

BOARD OF REGENTS  
BRIEFING PAPER

**1. AGENDA ITEM TITLE: University of Nevada, Reno- Purchase of Real Property located at 745 W Moana Lane, Reno, NV**

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

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

**Background:** The University of Nevada, Reno School of Medicine, (UNR Med) seeks approval to purchase an office building located at 745 W. Moana Lane to meet our increasing space needs as we expand our operations in Northern Nevada. Additionally, we continue to endeavor to evaluate opportunities to consolidate both on and off campus operations to aid in efficiency and minimize our need to lease space on the open market. This facility will be largely dedicated to clinical and clinical education activities and will comprise both new and replacement space. Several of our on campus clinical education locations will likely move to this facility to increase the patient experience, the ease of patient access, and allow for an expansion of our teaching clinics to meet student and resident educational needs. Currently, a portion of our graduate medical education (resident) teaching currently occurs at this location in leased space and we are looking to enhance this presence as we establish new residency programs and co-locate other existing programs to maximize space efficiency.

As a result of this purchase, existing space will be freed up on campus, which likely will be repurposed to enhance our research mission, including space for the creation of a clinical research center and enhancement of administrative and laboratory space for our successful basic science research activities. Enhanced student learning space and growth in other programs have been included in preliminary planning and are likely to be included as our planning activities continue. UNR Med may exit other off-campus locations, in favor of this new facility, over time as those leases expire and additional space becomes vacant at 745 W. Moana Lane.

Currently, real estate leases in this area of town are approximately \$21/GSF annually and we estimate that our annual operating costs, including a return of purchase capital to UNR, would be approximately \$14/GSF. UNR Med can support the current costs largely through endowment income provided through a legacy gift allowable for this purpose and the repurposing of existing Operations & Maintenance and lease resources available as we exit other space. The purchase price of the building (\$9M) has been secured through internal loan funding, significant gifts, UNR Med contract revenues, and a grant for this purpose. Additionally, several additional significant gifts are in process and we expect additional gifts and current UNR Med resources would assist with the renovation and equipment purchases for this new facility.

**Property Description:** A 60,011 Sqft commercial building on a 1.693 acre lot. Parcel # 019-341-02 (Exhibit 1).

**Purchase Price:** The purchase price is \$9,000,000.00

**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 2)

**Appraisal:** An appraisal conducted by Johnson, Perkins & Griffin valued the property at

\$9,000,000.00 (Exhibit 3)

**Phase I Environmental Report:** A Phase I survey was completed, there were no documented issues reported. (Exhibit 4)

**Title Report:** Preliminary title report was reviewed and approved by UNR Real Estate. Title report and insurance will be provided by Ticor Title at time of close. (Exhibit 5)

**Site Condition:** Property was built in 1998. A facilities assessment was completed by UNR. Based upon the data collected through inspections and observed deficiencies, the overall consensus of the assessment team rated the building to be in good condition.

**Source of Funds for Purchase:**

Anticipated Funding:

- Internal loan provided by UNR to be repaid by UNR Med (\$4M)
- UNR Med Gifts (\$3 M)
- UNR Med Contracts (\$1 M)
- Grants (\$550k)
- UNR Med discretionary fund balances (\$450k)

Bridge funding from UNR Med and/or UNR may be utilized in the short term to bridge a portion of the anticipated gifts until cash is available from donors. As of April 23, 2018, approximately \$1.5M of the \$3.0M is cash on hand with UNR Foundation. Negotiations with donors for additional gifts in excess of \$3.0M are currently underway to cover the remainder of the purchase price and contribute toward building renovations. We anticipate the majority of these funds will be received from donors prior to September 30, 2018. In addition to donor funds currently being negotiated, additional donor proposals are planned to assist with renovation and equipment costs over the next two to three years. If current donor negotiations are not successful, UNR Med would provide additional funding from lease income, contracts, and discretionary fund balances, and would seek additional donor funds by September 30, 2018 to fully fund the purchase of the facility.

