b>Public</b>                             | <b>Other (describe)</b>                            | <b>Public</b>            |
| Electricity <input checked="" type="checkbox"/>   | <input type="checkbox"/>                  | Water <input checked="" type="checkbox"/>          | <input type="checkbox"/> |
| Gas <input checked="" type="checkbox"/>   | <input type="checkbox"/>                  | Sanitary Sewer <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>Off-site Improvements - Type</b>   |   | <b>Public</b>                                      | <b>Private</b>           |
| Street Asphalt  |   | <input checked="" type="checkbox"/>                | <input type="checkbox"/> |
| Alley No  |   | <input type="checkbox"/>                           | <input type="checkbox"/> |
| FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | FEMA Flood Zone X                         | FEMA Map # 32031C3045G                             | FEMA Map Date 3/16/2009  |
| Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe  |   |  |                          |
| Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe       |   |  |                          |
| The subject site is of a typical to slightly large size for the immediate area, with basically level topography. All utilities are stubbed to the site.   |   |  |                          |
| According to the Plat Map for the subject, the Orr Ditch does cross the southeasterly corner of the property. The site backs up to the Orr Ditch as well as some railroad tracks, affording good privacy to the rear yard.  |   |  |                          |

| General Description   | Foundation   | Exterior Description                               | materials/condition                                 | Interior                                     | materials/condition  |
|---|--|--|---|--|--|
| Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit  | <input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space                         | Foundation Walls                                   | Concrete/Avg  | Floors                                       | Vinyl/cpt/lam/Fair   |
| # of Stories 1.5  | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement                               | Exterior Walls                                     | Alum & Asbestos sid.                                | Walls  | Plaster/Avg  |
| Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit  | Basement Area 0 sq.ft.   | Roof Surface                                       | Comp shingle  | Trim/Finish                                  | Wood/Average   |
| <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.  | Basement Finish 0 %  | Gutters & Downspouts                               | Yes   | Bath Floor                                   | Vinyl/Fair   |
| Design (Style) Bungalow   | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump                                 | Window Type  | Single pane   | Bath Wainscot                                | Fiberglass/Avg   |
| Year Built 1900   | Evidence of <input type="checkbox"/> Infestation   | Storm Sash/Insulated                               | n/a   | Car Storage                                  | <input type="checkbox"/> None  |
| Effective Age (Yrs) 60 years  | <input type="checkbox"/> Dampness <input type="checkbox"/> Settlement  | Screens  | Some  | <input checked="" type="checkbox"/> Driveway | # of Cars 3  |
| Attic <input type="checkbox"/> None   | Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant | Amenities  | <input type="checkbox"/> Woodstove(s) #             | Driveway Surface                             | Partial Concrete   |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs   | <input type="checkbox"/> Other Fuel Natural gas  | <input type="checkbox"/> Fireplace(s) # 0          | <input checked="" type="checkbox"/> Fence Rear      | <input checked="" type="checkbox"/> Garage   | # of Cars 1  |
| <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle  | Cooling <input type="checkbox"/> Central Air Conditioning  | <input checked="" type="checkbox"/> Patio/Deck Yes | <input checked="" type="checkbox"/> Porch Cov entry | <input type="checkbox"/> Carport             | # of Cars 0  |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated   | <input type="checkbox"/> Individual <input type="checkbox"/> Other   | <input type="checkbox"/> Pool                      | <input type="checkbox"/> Other                      | <input type="checkbox"/> Att.                | <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in |
| Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)  |  |  |   |  |  |
| Finished area above grade contains: 9 Rooms 5 Bedrooms 2.0 Bath(s) 2,046 Square Feet of Gross Living Area Above Grade   |  |  |   |  |  |
| Additional features (special energy efficient items, etc.). The subject is 1.5 story bungalow with many charming architectural details such as a wide covered porch entry, a bay window, nice wood trim in much of the home, a claw foot tub, a wooden staircase and a dormer sloping ceilings.   |  |  |   |  |  |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). See addenda.   |  |  |   |  |  |
| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe  |  |  |   |  |  |
| It was noted that the flooring in the rear portion of the home is uneven. According to the client, the foundation in the rear portion of the home needs to be shored-up at a reported cost of \$20,000. I am assuming that the remainder of the structure is sound. The reader is reminded that I inspected only the visible portions of the home and I am not a structural engineer. |  |  |   |  |  |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe  |  |  |   |  |  |

# Uniform Residential Appraisal Report

File # 18-02014

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 217,900 to \$ 450,000  
 There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 180,000 to \$ 450,000

| FEATURE                               | SUBJECT                          | COMPARABLE SALE # 1   |                    |             | COMPARABLE SALE # 2  |             |                    | COMPARABLE SALE # 3  |                    |  |
|---------------------------------------|----------------------------------|---|--------------------|-------------|--|-------------|--------------------|--|--------------------|--|
| Address                               | 1050 Evans Ave<br>Reno, NV 89512 | 1056 Evans Ave<br>Reno, NV 89512  |                    |             | 150 University Ter<br>Reno, NV 89503                                       |             |                    | 1001 Nevada St<br>Reno, NV 89503   |                    |  |
| Proximity to Subject                  |                                  | 0.01 miles NW   |                    |             | 0.47 miles SW  |             |                    | 0.64 miles W   |                    |  |
| Sale Price                            | \$ 400,000                       | \$ 450,000  |                    |             | \$ 352,000   |             |                    | \$ 395,000   |                    |  |
| Sale Price/Gross Liv. Area            | \$ 195.50 sq.ft.                 | \$ 289.20 sq.ft.  |                    |             | \$ 249.12 sq.ft.   |             |                    | \$ 170.92 sq.ft.   |                    |  |
| Data Source(s)                        |                                  | MLS#170016762   |                    |             | MLS#170007663  |             |                    | MLS#170005950  |                    |  |
| Verification Source(s)                |                                  | County Doc#4786658  |                    |             | County Doc#4720875   |             |                    | County Doc#4731355   |                    |  |
| VALUE ADJUSTMENTS                     | DESCRIPTION                      | DESCRIPTION   | +(-) \$ Adjustment | DESCRIPTION | +(-) \$ Adjustment   | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTION  | +(-) \$ Adjustment |  |
| Sales or Financing Concessions        |                                  | Cash<br>None noted  |                    |             | New Convent.<br>None noted   |             |                    | New Convent.<br>None noted   |                    |  |
| Date of Sale/Time                     |                                  | 02/13/2018  |                    |             | 07/06/2017 +24,640   |             |                    | 08/03/2017 +23,700   |                    |  |
| Location                              | E UNR Area                       | E UNR Area  |                    |             | W UNR Area   |             |                    | W UNR Area   |                    |  |
| Leasehold/Fee Simple                  | Fee Simple                       | Fee Simple  |                    |             | Fee Simple   |             |                    | Fee Simple   |                    |  |
| Site                                  | 9,635 sf                         | 8,424 sf  |                    |             | 3,925 sf +10,000   |             |                    | 7,000 sf   |                    |  |
| View                                  | Orr Ditch/RR                     | Orr Ditch/RR  |                    |             | Trees/Resident.  |             |                    | Residential  |                    |  |
| Design (Style)                        | Bungalow                         | Bungalow  |                    |             | Bungalow   |             |                    | Rambler +19,750  |                    |  |
| Quality of Construction               | Fair-Average                     | Average-Good -22,500  |                    |             | Average -8,800   |             |                    | Fair-Average   |                    |  |
| Actual Age                            | 118                              | 88  |                    |             | 81   |             |                    | 34 -33,180   |                    |  |
| Condition                             | Fair-Average                     | Average-Good -33,750  |                    |             | Average -8,800   |             |                    | Average-Avg+ -19,750   |                    |  |
| Above Grade Room Count                | Total Bdrms. Baths<br>9 5 2.0    | Total Bdrms. Baths<br>5 3 2.0   |                    |             | Total Bdrms. Baths<br>7 4 3.0 -5,000                                       |             |                    | Total Bdrms. Baths<br>8 4 2.0  |                    |  |
| Gross Living Area                     | 2,046 sq.ft.                     | 1,556 sq.ft. +31,850  |                    |             | 1,413 sq.ft. +41,145   |             |                    | 2,311 sq.ft. -17,225   |                    |  |
| Basement & Finished Rooms Below Grade | 0                                | 924 sf finished -32,340   |                    |             | 285 sf finished -9,975   |             |                    | None 0   |                    |  |
| Functional Utility                    | Average                          | Average   |                    |             | Average  |             |                    | Average  |                    |  |
| Heating/Cooling                       | Gas forced air                   | Gas forced air  |                    |             | Oil forced air +4,000  |             |                    | Elec. baseboard +10,000  |                    |  |
| Energy Efficient Items                | None noted                       | None noted  |                    |             | None noted   |             |                    | None noted   |                    |  |
| Garage/Carport                        | 1-car det.                       | 1-car det.  |                    |             | None +6,000  |             |                    | None +6,000  |                    |  |
| Porch/Patio/Deck                      | Cov prch/deck                    | Deck/Patio  |                    |             | Entry/Patio  |             |                    | Entry/Deck   |                    |  |
| Landscaping/sprinklers                | Mature Indscp                    | Mature Indscp   |                    |             | Mature Indscp  |             |                    | Minimal Indscp +5,000  |                    |  |
| Zoning                                | MUUN                             | MUUN  |                    |             | MF30   |             |                    | MF30   |                    |  |
| Net Adjustment (Total)                |                                  | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -56,740 |                    |             | <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 53,210 |             |                    | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,705 |                    |  |
| Adjusted Sale Price of Comparables    |                                  | Net Adj. 12.6 %<br>Gross Adj. 26.8 % \$ 393,260                             |                    |             | Net Adj. 15.1 %<br>Gross Adj. 33.6 % \$ 405,210                            |             |                    | Net Adj. 1.4 %<br>Gross Adj. 34.1 % \$ 389,295                             |                    |  |

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Assessor's Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Assessor's Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM                             | SUBJECT             | COMPARABLE SALE #1 |  |  | COMPARABLE SALE #2 |  |  | COMPARABLE SALE #3 |  |  |
|----------------------------------|---------------------|--------------------|--|--|--------------------|--|--|--------------------|--|--|
| Date of Prior Sale/Transfer      | None within 3 years |                    |  |  |                    |  |  |                    |  |  |
| Price of Prior Sale/Transfer     |                     |                    |  |  |                    |  |  |                    |  |  |
| Data Source(s)                   | Assessor's Records  | Assessor's Records |  |  | Assessor's Records |  |  | Assessor's Records |  |  |
| Effective Date of Data Source(s) | 02/2018             | 02/2018            |  |  | 02/2018            |  |  | 02/2018            |  |  |

Analysis of prior sale or transfer history of the subject property and comparable sales According to the Washoe County Assessor's Office, the subject has not transferred within the last three years. None of the comparable sales were involved in a prior arm's length transaction within one year of the sale date analyzed. The listings have not transferred within the last year.

Summary of Sales Comparison Approach See addenda.

Indicated Value by Sales Comparison Approach \$ 400,000

Indicated Value by: Sales Comparison Approach \$ 400,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The sales comparison approach is considered to best reflect the current motivations of buyers and sellers in the market. The cost approach was not considered due to the difficulty of estimating accrued depreciation for a building of the subject's age. The income approach was not applied as limited comparable rental data was available for single family residences in the area.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 400,000, as of 02/22/2018, which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

File # 18-02014

**SCOPE OF WORK**

In determining the scope of work for this appraisal, the problem to be solved was identified using the following assignment elements:

- 1 - The client and other intended users;
- 2 - The intended use of the appraiser's opinions and conclusions;
- 3 - The type and definition of value and the source of the definition;
- 4 - The effective date of the appraiser's opinions and conclusions;
- 5 - The subject of the assignment and its relevant characteristics;
- 6 - Any special assignment conditions.

Based on the above assignment elements, the appraiser has developed a scope of work that will produce credible assignment results, measured in the context of the intended use, supported by relevant evidence and logic.

In completing this appraisal the following steps were taken:

- 1) Background and historical information on the subject property was gathered from public and mls records.
- 2) The subject property and market area were inspected by the undersigned.
- 3) Regional and market data was collected to assess supply and demand factors for the subject ownership.
- 4) Through analysis of social, economic, governmental and environmental factors, the highest and best use of the subject property was analyzed.
- 5) Based upon the highest and best use conclusion for the subject property, the Cost Approach, Income Approach and Sales Comparison Approach analyses were considered. For reasons more completely described elsewhere in this report, the Cost and Income Approach were not utilized.
- 6) In the Sales Comparison Approach, comparable sales were analyzed and compared to the subject property.
- 7) The appraisal report was then prepared.

All of the sales data utilized in this report was verified with MLS as well as the County records, as well as a listing agent or buyer's agent when available. It should be noted that information regarding the subject property was obtained via the Washoe County Assessor's Office records, an older MLS listing and my inspection. It is assumed in this appraisal that all information provided by parties other than this appraiser, is unbiased and accurate.

A reasonable exposure time for the subject property, at the value derived in this appraisal, is estimated to be less than 6 months. A reasonable marketing time for the subject is projected to be less than 6 months.

I have not performed services as an appraiser on the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)      The Cost Approach is not considered reliable in this analysis due to the older age of the property and the difficulty in estimating accrued depreciation. Additionally, this is not the approach utilized by most buyers and sellers in the marketplace.

|   |                                    |   |          |                    |
|---|------------------------------------|---|----------|--------------------|
| <input type="checkbox"/> ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE .....        |   |          | =\$                |
| Source of cost data   | DWELLING                           | Sq.Ft. @ \$                                   | .....    | =\$                |
| Quality rating from cost service  | Effective date of cost data        | Sq.Ft. @ \$                                   | .....    | =\$                |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.)  |                                    |   |          |                    |
|   | Garage/Carport                     | Sq.Ft. @ \$                                   | .....    | =\$                |
|   | Total Estimate of Cost-New         |   |          | =\$                |
|   | Less Physical                      | Functional                                    | External |                    |
|   | Depreciation                       |   |          | = \$(            ) |
|   | Depreciated Cost of Improvements   |   |          | =\$                |
|   | "As-is" Value of Site Improvements |   |          | =\$                |
| Estimated Remaining Economic Life (HUD and VA only)   | Years                              | <b>INDICATED VALUE BY COST APPROACH</b> ..... |          | <b>=\$</b>         |

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$      X Gross Rent Multiplier      = \$      Indicated Value by Income Approach  
 Summary of Income Approach (including support for market rent and GRM)

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?     Yes     No    Unit type(s)     Detached     Attached  
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
 Legal Name of Project  
 Total number of phases      Total number of units      Total number of units sold  
 Total number of units rented      Total number of units for sale      Data source(s)  
 Was the project created by the conversion of existing building(s) into a PUD?     Yes     No    If Yes, date of conversion.  
 Does the project contain any multi-dwelling units?     Yes     No    Data Source  
 Are the units, common elements, and recreation facilities complete?     Yes     No    If No, describe the status of completion.  
 Are the common elements leased to or by the Homeowners' Association?     Yes     No    If Yes, describe the rental terms and options.  
 Describe common elements and recreational facilities.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

# Uniform Residential Appraisal Report

File # 18-02014

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** 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, 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: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) 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.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

File # 18-02014

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



# Uniform Residential Appraisal Report

File # 18-02014

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

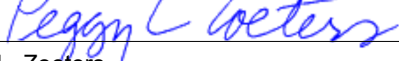
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

## APPRAISER

Signature   
Name Peggy L. Zoeters  
Company Name PEGGY ZOETERS, REAL ESTATE APPRAISER  
Company Address Reno, NV 89509  
Telephone Number 775-323-4215  
Email Address plzappraiser@yahoo.com  
Date of Signature and Report 03/02/2018  
Effective Date of Appraisal 02/22/2018  
State Certification # A.0002534-CG  
or State License # \_\_\_\_\_  
or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
State NV  
Expiration Date of Certification or License 01/31/2019

## ADDRESS OF PROPERTY APPRAISED

1050 Evans Ave  
Reno, NV 89512  
APPRAISED VALUE OF SUBJECT PROPERTY \$ 400,000

## LENDER/CLIENT

Name Pat Martinez  
Company Name University of Nevada, Reno  
Company Address 895 N. Center St / MS 243, Reno, NV 89557  
Email Address pmartinez@unr.edu

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Company Name \_\_\_\_\_  
Company Address \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_  
Date of Signature \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or State License # \_\_\_\_\_  
State \_\_\_\_\_  
Expiration Date of Certification or License \_\_\_\_\_

## SUBJECT PROPERTY

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

## COMPARABLE SALES

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_



# Uniform Residential Appraisal Report

File # 18-02014

| FEATURE                               | SUBJECT                          | COMPARABLE SALE # 4  |  |            | COMPARABLE SALE # 5                |  |            | COMPARABLE SALE # 6             |                   |  |  |   |                   |
|---------------------------------------|----------------------------------|--|--|------------|------------------------------------|--|------------|---------------------------------|-------------------|--|--|---|-------------------|
| Address                               | 1050 Evans Ave<br>Reno, NV 89512 | 1120 Evans Ave<br>Reno, NV 89512                                 |  |            | 1401 Hillside Dr<br>Reno, NV 89503 |  |            | 453 Poplar St<br>Reno, NV 89512 |                   |  |  |   |                   |
| Proximity to Subject                  |                                  | 0.10 miles NW  |  |            | 0.49 miles NW                      |  |            | 0.09 miles E                    |                   |  |  |   |                   |
| Sale Price                            | \$ 400,000                       |  |  | \$ 315,000 |                                    |  | \$ 379,000 |                                 |                   | \$ 450,000   |  |   |                   |
| Sale Price/Gross Liv. Area            | \$ 195.50 sq.ft.                 | \$ 169.17 sq.ft.   |  |            | \$ 227.90 sq.ft.                   |  |            | \$ 197.37 sq.ft.                |                   |  |  |   |                   |
| Data Source(s)                        |                                  | MLS#160006002  |  |            | MLS#180000388                      |  |            | MLS#180000457                   |                   |  |  |   |                   |
| Verification Source(s)                |                                  | County Doc#4600279   |  |            | Listing agent                      |  |            | Listing agent                   |                   |  |  |   |                   |
| VALUE ADJUSTMENTS                     | DESCRIPTION                      | DESCRIPTION  |  | +          | (-) \$ Adjustment                  | DESCRIPTION  |            | +                               | (-) \$ Adjustment | DESCRIPTION  |  | + | (-) \$ Adjustment |
| Sales or Financing Concessions        |                                  | New Convent. None noted  |  |            |                                    | Assume Cash Assume None  |            |                                 |                   | Assume Cash Assume None  |  |   |                   |
| Date of Sale/Time                     |                                  | 06/16/2016   |  | +63,000    |                                    | Pending sale   |            | -7,580                          |                   | Active listing   |  |   | -9,000            |
| Location                              | E UNR Area                       | E UNR Area   |  |            |                                    | W UNR Area   |            |                                 |                   | E UNR Area   |  |   |                   |
| Leasehold/Fee Simple                  | Fee Simple                       | Fee Simple   |  |            |                                    | Fee Simple   |            |                                 |                   | Fee Simple   |  |   |                   |
| Site                                  | 9,635 sf                         | 8,084 sf   |  |            |                                    | 6,204 sf   |            | +5,000                          |                   | 10,837 sf  |  |   |                   |
| View                                  | Orr Ditch/RR                     | Orr Ditch/RR   |  |            |                                    | Trees/Residen  |            |                                 |                   | Trees/Open spc   |  |   |                   |
| Design (Style)                        | Bungalow                         | Bungalow   |  |            |                                    | Split Level  |            |                                 |                   | Split into 3-plex  |  |   | -22,500           |
| Quality of Construction               | Fair-Average                     | Average  |  | -7,875     |                                    | Fair-Average   |            |                                 |                   | Low -Fair  |  |   | +11,250           |
| Actual Age                            | 118                              | 79   |  |            |                                    | 71   |            |                                 |                   | 70   |  |   |                   |
| Condition                             | Fair-Average                     | Fair-Average   |  |            |                                    | Average-Avg+   |            | -18,950                         |                   | Average-Avg+   |  |   | -11,250           |
| Above Grade Room Count                | Total Bdrms. Baths               | Total Bdrms. Baths   |  |            |                                    | Total Bdrms. Baths   |            |                                 |                   | Total Bdrms. Baths   |  |   |                   |
|                                       | 9 5 2.0                          | 7 4 2.0  |  |            |                                    | 6 3 2.0  |            |                                 |                   | 12 6 3.0   |  |   | -5,000            |
| Gross Living Area                     | 2,046 sq.ft.                     | 1,862 sq.ft.   |  | +11,960    |                                    | 1,663 sq.ft.   |            | +24,895                         |                   | 2,280 sq.ft.   |  |   | -15,210           |
| Basement & Finished Rooms Below Grade | 0                                | 591 sf part fin  |  | -8,865     |                                    | Lower level incl in L.A.   |            |                                 |                   | 0  |  |   |                   |
| Functional Utility                    | Average                          | Average  |  |            |                                    | Average  |            |                                 |                   | Average  |  |   |                   |
| Heating/Cooling                       | Gas forced air                   | Gas forced air   |  |            |                                    | Oil forced air   |            | +4,000                          |                   | Gas forced air   |  |   |                   |
| Energy Efficient Items                | None noted                       | None noted   |  |            |                                    | None noted   |            |                                 |                   | None noted   |  |   |                   |
| Garage/Carport                        | 1-car det.                       | 2-car det.   |  | -6,000     |                                    | None   |            | +6,000                          |                   | None   |  |   | +6,000            |
| Porch/Patio/Deck                      | Cov prch/deck                    | Entry/Encl patio   |  |            |                                    | Porch/Patio  |            |                                 |                   | Entry  |  |   | +5,000            |
| Landscaping/sprinklers                | Mature Indscp                    | Minimal Indscp   |  | +5,000     |                                    | Mature Indscp  |            |                                 |                   | Mature Indscp  |  |   |                   |
| Zoning                                | MUUN                             | MUUN   |  |            |                                    | MF14   |            |                                 |                   | MUUN   |  |   |                   |
| Net Adjustment (Total)                |                                  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - |  | \$ 57,220  |                                    | <input checked="" type="checkbox"/> + <input type="checkbox"/> - |            | \$ 13,365                       |                   | <input type="checkbox"/> + <input checked="" type="checkbox"/> - |  |   | \$ -40,710        |
| Adjusted Sale Price of Comparables    |                                  | Net Adj. 18.2 %  |  |            |                                    | Net Adj. 3.5 %   |            |                                 |                   | Net Adj. 9.0 %   |  |   |                   |
|                                       |                                  | Gross Adj. 32.6 %  |  | \$ 372,220 |                                    | Gross Adj. 17.5 %  |            | \$ 392,365                      |                   | Gross Adj. 18.9 %  |  |   | \$ 409,290        |

**SALES COMPARISON APPROACH**

**SALE HISTORY**

**ANALYSIS / COMMENTS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM                             | SUBJECT             | COMPARABLE SALE # 4 | COMPARABLE SALE # 5 | COMPARABLE SALE # 6 |
|----------------------------------|---------------------|---------------------|---------------------|---------------------|
| Date of Prior Sale/Transfer      | None within 3 years |                     |                     |                     |
| Price of Prior Sale/Transfer     |                     |                     |                     |                     |
| Data Source(s)                   | Assessor's Records  | Assessor's Records  | Assessor's Records  | Assessor's Records  |
| Effective Date of Data Source(s) | 02/2018             | 02/2018             | 02/2018             | 02/2018             |

Analysis of prior sale or transfer history of the subject property and comparable sales See previous discussion.

Analysis/Comments See comments on Addendum.

# Supplemental Addendum

File No. 18-02014

|                  |                            |               |          |                |  |
|------------------|----------------------------|---------------|----------|----------------|--|
| Owner            | Mickey D's Properties LLC  |               |          |                |  |
| Property Address | 1050 Evans Ave             |               |          |                |  |
| City             | Reno                       | County Washoe | State NV | Zip Code 89512 |  |
| Client           | University of Nevada, Reno |               |          |                |  |

• **URAR : Neighborhood - Market Conditions**

The subject market has been recovering from a recession of the housing market over the past five years. In the subject neighborhood, 2013 was the year that the median sale price started increasing. The following table shows the median price for all stick-built single family homes in old northwest Reno (MLS areas 120) for the last five years:

| Time Period | No. sales | Med. Price | Days on Market |
|-------------|-----------|------------|----------------|
| 2013        | 294       | \$165,000  | 58             |
| 2014        | 267       | \$190,000  | 61             |
| 2015        | 295       | \$228,500  | 53             |
| 2016        | 325       | \$257,000  | 56             |
| 2017        | 302       | \$289,000  | 53             |

This increase continues, as is shown in the MLS data for all home sales and current listings in the subject's market area in the last 12 months:

| Time Period      | No. sales | Med. Price | Days on Market |
|------------------|-----------|------------|----------------|
| 7-12 mos.        | 153       | \$285,000  | 49             |
| 4-6 mos          | 89        | \$301,000  | 53             |
| 0-3 mos          | 56        | \$297,450  | 67             |
| Current Listings | 31        | \$310,000  | 39             |

Overall, as can be seen by the neighborhood sale data, the median sales prices continue to increase. Additionally, in interviews with real estate professionals, it was indicated that as of the date of value, prices for comparable properties in the area are steadily increasing. The reader is reminded that the median price can be skewed by a very high or low sale.

Although there are still a few bank foreclosures and short sales in the area, they are not a factor in the market. Currently, marketing times are stable, with the majority of the homes selling within two to four months. Overall, the marketing time is typically less than three months in the subject neighborhood, with a shortage of listings. However, for higher-end larger properties such as the subject, slightly longer marketing times are indicated. Of the 31 current listings, 21 are pending which indicates strong demand. Typical financing is new conventional and FHA, with continued low interest rates. Financing availability is average to good.

• **URAR : Site - Highest and Best Use**

The subject property is currently being utilized as a rental property for University students. According to the City of Reno Community Development Map, the underlying City of Reno zoning for the property is MUUN, a mixed use zoning which "promotes high intensity mixed use development" according to the City of Reno Municipal Code. The subject is also located within the University of Nevada Regional Center Plan, a special planning area. The subject is located in a 'University District' subarea within the Regional Plan, which is to contain a "mix of uses to create a vibrant university oriented neighborhood", supporting a "variety of housing and commercial uses, university innovation and research partnership opportunities, office, maker/light industrial, start up/incubator space, and community service uses." As such, the current use of the residence as student housing is allowed in the current zoning designation.

Overall, with strong consideration to the subject's location, shape, access, surrounding development and current improvements, I have determined that the highest and best use of the subject property would be to repair and update the home and continue its use as student housing or some other use in conjunction with the University as determined by zoning and master plan.

• **URAR : Improvements - Condition of the Property**

According to the Washoe County Assessor, the quality of the home is classified as "Fair." The home is of wood construction. The original structure was constructed in 1900 and a rear addition was completed some time after that. The front part of the home has aluminum siding, while the rear portion of the home has asbestos shingle siding. The composition shingle roof appears to be older and possibly in need of replacement. There is evidence of some peeling shingles at the rear of the home. There is also peeling roof trim around portions of the home. Other evidence of deferred maintenance includes older, worn and damaged flooring, dated fixtures, older appliances, etc. The overall condition of the property is considered to be fair to average. The reader is referred to the photographs of the subject property for a more complete picture of the subject property.

• **URAR: Discussion of Sales Comparison Approach**

Four closed sales, one pending sale and one active listing are analyzed for the Sales Comparison Approach. All of the comparables are located near the University in the subject's market area as defined in this report. All of the comparables are located less than one mile from the subject. The majority of the comparables are a single family residence, but Listing 6 has been converted to a tri-plex. The comparables are zoned for either Mixed Use like the subject, or multi-family development which is also a more intense use like the subject. Due to the limited number of comparable sales in the area, some older sales were analyzed, but the majority of the sales closed within the last 7 months.

The comparables were chosen to bracket the subject in as best and possible in terms of location, zoning and development potential, total living area, lot size, quality, age, bedroom/bath count, condition, utilities, garages and site improvements, and are considered to be the best comparables available. Due to the differing characteristics in each sale, many of the adjustments are necessarily high. Still, due to the many variables within the subject neighborhood, the properties analyzed are the best evidence of comparable sales for the subject.

**Date of Sale/Time Adjustments:** Sale 1, Pending Sale 5 and Listing 6 are current indications of value for the subject and do not require adjustments for time. The rest of the sales occurred more than three months prior to the date of value. Due to the increasing prices in the subject market, upward adjustments are required for the older sales. The adjustments are based upon market data and equate to 1.0% per month. Sale 4 is a much older sale but is analyzed due to its location on the subject street on a similar lot with the same zoning and development potential as well as the same fair-average condition. A very large upward adjustment is necessary to this sale for date of sale.

**Site Size:** The comparable lots bracket the subject's lot size, with the majority of them being between 6,000 and 10,000 square feet and having similar value to the subject. However, Sale 2 is situated on a lot which is smaller than 4,000 square feet, which is small for the subject area. This sale requires an upward adjustment for lot size as that does limit its overall development

# Supplemental Addendum

File No. 18-02014

|                  |                            |               |          |                |  |
|------------------|----------------------------|---------------|----------|----------------|--|
| Owner            | Mickey D's Properties LLC  |               |          |                |  |
| Property Address | 1050 Evans Ave             |               |          |                |  |
| City             | Reno                       | County Washoe | State NV | Zip Code 89512 |  |
| Client           | University of Nevada, Reno |               |          |                |  |

potential. Pending Sale 5 is also situated on a smaller lot of less than 7,000 square feet. An adjustment to this sale is also made. The site adjustments are based upon very limited vacant land sales in the subject market.

**Quality and Condition Adjustments:** The subject property is rated as 'Fair to Average' quality by the Washoe County Assessor. The comparables range in quality ratings between Low-Fair to Average-Good, with Sale 2 and Listing 6 being the same quality rating. Adjustments of between 2.5% and 5% of the sale or list price are made to the other comparables which are rated lower or higher than the subject's quality.

The subject is considered to be in fair-average condition, having dated and worn finishes and some foundation issues discussed elsewhere in the report. Much of it just needs to be cleaned. The condition of Sale 4 is considered to be similar to the subject. The remainder of the comparables require downward adjustments for superior condition. Condition ratings for the comparables are based upon a review of the MLS sheets and photos, as well as interviews with the real estate agents when possible. The condition rating adjustments are based upon a percentage of the sale / list price, in increments of 2.5% for the differing levels of condition.

**Age Adjustments:** Age is reported as the actual age of the property given by the Assessor's Office. The majority of the comparable properties have an actual age of more than 70 years. Consideration is given to the effective ages due to renovations and updates as reported by listing agents. No adjustments are made to those properties being 70 years or older in age. Sale 3 is only 34 years old. An age adjustment is considered to be appropriate for this sale. The adjustment is based upon 1% per every 10 years of actual age difference from the subject.

**Bedroom/Bath Adjustments:** The comparable homes have between three and six bedrooms, bracketing the subject's five bedrooms. No adjustments are made for various bedroom counts and are instead addressed in total living area. The subject property has one full bathroom and one smaller bathroom with a shower only. The comparables have between two and three bathrooms each. Many of the properties are older and have similar bathroom configurations. Bathroom adjustments are based upon peer adjustments (and typical cost) in the area which equates to \$5,000 per bathroom in the subject market.

**Living Area Adjustment:** The comparables bracket the subject in terms of gross living area, but the majority of the comparables are much smaller than the subject. As a result, the living area adjustments are fairly large. The adjustment equates to \$65 per square foot of living area.

**Basements:** Many of the properties in the subject area have basements. The majority of the comparables have basements which have been finished and are used as living area. However, due to the below-grade space, which typically mean lower ceilings, smaller windows and inferior finishes, they are not as desirable as the above-ground living area. As a result, the adjustments for the finished basements are \$35 per square foot, which is slightly more than 1/2 of the value of the above-ground space. The adjustment for the partially finished basement for Sale 4 is lower, at \$20 per square foot, since the finish appears to be very minimal. It is noted that the design of Pending Sale 5 appears to be a split level with some lower level space which is not broken out as a basement by the Washoe County Assessor. As a result, all of the living space is counted as above-ground for Pending Sale 5.

**Garage Adjustments:** The subject is improved with a 1-car detached garage. Adjustments of \$6,000 per garage are made for the comparables' different garages or lack of garages. It is noted that the garage for Sale 2 has been converted into living space, although the listing agent did not know if it was done with a building permit. It is considered living space for the purposes of this analysis.

**Listing Prices:** Pending Sale 5 and Listing 6 are both reporting asking prices. Since properties don't typically sell for full price, some downward adjustment is placed upon both of these comparables since they do not represent consummated sale prices.

Some specifics of the comparables are discussed below.

Sale 1 is located next door to the subject and is also the most recent sale in the analysis. Due to its superior quality and condition, as well as its finished basement space, downward adjustments are necessary. Upward adjustment is necessary for the smaller above-ground living area. No other adjustments are made and the most weight and reliance is placed upon this sale.

Sale 2 requires many varying adjustments but is a fairly recent indication of value for a student rental property in the University area.

Sale 3 is a much newer property but is analyzed for the larger living area, being larger than the subject, its similar two-story design with no basement, similar quality and similar lot. This property does require some upward adjustments for inferior electric baseboard heating, which is much more expensive than gas forced air, and for its inferior, minimal landscaping and site improvements.

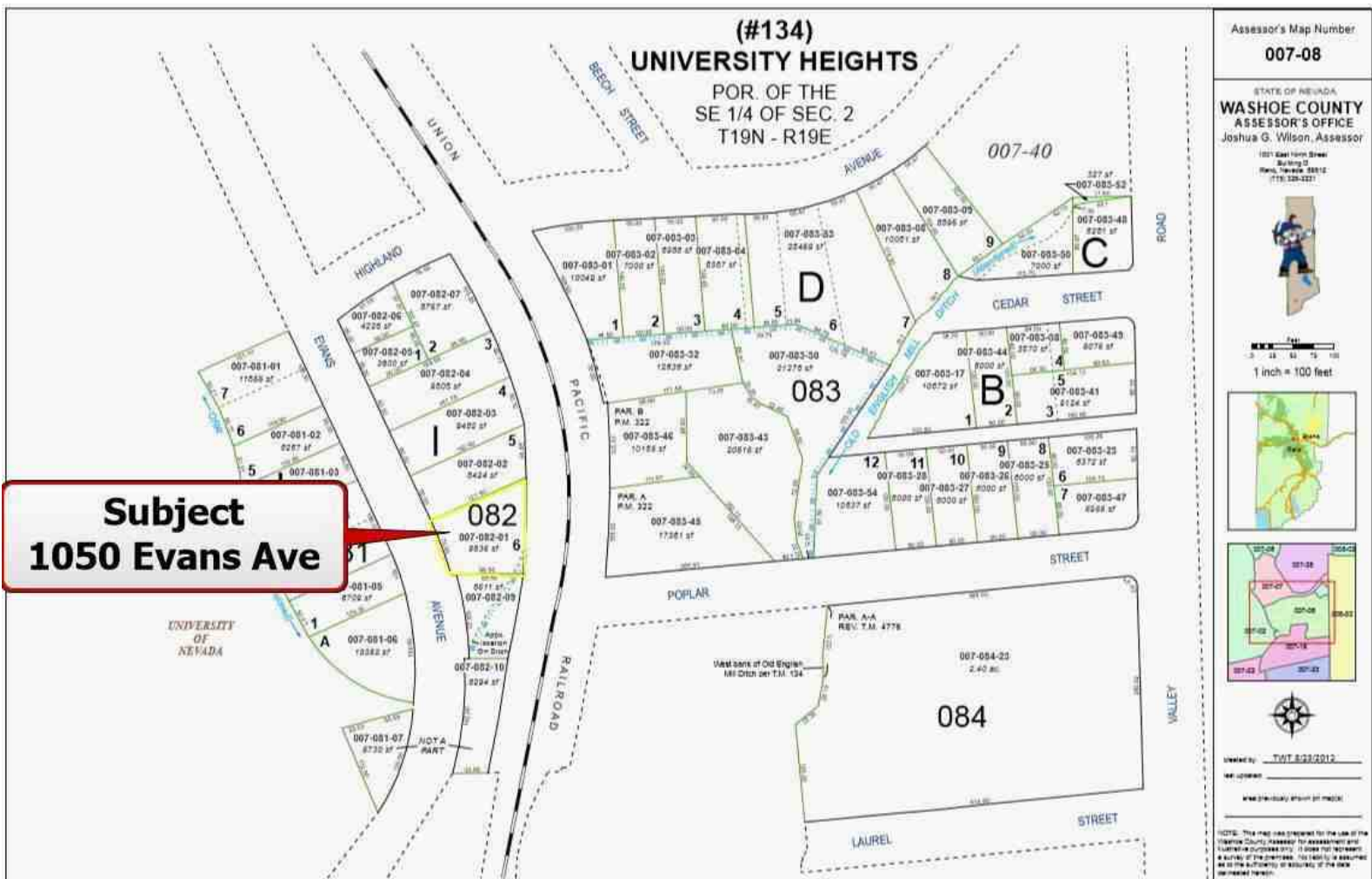
Sale 4 is considered to be a low indication of value due to its much older sale date, but is comparable in terms of location, lot, age and condition.

Pending Sale 5 is a current price indication of a property which is similar to the subject in terms of University location, quality and older age. Downward adjustments are required for its slightly superior condition, but upward adjustments for smaller lot, smaller living area, oil heat and lack of garage are also required. This comparable is considered to be a good indication of value for the subject.

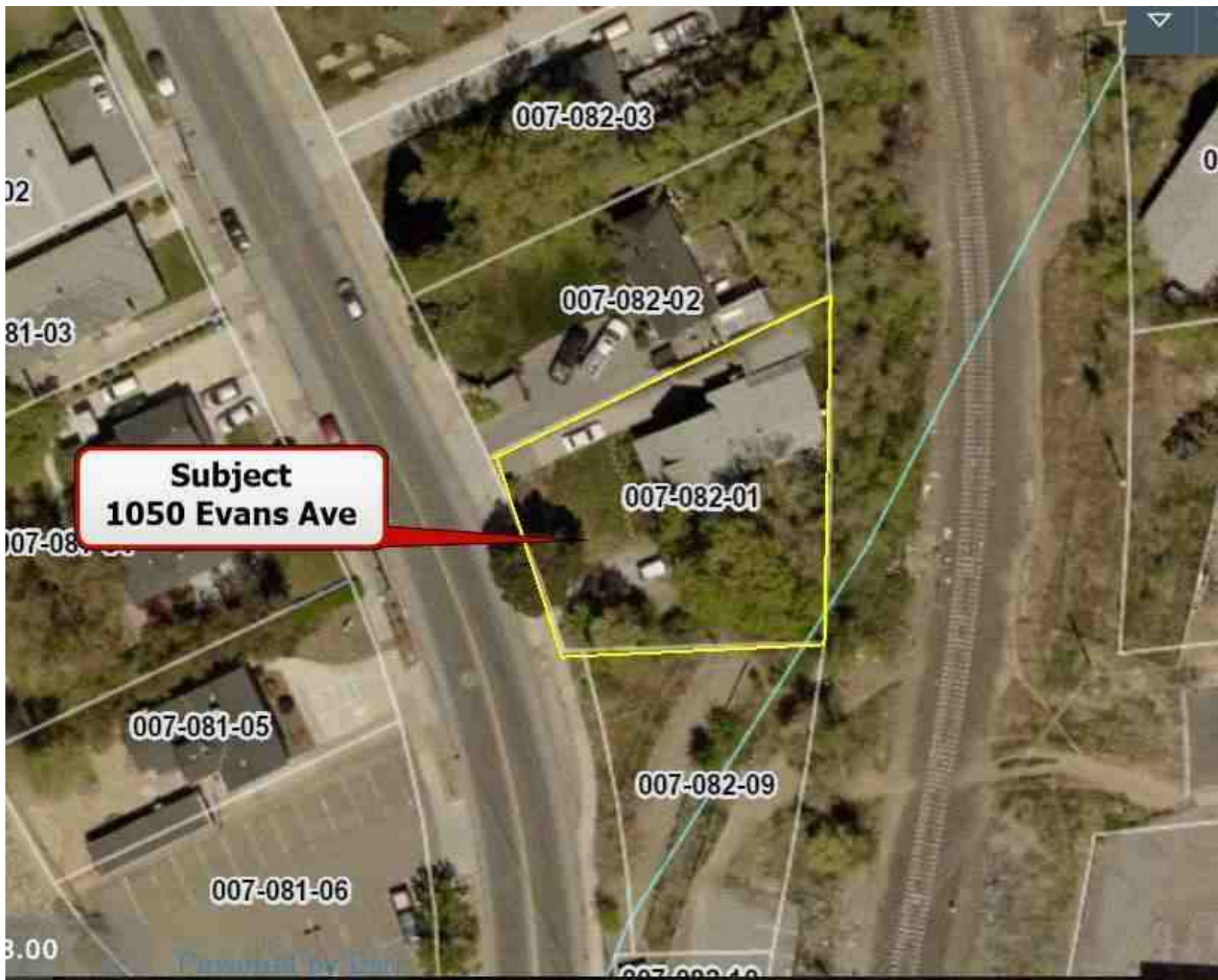
Listing 6 is analyzed for its timely indication of price as well as its living area bracketing the high side of the subject, its similar zoning, lot size and proximity to the subject. However, this property involves a large home which has been broken up into three separate units. As these each have their own entrance, kitchen and bath, the overall design is considered to be superior to the subject home. As a result, a 5% downward adjustment is applied to this sale for design. The listing agent indicated that there has been good interest in the property with one offer which is being negotiated.

In the final analysis, strong consideration is given to the continually increasing market in the subject area, as well as the good appeal of the subject's location in the University area. The reader is reminded that many of the properties surrounding the subject property are owned by the University of Nevada, Reno. A final value at the high end of the range of adjusted prices is estimated, as consideration is also given to the assemblage value to the University. The estimated value falls within the range of the overall prices as indicated by the comparables, and is considered to be reasonable.

# Plat Map



# Aerial Map





# Subject Photo Page

|                  |                            |        |        |       |    |          |       |
|------------------|----------------------------|--------|--------|-------|----|----------|-------|
| Owner            | Mickey D's Properties LLC  |        |        |       |    |          |       |
| Property Address | 1050 Evans Ave             |        |        |       |    |          |       |
| City             | Reno                       | County | Washoe | State | NV | Zip Code | 89512 |
| Client           | University of Nevada, Reno |        |        |       |    |          |       |



## Subject Front

1050 Evans Ave  
Sales Price 400,000  
Gross Living Area 2,046  
Total Rooms 9  
Total Bedrooms 5  
Total Bathrooms 2.0  
Location E UNR Area  
View Orr Ditch/RR  
Site 9,635 sf  
Quality Fair-Average  
Age 118



## Subject Rear

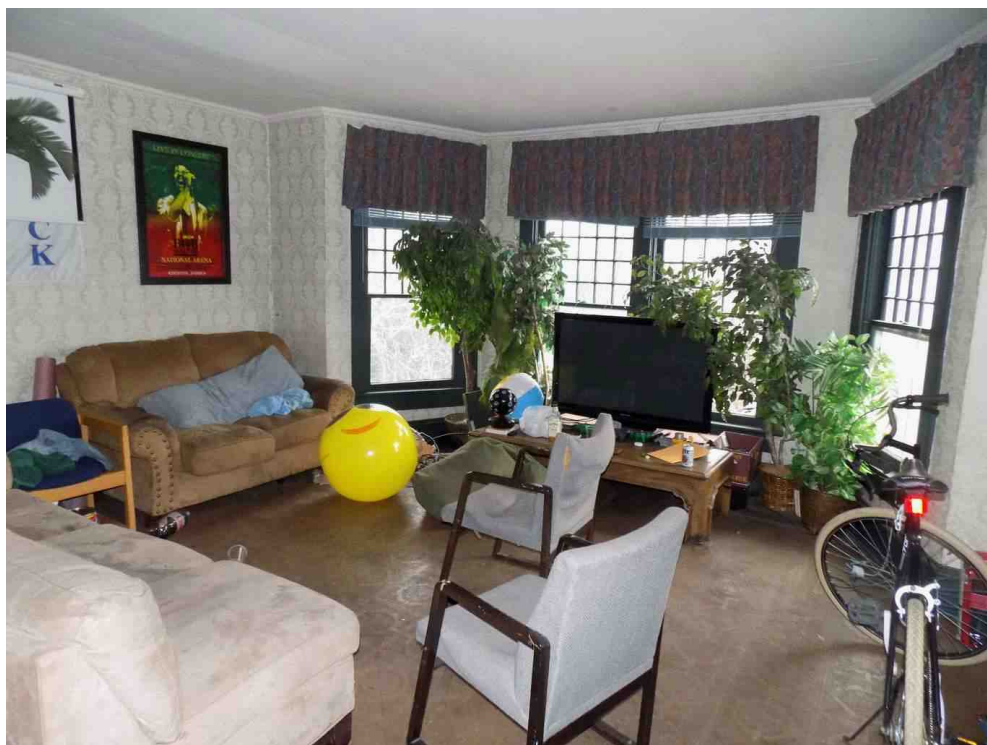


## Subject Street



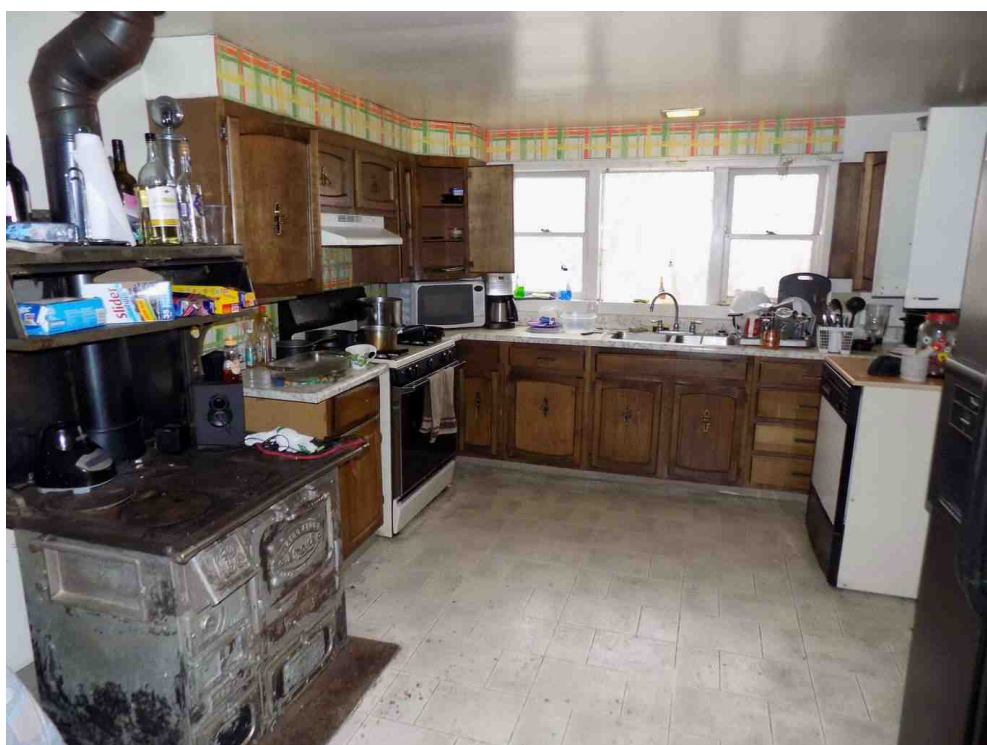
## Subject Interior Photo Page

|                  |                            |               |          |                |
|------------------|----------------------------|---------------|----------|----------------|
| Owner            | Mickey D's Properties LLC  |               |          |                |
| Property Address | 1050 Evans Ave             |               |          |                |
| City             | Reno                       | County Washoe | State NV | Zip Code 89512 |
| Client           | University of Nevada, Reno |               |          |                |



### Subject Living Room

1050 Evans Ave  
 Sales Price 400,000  
 Gross Living Area 2,046  
 Total Rooms 9  
 Total Bedrooms 5  
 Total Bathrooms 2.0  
 Location E UNR Area  
 View Orr Ditch/RR  
 Site 9,635 sf  
 Quality Fair-Average  
 Age 118



### Kitchen



### Dining Room

## Subject Interior Photo Page

|                  |                            |        |        |       |                   |
|------------------|----------------------------|--------|--------|-------|-------------------|
| Owner            | Mickey D's Properties LLC  |        |        |       |                   |
| Property Address | 1050 Evans Ave             |        |        |       |                   |
| City             | Reno                       | County | Washoe | State | NV Zip Code 89512 |
| Client           | University of Nevada, Reno |        |        |       |                   |



### Typical Bedroom

|                   |              |
|-------------------|--------------|
| 1050 Evans Ave    |              |
| Sales Price       | 400,000      |
| Gross Living Area | 2,046        |
| Total Rooms       | 9            |
| Total Bedrooms    | 5            |
| Total Bathrooms   | 2.0          |
| Location          | E UNR Area   |
| View              | Orr Ditch/RR |
| Site              | 9,635 sf     |
| Quality           | Fair-Average |
| Age               | 118          |



### Full Bathroom



### Formal Dining Room



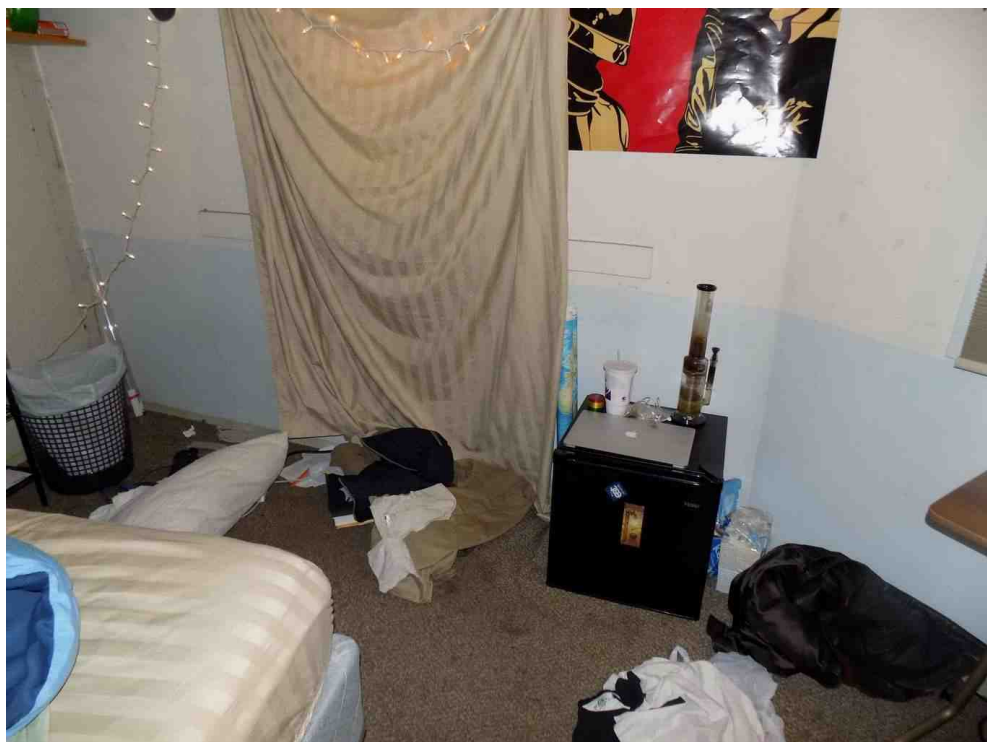
## Subject Interior Photo Page

|                  |                            |        |        |       |    |          |       |
|------------------|----------------------------|--------|--------|-------|----|----------|-------|
| Owner            | Mickey D's Properties LLC  |        |        |       |    |          |       |
| Property Address | 1050 Evans Ave             |        |        |       |    |          |       |
| City             | Reno                       | County | Washoe | State | NV | Zip Code | 89512 |
| Client           | University of Nevada, Reno |        |        |       |    |          |       |