**Resolution:** The University of Nevada, Reno seeks Board of Regents approval of a Resolution approving the purchase of the real property at 745 W. Moana Lane and authorizing the Chancellor, or his designee, to execute the sale and all associated documents after consultation and approval with the Chair of the Business, Finance, and Facilities Committee and the NSHE General Counsel. (Exhibit 6)

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

University of Nevada, Reno President Marc Johnson requests Board of Regents' approval to purchase 745 W. Moana Lane Reno, NV for the purchase price of \$9,000,000.00

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

- UNR Med needs to increase their available space to build programming to replace the programming which was eliminated in Las Vegas.
- At this time it is more advantageous to consolidate programs in one building as opposed to leasing individual sites at high market costs.
- The building is available now at market rate; UNR Med already leases and occupies the first floor of the building.

**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**

The proposal supports the education of medical students and residents and the growth of medical education in Northern Nevada necessitated due to our transition from Southern Nevada last year. UNR Med has endeavored to create new Reno-based Department of Obstetrics and Gynecology, Surgery, Emergency Medicine, and Neurology, and has grown our graduate medical education offerings. In addition, UNR Med is actively working with our partners to continue growth in several new programs and this space will help enable this critical work to continue. Data demonstrates that medical students and residents are more likely to practice medicine in Nevada if they complete their medical education in the state. Nevada suffers from a relatively low-per capita number physicians in almost all specialties – this is even more egregious in the State’s rural areas. Additionally, this space will create an opportunity to enhance educational and research endeavors while simultaneously benefiting the community through expanded high-quality clinical services.

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

- Property already has UNR Med programs established in the building in leased space.
- Property is available now at current appraised value.
- UNR Med needs additional space now to build their programming.
- Buildings is reasonably newer constructed in 1998 and in good condition with structured parking (not included in the building S.f.). At a purchase price of under \$150 per square foot based on office SF only, the purchase price is substantially under replacement value.

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

- Requires a substantial investment.

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

- Lease alternative property at the current market rates. Risk having the ability to purchase a building at a future date that both meets the programmatic needs and in acceptable condition without major capital improvements, at a reasonable market rate.