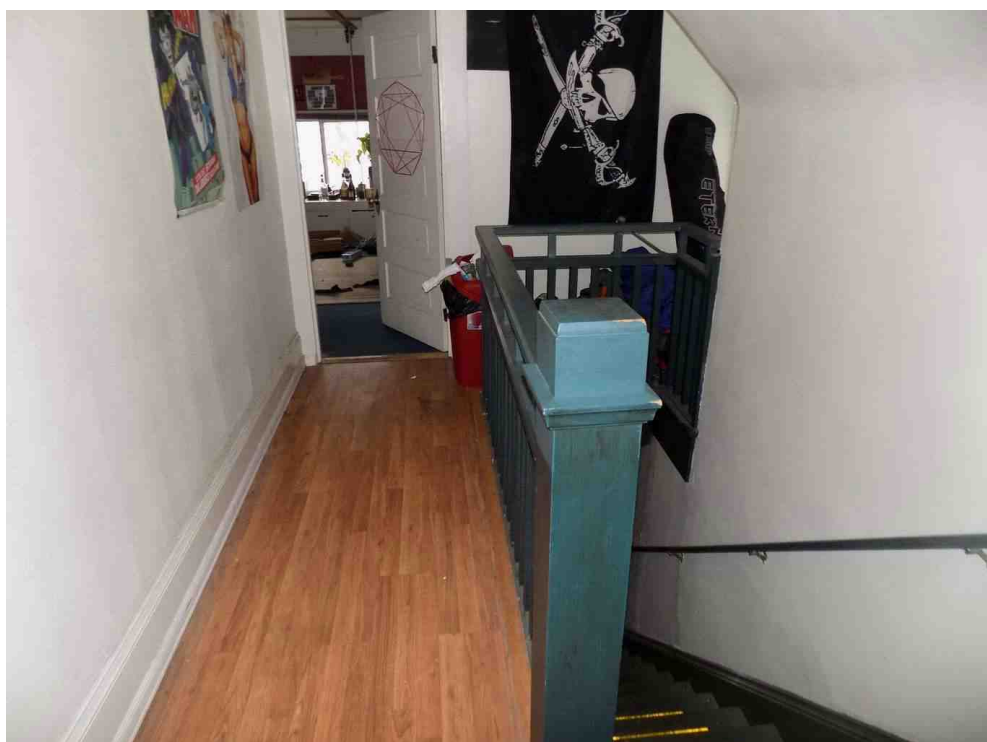


### Utility Area

|                   |              |
|-------------------|--------------|
| 1050 Evans Ave    |              |
| Sales Price       | 400,000      |
| Gross Living Area | 2,046        |
| Total Rooms       | 9            |
| Total Bedrooms    | 5            |
| Total Bathrooms   | 2.0          |
| Location          | E UNR Area   |
| View              | Orr Ditch/RR |
| Site              | 9,635 sf     |
| Quality           | Fair-Average |
| Age               | 118          |



### Typical Bedroom



### Upstairs Landing

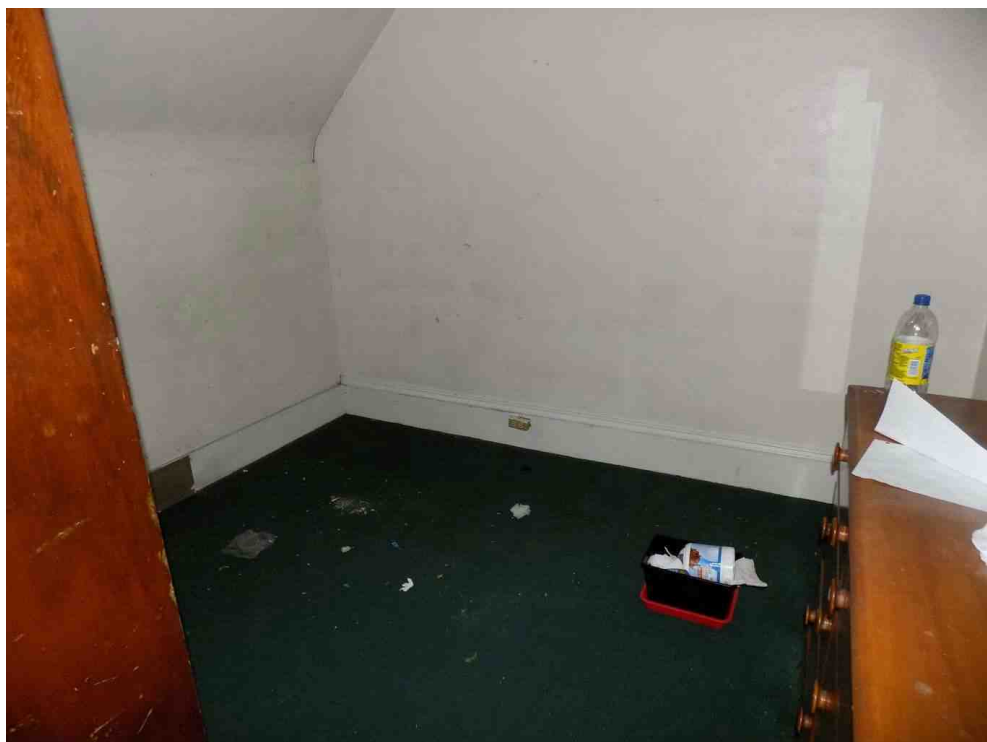
# Subject Interior Photo Page

|                  |                            |        |        |       |    |          |       |
|------------------|----------------------------|--------|--------|-------|----|----------|-------|
| Owner            | Mickey D's Properties LLC  |        |        |       |    |          |       |
| Property Address | 1050 Evans Ave             |        |        |       |    |          |       |
| City             | Reno                       | County | Washoe | State | NV | Zip Code | 89512 |
| Client           | University of Nevada, Reno |        |        |       |    |          |       |

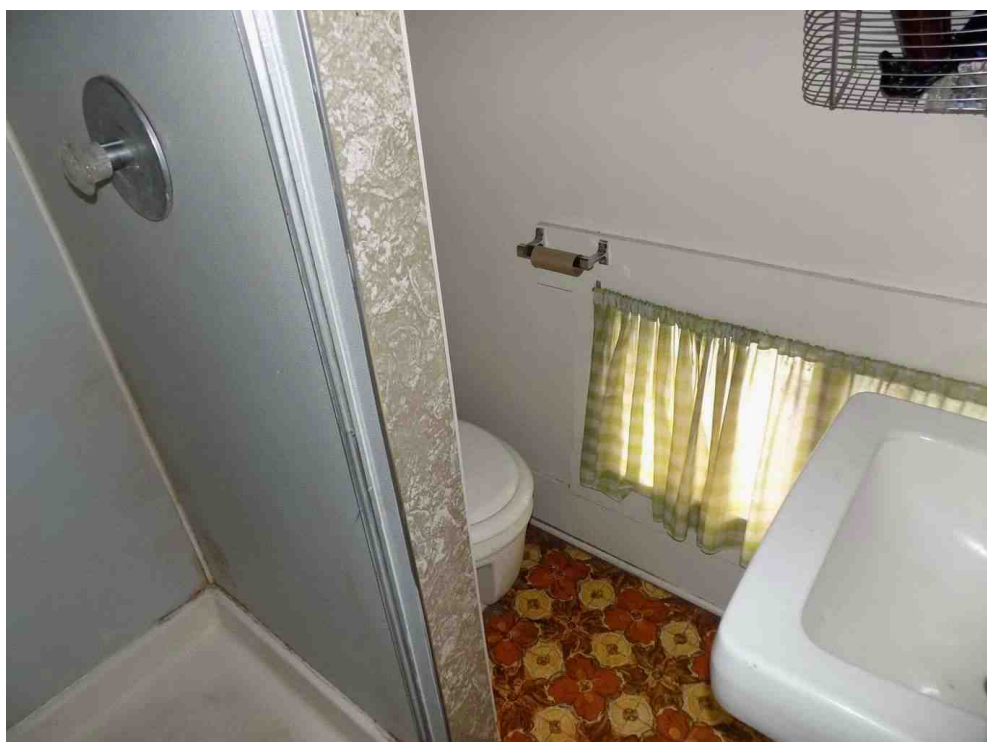


## Main Bedroom

1050 Evans Ave  
Sales Price 400,000  
Gross Living Area 2,046  
Total Rooms 9  
Total Bedrooms 5  
Total Bathrooms 2.0  
Location E UNR Area  
View Orr Ditch/RR  
Site 9,635 sf  
Quality Fair-Average  
Age 118



## Typical Bedroom



## 3/4 Bath



## Photograph Addendum

|                  |                            |        |        |       |    |          |       |
|------------------|----------------------------|--------|--------|-------|----|----------|-------|
| Owner            | Mickey D's Properties LLC  |        |        |       |    |          |       |
| Property Address | 1050 Evans Ave             |        |        |       |    |          |       |
| City             | Reno                       | County | Washoe | State | NV | Zip Code | 89512 |
| Client           | University of Nevada, Reno |        |        |       |    |          |       |



**VIEW LOOKING WESTERLY AT  
SOUTHERLY SIDE OF HOME**



**VIEW LOOKING SOUTHEASTERLY  
AT THE NORTHERLY SIDE OF  
THE HOME**



**VIEW OF THE COVERED FRONT  
PORCH**



## Photograph Addendum

|                  |                            |        |        |       |    |          |       |
|------------------|----------------------------|--------|--------|-------|----|----------|-------|
| Owner            | Mickey D's Properties LLC  |        |        |       |    |          |       |
| Property Address | 1050 Evans Ave             |        |        |       |    |          |       |
| City             | Reno                       | County | Washoe | State | NV | Zip Code | 89512 |
| Client           | University of Nevada, Reno |        |        |       |    |          |       |



**VIEW LOOKING NORTHERLY AT  
THE REAR ADDITION**



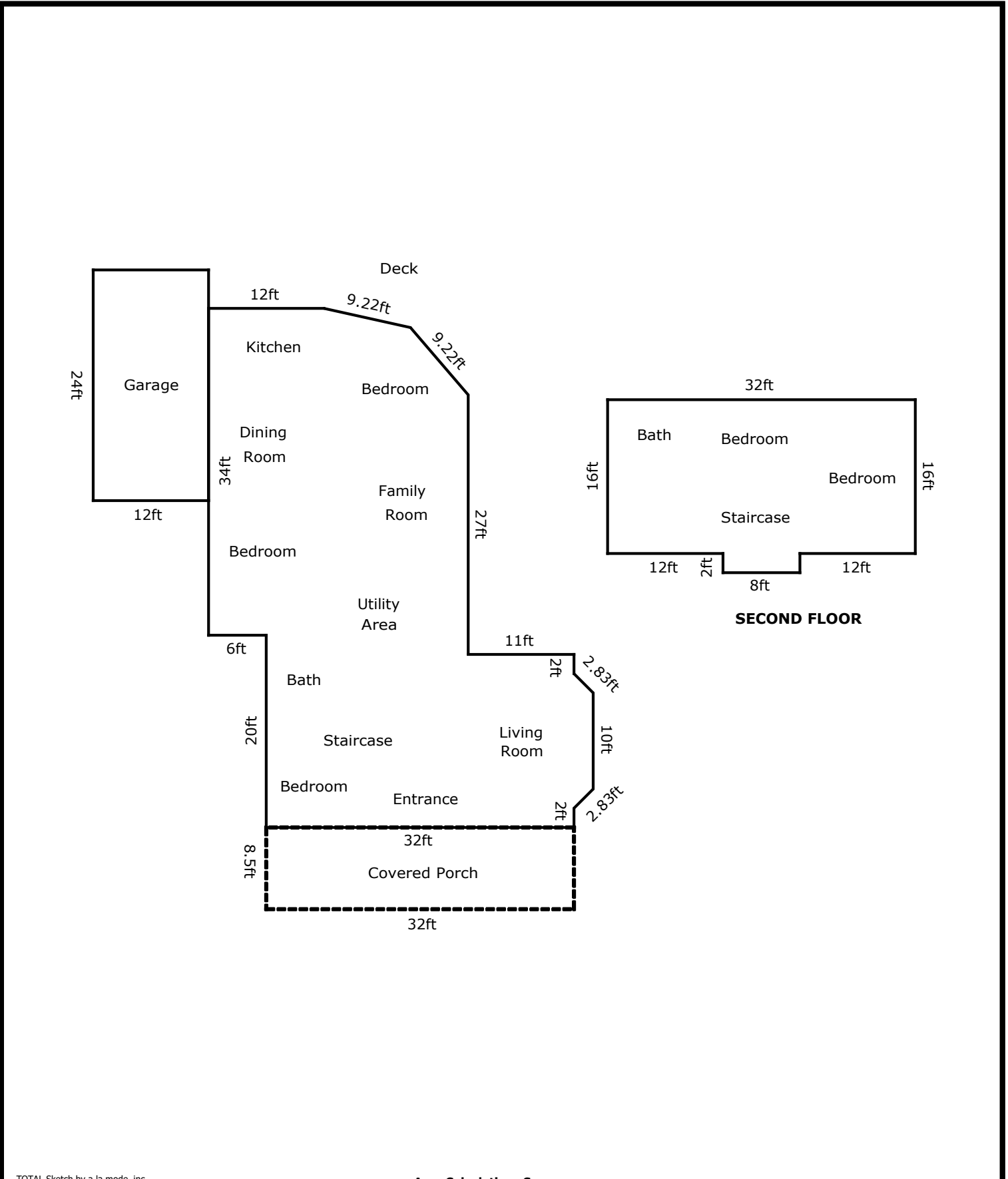
**VIEW OF THE REAR DECK**



**VIEW OF THE ORR DITCH AND  
VIEW FROM THE SUBJECT DECK**

# Building Sketch

|                  |                            |               |          |                |
|------------------|----------------------------|---------------|----------|----------------|
| Owner            | Mickey D's Properties LLC  |               |          |                |
| Property Address | 1050 Evans Ave             |               |          |                |
| City             | Reno                       | County Washoe | State NV | Zip Code 89512 |
| Client           | University of Nevada, Reno |               |          |                |



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

|                                     |                   |
|-------------------------------------|-------------------|
| <b>Living Area</b>                  |                   |
| First Floor                         | 1518 Sq ft        |
| Second Floor                        | 528 Sq ft         |
| <b>Total Living Area (Rounded):</b> | <b>2046 Sq ft</b> |
| <b>Non-living Area</b>              |                   |
| 1-car Garage                        | 288 Sq ft         |
| Cov. Porch                          | 272 Sq ft         |



## Comparable Photo Page

|                  |                            |               |          |                |
|------------------|----------------------------|---------------|----------|----------------|
| Owner            | Mickey D's Properties LLC  |               |          |                |
| Property Address | 1050 Evans Ave             |               |          |                |
| City             | Reno                       | County Washoe | State NV | Zip Code 89512 |
| Client           | University of Nevada, Reno |               |          |                |



### Comparable 1

1056 Evans Ave  
 Prox. to Subject 0.01 miles NW  
 Sales Price 450,000  
 Gross Living Area 1,556  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location E UNR Area  
 View Orr Ditch/RR  
 Site 8,424 sf  
 Quality Average-Good  
 Age 88



### Comparable 2

150 University Ter  
 Prox. to Subject 0.47 miles SW  
 Sales Price 352,000  
 Gross Living Area 1,413  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 3.0  
 Location W UNR Area  
 View Trees/Resident.  
 Site 3,925 sf  
 Quality Average  
 Age 81



### Comparable 3

1001 Nevada St  
 Prox. to Subject 0.64 miles W  
 Sales Price 395,000  
 Gross Living Area 2,311  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location W UNR Area  
 View Residential  
 Site 7,000 sf  
 Quality Fair-Average  
 Age 34



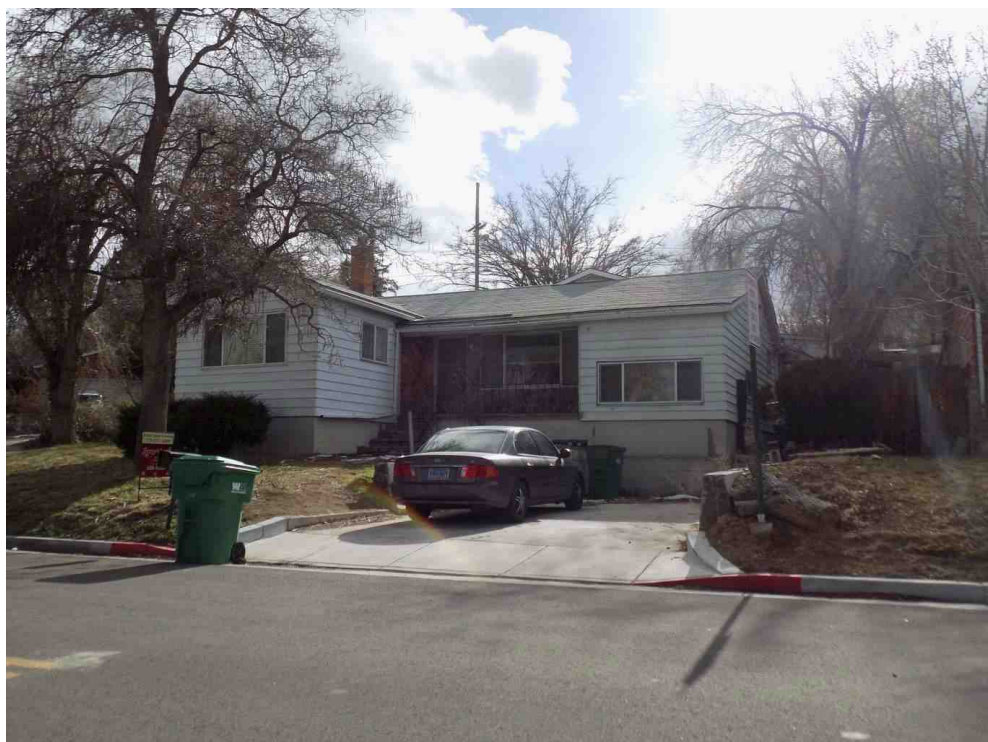
## Comparable Photo Page

|                  |                            |               |          |                |
|------------------|----------------------------|---------------|----------|----------------|
| Owner            | Mickey D's Properties LLC  |               |          |                |
| Property Address | 1050 Evans Ave             |               |          |                |
| City             | Reno                       | County Washoe | State NV | Zip Code 89512 |
| Client           | University of Nevada, Reno |               |          |                |



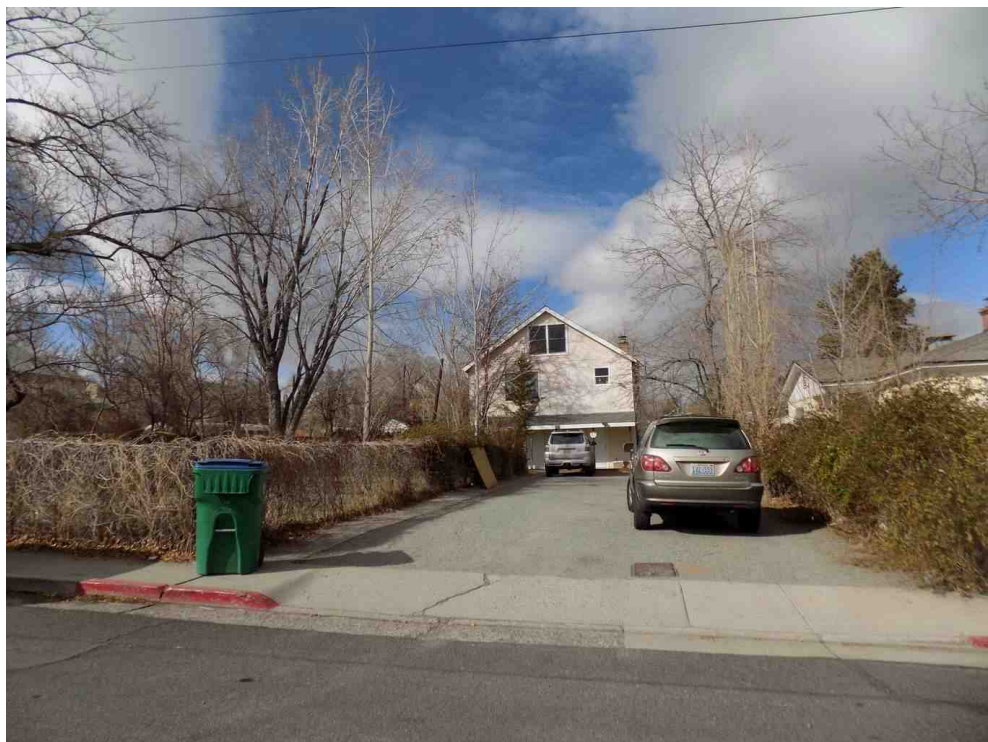
### Comparable 4

1120 Evans Ave  
 Prox. to Subject 0.10 miles NW  
 Sales Price 315,000  
 Gross Living Area 1,862  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location E UNR Area  
 View Orr Ditch/RR  
 Site 8,084 sf  
 Quality Average  
 Age 79



### Comparable 5

1401 Hillside Dr  
 Prox. to Subject 0.49 miles NW  
 Sales Price 379,000  
 Gross Living Area 1,663  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location W UNR Area  
 View Trees/Residen  
 Site 6,204 sf  
 Quality Fair-Average  
 Age 71



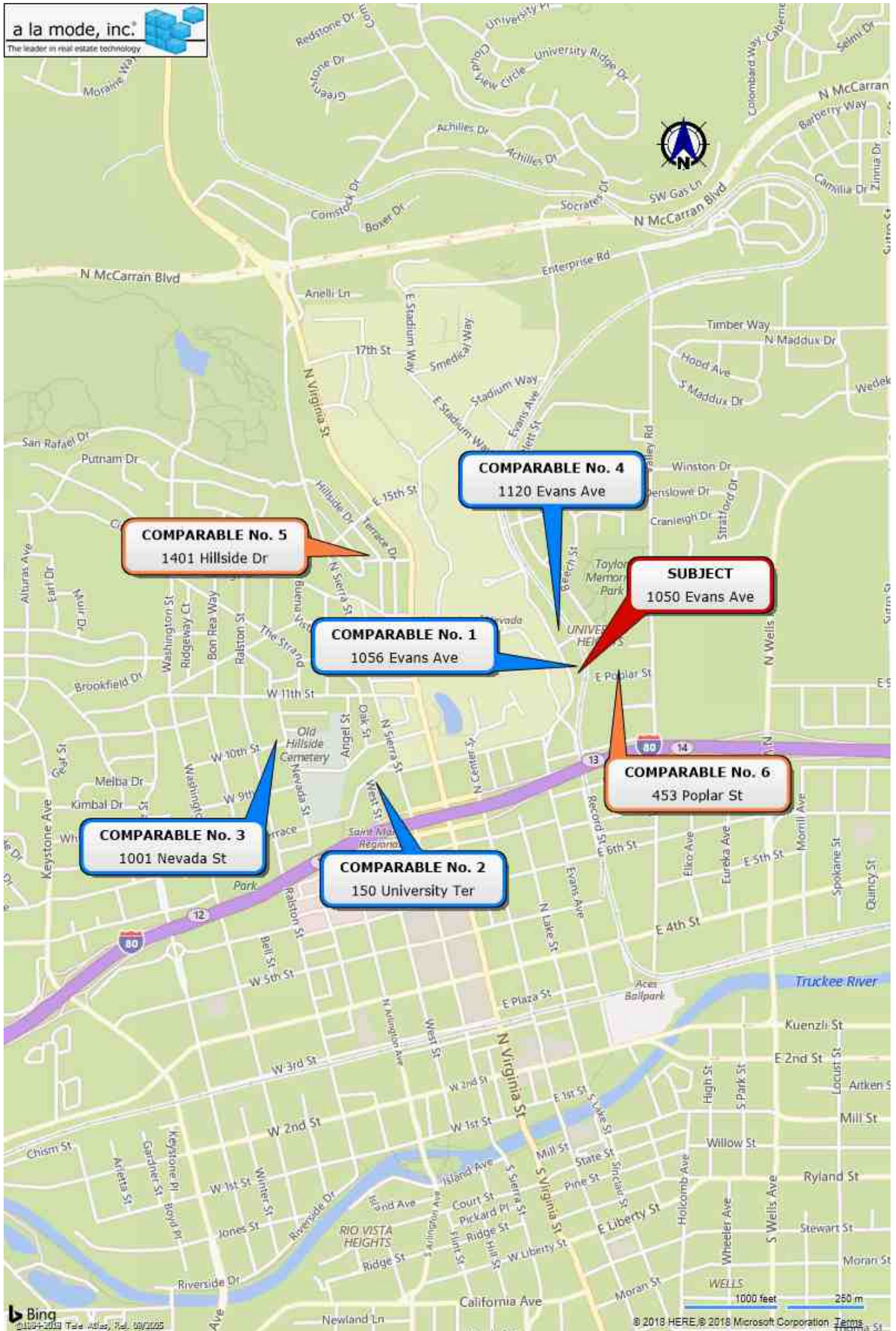
### Comparable 6

453 Poplar St  
 Prox. to Subject 0.09 miles E  
 Sales Price 450,000  
 Gross Living Area 2,280  
 Total Rooms 12  
 Total Bedrooms 6  
 Total Bathrooms 3.0  
 Location E UNR Area  
 View Trees/Open spc  
 Site 10,837 sf  
 Quality Low -Fair  
 Age 70



# Comparable Sales Map

|                  |                            |               |                              |
|------------------|----------------------------|---------------|------------------------------|
| Owner            | Mickey D's Properties LLC  |               |                              |
| Property Address | 1050 Evans Ave             |               |                              |
| City             | Reno                       | County Washoe | State NV      Zip Code 89512 |
| Client           | University of Nevada, Reno |               |                              |







**Reno Office**  
815 Maestro Drive  
Reno, Nevada 89511  
  
775.829.2245  
  
www.mcgin.com

**Las Vegas Office**  
1915 N. Green Valley Pkwy Suite 200  
Henderson, Nevada 89074  
  
702.260.4961

February 14, 2018  
MGA Project No.: UNR059

Board of Regents  
Nevada System of Higher Education  
c/o UNR Real Estate Office  
895 North Center Street  
Reno, NV 89501

**ATTN:** Mr. Patrick Martinez

**RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT, 1050 EVANS AVENUE,  
RENO, NEVADA**

Dear Mr. Martinez:

McGinley and Associates, Inc. (MGA) is pleased to submit this report that summarizes the findings of our Phase I Environmental Site Assessment (ESA) conducted on the property addressed at 1050 Evans Avenue in Reno, Nevada. The ESA activities were conducted following generally accepted consulting practices and standards. The objective of this Phase I ESA was intended to permit a "user" to satisfy one of the requirements to qualify for limitations of liability under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) as an innocent landowner, contiguous property owner, or bona fide prospective purchaser. For this purpose, the user must make "all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial or customary practices". The ASTM standards require that we plan and perform the review to obtain reasonable information regarding the likelihood of environmental liabilities. A review includes examining and comparing evidence concerning land use, logically inferring the likelihood of existing or potential environmental liabilities, and presenting our conclusions that are based upon our findings.

We appreciate the opportunity to be of service on this project. If you have any questions regarding the findings of this report, or if we can be of further assistance, please do not hesitate to contact us.

Respectfully,

**McGinley and Associates, Inc.**

A handwritten signature in blue ink, appearing to read "Kandis Tuttle", is written over a light blue horizontal line.

Kandis Tuttle  
Staff Environmental Scientist



McGinley & Associates

**Reno**

815 Maestro Drive  
Reno, Nevada 89511  
Ph: 775.829.2245

**Las Vegas**

1915 N. Green Valley Parkway  
Suite 200  
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- | Toxics Release Inventory
- | Geographic Information Systems
- | Groundwater Modeling
- | Litigation Support & Expert Witness
- | Mining Plans of Operations
- | Mining Exploration Notices
- | Abandoned Mine Lands

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**1050 Evans Avenue  
APN 017-082-01  
City of Reno, Washoe County  
Nevada**

*Prepared for:*

*Board of Regents  
Nevada System of Higher Education  
c/o UNR Real Estate Office  
895 North Center Street  
Reno, NV 89501*

*February 14, 2018*



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## FIGURES

Figure 1 Project Location Map

Figure 2 Site Map

## APPENDICES

- Appendix A Assessor's Map and Parcel Information
- Appendix B User Questionnaire
- Appendix C Site Photographs
- Appendix D Historical Aerial Photographs and Topographic Maps
- Appendix E Sanborn Map Report and City Directory Listings
- Appendix F EDR Radius Map Report
- Appendix G EDR Vapor Encroachment Screen
- Appendix H Resumes

## EXECUTIVE SUMMARY

*This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 1050 Evans Avenue in the City of Reno, Washoe County, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (McGinley) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 ASTM International standard practice for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13). The U.S. Environmental Protection Agency (EPA) has endorsed this practice as satisfying the requirements of All Appropriate Inquiry (AAI).*

*The Subject Property is located in the NE ¼ of the SE ¼ of Section 2, Township 19 North, Range 19 East, of the Mount Diablo Baseline and Meridian. The Subject Property is comprised of approximately 0.24 acres of land and consists of a single residence and landscaped areas. The property is accessed from the west via Evans Avenue.*

### **Findings**

#### **General Findings**

- *The Subject Property is comprised of approximately 0.24 acres of land and consists of a single residence and landscaped areas.*
- *A review of historical resources indicates that the Subject Property has functioned as a residence since it was first developed around 1900.*
- *Historical resources also indicate that the Orr Ditch has traversed under a portion of the Subject Property since at least the 1930s.*

#### **Historical Recognized Environmental Conditions (HREC)**

*No historical recognized environmental conditions were found for the Subject Property.*

#### **Controlled Recognized Environmental Conditions (CREC)**

*No controlled recognized environmental conditions were found for the Subject Property.*

#### **Recognized Environmental Conditions (REC)**

*No recognized environmental conditions were found for the Subject Property.*

### **Conclusions**

*McGinley has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the property addressed at 1050 Evans Avenue in the City of Reno, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 7 of this report.*

*Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of recognized environmental conditions or controlled recognized environmental conditions in connection with the Subject Property. Based on the information reviewed for this assessment, McGinley is of the opinion that no additional investigations at the Subject Property are warranted at this time.*



## 1. INTRODUCTION

### 1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 1050 Evans Avenue in the City of Reno, Washoe County, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (McGinley) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 ASTM International standard practice for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13). The U.S. Environmental Protection Agency (EPA) has endorsed this practice as satisfying the requirements of All Appropriate Inquiry (AAI).

### 1.2 Site Location

The Subject Property is located in the NE ¼ of the SE ¼ of Section 2, Township 19 North, Range 19 East, of the Mount Diablo Baseline and Meridian. A parcel map from the Washoe County Assessor's Office, which depicts the Subject Property parcel, is provided herein as Appendix A. The location of the site and the property boundary are displayed in Figures 1 and 2.

### 1.3 User Responsibilities

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must complete an AAI compliant user questionnaire and provide it to the environmental professional. Failure to complete this user questionnaire could result in a determination that "all appropriate inquiry" is not complete. The questionnaire determines a baseline of User knowledge of the Subject Property regarding the following items:

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25);
2. Activity and land use limitations that are in place on the site or have been filed or recorded in a registry (40 CFR 312.26);
3. Specialized knowledge or experience of the person seeking to qualify for the LLP related to the property or nearby properties (40 CFR 312.28);
4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29);
5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30); and
6. The degree of obviousness of the presence or likely presence of contamination in, on, or at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

In order to obtain this information, an AAI compliant user questionnaire was provided to the User of this Phase I ESA. The completed user questionnaire can be found in Appendix B.

## 1.4 Conditions of Contract

McGinley performed this work for University of Nevada Board of Regents (User) pursuant to our proposal dated January 19, 2018 and executed by the User on the same day. It is our understanding that this Phase I ESA was conducted as an environmental due diligence effort in connection with a prospective commercial real estate transaction.

## 1.5 Scope of Work

The scope of work performed and procedures utilized included the following tasks:

- **Site reconnaissance** of the Subject Property and observation of adjoining properties and vicinity by a qualified person under the direct supervision of a McGinley Certified Environmental Manager;
- **Environmental setting review** to determine potential pathways for the migration of contaminants including solids and liquids at the surface or subsurface, and vapor in the subsurface;
- **Review of site history/land use** through city directory listings, historical aerial photographs, historical topographic maps, local jurisdiction records, and personal interviews/questionnaires;
- **Review of regulatory agency records** to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject site, adjoining properties, or proximal sites (if necessary), through both a commercial database search and agency inquiries; and,
- **Preparation of this report** that describes all work performed and presents a discussion of the findings and conclusions.



## 2. SITE RECONNAISSANCE

### 2.1 Methodology

For the purpose of assessing current site conditions, a visit to the Subject Property and surrounding area was conducted on January 22, 2018 under sunny and cold conditions. During the site visit, observations were made in regards to *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-13, a REC is the presence, or likely presence, of any hazardous substances or petroleum products in, on, or at the property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and which generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

### 2.2 Observations During Reconnaissance

The entire site was walked and observed for the presence of RECs. The following is a list of some of the items of interest that were looked for during the site visit. If the item was not observed, it will be noted as "Not Observed". If the item was observed during the site visit, it will be noted as "**Observed**" and a short description of the finding will follow.

- |   |              |
|---|--------------|
| • Staining or discoloration of soil and/or pavement       | Not Observed |
| • Wastewater systems, septic systems, sumps, and/or seeps | Not Observed |
| • Wells   | Not Observed |
| • Patched areas of asphalt or concrete                    | Not Observed |
| • Standing surface water, ponds, farm tanks, etc.         | Not Observed |
| • Railroad spurs  | Not Observed |
| • Suspect PCB containing equipment                        | Not Observed |
| • Hydraulic equipment                                     | Not Observed |
| • Underground storage tank (UST) systems/Vent Pipes       | Not Observed |
| • Above ground storage tanks (ASTs)                       | Not Observed |
| • Sand-oil separators or grease interceptors              | Not Observed |
| • Paint booths, spray rigs, etc.                          | Not Observed |

|  |              |
|--|--------------|
| • Unorthodox heating and ventilation systems                             | Not Observed |
| • Emergency generators   | Not Observed |
| • Petroleum products, chemical/waste generation and/or storage           | Not Observed |
| • Unusual odors  | Not Observed |
| • Dumping, disturbed soils, direct burial activity                       | Not Observed |
| • Floor drains   | Not Observed |
| • Air quality control equipment, air emissions, or smoke stacks          | Not Observed |
| • Industrial or manufacturing activities                                 | Not Observed |
| • Stressed vegetation  | Not Observed |
| • Oil or gas well exploration or refinery activities                     | Not Observed |
| • Surface water contamination  | Not Observed |
| • Farm waste, feed lot spoils, or manure stockpile                       | Not Observed |
| • Prolonged use, misapplication or storage of pesticides                 | Not Observed |
| • Discharges, or run-off of potential contaminants from off-site sources | Not Observed |
| • Basements and/or subsurface vaults                                     | Not Observed |

### 2.3 Site Description and Current Usage

The Subject Property is comprised of approximately 0.24 acres of land and consists of a single residence and landscaped areas. The property is accessed from the west via Evans Avenue. Utilities supplied to the Subject Property consist of electric power (NV Energy), natural gas (NV Energy), sewer (City of Reno), and water (Truckee Meadows Water Authority).

At the time of the site visit, the Subject Property was occupied by residents. The interior of the residence contained four bedrooms and two bathrooms. The exterior of the residence consisted of two sheds, landscaped areas and the Orr ditch. The sheds appeared to be used for the storage of household items including gasoline containers less than five-gallons in volume. The Orr Ditch traverses under the eastern portion of the Subject Property. The ditch appeared to be dry at the time of the site visit.

## 2.4 Adjoining Properties

The Subject Property is bordered by the following:

|        |  |
|--------|--|
| North: | Residential dwellings.   |
| South: | Undeveloped land with the Orr Ditch and an extension of the Union Pacific Railroad beyond. |
| East:  | The Orr Ditch with an extension of the Union Pacific Railroad beyond.                      |
| West:  | Evans Avenue with portions of the University of Nevada, Reno campus beyond.                |

At the time of the site visit, the properties immediately surrounding the Subject Property consisted primarily of commercial and residential properties. Reconnaissance of the publicly accessible portions of the properties located immediately adjoining the Subject Property, revealed no visible evidence of environmental concerns that could potentially impact the Subject Property.

## 2.5 PCB Sources

Polychlorinated biphenyl (PCB) is a man-made chemical known to have potential harmful effects on human health and the environment. Federal law banned U.S. production of PCBs as of July 2, 1979. However, PCB-containing materials may still be present in electrical equipment manufactured prior to 1979. Because the building on the Subject Property was reportedly constructed in 1900, the presence of PCB-containing equipment at the site cannot be ruled out. However, no privately owned electrical transformers or transformers maintained by NV Energy were observed during site reconnaissance.



### **3. ENVIRONMENTAL SETTING**

#### **3.1 Regional Physiographic Setting**

The Subject Property is located within the Basin and Range Physiographic Province at an elevation of approximately 4,545 feet above mean sea level. The climate of the region is described as Mid-Latitude Steppe, which is characterized by cold winters, hot summers, and semi-arid precipitation conditions (Houghton et. al., 1975). Historical average minimum and maximum annual temperatures for the area, as recorded at the nearest climate station in Reno, Nevada, are 34.6 and 67.3 degrees Fahrenheit, respectively, while historical annual precipitation averages 7.22 inches (Western Regional Climate Center, 2016).

#### **3.2 Geologic Conditions**

The geology underlying the Subject Property has been mapped as Quaternary alluvial fan deposits of Peavine Mountain. The deposit is described as gravelly to sandy and clayey silt (Bonham and Bingler, 1973). The surficial soils found at the Subject Property have been mapped as the Reno stony sandy loam, two to eight percent slopes. The unit is classified as hydrologic soil group D, which is characterized by high runoff potential when thoroughly wet, as water transmission through the soil is restricted (NRCS, 2017).

#### **3.3 Surface Water Conditions**

There are no surface water bodies such as streams or wetlands located on the Subject Property. However, the Orr Ditch, which originates southwest off the Truckee River and terminates in the Spanish Springs area, crosses a portion of the Subject Property. The ditch was observed to be dry at the time of the site reconnaissance. The nearest major surface water body to the Subject Property is the Truckee River, which is located approximately 0.7 miles south of the Subject Property.

According to the Federal Emergency Management Agency (FEMA), the site is located outside a 100-year flood zone and is listed as being in Zone X, which is characterized as areas determined to be outside the 0.2% annual chance floodplain.

#### **3.4 Groundwater Conditions**

Based on a review of the Nevada Division of Water Resources (NDWR) Well Log Database, no water wells appear to be located on the Subject Property. No wells were observed or reported to be located on the Subject Property during site reconnaissance. Groundwater flow direction at the Subject Property is estimated to be generally towards the southeast based on regional topography. The depth to groundwater is estimated to be approximately 40 to 50 feet below ground surface, based on a review of well logs from the surrounding area.



## 4. SITE HISTORY AND HISTORICAL LAND USE

A historical assessment of the Subject Property was performed through a search and review of historical aerial photographs, historical topographic maps, available Sanborn fire insurance maps, available city directory records, and county records. The purpose of the historical assessment was to identify previous land uses that may have impacted the Subject Property in the past. A summary of our historical assessment is presented below.

### 4.1 Historical Aerial Photographs

Environmental Data Resources, Inc. (EDR) provided aerial photographs covering the area of the Subject Property for the years: 1939, 1946, 1953, 1962, 1964, 1972, 1978, 1980, 1984, 1994, 1999, 2006 and 2010. Aerial photographs for years other than these were not reviewed. A review of the aerial photos indicates that the Subject Property has functioned as a residence since it was first developed and that the Orr ditch has traversed under the eastern portion of the property since at least 1939. The oldest aerial photograph depicts the Subject Property as a residence surrounded by residential dwellings with the Orr Ditch and the railroad being located east of the property. The Subject Property generally remains unchanged to present day. The review of these aerial photographs did not reveal any apparent land uses that may have impacted the Subject Property in the past. A copy of the historical aerial photograph report that was reviewed is provided in Appendix D.

### 4.2 Historical Topographic Maps

Historical topographic maps were provided by EDR covering the area of the Subject Property for the years: 1891, 1893, 1950, 1951, 1967, 1974, 1982 and 2015. Topographic maps for years other than these were not reviewed. The review of these topographic maps did not reveal any apparent land uses that may have impacted the Subject Property in the past. A copy of the historical topographic map report that was reviewed is provided in Appendix D.

### 4.3 Sanborn Fire Insurance Maps

A Sanborn Map Report for the Subject Property was provided by EDR. However, Sanborn fire insurance maps, which can often provide detailed historical information about a site, have not been published for the area of the Subject Property. A copy of the EDR Sanborn Map Report that was reviewed is provided in Appendix E.

### 4.4 City Directory Listings

At the request of McGinley, EDR searched City Directory listings for Evans Avenue. City directory listings as published by Polk's City Directory listings were searched for the years: 1932, 1960, 1967, 1971, 1976, 1981, and 1986. City directory listings as published by EDR's Digital Archive were searched for the years: 1992, 1995, 2000, 2005, 2010, and 2014. The Subject Property was listed from 1932 to 2000 in the City Directory listings reviewed. The Subject Property was listed as Jack Strickland, Jane Clark and T W Clark. The surrounding properties were generally listed as residential and light commercial properties. A copy of the EDR city directory report that was reviewed is provided in Appendix E.

### 4.5 Washoe County Assessor's Office

According to the Washoe County Assessor's Office, the Subject Property is listed as APN 007-082-01. The land use code of the Subject Property is listed as *Single Family Residence* and the zoning code is listed as *MUUN – Mixed Use UNR*. The original build date of the on-

site building is listed as 1900. However, it appears that renovation and an addition have since been implemented on the Subject Property, therefore a weighted average year (W.A.Y.) for construction is listed as 1911. The residence square footage is listed as 2,101 square feet. The current property owner is listed as Mickey D's Properties, LLC., which has owned the property since 2009. Previous property owners listed include; McDonald Family Trust (2009) and Jean C Strickland (2009 to 2009). Ownership information prior to 2000 was not provided in the information available for review.

#### **4.6 Interview with Current Owner**

McGinley made multiple attempts to contact the current owner of the property for an interview regarding knowledge of the Subject Property; however, as of the date of this report, no reply has been made by the current owner.



## 5. RECORDS REVIEW

As defined in ASTM E 1527-13, a *historical recognized environmental condition* is a past release of any hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (to current regulatory standards) or meets unrestricted residential use criteria established by a regulatory authority, without subjecting the property to institutional controls or engineering controls. A HREC will not be considered a REC per ASTM E 1527-13. To the contrary, a *controlled recognized environmental condition* is a REC that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (i.e., property use restrictions, activity use limitations, institutional/engineering controls, etc.).

A regulatory agency review was conducted through both a commercial database search and local agency inquiries. The purpose of this regulatory agency review was to ascertain if regulatory actions have ever been imposed on the Subject Property, adjoining properties, or on properties within the search radius guidelines established by the 2013 ASTM Standard Practice for Environmental Site Assessments.

### 5.1 EDR Radius Map Report

At the request of McGinley, EDR provided records from federal, state, and local environmental databases for regulatory sites located within the *Approximate Minimum Search Distances* as specified in ASTM E 1527-13. A copy of the EDR report is included herein as Appendix F. Included within the report are summaries of the regulatory databases reviewed, a listing of sites identified within the search radius, detailed data on the identified sites, and maps showing the locations of facilities reported to have had regulatory action. McGinley reviewed and evaluated all of the sites in the EDR report.

The Subject Property was not identified as a record in the databases searched by EDR. However, the following regulatory listings were identified within the *Approximate Minimum Search Distances* in the databases searched by EDR: one Resource Conservation and Recovery Act (RCRA) conditionally exempt small quantity generator (CESQG) site, 110 Nevada State Hazardous Waste sites (SHWS), one NV leaking underground storage tank (LUST) site, three Nevada underground storage tank (UST) sites, one Nevada solid waste recycling (SWRCY) site, one RCRA Non-Generator No-Longer-Regulated (NonGen/NLR) site, one formerly utilized sites remedial action program (FUSRAP) site and two EDR manufactured gas plant (MGP) sites.

The sites identified in the EDR Radius Map Report were not researched further because they are considered unlikely to have caused environmental impacts to the Subject Property in the past, because they appear to be located far from the Subject Property, are at locations that are considered likely to be hydrologically downgradient from, or cross-gradient to, the Subject Property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure.

The EDR database search also identified a number of sites that could not be mapped due to insufficient address information. McGinley reviewed all of these sites and has determined that each are located far from the Subject Property, are at locations that are considered likely to be hydrologically downgradient from, or cross-gradient to, the Subject Property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure. For this reason, the unmapped sites are considered unlikely



to cause, or to have caused in the past, environmental impact to the Subject Property.

## 5.2 Nevada Division of Environmental Protection (NDEP)

The regulatory agency review did not identify any regulatory sites administered by the NDEP that could potentially impact the Subject Property. Therefore, no agency files from the NDEP were requested for review.

## 5.3 Washoe County Health District (WCHD)

On January 24, 2018 an inquiry regarding inspections, complaints, spills or other potential environmental issues in connection with the Subject Property and/or its adjoining properties was submitted via electronic mail to WCHD. On the same day, WCHD personnel replied by email indicating that their office did not have any files associated with the Subject Property.

## 5.4 City of Reno Public Records Request

On January 24, 2018 an inquiry regarding building permits, inspections, complaints, spills or other potential environmental issues in connection with the Subject Property was submitted via electronic mail to the City of Reno. On the same day, the City of Reno personnel replied by email indicating that their office had building records for the Subject Property. A summary of information from the City of Reno is presented below.

The building records reviewed do not indicate the use of heating oil or an oil stove at the Subject Property; however, they do indicate that installation of a gas furnace in 1962.

## 5.5 EDR Vapor Encroachment Screen

McGinley conducted a Vapor Encroachment Screen (VES) investigation in accordance with the 2015 ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E 2600-15). The VES investigation used available information and professional judgment to derive our conclusions. The goal of the VES is to identify the potential for vapors from hazardous substances and petroleum releases to reach the Subject Property. ASTM E2600-15 defines the term, vapor encroachment condition (VEC) as the presence or likely presence of chemical of concern (COC) vapors in the vadose zone of the Subject Property caused by the release of vapors from contaminated soil and/or groundwater either on or near the Subject Property as identified by Tier 1 or Tier 2 procedures. McGinley performed a VES for the area encompassing the Subject Property by reviewing each of the regulatory sites that were provided by EDR within a 1/3-mile primary search radius from the boundary of the Subject Property.

### 5.5.1 Tier 1 Screening

Initially, 17 sites were identified by EDR within the 1/3-mile primary search radius surrounding the Subject Property. Of these initial 17 sites, 14 were immediately excluded because they were determined to be outside the area of concern for vapor migration based on distance and estimated hydrologic gradient and/or were not identified as a *standard environmental record* within the default approximate minimum search distance per ASTM. McGinley reviewed each of the remaining three sites to evaluate their potential to create a vapor encroachment condition. Of the remaining sites, all of them were determined to have limited potential for the presence of contaminants of concern (COC); were determined to be outside the area of concern based on distance, gradient, and the type of COC; and/or were determined to be beyond the critical distance for vapor migration to the Subject Property. Therefore, a VEC does not exist. A copy of the VES report is included herein as Appendix G.



## 6. FINDINGS

### 6.1 General Findings

- The Subject Property is comprised of approximately 0.24 acres of land and consists of a single residence and landscaped areas.
- A review of historical resources indicates that the Subject Property has functioned as a residence since it was first developed around 1900.
- Historical resources also indicate that the Orr Ditch has traversed under a portion of the Subject Property since at least the 1930s.

### 6.2 Historical Recognized Environmental Conditions

No *historical recognized environmental conditions* were found for the Subject Property.

### 6.3 Controlled Recognized Environmental Conditions

No *controlled recognized environmental conditions* were found for the Subject Property.

### 6.4 Recognized Environmental Conditions

No *recognized environmental conditions* were found for the Subject Property.

### 6.5 Conclusions

McGinley has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the property addressed at 1050 Evans Avenue in the City of Reno, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of recognized environmental conditions or controlled recognized environmental conditions in connection with the Subject Property. Based on the information reviewed for this assessment, McGinley is of the opinion that no additional investigations at the Subject Property are warranted at this time.

## 7. LIMITATIONS

### 7.1 General

The conclusions and recommendations presented above are based upon the agreed scope of work outlined in the above report. McGinley and Associates, Inc. makes no warranties or guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation. Additional information, which is not available to McGinley and Associates, Inc. at the time of writing the report, may result in a modification of the conclusions and recommendations presented. The services performed by McGinley and Associates, Inc. have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion, but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney-client communication or as an attorney work product.

This report has been prepared for the sole use of the addressee(s) of this report, and cannot be released without consent from McGinley & Associates Inc. If a third party relies on the information provided in this report, McGinley and Associates, Inc. accepts no responsibility for damages suffered by the third party as a result of reliance of information contained in this report, and that nothing contained in this report shall create a contractual relationship or cause the third party to bring suit against McGinley & Associates, Inc.

### 7.2 Data Gaps

The following data gaps were encountered during the course of this Phase I ESA:

- Historical aerial photographs were not available prior to the first developed use of the property (residence). However, this data gap is not considered significant since it is likely that residential use was the first developed use of the property.
- Historical information found for the Subject Property may have exceeded five year intervals. This data gap is not considered significant as specific use of the property and adjoining properties appears unchanged during the period of time that exceeded five years.
- Past owners were not available within reasonable time and/or cost constraints for interview for this report. However, based on information obtained from EDR and Washoe County records, this data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from other sources.
- Multiple attempts were made to contact the current owner of the property for an interview and no response was given; however, this data gap is not considered significant since the property has been used as a residence since it was first developed.



## 8. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We certify that, to the best of our knowledge and belief, this Phase I ESA has been prepared and reviewed under the guidance of McGinley staff meeting the definition of Environmental Professionals (EP), as defined in 40 CFR§312.10(b). McGinley EPs have specific qualifications based on education, training, and experience to assess a property of this nature, history, and setting. McGinley has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Resumes of the environmental professionals utilized in performance of this Phase I ESA are attached in Appendix H.

Respectfully Submitted:


**McGinley and Associates, Inc.**



Kandis Tuttle  
Staff Environmental Scientist

**Reviewed by:**

*I 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.*



Ryan Defilippi, E.I., NV C.E.M. #2434, Exp. 3/23/2019  
Project Manager

## 9. REFERENCES

ASTM International, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527-13.

ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM E 2600-15.

Bonham, H.F., Jr. and Bingler, E.C., 1973, Reno Folio, Geologic Map: Nevada Bureau of Mines and Geology, Urban Map 4Ag, scale 1:24,000.

Environmental Data Resources Inc. (EDR), *EDR Radius Map Report with Geocheck, Aerial Photo Decade Package, Historical Topographic Map Report, Sanborn Map Report, City Directory Image Report, and Vapor Encroachment Screen*, Inquiry Number: 5164714, Submitted January 22, 2018.

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Houghton, John. G., Clarence M. Sakamoto, and Richard O. Gifford, 1975. Nevada's Weather and Climate. Special Publication 2. Nevada Bureau of Mines and Geology, Mackay School of Mines, University of Nevada, Reno.

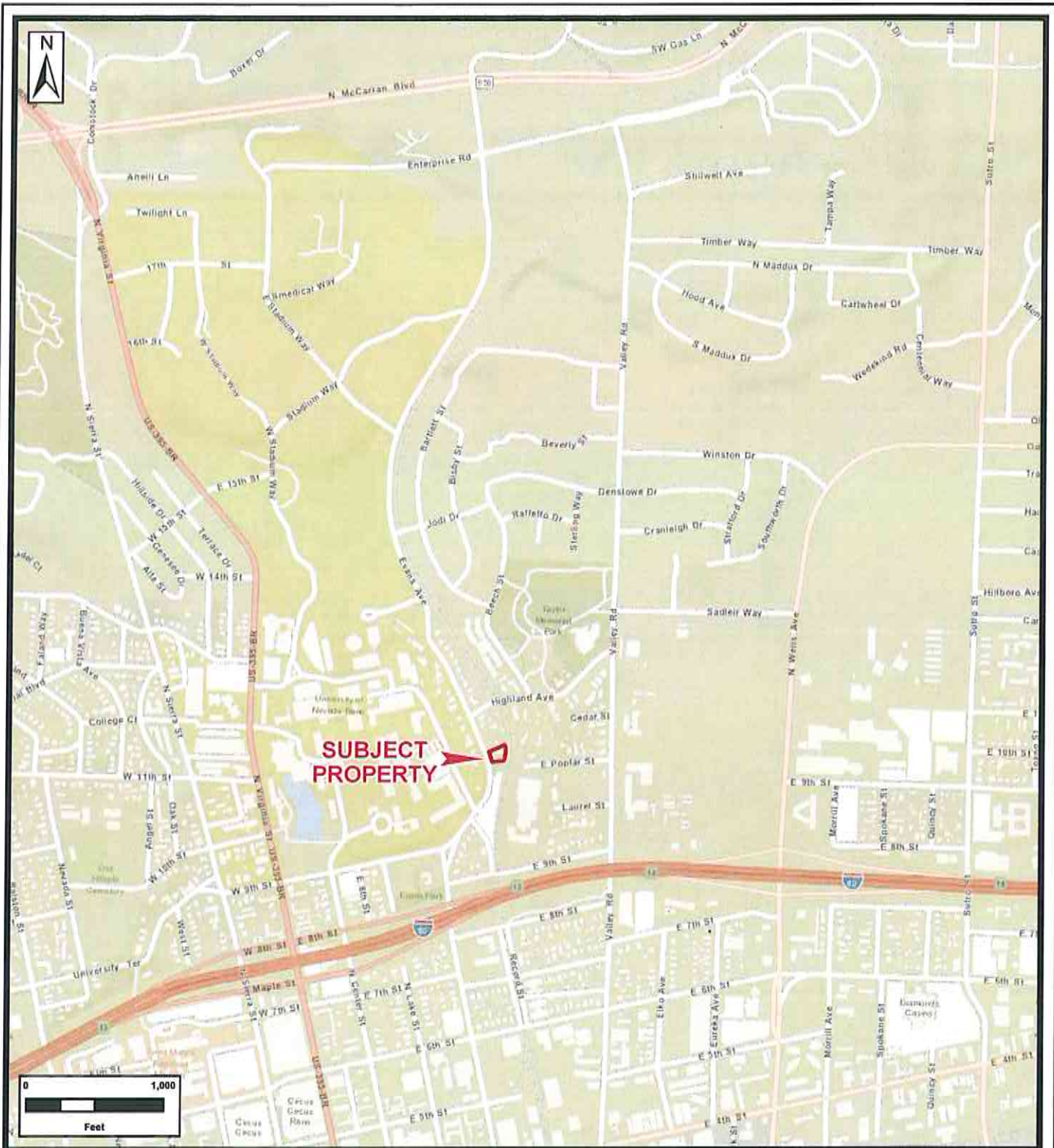
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Nevada Division of Water Resources (NDWR), Nevada Hydrology Data and Nevada Water Rights Mapping Applications and Well Log Database. Available online at <http://water.nv.gov/mapping.aspx>.

Washoe County Assessor's Office, Real Property Assessment Data. Available online at <https://www.washoecounty.us/assessor>.

Western Regional Climate Center (WRCC), Historical Climate Information, Western U.S. Historical Climate Summaries. Available online at <http://www.wrcc.dri.edu/coopmap>.





**FIGURE 1**

TITLE:  
**PROJECT LOCATION MAP  
 -SHOWING-  
 1050 EVANS AVE  
 APN: 017-082-01  
 RENO, NV**

JOB NO.:  
**UNR059**

DATE:  
**1/26/2018**



FILE:  
**Fig 1 - Project Location Map**

COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N**

|      |          |    |          |    |           |
|------|----------|----|----------|----|-----------|
| REF. | DESIGNED | KT | CHECKED  | KT | REVISION: |
|      | DRAWN    | HC | APPROVED | KT | -         |

R:\Projects\GIS Data\UNR059\Fig 2 - Site Map.mxd





**FIGURE 2**

TITLE:  
**SITE MAP  
 -SHOWING-  
 1050 EVANS AVE  
 APN: 007-082-01  
 RENO, NV**

JOB NO.: UNR059      DATE: 2/8/2018



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 Environmental Engineering and Science  
 RENO | LAS VEGAS | www.mcgin.com

FILE:  
**Fig 2 - Site Map**

COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N**

|          |    |          |    |           |
|----------|----|----------|----|-----------|
| DESIGNED | KT | CHECKED  | KT | REVISION: |
| DRAWN    | HC | APPROVED | KT | -         |

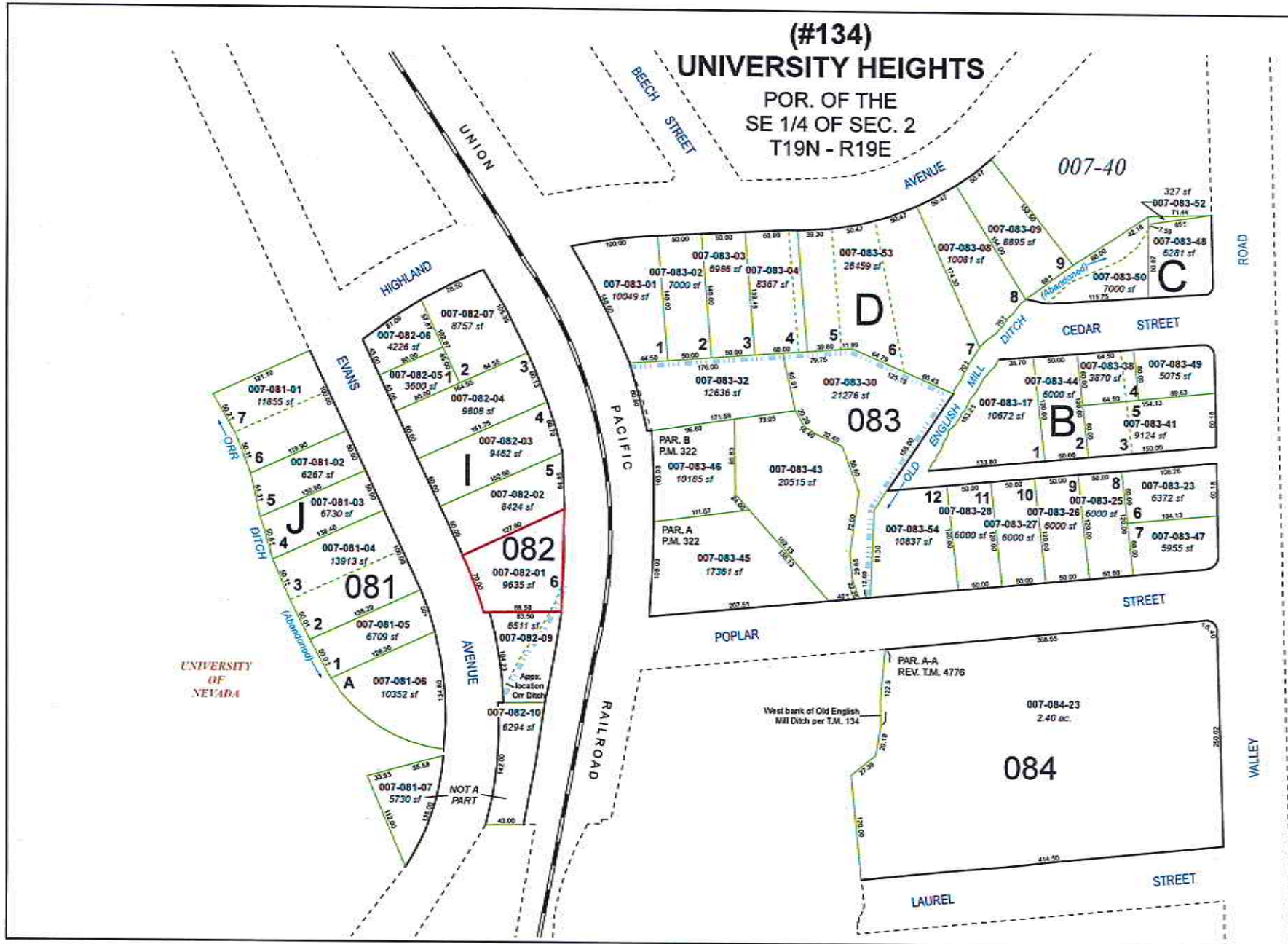
R:\Projects\GIS Data\UNR\059\Fig 2 - Site Map.mxd



# APPENDIX A

## Assessor's Map and Parcel Information

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**(#134)**  
**UNIVERSITY HEIGHTS**  
 POR. OF THE  
 SE 1/4 OF SEC. 2  
 T19N - R19E

Assessor's Map Number  
**007-08**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Joshua G. Wilson, Assessor  
 1001 East Ninth Street  
 Reno, Nevada 89512  
 (775) 326-2231



Scale  
 0 25 50 75 100  
 1 inch = 100 feet



created by: **TWT 8/23/2012**  
 last updated: \_\_\_\_\_  
 area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of Washoe County Assessor for assessment on illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



| WASHOE COUNTY ASSESSOR PROPERTY DATA                               |  | 02/08/2018   |                  |
|--|--|--|------------------|
| APN: 007-082-01 Card 1 of 1  |  |  |                  |
| <b>Owner Information &amp; Legal Description</b>                   |  |  |                  |
| Situs  | 1050 EVANS AVE , RENO 89512                  |  |                  |
| Owner 1  | MICKEY D'S PROPERTIES LLC                    |  |                  |
| Mail Address   | 3999 KINGS CANYON RD<br>CARSON CITY NV 89703 |  |                  |
| Rec Doc No   | 3319447                                      | Rec Date   | 11/09/2009       |
| Prior Owner  | MCDONALD FAMILY TRUST                        |  |                  |
| Prior Doc  | 3792002                                      |  |                  |
| Keyline Desc   | UNIVERSITY HEIGHTS FRLT 6 BLK I              |  |                  |
| Subdivision  | UNIVERSITY HEIGHTS 1                         |  |                  |
|  | Loc: 6 Block: I                              | Sub Map#   | 134              |
|  | Record of Survey Map:                        | Parcel Map#  |                  |
|  | Section: Township: 19 Range: 19              | SPC  |                  |
| Tax Dist   | 1000 Add'l Tax Info                          | Prior APN  |                  |
| Tax Cap Status   | Low Cap Qualified Rental                     |  |                  |
| <b>Building Information</b>  |  |  |                  |
| Quality  | R20 Fair                                     | Bldg Type  | Sgl Fam Res      |
| Stories  | TWO STORY                                    | Square Feet  | 2,101            |
| Year Built   | 1900   | Square Feet does not include Basement or Garage Conversion Area. |                  |
| W.A.Y.   | 1911   | Finished Bsmt  | 0                |
| Bedrooms   | 4  | Unfin Bsmt   | 0                |
| Full Baths   | 2  | Bsmt Type  |                  |
| Half Baths   | 0  | Gar Conv Sq Foot   | 0                |
| Fixtures   | 9  | Total Gar Area   | 288              |
| Fireplaces   | 0  | Gar Type   | ATTACHED         |
| Heat Type  | FA   | Det Garage   | 0                |
| Sec Heat Type  |  | Bsmt Gar Door  | 0                |
| Ext Walls  | SIDING/FR                                    | Sub Floor  | WOOD             |
| Sec Ext Walls  |  | Frame  | FRAME            |
| Roof Cover   | COMP SHINGLE                                 | Construction Mod   | 0                |
| Obsr/Bldg Adj  | 0  | Units/Bldg   | 1                |
| % Complete   | 100%   | Units/Parcel   | 1                |
| <b>Land Information</b>  |  |  |                  |
| Land Use   | 200  | Zoning   | MUUN             |
| Site   | 10,293 SqFt or ~ 0.236 Acre                  | Water  | Muni             |
|  |  | Sewer  | Municipal        |
|  |  | Street   | Paved            |
|  |  | NBC  | BDBC             |
|  |  | NBC Map  | BD NBC Map       |
| <b>Valuation Information</b>                                       |  |  |                  |
| Valuation History  |  | 2017/18 FV   | 2018/19 NR       |
| Taxable Land Value   |  | 38,115   | 44,625           |
| Taxable Improvement Value  |  | 45,736   | 46,498           |
| Taxable Total  |  | 83,851   | 91,123           |
| Assessed Land Value  |  | 13,340   | 15,619           |
| Assessed Improvement Value   |  | 16,008   | 16,274           |
| Total Assessed   |  | 29,348   | 31,893           |
| The 2018/2019 values are preliminary values and subject to change. |  |  |                  |
| <b>Sales/Transfer Information/Recorded Document</b>                |  |  |                  |
| V-Code   | DOR  | Doc Date   | Value/Sale Price |
| 3BGG   | 200  | 11-09-2009   | 0                |
| 2D   | 200  | 07-16-2009   | 207,500          |
|  |  | 11-09-2000   | 0                |
| Grantor  |  | Grantee  |                  |
| MCDONALD FAMILY TRUST,   |  | MICKEY D'S PROPERTIES LLC  |                  |
| STRICKLAND, JEAN C   |  | MCDONALD FAMILY TRUST  |                  |
|  |  | STRICKLAND, JEAN C   |                  |
| <b>Building #1 Sketch</b>  |  |  |                  |

# **APPENDIX B**

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## **User Questionnaire**



# USER QUESTIONNAIRE

Property Address: 1050 Evans Avenue Reno, NV

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *User* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

The "*User*," as defined by the ASTM 1527-13 Standard Practice for Environmental Site Assessments, is "the party seeking to use Practice E1527 to complete an environmental site assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The User has specific obligations for completing a successful application of this practice, which includes, but is not limited, to the following:

**(1.) Environmental liens that are filed or recorded against the property (40 CFR 312.25).**

To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of environmental liens and activity use limitations (AULs) that are filed or recorded against the property must be conducted. Environmental liens and AULs are legally distinct instruments and have very different purposes and both can commonly be found within recorded land title records (e.g County Recorder/Registry of Deeds). Any environmental liens and AULs known to the User should be reported to the environmental professional. The User should engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and AULs currently recorded against or relating to the property.

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state, or local law?

Note 1- In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

None

**(2.) Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and (vi)).**

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 above) identify 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 against the *property* under federal, tribal, state, or local law?

None

Initials: fm

# USER QUESTIONNAIRE

Property Address: 1050 Evans Avenue Reno, NV

**(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

N/A - Residential use property

**(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Property Price reflected fair market value.

**(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).**

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*?

No.

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No.

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No.

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No.

Initials: PM



# USER QUESTIONNAIRE

Property Address: 1050 Evans Avenue Reno, NV

- (6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).  
Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

None



Signature:

2/7/18

Date

PAT MARTINEZ

Printed Name:

REAL ESTATE

Title:

Initials:

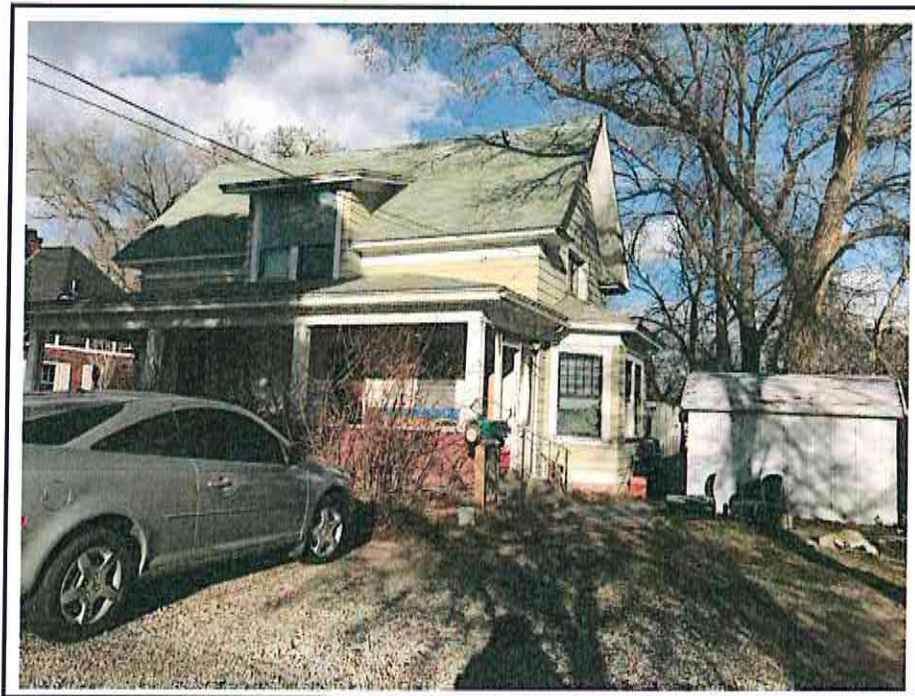
PM

# **APPENDIX C**

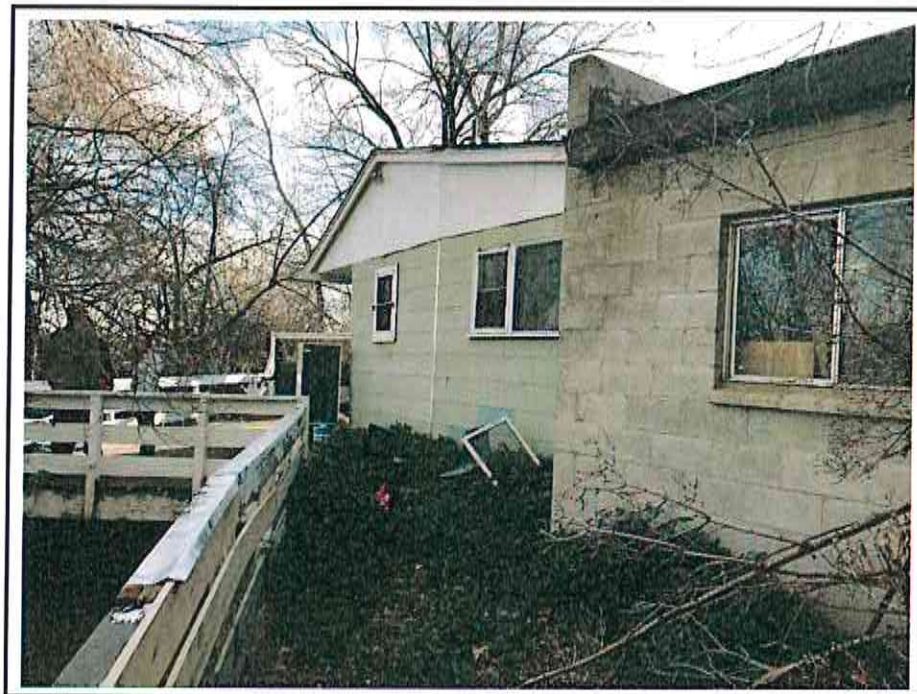
## **Site Photographs**

---





**Photograph 1:**  
Front view of the Subject Property, looking east.



**Photograph 2:**  
Rear view of the Subject Property, looking south.





**Photograph 3:**  
**View of the northern portion of the Subject Property.**



**Photograph 4:**  
**View of one of the shed interiors located within the northern portion of the Subject Property.**



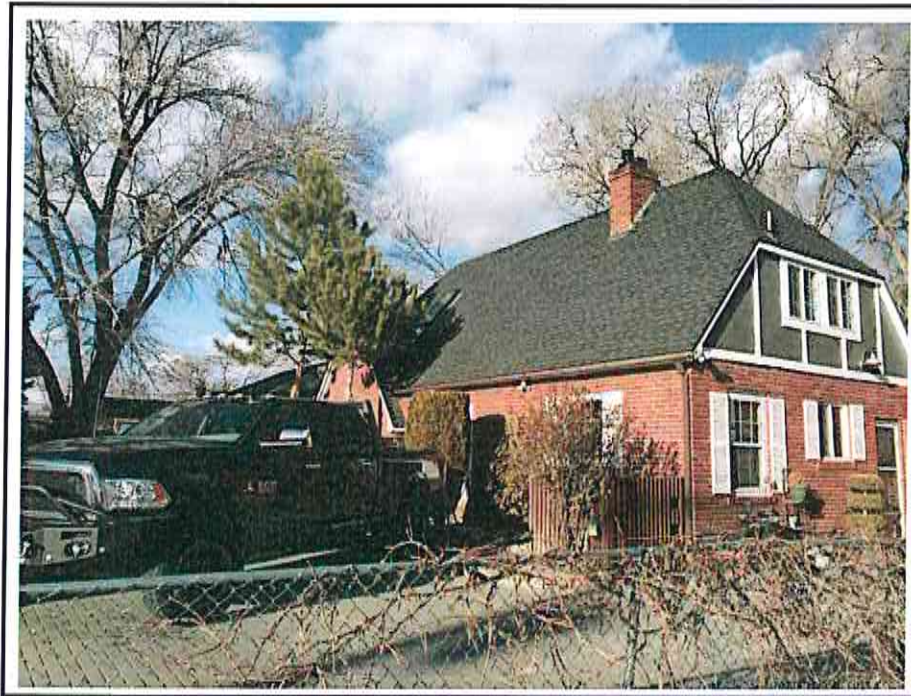


**Photograph 5:**  
View of the gasoline containers less than five gallons in size located within the shed.



**Photograph 6:**  
View of the Orr Ditch traversing under the eastern portion of the Subject Property.





**Photograph 7:**  
**View of the residential dwelling located north of the Subject Property.**



**Photograph 8:**  
**View of undeveloped land and the Orr Ditch located south of the Subject Property.**



# **APPENDIX D**

## **Historical Aerial Photographs and Topographic Maps**

---

**Ph. I ESA - 1050 Evans Avenue**

1050 Evans Avenue

Reno, NV 89512

Inquiry Number: 5164714.9

January 22, 2018

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



**Site Name:**

Ph. I ESA - 1050 Evans Avenue  
 1050 Evans Avenue  
 Reno, NV 89512  
 EDR Inquiry # 5164714.9

**Client Name:**

McGinley Associates  
 815 Maestro Drive  
 Reno, NV 89511  
 Contact: Kandis Tuttle



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>                       | <u>Source</u> |
|-------------|--------------|--------------------------------------|---------------|
| 2010        | 1"=500'      | Flight Year: 2010                    | USDA/NAIP     |
| 2006        | 1"=500'      | Flight Year: 2006                    | USDA/NAIP     |
| 1999        | 1"=500'      | Acquisition Date: September 06, 1999 | USGS/DOQQ     |
| 1994        | 1"=500'      | Flight Date: June 21, 1994           | USGS          |
| 1984        | 1"=1000'     | Flight Date: September 07, 1984      | USGS          |
| 1980        | 1"=1000'     | Flight Date: January 22, 1980        | BELL          |
| 1978        | 1"=500'      | Flight Date: January 20, 1978        | NHD           |
| 1972        | 1"=500'      | Flight Date: June 01, 1972           | USGS          |
| 1964        | 1"=500'      | Flight Date: October 23, 1964        | NAPP          |
| 1962        | 1"=500'      | Flight Date: June 21, 1962           | NHD           |
| 1953        | 1"=500'      | Flight Date: April 24, 1953          | SCS           |
| 1946        | 1"=500'      | Flight Date: July 10, 1946           | USGS          |
| 1939        | 1"=500'      | Flight Date: June 29, 1939           | 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.**

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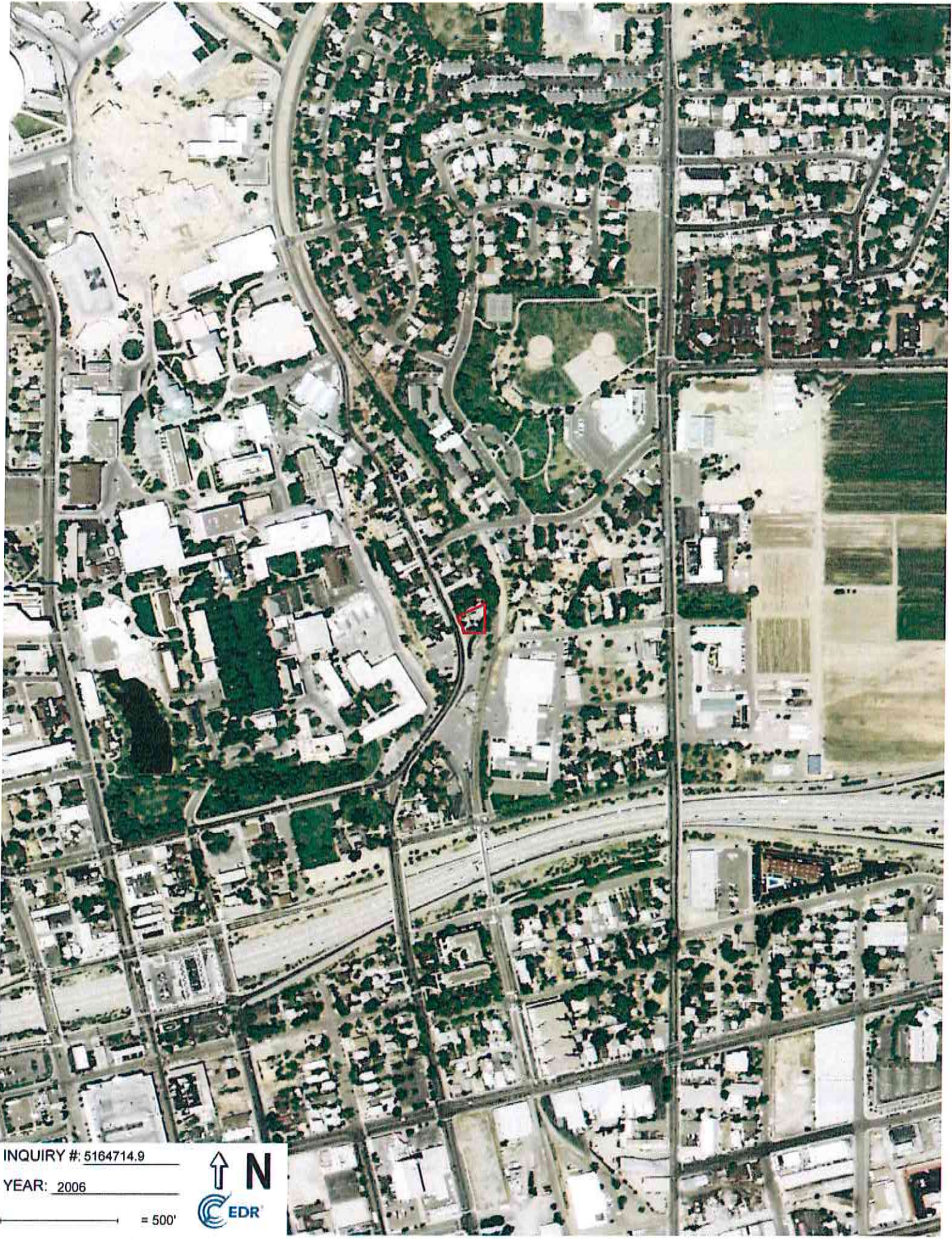
INQUIRY # 5164714.9

YEAR: 2010

— = 500'







INQUIRY #: 5164714.9

YEAR: 2006



— = 500'





INQUIRY #: 5164714.9

YEAR: 1999

\_\_\_\_\_ = 500'







INQUIRY #: 5164714.9

YEAR: 1994

 = 500'







INQUIRY #: 5164714.9

YEAR: 1984



= 1000'





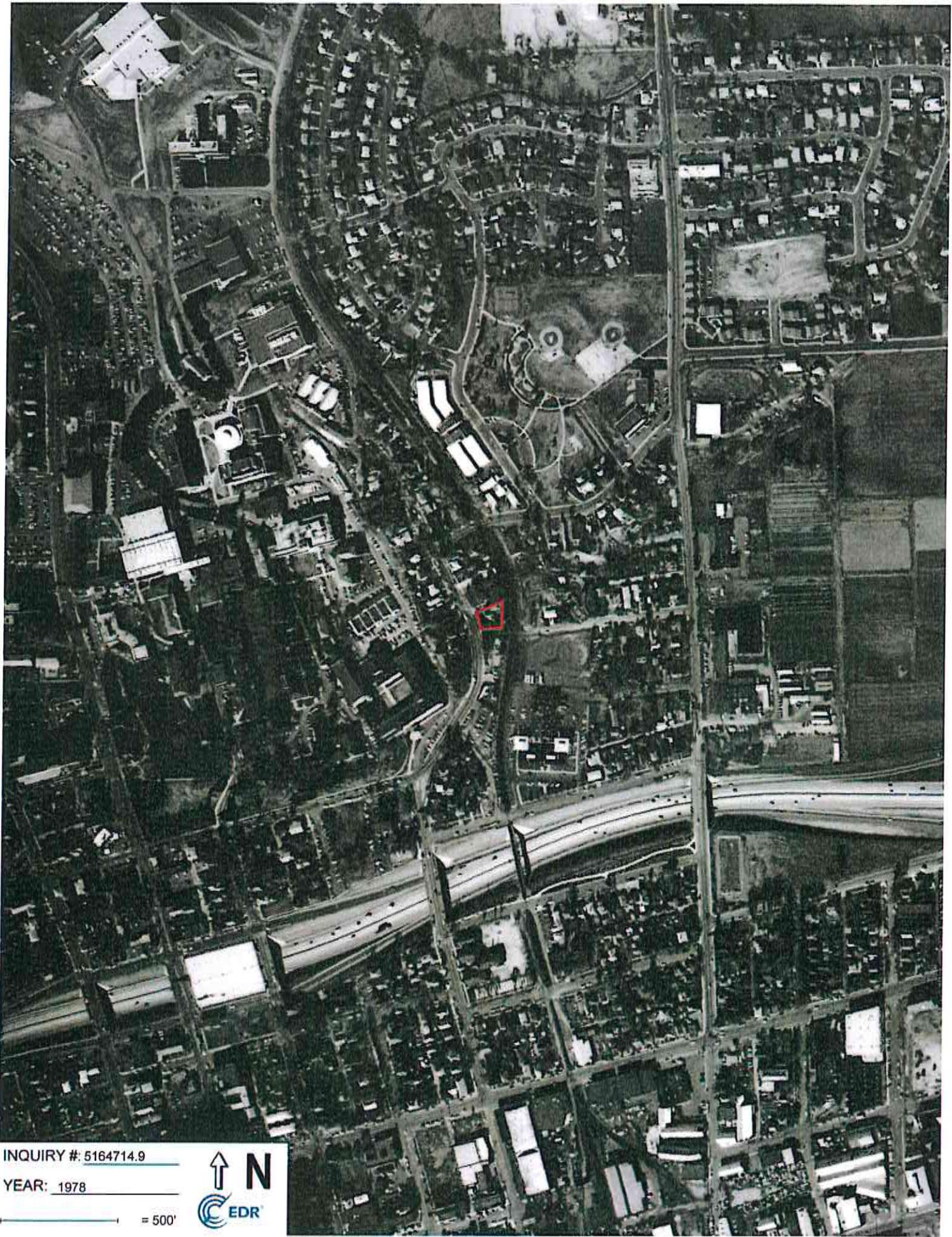
INQUIRY # 5164714.9

YEAR: 1980

— = 1000'







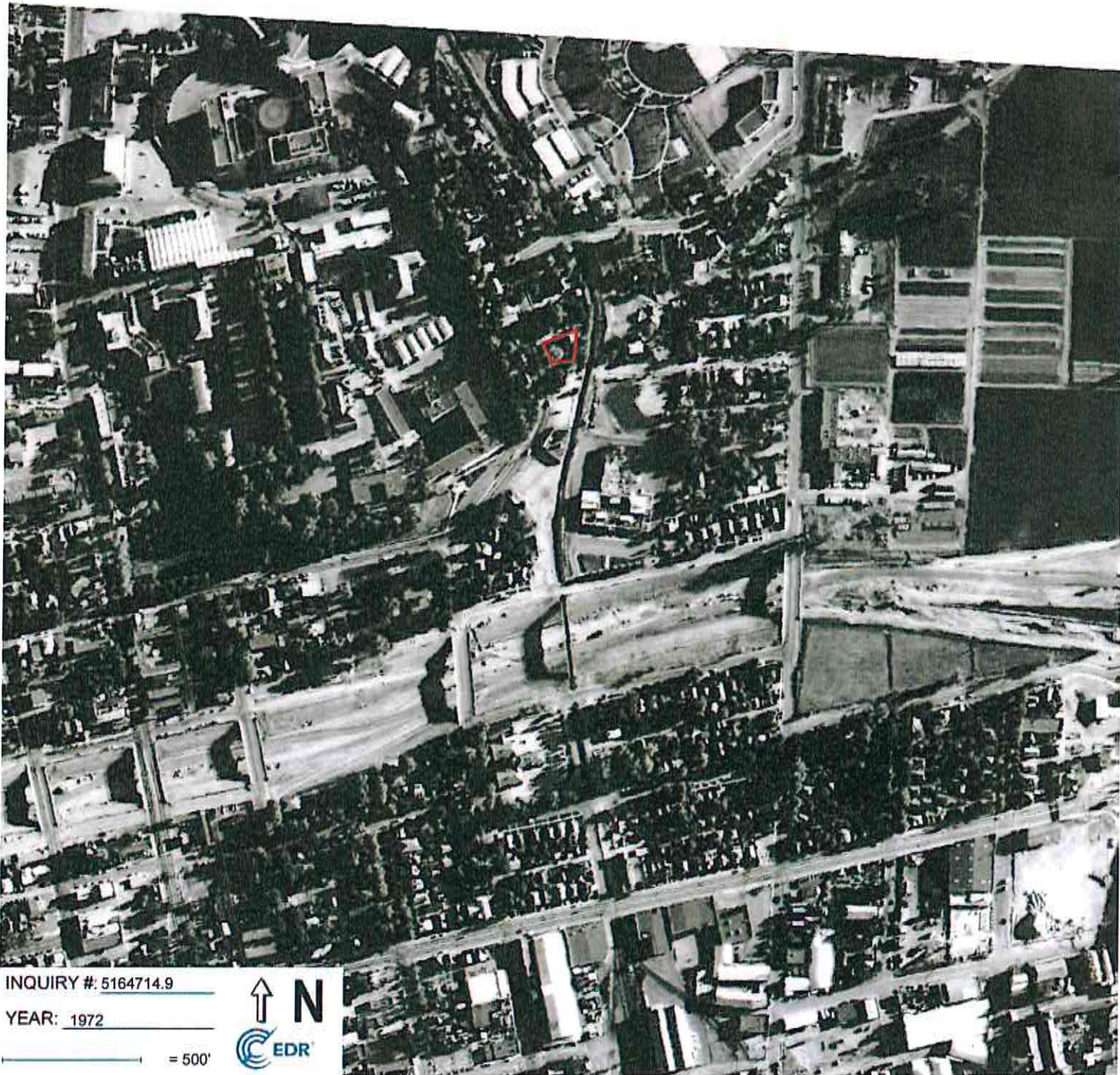
INQUIRY #: 5164714.9

YEAR: 1978

— = 500'











INQUIRY #: 5164714.9

YEAR: 1964

= 500'







INQUIRY #: 5164714.9

YEAR: 1962

\_\_\_\_\_ = 500'







INQUIRY #: 5164714.9

YEAR: 1953

— = 500'







INQUIRY #: 5164714.9

YEAR: 1946

— = 500'







INQUIRY #: 5164714.9

YEAR: 1939

— = 500'





Ph. I ESA - 1050 Evans Avenue  
1050 Evans Avenue  
Reno, NV 89512

Inquiry Number: 5164714.4  
January 22, 2018

## EDR Historical Topo Map Report with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

01/22/18

**Site Name:**

Ph. I ESA - 1050 Evans Avenue  
1050 Evans Avenue  
Reno, NV 89512  
EDR Inquiry # 5164714.4

**Client Name:**

McGinley Associates  
815 Maestro Drive  
Reno, NV 89511  
Contact: Kandis Tuttle



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by McGinley Associates were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:**

**P.O.#** NA  
**Project:** UNR059

**Coordinates:**

**Latitude:** 39.538889 39° 32' 20" North  
**Longitude:** -119.810728 -119° 48' 39" West  
**UTM Zone:** Zone 11 North  
**UTM X Meters:** 258452.55  
**UTM Y Meters:** 4380353.81  
**Elevation:** 4543.86' above sea level

**Maps Provided:**

2015  
1982  
1974  
1967  
1951  
1950  
1893  
1891

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## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2015 Source Sheets



Reno  
2015  
7.5-minute, 24000

### 1982 Source Sheets



Reno  
1982  
7.5-minute, 24000  
Aerial Photo Revised 1978

### 1974 Source Sheets



Reno  
1974  
7.5-minute, 24000  
Aerial Photo Revised 1974

### 1967 Source Sheets



Reno  
1967  
7.5-minute, 24000  
Aerial Photo Revised 1966

## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1951 Source Sheets



Reno  
1951  
15-minute, 62500  
Aerial Photo Revised 1946

### 1950 Source Sheets



Reno  
1950  
15-minute, 62500  
Aerial Photo Revised 1946

### 1893 Source Sheets



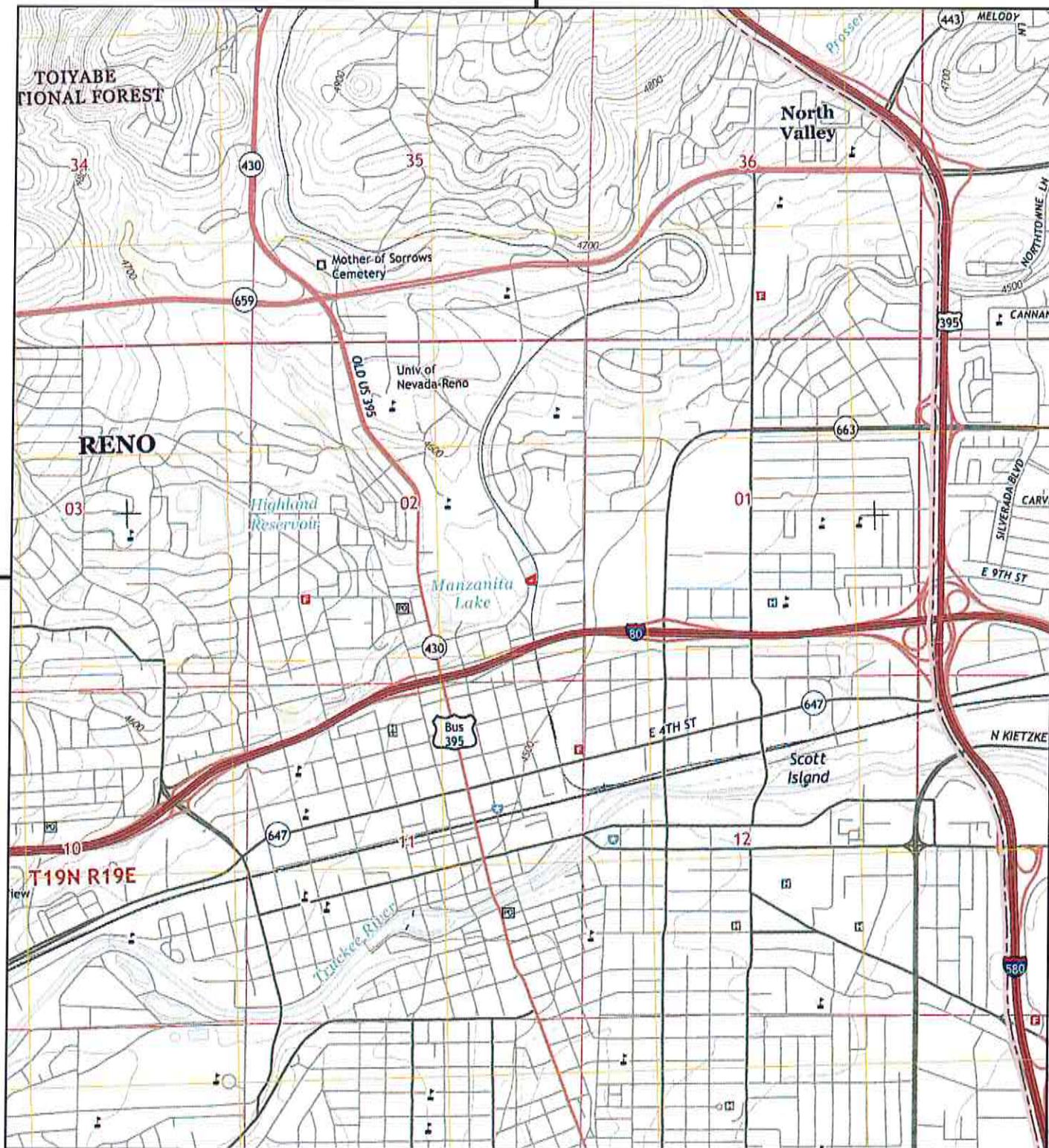
Reno  
1893  
30-minute, 125000

### 1891 Source Sheets

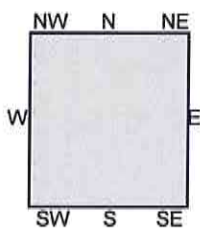


Reno  
1891  
30-minute, 125000





This report includes information from the following map sheet(s).

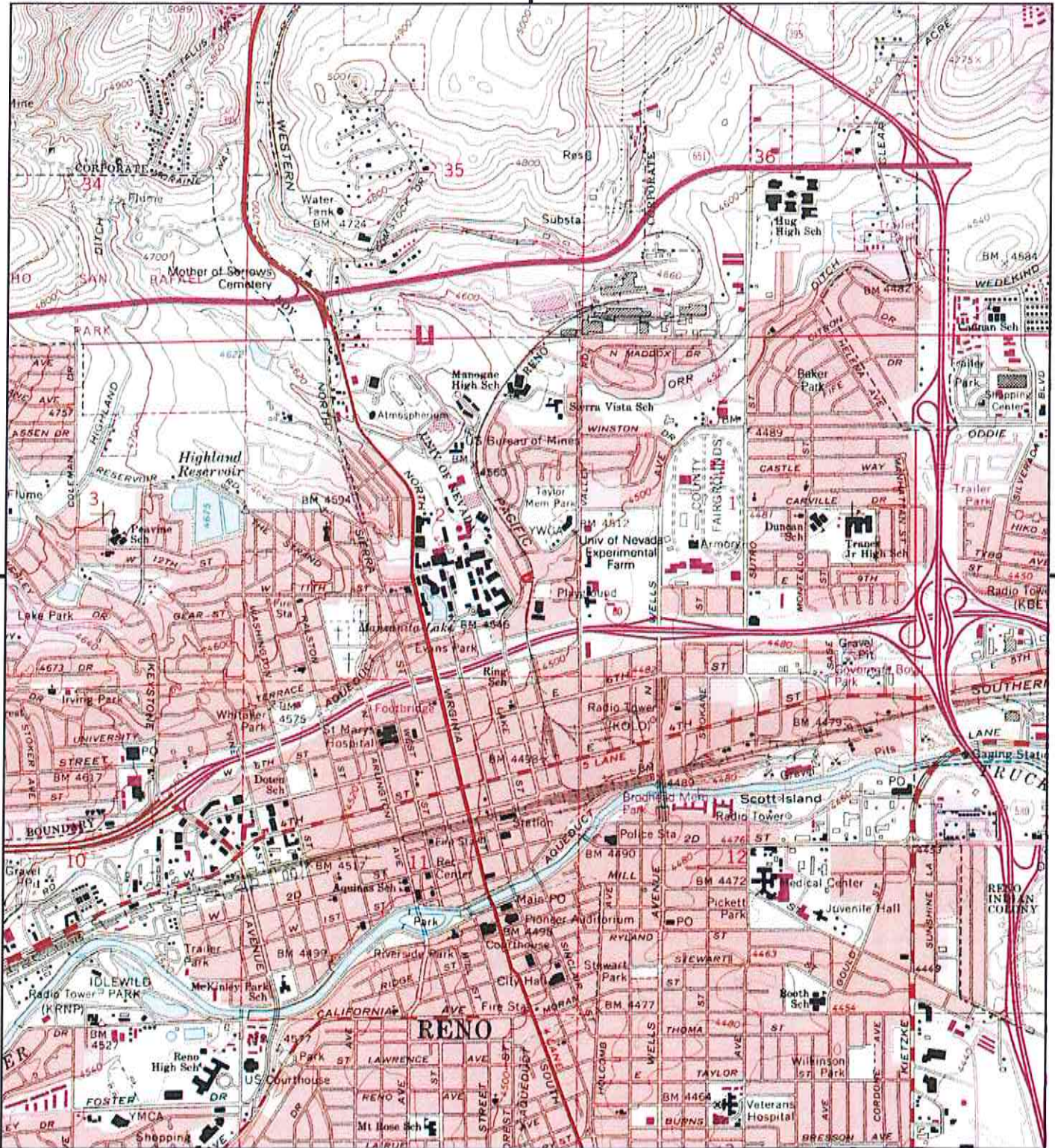


TP, Reno, 2015, 7.5-minute

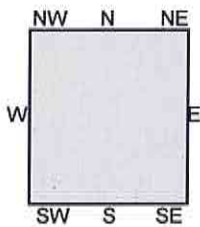
SITE NAME: Ph. I ESA - 1050 Evans Avenue  
 ADDRESS: 1050 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates







This report includes information from the following map sheet(s).



TP, Reno, 1982, 7.5-minute

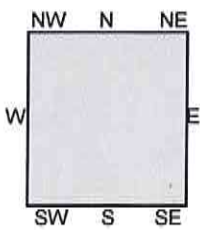
**SITE NAME:** Ph. I ESA - 1050 Evans Avenue  
**ADDRESS:** 1050 Evans Avenue  
 Reno, NV 89512  
**CLIENT:** McGinley Associates







This report includes information from the following map sheet(s).

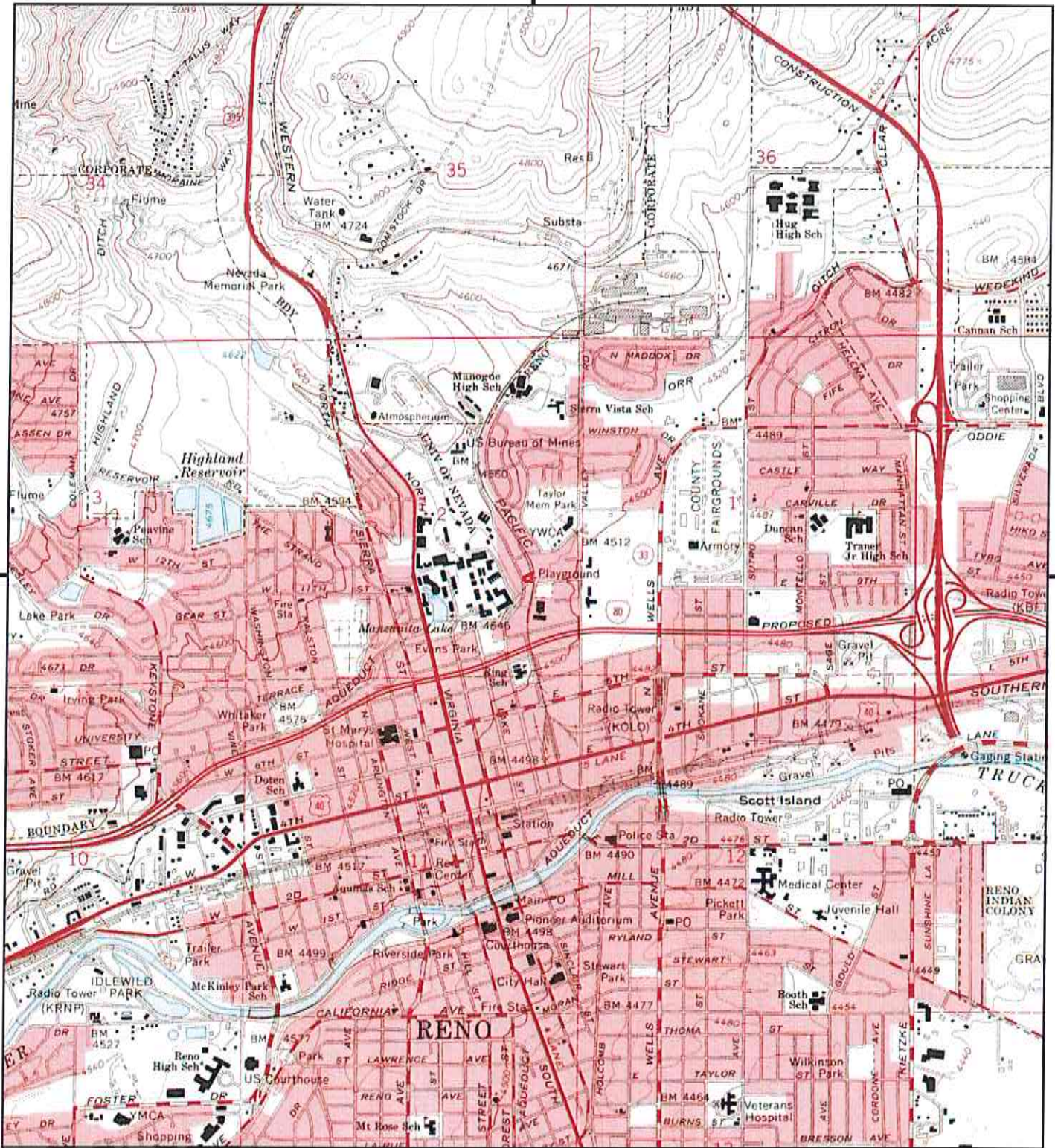


TP, Reno, 1974, 7.5-minute

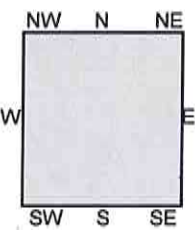
**SITE NAME:** Ph. I ESA - 1050 Evans Avenue  
**ADDRESS:** 1050 Evans Avenue  
 Reno, NV 89512  
**CLIENT:** McGinley Associates







This report includes information from the following map sheet(s).

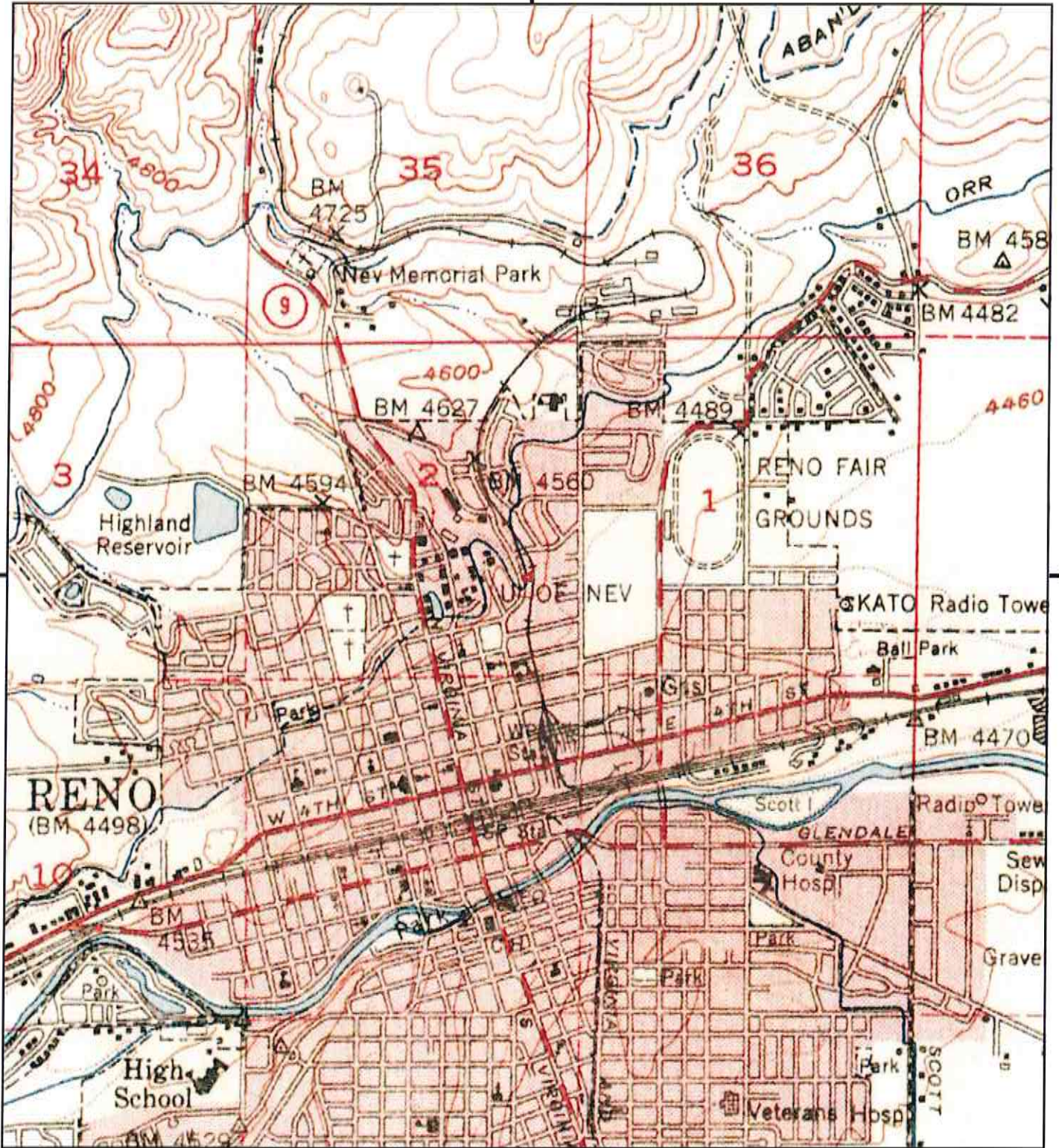


TP, Reno, 1967, 7.5-minute

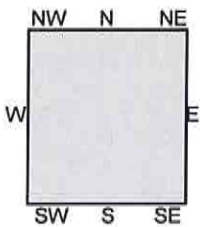
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 ADDRESS: 1050 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates







This report includes information from the following map sheet(s).