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

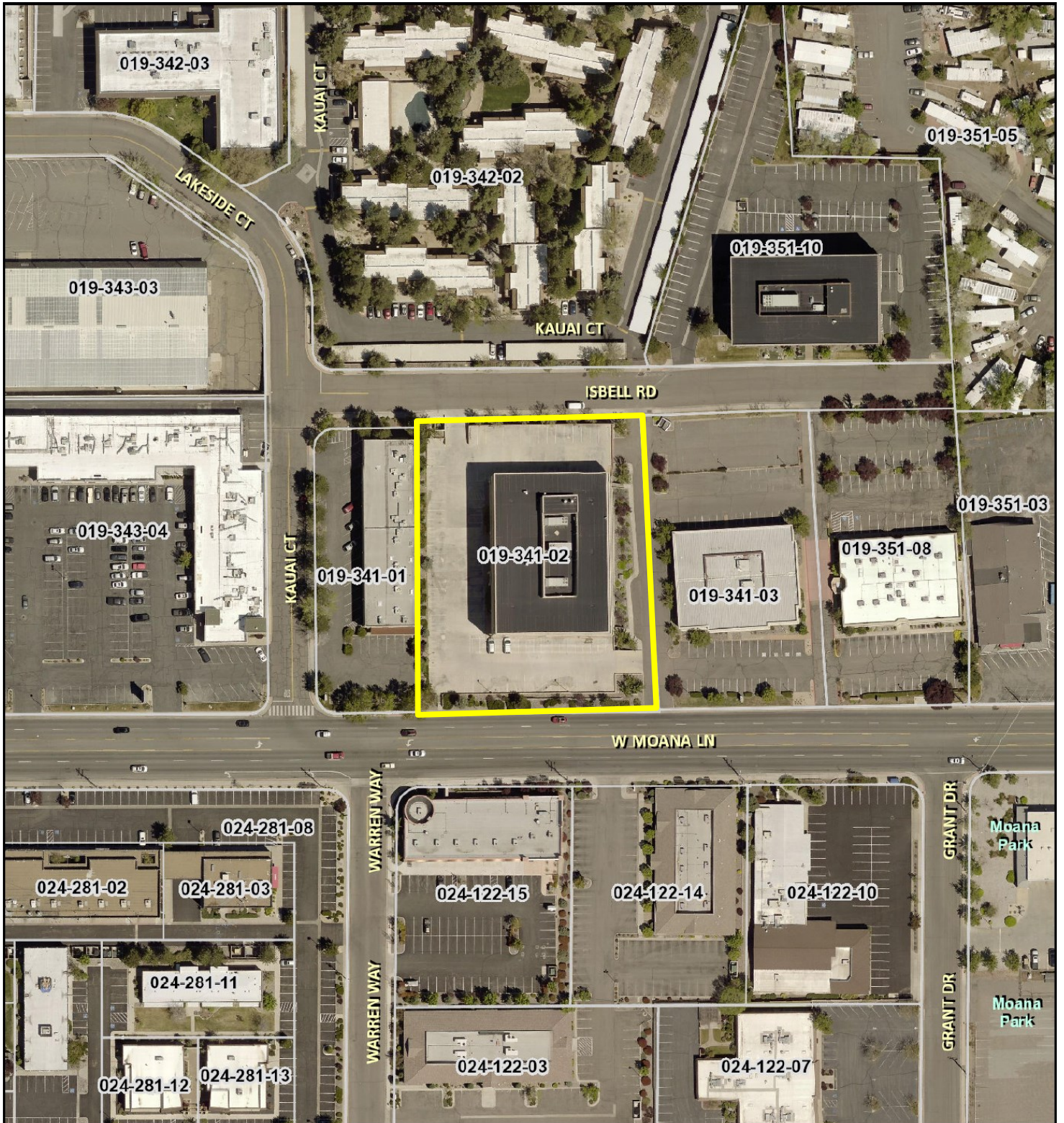
Approve

**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  No

Explain: Cost of \$9,000,000.00 from UNR loan and UNR Med funds.

Exhibit 1



## Exhibit 2

### Purchase and Sale Agreement

1. The Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine (hereinafter "Buyer")<sup>1</sup>, agrees to purchase, and Windsor West Ventures, LLC, (hereinafter called "Seller"), agrees to sell, the real property described in Section 2 (hereinafter referred to as the "Real Property"). This Purchase and Sale Agreement may be referred to herein as the "Agreement."
2. REAL PROPERTY ADDRESS AND LEGAL DESCRIPTION. The Real Property is located at 745 West Moana Lane, Reno NV 89509, County of Washoe, State of Nevada, having APN 019-341-02 and being improved with a 60,011± square foot free standing retail building situated on 1.64± acres of land and is legally described as set forth in the attached Exhibit A.
3. EARNEST MONEY.
  - (i) Within three (3) business days of mutual execution of this Agreement, Buyer shall deposit funds in the amount of Two Hundred Fifty Thousand Dollars, (\$250,000.00), (the "Earnest Money Deposit") as earnest money to the Title Company (further defined in Section 7 below). The Earnest Money Deposit shall become nonrefundable according to the schedule outlined in Section 6 of this Agreement, subject to the other terms and conditions of this Agreement.
  - (ii) The entire Earnest Money Deposit and the accumulated interest thereon shall be applied against the Purchase Price (as defined below) at Closing (as defined below). In the event this Agreement is terminated as a result of the Seller's breach hereunder, or Seller's inability to perform, or as further set forth in Sections 6, 8, 12, 14, and 15 hereof, all of the Earnest Money Deposit, including any accumulated interest, shall be immediately returned to the Buyer by the Title Company. Except as otherwise set forth in this Agreement, and as outlined in Section 32, in the event this Agreement is terminated after the Satisfaction Date, as defined in Section 6, or after Buyer's conditions precedent set forth in Section 6 of this Agreement have been waived or satisfied, or the sale fails to close by reason of a breach by Buyer, the Earnest Money Deposit shall be paid to or retained by Seller.
  - (iii) The Earnest Money Deposit shall be deposited with the Title Company and shall be held in trust in accordance with the terms and conditions of this Agreement.
4. PRICE/TERMS. The total purchase price (the "Purchase Price") is Nine Million and 00/100 Dollars (\$9,000,000.00), payable as follows:
  - (i) \$250,000.00 Earnest Money Deposit as set forth in this Agreement, plus interest thereon;
  - (ii) Balance of the Purchase Price to be paid in cash at Closing (defined below in Section 9).
5. INCLUDED ITEMS. All of Seller's rights and interests in the Real Property (including all easement and appurtenant rights), all of Seller's interest in the "Space Leases"<sup>2</sup>, all of Seller's interest in personal property, including plans, specifications, licenses, permits, warranties and other intangibles, if any, owned by Seller as well as personal property located on the Real Property, and all appurtenances and

<sup>1</sup> Terms defined in this Agreement are summarized in Attachment 1 "Index of Defined Terms".