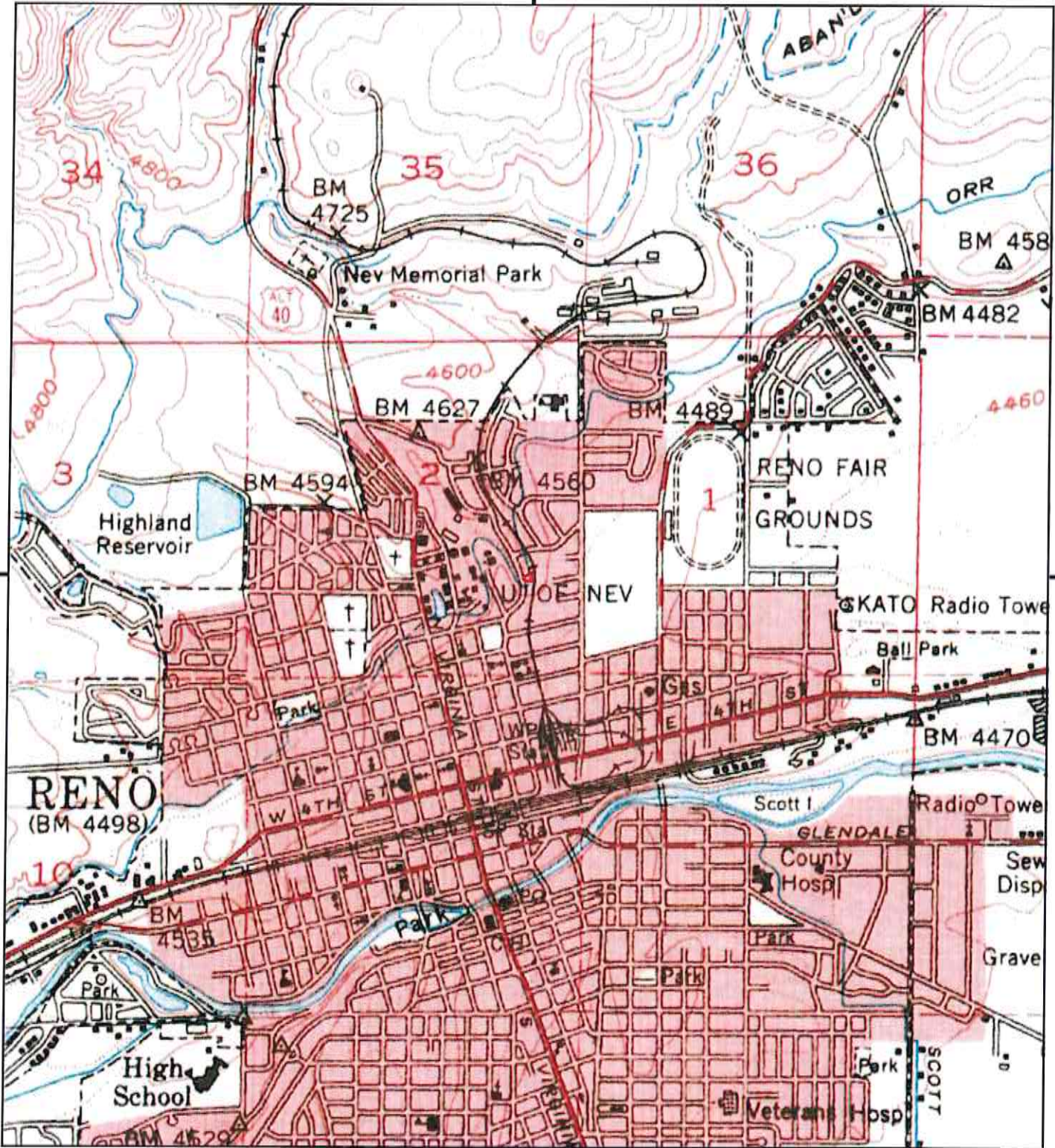


TP, Reno, 1951, 15-minute

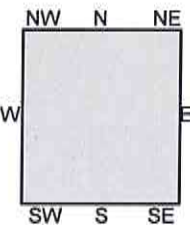
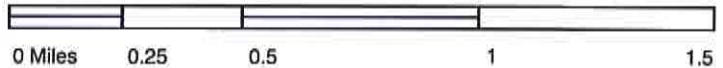
SITE NAME: Ph. I ESA - 1050 Evans Avenue  
 ADDRESS: 1050 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates







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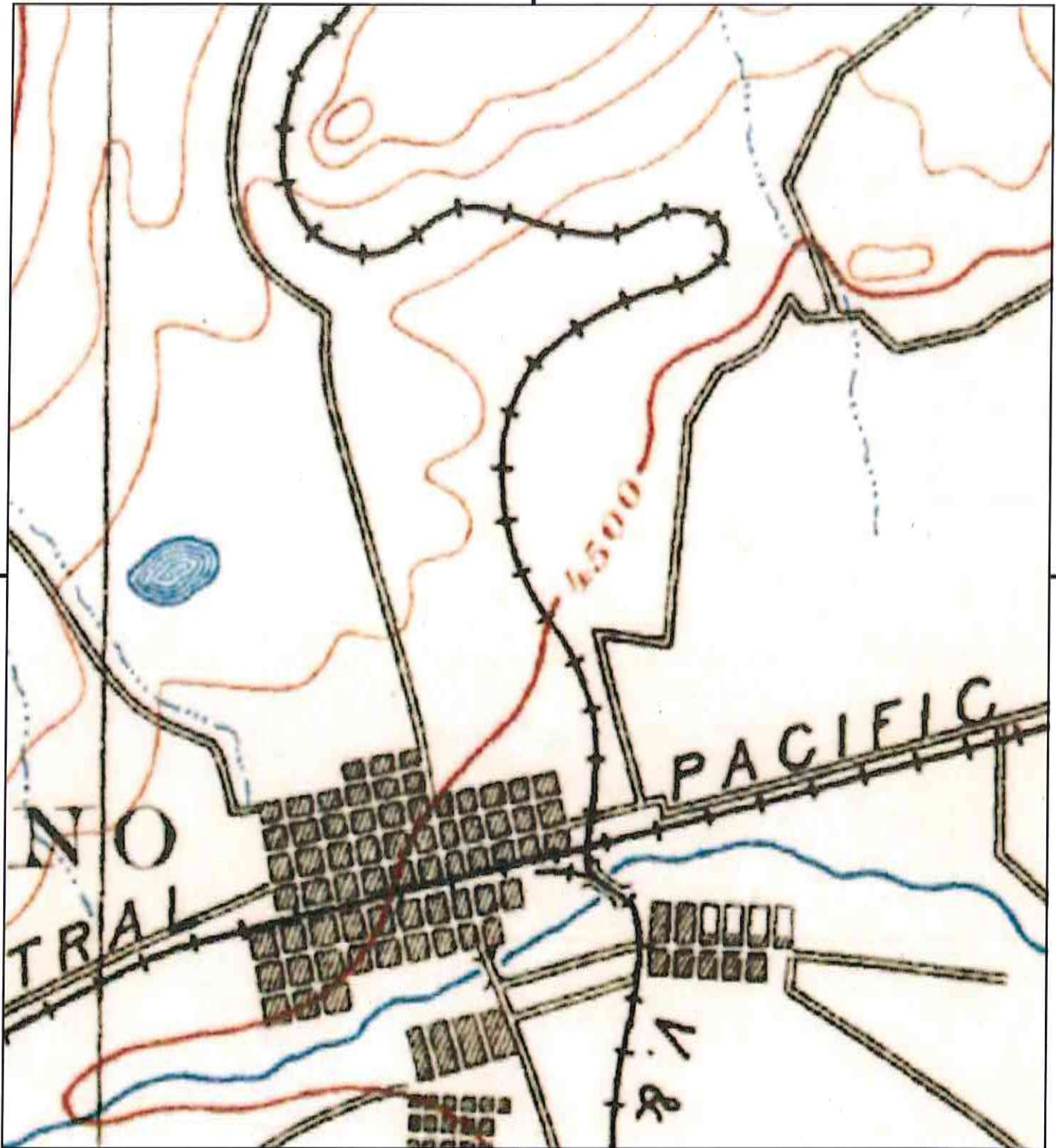


TP, Reno, 1950, 15-minute

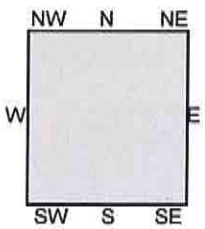
SITE NAME: Ph. I ESA - 1050 Evans Avenue  
 ADDRESS: 1050 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates







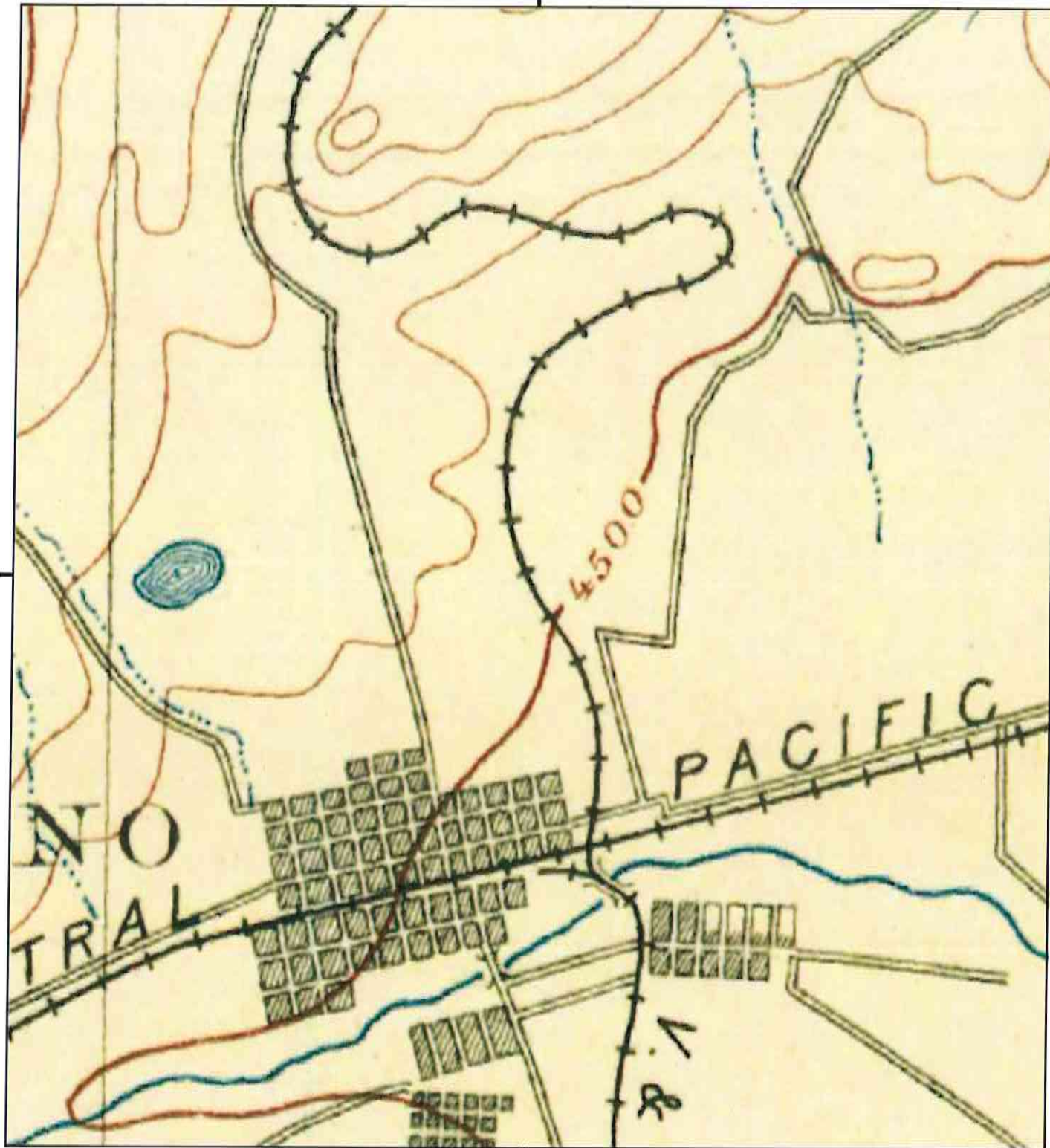
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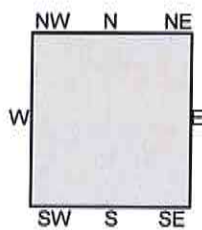
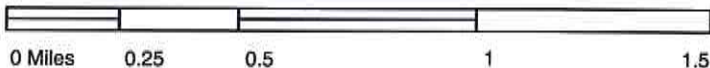
TP, Reno, 1893, 30-minute

SITE NAME: Ph. I ESA - 1050 Evans Avenue  
 ADDRESS: 1050 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates





This report includes information from the following map sheet(s).



TP, Reno, 1891, 30-minute

SITE NAME: Ph. I ESA - 1050 Evans Avenue  
ADDRESS: 1050 Evans Avenue  
Reno, NV 89512  
CLIENT: McGinley Associates





# **APPENDIX E**

## **Sanborn Map Report and City Directory Listings**

---

Ph. I ESA - 1050 Evans Avenue  
1050 Evans Avenue  
Reno, NV 89512

Inquiry Number: 5164714.3  
January 24, 2018

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# Certified Sanborn® Map Report

01/24/18

**Site Name:**

Ph. I ESA - 1050 Evans Avenue  
1050 Evans Avenue  
Reno, NV 89512  
EDR Inquiry # 5164714.3

**Client Name:**

McGinley Associates  
815 Maestro Drive  
Reno, NV 89511  
Contact: Kandis Tuttle



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by McGinley Associates were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

**Certified Sanborn Results:**

**Certification #** C4B2-408D-A131

**PO #** NA

**Project** UNR059

**UNMAPPED PROPERTY**

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: C4B2-408D-A131

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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**Ph. I ESA - 1050 Evans Avenue**  
1050 Evans Avenue  
Reno, NV 89512

Inquiry Number: 5164714.5  
January 23, 2018

## The EDR-City Directory Image Report



6 Armstrong Road  
Shelton, CT 06484  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

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

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

*infoUSA*<sup>®</sup>

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Target Street</u>                | <u>Cross Street</u>      | <u>Source</u>         |
|-------------|-------------------------------------|--------------------------|-----------------------|
| 2014        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive   |
| 2010        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive   |
| 2005        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive   |
| 2000        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive   |
| 1995        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive   |
| 1992        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive   |
| 1986        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Polk's City Directory |
| 1981        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Polk's City Directory |
| 1976        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Polk's City Directory |
| 1971        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Polk's City Directory |
| 1967        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Polk's City Directory |
| 1960        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Polk's City Directory |
| 1932        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Polk's City Directory |





## FINDINGS

### TARGET PROPERTY STREET

1050 Evans Avenue  
Reno, NV 89512

| <u>Year</u> | <u>CD Image</u> | <u>Source</u> |
|-------------|-----------------|---------------|
|-------------|-----------------|---------------|

### EVANS AVE

|      |        |                       |
|------|--------|-----------------------|
| 2014 | pg A2  | EDR Digital Archive   |
| 2010 | pg A5  | EDR Digital Archive   |
| 2005 | pg A8  | EDR Digital Archive   |
| 2000 | pg A12 | EDR Digital Archive   |
| 1995 | pg A15 | EDR Digital Archive   |
| 1992 | pg A17 | EDR Digital Archive   |
| 1986 | pg A19 | Polk's City Directory |
| 1981 | pg A20 | Polk's City Directory |
| 1981 | pg A21 | Polk's City Directory |
| 1976 | pg A22 | Polk's City Directory |
| 1971 | pg A23 | Polk's City Directory |
| 1967 | pg A24 | Polk's City Directory |
| 1967 | pg A25 | Polk's City Directory |
| 1960 | pg A26 | Polk's City Directory |
| 1960 | pg A27 | Polk's City Directory |
| 1932 | pg A28 | Polk's City Directory |



## FINDINGS

### CROSS STREETS

No Cross Streets Identified

**City Directory Images**



## EVANS AVE 2014

250 FREIGHT HOUSE DST MAIN OFFS  
HOLDINGS SK BASEBALL LLC  
LEVY RESTAURANTS  
SK BASEBALL LLC

320 CRYSTAL, INNIS  
DEFSALCO, ALEXANDRIA  
DWIGHT, JASON D  
EAGLE-STAR, GALESON  
HENDERSON, M  
HENDRICKS, DELACI  
HINE, CHARLIE  
HOLSTONE, LARRY L  
JACKSON, MALCOLM  
LYNETTE, DEFALCO E  
WILSON, PAM

426 SCHURMAN, KIMBERLY  
447 COKONOUGH, JULIE  
462 ARTHUR, JOE  
DOWLING, SHERRIE  
GLACKEN, HOWARD  
MISHLER, HALEY  
MULLIGAN, MICHAEL E  
NELSON, BRIDGET  
WYATT, BRADLEY

465 EMILY CORP  
SIERRA HEALTHCARE SOLUTIONS

505 B JS PRO SHOP  
BJS HAIR SHOP

517 RENO SHEET METAL PLBG & HTG CO

635 MOONEY, PATRICK M

637 OCCUPANT UNKNOWN,

645 KOERNER, DOUGLAS P

646 LOYD, SUSAN

647 DUENAS, WENDY  
EDDY, STEPHEN

649 CROWE, ADRIANA

651 DOMINGUEZ, ALEJANDRO

663 FITTING, DOMINIQUE

711 JACKSON, WILLIS  
OCCUPANT UNKNOWN,

715 OCCUPANT UNKNOWN,

719 EDUARDES, INA R

721 OCCUPANT UNKNOWN,

726 ABBOTT, URSULA M  
BOONE, WILLIAM T  
BURNS, EDWARD S  
COLBERT, WILLIAM G  
COMMUNITY SERVICES AGENCY  
CRESPO, ROSALINA  
DENNY, LUCY

## EVANS AVE 2014 (Cont'd)

726 EADES, RICHARD W  
ESTES, RITA F  
FAVOR, PATRICIA  
GARCIA, JOSEPH  
HESS, GLORIA L  
KING, DELFIE  
LOBATO, JOHN B  
MAVITY, PATRICIA A  
MAXIE, BARBARA G  
MEADOWS, RUTH V  
MERRILL, KAREN  
OPITZ, ROBERT M  
PRATT, BARBARA A  
REED, RALPH G  
RIGHTNOUR, THOMAS J  
SAIDY, KAHRAMAN  
SWANSON, DUANE J  
THOMPSON, FAIRY  
WALTER, JOANNE  
WHITE, BONNIE E  
729 360 BLUEPRINT  
PICKER MARC ATTORNEY AT LAW  
835 SIGMA ALPHA EPSILON HOUSE  
900 SMITH, MEL G  
908 BAILEY, JASON  
OCCUPANT UNKNOWN,  
920 LAWLER, JOHN R  
928 MCCREADY, HANNAH  
930 MAUSERT MARK ESQ  
1045 OCCUPANT UNKNOWN,  
1055 PLATZ, WADE D  
1056 BOCKS, MICHAEL P  
BOCKSCO BUILDERS  
1065 LUCAS, MARK K  
1066 BRUCE, JANICE A  
1071 BEAR, SARAH E  
DELTA GAMMA  
1072 OAKIE, BRENTON  
1080 DALEY, LESLIE  
1081 ALVARADO, CHRISTIAN  
1110 OCCUPANT UNKNOWN,  
1115 OCCUPANT UNKNOWN,  
1121 TRUDELL, JOSHUA  
1125 HUNTER, JUNE  
OCCUPANT UNKNOWN,  
1127 KNIGHT, CODY  
1128 MICHELSEN, LUKE  
1130 ROLOFF, SPENCER M  
1133 JONES, DAVID R  
1137 OCCUPANT UNKNOWN,



**EVANS AVE 2014 (Cont'd)**

1140 BUFFA, JOHN W  
SIERRA WOMENS ENSEMBLE INC  
1147 OCCUPANT UNKNOWN,  
1150 MOEZZI, KEVAN  
NOVOA, NORA  
1170 JACKS, LINDA L  
1190 BARCIA, D  
FRISIUS, HEATHER  
1550 VALLEY ROAD APARTMENTS  
1680 FAMILY TRUST COMPANY  
1690 WAVE CAR WASH  
ZIPPY MART  
1775 ALLRED, RYAN W  
ARJUN, ACHARYA  
BAHRAMI, HAMIDRE  
CYCLING, MIRAGLIA  
GHOSH, AMIT K  
GONZALEZ, BELKYS  
HARI, PANDEY  
JOSHI, TIRTHA  
SAH, ASHA  
SONBOL, A  
SPARLING, MICHELLE A  
SPEARS, PAUL L  
STEPHENSON, LUCAS P  
TILAHUN, TEFERA  
WALKER, CAROL

**EVANS AVE 2010**

250 HOLDINGS SK BASEBALL LLC  
PROFESSIONAL BASEBALL LEAGUE  
320 ABRAMSKI, CONSTANCE M  
CABRERA, ARTHUR J  
CRUMP, MELANIE  
HENDERSON, M  
HENRY, SHARON R  
KELLY, ALYSON B  
MAATUANL, MARCO  
MENCER, GLEN  
MILLER, KIM  
MORENO, RICO  
MOSLEY, SHANE  
PHYTHIAN, CHRISTY  
RAMZI, AZMI H  
REEVES, SONIA  
RODRIGUEZ, PATRICIA  
331 SANTANA JESSE  
420 AUTO DIESEL ELECTRIC  
427 LENOX HOTEL  
447 CHERYLS MOTEL & APARTMENTS  
MELSON, ANGEL M  
462 BIGGS, JAMES  
DOWLING, SHERRIE  
FULTZ, EDWARD  
GRIMSLEY, MARY  
JOHNSON, KEVIN S  
MULLIGAN, ODETTE B  
505 B JS PRO SHOP  
517 RENO SHEET METAL PLBG & HTG CO  
637 GUERRERO, EVERARDO  
646 LOYD, SENA  
647 COOLLEY, CHRIS  
649 CROWDER, THOMAS  
651 GOODE, JR  
663 ELVICK, ROBERT  
701 MELO, NESTOR P  
711 JACKSON, WILLIS  
719 EDUARDES, INA R  
721 GALLAGHER, INA E  
726 AVID INVESTMENTS  
BAMER, ARTHUR  
BLAU, HAROLD H  
BOYLE, JAMES R  
BRADBURY, DEAN V  
BRANTON, ROBERT D  
BURNS, EDWARD S  
CAMPOS, JULIA  
COMMUNITY SERVICES AGENCY  
CORNWELL, ROBERT K



## EVANS AVE 2010 (Cont'd)

726 CRESPO, ROSALINA  
DENICOLA, CLARA  
ESTES, RITA F  
GARCIA, JOSEPH  
HENRY, ROLAND  
HESS, GLORIA  
KING, DELFIE  
KIRSCHNER, JUDY A  
LOBATO, JOHN B  
MARSHALL, EDLO  
MATTEAU, RAY  
MCDONALD, JACK N  
MCNEIL, NED  
MEADOWS, RUTH V  
MURPHY, JIM E  
POE, ALFRED  
STOCKTON, BONNIE  
THOMPSON, MYRTLE L  
VAN, ELLS  
VANELLS, VERNON  
729 JIANGSON DUKE LLC  
PICKER MARC ATTORNEY AT LAW  
835 SIGMA ALPHA EPSILON HOUSE  
912 GREAT BASIN INSTITUTE  
930 ATCHESON FRED H  
MAUSERT MARK ESQ  
WILKIN LAW OFFICE  
1055 QI, ALADAER  
1056 BOCKS, MICHAEL P  
BOCKSCO BUILDERS  
1065 LUCAS, MARK K  
1066 BRUCE, JANICE A  
1071 DIAZ, SHIRLEY  
1072 MARTIN, AMBER J  
1078 BRYAN, PHOEBE M  
1081 SARRADEL, MICHAEL  
1110 SHI, ZHIPEI  
1120 MINTER, GARY D  
1121 TRACY, ERIC M  
1125 HUNTER, JUNE  
WHISTLER, EMILY A  
1127 KNIGHT, CODY  
1133 JONES, DAVID R  
1136 ROTTER, DANIEL  
1137 LEATHLEY, THOMAS  
1140 BUFFA, JOHN W  
1147 PINTO, RENE E  
1150 MOEZZI, KEVAN  
NOVOA, NORA  
REID, TISHA

**EVANS AVE 2010 (Cont'd)**

1190 OSTROM, BRIAN K  
1605 SIERRA SCIENCES INC  
1680 FAMILY TRUST COMPANY  
1690 WAVE CAR WASH  
ZIPPY MART  
1775 ABABNEH, SAWSAN  
ABDEL-MOHTI, AHMED  
ARYAL, GYAN  
BAHRAMI, HAMIDRE  
CHENAN, AJO  
DAS, SHAMBHU  
GHOSH, AMIT K  
JONES, ADAM  
JOSHI, TIRTHA  
KEENAN, MELISA  
LI, MINGHUI  
LORIA, LUIS  
LUDLOW, JAMES  
MASADEN, ESMAEEL  
NAVARATNE, NEEDRA  
POKHAREL, ASHOK  
RODRIGUEZ, VERONICA  
SMITH, KIM  
SPARLING, MICHELLE A  
THILEEPAN, SATHANATHAN  
THIRIMANNA, BUDDIMA  
UZ, IREM  
VARNER, K  
WILLIAMS, HARRY  
XU, LING  
YARD, JIE  
YASIN, ESSAM  
ZHANG, GUOZHU



## EVANS AVE 2005

200 RENO CITY OF  
264 HENNESSEE, RICHARD A  
320 ADAMS, MICHAEL  
ALVARADO, FELIX J  
ANNERL, CHRISTOPHER  
BEAZLEY, THERESA J  
BELLAMY, ALAN  
BRACKETT, S  
BURTON, KIRBY  
CALFEE, JARROD  
CAMPBELL, RON V  
CRUMP, MELANIE  
DEHHART, KEN  
FAMBLE, RAMON J  
FREGOSO, S  
GARCIA, DON  
GRAINER, MICHAEL  
GUNTER, DENNIS  
HANCOCK, F  
HENNENHOEFER, PHILIP  
HERZ, MICHAEL  
HILL, MIKE  
HISE, WALLY H  
HULSEY, REX  
KELLEY, S  
KELLY, ALYSON  
LACHOWSKI, ANDRZEJ  
LEWIS, DAVID  
MAUPIN, GEORGE  
MOSLEY, SHANE  
MOSS, CHRISTOPHER  
NDOULI, CHARLES C  
OLMOS, DAVID  
QUILICI, TANYA D  
RAMSETH, R D  
RIVERA, PHILLIP  
RYALL, AARON  
SILVIA, BRANDEN  
SPOON, JASON  
STRICKLAND, MICHAEL  
THORNE, JIM  
WHILES, KEITH  
325 SANTOS TRANSMISSION  
331 SANTANA JESSE  
420 BLUE LYON ART STUDIO  
429 BAUGH, BELINDA  
BUSKIRK, JEFFREY  
CAMP, PAUL  
SAGE, MONICA  
STANELY, REX

**EVANS AVE 2005 (Cont'd)**

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447 BRANTLEY, DOUGLAS R  
CAMP, KELLY  
CHERYLS MOTEL & APARTMENTS  
EVANS, WILLIAM  
GODSPEED, DRAKE  
HAGEN, RIAN  
SMITH, THOMAS  
TOVEY, JOELLE  
TURRIETA, ART C

462 ANDERSON, NICOLE  
JOHNSON, KEVIN

468 REYES, LUCY R

477 FREE, VICKI

517 RENO SHEET METAL PLBG & HTG CO

520 CENTER FOR EMPLOYMENT TRAINING

635 MOONEY, PATRICK M

637 HOFFER, RON V

646 PALEY, HAZEL N

647 DUTRA, TRACY D  
GARCIA, HELEN D

649 RAMOS, DELORES

651 REUSS, ROBERT F

663 ELMORE, CLARENCE T

711 GAINER, LILLIAN M

715 OWENS, JESSE

719 PONCIANO, ARLA I

721 BANTA, TYLER S

726 ANDRES, ROBERT  
BAMER, ARTHUR  
BLAU, HAROLD H  
BRADBURY, DEAN V  
BRADLEY, FRANCIS  
BURNS, CATHERINE  
BURNS, EDWARD S  
CAPPS, B  
CERVANTES, JOSE R  
CORNWELL, ROBERT K  
DIXON, VERN J  
EDWARD, JANET  
EMERSON, C  
FRASSA, GERTIE L  
GILL, LEE E  
HAYES, FERN P  
KENNEDY, LEO B  
KING, DELFIE  
LEUNG, YOUNG  
LOBATO, JOHN B  
MARONEY, NORMAN  
MATTEAU, RAY  
MONROE, DOUG J



**EVANS AVE****2005****(Cont'd)**

|      |  |
|------|--|
| 726  | MURPHY, BRETT E<br>NISHIGUCHI, ART<br>SHAMDIN, HISHIAR<br>STANTON, JOAN L<br>STOCKTON, B                       |
| 729  | BONANZA STUDIOS LLC<br>BURGESS WLLIAM E JR INSUR AGCY<br>RABBITBRUSH PARTNERS LLC<br>TRI TAYLOR MANAGEMENT INC |
| 835  | SIGMA ALPHA EPSILON HOUSE  |
| 900  | SABRAW, SCOTT  |
| 908  | FOCER, JOHN G  |
| 912  | MARTINEZ, MARIE H  |
| 920  | CARLIN, SCOTT  |
| 928  | FREGA, EMILY   |
| 930  | ATCHESON FRED H<br>MAUSERT MARK ESQ  |
| 1045 | HAFEN, ARTHUR  |
| 1056 | BOCKS, MICHAEL P<br>BOCKSCO BUILDERS   |
| 1061 | CRISIS CALL CENTER   |
| 1071 | SPARKMAN, ELLIOT E   |
| 1072 | URRUTIA, MARY C  |
| 1078 | BRYAN, PHOEBE M  |
| 1081 | ASHBAUGH, JONATHAN N   |
| 1110 | SPETH, CHARLES F   |
| 1115 | HEALY, ROSALIE S   |
| 1120 | MINTER, GARY D   |
| 1121 | OLSON, JESSE   |
| 1125 | MARVIN, JESSICA  |
| 1126 | SCHOFIELD, RYAN  |
| 1127 | TOLL, JOHN P   |
| 1130 | MOKI, DAIGO  |
| 1136 | QUAGLIERI, MICHAEL   |
| 1137 | SILVEIRA, EDWARD   |
| 1140 | BUFFA, JOHN W  |
| 1147 | GROW LANE J<br>IVERSON, RODNEY D   |
| 1150 | CLAAR, KERA<br>QUALIERI, MICHAEL C<br>WRIGHT, SAMANTHA   |
| 1170 | JACKS, LINDA S   |
| 1190 | COLTON, BLAKE  |
| 1605 | SIERRA SCIENCES INC  |
| 1680 | FAMILY TRUST COMPANY   |
| 1690 | ZIPPY MART   |
| 1755 | HABOUB, ABDELMOULA   |
| 1775 | BABU, SENTHIL<br>BUNTHA, SERMSAK<br>CHEN, DONG J   |



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**EVANS AVE 2005 (Cont'd)**

1775 CHO, HYUN C  
CLENDENIN, COLBY  
DAI, JIANGUO  
DESOUKY, MAGDY M  
GAO, YANG  
HAMASHA, KHADEEJEH  
HUANG, ZHENG  
JOOSTE, SIMON N  
KIM, TOYEON  
MANZANO, PAUL  
MORAN, BRANDON  
NORVELLE, ALEX  
RAHMAN, M  
SONBOL, A  
SOTO, DESIRAE  
TAYLOR, DAVID B  
THOMPSON, JASON  
THORNTON, ERIC  
WANG, XIAOJIE  
WICKENDEN, JAMES R  
WILLAIMS, HARRY  
WILLIAMS, HARRY  
ZHANG, MING



**EVANS AVE 2000**

230 ADKINS DAVID E ATTORNEY AT LAW  
ADKINS, DAVID E  
JOYS INTERIORS  
KHYBER PASS RUG COMPANY INC

320 ALVARADO, FELIX  
ARANDA, ANTHONY  
CALLAHAN, JESSICA A  
COFFIN, DAVID L  
DANIELS, NORA A  
DELACRUZ, IMELDA  
DILLARD, KELLY A  
FREUND, KARL E  
KOTTS, BRIAN  
MCGUINNESS, JOHN  
MOSLEY, EVELYN  
OH, HYUN T  
SPIKES, ERIN L  
THORNE, JIM

420 BAKER, TOM  
BLUE LYON ART STUDIO  
ULTIMATE SCREEN PRINT

426 HAYES, WILLIA V

429 SMITH, E

447 CAIN, SUSAN  
CHERYLS MOTEL & APARTMENTS  
LYNCH, BARBARA  
MAHON, RON

462 PASSMORE, JAMES L

465 KAUR, AJIT

501 PERSONAL TOUCH BY SIVAD

517 RENO SHEET METAL PLBG & HTG

520 CENTER FOR EMPLOYMENT TRAINING

550 FLEXFAB HORIZONS INTERNATIONAL

637 RHINEHART, JOHN

645 KOERNER, SUSAN L

646 PALEY, HAZEL N

647 SMITH, K

649 GAGOLINAN, FLORA L

701 GOLDIE, BILL  
TOLLE, STACEY

719 OLSEN, R

721 STONE, JEFF

726 ARNOLD, VERGIE  
BLAU, HAROLD  
BOSCH, BRUCE  
CERVANTES, JOSE R  
COTTONHAM, ROBERT D  
FRASSA, GERTIE L  
GIFFORD, ROBERT E  
GOTCHER, MITZI

EVANS AVE

2000

(Cont'd)

|      |   |
|------|---|
| 726  | GRAF, MICHAEL<br>HUTCHINS, CLIFTON<br>KENNEDY, LEO<br>MOSCHINI, S   |
| 729  | BURGESS WILLIAM E JR INSUR AGCY<br>HINMAN RUSTY INSURANCE AGENCY  |
| 908  | BANKS, J<br>FOCER, JOHN G<br>JOCER, JOHN<br>OLSON, BERRY R  |
| 912  | GREGORY, M T  |
| 920  | JOHNSON, JASON P<br>ROBERTSON, YERDA  |
| 928  | WOODWARD, ELI B   |
| 930  | CAIN, RUSS  |
| 1039 | BEITZ, KENNETH W  |
| 1050 | STRICKLAND, JACK P  |
| 1055 | FRICKE, AARON B   |
| 1056 | BOCKS, MICHAEL P  |
| 1066 | JOHNSON, C E  |
| 1081 | SWOBODA, BEN D  |
| 1110 | SPETH, CHARLES  |
| 1115 | HEALY, JOHN V   |
| 1120 | ARMSTRONG, SABIA  |
| 1125 | KEARNEY, KEVIN<br>SHUMANN, KEVIN  |
| 1126 | WEBER, WILLIAM  |
| 1127 | WOLD, NANCY   |
| 1128 | VERMES, JOSEPH B  |
| 1130 | GOPALAKRISHNAN, BALAJI  |
| 1133 | FENDELANDER, DAVID D  |
| 1136 | KROPF, C  |
| 1140 | BUFFA, JOHN   |
| 1147 | WOFFORD, ANN M  |
| 1150 | BANTUM, BRIAN M   |
| 1170 | JACKS, M L  |
| 1605 | SERRIA SCIENCES INC   |
| 1680 | FAMILY TRUST COMPANY  |
| 1690 | VISTA MALL  |
| 1775 | AGUILAR, G<br>AILES, JANA M<br>BASSETT, TODD<br>CHEN, LEI<br>JORGENSEN, JILL J<br>KHER, AMOD<br>LAN, PEILIN<br>MATTHEWS, GAIL<br>RAMIREZ, RICARDO<br>SANT, SINGH A<br>SINGH, JILL S |



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**EVANS AVE 2000 (Cont'd)**

1775 STRATTON, CHARLES R  
STROUD, TRAVIS E  
ZHAKSILIKOV, MARAT  
ZHANG, JIAN

**EVANS AVE 1995**

200 RENO CITY FIRE DEPT  
230 ADKINS DAVID E LAW OFFICES  
HART JOY  
HERITAGE GALLERY  
KHYBER PASS COMPANY  
REPEAT PERFORMANCE  
TODD RICHARD DESIGNS  
240 ABF FREIGHT SYSTEM INC  
320 JUNIPER COURT HOTEL  
325 DOYLE GREG  
331 AC AUTO REPAIR  
420 TAHOE FURNITURE CONCEPTS INC  
427 LENOX HOTEL  
429 SMITH, E  
447 CHERYLS MOTEL & APTS  
500 TEN-FOUR-RADIO STORE INC  
501 PERSONAL TOUCH BY SIVAD  
505 LAVOY MATTHEW J  
517 RENO SHEET METAL PLBG & HTG  
520 BROYHILL FURNITURE INDUSTRIES  
CENTER FOR EMPLOYMENT TRAINING  
550 FLEXFAB HORIZONS INTERNATIONAL  
645 KOERNER, DOUGLAS P  
647 LIMON, MARY  
PAULS, GEORGE  
663 EVANS, JACK L  
701 GOLDIE, BILL  
TOLLE, STACEY  
711 JACKSON, WILLIS  
721 SCOTT, PAUL  
726 ANDERSON, OSCAR  
ARNOLD, VERGIE  
BECKER, GERALD  
COTTONHAM, ROBERT D  
FRASSA, GERTIE L  
GRAF, MICHAEL  
HOGAN, GILBERT  
HUBBS, A K  
HUTCHINS, CLIFTON  
METZGER, B  
RIELLY, ALBERT  
STEELY, D  
WEDDLE, J W  
729 DICKSON OBRYAN & DOUGAN  
HANDRICH, JOHN E  
OBRYAN, GWEN  
SMITH, SUSAN D  
835 CONERY, MICHAEL  
FLOWERS, DANIEL  
FOERSCHLER, DEREK L





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**EVANS AVE****1995****(Cont'd)**

835 FORD, MATT  
MALONEY, MIKE  
MANISCALCO, JOHN  
NEWBERRY, KEVIN  
PAUL, RYAN  
SIGMA ALP EP NV AL CH UN NV RN

908 FOCER, JOHN G

912 GREGORY, M T  
HICKS, BESSIE H

930 CAIN, RUSS

1056 BOCKS, MICHAEL P

1066 JOHNSON, CONNIE E

1110 SPETH, CHARLES

1115 HEALY, JOHN V

1125 BUTCHER, LARRY

1126 WEBER, WILLIAM

1130 MAES, MICHAEL C

1133 CRAWFORD, J  
VROMAN, HOLLY

1136 BELL, WILLIAM E

1140 BUFFA, JOHN

1150 COMMON SENSE JANITORIAL

1190 CHISEL, WILLIAM

1605 UNITED STATES BUREAU OF MINES

1775 ASAD, ABU M  
CHUNG, YOU  
DAI, NINGDA  
HONAGANHALLI, P  
LIAN, TIANGAN  
LIU, J  
LLOYD, MICHAEL  
MAITRA, SANTANU  
MITRA, A  
OBLAD, JEFFERY  
SANTAMARIA, P  
SOROM, WILLIAM  
STERLING, MARK  
THOMSEN, JANE  
XU, AIGUO  
YANG, WEI  
YAO, GUOMIN  
ZHAN, G

**EVANS AVE 1992**

|     |   |
|-----|---|
| 230 | JOYS INTERIORS<br>KHYBER PASS COMPANY   |
| 240 | ABF FREIGHT SYSTEM INC  |
| 320 | JUNIPER COURT HOTEL   |
| 352 | WALTON, EDWARD  |
| 420 | TAHOE FURNITURE CONCEPTS  |
| 427 | LENOX HOTEL   |
| 429 | MILLER, ALLEN<br>SMITH, E   |
| 465 | WHITE COURT MOTEL   |
| 505 | BASS, ADAM<br>LA BEEG JANITORIAL SERVICE  |
| 517 | RENO SHEET METAL PLBG & HTG   |
| 520 | BENDER WAREHOUSE CO<br>BROYHILL FURNITURE INDUSTRIES<br>WRIGHT LINE INC   |
| 555 | I G M CORP<br>RAMADA INN  |
| 645 | K-C CONSTRUCTION SERVICES<br>KOERNER, DOUGLAS P   |
| 646 | PALEY, HAZEL N  |
| 649 | CARL, E A   |
| 663 | EVANS, JACK L   |
| 711 | JACKSON, WILLIS   |
| 726 | HUBBS, A K<br>LOPEZ, G<br>METZGER, B<br>WEDDLE, J W   |
| 729 | DICKSON O BRIEN & ASSOCIATES<br>DICKSON, CHUCK  |
| 835 | ARIAS, DANNY<br>DAVIS, BOB<br>FELICIANO, BRIAN<br>FRENKEL, ROBERT<br>GOODPASTURE, TRAVIS<br>HIRSCH, RAUL<br>MADARIAGA, L<br>MANISCALCO, JOHN<br>NEWBERRY, KEVIN<br>PRARY, BOB<br>RAMIREZ, ANDY<br>ROBERTS, HUGH<br>SIGMA ALP EP NV AL CH UN NV RN<br>WOOLLEY, SCOTT |
| 900 | LANCASTER, J L  |
| 912 | GREGORY, M T<br>HICKS, BESSIE H   |
| 920 | KUNITOMI, NORIKO  |
| 928 | FITZHENRY, LESTER   |
| 930 | CAIN, RUSS  |



**EVANS AVE****1992****(Cont'd)**

|      |                             |
|------|-----------------------------|
| 1045 | CALIZAYA, FELIPE            |
|      | ENNIS, JOHN                 |
| 1049 | ROGERS, DAN                 |
| 1050 | STRICKLAND, JACK P          |
| 1056 | BOCKS, MICHAEL P            |
|      | SEIBERT, SCOTT              |
| 1065 | CRANDALL, C                 |
| 1066 | JOHNSON, C E                |
| 1071 | SHERETZ, BILL               |
| 1110 | SPETH, CHARLES              |
| 1115 | HEALY, JOHN V               |
| 1120 | THORNTON, C J               |
| 1121 | SIMPSON, RICHARD            |
| 1126 | WEBER, WILLIAM              |
| 1127 | BUDERUS, TODD               |
| 1133 | PASCUCCI, LOUIS             |
| 1136 | BELL, WILLIAM E             |
| 1140 | HAEFNER, PAUL E             |
| 1150 | FAIRCHILD, BRAD             |
| 1190 | CHISEL, WILLIAM             |
| 1605 | UNITED STATES DEPT INTERIOR |
| 1775 | BASCOM, J P                 |
|      | BHADURI, RAHUL              |
|      | HAMADI, ROXANNA             |
|      | HAN, Y                      |
|      | LAGAE, K                    |
|      | SOROM, W                    |
|      | WANG, GUOXIN                |
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| <p>3<br/>901<br/>4</p> | <p>B Vacant<br/>C*Jones Bill<br/>D Fleischmann Adolph<br/>E Milmer Alan<br/>F*Wilkinson Bob<br/>G Tao Ng Uyerr Van<br/>H*Sirk August<br/>I Alexander Burt<br/>J*Campbell Robt<br/>K Vacant<br/>L Dudley Alf<br/>M*Delgado Frank<br/>N*Cathey Gene<br/>O Vizray Salvadoro<br/>P*Baxter Preston<br/>Q Fursow Peter<br/>R Kinch Chas<br/>S*Melendez Celestimo<br/>T Vacant<br/>U Vacant<br/>429 Four Hundred &amp; Twenty Nine Evans<br/>Av Apts 323-7685<br/>1 Millett Bob<br/>2*Cossey Tod<br/>3*Brennan Mike<br/>4*Ash Marlene<br/>5 Atlas Geo<br/>6 Smith Ella Mrs 322-8275<br/>7*Patchetti Peter<br/>8*Hiet Lein<br/>9 Barton Jack<br/>10*Espereto J<br/>11*Hertienne Herman<br/>447 Cairns Cheryl L Mrs 323-5429<br/>462 Apartments<br/>1 Rebideau Nevada Mrs 323-3203<br/>2*Brooks Georgia<br/>3 Letko Jos 348-7642<br/>4 Anderson Peter<br/>465 White Court Motel 329-1957<br/>Silva Manuel R 329-1957<br/>5TH ST INTERSECTS<br/>ZIP CODE 89512<br/>501 Sierra Kirby Inc vacuum cln sls &amp;<br/>serv 786-1624<br/>Kirbyland vacuum cln sls &amp; serv<br/>329-6774<br/>505 Bill's Pit Stop auto parts 348-0808<br/>517 Reno Sheet Metal Plumbing &amp; Heating<br/>Inc 323-7123<br/>520 Bender Warehouse Co 323-2704<br/>Bender Records Service business<br/>records storage 322-0266<br/>550 D &amp; D Wholesale Liquors 323-5135<br/>555 Reno Ramada Inn (Personnel Ofc)<br/>323-1179</p> | <p>INTERSTATE 80 INTERSECTS<br/>E 9TH ST INTERSECTS<br/>835 Sigma Alpha Epsilon Fraternity<br/>784-9366<br/>UNIVERSITY TER INTERSECTS<br/>900 Lancaster Jackie L 323-5049<br/>908 Puente Danl 329-0814<br/>912 Gregory Maude T @ 329-2808<br/>912a*Johnson Christopher<br/>920 Robertson Jos H @ 329-1649<br/>928 No Return<br/>930 Cain Russell R @ 322-3765<br/>RECORD ST INTERSECTS<br/>1000 Sierra Pacific Power Co (Univ Of<br/>Nv Sub Sta)<br/>1039 Vacant<br/>1045 Wilson Nathl @ 322-2035<br/>1049 Rogers Dan R @ 329-1546<br/>*Rogers Barbara A<br/>1050 Strickland Jack P @ 322-1442<br/>1055 Platz Craig D @<br/>1056 Bocks Spencer W @ 323-8594<br/>1061 No Return<br/>1065 Crandall Harold 329-9632<br/>1066 Johnson Constance E Mrs @ 323-3882<br/>1071 Sheretz Richd C @ 323-2414<br/>1072 Urrutia Mary C Mrs @ 323-4512<br/>1078 Bryan Phoebe<br/>1080*Utin Mike D 329-0549<br/>1081*Broadhead Barry D<br/>HIGHLAND AV INTERSECTS<br/>1110 Speth Charles F @ 323-4431<br/>1115 Healy John V @ 329-5033<br/>1120 Thornton Clarence J @ 323-5453<br/>1121*Koslowski Todd M 329-4993<br/>1125 Fragione Albert V @ 322-5999<br/>1126 Collings D A 786-6064<br/>1127*Chhina S<br/>1128 Busch Phillip F @<br/>1130 Vacant<br/>1133 Pascucci Louis @<br/>1136 Bell Wm E @ 322-1226<br/>1137 Earl Phillip I @ 323-2571<br/>1140*Buffa John 786-0282<br/>1147 Bonanza Bookkeeping Service<br/>1150 Anderson Harry D @ 323-2843<br/>1170*Miller Marilyn L @ 322-4315<br/>1190 Chisel Wm D 322-5715<br/>1363 University Of Nevada (Dept Of<br/>Public Safety) 784-4013<br/>University Of Nevada (College Of<br/>Educ) 784-6905<br/>University Of Nevada (Buildings &amp;<br/>Grounds) 784-6771<br/>University Of Nevada (Army R O T<br/>C) 784-6751<br/>University Of Nevada (Dept Of<br/>Recreation) 784-4041<br/>University Of Nevada (National<br/>Judicial College) 784-6747<br/>BROOKS ST INTERSECTS<br/>1605 U S Bur Of Mines Reno Research<br/>Center 784-5391<br/>1775 University Of Nevada Village apts<br/>786-4090<br/>101 No Return<br/>103*Cardenas Ed 323-6201<br/>105*Feng Heung<br/>107*Jantzen Karen S<br/>109 Vacant<br/>111 Ismail Asma<br/>113 Yoon Jongho 329-9177<br/>115*Lin Edward 786-6043<br/>117*Shen Wen 322-5148<br/>119 Lim Jun S 329-6510<br/>200 Rhodes Andre L 348-1679<br/>202 No Return</p> |
|------------------------|--|---|

- E 6TH ST INTERSECTS  
635 Mooney Patk M @ 323-8532  
637 Nelson Ted M 323-3232  
645 Langford Kerry 322-7536  
646 Paley Hazel N @ 323-3874  
647 Thomas Tony  
651 Doretti Thos  
663 Borowski Irene M @ 323-1433  
E 7TH ST INTERSECTS  
701\*Zoellner Malinda 323-8445  
711 Jackson Willis @ 323-8044  
711 1/2 Gainer Franklin 322-1220  
715 No Return  
715 1/2 Corsey Emerson 329-3045  
719 Poncinno Wm @ 329-5820  
721 Poncinno Alcan W @ 322-6505  
729 Dickson O'Bryan & Associates  
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835 Sigma Alpha Epsilon Fraternity  
786-9366

UNIVERSITY TER INTERSECTS

900 Lancaster Jackie L 323-5049

908★Marshall Criag L 322-6732

Musselman Russ 323-7987

912 Gregory Maude T © 329-2808

920 Robertson J H © 329-1649

928★Fredrickson Pat

930 Cain Russell R © 322-3765

RECORD ST INTERSECTS

1000 Sierra Pacific Power Co (Univ Of Nv  
Sub Sta)

1039 Linscott A

1045 Wilson Nathl © 322-2035

1049 Rogers Dan R © 329-1546

1050 Strickland Jack P © 322-1442

1055 Platz Craig D © 786-4458

1056 Bocks Spencer W 786-8364

1061 Martin Ray C ©

1065 Funk Alfred 323-4381

1066 Johnson Constance E Mrs © 323-3882

1071 Sheretz Richd C © 323-2414

1072 Urrutia Mary C Mrs © 323-4512

1078★Bryan Phoebe

1080★Mc Cree John 348-7416

1081★Fields-Murphy Tina 329-3628

HIGHLAND AV INTERSECTS

1110 No Return

1115 Healy John V © 329-5033

1120 Thornton Clarence J © 323-5453

1121 Leeth Dan 786-8838

1125 Fragione Albert © 322-4346

1126★Taylor Tracy

1127 Chhina Sandra Y © 329-2734

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1128 Busch Phillip F © 329-8307

1130★King Nancy © 329-3036

1133 Pascucci Louis © 329-1288

1136 Bell Wm E © 322-1226

1137 Earl Phillip I © 323-2571

1140★Haefner Paul E

1147★Garrison David 322-8959

1150 Anderson Harry D © 323-2843

1170★Gerdel Miguel © 322-3373

1190★Chisel Wm 329-5391

1303 University Of Nevada (Police)  
784-4013

University Of Nevada (College Of  
Educ) 784-6905

University Of Nevada (Buildings &  
Grounds) 784-6771

University Of Nevada (Army R O T  
C) 784-6751

University Of Nevada (Dept Of  
Recreation) 784-4041

University Of Nevada (National  
Judicial College) 784-6747

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Research Center 784-5391

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 4\*Anderson P  
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 5TH ST INTERSECTS  
 ZIP CODE 89502  
 501 Kirby Co Sierra Inc vacuum cln ala & serv 786-1624  
 505 Vacant  
 513 Vacant  
 513½ Vacant  
 517 Reno Sheet Metal Plumbing & Heating Co 323-7123  
 520 Bender Warehouse Co 323-2704  
 550 Vacant  
 555 Osborne & Dermody Inc hse furnishing gds whol 322-6957
- 6TH ST INTERSECTS  
 619 Akert Bluma B © 323-3973  
 621a\*Engstrom Susan 323-1449  
 621b Brooks Jim  
 623 Figurali Geo R © 322-2275  
 635 Kanamaru Yatoshi  
 637 Ruah Peter  
 645 Townsend Irving D 322-5063  
 646 Paley Hazel N 323-3874  
 647\*Bulin Edw  
 649 Buurama Eily  
 651 Krouse Carl H 323-2811  
 553 Palarmo Susan  
 7TH ST INTERSECTS  
 701 Fitzpatrick John W  
 711 Jackson Willis © 323-8044  
 711½ Gainer Franklin 322-1220  
 715 Jackson Lottie 329-2676  
 715½ Hutchins Clifton 322-2728  
 719\*Ormond Leslie  
 721 Ponciano Alvin W © 322-6505  
 724 Orvia Ring School 322-3792  
 729 No Return  
 8TH ST INTERSECTS  
 INTERSTATE 80 INTERSECTS  
 9TH ST INTERSECTS  
 835 Sigma Alpha Epsilon Fraternity 786-9366  
 UNIVERSITY TER INTERSECTS  
 900 Hitchings Geo A © 323-5049  
 908\*Schmitz Jerry  
 908½ Vacant  
 912 Gregory Maude T © 329-2808  
 920 Robertson J H © 329-1649  
 928 Daley Chris 323-3875  
 930 Cain Russell R © 322-3765  
 RECORD ST INTERSECTS  
 1000 Sierra Pac Power Co (Univ Of Nev Sub Sta)  
 1039 Prescott Pearl E Mrs © 322-3747  
 1045 Wilson Nathl © 322-2035  
 1049 Rogers Dan R © 329-1546  
 1050 Strickland Jack P © 322-1442  
 1055 Fleming Vivian Mrs © 323-1246  
 1056 Knollhoff Gene N 788-0200  
 1061 Shumway Keith A © 323-0531  
 1065 China Sandra Mrs 329-2734  
 1066 Johnson Constance E Mrs © 323-3882  
 1071 Sheretz Richd C ©  
 1072 Urrutia Mary C Mrs © 323-4512  
 1078 Hoge Earl E © 322-1866  
 1080 Stopper Lois Mrs © 329-0923  
 1081\*Diversky Robt  
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 1110 Cooper Douglas G 786-3378
- 1115 Healy John R © 329-5033  
 1120 Thornton Clarence J © 323-5453  
 1121 Vanschoinck Gary 323-5065  
 1125 Fragione Albert © 322-4346  
 1126 Webster Kim  
 1127 Tularaki Lura B Mrs © 323-3828  
 1128 Brignand John A © 329-4090  
 1130 Dugdale Robt J © 322-9984  
 1133 Pascucci Louia © 329-1288  
 1136 Bell Wm E © 322-1226  
 1137 Barker Ross E 786-2888  
 1140 Vacant  
 1147 Vacant  
 1150 Doyac Paul  
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 1190 Wessel Dale V © 322-5483  
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 1605 U S Bur Of Mines Reno Metallurgy Research Center 784-5391  
 1775 University Of Nevada Village apts 329-9957  
 101 Tuelers Milton  
 103 Myers Ronald  
 105\*Turner Joseph  
 107 Sorenson Rick 329-5182  
 109 Moon Young  
 111 No Return  
 113\*Peck Susan  
 115 Donker Geo  
 117 Patterson Jim  
 119 Holtens Guillermo  
 200 Pike Ernie  
 202 Glatther Gary  
 204 Parke Y T  
 206 Johnson Robt W  
 208 Ford Isaac  
 210 Sherbourn Mark  
 212 Saengurneora Teck  
 214 Ortman Kenneth A  
 216 Tritholls Wm 322-5560  
 \*Lowe Richd 329-0926  
 301 No Return  
 303\*Koch Bjorn 329-9301  
 305 Inzer Robt  
 307 Pervis Gerald  
 309 Jessup Mike  
 311 Bates Stuart  
 313\*Forrester Patk J 329-6825  
 315 Rosser James 323-1998  
 317 Vacant  
 319 Ward Tony  
 400 Huang Chitso  
 402 Tees Suiel  
 404 Anderson John R  
 406\*Sedaleh Bryan  
 408 Kunkle Joe  
 410 Hayes Victoria 329-9670  
 412 Vacant  
 414 Kite Frank  
 416\*Huntsman Maura  
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- 1049 Rogers Dan R @ 329-1546
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- 307 Woodbury Gary 322-9708
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- 317 Welch Don
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- 1365 Vacant
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- 1375 Stardust Of Reno The apts 323-3444
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1130 DUGDALE ROBT J ● 322-9984

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 816 Pense Ralph W ΔFA9-0312  
 820 Frantz Alma N Mrs © ΔFA3-3219  
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 870 Harriet Genty L ΔGA3-0272  
 880 Peek Stanley M ΔFA2-0125  
 890 Ulbert Oscar © ΔFA2-5218

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900ΔHitchings Geo A © ΔFA3-5049  
 908 Pollard Welcome R © ΔFA3-0057  
 908½ Hersey Timothy

912 Stichter Geo H © ΔFA3-5894  
 920 Robertson Jos © ΔFA3-7569  
 928 Cowgill Phillip S ΔFA3-8116  
 930 Cain Russell R © ΔFA2-3765  
 1039 Prescott Pearl E Mrs © ΔFA2-3747  
 1045 Wilson Nathl E © ΔFA2-2035  
 1049 Rogers Dan R bldg contr  
 ΔFA9-1546

1050 Clark Jane M Mrs ΔFA3-7580  
 1055 Fleming Chas E © ΔFA3-4246  
 1056 Collins Joseph J ΔFA2-6624  
 1061 Williams Loring R © ΔFA3-8544  
 1065 Bumbalough Robt T ΔFA2-2977  
 1066 Johnson Mervin T © ΔFA3-3882  
 1071 Sheretz Richd C © ΔFA3-0728  
 1072 Urrutia Angelo © ΔFA3-4512  
 1078 Hoge Earl E © ΔFA2-1866  
 1080 Devine Wm E © ΔFA2-7340  
 1081 McMullen Howard L © ΔFA2-1286

6 Highland av intersects

1110 Madsen Eleanor E Mrs ©  
 ΔFA3-7593

1120 Thornton Clarence J ©  
 ΔFA3-5453

1121 Jackson Wm H ΔFA2-4484  
 1125 Miller Ralph E © ΔFA3-3063  
 1125½ Vacant  
 1126 Smith Jas E © ΔFA2-5364  
 1127 Smith Lara B Mrs ©  
 ΔFA3-3823

1128 Backus Leland W ΔFA2-2738  
 1130 Dugdale Robt J © ΔFA2-9984  
 1133 Pascucci Louis © ΔFA9-1288

3 1136 Lynch Wm J © ΔFA2-6510  
 1137 Noe Lee W © ΔFA2-7626  
 1140 Jones Chas R © bldg contr  
 ΔFA2-3653

1147 Campbell Wallace ΔFA2-6753  
 1150 Williams Thos H © ΔFA2-5571  
 1170 Miller Robt S © ΔFA2-4315  
 1190 Armanino Carl F © ΔFA2-0381

Target Street

Cross Street

Source

Polk's City Directory

EVANS AVE 1960

# W. H. WINE CONS

General Building and Cor

Free Estimates — Exp

2165 Plumas Street

Reno

## RENO DIRECTORY OF

### EVANS AV—Contd

1303 US Marine Corps Reserve  
ΔFA2-5618

US Naval Reserve Training  
Center ΔFA2-5431

1605 US Dept of Interior (bureau of  
mines) ΔFA3-1071

end Nevada College of Agrl  
ΔFA3-1393

1700 University of New Housing for  
Married Students apts

1-48 Under Constn

46

### EVELYN WAY—From Neil rd east, 2 south Airport rd

1365 Moore Wayne E

1370 Haas Alvin F © ΔFA3-8514

1445 Mill - Elmer C © ΔFA2-5600



EVANS AVE 1932

# Riverside Bank

Geo. Wingfield.....President  
 N. W. Jacobs.....Vice President  
 RENO, NEVADA  
 Roy J. Frisch.....Cashier  
 J. M. Fuetsch.....Asst. Cashier

## COMMERCIAL AND SAVINGS

RENO HOUSEHOLDERS' DIRECTORY (1932) 325

- 404 Vacant
- 421 McDonald J E
- 421½ Tarbett Lee
- 427 Hotel Lennox  
Hagerton Leo
- 429 Boam Mary Mrs  
Kearns J E  
Williams Hazel Mrs (o)
- 429½ Stanley I R
- 447 Schmidt Bernard
- 450 Pierotti Frances Mrs
- 453 Harrison Richd  
Streib P U (o)
- 453½ Japson Arth  
La Voie Robt  
Pearson Paul  
Stratton Maurice
- 458 Hart A W (o)
- 461 Bandger Pete  
Redman E J
- 462 Dormio Apartments  
Davis Paul  
Dormio C J (o)
- 5th intersects
- 500 Red River Lumber Co
- 509 Respini Fred (o)
- 511 Ney G F
- 513 Johnson C A
- 517 Groh Bert shtmtlwnks
- 6th intersects
- 615 Sullivan Susie Mrs (o)
- 615½ Lancaster W A
- 619 Corsiglia F F (o)
- 623 Laufman J W (o)
- 635 Hess J W (o)
- 645 Wyckoff J S
- 646 Hunter C E
- 647 Steinbrenner Ernest (o)
- 651 McMahon W H (o)
- 7th intersects
- 701 Barrett W P (o)
- 711 Majors R C (o)
- 715 Prescott R R
- 719 Taylor Thos
- 720 Orvis Ring School
- 721 Brandis Harry (o)
- 729 Billinghamurst B D (o)
- 737 Baker Mae Mrs  
Ross Fred
- 755 Mason R E (o)
- 8th intersects
- 804 Lincoln G A Mrs (o)
- 812 Clay Emma Mrs (o)
- 816 Thomas W E
- 820 Frantz Theo (o)
- 835 Sigma Epsilon Fraternity

- 9th intersects
- 900 Lewis J V
- 908 Luke Cath Mrs (o)  
rear Vacant
- 912 Corris Caesar  
Elander C G bldg contr (o)
- 920 McDonough J J
- 1045 Davis C W (o)
- 1050 Clark T W (o)
- 1056 Johnson H A
- 1061 Scranton C M (o)
- 1078 Calhoun Belle Mrs (o)
- 1121 Hooper C J
- 1127 Rhodes J M
- 1137 Harris Edwin
- FEHT ROAD—North from Vir-**  
**ginia av to Court**
- FLINT—South from Court to**  
**California av, 3 w of S Virginia**
- 226 Baker E G  
Cox M M Mrs (o)
- 228 Bennett E C  
Le Grand T Mrs
- 231 Hall J W (o)
- 235 Ricker Wm  
Riley H A
- 239 Sunnyside Apartments  
Thompson W J (o)
- Ridge intersects
- 301 Steinheimer Otto (o)
- 306 Hillcrest Apartments  
Anacabe J B  
Burns R E  
Cadagan E J  
Ellis J C  
Morrill F L  
Paul F Mrs  
Wright J E
- 313 O'Brien J P
- 325 Jones B H Rev
- 328 Elvada Apartments  
Buchanan G H  
Conant W W  
Meiss T L  
Moore G E  
Taylor H L  
Wood Grace Mrs
- 329 Steinheimer F H
- 333 Cooper J A (o)  
Lacher L J
- Liberty intersects
- 401 Cobb E G
- 403 Seeds W P (o)
- 418 Vacant

# Builders' Supply Co.

Walter J. Thompson, Prop.

## Mason Builders Roofing and Supplies

WHOLESALE and RETAIL

TEL.

# 6501

Office and Warehouse

## PARK

South of 4th St.

P. O. Box 774

## RENO

EDWARD F. LUNSFORD, Counsel J. E. SULLIVAN, President

# NEVADA INCORPORATING TRUST COMPANY

Specializing in

THE ORGANIZATION AND REPRESENTATION OF

129 N. Virginia St.

NEVADA CORPORATIONS

Reno, Nevada

# **APPENDIX F**

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## **EDR Radius Map Report**



**Ph. I ESA - 1050 Evans Avenue**

1050 Evans Avenue

Reno, NV 89512

Inquiry Number: 5164714.2s

January 22, 2018

## EDR Summary Radius Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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

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## EXECUTIVE SUMMARY

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), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

1050 EVANS AVENUE  
RENO, NV 89512

#### COORDINATES

Latitude (North): 39.5388890 - 39° 32' 20.00"  
Longitude (West): 119.8107280 - 119° 48' 38.62"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 258446.3  
UTM Y (Meters): 4380145.0  
Elevation: 4543 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP  
Source: U.S. Geological Survey

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150616  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
 1050 EVANS AVENUE  
 RENO, NV 89512

Click on Map ID to see full detail.

| MAP ID | SITE NAME            | ADDRESS              | DATABASE ACRONYMS              | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|--------|----------------------|----------------------|--------------------------------|--------------------|----------------------------|
| 1      | BRAD PREITAUER PROPE | 420 HIGHLAND AVENUE  | SHWS                           | Lower              | 279, 0.053, NNE            |
| A2     | ALBERT FRAGIONE PROP | 1125 EVANS AVENUE    | SHWS                           | Higher             | 518, 0.098, NW             |
| B3     | WASHOE COUNTY SCHOOL | 467 LAUREL STREET    | SHWS                           | Lower              | 664, 0.126, ESE            |
| 4      | ODDFELLOW SIERRA HOM | 1155 BEECH STREET    | SHWS                           | Lower              | 684, 0.130, North          |
| C5     | WASHOE COUNTY SCHOOL | 490 POPLAR STREET    | SHWS                           | Lower              | 711, 0.135, East           |
| D6     | WASHOE COUNTY SCHOOL | 425 E 9TH ST         | RCRA NonGen / NLR, FINDS, ECHO | Lower              | 716, 0.136, SSE            |
| D7     | WASHOE COUNTY SCHOOL | 425 E 9TH ST         | UST                            | Lower              | 716, 0.136, SSE            |
| A8     | UNIVERSITY OF NEVADA | 1147 EVANS AVENUE    | SHWS                           | Higher             | 742, 0.141, NW             |
| C9     | NDOW-MAIN OFFICE-CLO | 1100 VALLEY RD       | UST                            | Lower              | 796, 0.151, East           |
| C10    | UNIVERSITY OF NEVADA | 1000 VALLEY RD       | RCRA-CESQG, FINDS, ECHO        | Lower              | 797, 0.151, East           |
| B11    | UNR ARS SHOP         | 910 VALLEY RD        | UST                            | Lower              | 887, 0.168, ESE            |
| E12    | SATRE CENTER STREET  | 820 NORTH CENTER STR | SHWS                           | Lower              | 1492, 0.283, SW            |
| E13    | SPANISH SPRINGS INVE | 810 NORTH CENTER STR | SHWS                           | Lower              | 1518, 0.287, SW            |
| 14     | SIERRA PACIFIC POWER | MANN AVENUE @ MORNIN | SHWS                           | Lower              | 1556, 0.295, SSE           |
| E15    | UNIVERSITY OF NEVADA | 819-821 NORTH CENTER | SHWS                           | Lower              | 1608, 0.305, SW            |
| F16    | UNIVERSITY OF NEVADA | 904 NORTH VIRGINIA S | SHWS                           | Lower              | 1748, 0.331, WSW           |
| F17    | UNR MAIN CAMPUS HART | 900 NORTH VIRGINIA S | SHWS                           | Lower              | 1755, 0.332, WSW           |
| 18     | WARNER GRISWOLD PROP | 643 ELKO AVENUE      | SHWS                           | Lower              | 1794, 0.340, SE            |
| 19     | SILVER DOLLAR MOTOR  | 817 NORTH VIRGINIA S | SHWS                           | Lower              | 1918, 0.363, SW            |
| 20     | JOHN UTTER RESIDENCE | 1305 NORTH VIRGINIA  | SHWS                           | Higher             | 1932, 0.366, WNW           |
| 21     | STEVE MORAN PROPERTY | 646 NORTH LAKE STREE | SHWS                           | Lower              | 1941, 0.368, SSW           |
| 22     | BANK OF AMERICA      | 700 NORTH VIRGINIA S | SHWS                           | Lower              | 2020, 0.383, SW            |
| 23     | RENO ARMORY          | 1000 N WELLS AVE     | SHWS, UST                      | Lower              | 2081, 0.394, East          |
| 24     | LEO ROBERT LEGOY PRO | 1001 NORTH SIERRA ST | SHWS                           | Higher             | 2198, 0.416, WSW           |
| 25     | UNIVERSITY OF NEVADA | 1059 NORTH SIERRA ST | SHWS                           | Higher             | 2219, 0.420, West          |
| 26     | STAN JEROME PROPERTY | 1264 SATCHELL ALLEY  | SHWS                           | Higher             | 2229, 0.422, WNW           |
| 27     | MARK RYAN DEVELOPMEN | 1115-1130 NORTH SIER | SHWS                           | Higher             | 2275, 0.431, West          |
| 28     | ELKO AVENUE PROPERTI | 550 ELKO STREET      | SHWS                           | Lower              | 2279, 0.432, SE            |
| 29     | SAVOY MOTOR LODGE    | 705 NORTH VIRGINIA S | SHWS                           | Lower              | 2280, 0.432, SW            |
| 30     | JACKSONS FOOD STORES | 695 NORTH WELLS AVEN | LUST                           | Lower              | 2348, 0.445, ESE           |
| G31    | WASHOE COUNTY PUBLIC | 829 MORRILL AVENUE   | SHWS                           | Lower              | 2359, 0.447, East          |
| 32     | MAREN TEILMAN RESIDE | 1361 HILLSIDE DRIVE  | SHWS                           | Higher             | 2394, 0.453, WNW           |
| 33     | JOHN COSTERE PROPERT | 1451/1459 NORTH VIRG | SHWS                           | Higher             | 2445, 0.463, NW            |
| 34     | SIERRA PACIFIC POWER | 590 EUREKA AVENUE    | SHWS                           | Lower              | 2459, 0.466, SE            |
| G35    | WASHOE COUNTY PUBLIC | 854 MORRILL AVENUE   | SHWS                           | Lower              | 2479, 0.470, East          |
| 36     | SCHNITZER STEEL      | 490 VALLEY ROAD      | SWRCY, NPDES                   | Lower              | 2488, 0.471, SSE           |
| 37     | FORMER BISHOP MANOGU | 400 BARTLETT STREET  | SHWS                           | Higher             | 2509, 0.475, North         |
| 38     | RENO POWER LIGHT AND | 500-510 EUREKA AVE   | EDR MGP                        | Lower              | 2722, 0.516, SE            |
| 39     | SAINT MARY'S REGIONA | 190 WEST MAPLE STREE | SHWS                           | Lower              | 2746, 0.520, SW            |



MAPPED SITES SUMMARY

Target Property Address:  
1050 EVANS AVENUE  
RENO, NV 89512

Click on Map ID to see full detail.

| MAP ID | SITE NAME            | ADDRESS              | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|--------|----------------------|----------------------|-------------------|--------------------|----------------------------|
| 40     | WASHOE COUNTY PUBLIC | 842 SPOKANE STREET   | SHWS              | Lower              | 2846, 0.539, East          |
| 41     | JEF ENTERPRISES, LLC | 1505 NORTH VIRGINIA  | SHWS              | Higher             | 2889, 0.547, NW            |
| 42     | SANDS REGENCY HOTEL/ | 251 RALSTON STREET   | SHWS              | Lower              | 2921, 0.553, South         |
| H43    | ROY KEMPLEY PROPERTY | 1503 HILLSIDE DRIVE  | SHWS              | Higher             | 2970, 0.562, WNW           |
| 144    | SAINT MARY'S REGIONA | 688 WEST STREET      | SHWS              | Lower              | 2974, 0.563, SW            |
| 145    | ST. MARY'S REGIONAL  | 656 WEST STREET      | SHWS              | Lower              | 3007, 0.570, SW            |
| J46    | REGIONAL TRANSPORTAT | EAST FOURTH STREET @ | SHWS, BROWNFIELDS | Lower              | 3044, 0.577, South         |
| 47     | JACK DARNELL PROPERT | 1165 BUENA VISTA AVE | SHWS              | Higher             | 3058, 0.579, West          |
| 48     | UNIVERSITY OF NEVADA | VARIOUS LOCATIONS    | SHWS              | Higher             | 3084, 0.584, NW            |
| J49    | UNION 76 STATION #00 | 103 EAST FOURTH STRE | SHWS, BROWNFIELDS | Lower              | 3103, 0.588, South         |
| 150    | SAINT MARY'S REGIONA | 235 WEST SIXTH STREE | SHWS              | Lower              | 3105, 0.588, SW            |
| H51    | JUDITH WHITENACK RES | 1530 HILLSIDE DRIVE  | SHWS              | Higher             | 3148, 0.596, NW            |
| 52     | NEVADA DEPARTMENT OF | EAST FOURTH STREET @ | SHWS              | Lower              | 3178, 0.602, South         |
| 53     | JUNIPER COURT HOTEL  | 320 EVANS AVENUE     | SHWS              | Lower              | 3215, 0.609, South         |
| 54     | DONALD STRAIGHT RESI | 1555 HILLSIDE DRIVE  | SHWS              | Higher             | 3284, 0.622, NW            |
| K55    | PROJECT C PUMP TEST  | NORTH VIRGINIA STREE | SHWS              | Lower              | 3360, 0.636, SSW           |
| K56    | CHEVRON #90537       | 11 WEST FOURTH STREE | SHWS              | Lower              | 3369, 0.638, SSW           |
| 57     | DESERT GLASS / NEVAD | 310 NORTH PARK STREE | SHWS              | Lower              | 3373, 0.639, SSE           |
| L58    | SAINT MARY'S REGIONA | 607 NORTH ARLINGTON  | SHWS              | Lower              | 3496, 0.662, SW            |
| K59    | ELDORADO HOTEL & CAS | 345 NORTH VIRGINIA S | SHWS              | Lower              | 3517, 0.666, SSW           |
| 60     | A.B.B. INVESTMENTS L | 1032 RALSTON STREET  | SHWS              | Higher             | 3522, 0.667, West          |
| 61     | JAMES R. BROWN PROPE | 1152 RALSTON STREET  | SHWS              | Higher             | 3532, 0.669, West          |
| 62     | BUTTERS PROPERTY     | 937 RALSTON STREET   | SHWS              | Higher             | 3637, 0.689, WSW           |
| L63    | SAINT MARY'S REGIONA | 345 WEST SIXTH STREE | SHWS              | Lower              | 3667, 0.695, SW            |
| M64    | ST. MARY'S REGIONAL  | 405 ELM STREET       | SHWS              | Lower              | 3694, 0.700, SW            |
| N65    | U.S. BUREAU OF MINES | 1605 EVANS AVENUE    | FUSRAP            | Higher             | 3699, 0.701, North         |
| N66    | U.S. BUREAU OF MINES | 1605 EVANS AVENUE    | SHWS              | Higher             | 3699, 0.701, North         |
| 67     | REGIONAL TRANSPORTAT | 630 SUTRO STREET     | SHWS              | Lower              | 3709, 0.702, ESE           |
| 68     | SAINT MARY'S REGIONA | 443 WEST STREET      | SHWS              | Lower              | 3735, 0.707, SSW           |
| M69    | SAINT MARY'S REGIONA | 425 ELM STREET       | SHWS              | Lower              | 3814, 0.722, SW            |
| M70    | SAINT MARY'S REGIONA | 440 ELM STREET       | SHWS              | Lower              | 3856, 0.730, SW            |
| O71    | SAINT MARY'S REGIONA | 435 WEST SIXTH STREE | SHWS              | Lower              | 3897, 0.738, SW            |
| 72     | JIM SEBASTIAN PROPER | 2395 VALLEY ROAD     | SHWS              | Higher             | 3923, 0.743, North         |
| O73    | SAINT MARY'S REGIONA | 535 NEVADA STREET    | SHWS              | Lower              | 3924, 0.743, SW            |
| O74    | SAINT MARY'S REGIONA | 420 WEST SIXTH STREE | SHWS              | Lower              | 3982, 0.754, SW            |
| 75     | RENO ACES BASEBALL S | 200 EVANS AVENUE     | SHWS              | Lower              | 3999, 0.757, South         |
| 76     | LUELLA LILLY PROPERT | 605 IMPERIAL BOULEVA | SHWS              | Higher             | 4013, 0.760, West          |
| 77     | CITY OF RENO REDEVEL | 111 MORRILL AVENUE   | SHWS, VCP         | Lower              | 4013, 0.760, SE            |
| P78    | HOWARD WENNERHOLM RE | 1289 BON RAE WAY     | SHWS              | Higher             | 4014, 0.760, West          |

MAPPED SITES SUMMARY

Target Property Address:  
 1050 EVANS AVENUE  
 RENO, NV 89512

Click on Map ID to see full detail.

| MAP ID | SITE NAME            | ADDRESS              | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|--------|----------------------|----------------------|-------------------|--------------------|----------------------------|
| 79     | OTTO SCHULTZ PROPERT | 901 BELL STREET      | SHWS              | Higher             | 4047, 0.766, WSW           |
| O80    | SAINT MARY'S REGIONA | 428 WEST SIXTH STREE | SHWS              | Lower              | 4048, 0.767, SW            |
| Q81    | LEO ROBERT LEGOY PRO | 461 NEVADA STREET    | SHWS              | Lower              | 4065, 0.770, SW            |
| P82    | BARBARA M. HIGHTOWER | 695 CLEVELAND AVENUE | SHWS              | Higher             | 4126, 0.781, West          |
| 83     | ALBERS OF NEVADA , A | 755 TIMBER WAY       | SHWS              | Higher             | 4130, 0.782, NNE           |
| R84    | NEVADA CLUB CASINO   | 224 NORTH VIRGINIA S | SHWS              | Lower              | 4142, 0.784, South         |
| Q85    | LEO ROBERT LEGOY PRO | 418 WEST FIFTH STREE | SHWS              | Lower              | 4152, 0.786, SW            |
| 86     | BASTA INVESTMENT COM | 1010 EAST COMMERCIAL | SHWS              | Lower              | 4209, 0.797, SE            |
| 87     | CHARLES T. MAZZA PRO | 1240 OLIVER AVENUE   | SHWS              | Lower              | 4295, 0.813, NE            |
| 88     | BEVILACQUA PROPERTY  | 505 MONTELLO STREET  | SHWS              | Lower              | 4332, 0.820, ESE           |
| 89     | NORTHERN NEVADA CHIL | 2655 ENTERPRISE ROAD | SHWS              | Higher             | 4337, 0.821, North         |
| 90     | CHARLES E. CLOCK RES | 1234 WASHINGTON STRE | SHWS              | Higher             | 4349, 0.824, West          |
| R91    | CHRIS LOOMIS PROPERT | PROPERTY BOUNDED BY  | SHWS              | Lower              | 4351, 0.824, South         |
| 92     | VAUGHN INDUSTRIAL PA | 2500 VALLEY ROAD #4  | SHWS              | Higher             | 4403, 0.834, North         |
| S93    | IQBAL SARWAR - RANCH | 411 WEST 4TH STREET  | SHWS              | Lower              | 4408, 0.835, SW            |
| 94     | GRANITE CONSTRUCTION | ARLINGTON AVENUE @ T | SHWS              | Lower              | 4413, 0.836, SSW           |
| 95     | BENDER WAREHOUSE COM | 800 STILLWELL ROAD   | SHWS              | Higher             | 4425, 0.838, NNE           |
| 96     | DYNA GRAPH PRINTING  | 2001 TIMBER WAY      | SHWS              | Higher             | 4427, 0.838, NNE           |
| 97     | DUNCAN GLENN ELEMENT | 1200 MONTELLO STREET | SHWS              | Lower              | 4453, 0.843, East          |
| T98    | NORTHERN NEVADA HOPE | 467 RALSTON STREET   | SHWS              | Lower              | 4459, 0.845, SW            |
| S99    | ELMWOOD PROPERTIES,  | 435 WEST 4TH STREET  | SHWS              | Lower              | 4504, 0.853, SW            |
| T100   | THE STACIE MATHEWSON | 580 WEST 5TH STREET  | SHWS              | Lower              | 4553, 0.862, SW            |
| U101   | CLUB CAL-NEVA PARKIN | 10-100 NORTH CENTER  | SHWS              | Lower              | 4630, 0.877, South         |
| 102    | A. L. COLLINS TEXACO | 501 WEST 4TH STREET  | SHWS              | Lower              | 4663, 0.883, SW            |
| V103   | C. READO KALEY PROPE | 900 VINE STREET      | SHWS              | Higher             | 4674, 0.885, WSW           |
| U104   | RENO GAS CO          | N CENTER AND E 1ST S | EDR MGP           | Lower              | 4702, 0.891, South         |
| V105   | PETE FINN PROPERTY   | 15 HASTINGS DRIVE    | SHWS              | Higher             | 4754, 0.900, WSW           |
| V106   | LINDA MANHA PROPERTY | 880 VINE STREET      | SHWS              | Higher             | 4785, 0.906, WSW           |
| 107    | SENATOR HOTEL        | SECOND AND WEST STRE | SHWS              | Lower              | 4789, 0.907, SSW           |
| 108    | THOMAS MYATT PROPERT | 747 WEST 7TH STREET  | SHWS              | Higher             | 4816, 0.912, WSW           |
| 109    | UNIVERSITY OF NEVADA | 135 ANELLI LANE      | SHWS              | Higher             | 4877, 0.924, NNW           |
| 110    | GRANADA THEATER      | 60 WEST FIRST STREET | SHWS              | Lower              | 4923, 0.932, South         |
| 111    | FETTIG CONSTRUCTION  | 789 EAST SECOND STRE | SHWS              | Lower              | 4924, 0.933, SE            |
| 112    | CLIFF DOBLER PROPERT | 252 MILL STREET      | SHWS              | Lower              | 5010, 0.949, South         |
| 113    | ROBERTA ROSS RESIDEN | 118 WEST STREET      | SHWS              | Lower              | 5043, 0.955, SSW           |
| 114    | RIVER SENIOR PARTNER | KUENZLI STREET @ SUT | SHWS              | Lower              | 5124, 0.970, SE            |
| 115    | CATHAY INC.          | 610 MILL STREET      | SHWS              | Lower              | 5128, 0.971, SSE           |
| 116    | TRANER MIDDLE SCHOOL | 1700 CARVILLE DRIVE  | SHWS              | Lower              | 5166, 0.978, ENE           |
| 117    | JOYCE LENZORA PROPER | 826 EAST 2ND STREET  | SHWS              | Lower              | 5189, 0.983, SE            |



MAPPED SITES SUMMARY

Target Property Address:  
1050 EVANS AVENUE  
RENO, NV 89512

Click on Map ID to see full detail.

| MAP ID | SITE NAME            | ADDRESS              | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|--------|----------------------|----------------------|-------------------|--------------------|----------------------------|
| 118    | NEVADA DEPARTMENT OF | INTERSTATE 80 @ VINE | SHWS              | Higher             | 5198, 0.984, WSW           |
| 119    | RIVERSIDE HOTEL      | 17 SOUTH VIRGINIA ST | SHWS              | Lower              | 5240, 0.992, South         |
| 120    | A-1 RADIATOR         | 875 EAST SECOND STRE | SHWS              | Lower              | 5266, 0.997, SE            |

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### 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

#### ***Federal RCRA generators list***

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 09/13/2017 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

| <u>Lower Elevation</u>             | <u>Address</u>               | <u>Direction / Distance</u>           | <u>Map ID</u>     | <u>Page</u>     |
|------------------------------------|------------------------------|---------------------------------------|-------------------|-----------------|
| <b><i>UNIVERSITY OF NEVADA</i></b> | <b><i>1000 VALLEY RD</i></b> | <b><i>E 1/8 - 1/4 (0.151 mi.)</i></b> | <b><i>C10</i></b> | <b><i>9</i></b> |

#### ***State- and tribal - equivalent CERCLIS***

SHWS: A review of the SHWS list, as provided by EDR, and dated 07/20/2017 has revealed that there are 110 SHWS sites within approximately 1 mile of the target property.

| <u>Equal/Higher Elevation</u>   | <u>Address</u>       | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|---|----------------------|-----------------------------|---------------|-------------|
| ALBERT FRAGIONE PROP<br>Facility Id: D-000412<br>Date Closed: 8/11/1992 | 1125 EVANS AVENUE    | NW 0 - 1/8 (0.098 mi.)      | A2            | 7           |
| UNIVERSITY OF NEVADA<br>Facility Id: D-000215<br>Date Closed: 11/8/1995 | 1147 EVANS AVENUE    | NW 1/8 - 1/4 (0.141 mi.)    | A8            | 8           |
| JOHN UTTER RESIDENCE<br>Facility Id: D-000352<br>Date Closed: 11/1/1996 | 1305 NORTH VIRGINIA  | WNW 1/4 - 1/2 (0.366 mi.)   | 20            | 11          |
| LEO ROBERT LEGOY PRO<br>Facility Id: D-000138<br>Date Closed: 8/2/2004  | 1001 NORTH SIERRA ST | WSW 1/4 - 1/2 (0.416 mi.)   | 24            | 12          |
| UNIVERSITY OF NEVADA  | 1059 NORTH SIERRA ST | W 1/4 - 1/2 (0.420 mi.)     | 25            | 12          |



## EXECUTIVE SUMMARY

|  |                      |                           |     |  |    |
|--|----------------------|---------------------------|-----|--|----|
| Facility Id: D-000701<br>Date Closed: 6/18/2002  |                      |                           |     |  |    |
| STAN JEROME PROPERTY<br>Facility Id: D-000333<br>Date Closed: 11/23/1993   | 1264 SATCHELL ALLEY  | WNW 1/4 - 1/2 (0.422 mi.) | 26  |  | 12 |
| MARK RYAN DEVELOPMEN<br>Facility Id: D-000223<br>Date Closed: 10/22/1992   | 1115-1130 NORTH SIER | W 1/4 - 1/2 (0.431 mi.)   | 27  |  | 12 |
| MAREN TEILMAN RESIDE<br>Facility Id: D-000399<br>Date Closed: 8/6/1997   | 1361 HILLSIDE DRIVE  | WNW 1/4 - 1/2 (0.453 mi.) | 32  |  | 13 |
| JOHN COSTERE PROPERT<br>Facility Id: D-000071<br>Date Closed: 7/29/2002  | 1451/1459 NORTH VIRG | NW 1/4 - 1/2 (0.463 mi.)  | 33  |  | 14 |
| FORMER BISHOP MANOGU<br>Facility Id: D-000166<br>Date Closed: 8/18/2005  | 400 BARTLETT STREET  | N 1/4 - 1/2 (0.475 mi.)   | 37  |  | 14 |
| JEF ENTERPRISES, LLC<br>Facility Id: D-000877<br>Date Closed: 11/14/2014   | 1505 NORTH VIRGINIA  | NW 1/2 - 1 (0.547 mi.)    | 41  |  | 15 |
| ROY KEMPLEY PROPERTY<br>Facility Id: D-000336<br>Date Closed: 5/15/1990  | 1503 HILLSIDE DRIVE  | WNW 1/2 - 1 (0.562 mi.)   | H43 |  | 16 |
| JACK DARNELL PROPERT<br>Facility Id: D-000552<br>Date Closed: 8/21/1991  | 1165 BUENA VISTA AVE | W 1/2 - 1 (0.579 mi.)     | 47  |  | 17 |
| UNIVERSITY OF NEVADA<br>Facility Id: D-001285<br>Date Closed: 6/19/2014<br>Date Closed: 2/24/2000<br>Date Closed: 10/14/2008<br>Date Closed: 3/1/2004<br>Date Closed: 2/28/2000<br><i>*Additional key fields are available in the Map Findings section</i> | VARIOUS LOCATIONS    | NW 1/2 - 1 (0.584 mi.)    | 48  |  | 17 |
| JUDITH WHITENACK RES<br>Facility Id: D-000917<br>Date Closed: 11/24/2015   | 1530 HILLSIDE DRIVE  | NW 1/2 - 1 (0.596 mi.)    | H51 |  | 18 |
| DONALD STRAIGHT RESI<br>Facility Id: D-000017<br>Date Closed: 1/21/2000  | 1555 HILLSIDE DRIVE  | NW 1/2 - 1 (0.622 mi.)    | 54  |  | 18 |
| A.B.B. INVESTMENTS L<br>Facility Id: D-000736<br>Date Closed: 6/29/2006  | 1032 RALSTON STREET  | W 1/2 - 1 (0.667 mi.)     | 60  |  | 19 |
| JAMES R. BROWN PROPE<br>Facility Id: D-000869<br>Date Closed: 10/29/2013   | 1152 RALSTON STREET  | W 1/2 - 1 (0.669 mi.)     | 61  |  | 20 |
| BUTTERS PROPERTY<br>Facility Id: D-000027<br>Date Closed: 8/7/2000   | 937 RALSTON STREET   | WSW 1/2 - 1 (0.689 mi.)   | 62  |  | 20 |
| U.S. BUREAU OF MINES   | 1605 EVANS AVENUE    | N 1/2 - 1 (0.701 mi.)     | N66 |  | 21 |

## EXECUTIVE SUMMARY

|  |                      |                         |      |    |  |
|--|----------------------|-------------------------|------|----|--|
| Facility Id: D-000411<br>Date Closed: 10/22/1992   |                      |                         |      |    |  |
| JIM SEBASTIAN PROPER<br>Facility Id: D-000260<br>Date Closed: 3/10/1995                            | 2395 VALLEY ROAD     | N 1/2 - 1 (0.743 mi.)   | 72   | 22 |  |
| LUELLA LILLY PROPERT<br>Facility Id: D-000191<br>Date Closed: 3/18/1996                            | 605 IMPERIAL BOULEVA | W 1/2 - 1 (0.760 mi.)   | 76   | 23 |  |
| HOWARD WENNERHOLM RE<br>Facility Id: D-000037<br>Date Closed: 12/27/2000                           | 1289 BON RAE WAY     | W 1/2 - 1 (0.760 mi.)   | P78  | 23 |  |
| OTTO SCHULTZ PROPERT<br>Facility Id: D-000704<br>Date Closed: 03/13/1989<br>Date Closed: 3/13/1989 | 901 BELL STREET      | WSW 1/2 - 1 (0.766 mi.) | 79   | 23 |  |
| BARBARA M. HIGHTOWER<br>Facility Id: D-000731<br>Date Closed: 3/22/2006                            | 695 CLEVELAND AVENUE | W 1/2 - 1 (0.781 mi.)   | P82  | 24 |  |
| ALBERS OF NEVADA , A<br>Facility Id: 4-000135<br>Date Closed: 12/15/2015                           | 755 TIMBER WAY       | NNE 1/2 - 1 (0.782 mi.) | 83   | 24 |  |
| NORTHERN NEVADA CHIL<br>Facility Id: 4-001071<br>Date Closed: 4/10/2000                            | 2655 ENTERPRISE ROAD | N 1/2 - 1 (0.821 mi.)   | 89   | 25 |  |
| CHARLES E. CLOCK RES<br>Facility Id: D-000893<br>Date Closed: 12/2/2014                            | 1234 WASHINGTON STRE | W 1/2 - 1 (0.824 mi.)   | 90   | 26 |  |
| VAUGHN INDUSTRIAL PA<br>Facility Id: D-000257<br>Date Closed: 10/26/1994                           | 2500 VALLEY ROAD #4  | N 1/2 - 1 (0.834 mi.)   | 92   | 26 |  |
| BENDER WAREHOUSE COM<br>Facility Id: D-000760<br>Date Closed: 11/15/2007                           | 800 STILLWELL ROAD   | NNE 1/2 - 1 (0.838 mi.) | 95   | 27 |  |
| DYNA GRAPH PRINTING<br>Facility Id: D-000328<br>Date Closed: 9/23/1996                             | 2001 TIMBER WAY      | NNE 1/2 - 1 (0.838 mi.) | 96   | 27 |  |
| C. READO KALEY PROPE<br>Facility Id: D-000529<br>Date Closed: 6/28/1990                            | 900 VINE STREET      | WSW 1/2 - 1 (0.885 mi.) | V103 | 28 |  |
| PETE FINN PROPERTY<br>Facility Id: D-000702<br>Date Closed: 11/09/1989<br>Date Closed: 11/9/1989   | 15 HASTINGS DRIVE    | WSW 1/2 - 1 (0.900 mi.) | V105 | 29 |  |
| LINDA MANHA PROPERTY<br>Facility Id: D-000460<br>Date Closed: 6/7/1993                             | 880 VINE STREET      | WSW 1/2 - 1 (0.906 mi.) | V106 | 29 |  |
| THOMAS MYATT PROPERT<br>Facility Id: D-000451<br>Date Closed: 2/24/1994                            | 747 WEST 7TH STREET  | WSW 1/2 - 1 (0.912 mi.) | 108  | 29 |  |
| UNIVERSITY OF NEVADA   | 135 ANELLI LANE      | NNW 1/2 - 1 (0.924 mi.) | 109  | 29 |  |



## EXECUTIVE SUMMARY

|  |                         |                                |               |             |
|--|-------------------------|--------------------------------|---------------|-------------|
| Facility Id: D-000327<br>Date Closed: 9/27/1991  |                         |                                |               |             |
| NEVADA DEPARTMENT OF<br>Facility Id: D-000841<br>Date Closed: 6/5/2012                             | INTERSTATE 80 @ VINE    | WSW 1/2 - 1 (0.984 mi.)        | 118           | 31          |
| <b>Lower Elevation</b>   | <b>Address</b>          | <b>Direction / Distance</b>    | <b>Map ID</b> | <b>Page</b> |
| BRAD PREITAUER PROPE<br>Facility Id: D-000296<br>Date Closed: 4/5/1994                             | 420 HIGHLAND AVENUE     | NNE 0 - 1/8 (0.053 mi.)        | 1             | 7           |
| WASHOE COUNTY SCHOOL<br>Facility Id: D-000743<br>Date Closed: 1/30/2007                            | 467 LAUREL STREET       | ESE 1/8 - 1/4 (0.126 mi.)      | B3            | 7           |
| ODDFELLOW SIERRA HOM<br>Facility Id: D-000265<br>Date Closed: 12/21/1994                           | 1155 BEECH STREET       | N 1/8 - 1/4 (0.130 mi.)        | 4             | 7           |
| WASHOE COUNTY SCHOOL<br>Facility Id: D-000457<br>Date Closed: 3/5/1996                             | 490 POPLAR STREET       | E 1/8 - 1/4 (0.135 mi.)        | C5            | 7           |
| SATRE CENTER STREET<br>Facility Id: D-000788<br>Date Closed: 6/2/2009                              | 820 NORTH CENTER STR    | SW 1/4 - 1/2 (0.283 mi.)       | E12           | 9           |
| SPANISH SPRINGS INVE<br>Facility Id: D-000780<br>Date Closed: 7/10/2008                            | 810 NORTH CENTER STR    | SW 1/4 - 1/2 (0.287 mi.)       | E13           | 9           |
| SIERRA PACIFIC POWER<br>Facility Id: D-000089  | MANN AVENUE @ MORNIN    | SSE 1/4 - 1/2 (0.295 mi.)      | 14            | 10          |
| UNIVERSITY OF NEVADA<br>Facility Id: D-000273<br>Date Closed: 3/20/2000<br>Date Closed: 04/15/0200 | 819-821 NORTH CENTER    | SW 1/4 - 1/2 (0.305 mi.)       | E15           | 10          |
| UNIVERSITY OF NEVADA<br>Facility Id: D-000256<br>Date Closed: 2/27/1995                            | 904 NORTH VIRGINIA S    | WSW 1/4 - 1/2 (0.331 mi.)      | F16           | 10          |
| UNR MAIN CAMPUS HART<br>Facility Id: D-000515<br>Date Closed: 4/2/1996                             | 900 NORTH VIRGINIA S    | WSW 1/4 - 1/2 (0.332 mi.)      | F17           | 10          |
| WARNER GRISWOLD PROP<br>Facility Id: D-000458<br>Date Closed: 8/4/1993                             | 643 ELKO AVENUE         | SE 1/4 - 1/2 (0.340 mi.)       | 18            | 10          |
| SILVER DOLLAR MOTOR<br>Facility Id: D-000521<br>Date Closed: 12/3/1991                             | 817 NORTH VIRGINIA S    | SW 1/4 - 1/2 (0.363 mi.)       | 19            | 11          |
| STEVE MORAN PROPERTY<br>Facility Id: D-000535<br>Date Closed: 5/14/1991                            | 646 NORTH LAKE STREE    | SSW 1/4 - 1/2 (0.368 mi.)      | 21            | 11          |
| BANK OF AMERICA<br>Facility Id: D-000625<br>Date Closed: 6/6/1994                                  | 700 NORTH VIRGINIA S    | SW 1/4 - 1/2 (0.383 mi.)       | 22            | 11          |
| <b>RENO ARMORY</b>   | <b>1000 N WELLS AVE</b> | <b>E 1/4 - 1/2 (0.394 mi.)</b> | <b>23</b>     | <b>11</b>   |

## EXECUTIVE SUMMARY

|  |                             |                              |            |           |  |
|--|-----------------------------|------------------------------|------------|-----------|--|
| Facility Id: 4-000464<br>Date Closed: 1/18/1991  |                             |                              |            |           |  |
| ELKO AVENUE PROPERTY<br>Facility Id: 4-000922<br>Date Closed: 7/19/2000<br>Date Closed: 1/24/2006          | 550 ELKO STREET             | SE 1/4 - 1/2 (0.432 mi.)     | 28         | 13        |  |
| SAVOY MOTOR LODGE<br>Facility Id: D-000745<br>Date Closed: 2/13/2007                                       | 705 NORTH VIRGINIA S        | SW 1/4 - 1/2 (0.432 mi.)     | 29         | 13        |  |
| WASHOE COUNTY PUBLIC<br>Facility Id: D-000019<br>Date Closed: 2/28/2000                                    | 829 MORRILL AVENUE          | E 1/4 - 1/2 (0.447 mi.)      | G31        | 13        |  |
| SIERRA PACIFIC POWER<br>Facility Id: D-000836<br>Date Closed: 10/10/1997                                   | 590 EUREKA AVENUE           | SE 1/4 - 1/2 (0.466 mi.)     | 34         | 14        |  |
| WASHOE COUNTY PUBLIC<br>Facility Id: D-000197<br>Date Closed: 5/1/1996                                     | 854 MORRILL AVENUE          | E 1/4 - 1/2 (0.470 mi.)      | G35        | 14        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000093<br>Date Closed: 6/10/2003                                    | 190 WEST MAPLE STREE        | SW 1/2 - 1 (0.520 mi.)       | 39         | 15        |  |
| WASHOE COUNTY PUBLIC<br>Facility Id: D-000856<br>Date Closed: 4/29/2013                                    | 842 SPOKANE STREET          | E 1/2 - 1 (0.539 mi.)        | 40         | 15        |  |
| SANDS REGENCY HOTEL/<br>Facility Id: D-000181<br>Date Closed: 1/24/2000                                    | 251 RALSTON STREET          | S 1/2 - 1 (0.553 mi.)        | 42         | 15        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000423<br>Date Closed: 4/10/1992                                    | 688 WEST STREET             | SW 1/2 - 1 (0.563 mi.)       | 144        | 16        |  |
| ST. MARY'S REGIONAL<br>Facility Id: D-000708<br>Date Closed: 5/1/1991                                      | 656 WEST STREET             | SW 1/2 - 1 (0.570 mi.)       | 145        | 16        |  |
| <b>REGIONAL TRANSPORTAT</b><br>Facility Id: D-000144<br>Date Closed: 10/21/2009<br>Date Closed: 12/31/2008 | <b>EAST FOURTH STREET @</b> | <b>S 1/2 - 1 (0.577 mi.)</b> | <b>J46</b> | <b>16</b> |  |
| <b>UNION 76 STATION #00</b><br>Facility Id: 4-000415<br>Date Closed: 2/9/2000                              | <b>103 EAST FOURTH STRE</b> | <b>S 1/2 - 1 (0.588 mi.)</b> | <b>J49</b> | <b>17</b> |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000340<br>Date Closed: 8/29/1996                                    | 235 WEST SIXTH STREE        | SW 1/2 - 1 (0.588 mi.)       | 150        | 17        |  |
| NEVADA DEPARTMENT OF<br>Facility Id: D-000126<br>Date Closed: 3/10/2004                                    | EAST FOURTH STREET @        | S 1/2 - 1 (0.602 mi.)        | 52         | 18        |  |
| JUNIPER COURT HOTEL<br>Facility Id: D-001295<br>Date Closed: 11/17/1998                                    | 320 EVANS AVENUE            | S 1/2 - 1 (0.609 mi.)        | 53         | 18        |  |
| PROJECT C PUMP TEST  | NORTH VIRGINIA STREE        | SSW 1/2 - 1 (0.636 mi.)      | K55        | 18        |  |



## EXECUTIVE SUMMARY

|   |                           |                               |           |           |  |
|---|---------------------------|-------------------------------|-----------|-----------|--|
| Facility Id: D-000776<br>Date Closed: 2/23/1995   |                           |                               |           |           |  |
| CHEVRON #90537<br>Facility Id: 4-000056<br>Date Closed: 2/12/1990                                 | 11 WEST FOURTH STREE      | SSW 1/2 - 1 (0.638 mi.)       | K56       | 19        |  |
| DESERT GLASS / NEVAD<br>Facility Id: D-000722<br>Date Closed: 3/9/2006                            | 310 NORTH PARK STREE      | SSE 1/2 - 1 (0.639 mi.)       | 57        | 19        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000551<br>Date Closed: 3/26/1997<br>Date Closed: 6/30/1992 | 607 NORTH ARLINGTON       | SW 1/2 - 1 (0.662 mi.)        | L58       | 19        |  |
| ELDORADO HOTEL & CAS<br>Facility Id: 4-000971<br>Date Closed: 5/3/2006<br>Date Closed: 11/12/1999 | 345 NORTH VIRGINIA S      | SSW 1/2 - 1 (0.666 mi.)       | K59       | 19        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000096<br>Date Closed: 6/10/2003                           | 345 WEST SIXTH STREE      | SW 1/2 - 1 (0.695 mi.)        | L63       | 20        |  |
| ST. MARY'S REGIONAL<br>Facility Id: D-000707<br>Date Closed: 06/07/1989<br>Date Closed: 6/7/1989  | 405 ELM STREET            | SW 1/2 - 1 (0.700 mi.)        | M64       | 20        |  |
| REGIONAL TRANSPORTAT<br>Facility Id: D-000427<br>Date Closed: 1/29/1992                           | 630 SUTRO STREET          | ESE 1/2 - 1 (0.702 mi.)       | 67        | 21        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000466<br>Date Closed: 8/23/1993                           | 443 WEST STREET           | SSW 1/2 - 1 (0.707 mi.)       | 68        | 21        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000526<br>Date Closed: 2/24/1992<br>Date Closed: 9/28/1992 | 425 ELM STREET            | SW 1/2 - 1 (0.722 mi.)        | M69       | 21        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-001233<br>Date Closed: 11/5/1997                           | 440 ELM STREET            | SW 1/2 - 1 (0.730 mi.)        | M70       | 21        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000221<br>Date Closed: 10/20/1992                          | 435 WEST SIXTH STREE      | SW 1/2 - 1 (0.738 mi.)        | O71       | 22        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000097<br>Date Closed: 6/18/2003                           | 535 NEVADA STREET         | SW 1/2 - 1 (0.743 mi.)        | O73       | 22        |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000094<br>Date Closed: 6/10/2003                           | 420 WEST SIXTH STREE      | SW 1/2 - 1 (0.754 mi.)        | O74       | 22        |  |
| RENO ACES BASEBALL S<br>Facility Id: D-000790<br>Date Closed: 4/1/2009                            | 200 EVANS AVENUE          | S 1/2 - 1 (0.757 mi.)         | 75        | 22        |  |
| <b>CITY OF RENO REDEVEL</b>   | <b>111 MORRILL AVENUE</b> | <b>SE 1/2 - 1 (0.760 mi.)</b> | <b>77</b> | <b>23</b> |  |