<sup>2</sup> "Space Leases" means all leases, licenses, or other occupancy or use agreements (other than subleases, licenses or concession agreements, made by tenants who lease space at the Real Property), including all modifications, addenda, and supplements thereto and guarantees thereof, applicable to any part of the Real Property.

hereditaments appertaining to the Real Property. Notwithstanding the foregoing, Buyer shall not assume any obligations of Seller other than those that are appurtenant to the Real Property, and the Space Leases, and shall have no duties under the same including but not limited to maintenance and service agreements, ("Service Contracts") unless Buyer elects in writing to assume one or more Service Contracts in Buyer's sole and absolute discretion. Seller shall indemnify, defend and hold harmless, Buyer from any claims, costs, damages or judgements against Buyer arising from or related to any Service Contracts which are not assumed by Buyer. The obligation of Seller to indemnify Buyer as set forth in this Section shall survive Closing.

6. ADDITIONAL TERMS, CONDITIONS, AND CONTINGENCIES.

- (i) The date upon which all of Buyer's due diligence conditions and contingencies, excluding Section 32, must either be satisfied or waived, by forty-five (45) days from mutual execution of this Agreement or April 30, 2018, whichever is later (the "Satisfaction Date"). The Closing of this transaction is contingent upon satisfaction or waiver by Buyer of the conditions set forth in this Section 6 on or before the Satisfaction Date. Upon mutual execution of this Agreement, Seller shall cooperate in Buyer's efforts related to such inspection and due diligence. Within five (5) business days of execution Seller shall provide to Buyer legible copies of the following, if any: Space Leases, Service Contracts, and any other contracts and/or agreements which Buyer will assume or may choose to assume at the Closing. Seller shall also provide to Buyer all documentation regarding the Real Property including, without limitation, soil reports, permits, construction documents and other reports and documents related to any construction on the Real Property. As Buyer will be a proposed Occupant, Buyer may meet with current Tenants to further evaluate Buyer's future programming of the building, subject to existing contract terms.
- (ii) In the event that on or prior to the Satisfaction Date, Buyer, in its sole discretion, is not satisfied with the condition of the Property for any reason, including, but not limited to, the state of title to the Real Property, the condition of the Real Property, or the Space Leases, then, on or prior to the Satisfaction Date, Buyer shall have the right by giving written notice to Seller and Title Company to cancel and terminate this Agreement without liability. In such event the Earnest Money Deposit, including any accumulated interest, shall be returned to Buyer by Title Company. The failure of Buyer to give written notice of such cancellation and termination by the Satisfaction Date shall be deemed to be waiver by Buyer of all such conditions and an election to proceed to Closing, subject to Section 32 of this Agreement. If Buyer elects or is deemed to have elected to proceed with this transaction beyond the Satisfaction Date, the Earnest Money Deposit shall become non-refundable, and applied to the Purchase Price at Closing, except as otherwise expressly provided in this Agreement.
- (iii) Seller agrees up and until either Closing or this Agreement is terminated, that Seller will not enter into any new Space Leases or renew any existing Space Leases, without the prior written approval of Buyer.

7. TITLE COMPANY/ESCROW AGENT. The parties agree that the Title Company shall be Ticor Title Company, Attn: Rebecca Rich, ("Title Company"). Title Company shall provide any required title policy and preliminary report or commitment and shall act as the escrow agent relating to the sale of the Real Property pursuant to this Agreement. Each party agrees to pay one-half of the Title Company's escrow fee.