## EXECUTIVE SUMMARY

|  |                      |                         |      |    |  |
|--|----------------------|-------------------------|------|----|--|
| Facility Id: D-000100<br>Date Closed: 10/17/2006   |                      |                         |      |    |  |
| SAINT MARY'S REGIONA<br>Facility Id: D-000095<br>Date Closed: 6/10/2003                            | 428 WEST SIXTH STREE | SW 1/2 - 1 (0.767 mi.)  | O80  | 24 |  |
| LEO ROBERT LEGOY PRO<br>Facility Id: D-000135<br>Date Closed: 7/12/2004                            | 461 NEVADA STREET    | SW 1/2 - 1 (0.770 mi.)  | Q81  | 24 |  |
| NEVADA CLUB CASINO<br>Facility Id: D-001272  | 224 NORTH VIRGINIA S | S 1/2 - 1 (0.784 mi.)   | R84  | 24 |  |
| LEO ROBERT LEGOY PRO<br>Facility Id: D-000150<br>Date Closed: 7/1/2004                             | 418 WEST FIFTH STREE | SW 1/2 - 1 (0.786 mi.)  | Q85  | 25 |  |
| BASTA INVESTMENT COM<br>Facility Id: 4-000262  | 1010 EAST COMMERCIAL | SE 1/2 - 1 (0.797 mi.)  | 86   | 25 |  |
| CHARLES T. MAZZA PRO<br>Facility Id: D-000894<br>Date Closed: 12/2/2014                            | 1240 OLIVER AVENUE   | NE 1/2 - 1 (0.813 mi.)  | 87   | 25 |  |
| BEVILACQUA PROPERTY<br>Facility Id: D-000389<br>Date Closed: 9/2/1997                              | 505 MONTELLO STREET  | ESE 1/2 - 1 (0.820 mi.) | 88   | 25 |  |
| CHRIS LOOMIS PROPERT<br>Facility Id: D-000473<br>Date Closed: 9/21/2001<br>Date Closed: 12/11/1990 | PROPERTY BOUNDED BY  | S 1/2 - 1 (0.824 mi.)   | R91  | 26 |  |
| IQBAL SARWAR - RANCH<br>Facility Id: D-000248<br>Date Closed: 7/18/1994                            | 411 WEST 4TH STREET  | SW 1/2 - 1 (0.835 mi.)  | S93  | 26 |  |
| GRANITE CONSTRUCTION<br>Facility Id: D-000139  | ARLINGTON AVENUE @ T | SSW 1/2 - 1 (0.836 mi.) | 94   | 26 |  |
| DUNCAN GLENN ELEMENT<br>Facility Id: D-000323<br>Date Closed: 9/12/1996                            | 1200 MONTELLO STREET | E 1/2 - 1 (0.843 mi.)   | 97   | 27 |  |
| NORTHERN NEVADA HOPE<br>Facility Id: D-000901<br>Date Closed: 2/18/2015                            | 467 RALSTON STREET   | SW 1/2 - 1 (0.845 mi.)  | T98  | 27 |  |
| ELMWOOD PROPERTIES,<br>Facility Id: D-000763<br>Date Closed: 11/2/2007                             | 435 WEST 4TH STREET  | SW 1/2 - 1 (0.853 mi.)  | S99  | 27 |  |
| THE STACIE MATHEWSON<br>Facility Id: D-000899<br>Date Closed: 2/5/2015                             | 580 WEST 5TH STREET  | SW 1/2 - 1 (0.862 mi.)  | T100 | 28 |  |
| CLUB CAL-NEVA PARKIN<br>Facility Id: D-000398<br>Date Closed: 10/30/1995<br>Date Closed: 5/29/1996 | 10-100 NORTH CENTER  | S 1/2 - 1 (0.877 mi.)   | U101 | 28 |  |
| A. L. COLLINS TEXACO<br>Facility Id: 4-000085<br>Date Closed: 5/30/2006                            | 501 WEST 4TH STREET  | SW 1/2 - 1 (0.883 mi.)  | 102  | 28 |  |
| SENATOR HOTEL  | SECOND AND WEST STRE | SSW 1/2 - 1 (0.907 mi.) | 107  | 29 |  |



## EXECUTIVE SUMMARY

|  |                      |                         |     |    |  |
|--|----------------------|-------------------------|-----|----|--|
| Facility Id: D-001313<br>Date Closed: 9/19/2000                          |                      |                         |     |    |  |
| GRANADA THEATER<br>Facility Id: D-000009<br>Date Closed: 8/31/1998       | 60 WEST FIRST STREET | S 1/2 - 1 (0.932 mi.)   | 110 | 30 |  |
| FETTIG CONSTRUCTION<br>Facility Id: D-000225<br>Date Closed: 8/21/1992   | 789 EAST SECOND STRE | SE 1/2 - 1 (0.933 mi.)  | 111 | 30 |  |
| CLIFF DOBLER PROPERT<br>Facility Id: D-000078<br>Date Closed: 1/7/2003   | 252 MILL STREET      | S 1/2 - 1 (0.949 mi.)   | 112 | 30 |  |
| ROBERTA ROSS RESIDEN<br>Facility Id: D-000030<br>Date Closed: 9/27/2000  | 118 WEST STREET      | SSW 1/2 - 1 (0.955 mi.) | 113 | 30 |  |
| RIVER SENIOR PARTNER<br>Facility Id: D-000815<br>Date Closed: 10/21/2010 | KUENZLI STREET @ SUT | SE 1/2 - 1 (0.970 mi.)  | 114 | 30 |  |
| CATHAY INC.<br>Facility Id: D-000347<br>Date Closed: 10/17/1996          | 610 MILL STREET      | SSE 1/2 - 1 (0.971 mi.) | 115 | 31 |  |
| TRANER MIDDLE SCHOOL<br>Facility Id: D-000184<br>Date Closed: 11/8/2001  | 1700 CARVILLE DRIVE  | ENE 1/2 - 1 (0.978 mi.) | 116 | 31 |  |
| JOYCE LENZORA PROPER<br>Facility Id: D-000177<br>Date Closed: 5/7/1996   | 826 EAST 2ND STREET  | SE 1/2 - 1 (0.983 mi.)  | 117 | 31 |  |
| RIVERSIDE HOTEL<br>Facility Id: D-000312<br>Date Closed: 1/19/1998       | 17 SOUTH VIRGINIA ST | S 1/2 - 1 (0.992 mi.)   | 119 | 31 |  |
| A-1 RADIATOR<br>Facility Id: D-000829<br>Date Closed: 5/9/1994           | 875 EAST SECOND STRE | SE 1/2 - 1 (0.997 mi.)  | 120 | 32 |  |

### ***State and tribal leaking storage tank lists***

LUST: A review of the LUST list, as provided by EDR, and dated 07/20/2017 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u>   | <u>Address</u>       | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|--|----------------------|-----------------------------|---------------|-------------|
| JACKSONS FOOD STORES<br>Facility Id: 4-000931<br>Date Closed: 12/22/2014 | 695 NORTH WELLS AVEN | ESE 1/4 - 1/2 (0.445 mi.)   | 30            | 13          |

## EXECUTIVE SUMMARY

### ***State and tribal registered storage tank lists***

UST: A review of the UST list, as provided by EDR, has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

| <u>Lower Elevation</u>   | <u>Address</u> | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|--|----------------|-----------------------------|---------------|-------------|
| <b>WASHOE COUNTY SCHOOL</b><br>Database: UST, Date of Government Version: 06/23/2017<br>Tank Status: PERMANENTLY OUT OF USE<br>Facility Id: 4-000481<br>Facility Id: D-000329  | 425 E 9TH ST   | SSE 1/8 - 1/4 (0.136 mi.)   | D7            | 8           |
| <b>NDOW-MAIN OFFICE-CLO</b><br>Database: UST, Date of Government Version: 06/23/2017<br>Database: Washoe Co. UST, Date of Government Version: 11/02/2017<br>Tank Status: PERMANENTLY OUT OF USE<br>Facility Status: CLOSED<br>Facility Id: 4-000635<br>State ID: 4-000635  | 1100 VALLEY RD | E 1/8 - 1/4 (0.151 mi.)     | C9            | 8           |
| <b>UNR ARS SHOP</b><br>Database: UST, Date of Government Version: 06/23/2017<br>Database: Washoe Co. UST, Date of Government Version: 11/02/2017<br>Tank Status: PERMANENTLY OUT OF USE<br>Tank Status: CURRENTLY IN USE<br>Facility Status: OPEN<br>Facility Id: 4-001057 | 910 VALLEY RD  | ESE 1/8 - 1/4 (0.168 mi.)   | B11           | 9           |

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: A review of the SWRCY list, as provided by EDR, and dated 06/05/2017 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

| <u>Lower Elevation</u> | <u>Address</u>  | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|------------------------|-----------------|-----------------------------|---------------|-------------|
| <b>SCHNITZER STEEL</b> | 490 VALLEY ROAD | SSE 1/4 - 1/2 (0.471 mi.)   | 36            | 14          |

#### ***Other Ascertainable Records***

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 09/13/2017 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

| <u>Lower Elevation</u>      | <u>Address</u> | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|-----------------------------|----------------|-----------------------------|---------------|-------------|
| <b>WASHOE COUNTY SCHOOL</b> | 425 E 9TH ST   | SSE 1/8 - 1/4 (0.136 mi.)   | D6            | 8           |



## EXECUTIVE SUMMARY

FUSRAP: A review of the FUSRAP list, as provided by EDR, and dated 12/23/2016 has revealed that there is 1 FUSRAP site within approximately 1 mile of the target property.

| <u>Equal/Higher Elevation</u> | <u>Address</u>    | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|-------------------|-----------------------------|---------------|-------------|
| U.S. BUREAU OF MINES          | 1605 EVANS AVENUE | N 1/2 - 1 (0.701 mi.)       | N65           | 20          |

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP: A review of the EDR MGP list, as provided by EDR, has revealed that there are 2 EDR MGP sites within approximately 1 mile of the target property.

| <u>Lower Elevation</u> | <u>Address</u>       | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|------------------------|----------------------|-----------------------------|---------------|-------------|
| RENO POWER LIGHT AND   | 500-510 EUREKA AVE   | SE 1/2 - 1 (0.516 mi.)      | 38            | 15          |
| RENO GAS CO            | N CENTER AND E 1ST S | S 1/2 - 1 (0.891 mi.)       | U104          | 28          |

Count: 31 records.

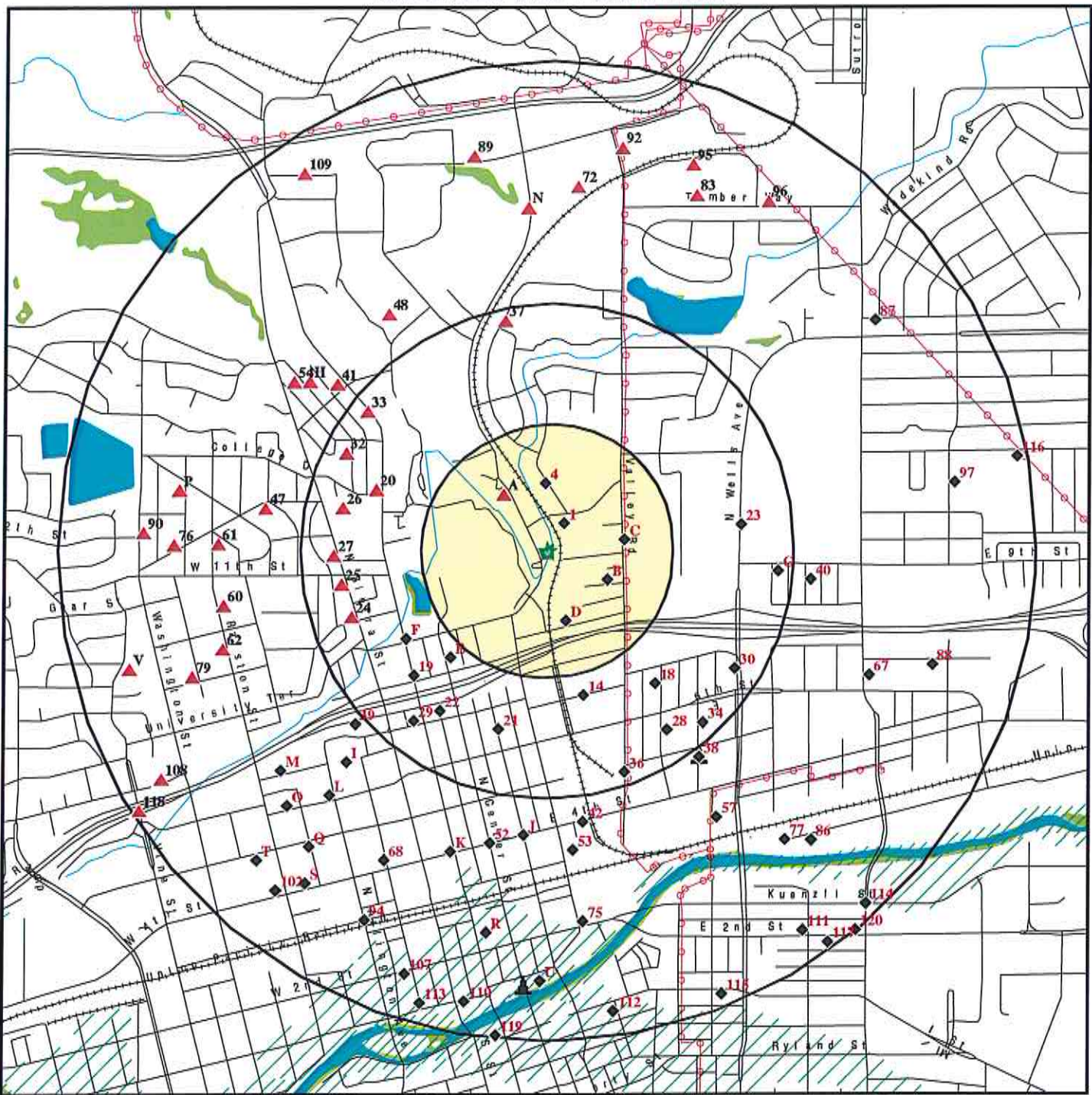
ORPHAN SUMMARY

| City          | EDR ID     | Site Name                          | Site Address                   | Zip   | Database(s) |
|---------------|------------|------------------------------------|--------------------------------|-------|-------------|
| RENO          | S107523944 | HARRAH'S - HAMPTON TOWER           | EAST 2ND STREET/LAKE STREET    | 89501 | SHWS        |
| RENO          | S107524071 | RETRAC PROJECT , ZONE 217 - 4TH ST | 4TH STREET @ KEYSTONE AVENUE   |       | SHWS        |
| RENO          | S110768030 | NORTHWEST LIQUIDATORS MOBILE SOURC | EAST 5TH STREET                | 89512 | SHWS        |
| RENO          | S107524151 | UNR - FUTURE PARKING GARAGE        | 1500 BLOCK NORTH VIRGINIA STRE | 89503 | SHWS        |
| RENO          | S109521941 | RETRAC PROJECT , ZONE 241 AMTRAK D | CENTER STREET TO RECORD STREET |       | SHWS        |
| RENO          | S109521932 | RETRAC PROJECT , ZONE 230 - CENTER | CENTER STREET AT PLAZA (SPPCO  |       | SHWS        |
| RENO          | S107524039 | NEVADA DEPARTMENT OF TRANSPORTATIO | CENTER STREET BRIDGE           | 89501 | SHWS        |
| RENO          | S109521935 | RETRAC PROJECT , ZONE 233          | COMMERCIAL ROW EAST OF MORRILL |       | SHWS        |
| RENO          | S107523849 | CITY OF RENO                       | NW CORNER OF WEST 1ST ST. AND  |       | SHWS        |
| RENO          | S107524146 | UNION PACIFIC RAILROAD COMPANY     | NORTHEAST CORNER OF EAST 4TH S | 89512 | SHWS        |
| RENO          | S110169773 | VALLEY BANK OF NEVADA              | CORNER OF CRUMMER LN AND SOUTH | 89502 | SHWS        |
| RENO          | S109521931 | RETRAC PROJECT , ZONE 229          | EVANS AVENUE (CRUCIBLES)       |       | SHWS        |
| RENO          | S109521923 | RETRAC PROJECT , 2525 W. 4TH STREE | WEST FOURTH STREET @ SUMMIT RI |       | SHWS        |
| RENO          | S111987256 | NV ENERGY , APN 004-143-02         | 0 GASLIGHT LANE                |       | SHWS        |
| RENO          | S120860232 | NEVADA DEPARTMENT OF TRANSPORTATIO | U.S. HIGHWAY 395 @ NORTH MCCAR | 89512 | SHWS        |
| RENO          | S108250180 | KEYSTONE SQUARE SHOPPING CENTER ,  | KEYSTONE AVENUE @ 5TH STREET   | 89503 | SHWS        |
| RENO          | S118871716 | T.K.E. TRUCKING                    | KUENZLI STREET                 | 89502 | SHWS        |
| RENO          | S109521924 | RETRAC PROJECT , EAST OF SAGE STRE | EAST OF SAGE STREET            |       | SHWS        |
| RENO          | S107523912 | FEDERAL SAVINGS AND LOAN / FIRST I | ONE WEST LIBERTY STREET        | 89501 | SHWS        |
| RENO          | S109521938 | RETRAC PROJECT , ZONE 238 - ABANDO | RAIL CORRIDOR EAST OF LAKE ST  |       | SHWS        |
| RENO          | S109521940 | RETRAC PROJECT , ZONE 240 RALSTON  | RALSTON AND OLD RR UST #3 TANK |       | SHWS        |
| RENO          | S109521929 | RETRAC PROJECT , ZONE 218          | RALSTON YARD, RALSTON AND WASH |       | SHWS        |
| RENO          | S109521930 | RETRAC PROJECT , ZONE 219          | SANDS PARKING LOT BETWEEN RALS |       | SHWS        |
| RENO          | S107768916 | DAVID P. SINAI PROPERTY            | SOUTH SIERRA STREET            |       | SHWS        |
| RENO          | S109521936 | RETRAC PROJECT , ZONE 234 - UNDERN | UPRR TRACKS @ WELLS AVENUE     |       | SHWS        |
| RENO          | S109521934 | RETRAC PROJECT , ZONE 231.1 - LAKE | UPRR TRACKS EAST OF LAKE STREE |       | SHWS        |
| RENO          | S109521928 | RETRAC PROJECT , RETRAC UST #4     | VINE STREET; NORTH OF SECOND S |       | SHWS        |
| RENO          | S109521939 | RETRAC PROJECT , ZONE 239          | VIRGINIA STREET BRIDGE ABUTMEN |       | SHWS        |
| RENO          | S110169721 | DESTINY CENTER                     | WELLS AVENUE                   | 89502 | SHWS        |
| RENO          | S110776972 | RIVERFRONT VILLAGE, LLC , APN 012- | 0 WILD WAVES WAY               | 89502 | SHWS        |
| WASHOE COUNTY | S118871710 | ALUM CREEK PATIO HOMES             | SOUTH BANK OF TRUCKEE RIVER    |       | SHWS        |

(BUSINESS, FINANCE & FACILITIES COMMITTEE 06/07/18) Ref. BFF-7, Page 159 of 238



# OVERVIEW MAP - 5164714.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

Upgradient Area

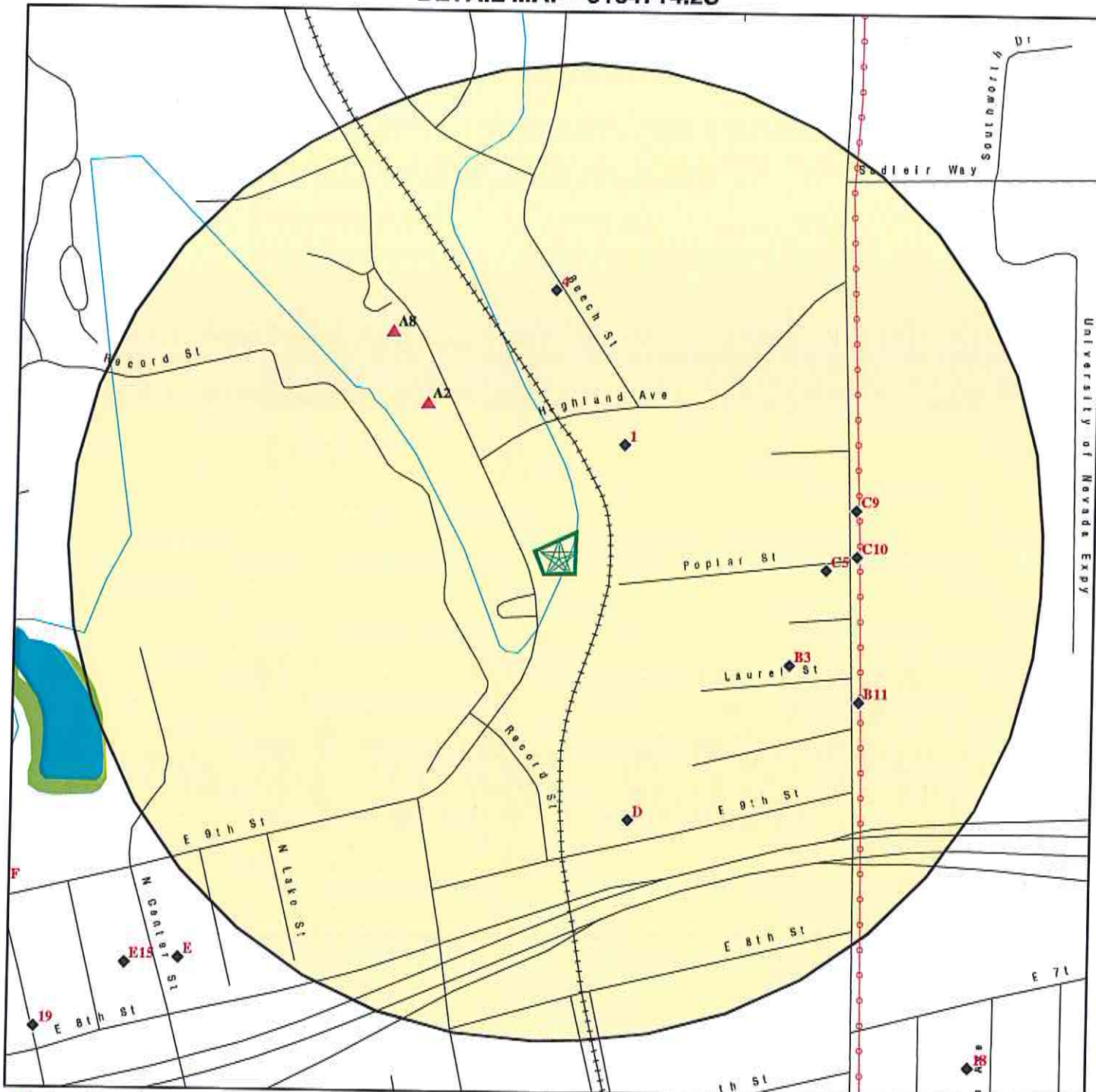
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Ph. I ESA - 1050 Evans Avenue  
 ADDRESS: 1050 Evans Avenue  
 Reno NV 89512  
 LAT/LONG: 39.538889, -119.810728

CLIENT: McGinley Associates  
 CONTACT: Kandis Tuttle  
 INQUIRY #: 5164714.2s  
 DATE: January 22, 2018



# DETAIL MAP - 5164714.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

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: Ph. I ESA - 1050 Evans Avenue  
 ADDRESS: 1050 Evans Avenue  
 Reno NV 89512  
 LAT/LONG: 39.538889, -119.819222

CLIENT: McGinley Associates  
 CONTACT: Kandis Tuttle  
 INQUIRY #: 5164714.2s



## MAP FINDINGS SUMMARY

| <u>Database</u>  | <u>Search<br/>Distance<br/>(Miles)</u> | <u>Target<br/>Property</u> | <u>&lt; 1/8</u> | <u>1/8 - 1/4</u> | <u>1/4 - 1/2</u> | <u>1/2 - 1</u> | <u>&gt; 1</u> | <u>Total<br/>Plotted</u> |
|--|--|----------------------------|-----------------|------------------|------------------|----------------|---------------|--------------------------|
| <b><u>STANDARD ENVIRONMENTAL RECORDS</u></b>                                       |  |                            |                 |                  |                  |                |               |                          |
| <b><i>Federal NPL site list</i></b>  |  |                            |                 |                  |                  |                |               |                          |
| NPL  | 1.000                                  |                            | 0               | 0                | 0                | 0              | NR            | 0                        |
| Proposed NPL   | 1.000                                  |                            | 0               | 0                | 0                | 0              | NR            | 0                        |
| NPL LIENS  | 0.001                                  |                            | 0               | NR               | NR               | NR             | NR            | 0                        |
| <b><i>Federal Delisted NPL site list</i></b>                                       |  |                            |                 |                  |                  |                |               |                          |
| Delisted NPL   | 1.000                                  |                            | 0               | 0                | 0                | 0              | NR            | 0                        |
| <b><i>Federal CERCLIS list</i></b>   |  |                            |                 |                  |                  |                |               |                          |
| FEDERAL FACILITY   | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| SEMS   | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| <b><i>Federal CERCLIS NFRAP site list</i></b>                                      |  |                            |                 |                  |                  |                |               |                          |
| SEMS-ARCHIVE   | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| <b><i>Federal RCRA CORRACTS facilities list</i></b>                                |  |                            |                 |                  |                  |                |               |                          |
| CORRACTS   | 1.000                                  |                            | 0               | 0                | 0                | 0              | NR            | 0                        |
| <b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>                        |  |                            |                 |                  |                  |                |               |                          |
| RCRA-TSDF  | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| <b><i>Federal RCRA generators list</i></b>   |  |                            |                 |                  |                  |                |               |                          |
| RCRA-LQG   | 0.250                                  |                            | 0               | 0                | NR               | NR             | NR            | 0                        |
| RCRA-SQG   | 0.250                                  |                            | 0               | 0                | NR               | NR             | NR            | 0                        |
| RCRA-CESQG   | 0.250                                  |                            | 0               | 1                | NR               | NR             | NR            | 1                        |
| <b><i>Federal institutional controls /<br/>engineering controls registries</i></b> |  |                            |                 |                  |                  |                |               |                          |
| LUCIS  | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| US ENG CONTROLS  | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| US INST CONTROL  | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| <b><i>Federal ERNS list</i></b>  |  |                            |                 |                  |                  |                |               |                          |
| ERNS   | 0.001                                  |                            | 0               | NR               | NR               | NR             | NR            | 0                        |
| <b><i>State- and tribal - equivalent CERCLIS</i></b>                               |  |                            |                 |                  |                  |                |               |                          |
| SHWS   | 1.000                                  |                            | 2               | 4                | 24               | 80             | NR            | 110                      |
| <b><i>State and tribal landfill and/or<br/>solid waste disposal site lists</i></b> |  |                            |                 |                  |                  |                |               |                          |
| SWF/LF   | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| <b><i>State and tribal leaking storage tank lists</i></b>                          |  |                            |                 |                  |                  |                |               |                          |
| LUST   | 0.500                                  |                            | 0               | 0                | 1                | NR             | NR            | 1                        |
| INDIAN LUST  | 0.500                                  |                            | 0               | 0                | 0                | NR             | NR            | 0                        |
| <b><i>State and tribal registered storage tank lists</i></b>                       |  |                            |                 |                  |                  |                |               |                          |
| 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 |
|---|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| UST   | 0.250                   |                 | 0     | 3         | NR        | NR      | NR  | 3             |
| AST   | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| INDIAN UST  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b>State and tribal voluntary cleanup sites</b>             |                         |                 |       |           |           |         |     |               |
| INDIAN VCP  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| VCP   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>State and tribal Brownfields sites</b>                   |                         |                 |       |           |           |         |     |               |
| BROWNFIELDS   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>ADDITIONAL ENVIRONMENTAL RECORDS</b>                     |                         |                 |       |           |           |         |     |               |
| <b>Local Brownfield lists</b>                               |                         |                 |       |           |           |         |     |               |
| US BROWNFIELDS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Landfill / Solid Waste Disposal Sites</b> |                         |                 |       |           |           |         |     |               |
| SWRCY   | 0.500                   |                 | 0     | 0         | 1         | NR      | NR  | 1             |
| INDIAN ODI  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| ODI   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DEBRIS REGION 9   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| IHS OPEN DUMPS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Hazardous waste / Contaminated Sites</b>  |                         |                 |       |           |           |         |     |               |
| US HIST CDL   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US CDL  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Local Land Records</b>                                   |                         |                 |       |           |           |         |     |               |
| LIENS 2   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Records of Emergency Release Reports</b>                 |                         |                 |       |           |           |         |     |               |
| HMIRS   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Other Ascertainable Records</b>                          |                         |                 |       |           |           |         |     |               |
| RCRA NonGen / NLR   | 0.250                   |                 | 0     | 1         | NR        | NR      | NR  | 1             |
| FUDS  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOD   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| SCRD DRYCLEANERS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US FIN ASSUR  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| EPA WATCH LIST  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| 2020 COR ACTION   | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| TSCA  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| TRIS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SSTS  | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ROD   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| RMP   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RAATS   | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PRP   | 0.001                   |                 | 0     | NR        | 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 |
|---------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| PADS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ICIS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FTTS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MLTS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| 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         | 1       | NR  | 1             |
| UMTRA               | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| LEAD SMELTERS       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US AIRS             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US MINES            | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| ABANDONED MINES     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FINDS               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DOCKET HWC          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| UXO                 | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| ECHO                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FUELS PROGRAM       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| AIRS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| Financial Assurance | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HMRI                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| NPDES               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

### EDR HIGH RISK HISTORICAL RECORDS

#### EDR Exclusive Records

|                  |       |  |   |    |    |    |    |   |
|------------------|-------|--|---|----|----|----|----|---|
| EDR MGP          | 1.000 |  | 0 | 0  | 0  | 2  | NR | 2 |
| 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 Govt. Archives

|          |       |  |   |    |    |    |    |   |
|----------|-------|--|---|----|----|----|----|---|
| RGA HWS  | 0.001 |  | 0 | NR | NR | NR | NR | 0 |
| RGA LF   | 0.001 |  | 0 | NR | NR | NR | NR | 0 |
| RGA LUST | 0.001 |  | 0 | NR | NR | NR | NR | 0 |

- Totals -- 0 2 9 26 83 0 120

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation  | Site  | Database(s) | EDR ID Number<br>EPA ID Number |
|---|---|-------------|--------------------------------|
| 1<br>NNE<br>< 1/8<br>0.053 mi.<br>279 ft.     | <b>BRAD PREITAUER PROPERTY</b><br>420 HIGHLAND AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>     | SHWS        | S107523825<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-000296<br>Date Closed: 4/5/1994  |             |                                |
| A2<br>NW<br>< 1/8<br>0.098 mi.<br>518 ft.     | <b>ALBERT FRAGIONE PROPERTY</b><br>1125 EVANS AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>      | SHWS        | S107523796<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: D-000412<br>Date Closed: 8/11/1992   |             |                                |
| B3<br>ESE<br>1/8-1/4<br>0.126 mi.<br>664 ft.  | <b>WASHOE COUNTY SCHOOL DISTRICT</b><br>467 LAUREL STREET<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS        | S108250387<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-000743<br>Date Closed: 1/30/2007   |             |                                |
| 4<br>North<br>1/8-1/4<br>0.130 mi.<br>684 ft. | <b>ODDFELLOW SIERRA HOMES</b><br>1155 BEECH STREET<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>        | SHWS        | S107524043<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-000265<br>Date Closed: 12/21/1994  |             |                                |
| C5<br>East<br>1/8-1/4<br>0.135 mi.<br>711 ft. | <b>WASHOE COUNTY SCHOOL DISTRICT</b><br>490 POPLAR STREET<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS        | S107524169<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-000457<br>Date Closed: 3/5/1996  |             |                                |



MAP FINDINGS

|  |  |             |                                |
|--|--|-------------|--------------------------------|
| Map ID<br>Direction<br>Distance<br>Elevation |  | Database(s) | EDR ID Number<br>EPA ID Number |
|--|--|-------------|--------------------------------|

|  |  |                                    |                            |
|--|--|------------------------------------|----------------------------|
| D6<br>SSE<br>1/8-1/4<br>0.136 mi.<br>716 ft. | <b>WASHOE COUNTY SCHOOL DISTRICT</b><br>425 E 9TH ST<br>RENO, NV 89520 | RCRA NonGen / NLR<br>FINDS<br>ECHO | 1000243323<br>NVD100049469 |
|--|--|------------------------------------|----------------------------|

[Click here for full text details](#)

Relative:  
Lower  
 RCRA NonGen / NLR  
 EPA Id: NVD100049469

**FINDS**  
 Registry ID:: 110000805308

**ECHO**  
 Registry ID: 110000805308

|  |  |                          |  |
|--|--|--------------------------|--|
| D7<br>SSE<br>1/8-1/4<br>0.136 mi.<br>716 ft. | <b>WASHOE COUNTY SCHOOL DISTRICT</b><br>425 E 9TH ST<br>RENO, NV 89512 | UST<br>U003298022<br>N/A |  |
|--|--|--------------------------|--|

[Click here for full text details](#)

Relative:  
Lower  
**UST**  
 Tank Status: PERMANENTLY OUT OF USE  
 Facility Id: 4-000481  
 Facility Id: D-000329

|   |  |                           |  |
|---|--|---------------------------|--|
| A8<br>NW<br>1/8-1/4<br>0.141 mi.<br>742 ft. | <b>UNIVERSITY OF NEVADA SYSTEM , APN 007-071-01</b><br>1147 EVANS AVENUE<br>RENO, NV 89512 | SHWS<br>S107524148<br>N/A |  |
|---|--|---------------------------|--|

[Click here for full text details](#)

Relative:  
Higher  
**SHWS**  
 Facility Id: D-000215  
 Date Closed: 11/8/1995

|   |  |                          |  |
|---|--|--------------------------|--|
| C9<br>East<br>1/8-1/4<br>0.151 mi.<br>796 ft. | <b>NDOW-MAIN OFFICE-CLOSED</b><br>1100 VALLEY RD<br>RENO, NV 89512 | UST<br>U003287245<br>N/A |  |
|---|--|--------------------------|--|

[Click here for full text details](#)

Relative:  
Lower  
**UST**  
 Tank Status: PERMANENTLY OUT OF USE  
 State ID: 4-000635  
 Facility Id: 4-000635  
 Facility Status: Closed

MAP FINDINGS

|  |  |             |                                |
|--|--|-------------|--------------------------------|
| Map ID<br>Direction<br>Distance<br>Elevation |  | Database(s) | EDR ID Number<br>EPA ID Number |
|--|--|-------------|--------------------------------|

|   |  |  |  |
|---|--|--|--|
| <b>C10</b><br>East<br>1/8-1/4<br>0.151 mi.<br>797 ft.<br><br>Relative:<br>Lower | <b>UNIVERSITY OF NEVADA RENO - VALLEY</b><br>1000 VALLEY RD<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a><br><br><b>RCRA-CESQG</b><br>EPA Id: NVD986775039<br><br><b>FINDS</b><br>Registry ID:: 110000891802<br><br><b>ECHO</b><br>Registry ID: 110000891802 | <b>RCRA-CESQG</b><br><b>FINDS</b><br><b>ECHO</b> | <b>1000833230</b><br><b>NVD986775039</b> |
|---|--|--|--|

|  |  |            |                                 |
|--|--|------------|---------------------------------|
| <b>B11</b><br>ESE<br>1/8-1/4<br>0.168 mi.<br>887 ft.<br><br>Relative:<br>Lower | <b>UNR ARS SHOP</b><br>910 VALLEY RD<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a><br><br><b>UST</b><br>Tank Status: PERMANENTLY OUT OF USE<br>Tank Status: CURRENTLY IN USE<br>Facility Id: 4-001057<br>Facility Status: Open | <b>UST</b> | <b>U003383261</b><br><b>N/A</b> |
|--|--|------------|---------------------------------|

|  |  |             |                                 |
|--|--|-------------|---------------------------------|
| <b>E12</b><br>SW<br>1/4-1/2<br>0.283 mi.<br>1492 ft.<br><br>Relative:<br>Lower | <b>SATRE CENTER STREET PROPERTIES, LLC , APN 007-222-</b><br>820 NORTH CENTER STREET<br>RENO, NV 89501<br><br><a href="#">Click here for full text details</a> | <b>SHWS</b> | <b>S109521950</b><br><b>N/A</b> |
|--|--|-------------|---------------------------------|

|  |  |             |                                 |
|--|--|-------------|---------------------------------|
| <b>E13</b><br>SW<br>1/4-1/2<br>0.287 mi.<br>1518 ft.<br><br>Relative:<br>Lower | <b>SPANISH SPRINGS INVESTMENTS, LLC</b><br>810 NORTH CENTER STREET<br>RENO, NV 89501<br><br><a href="#">Click here for full text details</a> | <b>SHWS</b> | <b>S109272969</b><br><b>N/A</b> |
|--|--|-------------|---------------------------------|



MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation   | Site  | Database(s) | EDR ID Number<br>EPA ID Number |
|--|---|-------------|--------------------------------|
| 14<br>SSE<br>1/4-1/2<br>0.295 mi.<br>1556 ft.  | SIERRA PACIFIC POWER COMPANY<br>MANN AVENUE @ MORNINGSTAR ROAD<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                          | SHWS        | S105805519<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000089   |             |                                |
| E15<br>SW<br>1/4-1/2<br>0.305 mi.<br>1608 ft.  | UNIVERSITY OF NEVADA, RENO , 819 NORTH CENTER STRE<br>819-821 NORTH CENTER STREET<br>RENO, NV 89501<br><br><a href="#">Click here for full text details</a> | SHWS        | S107524150<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000273<br>Date Closed: 3/20/2000<br>Date Closed: 04/15/0200  |             |                                |
| F16<br>WSW<br>1/4-1/2<br>0.331 mi.<br>1748 ft. | UNIVERSITY OF NEVADA, RENO , COLLEGE OF AGRICULTUR<br>904 NORTH VIRGINIA STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>   | SHWS        | S108250375<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000256<br>Date Closed: 2/27/1995   |             |                                |
| F17<br>WSW<br>1/4-1/2<br>0.332 mi.<br>1755 ft. | UNR MAIN CAMPUS HARTMAN HALL-OLD BUILDING #43 ROTC<br>900 NORTH VIRGINIA STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>         | SHWS        | S107524153<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000515<br>Date Closed: 4/2/1996  |             |                                |
| 18<br>SE<br>1/4-1/2<br>0.340 mi.<br>1794 ft.   | WARNER GRISWOLD PROPERTY<br>643 ELKO AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>                                       | SHWS        | S107524166<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000458<br>Date Closed: 8/4/1993  |             |                                |

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation | Site | Database(s) | EDR ID Number<br>EPA ID Number |
|--|------|-------------|--------------------------------|
|--|------|-------------|--------------------------------|

|   |  |             |                           |
|---|--|-------------|---------------------------|
| <p>19<br/>SW<br/>1/4-1/2<br/>0.363 mi.<br/>1918 ft.</p> | <p><b>SILVER DOLLAR MOTOR LODGE</b><br/>817 NORTH VIRGINIA STREET<br/>RENO, NV 89501</p> | <p>SHWS</p> | <p>S107524109<br/>N/A</p> |
|---|--|-------------|---------------------------|

[Click here for full text details](#)

Relative:  
Lower

SHWS  
Facility Id: D-000521  
Date Closed: 12/3/1991

|  |  |             |                           |
|--|--|-------------|---------------------------|
| <p>20<br/>WNW<br/>1/4-1/2<br/>0.366 mi.<br/>1932 ft.</p> | <p><b>JOHN UTTER RESIDENCE</b><br/>1305 NORTH VIRGINIA STREET<br/>RENO, NV 89509</p> | <p>SHWS</p> | <p>S103877794<br/>N/A</p> |
|--|--|-------------|---------------------------|

[Click here for full text details](#)

Relative:  
Higher

SHWS  
Facility Id: D-000352  
Date Closed: 11/1/1996

|  |   |             |                           |
|--|---|-------------|---------------------------|
| <p>21<br/>SSW<br/>1/4-1/2<br/>0.368 mi.<br/>1941 ft.</p> | <p><b>STEVE MORAN PROPERTY</b><br/>646 NORTH LAKE STREET<br/>RENO, NV 89501</p> | <p>SHWS</p> | <p>S107524123<br/>N/A</p> |
|--|---|-------------|---------------------------|

[Click here for full text details](#)

Relative:  
Lower

SHWS  
Facility Id: D-000535  
Date Closed: 5/14/1991

|   |  |             |                           |
|---|--|-------------|---------------------------|
| <p>22<br/>SW<br/>1/4-1/2<br/>0.383 mi.<br/>2020 ft.</p> | <p><b>BANK OF AMERICA</b><br/>700 NORTH VIRGINIA STREET<br/>RENO, NV 89501</p> | <p>SHWS</p> | <p>S107523813<br/>N/A</p> |
|---|--|-------------|---------------------------|

[Click here for full text details](#)

Relative:  
Lower

SHWS  
Facility Id: D-000625  
Date Closed: 6/6/1994

|   |   |                     |                           |
|---|---|---------------------|---------------------------|
| <p>23<br/>East<br/>1/4-1/2<br/>0.394 mi.<br/>2081 ft.</p> | <p><b>RENO ARMORY</b><br/>1000 N WELLS AVE<br/>RENO, NV 89512</p> | <p>SHWS<br/>UST</p> | <p>U001110581<br/>N/A</p> |
|---|---|---------------------|---------------------------|

[Click here for full text details](#)

Relative:  
Lower

SHWS  
Facility Id: 4-000464  
Date Closed: 1/18/1991

UST



MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation   | Site  | Database(s) | EDR ID Number<br>EPA ID Number |
|--|---|-------------|--------------------------------|
|  | <b>RENO ARMORY (Continued)</b><br>Tank Status: PERMANENTLY OUT OF USE<br>Tank Status: CURRENTLY IN USE<br>Facility Id: 4-000464         |             | U001110581                     |
| 24<br>WSW<br>1/4-1/2<br>0.416 mi.<br>2198 ft.  | <b>LEO ROBERT LEGOY PROPERTY</b><br>1001 NORTH SIERRA STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>        | SHWS        | S106870728<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000138<br>Date Closed: 8/2/2004  |             |                                |
| 25<br>West<br>1/4-1/2<br>0.420 mi.<br>2219 ft. | <b>UNIVERSITY OF NEVADA, RENO</b><br>1059 NORTH SIERRA STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a> | SHWS        | S107524152<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000701<br>Date Closed: 6/18/2002   |             |                                |
| 26<br>WNW<br>1/4-1/2<br>0.422 mi.<br>2229 ft.  | <b>STAN JEROME PROPERTY</b><br>1264 SATCHELL ALLEY<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>            | SHWS        | S107524118<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000333<br>Date Closed: 11/23/1993  |             |                                |
| 27<br>West<br>1/4-1/2<br>0.431 mi.<br>2275 ft. | <b>MARK RYAN DEVELOPMENT</b><br>1115-1130 NORTH SIERRA STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a> | SHWS        | S107524022<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000223<br>Date Closed: 10/22/1992  |             |                                |

MAP FINDINGS

| Map ID   | Direction | Distance | Elevation             | Site   | Database(s) | EDR ID Number | EPA ID Number |
|--|-----------|----------|-----------------------|--|-------------|---------------|---------------|
| 28   | SE        | 1/4-1/2  | 0.432 mi.<br>2279 ft. | ELKO AVENUE PROPERTIES<br>550 ELKO STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                                      | SHWS        | S104535005    | N/A           |
| Relative: Lower<br>SHWS<br>Facility Id: 4-000922<br>Date Closed: 7/19/2000<br>Date Closed: 1/24/2006 |           |          |                       |  |             |               |               |
| 29   | SW        | 1/4-1/2  | 0.432 mi.<br>2280 ft. | SAVOY MOTOR LODGE<br>705 NORTH VIRGINIA STREET<br>RENO, NV 89501<br><br><a href="#">Click here for full text details</a>                           | SHWS        | S108250316    | N/A           |
| Relative: Lower<br>SHWS<br>Facility Id: D-000745<br>Date Closed: 2/13/2007                           |           |          |                       |  |             |               |               |
| 30   | ESE       | 1/4-1/2  | 0.445 mi.<br>2348 ft. | JACKSONS FOOD STORES #19 , APN 008-185-34<br>695 NORTH WELLS AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>      | LUST        | S117667153    | N/A           |
| Relative: Lower<br>LUST<br>Facility Id: 4-000931<br>Date Closed: 12/22/2014                          |           |          |                       |  |             |               |               |
| G31  | East      | 1/4-1/2  | 0.447 mi.<br>2359 ft. | WASHOE COUNTY PUBLIC WORKS DEPARTMENT , APN 008-16<br>829 MORRILL AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS        | S104235259    | N/A           |
| Relative: Lower<br>SHWS<br>Facility Id: D-000019<br>Date Closed: 2/28/2000                           |           |          |                       |  |             |               |               |
| 32   | WNW       | 1/4-1/2  | 0.453 mi.<br>2394 ft. | MAREN TEILMAN RESIDENCE<br>1361 HILLSIDE DRIVE<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>                           | SHWS        | S103877819    | N/A           |
| Relative: Higher<br>SHWS<br>Facility Id: D-000399<br>Date Closed: 8/6/1997                           |           |          |                       |  |             |               |               |



MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation    | Site  | Database(s)    | EDR ID Number<br>EPA ID Number |
|---|---|----------------|--------------------------------|
| 33<br>NW<br>1/4-1/2<br>0.463 mi.<br>2445 ft.    | <b>JOHN COSTERE PROPERTY</b><br>1451/1459 NORTH VIRGINIA STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                       | SHWS           | S105488601<br>N/A              |
| Relative:<br>Higher                             | <b>SHWS</b><br>Facility Id: D-000071<br>Date Closed: 7/29/2002  |                |                                |
| 34<br>SE<br>1/4-1/2<br>0.466 mi.<br>2459 ft.    | <b>SIERRA PACIFIC POWER COMPANY , APN 008-186-06</b><br>590 EUREKA AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>       | SHWS           | S109521954<br>N/A              |
| Relative:<br>Lower                              | <b>SHWS</b><br>Facility Id: D-000836<br>Date Closed: 10/10/1997   |                |                                |
| G35<br>East<br>1/4-1/2<br>0.470 mi.<br>2479 ft. | <b>WASHOE COUNTY PUBLIC WORKS DEPARTMENT , APN 008-16</b><br>854 MORRILL AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS           | S111027628<br>N/A              |
| Relative:<br>Lower                              | <b>SHWS</b><br>Facility Id: D-000197<br>Date Closed: 5/1/1996   |                |                                |
| 36<br>SSE<br>1/4-1/2<br>0.471 mi.<br>2488 ft.   | <b>SCHNITZER STEEL</b><br>490 VALLEY ROAD<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>                                       | SWRCY<br>NPDES | S106553962<br>N/A              |
| Relative:<br>Lower                              | <b>NPDES</b><br>Permit Number: ISW-4177<br>Facility Status: Approved  |                |                                |
| 37<br>North<br>1/4-1/2<br>0.475 mi.<br>2509 ft. | <b>FORMER BISHOP MANOGUE HIGH SCHOOL</b><br>400 BARTLETT STREET<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>                 | SHWS           | S106870848<br>N/A              |
| Relative:<br>Higher                             | <b>SHWS</b><br>Facility Id: D-000166<br>Date Closed: 8/18/2005  |                |                                |

MAP FINDINGS

| Map ID           | Direction | Distance | Elevation             | Site   | Database(s) | EDR ID Number | EPA ID Number |
|------------------|-----------|----------|-----------------------|--|-------------|---------------|---------------|
| 38               | SE        | 1/2-1    | 0.516 mi.<br>2722 ft. | RENO POWER LIGHT AND WATER CO<br>500-510 EUREKA AVE<br>RENO, NV 89512                      | EDR MGP     | 1008408997    | N/A           |
|                  |           |          |                       | <a href="#">Click here for full text details</a>   |             |               |               |
| Relative: Lower  |           |          |                       |  |             |               |               |
| 39               | SW        | 1/2-1    | 0.520 mi.<br>2746 ft. | SAINT MARY'S REGIONAL MEDICAL CENTER<br>190 WEST MAPLE STREET<br>RENO, NV                  | SHWS        | S106514552    | N/A           |
|                  |           |          |                       | <a href="#">Click here for full text details</a>   |             |               |               |
| Relative: Lower  |           |          |                       | SHWS<br>Facility Id: D-000093<br>Date Closed: 6/10/2003                                    |             |               |               |
| 40               | East      | 1/2-1    | 0.539 mi.<br>2846 ft. | WASHOE COUNTY PUBLIC WORKS DEPARTMENT , APN 008-16<br>842 SPOKANE STREET<br>RENO, NV 89512 | SHWS        | S113711040    | N/A           |
|                  |           |          |                       | <a href="#">Click here for full text details</a>   |             |               |               |
| Relative: Lower  |           |          |                       | SHWS<br>Facility Id: D-000856<br>Date Closed: 4/29/2013                                    |             |               |               |
| 41               | NW        | 1/2-1    | 0.547 mi.<br>2889 ft. | JEF ENTERPRISES, LLC , APN 007-011-12<br>1505 NORTH VIRGINIA STREET<br>RENO, NV 89503      | SHWS        | S116161987    | N/A           |
|                  |           |          |                       | <a href="#">Click here for full text details</a>   |             |               |               |
| Relative: Higher |           |          |                       | SHWS<br>Facility Id: D-000877<br>Date Closed: 11/14/2014                                   |             |               |               |
| 42               | South     | 1/2-1    | 0.553 mi.<br>2921 ft. | SANDS REGENCY HOTEL/CASINO<br>251 RALSTON STREET<br>RENO, NV 89503                         | SHWS        | S107524103    | N/A           |
|                  |           |          |                       | <a href="#">Click here for full text details</a>   |             |               |               |
| Relative: Lower  |           |          |                       | SHWS<br>Facility Id: D-000181<br>Date Closed: 1/24/2000                                    |             |               |               |



MAP FINDINGS

|           |      |             |               |
|-----------|------|-------------|---------------|
| Map ID    |      |             |               |
| Direction |      |             | EDR ID Number |
| Distance  |      |             | EPA ID Number |
| Elevation | Site | Database(s) |               |

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|   |  |             |                          |
|---|--|-------------|--------------------------|
| <b>H43</b><br>WNW<br>1/2-1<br>0.562 mi.<br>2970 ft. | <b>ROY KEMPLEY PROPERTY</b><br>1503 HILLSIDE DRIVE<br>RENO, NV 89503 | <b>SHWS</b> | <b>S107524094</b><br>N/A |
|---|--|-------------|--------------------------|

[Click here for full text details](#)

Relative:  
Higher

**SHWS**  
 Facility Id: D-000336  
 Date Closed: 5/15/1990

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|  |  |             |                          |
|--|--|-------------|--------------------------|
| <b>I44</b><br>SW<br>1/2-1<br>0.563 mi.<br>2974 ft. | <b>SAINT MARY'S REGIONAL MEDICAL CENTER</b><br>688 WEST STREET<br>RENO, NV 89503 | <b>SHWS</b> | <b>S107524102</b><br>N/A |
|--|--|-------------|--------------------------|

[Click here for full text details](#)

Relative:  
Lower

**SHWS**  
 Facility Id: D-000423  
 Date Closed: 4/10/1992

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|  |  |             |                          |
|--|--|-------------|--------------------------|
| <b>I45</b><br>SW<br>1/2-1<br>0.570 mi.<br>3007 ft. | <b>ST. MARY'S REGIONAL MEDICAL CENTER</b><br>656 WEST STREET<br>RENO, NV 89503 | <b>SHWS</b> | <b>S107524117</b><br>N/A |
|--|--|-------------|--------------------------|

[Click here for full text details](#)

Relative:  
Lower

**SHWS**  
 Facility Id: D-000708  
 Date Closed: 5/1/1991

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|   |   |                                   |                          |
|---|---|-----------------------------------|--------------------------|
| <b>J46</b><br>South<br>1/2-1<br>0.577 mi.<br>3044 ft. | <b>REGIONAL TRANSPORTATION COMMISSION WASHOE COUNTY ,</b><br>EAST FOURTH STREET @ LAKE STREET<br>RENO, NV 89502 | <b>SHWS</b><br><b>BROWNFIELDS</b> | <b>S108855810</b><br>N/A |
|---|---|-----------------------------------|--------------------------|

[Click here for full text details](#)

Relative:  
Lower

**SHWS**  
 Facility Id: D-000144  
 Date Closed: 10/21/2009  
 Date Closed: 12/31/2008

**BROWNFIELDS**  
 Closure Date: 12/11/2008  
 Site Id: D-000144

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation   | Site  | Database(s)         | EDR ID Number<br>EPA ID Number |
|--|---|---------------------|--------------------------------|
| 47<br>West<br>1/2-1<br>0.579 mi.<br>3058 ft.   | <b>JACK DARNELL PROPERTY</b><br>1165 BUENA VISTA AVENUE<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>   | SHWS                | S107523963<br>N/A              |
| Relative:<br>Higher                            | <b>SHWS</b><br>Facility Id: D-000552<br>Date Closed: 8/21/1991  |                     |                                |
| 48<br>NW<br>1/2-1<br>0.584 mi.<br>3084 ft.     | <b>UNIVERSITY OF NEVADA, RENO , 1048 NORTH SIERRA STR</b><br>VARIOUS LOCATIONS<br>RENO, NV 89557<br><br><a href="#">Click here for full text details</a>  | SHWS                | S103877856<br>N/A              |
| Relative:<br>Higher                            | <b>SHWS</b><br>Facility Id: D-001285<br>Date Closed: 6/19/2014<br>Date Closed: 2/24/2000<br>Date Closed: 10/14/2008<br>Date Closed: 3/1/2004<br>Date Closed: 2/28/2000<br>Date Closed: 6/5/2000<br>Date Closed: 3/26/2014<br>Date Closed: 3/25/2014 |                     |                                |
| J49<br>South<br>1/2-1<br>0.588 mi.<br>3103 ft. | <b>UNION 76 STATION #0077</b><br>103 EAST FOURTH STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>   | SHWS<br>BROWNFIELDS | S104395317<br>N/A              |
| Relative:<br>Lower                             | <b>SHWS</b><br>Facility Id: 4-000415<br>Date Closed: 2/9/2000<br><br><b>BROWNFIELDS</b><br>Closure Date: 1/7/2005<br>Site Id: 4-000415  |                     |                                |
| 150<br>SW<br>1/2-1<br>0.588 mi.<br>3105 ft.    | <b>SAINT MARY'S REGIONAL MEDICAL CENTER</b><br>235 WEST SIXTH STREET<br>RENO, NV 89520<br><br><a href="#">Click here for full text details</a>  | SHWS                | S103877787<br>N/A              |
| Relative:<br>Lower                             | <b>SHWS</b><br>Facility Id: D-000340<br>Date Closed: 8/29/1996  |                     |                                |



MAP FINDINGS

| Map ID   | Direction | Distance | Elevation             | Site  | Database(s) | EDR ID Number | EPA ID Number |
|--|-----------|----------|-----------------------|---|-------------|---------------|---------------|
| H51  | NW        | 1/2-1    | 0.596 mi.<br>3148 ft. | JUDITH WHITENACK RESIDENCE , APN 007-012-05<br>1530 HILLSIDE DRIVE<br>RENO, NV 89503          | SHWS        | S118399582    | N/A           |
| <a href="#">Click here for full text details</a><br>Relative: Higher<br>SHWS<br>Facility Id: D-000917<br>Date Closed: 11/24/2015 |           |          |                       |   |             |               |               |
| 52   | South     | 1/2-1    | 0.602 mi.<br>3178 ft. | NEVADA DEPARTMENT OF TRANSPORTATION<br>EAST FOURTH STREET @ CENTER STREET<br>RENO, NV         | SHWS        | S106514564    | N/A           |
| <a href="#">Click here for full text details</a><br>Relative: Lower<br>SHWS<br>Facility Id: D-000126<br>Date Closed: 3/10/2004   |           |          |                       |   |             |               |               |
| 53   | South     | 1/2-1    | 0.609 mi.<br>3215 ft. | JUNIPER COURT HOTEL , APN 007-313-08<br>320 EVANS AVENUE<br>RENO, NV 89501                    | SHWS        | S114374345    | N/A           |
| <a href="#">Click here for full text details</a><br>Relative: Lower<br>SHWS<br>Facility Id: D-001295<br>Date Closed: 11/17/1998  |           |          |                       |   |             |               |               |
| 54   | NW        | 1/2-1    | 0.622 mi.<br>3284 ft. | DONALD STRAIGHT RESIDENCE<br>1555 HILLSIDE DRIVE<br>RENO, NV                                  | SHWS        | S104235256    | N/A           |
| <a href="#">Click here for full text details</a><br>Relative: Higher<br>SHWS<br>Facility Id: D-000017<br>Date Closed: 1/21/2000  |           |          |                       |   |             |               |               |
| K55  | SSW       | 1/2-1    | 0.636 mi.<br>3360 ft. | PROJECT C PUMP TEST DEWATER SYSTEM<br>NORTH VIRGINIA STREET @ FOURTH STREET<br>RENO, NV 89501 | SHWS        | S106870748    | N/A           |
| <a href="#">Click here for full text details</a><br>Relative: Lower<br>SHWS<br>Facility Id: D-000776<br>Date Closed: 2/23/1995   |           |          |                       |   |             |               |               |

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation | Site  | Database(s) | EDR ID Number<br>EPA ID Number |
|--|---|-------------|--------------------------------|
| K56<br>SSW<br>1/2-1<br>0.638 mi.<br>3369 ft. | <b>CHEVRON #90537</b><br>11 WEST FOURTH STREET<br>RENO, NV 89501<br><br><a href="#">Click here for full text details</a>                              | SHWS        | S103877477<br>N/A              |
| Relative:<br>Lower                           | SHWS<br>Facility Id: 4-000056<br>Date Closed: 2/12/1990   |             |                                |
| 57<br>SSE<br>1/2-1<br>0.639 mi.<br>3373 ft.  | <b>DESERT GLASS / NEVADA FORKLIFT (RETRAC PROJECT) ,</b><br>310 NORTH PARK STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a> | SHWS        | S107523890<br>N/A              |
| Relative:<br>Lower                           | SHWS<br>Facility Id: D-000722<br>Date Closed: 3/9/2006  |             |                                |
| L58<br>SW<br>1/2-1<br>0.662 mi.<br>3496 ft.  | <b>SAINT MARY'S REGIONAL MEDICAL CENTER</b><br>607 NORTH ARLINGTON AVENUE<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>   | SHWS        | S107524101<br>N/A              |
| Relative:<br>Lower                           | SHWS<br>Facility Id: D-000551<br>Date Closed: 3/26/1997<br>Date Closed: 6/30/1992   |             |                                |
| K59<br>SSW<br>1/2-1<br>0.666 mi.<br>3517 ft. | <b>ELDORADO HOTEL &amp; CASINO</b><br>345 NORTH VIRGINIA STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                   | SHWS        | S104235268<br>N/A              |
| Relative:<br>Lower                           | SHWS<br>Facility Id: 4-000971<br>Date Closed: 5/3/2006<br>Date Closed: 11/12/1999   |             |                                |
| 60<br>West<br>1/2-1<br>0.667 mi.<br>3522 ft. | <b>A.B.B. INVESTMENTS LLC</b><br>1032 RALSTON STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>                        | SHWS        | S108249992<br>N/A              |
| Relative:<br>Higher                          | SHWS<br>Facility Id: D-000736<br>Date Closed: 6/29/2006   |             |                                |



MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation   | Site   | Database(s) | EDR ID Number<br>EPA ID Number |
|--|--|-------------|--------------------------------|
| 61<br>West<br>1/2-1<br>0.669 mi.<br>3532 ft.   | <b>JAMES R. BROWN PROPERTY , APN 007-111-01 1152 RALS</b><br>1152 RALSTON STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a> | SHWS        | S114562218<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000869<br>Date Closed: 10/29/2013   |             |                                |
| 62<br>WSW<br>1/2-1<br>0.689 mi.<br>3637 ft.    | <b>BUTTERS PROPERTY</b><br>937 RALSTON STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>  | SHWS        | S104534669<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000027<br>Date Closed: 8/7/2000   |             |                                |
| L63<br>SW<br>1/2-1<br>0.695 mi.<br>3667 ft.    | <b>SAINT MARY'S REGIONAL MEDICAL CENTER</b><br>345 WEST SIXTH STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                   | SHWS        | S106514555<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000096<br>Date Closed: 6/10/2003  |             |                                |
| M64<br>SW<br>1/2-1<br>0.700 mi.<br>3694 ft.    | <b>ST. MARY'S REGIONAL MEDICAL CENTER</b><br>405 ELM STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>                      | SHWS        | S110169768<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000707<br>Date Closed: 06/07/1989<br>Date Closed: 6/7/1989  |             |                                |
| N65<br>North<br>1/2-1<br>0.701 mi.<br>3699 ft. | <b>U.S. BUREAU OF MINES RENO STATION</b><br>1605 EVANS AVENUE<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                          | FUSRAP      | 1016603325<br>N/A              |
| Relative:<br>Higher                            | FUSRAP<br>Site Status: Eliminated from consideration under FUSRAP<br>Site ID: NV.06  |             |                                |

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation   | Site   | Database(s) | EDR ID Number<br>EPA ID Number |
|--|--|-------------|--------------------------------|
| N66<br>North<br>1/2-1<br>0.701 mi.<br>3699 ft. | U.S. BUREAU OF MINES<br>1605 EVANS AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>                              | SHWS        | S107524144<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000411<br>Date Closed: 10/22/1992   |             |                                |
| 67<br>ESE<br>1/2-1<br>0.702 mi.<br>3709 ft.    | REGIONAL TRANSPORTATION COMMISSION WASHOE COUNTY ,<br>630 SUTRO STREET<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS        | S107524067<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000427<br>Date Closed: 1/29/1992  |             |                                |
| 68<br>SSW<br>1/2-1<br>0.707 mi.<br>3735 ft.    | SAINT MARY'S REGIONAL MEDICAL CENTER<br>443 WEST STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>                | SHWS        | S107524100<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000466<br>Date Closed: 8/23/1993  |             |                                |
| M69<br>SW<br>1/2-1<br>0.722 mi.<br>3814 ft.    | SAINT MARY'S REGIONAL MEDICAL CENTER<br>425 ELM STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>                 | SHWS        | S107524098<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000526<br>Date Closed: 2/24/1992<br>Date Closed: 9/28/1992  |             |                                |
| M70<br>SW<br>1/2-1<br>0.730 mi.<br>3856 ft.    | SAINT MARY'S REGIONAL MEDICAL CENTER<br>440 ELM STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>                 | SHWS        | S103877822<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-001233<br>Date Closed: 11/5/1997  |             |                                |



MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation         | Site  | Database(s) | EDR ID Number<br>EPA ID Number |
|--|---|-------------|--------------------------------|
| <b>O71</b><br>SW<br>1/2-1<br>0.738 mi.<br>3897 ft.   | <b>SAINT MARY'S REGIONAL MEDICAL CENTER</b><br>435 WEST SIXTH STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a><br><br>Relative:<br>Lower<br><br><b>SHWS</b><br>Facility Id: D-000221<br>Date Closed: 10/20/1992 | SHWS        | S107524099<br>N/A              |
| <b>72</b><br>North<br>1/2-1<br>0.743 mi.<br>3923 ft. | <b>JIM SEBASTIAN PROPERTY , APN 003-190-07</b><br>2395 VALLEY ROAD<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a><br><br>Relative:<br>Higher<br><br><b>SHWS</b><br>Facility Id: D-000260<br>Date Closed: 3/10/1995   | SHWS        | S107523976<br>N/A              |
| <b>O73</b><br>SW<br>1/2-1<br>0.743 mi.<br>3924 ft.   | <b>SAINT MARY'S REGIONAL MEDICAL CENTER</b><br>535 NEVADA STREET<br>RENO, NV 89502<br><br><a href="#">Click here for full text details</a><br><br>Relative:<br>Lower<br><br><b>SHWS</b><br>Facility Id: D-000097<br>Date Closed: 6/18/2003      | SHWS        | S106514556<br>N/A              |
| <b>O74</b><br>SW<br>1/2-1<br>0.754 mi.<br>3982 ft.   | <b>SAINT MARY'S REGIONAL MEDICAL CENTER</b><br>420 WEST SIXTH STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a><br><br>Relative:<br>Lower<br><br><b>SHWS</b><br>Facility Id: D-000094<br>Date Closed: 6/10/2003        | SHWS        | S106514553<br>N/A              |
| <b>75</b><br>South<br>1/2-1<br>0.757 mi.<br>3999 ft. | <b>RENO ACES BASEBALL STADIUM , APN 011-450-07</b><br>200 EVANS AVENUE<br>RENO, NV 89501<br><br><a href="#">Click here for full text details</a><br><br>Relative:<br>Lower<br><br><b>SHWS</b><br>Facility Id: D-000790<br>Date Closed: 4/1/2009 | SHWS        | S109521922<br>N/A              |

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation  | Site   | Database(s) | EDR ID Number<br>EPA ID Number |
|---|--|-------------|--------------------------------|
| 76<br>West<br>1/2-1<br>0.760 mi.<br>4013 ft.  | <b>LUELLA LILLY PROPERTY</b><br>605 IMPERIAL BOULEVARD<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>                         | SHWS        | S107524016<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: D-000191<br>Date Closed: 3/18/1996  |             |                                |
| 77<br>SE<br>1/2-1<br>0.760 mi.<br>4013 ft.    | <b>CITY OF RENO REDEVELOPMENT AGENCY , WESTERN STRIP</b><br>111 MORRILL AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS<br>VCP | S106514284<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-000100<br>Date Closed: 10/17/2006<br><br>VCP<br>Facility Status: ACTIVE   |             |                                |
| P78<br>West<br>1/2-1<br>0.760 mi.<br>4014 ft. | <b>HOWARD WENNERHOLM RESIDENCE</b><br>1289 BON RAE WAY<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                               | SHWS        | S106878449<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: D-000037<br>Date Closed: 12/27/2000   |             |                                |
| 79<br>WSW<br>1/2-1<br>0.766 mi.<br>4047 ft.   | <b>OTTO SCHULTZ PROPERTY</b><br>901 BELL STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>                                | SHWS        | S110169767<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: D-000704<br>Date Closed: 03/13/1989<br>Date Closed: 3/13/1989   |             |                                |



MAP FINDINGS

|           |      |             |               |
|-----------|------|-------------|---------------|
| Map ID    |      |             |               |
| Direction |      |             | EDR ID Number |
| Distance  |      |             | EPA ID Number |
| Elevation | Site | Database(s) |               |

**O80**      **SAINT MARY'S REGIONAL MEDICAL CENTER**      **SHWS**      **S106514554**  
**SW**      **428 WEST SIXTH STREET**                **N/A**  
**1/2-1**      **RENO, NV**

0.767 mi.  
4048 ft.  
[Click here for full text details](#)  
Relative: Lower  
SHWS  
Facility Id: D-000095  
Date Closed: 6/10/2003

**Q81**      **LEO ROBERT LEGOY PROPERTY**      **SHWS**      **S106514569**  
**SW**      **461 NEVADA STREET**                **N/A**  
**1/2-1**      **RENO, NV 89503**

0.770 mi.  
4065 ft.  
[Click here for full text details](#)  
Relative: Lower  
SHWS  
Facility Id: D-000135  
Date Closed: 7/12/2004

**P82**      **BARBARA M. HIGHTOWER PROPERTY**      **SHWS**      **S107523814**  
**West**      **695 CLEVELAND AVENUE**                **N/A**  
**1/2-1**      **RENO, NV 89503**

0.781 mi.  
4126 ft.  
[Click here for full text details](#)  
Relative: Higher  
SHWS  
Facility Id: D-000731  
Date Closed: 3/22/2006

**83**      **ALBERS OF NEVADA , APN 004-130-66**      **SHWS**      **S117667152**  
**NNE**      **755 TIMBER WAY**                **N/A**  
**1/2-1**      **RENO, NV 89512**

0.782 mi.  
4130 ft.  
[Click here for full text details](#)  
Relative: Higher  
SHWS  
Facility Id: 4-000135  
Date Closed: 12/15/2015

**R84**      **NEVADA CLUB CASINO**      **SHWS**      **S103876500**  
**South**      **224 NORTH VIRGINIA STREET**                **N/A**  
**1/2-1**      **RENO, NV 89501**

0.784 mi.  
4142 ft.  
[Click here for full text details](#)  
Relative: Lower  
SHWS  
Facility Id: D-001272

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation  | Site   | Database(s) | EDR ID Number<br>EPA ID Number |
|---|--|-------------|--------------------------------|
| Q85<br>SW<br>1/2-1<br>0.786 mi.<br>4152 ft.   | LEO ROBERT LEGOY PROPERTY<br>418 WEST FIFTH STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                               | SHWS        | S106870732<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-000150<br>Date Closed: 7/1/2004   |             |                                |
| 86<br>SE<br>1/2-1<br>0.797 mi.<br>4209 ft.    | BASTA INVESTMENT COMPANY, LLC , APN 008-370-22<br>1010 EAST COMMERCIAL ROW<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS        | S120860195<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: 4-000262  |             |                                |
| 87<br>NE<br>1/2-1<br>0.813 mi.<br>4295 ft.    | CHARLES T. MAZZA PROPERTY , APN 004-233-03<br>1240 OLIVER AVENUE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>           | SHWS        | S117667147<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-000894<br>Date Closed: 12/2/2014  |             |                                |
| 88<br>ESE<br>1/2-1<br>0.820 mi.<br>4332 ft.   | BEVILACQUA PROPERTY<br>505 MONTELLO STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                                       | SHWS        | S103877813<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-000389<br>Date Closed: 9/2/1997   |             |                                |
| 89<br>North<br>1/2-1<br>0.821 mi.<br>4337 ft. | NORTHERN NEVADA CHILD & ADOLESCENT SERVICES<br>2655 ENTERPRISE ROAD<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>        | SHWS        | S104395322<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: 4-001071<br>Date Closed: 4/10/2000  |             |                                |



MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation   | Site   | Database(s) | EDR ID Number<br>EPA ID Number |
|--|--|-------------|--------------------------------|
| 90<br>West<br>1/2-1<br>0.824 mi.<br>4349 ft.   | <b>CHARLES E. CLOCK RESIDENCE , APN 002-344-04</b><br>1234 WASHINGTON STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>   | SHWS        | S117386822<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000893<br>Date Closed: 12/2/2014  |             |                                |
| R91<br>South<br>1/2-1<br>0.824 mi.<br>4351 ft. | <b>CHRIS LOOMIS PROPERTY</b><br>PROPERTY BOUNDED BY E 1ST, E 2ND, AND LAKE STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>    | SHWS        | S107523843<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000473<br>Date Closed: 9/21/2001<br>Date Closed: 12/11/1990   |             |                                |
| 92<br>North<br>1/2-1<br>0.834 mi.<br>4403 ft.  | <b>VAUGHN INDUSTRIAL PARK</b><br>2500 VALLEY ROAD #4<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>                           | SHWS        | S107524156<br>N/A              |
| Relative:<br>Higher                            | SHWS<br>Facility Id: D-000257<br>Date Closed: 10/26/1994   |             |                                |
| S93<br>SW<br>1/2-1<br>0.835 mi.<br>4408 ft.    | <b>IQBAL SARWAR - RANCHO SIERRA MOTEL</b><br>411 WEST 4TH STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>               | SHWS        | S107523960<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000248<br>Date Closed: 7/18/1994  |             |                                |
| 94<br>SSW<br>1/2-1<br>0.836 mi.<br>4413 ft.    | <b>GRANITE CONSTRUCTION COMPANY MOBILE SOURCE</b><br>ARLINGTON AVENUE @ THIRD STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a> | SHWS        | S106514306<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000139  |             |                                |

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation | Site   | Database(s) | EDR ID Number<br>EPA ID Number |
|--|--|-------------|--------------------------------|
| 95<br>NNE<br>1/2-1<br>0.838 mi.<br>4425 ft.  | <b>BENDER WAREHOUSE COMPANY , APN 004-130-10</b><br>800 STILLWELL ROAD<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS        | S108855756<br>N/A              |
| Relative:<br>Higher                          | SHWS<br>Facility Id: D-000760<br>Date Closed: 11/15/2007   |             |                                |
| 96<br>NNE<br>1/2-1<br>0.838 mi.<br>4427 ft.  | <b>DYNA GRAPH PRINTING</b><br>2001 TIMBER WAY<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a>                          | SHWS        | S103877781<br>N/A              |
| Relative:<br>Higher                          | SHWS<br>Facility Id: D-000328<br>Date Closed: 9/23/1996  |             |                                |
| 97<br>East<br>1/2-1<br>0.843 mi.<br>4453 ft. | <b>DUNCAN GLENN ELEMENTARY SCHOOL</b><br>1200 MONTELLO STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                | SHWS        | S103876466<br>N/A              |
| Relative:<br>Lower                           | SHWS<br>Facility Id: D-000323<br>Date Closed: 9/12/1996  |             |                                |
| T98<br>SW<br>1/2-1<br>0.845 mi.<br>4459 ft.  | <b>NORTHERN NEVADA HOPES , APN 007-541-03</b><br>467 RALSTON STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>    | SHWS        | S117937750<br>N/A              |
| Relative:<br>Lower                           | SHWS<br>Facility Id: D-000901<br>Date Closed: 2/18/2015  |             |                                |
| S99<br>SW<br>1/2-1<br>0.853 mi.<br>4504 ft.  | <b>ELMWOOD PROPERTIES, LLC , APN 007-281-14</b><br>435 WEST 4TH STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a> | SHWS        | S108932975<br>N/A              |
| Relative:<br>Lower                           | SHWS<br>Facility Id: D-000763<br>Date Closed: 11/2/2007  |             |                                |



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

T100 THE STACIE MATHEWSON COMMUNITY WELLNESS CENTER , A SHWS S117937748  
SW 580 WEST 5TH STREET N/A  
1/2-1 RENO, NV 89503  
0.862 mi.  
4553 ft.

[Click here for full text details](#)

Relative:  
Lower

SHWS  
Facility Id: D-000899  
Date Closed: 2/5/2015

U101 CLUB CAL-NEVA PARKING GARAGE SHWS S107523867  
South 10-100 NORTH CENTER STREET N/A  
1/2-1 RENO, NV 89501  
0.877 mi.  
4630 ft.

[Click here for full text details](#)

Relative:  
Lower

SHWS  
Facility Id: D-000398  
Date Closed: 10/30/1995  
Date Closed: 5/29/1996

102 A. L. COLLINS TEXACO SHWS S104178951  
SW 501 WEST 4TH STREET N/A  
1/2-1 RENO, NV 89503  
0.883 mi.  
4663 ft.

[Click here for full text details](#)

Relative:  
Lower

SHWS  
Facility Id: 4-000085  
Date Closed: 5/30/2006

V103 C. READO KALEY PROPERTY SHWS S107523830  
WSW 900 VINE STREET N/A  
1/2-1 RENO, NV 89503  
0.885 mi.  
4674 ft.

[Click here for full text details](#)

Relative:  
Higher

SHWS  
Facility Id: D-000529  
Date Closed: 6/28/1990

U104 RENO GAS CO EDR MGP 1008408996  
South N CENTER AND E 1ST STREET N/A  
1/2-1 RENO, NV 89501  
0.891 mi.  
4702 ft.

[Click here for full text details](#)

Relative:  
Lower

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation  | Site   | Database(s) | EDR ID Number<br>EPA ID Number |
|---|--|-------------|--------------------------------|
| V105<br>WSW<br>1/2-1<br>0.900 mi.<br>4754 ft. | <b>PETE FINN PROPERTY</b><br>15 HASTINGS DRIVE<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>       | SHWS        | S110169779<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: D-000702<br>Date Closed: 11/09/1989<br>Date Closed: 11/9/1989   |             |                                |
| V106<br>WSW<br>1/2-1<br>0.906 mi.<br>4785 ft. | <b>LINDA MANHA PROPERTY</b><br>880 VINE STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>       | SHWS        | S107524015<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: D-000460<br>Date Closed: 6/7/1993   |             |                                |
| 107<br>SSW<br>1/2-1<br>0.907 mi.<br>4789 ft.  | <b>SENATOR HOTEL</b><br>SECOND AND WEST STREETS<br>RENO, NV<br><br><a href="#">Click here for full text details</a>            | SHWS        | S104235254<br>N/A              |
| Relative:<br>Lower                            | SHWS<br>Facility Id: D-001313<br>Date Closed: 9/19/2000  |             |                                |
| 108<br>WSW<br>1/2-1<br>0.912 mi.<br>4816 ft.  | <b>THOMAS MYATT PROPERTY</b><br>747 WEST 7TH STREET<br>RENO, NV 89503<br><br><a href="#">Click here for full text details</a>  | SHWS        | S107524135<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: D-000451<br>Date Closed: 2/24/1994  |             |                                |
| 109<br>NNW<br>1/2-1<br>0.924 mi.<br>4877 ft.  | <b>UNIVERSITY OF NEVADA, RENO</b><br>135 ANELLI LANE<br>RENO, NV 89512<br><br><a href="#">Click here for full text details</a> | SHWS        | S107524149<br>N/A              |
| Relative:<br>Higher                           | SHWS<br>Facility Id: D-000327<br>Date Closed: 9/27/1991  |             |                                |



MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation   | Site   | Database(s) | EDR ID Number<br>EPA ID Number |
|--|--|-------------|--------------------------------|
| 110<br>South<br>1/2-1<br>0.932 mi.<br>4923 ft. | <b>GRANADA THEATER</b><br>60 WEST FIRST STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                                 | SHWS        | S104178903<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000009<br>Date Closed: 8/31/1998  |             |                                |
| 111<br>SE<br>1/2-1<br>0.933 mi.<br>4924 ft.    | <b>FETTIG CONSTRUCTION</b><br>789 EAST SECOND STREET<br>RENO, NV 89502<br><br><a href="#">Click here for full text details</a>                     | SHWS        | S107523913<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000225<br>Date Closed: 8/21/1992  |             |                                |
| 112<br>South<br>1/2-1<br>0.949 mi.<br>5010 ft. | <b>CLIFF DOBLER PROPERTY</b><br>252 MILL STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                                | SHWS        | S105805061<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000078<br>Date Closed: 1/7/2003   |             |                                |
| 113<br>SSW<br>1/2-1<br>0.955 mi.<br>5043 ft.   | <b>ROBERTA ROSS RESIDENCE</b><br>118 WEST STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a>                               | SHWS        | S104534674<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000030<br>Date Closed: 9/27/2000  |             |                                |
| 114<br>SE<br>1/2-1<br>0.970 mi.<br>5124 ft.    | <b>RIVER SENIOR PARTNERS , APN 012-051-24</b><br>KUENZLI STREET @ SUTRO STREET<br>RENO, NV<br><br><a href="#">Click here for full text details</a> | SHWS        | S110768026<br>N/A              |
| Relative:<br>Lower                             | SHWS<br>Facility Id: D-000815<br>Date Closed: 10/21/2010   |             |                                |

MAP FINDINGS

| Map ID<br>Direction<br>Distance<br>Elevation   | Site  | Database(s) | EDR ID Number<br>EPA ID Number |
|--|---|-------------|--------------------------------|
| 115<br>SSE<br>1/2-1<br>0.971 mi.<br>5128 ft.   | <b>CATHAY INC.</b><br>610 MILL STREET<br>RENO, NV   | SHWS        | S103877790<br>N/A              |
| Relative:<br>Lower                             | <a href="#">Click here for full text details</a><br><b>SHWS</b><br>Facility Id: D-000347<br>Date Closed: 10/17/1996 |             |                                |
| 116<br>ENE<br>1/2-1<br>0.978 mi.<br>5166 ft.   | <b>TRANER MIDDLE SCHOOL</b><br>1700 CARVILLE DRIVE<br>RENO, NV 89512  | SHWS        | S107524138<br>N/A              |
| Relative:<br>Lower                             | <a href="#">Click here for full text details</a><br><b>SHWS</b><br>Facility Id: D-000184<br>Date Closed: 11/8/2001  |             |                                |
| 117<br>SE<br>1/2-1<br>0.983 mi.<br>5189 ft.    | <b>JOYCE LENZORA PROPERTY</b><br>826 EAST 2ND STREET<br>RENO, NV 89502  | SHWS        | S107523989<br>N/A              |
| Relative:<br>Lower                             | <a href="#">Click here for full text details</a><br><b>SHWS</b><br>Facility Id: D-000177<br>Date Closed: 5/7/1996   |             |                                |
| 118<br>WSW<br>1/2-1<br>0.984 mi.<br>5198 ft.   | <b>NEVADA DEPARTMENT OF TRANSPORTATION</b><br>INTERSTATE 80 @ VINE STREET<br>RENO, NV 89503                         | SHWS        | S112163023<br>N/A              |
| Relative:<br>Higher                            | <a href="#">Click here for full text details</a><br><b>SHWS</b><br>Facility Id: D-000841<br>Date Closed: 6/5/2012   |             |                                |
| 119<br>South<br>1/2-1<br>0.992 mi.<br>5240 ft. | <b>RIVERSIDE HOTEL</b><br>17 SOUTH VIRGINIA STREET<br>RENO, NV 89501  | SHWS        | S107524082<br>N/A              |
| Relative:<br>Lower                             | <a href="#">Click here for full text details</a><br><b>SHWS</b><br>Facility Id: D-000312<br>Date Closed: 1/19/1998  |             |                                |



MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

120  
SE  
1/2-1  
0.997 mi.  
5266 ft.

A-1 RADIATOR  
875 EAST SECOND STREET  
RENO, NV 89502

SHWS S103876482  
N/A

[Click here for full text details](#)

Relative:  
Lower

SHWS  
Facility Id: D-000829  
Date Closed: 5/9/1994

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

(BUSINESS, FINANCE & FACILITIES COMMITTEE 06/07/18) Ref. BFF-7, Page 191 of 238

| St | Acronym               | Full Name  | Government Agency                              | Gov Date   | Arvl. Date | Active Date |
|----|-----------------------|--|--|------------|------------|-------------|
| NV | AIRS                  | Permitted Airs Facility Listing                              | Division of Environmental Protection           | 03/30/2017 | 06/20/2017 | 10/20/2017  |
| NV | AST                   | Aboveground Storage Tank List                                | Department of Conservation and Natural Resour  | 06/22/2017 | 06/23/2017 | 09/28/2017  |
| NV | BROWNFIELDS           | Project Tracking Database                                    | Division of Environmental Protection           | 07/20/2017 | 07/27/2017 | 09/28/2017  |
| NV | COAL ASH              | Coal Ash Disposal Sites                                      | Division of Environmental Protection           | 05/30/2017 | 05/30/2017 | 09/28/2017  |
| NV | Financial Assurance 1 | Financial Assurance Information Listing                      | Department of Environmental Protection         | 06/01/2017 | 06/19/2017 | 09/28/2017  |
| NV | Financial Assurance 2 | Financial Assurance Information                              | Division of Environmental Protection           | 08/30/2017 | 08/31/2017 | 09/28/2017  |
| NV | HMRI                  | Hazardous Materials Repository Information Data              | State Emergency Response Commission            | 08/05/2008 | 08/05/2008 | 08/13/2008  |
| NV | LUST                  | Sites Database   | Department of Conservation and Natural Resour  | 07/20/2017 | 07/27/2017 | 09/28/2017  |
| NV | NPDES                 | Permitted Facility Listing                                   | Department of Environmental Protection         | 09/18/2017 | 09/19/2017 | 11/16/2017  |
| NV | RGA HWS               | Recovered Government Archive State Hazardous Waste Facilitie | Department of Conservation and Natural Resour  |            | 07/01/2013 | 12/26/2013  |
| NV | RGA LF                | Recovered Government Archive Solid Waste Facilities List     | Department of Conservation and Natural Resour  |            | 07/01/2013 | 01/16/2014  |
| NV | RGA LUST              | Recovered Government Archive Leaking Underground Storage Tan | Department of Conservation and Natural Resour  |            | 07/01/2013 | 12/26/2013  |
| NV | SHWS                  | Sites Database   | Department of Conservation and Natural Resour  | 07/20/2017 | 07/27/2017 | 09/28/2017  |
| NV | SWF/LF                | Landfill List  | Department of Conservation and Natural Resour  | 07/27/2017 | 08/30/2017 | 09/28/2017  |
| NV | SWRCY                 | Recycling Information Listing                                | Department of Environmental Protection         | 06/05/2017 | 08/17/2017 | 09/28/2017  |
| NV | UST                   | Underground Storage Tank List                                | Department of Conservation and Natural Resour  | 06/23/2017 | 06/23/2017 | 09/28/2017  |
| NV | VCP                   | Voluntary Cleanup Program Sites                              | Department of Conservation & Natural Resource  | 08/16/2011 | 09/27/2011 | 10/12/2011  |
| US | 2020 COR ACTION       | 2020 Corrective Action Program List                          | Environmental Protection Agency                | 04/22/2013 | 03/03/2015 | 03/09/2015  |
| US | ABANDONED MINES       | Abandoned Mines  | Department of Interior                         | 09/25/2017 | 09/26/2017 | 10/20/2017  |
| US | BRS                   | Biennial Reporting System                                    | EPA/NTIS                                       | 12/31/2015 | 02/22/2017 | 09/28/2017  |
| US | COAL ASH DOE          | Steam-Electric Plant Operation Data                          | Department of Energy                           | 12/31/2005 | 08/07/2009 | 10/22/2009  |
| US | COAL ASH EPA          | Coal Combustion Residues Surface Impoundments List           | Environmental Protection Agency                | 07/01/2014 | 09/10/2014 | 10/20/2014  |
| US | CONSENT               | Superfund (CERCLA) Consent Decrees                           | Department of Justice, Consent Decree Library  | 09/30/2017 | 11/10/2017 | 01/12/2018  |
| US | CORRACTS              | Corrective Action Report                                     | EPA  | 09/13/2017 | 09/26/2017 | 10/06/2017  |
| US | DEBRIS REGION 9       | Torres Martinez Reservation Illegal Dump Site Locations      | EPA, Region 9                                  | 01/12/2009 | 05/07/2009 | 09/21/2009  |
| US | DOCKET HWC            | Hazardous Waste Compliance Docket Listing                    | Environmental Protection Agency                | 06/27/2017 | 11/21/2017 | 01/12/2018  |
| US | DOD                   | Department of Defense Sites                                  | USGS   | 12/31/2005 | 11/10/2006 | 01/11/2007  |
| US | DOT OPS               | Incident and Accident Data                                   | Department of Transportation, Office of Pipeli | 07/31/2012 | 08/07/2012 | 09/18/2012  |
| US | Delisted NPL          | National Priority List Deletions                             | EPA  | 12/11/2017 | 12/22/2017 | 01/05/2018  |
| US | ECHO                  | Enforcement & Compliance History Information                 | Environmental Protection Agency                | 09/02/2017 | 09/06/2017 | 10/20/2017  |
| US | EDR Hist Auto         | EDR Exclusive Historical Auto Stations                       | EDR, Inc.                                      |            |            |             |
| US | EDR Hist Cleaner      | EDR Exclusive Historical Cleaners                            | EDR, Inc.                                      |            |            |             |
| US | EDR MGP               | EDR Proprietary Manufactured Gas Plants                      | EDR, Inc.                                      |            |            |             |
| US | EPA WATCH LIST        | EPA WATCH LIST   | Environmental Protection Agency                | 08/30/2013 | 03/21/2014 | 06/17/2014  |
| US | ERNS                  | Emergency Response Notification System                       | National Response Center, United States Coast  | 09/18/2017 | 09/21/2017 | 10/13/2017  |
| US | FEDERAL FACILITY      | Federal Facility Site Information listing                    | Environmental Protection Agency                | 11/07/2016 | 01/05/2017 | 04/07/2017  |
| US | FEDLAND               | Federal and Indian Lands                                     | U.S. Geological Survey                         | 12/31/2005 | 02/06/2006 | 01/11/2007  |
| US | FEMA UST              | Underground Storage Tank Listing                             | FEMA   | 05/15/2017 | 05/30/2017 | 10/13/2017  |
| US | FINDS                 | Facility Index System/Facility Registry System               | EPA  | 07/23/2017 | 09/06/2017 | 09/15/2017  |
| US | FTTS                  | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu | EPA/Office of Prevention, Pesticides and Toxi  | 04/09/2009 | 04/16/2009 | 05/11/2009  |
| US | FTTS INSP             | FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu | EPA  | 04/09/2009 | 04/16/2009 | 05/11/2009  |
| US | FUDS                  | Formerly Used Defense Sites                                  | U.S. Army Corps of Engineers                   | 01/31/2015 | 07/08/2015 | 10/13/2015  |
| US | FUELS PROGRAM         | EPA Fuels Program Registered Listing                         | EPA  | 11/20/2017 | 11/20/2017 | 01/12/2018  |
| US | FUSRAP                | Formerly Utilized Sites Remedial Action Program              | Department of Energy                           | 12/23/2016 | 12/27/2016 | 02/17/2017  |
| US | HIST FTTS             | FIFRA/TSCA Tracking System Administrative Case Listing       | Environmental Protection Agency                | 10/19/2006 | 03/01/2007 | 04/10/2007  |
| US | HIST FTTS INSP        | FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis | Environmental Protection Agency                | 10/19/2006 | 03/01/2007 | 04/10/2007  |
| US | HMIRS                 | Hazardous Materials Information Reporting System             | U.S. Department of Transportation              | 09/21/2017 | 09/21/2017 | 10/13/2017  |



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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| St | Acronym           | Full Name  | Government Agency                             | Gov Date   | Arvl. Date | Active Date |
|----|-------------------|--|---|------------|------------|-------------|
| US | ICIS              | Integrated Compliance Information System               | Environmental Protection Agency               | 11/18/2016 | 11/23/2016 | 02/10/2017  |
| US | IHS OPEN DUMPS    | Open Dumps on Indian Land                              | Department of Health & Human Services, Indian | 04/01/2014 | 08/06/2014 | 01/29/2015  |
| US | INDIAN LUST R1    | Leaking Underground Storage Tanks on Indian Land       | EPA Region 1                                  | 04/14/2017 | 07/27/2017 | 10/06/2017  |
| US | INDIAN LUST R10   | Leaking Underground Storage Tanks on Indian Land       | EPA Region 10                                 | 04/25/2017 | 11/07/2017 | 12/08/2017  |
| US | INDIAN LUST R4    | Leaking Underground Storage Tanks on Indian Land       | EPA Region 4                                  | 10/14/2016 | 01/27/2017 | 05/05/2017  |
| US | INDIAN LUST R5    | Leaking Underground Storage Tanks on Indian Land       | EPA, Region 5                                 | 04/26/2017 | 07/27/2017 | 10/13/2017  |
| US | INDIAN LUST R6    | Leaking Underground Storage Tanks on Indian Land       | EPA Region 6                                  | 04/24/2017 | 07/27/2017 | 10/06/2017  |
| US | INDIAN LUST R7    | Leaking Underground Storage Tanks on Indian Land       | EPA Region 7                                  | 04/14/2017 | 07/27/2017 | 10/06/2017  |
| US | INDIAN LUST R8    | Leaking Underground Storage Tanks on Indian Land       | EPA Region 8                                  | 05/01/2017 | 07/27/2017 | 10/13/2017  |
| US | INDIAN LUST R9    | Leaking Underground Storage Tanks on Indian Land       | Environmental Protection Agency               | 04/13/2017 | 07/27/2017 | 10/13/2017  |
| US | INDIAN ODI        | Report on the Status of Open Dumps on Indian Lands     | Environmental Protection Agency               | 12/31/1998 | 12/03/2007 | 01/24/2008  |
| US | INDIAN RESERV     | Indian Reservations                                    | USGS  | 12/31/2014 | 07/14/2015 | 01/10/2017  |
| US | INDIAN UST R1     | Underground Storage Tanks on Indian Land               | EPA, Region 1                                 | 04/14/2017 | 07/27/2017 | 10/06/2017  |
| US | INDIAN UST R10    | Underground Storage Tanks on Indian Land               | EPA Region 10                                 | 04/25/2017 | 07/27/2017 | 10/13/2017  |
| US | INDIAN UST R4     | Underground Storage Tanks on Indian Land               | EPA Region 4                                  | 10/14/2016 | 01/27/2017 | 05/05/2017  |
| US | INDIAN UST R5     | Underground Storage Tanks on Indian Land               | EPA Region 5                                  | 04/26/2017 | 07/27/2017 | 10/06/2017  |
| US | INDIAN UST R6     | Underground Storage Tanks on Indian Land               | EPA Region 6                                  | 04/24/2017 | 07/27/2017 | 12/08/2017  |
| US | INDIAN UST R7     | Underground Storage Tanks on Indian Land               | EPA Region 7                                  | 05/02/2017 | 07/27/2017 | 10/06/2017  |
| US | INDIAN UST R8     | Underground Storage Tanks on Indian Land               | EPA Region 8                                  | 05/01/2017 | 07/27/2017 | 10/13/2017  |
| US | INDIAN UST R9     | Underground Storage Tanks on Indian Land               | EPA Region 9                                  | 04/13/2017 | 07/27/2017 | 10/13/2017  |
| US | INDIAN VCP R1     | Voluntary Cleanup Priority Listing                     | EPA, Region 1                                 | 07/27/2015 | 09/29/2015 | 02/18/2016  |
| US | INDIAN VCP R7     | Voluntary Cleanup Priority Listing                     | EPA, Region 7                                 | 03/20/2008 | 04/22/2008 | 05/19/2008  |
| US | LEAD SMELTER 1    | Lead Smelter Sites                                     | Environmental Protection Agency               | 10/10/2017 | 11/03/2017 | 12/15/2017  |
| US | LEAD SMELTER 2    | Lead Smelter Sites                                     | American Journal of Public Health             | 04/05/2001 | 10/27/2010 | 12/02/2010  |
| US | LIENS 2           | CERCLA Lien Information                                | Environmental Protection Agency               | 12/11/2017 | 12/22/2017 | 01/12/2018  |
| US | LUCIS             | Land Use Control Information System                    | Department of the Navy                        | 05/22/2017 | 06/13/2017 | 09/15/2017  |
| US | MLTS              | Material Licensing Tracking System                     | Nuclear Regulatory Commission                 | 08/30/2016 | 09/08/2016 | 10/21/2016  |
| US | NPL               | National Priority List                                 | EPA   | 12/11/2017 | 12/22/2017 | 01/05/2018  |
| US | NPL LIENS         | Federal Superfund Liens                                | EPA   | 10/15/1991 | 02/02/1994 | 03/30/1994  |
| US | ODI               | Open Dump Inventory                                    | Environmental Protection Agency               | 06/30/1985 | 08/09/2004 | 09/17/2004  |
| US | PADS              | PCB Activity Database System                           | EPA   | 06/01/2017 | 06/09/2017 | 10/13/2017  |
| US | PCB TRANSFORMER   | PCB Transformer Registration Database                  | Environmental Protection Agency               | 05/24/2017 | 11/30/2017 | 12/15/2017  |
| US | PRP               | Potentially Responsible Parties                        | EPA   | 10/25/2013 | 10/17/2014 | 10/20/2014  |
| US | Proposed NPL      | Proposed National Priority List Sites                  | EPA   | 12/11/2017 | 12/22/2017 | 01/05/2018  |
| US | RAATS             | RCRA Administrative Action Tracking System             | EPA   | 04/17/1995 | 07/03/1995 | 08/07/1995  |
| US | RADINFO           | Radiation Information Database                         | Environmental Protection Agency               | 10/02/2017 | 10/05/2017 | 10/13/2017  |
| US | RCRA NonGen / NLR | RCRA - Non Generators / No Longer Regulated            | Environmental Protection Agency               | 09/13/2017 | 09/26/2017 | 10/06/2017  |
| US | RCRA-CESQG        | RCRA - Conditionally Exempt Small Quantity Generators  | Environmental Protection Agency               | 09/13/2017 | 09/26/2017 | 10/06/2017  |
| US | RCRA-LQG          | RCRA - Large Quantity Generators                       | Environmental Protection Agency               | 09/13/2017 | 09/26/2017 | 10/06/2017  |
| US | RCRA-SQG          | RCRA - Small Quantity Generators                       | Environmental Protection Agency               | 09/13/2017 | 09/26/2017 | 10/06/2017  |
| US | RCRA-TSDF         | RCRA - Treatment, Storage and Disposal                 | Environmental Protection Agency               | 09/13/2017 | 09/26/2017 | 10/06/2017  |
| US | RMP               | Risk Management Plans                                  | Environmental Protection Agency               | 11/02/2017 | 11/17/2017 | 12/08/2017  |
| US | ROD               | Records Of Decision                                    | EPA   | 12/11/2017 | 12/22/2017 | 01/12/2018  |
| US | SCRD DRYCLEANERS  | State Coalition for Remediation of Drycleaners Listing | Environmental Protection Agency               | 01/01/2017 | 02/03/2017 | 04/07/2017  |
| US | SEMS              | Superfund Enterprise Management System                 | EPA   | 12/11/2017 | 12/22/2017 | 01/12/2018  |
| US | SEMS-ARCHIVE      | Superfund Enterprise Management System Archive         | EPA   | 12/11/2017 | 12/22/2017 | 01/12/2018  |
| US | SSTS              | Section 7 Tracking Systems                             | EPA   | 12/31/2009 | 12/10/2010 | 02/25/2011  |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

| St | Acronym                               | Full Name  | Government Agency                             | Gov Date   | Anvl Date  | Active Date |
|----|---------------------------------------|--|---|------------|------------|-------------|
| US | TRIS                                  | Toxic Chemical Release Inventory System                      | EPA   | 12/31/2016 | 01/10/2018 | 01/12/2018  |
| US | TSCA                                  | Toxic Substances Control Act                                 | EPA   | 12/31/2016 | 06/21/2017 | 01/05/2018  |
| US | UMTRA                                 | Uranium Mill Tailings Sites                                  | EPA   | 12/31/2016 | 10/11/2017 | 11/03/2017  |
| US | US AIRS (AFS)                         | Aerometric Information Retrieval System Facility Subsystem ( | Department of Energy                          | 06/23/2017 | 10/11/2017 | 11/03/2017  |
| US | US AIRS MINOR                         | Air Facility System Data                                     | EPA   | 10/12/2016 | 10/26/2016 | 02/03/2017  |
| US | US BROWNFIELDS                        | A Listing of Brownfields Sites                               | EPA   | 10/12/2016 | 10/26/2016 | 02/03/2017  |
| US | US CDL                                | Clandestine Drug Labs  | Environmental Protection Agency               | 08/21/2017 | 09/20/2017 | 12/08/2017  |
| US | US ENG CONTROLS                       | Engineering Controls Sites List                              | Drug Enforcement Administration               | 07/13/2017 | 09/06/2017 | 10/06/2017  |
| US | US FIN ASSUR                          | Financial Assurance Information                              | Environmental Protection Agency               | 08/10/2017 | 08/30/2017 | 10/13/2017  |
| US | US HIST CDL                           | National Clandestine Laboratory Register                     | Environmental Protection Agency               | 10/17/2017 | 11/01/2017 | 12/08/2017  |
| US | US INST CONTROL                       | Sites with Institutional Controls                            | Drug Enforcement Administration               | 07/13/2017 | 09/06/2017 | 10/06/2017  |
| US | US MINES                              | Mines Master Index File                                      | Environmental Protection Agency               | 08/10/2017 | 08/30/2017 | 10/13/2017  |
| US | US MINES 2                            | Ferrous and Nonferrous Metal Mines Database Listing          | Department of Labor, Mine Safety and Health A | 10/29/2017 | 11/28/2017 | 01/12/2018  |
| US | US MINES 3                            | Active Mines & Mineral Plants Database Listing               | USGS  | 12/05/2005 | 02/29/2008 | 04/18/2008  |
| US | UXO                                   | Unexploded Ordnance Sites                                    | USGS  | 04/14/2011 | 06/08/2011 | 09/13/2011  |
|    |                                       |  | Department of Defense                         | 09/30/2016 | 10/31/2017 | 01/12/2018  |
| CT | CT MANIFEST                           | Hazardous Waste Manifest Data                                | Department of Energy & Environmental Protecti | 11/11/2017 | 11/14/2017 | 12/18/2017  |
| NY | NY MANIFEST                           | Facility and Manifest Data                                   | Department of Environmental Conservation      | 10/01/2017 | 11/01/2017 | 11/13/2017  |
| US | AHA Hospitals                         | Sensitive Receptor: AHA Hospitals                            | American Hospital Association, Inc.           |            |            |             |
| US | Medical Centers                       | Sensitive Receptor: Medical Centers                          | Centers for Medicare & Medicaid Services      |            |            |             |
| US | Nursing Homes                         | Sensitive Receptor: Nursing Homes                            | National Institutes of Health                 |            |            |             |
| US | Public Schools                        | Sensitive Receptor: Public Schools                           | National Center for Education Statistics      |            |            |             |
| US | Private Schools                       | Sensitive Receptor: Private Schools                          | National Center for Education Statistics      |            |            |             |
| NV | Daycare Centers                       | Sensitive Receptor: Child Care Facility List                 | Department of Human Resources                 |            |            |             |
| US | Flood Zones                           | 100-year and 500-year flood zones                            | Emergency Management Agency (FEMA)            |            |            |             |
| US | NWI                                   | National Wetlands Inventory                                  | U.S. Fish and Wildlife Service                |            |            |             |
| NV | State Wetlands                        | Wetland Inventory  | Natural Heritage Program                      |            |            |             |
| US | Topographic Map                       |  | U.S. Geological Survey                        |            |            |             |
| US | Oil/Gas Pipelines                     |  | PennWell Corporation                          |            |            |             |
| US | Electric Power Transmission Line Data |  | PennWell Corporation                          |            |            |             |

## STREET AND ADDRESS INFORMATION

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# **APPENDIX G**

## **Vapor Encroachment Screen**

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**Ph. I ESA - 1050 Evans Avenue**

1050 Evans Avenue

Reno, NV 89512

Inquiry Number: 5164714.2s

January 24, 2018

## EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



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| Record Sources and Currency ..... | GR-1        |

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

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

| STANDARD ENVIRONMENTAL RECORDS  | Default Area of Concern (Miles)* | property |        |   |
|---|----------------------------------|----------|--------|---|
|   |                                  | 1/10     | > 1/10 |   |
| Federal NPL site list   | 1.0                              | 0        | 0      | 0 |
| Federal Delisted NPL site list  | 1.0                              | 0        | 0      | 0 |
| Federal CERCLIS list  | 0.5                              | 0        | 0      | 0 |
| Federal CERCLIS NFRAP site list   | 0.5                              | 0        | 0      | 0 |
| Federal RCRA CORRACTS facilities list                                   | 1.0                              | 0        | 0      | 0 |
| Federal RCRA non-CORRACTS TSD facilities list                           | 0.5                              | 0        | 0      | 0 |
| Federal RCRA generators list  | 0.25                             | 0        | 0      | 0 |
| Federal institutional controls / engineering controls registries        | 0.5                              | 0        | 0      | 0 |
| Federal ERNS list   | 0.001                            | 0        | 0      | - |
| State- and tribal - equivalent NPL                                      | not searched                     | -        | -      | - |
| State- and tribal - equivalent CERCLIS                                  | 1.0                              | 0        | 2      | 4 |
| State and tribal landfill and/or solid waste disposal site lists        | 0.5                              | 0        | 0      | 0 |
| State and tribal leaking storage tank lists                             | 0.5                              | 0        | 0      | 0 |
| State and tribal registered storage tank lists                          | 0.25                             | 0        | 0      | 0 |
| State and tribal institutional control / engineering control registries | not searched                     | -        | -      | - |
| State and tribal voluntary cleanup sites                                | 0.5                              | 0        | 0      | 0 |
| State and tribal Brownfields sites                                      | 0.5                              | 0        | 0      | 0 |

### ADDITIONAL ENVIRONMENTAL RECORDS

|  |              |   |   |   |
|--|--------------|---|---|---|
| Local Brownfield lists                               | 0.5          | 0 | 0 | 0 |
| Local Lists of Landfill / Solid Waste Disposal Sites | 0.5          | 0 | 0 | 0 |
| Local Lists of Hazardous waste / Contaminated Sites  | 0.001        | 0 | 0 | - |
| Local Lists of Registered Storage Tanks              | not searched | - | - | - |
| Local Land Records                                   | 0.001        | 0 | 0 | - |
| Records of Emergency Release Reports                 | 0.001        | 0 | 0 | - |
| Other Ascertainable Records                          | 1.0          | 0 | 0 | 0 |
| EDR Exclusive Records                                | 1.0          | 0 | 0 | 0 |
| Exclusive Recovered Govt. Archives                   | 0.001        | 0 | 0 | - |

\*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.



# EXECUTIVE SUMMARY

## TARGET PROPERTY INFORMATION

### ADDRESS

PH. I ESA - 1050 EVANS AVENUE  
1050 EVANS AVENUE  
RENO, NV 89512

### COORDINATES

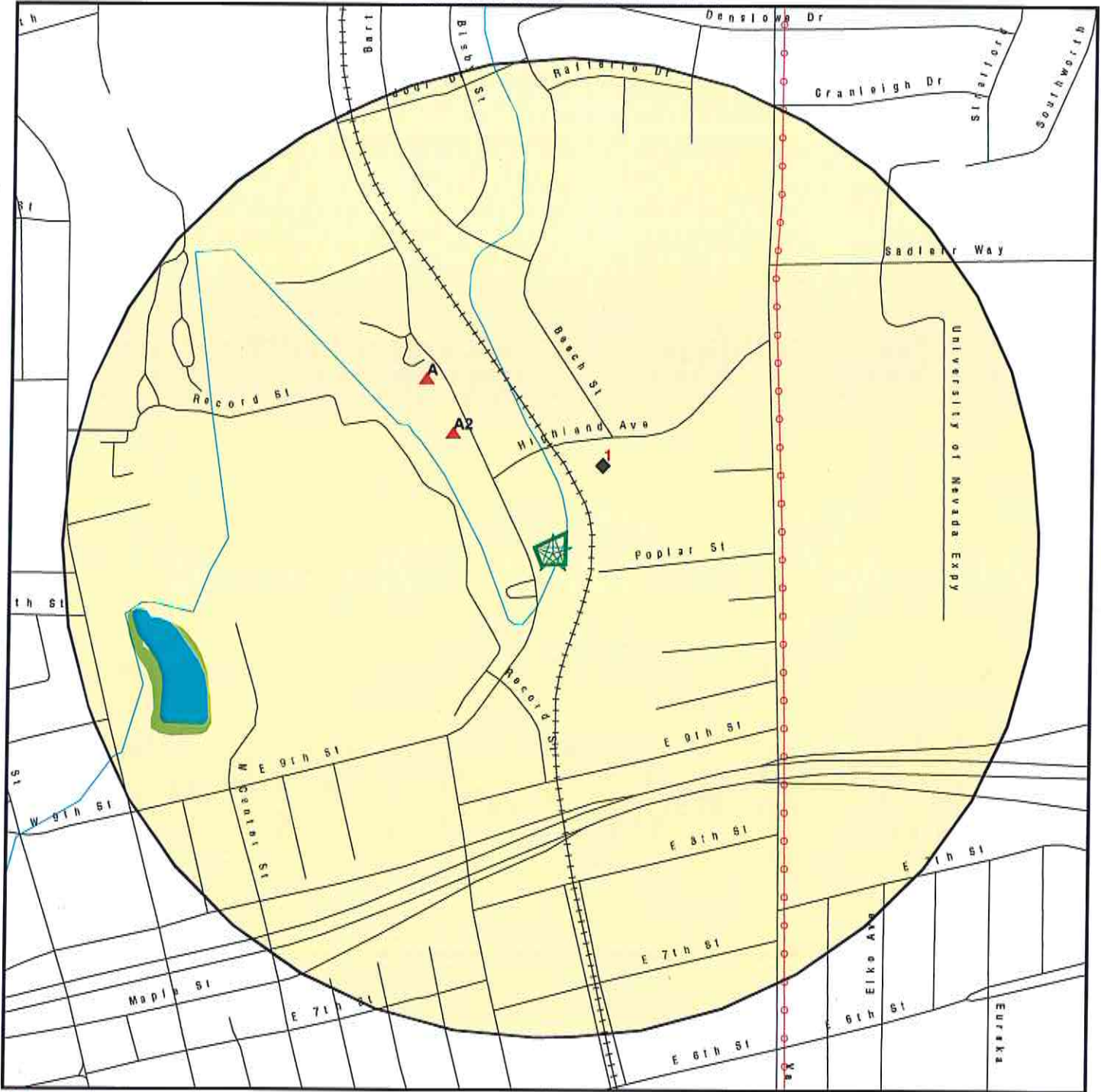
Latitude (North): 39.538889 - 39° 32' 20.007019"  
Longitude (West): 119.810728 - 119° 48' 38.62793"  
Elevation: 4543 ft. above sea level

## SEARCH RESULTS

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

| <u>Name</u>  | <u>Address</u>      | <u>Dist/Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--|---------------------|-----------------|---------------|-------------|
| BRAD PREITAUER PROPERTY<br>SHWS                      | 420 HIGHLAND AVENUE | <1/10 NNE       | ◆ 1           | 6           |
| ALBERT FRAGIONE PROPERTY<br>SHWS                     | 1125 EVANS AVENUE   | <1/10 NW        | ▲ A2          | 6           |
| UNIVERSITY OF NEVADA SYSTEM , APN 007-071-01<br>SHWS | 1147 EVANS AVENUE   | 1/10 - 1/3 NW   | ▲ A3          | 7           |

**PRIMARY MAP - 5164714.2S**



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands

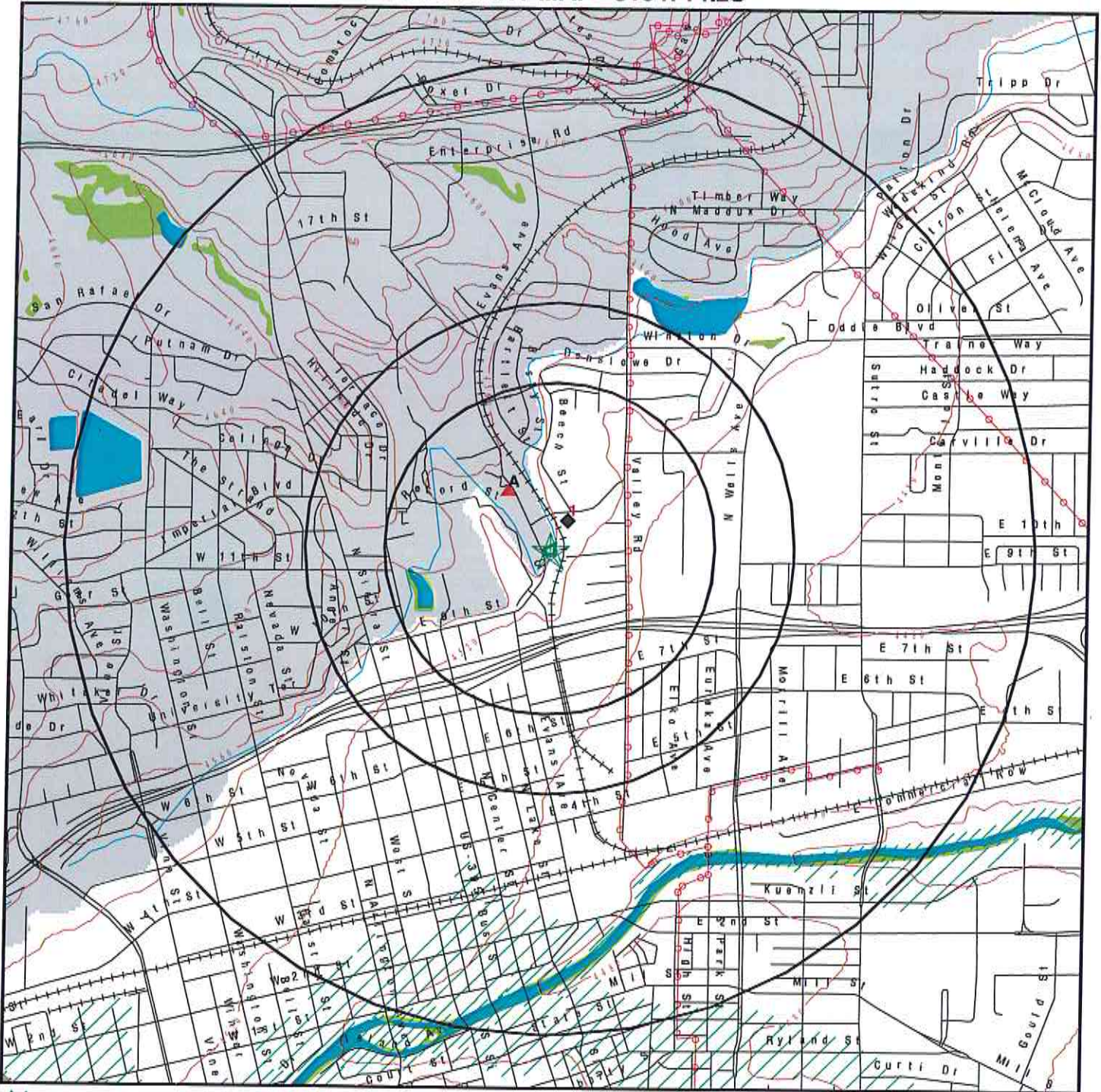
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Ph. I ESA - 1050 Evans Avenue  
 ADDRESS: 1050 Evans Avenue  
 Reno NV 89512  
 LAT/LONG: 39.538889 / 119.810728

CLIENT: McGinley Associates  
 CONTACT: Kandis Tuttle  
 INQUIRY #: 5164714.2s  
 DATE: January 22, 2018 1:35 pm



# SECONDARY MAP - 5164714.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

Upgradient Area



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: Ph. I ESA - 1050 Evans Avenue  
 ADDRESS: 1050 Evans Avenue  
 Reno NV 89512  
 LAT/LONG: 39.538889 / 119.810728

CLIENT: McGinley Associates  
 CONTACT: Kandis Tuttle  
 INQUIRY #: 5164714.2s  
 DATE: January 22, 2016 1:33 pm



MAP FINDINGS

**LEGEND**

|   |   |  |
|---|---|--|
| <b>FACILITY NAME</b><br><b>FACILITY ADDRESS, CITY, ST, ZIP</b>                        |   | <b>EDR SITE ID NUMBER</b>  |
| ◆ <b>MAP ID#</b>  | Direction Distance Range (Distance feet / miles)<br>Relative Elevation Feet Above Sea Level | ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency. |
| <b>Worksheet:</b>   |   |  |
| <b>Comments:</b><br>Comments may be added on the online Vapor Encroachment Worksheet. |   |  |

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

|  |  |  |
|--|--|--|
| <b>BRAD PREITAUER PROPERTY</b><br>420 HIGHLAND AVENUE, RENO, NV, 89512 |  | S107523825                             |
| ◆ 1  | NNE <1/10 (279 ft. / 0.053 mi.)<br>11 ft. Lower Elevation 4532 ft. Above Sea Level | State- and tribal - equivalent CERCLIS |

**Worksheet:**

**Impact on Target Property:** VEC does not exist

**Comments:** The source is cross-gradient. The distance between the source and the target property is greater than the critical distance plus a factor to account for plume width.

**Conditions:**

Petroleum Hydrocarbon Chemicals of Concern: YES

**Groundwater Flow Gradient:**

Hydrogeologically: YES

Downgradient: YES

|   |   |  |
|---|---|--|
| <b>ALBERT FRAGIONE PROPERTY</b><br>1125 EVANS AVENUE, RENO, NV, 89512 |   | S107523796                             |
| ▲ A2  | NW <1/10 (518 ft. / 0.098 mi.)<br>4 ft. Higher Elevation 4547 ft. Above Sea Level | State- and tribal - equivalent CERCLIS |

**Worksheet:**

**Impact on Target Property:** VEC does not exist

**Comments:** The source is not within the area of concern, based on its distance, gradient and suspected chemical of concern.

**Conditions:**

Petroleum Hydrocarbon Chemicals of Concern: YES

**Groundwater Flow Gradient:**

Upgradient or Indeterminate: YES

Hydrogeologically: YES



MAP FINDINGS

|  |   |   |
|--|---|---|
| UNIVERSITY OF NEVADA SYSTEM , APN 007-071-01<br>1147 EVANS AVENUE, RENO, NV, 89512 |   | S107524148  |
| ▲ A3   | NW 1/10 - 1/3<br>7 ft. Higher Elevation | (742 ft. / 0.141 mi.)<br>4550 ft. Above Sea Level |
| State- and tribal - equivalent CERCLIS   |   |   |

**Worksheet:**

**Impact on Target Property:** VEC does not exist

**Comments:** The source is not within the area of concern, based on its distance, gradient and suspected chemical of concern.

**Conditions:**

Petroleum Hydrocarbon Chemicals of Concern: YES

**Groundwater Flow Gradient:**

Upgradient or Indeterminate: YES

Hydrogeologically: YES

# APPENDIX H

## Resumes

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**Kandis Tuttle**  
**Staff Environmental Scientist**

**Professional Experience**

Ms. Tuttle is a Staff Environmental Scientist with three years of experience in research, regulation and consultation. She possesses relevant experience with environmental water chemistry, soil chemistry and environmental law. Her responsibilities include Phase I Environmental Site Assessment (ESA) preparation, technical report preparation and Abandoned Mine Lands (AML) research and site reconnaissance.

**Project Experience**

*Abandoned Mine Lands Program (AML Program)*

- Ms. Tuttle conducts desktop historical research on abandoned mine sites in Nevada to identify potential contaminants of concern (CoC) and exposure pathways for human health and the environment. Ms. Tuttle is responsible for establishing an annual sampling and analysis plan based on the historical research performed and the presence of potential receptors proximal to the abandoned mine sites. She has collected water and soil samples, and conducted X-ray Fluorescence (XRF) analysis to establish environmental baseline characterization at abandoned mine lands sites throughout Nevada.

*Phase I Environmental Site Assessment*

- **Various Sites in NV** – Staff Environmental Scientist responsible for conducting Phase I Environmental Site Assessments (ESAs) in Nevada to identify the presence of recognized environmental conditions (RECs) in accordance with ASTM 1527-13. Sites assessed include: rural ranches/farms, public golf courses, multi-family properties and other office/retail sites.

*Phase II Environmental Site Assessment*

- **Various Sites in NV** – Staff Environmental Scientist trained in conducting Phase II Environmental Site Assessments (ESAs) in Nevada to assess for the presence of contaminated soil.

*Field Work Experience*

- **Water Sampling, Various Sites** – Conducted water sampling of groundwater monitoring and remediation wells at various sites in NV and CA.
- **Soil Sampling, Various Sites** – Conducted soil sampling at various project sites in NV, including numerous mines and a former shooting range.

**Education**

B.S., Environmental Science, University of Nevada, Reno 2017.

**Certifications and Registrations**

OSHA, 29 CFR 1910, 40-Hour and Annual 8-hour, Hazardous Waste Operations and Emergency Response (HAZWOPER).

ASTM Training on Phase I and Phase II Environmental Site Assessments for Commercial Real Estate Transactions.

**Ryan D. Defilippi, E.I., C.E.M.**  
**Staff Engineer**

**Professional Experience**

Mr. Defilippi graduated from the University of Nevada, Reno with a Bachelor of Science degree in Civil Engineering and has over eight years of combined academic and professional experience in civil engineering and environmental consulting. Mr. Defilippi's areas of expertise in environmental consulting include project management, environmental due diligence assessments for commercial real estate transactions (Phase I and II environmental site assessments), Toxics Release Inventory reporting, Indoor Air Quality assessments and abatement oversight (asbestos and mold), technical report writing, cost estimations and proposals, project oversight, analytical data review, and remediation system design and implementation. Recently, Mr. Defilippi managed McGinley and Associates' satellite consulting office in San Antonio, Texas. Mr. Defilippi is familiar with engineering-related software such as AutoCAD, ArcGIS Explorer, Mathcad, Matlab, and SAP2000.

**Education**

- B.S., Civil Engineering, University of Nevada, Reno, 2014.

**Certifications**

- Engineer-in-Training (E.I.) #0T7335
- Certified Environmental Manager, Nevada (C.E.M.) #2434
- OSHA, 29 CFR 1910 40-Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER)
- MSHA Part 48, Surface Miner Training
- Asbestos Consultant, NV Lic. No. IM-1932
- Asbestos Abatement Supervisor, TX Lic. No. 805254
- Asbestos Inspector, TX Lic. No. 603533
- Asbestos Air Monitoring Technician, TX Lic. No. 706887

**Project Experience**

*Civil Design*

Intern Draftsman responsible for general blueprint review and editing associated with civil engineering projects in the Reno/Sparks area. Implemented general design requirements using city planning regulations, building permits and roadway design specifications.

*Metallurgy and Geology*

Laboratory Technician responsible for all geological sample receipt and storage, which was organized on 50,000-cell spreadsheet. The samples originated from mines and various exploration sites throughout the world, primarily from the Western Hemisphere. Organized and conducted various lab experiments related to metallurgy and mineral leaching. Analyzed geological samples



using general geological terminology and sampling techniques. Responsible for training new employees on safety and operation of the onsite machines and equipment.

### *Phase I Environmental Site Assessments and Transaction Screen Assessments*

Staff Engineer/Project Manager responsible for conducting and managing over 150 environmental site assessments and transaction screen assessments in Nevada and Northern California for commercial real estate transactions. Properties assessed including: gas stations, automotive service stations, bulk petroleum storage plants, a chromium plating facility, airports, a natural gas power plant, rural ranches/farms, multi-family properties and other office/retail sites for the presence of recognized environmental conditions (RECs). These assessments were conducted following generally accepted consulting practices and standards in accordance with ASTM 1527, ASTM 2247, or ASTM 1528. Select projects include:

- **Rancharrah, Reno, NV** – Responsible for conducting a Phase I environmental site assessment on the approximately 109 acres of land formerly known as Rancharrah. The property consisted of nine contiguous parcels, which included residential dwellings, barns/storage sheds, an equestrian center, a studio, and several outbuildings. The Phase I environmental site assessment was conducted as a due diligence effort in preparation for development of a mixed-use master planned community. The environmental site assessment was performed for local developing company, Reno Land Inc.
- **Naniwa Energy Facility, McCarran, NV** – Responsible for conducting a Phase I environmental site assessment on the natural gas turbine power plant known as the Naniwa Energy Facility. The facility was constructed as a peaking power plant designed to operate only during periods of high electrical demand. The Phase I environmental site assessment was conducted as a due diligence effort in connection with a prospective commercial property transaction.
- **Circus Circus, Reno, NV** – Responsible for conducting environmental site assessment on the existing Circus Circus Hotel and Casino. The project involved assessment of 11 parcels of land, which included numerous hotel and casino towers and the associated parking structures in downtown Reno, NV. Prior to development of the site as currently stands today, the property was developed as residential dwellings, motels, churches, a theatre, a school, a brewery, a dry cleaner, an auto service station, a gas station, and several other commercial businesses. Emphasis of the transaction screen assessment was placed on the facility's mechanical equipment including elevators, the transportation tram system, and the energy generating components required for daily operations.
- **Reno-Stead Airport, Reno, NV** – Responsible for conducting an Environmental Cursory Review of the existing Reno-Stead Airport, which is comprised of approximately 3,000 acres of land. The assessment revealed historic use of the property as an airport and the former Stead Air Force Base. Emphasis of the assessment was placed on historical disposal practices, use of underground/aboveground storage tanks, and site use during military operations. An in-depth review of corrective action cases was performed to assess for potential environmental impacts to the property from the Stead Solvent Site and other documented releases related to historic soil and groundwater contamination in the area.
- **Rural NV Ranch, Winnemucca, NV** – Responsible for conducting a Phase I environmental site assessment on approximately 12,000 acres of land located land along the Humboldt River



corridor. The assessment revealed historic use of the property as a former smelter and agricultural ranch dating back to the 1800s.

### *Phase II Environmental Site Assessments and Site Remediation*

Staff Engineer/Project Manager responsible for oversight of soil/groundwater sampling during drilling/excavation activities at numerous commercial properties and private land in Nevada, Northern California, and Texas to assess for the presence of contamination in the soil and/or groundwater. Responsible for identification of contaminant delineation and preparing a report of findings following review of analytical results. Select projects include:

- **Rancharrah, Reno, NV** – Responsible for conducting oversight during removal of several underground storage tanks on the former ranch property. Due to soil contamination encountered during removal of the tanks, assessment remediation was conducted to satisfy regulatory requirements. Environmental site assessment activities included advancement of numerous soil borings to assess for the presence of soil and groundwater contamination. Remediation activities included soil excavation and disposal. Following remediation, the site successfully achieved regulatory closure and facilitated financing for the property buyer.
- **Diamond S and CS Ranches, Winnemucca, NV** – Responsible for conducting a Phase II environmental site assessment on the of the Diamond S and CS Ranches to address recognized environmental conditions identified for the property. Environmental site assessment activities included assessment of a historic cattle dipping vat, a former smelter, several observed dumping/landfill areas, and areas of apparent petroleum contamination originating from ranching operations.
- **Wilbur-Ellis Aerial Chemical Application Facility, Robstown, TX** – Responsible for conducting assessment and oversight during post-vacancy specialized cleaning activities of an aerial application facility. Oversight was performed during cleaning of containment basins and sumps on the property to remove residual contamination from historic use of pesticides, herbicides, fertilizers, and other chemicals. Final clearance sampling was conducted to ensure the effectiveness of cleaning activities.

### *Emergency Response*

Staff Engineer responsible for emergency response activities involving the accidental release of petroleum products caused by truck rollovers and vehicle accidents in Nevada, Northern California and Texas. Typical emergency response actions include sample collection, remediation oversight, analytical review, report preparation, and regulatory agency liaison.

### *Toxics Release Inventory Reporting*

Staff Engineer responsible for yearly EPA Toxics Release Inventory (TRI) reporting on behalf of facilities utilizing toxic chemicals. Conversant with the Emergency Planning and Community Right-to-Know Act (EPCRA) rules and regulations used to help support and promote emergency planning and provide the public with information about releases of toxic chemicals in their community. The TRI Program was created to support decision-making by industry, government, non-governmental organizations and the public in regards to the use of toxic materials that may pose a threat to human health and the environment.



### *Indoor Air Quality Sampling*

Staff Engineer/Project Manager responsible for collecting building material samples, performing final clearance inspections (visual and air monitoring), and performing personal air monitoring during comprehensive asbestos surveys and asbestos abatement projects in Nevada, Northern California and Texas. Responsible for assessing for the presence of microbial growth and overseeing microbial abatement on numerous commercial and residential properties.

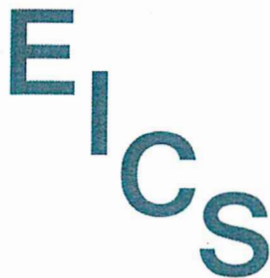
### **Professional Affiliations**

American Society of Civil Engineers (ASCE); Member since 2013

NAIOP – Northern Nevada Chapter; Developing Leader since 2015

Western Industrial Nevada (WIN); Member since 2015

Associated General Contractors (ACG); Member since 2017



# Environmental Inspection & Control Services

January 24, 2018

## CLIENT

UNR Properties  
895 North Center Street  
Reno, NV 89557-0239

## PROJECT LOCATION

1050 Evans Ave  
Reno, NV

## PURPOSE OF INSPECTION

Pre-purchase asbestos inspection

## REFERENCE

Hayes Microbial Consulting report #18002149  
Exhibit A

## Background

On January 22, 2018, EICS was engaged by the client to perform a pre-purchase asbestos inspection at the above noted location, a two-story single-family dwelling in Reno, NV. The age of the building is approximately 118 years. The client's representative discussed with me that the client is concerned about the presence of asbestos. Lauren A. Speelman, Business Manager and Industrial Hygienist for EICS performed the inspection.

## Inspection and Sampling

I carefully inspected the building for suspect asbestos containing materials (acm). Using a clean, sharp instrument, I wetted and extracted 15 bulk samples of suspect acm. The samples were placed in individual sealed and labeled containers, and logged onto a chain-of-custody. The samples were later packaged and shipped via FedEx to Hayes Microbial Consulting in Midlothian, VA for laboratory analysis by Polarized Light Microscopy (PLM), using method 600/R-93/116. Upon discovery of multiple layers of homogenous materials, the lab microscopist split 13 of the 15 samples analyzed in accordance with American Industrial Hygiene Association (AIHA) protocol.

## Laboratory Results

| Sample no. | Location                                 | Description               | %ACM           | Fri/non-friable |
|------------|--|---------------------------|----------------|-----------------|
| 1a         | First floor bathroom                     | 12x12 floor tile          | none detected  | n/a             |
| 1b         | First floor bathroom                     | black mastic              | none detected  | n/a             |
| 2a         | Hall @ first floor bathroom              | drywall                   | none detected  | n/a             |
| 2b         | Hall @ first floor bathroom              | joint compound            | none detected  | n/a             |
| 3a         | Laundry room, top layer                  | floor tile                | none detected  | n/a             |
| 3b         | Laundry room, top layer                  | clear mastic              | none detected  | n/a             |
| 4a         | Laundry room, bottom layer               | sheet vinyl flooring      | none detected  | n/a             |
| 4b         | Laundry room, bottom layer               | brown mastic              | none detected  | n/a             |
| 5a         | First floor bathroom                     | grey rough coat (plaster) | none detected  | n/a             |
| 5b         | First floor bathroom                     | white skim coat (plaster) | none detected  | n/a             |
| 6a         | Family room, bottom layer                | sheet vinyl flooring      | none detected  | n/a             |
| 6b         | Family room, bottom layer                | brown mastic              | none detected  | n/a             |
| 7a         | Family room, top layer                   | brown floor tile          | 4% Chrysotile  | non-friable     |
| 7b         | Family room, top layer                   | brown mastic              | none detected  | n/a             |
| 8a         | 1 <sup>st</sup> floor, N. center bedroom | drywall                   | none detected  | n/a             |
| 8b         | 1 <sup>st</sup> floor, N. center bedroom | joint compound            | none detected  | n/a             |
| 9a         | Laundry room ceiling                     | 12x12 tile                | 2 % Chrysotile | non-friable     |
| 9b         | Laundry room ceiling                     | yellow mastic             | none detected  | n/a             |
| 10a        | Kitchen                                  | sheet vinyl flooring      | none detected  | n/a             |
| 10b        | Kitchen                                  | yellow mastic             | none detected  | n/a             |
| 11a        | Kitchen                                  | drywall                   | none detected  | n/a             |
| 11b        | Kitchen                                  | joint compound            | 2% Chrysotile  | friable         |
| 12         | Top floor bathroom                       | sheet vinyl flooring      | 20% Chrysotile | friable         |
| 13a        | Top floor, N. bedroom                    | grey rough coat (plaster) | none detected  | n/a             |



|     |                         |                              |                |             |
|-----|-------------------------|------------------------------|----------------|-------------|
| 14a | Top floor stair landing | white wall plaster           | none detected  | n/a         |
| 14b | Top floor stair landing | tan wall texture             | none detected  | n/a         |
| 15  | Back of home, exterior  | grey Transite shingle siding | 13% Chrysotile | non-friable |

### Discussion and Recommendations

EPA and OSHA regulations require removal of all friable and potentially friable building materials which may be affected with asbestos content greater than 1% prior to renovation or demolition. In the event that renovation or demolition is scheduled, a State licensed asbestos abatement contractor must remove the following materials. A final visual inspection with clearance air monitoring will be required prior to reoccupancy.

Due to the age of the home, the client should be aware of the possibility of certain materials that are known to contain asbestos. These materials must be considered Presumed Asbestos Containing Materials (PACM), unless sampled. Although these materials were not observed or sampled at the time of the inspection, in the event that they are discovered and require disturbance; the aforementioned requirements for disturbance apply.

The following materials that may be found in the home that are considered PACM include:

- Cementitious (Transite) waste lines
- Knob & Tube wiring
- Thermal System Insulation (TSI, pipe wrap)
- Corrugated insulation/pipe wrap (often found in wall cavities)
- Roofing materials (silver coat, felt paper)

| Materials to be removed   |  |                |                 |
|---------------------------|--|----------------|-----------------|
| Location                  | Description                              | %ACM           | Fri/non-friable |
| All affected locations    | brown floor tile (found in family room)  | 4% Chrysotile  | non-friable     |
| With homogenous Materials | white tile (laundry room ceiling)        | 2% Chrysotile  | non-friable     |
|                           | joint compound                           | 2% Chrysotile  | friable         |
|                           | Brown sheet vinyl floor (top floor bath) | 20% Chrysotile | friable         |
|                           | Grey Transite shingle siding (exterior)  | 13% Chrysotile | friable         |

### Limitations

The survey provided is applicable only to the materials and areas, herein discussed. No representation is made as to the presence or absence of asbestos content in any other building material including but not limited to subterranean building components, or other concealed materials.

Thank you for the opportunity to be of service. If you have any questions, please call me at (775) 786-2800 or (775) 741-4748.

Respectfully submitted,

Lauren A. Speelman  
EICS IM 1193



# HAYES

MICROBIAL CONSULTING  
3005 East Boundary Terrace, #F  
Midlothian, VA 23112, USA  
804.562.3435 Fax: 804.447.5562

contact@hayesmicrobial.com  
<http://hayesmicrobial.com/>

---

Analysis Report prepared for

## EICS, LLC

2900 Vassar St No. 503  
Reno, NV. 89502  
Phone: (775) 473-8349

Job Number: UNR1/22/18-1  
Job Name: 1050 Evans Ave.  
Reno  
Date Sampled: 01-22-2018  
Date Analyzed: 01-24-2018  
Report Date: 01-24-2018

---

EPA Laboratory ID# VA01419



NVLAP Lab Code: 500096-0



Asbestos License: 300435



License: #PH-0198





**HAYES**

MICROBIAL CONSULTING  
3005 East Boundary Terrace, #F  
Midlothian, VA 23112, USA  
804.562.3435 Fax: 804.447.5562

HMC #18002149

EICS, LLC  
2900 Vassar St  
No. 503  
Reno, NV 89502

January 24, 2018

Client Job Number: UNR1/22/18-1  
Client Job Name: 1050 Evans Ave.  
Reno

Dear EICS, LLC,

We would like to thank you for trusting Hayes Microbial for your analytical needs. On January 23, 2018 we received 15 samples by FedEx for the job referenced above. 15 samples were received in good condition.

The results in this analysis pertain only to this job, collected on the stated date and should not be used in the interpretation of any other job. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC.

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial Consulting. In no event, shall Hayes Microbial Consulting or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of your use of the test results.

Steve Hayes, BSMT(ASCP)  
Laboratory Director  
Hayes Microbial Consulting, LLC



# HAYES

MICROBIAL CONSULTING  
3005 East Boundary Terrace, #F  
Midlothian, VA 23112, USA  
804.562.3435 Fax: 804.447.5562

EICS, LLC  
2900 Vassar St, No. 503  
Reno, NV 89502  
Phone: (775) 473-8349

EPA 600/R-93, M-4/82-020 (PLM)

HMC #18002149

|                                 |                                   |                            |
|---------------------------------|-----------------------------------|----------------------------|
| Job Number: UNR1/22/18-1        | Job Name: 1050 Evans Ave.<br>Reno | Date Collected: 01/22/2018 |
| Collected by: Lauren Speelman   |                                   | Date Received: 01/23/2018  |
| Email: lspeelman.eics@gmail.com |                                   | Date Reported: 01/24/2018  |

| # | Sample  | Name  | Description            | Asbestos Fibers | Other Fibers          | Non- Fibers |
|---|---------|---|------------------------|-----------------|-----------------------|-------------|
| 1 | 1       | First Floor Bathroom 12x12 Floor Tile       | Floor Tile / White     | (None Detected) | (None Detected)       | 100 %       |
|   | Layer 2 | First Floor Bathroom 12x12 Floor Tile       | Adhesive / Black       | (None Detected) | 2 % Cellulose fibers  | 98 %        |
| 2 | 2       | Hall at First Floor Bathroom Wall Plaster   | Drywall / White/Brown  | (None Detected) | 12 % Cellulose fibers | 88 %        |
|   | Layer 2 | Hall at First Floor Bathroom Wall Plaster   | Joint Compound / White | (None Detected) | (None Detected)       | 100 %       |
| 3 | 3       | Laundry Room Top Layer Floor Tile           | Floor Tile / White     | (None Detected) | (None Detected)       | 100 %       |
|   | Layer 2 | Laundry Room Top Layer Floor Tile           | Adhesive / Clear       | (None Detected) | (None Detected)       | 100 %       |
| 4 | 4       | Laundry Room Bottom Layer Sheet Vinyl Floor | Vinyl floor / Brown    | (None Detected) | 45 % Cellulose fibers | 55 %        |
|   | Layer 2 | Laundry Room Bottom Layer Sheet Vinyl Floor | Mastic / Brown         | (None Detected) | 2 % Cellulose fibers  | 98 %        |
| 5 | 5       | First Floor Bathroom Wall Plaster           | Rough Coat / Gray      | (None Detected) | (None Detected)       | 100 %       |
|   | Layer 2 | First Floor Bathroom Wall Plaster           | Skim Coat / White      | (None Detected) | (None Detected)       | 100 %       |
| 6 | 6       | Family Room Bottom Layer Sheet Vinyl Floor  | Vinyl floor / White    | (None Detected) | 45 % Cellulose fibers | 55 %        |

Signature:

Date: 01/24/2018

Reviewed by:

Date: 01/24/2018





**HAYES**  
 MICROBIAL CONSULTING  
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EICS, LLC  
 2900 Vassar St, No. 503  
 Reno, NV 89502  
 Phone: (775) 473-8349

EPA 600/R-93, M-4/82-020 (PLM)

HMC #18002149

|                                 |                                   |                            |
|---------------------------------|-----------------------------------|----------------------------|
| Job Number: UNR1/22/18-1        | Job Name: 1050 Evans Ave.<br>Reno | Date Collected: 01/22/2018 |
| Collected by: Lauren Speelman   |                                   | Date Received: 01/23/2018  |
| Email: lspeelman.eics@gmail.com |                                   | Date Reported: 01/24/2018  |

| #   | Sample  | Name                                       | Description            | Asbestos Fibers | Other Fibers          | Non- Fibers |
|---|---------|--|------------------------|-----------------|-----------------------|-------------|
|   | Layer 2 | Family Room Bottom Layer Sheet Vinyl Floor | Mastic / Brown         | (None Detected) | (None Detected)       | 100 %       |
| 7   | 7       | Family Room Top Layer Floor Tile           | Floor Tile / Brown     | 4 % Chrysotile  | (None Detected)       | 96 %        |
|   | Layer 2 | Family Room Top Layer Floor Tile           | Adhesive / Brown       | (None Detected) | (None Detected)       | 100 %       |
| Notes: Insufficient Sample for Accurate Analysis. |         |  |                        |                 |                       |             |
| 8   | 8       | 1st Floor N Center Bedroom Joint Compound  | Drywall / White/Brown  | (None Detected) | 12 % Cellulose fibers | 88 %        |
|   | Layer 2 | 1st Floor N Center Bedroom Joint Compound  | Joint Compound / White | (None Detected) | (None Detected)       | 100 %       |
| 9   | 9       | Laundry Room Ceiling 12x12 Tile and Mastic | Floor Tile / White     | 2 % Chrysotile  | (None Detected)       | 98 %        |
|   | Layer 2 | Laundry Room Ceiling 12x12 Tile and Mastic | Mastic / Yellow        | (None Detected) | (None Detected)       | 100 %       |
| 10  | 10      | Kitchen Sheet Vinyl Floor and Mastic       | Vinyl floor / White    | (None Detected) | 45 % Cellulose fibers | 55 %        |
|   | Layer 2 | Kitchen Sheet Vinyl Floor and Mastic       | Mastic / Yellow        | (None Detected) | 5 % Cellulose fibers  | 95 %        |
| 11  | 11      | Kitchen Joint Compound                     | Drywall / White/Brown  | (None Detected) | 12 % Cellulose fibers | 88 %        |

Signature:

Date: 01/24/2018

Reviewed by:

Date: 01/24/2018



# HAYES

MICROBIAL CONSULTING  
3005 East Boundary Terrace, #F  
Midlothian, VA 23112, USA  
804.562.3435 Fax: 804.447.5562

EICS, LLC  
2900 Vassar St, No. 503  
Reno, NV 89502  
Phone: (775) 473-8349

EPA 600/R-93, M-4/82-020 (PLM)

HMC #18002149

|                                 |                           |                            |
|---------------------------------|---------------------------|----------------------------|
| Job Number: UNR1/22/18-1        | Job Name: 1050 Evans Ave. | Date Collected: 01/22/2018 |
| Collected by: Lauren Speelman   | Reno                      | Date Received: 01/23/2018  |
| Email: lspeelman.eics@gmail.com |                           | Date Reported: 01/24/2018  |

| #  | Sample  | Name  | Description                   | Asbestos Fibers | Other Fibers                           | Non-Fibers |
|----|---------|---|-------------------------------|-----------------|--|------------|
|    | Layer 2 | Kitchen Joint Compound                        | Joint Compound / Light Yellow | 2 % Chrysotile  | (None Detected)                        | 98 %       |
| 12 | 12      | Top Floor Bathroom Sheet Vinyl Flooring       | Vinyl floor / White           | 20 % Chrysotile | (None Detected)                        | 80 %       |
| 13 | 13      | Top Floor N Bedroom Wall Plaster              | Rough Coat / Gray             | (None Detected) | (None Detected)                        | 100 %      |
|    | Layer 2 | Top Floor N Bedroom Wall Plaster              | Skim Coat / White             | (None Detected) | (None Detected)                        | 100 %      |
| 14 | 14      | Top Floor Stair Landing Wall Plaster          | Granular / White              | (None Detected) | (None Detected)                        | 100 %      |
|    | Layer 2 | Top Floor Stair Landing Wall Plaster          | Texture / Tan                 | (None Detected) | 5 % Cellulose fibers<br>3 % Fiberglass | 92 %       |
| 15 | 15      | Back of Home Exterior Transite Shingle Siding | Transite / Gray               | 13 % Chrysotile | (None Detected)                        | 87 %       |

(BUSINESS, FINANCE & FACILITIES COMMITTEE 06/07/18) Ref. BFF-7, Page 215 of 238

Signature:

Date: 01/24/2018

Reviewed by:

Date: 01/24/2018





**HAYES**  
 MICROBIAL CONSULTING  
 3005 East Boundary Terrace, #F  
 Midlothian, VA 23112, USA  
 804.562.3435 Fax: 804.447.5562

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 Reno, NV 89502  
 Phone: (775) 473-8349

Asbestos - Additional Information

HMC #18002149

All samples were received in acceptable condition unless otherwise noted on the report. The Report must not be used by the client to claim product certification, approval, or endorsement by: AIHA, NIST, NVLAP NY ELAP, or any agency. The results relate only to the items tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data can be provided when requested. None detected: Below the detected reporting limit of 1% unless point counting is performed, then the detected, reporting limit is .25%. Per NY ELAP198.6 (NOB) TEM is the only reliable method to declare an NOB material as Non-Asbestos Containing. Hayes Microbial Consulting reserves the right to dispose of all samples after a period of 60 days in compliance with state and federal guidelines.

(BUSINESS, FINANCE & FACILITIES COMMITTEE 06/07/18) Ref. BFF-7, Page 216 of 238

Signature: 

Date: 01/24/2018

Reviewed by: 

Date: 01/24/2018

002149

E.I.C.S., LLC.  
2900 VASSAR ST #503  
RENO, NV 89502

PHONE: (775) 786-2800  
FAX: (775) 786-9599  
EMAIL: thir\_eics@hotmail.com

**BULK SAMPLE FORM/CHAIN-OF-CUSTODY REPORT**

Analysis type: PLM Turnaround: 24 HRS  
Jobsite: 1050 E. SANDS AVE, RENO  
Job number: WNP122118-1  
Contact: Larry Thir/Lauren Speelman/Gary Speelman

| Sample Number | Sample Location              | Sample Description             |
|---------------|------------------------------|--------------------------------|
| 1             | First Floor Bathroom         | 12x12 Floor Tile               |
| 2             | Hall & First Floor Bathroom  | Wall Plaster                   |
| 3             | Laundry Room Top Layer       | 12x12 Floor Tile               |
| 4             | Laundry Room Bottom Layer    | Sheet Vinyl Floor              |
| 5             | First Floor Bathroom         | Wall Plaster                   |
| 6             | Family Room                  | Bottom Layer Sheet Vinyl Floor |
| 7             | Family Room                  | Top Layer 12x12 Floor Tile     |
| 8             | 1st Floor, N. Center Bedroom | Joint Compound                 |
| 9             | Laundry Room Ceiling         | 12x12 Tile + Mastic            |
| 10            | Kitchen                      | Sheet Vinyl Floor + Mastic     |
| 11            | Kitchen                      | Joint Compound                 |
| 12            | Top Floor Bathroom           | Sheet Vinyl Flooring           |
| 13            | Top Floor, N. Bedroom        | Wall Plaster                   |
| 14            | Top Floor Stair Landing      | Wall Plaster                   |
| 15            | Back of Home, Exterior       | Transite Shingle Siding        |

Special Instructions: Email results to speelman.eic@gmail.com  
**RELINQUISHED BY** Name: L. Speelman  
**RECEIVED BY** Name/Company: \_\_\_\_\_  
 Signature: [Signature] Signature: GT 1/23/18  
 Date/Time: 1/22/18 Date/Time: \_\_\_\_\_



**EICS, LLC**

2900 Vassar St. #503  
 Reno, NV 89502

Phone # 775 786-2800      thir\_eics@hotmail.com  
 Fax # 775 786-9599

**Invoice**

| Date      | Invoice # |
|-----------|-----------|
| 1/24/2018 | 5648      |

| Bill To  |
|--|
| UNR PROPERTIES OFFICE<br>AMANDA LEINER<br>895 NORTH CENTER STREET<br>RENO, NV 89557-0239 |

| P.O. No.       | Terms  | Due Date  |
|----------------|--------|-----------|
| 1050 EVANS AVE | Net 30 | 2/23/2018 |

| Item                        | Description  | Qty | Rate         | Serviced | Amount          |
|-----------------------------|--|-----|--------------|----------|-----------------|
| LIMITED ASB...              | LIMITED ASBESTOS INSPECTION, 15 BULK SAMPLES, PLM ANALYSIS, REPORT | 1   | 675.00       |          | 675.00          |
| Thank you for your business |  |     | <b>Total</b> |          | <b>\$675.00</b> |



PRELIMINARY REPORT

Proposed Buyer:

Proposed Lender

Proposed Loan Amount: \$0.00

Property Address: 1050 Evans Avenue, Reno, Nevada

Escrow Office:

Ticor Title of Nevada, Inc.

5441 Kietzke Lane, Suite 100

Reno, NV 89511

Phone: (775) 324-7400 Fax: (775) 824-3233

Escrow Officer: Commercial Division

Customer No.: /

Title Office:

Ticor Title of Nevada, Inc.

5441 Kietzke Lane, Suite 100

Reno, NV 89511

Phone: (775) 324-7400 Fax: (775) 324-7402

Order No.: 01800060-CD

The information contained in this report is through the date of December 1, 2017 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Ticor Title of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Shelly Saltz

Shelly Saltz, Title Officer



**THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:**

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Mickey D's Properties, LLC

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

2. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

## SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

FEE

Title to said estate or interest at the date hereof is vested in:

**Mickey D's Properties, LLC**

The land referred to in this Report is situate in the State of Nevada, County of Washoe and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



## SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to lien for services, labor or material not shown in the Public Records.
7. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
8. Any unpaid sewer service charges plus interest and penalties, which would create a lien and attach to said Land, pursuant to Reno Municipal Code. Specific amounts may be obtained by calling (775) 334-2095.
9. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes.
10. Water rights, claims or title to water, whether or not disclosed by the public records.
11. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.
12. Rights of way for the Orr Ditch, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.
13. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Tract Map No. 134  
Recording Date: July 2, 1907  
Recording No: 2091, Deed Records
14. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said Land.

## INFORMATIONAL NOTES

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.: 007-082-01  
Fiscal Year: 2017-2018  
Total Taxes: \$829.41

Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:

Type of Dwelling: Single Family Residence  
Address: 1050 Evans Avenue, Reno, Nevada



**Order No.: 01800060-CD**

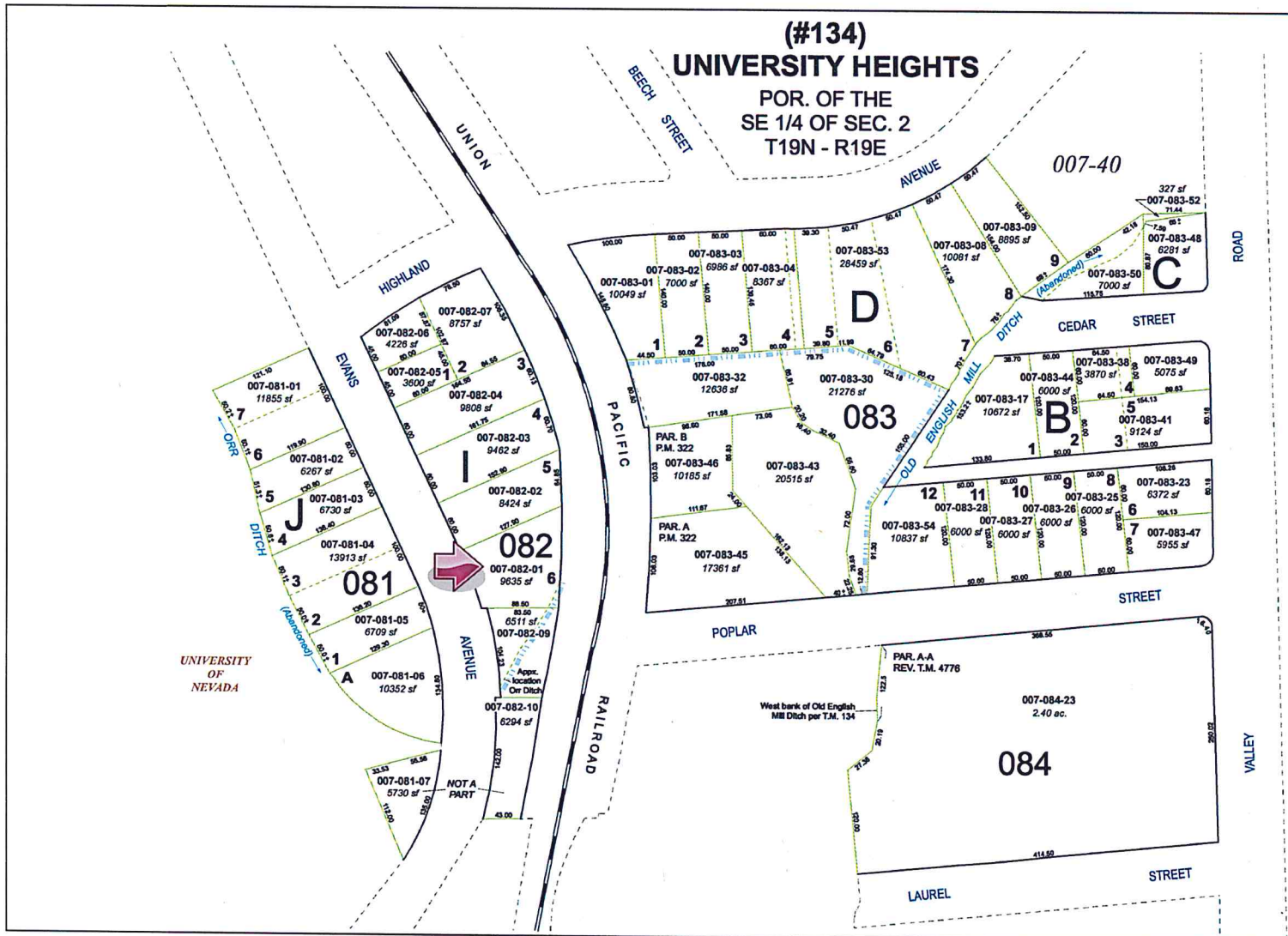
**EXHIBIT A**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Lot 6 in Block I, as shown on the map of University Heights, Tract Map No. 134, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on July 2, 1907, as File No. 2091.

Excepting therefrom, that parcel conveyed to the University of Nevada, by document recorded April 22, 1941, in Book 139, Page 96, as Document No. 96433, Deed Records, and that parcel conveyed to the City of Reno, by document recorded December 26, 1941, in Book 143, Page 400, as Document No. 100349, Deed Records.

APN: 007-082-01



Assessor's Map Number  
**007-08**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada, 89512  
(775) 328-2231

1 inch = 100 feet

created by: TWT 8/23/2012  
last updated: \_\_\_\_\_  
area previously shown on map(s): \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a plat is shown to be in error, the County does not warrant the correctness of the dimensions, distances, location of easements, acreage or other matters shown thereon.



## ATTACHMENT ONE (Revised 05-06-16)

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

#### EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

#### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

|                  | <b>Your Deductible Amount</b>   | <b>Our Maximum Dollar<br/>Limit of Liability</b> |
|------------------|---|--|
| Covered Risk 16: | 1.00% of Policy Amount Shown in Schedule A or \$2,500.00<br>(whichever is less) | \$ 10,000.00                                     |
| Covered Risk 18: | 1.00% of Policy Amount Shown in Schedule A or \$5,000.00<br>(whichever is less) | \$ 25,000.00                                     |
| Covered Risk 19: | 1.00% of Policy Amount Shown in Schedule A or \$5,000.00<br>(whichever is less) | \$ 25,000.00                                     |
| Covered Risk 21: | 1.00% of Policy Amount Shown in Schedule A or \$2,500.00<br>(whichever is less) | \$ 5,000.00                                      |

#### 2006 ALTA LOAN POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.



2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, {t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

##### {PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

##### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

#### **ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters



- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
  5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
  6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
  7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
  8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
  9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
    - (a) a fraudulent conveyance or fraudulent transfer, or
    - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
  10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

## **Note: Notice of Available Title Insurance and Escrow Discounts**

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

**Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.)**

### **CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES**

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within 24 - 36 months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

### **SHORT TERM RATE**

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at 80% or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

### **PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)**

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is 70% of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

### **EMPLOYEE RATE**

No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

### **INVESTOR RATE**

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is 70% of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be 85% of the applicable rate with a minimum charge of \$385.00. The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

**Available Escrow Discounts** These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

### **SENIOR CITIZEN RATE**

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be charged 70% of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

### **MILITARY DISCOUNT**

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged 80% of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.



**FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)**

A first time homebuyer of an owner-occupied residential property shall be charged 75% of their portion of the escrow fee, provided reasonable evidence is presented that this is their first home. Applies to all counties **except** Clark, Lincoln and Nye. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request only.

**EMPLOYEE RATES**

An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

**INVESTOR RATE**

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>



**FIDELITY NATIONAL FINANCIAL**

**PRIVACY NOTICE**

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

|  |  |
|--|--|
| <p><b>Types of Information Collected.</b> You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver’s license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p> | <p><b>How Information is Collected.</b> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p> |
| <p><b>Use of Collected Information.</b> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>  | <p><b>When Information Is Disclosed.</b> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>   |
| <p><b>Choices With Your Information.</b> Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>  | <p><b>Information From Children.</b> We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>   |
| <p><b>Privacy Outside the Website.</b> We are not responsible for the privacy practices of third parties, even if our website links to those parties’ websites.</p>  | <p><b>International Users.</b> By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>  |
| <p><b>The California Online Privacy Protection Act.</b> Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>  |  |
| <p><b>Your Consent To This Privacy Notice.</b> By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>  | <p><b>Access and Correction; Contact Us.</b> If you desire to contact us regarding this notice or your information, please contact us at <a href="mailto:privacy@fnf.com">privacy@fnf.com</a> or as directed at the end of this Privacy Notice.</p>  |

**FIDELITY NATIONAL FINANCIAL, INC.  
PRIVACY NOTICE**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the “Website”).

**Types of Information Collected**

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver’s license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

**How Information is Collected**

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- Cookies. When you visit our Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

**Use of Collected Information**

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates’ and third parties’ products and services, jointly or independently.

**When Information Is Disclosed**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section “Choices With Your Personal Information” to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that



such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

#### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances (“opt-out”):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize “do not track” requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

#### **Information From Children**

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

#### **Privacy Outside the Website**

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

#### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

#### **The California Online Privacy Protection Act**

For some FNF websites, such as the Customer CareNet (“CCN”), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled “Choices with Your Information” and “Access and Correction.” If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

#### **Your Consent To This Privacy Notice**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

#### **Accessing and Correcting Information; Contact Us**

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to [privacy@fnf.com](mailto:privacy@fnf.com) or by mail or phone to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer  
(888) 934-3354



**EXHIBIT 8**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION PERTAINING TO THE APPROVAL OF THE PURCHASE OF REAL PROPERTY, LOCATED AT 1050 EVANS AVENUE, RENO NEVADA, AND TO THE AUTHORIZATION OF CHANCELLOR, OR HIS DESIGNEE, TO APPROVE AND SIGN THE CORRESPONDING ESCROW AND TITLE DOCUMENTS ASSOCIATED WITH THE PURCHASE OF THE PROPERTY AFTER CONSULTATION WITH THE BUSINESS, FINANCE AND FACILITIES COMMITTEE CHAIR AND REVIEW BY THE NSHE GENERAL COUNSEL.**

**BE IT RESOLVED** that the Board of Regents approves the request to purchase the Real Property located at 1050 Evans Avenue Reno, in Washoe County, Nevada

**BE IT FURTHER RESOLVED** that the Board of Regents hereby authorizes the Chancellor, or Designee, after consultation with the Business, Finance and Facilities Committee Chair and review by NSHE General Counsel, to approve and sign the corresponding escrow and title documents associated with the purchase of real property.

PASSED AND ADOPTED on \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chairman  
Board of Regents of the  
Nevada System of Higher Education

(SEAL)  
Attest:

\_\_\_\_\_  
Chief of Staff and Special Counsel  
To the Board of Regents and  
Ex factio Secretary of the Board of Regents