8. TITLE INSURANCE. Seller shall provide and pay for an ALTA Owner's Standard Coverage Title Policy (containing all of the standard printed title exceptions) insuring the Buyer for the amount of the Purchase

Price. Any additional premiums ordered by Buyer for extended coverage and any survey required by the Title Company shall be paid by Buyer. Seller shall cause the Title Company to provide Buyer with a preliminary title report or commitment together with copies of all underlying documents giving rise to any exceptions listed therein within five (5) business days after mutual execution and delivery of this Agreement. Buyer shall have until the Satisfaction Date to object, by written notice to Seller, to the condition of title as set forth in the report. In the event the Buyer makes written objection to any exception to title, Seller shall have a reasonable time, not to exceed Ten (10) days, to satisfy any such objection to exception or provide affirmative title insurance coverage, and in the event the Seller cannot remove, or is unwilling to remove, such objected to exceptions or provide affirmative title insurance coverage, the Buyer may elect, as its sole remedy, to (a) either terminate this Agreement and receive back the Earnest Money Deposit and any accrued interest or (b) proceed to Closing, taking title subject to such exceptions. If the Buyer does not object within the time frame set out above, the Buyer shall be deemed to have accepted the condition of the title, except for monetary liens caused or suffered by through or under Seller, which, in all instances, shall be paid at Closing in full by Seller. In the event Buyer elects to terminate this Agreement as provided herein, the Buyer shall be entitled to the return of the Earnest Money Deposit and any accrued interest. The final title insurance policy shall be delivered to the Buyer by the Title Company as soon as possible after Closing.

9. CLOSING DATE. "Closing" shall be deemed to be the date on which the deed is recorded and the sales proceeds are available for disbursement to Seller and as otherwise directed by the parties. Buyer and Seller shall deposit with the Title Company all funds and instruments necessary to complete the sale. Closing shall occur no later than fifteen (15) Business Days following the satisfactory approval of the terms of the purchase and sale of the Real Property by the Board of Regents of the Nevada System of Higher Education pursuant to Section 32 of this Agreement.
10. DOCUMENTS TO BE DELIVERED AT OR PRIOR TO CLOSING. On the date of Closing or such earlier date set forth below, Seller shall have executed, or caused to be executed, and delivered to the Title Company the following documents in a form reasonably acceptable to Buyer and Seller:
  - (i) Grant Bargain Sale Deed (in the form attached hereto as Exhibit C)
  - (ii) An Assignment and Assumption of all Space Leases, warranties, contracts (including Service Contracts, as set forth on Exhibit B), and guarantees that affect the Real Property (in the form attached hereto as Exhibit D)
  - (iii) Bill of Sale (in the form attached hereto as Exhibit E)
  - (iv) At least thirty days prior to Closing or such later time as specified by Buyer, subordination and non-disturbance agreements, and/or Estoppel Certificates fully executed by all tenants, guarantors, or others having rights under the Space Leases (in the form attached hereto as Exhibit F), and by Closing under the Agreement, Seller shall be deemed to make a representation and warranty that all of matters set forth in the Estoppel Certificates are true and remain accurate as of Closing, and such representation and warranty shall survive Closing.
  - (v) At least thirty days prior to Closing or such later time as specified by Buyer, Subordination, Non-Disturbance and Attornment Agreements fully executed by all tenants, guarantors, or others having rights under the Space Leases in a commercially reasonable form supplied by Buyer.
  - (vi) Any other instruments or documents reasonably requested by Buyer
11. POSSESSION/PRORATION/CLOSING COSTS. Buyer shall be entitled to possession of the Real Property on the day of Closing. Taxes and water assessments (using the last available assessment as a basis) shall be prorated as of Closing. Utilities shall be paid by Seller through Closing. Any tenant security deposits held by Seller shall be credited to Buyer at Closing. Recording costs shall be paid by Buyer. Seller shall be entitled to all income produced by the Real Property that is allocable to the period prior to the Closing and shall be responsible for all expenses allocable to the period prior to the Closing. Buyer shall be entitled to all income and responsible for all expenses allocable up to and including 12:01 A.M on the



date of Closing. All prepaid rentals, other prepaid payments (other than monthly real estate tax or CAM estimates or installments), security deposits, electric, gas, sewer and water deposits deposited with Seller by tenants under any Space Leases, license agreements or concession agreements relating to the Real Property, if any, shall all belong to Buyer, in the event Buyer elects to assume the same in its sole and absolute discretion and all shall be assigned and delivered to Buyer at Closing, whereupon Seller shall be released from all liability with respect thereto. Buyer shall not be responsible for any charges, salaries, vacation pay, or fringe benefits of employees of Seller prior to or following the Closing and those shall not be prorated. Seller shall be responsible for any obligations to perform any alterations, reimburse any tenant for improvements done on or before the time of Closing, and/ or pay any incentives or commissions arising out of or related to the Space Leases. The obligations in the preceding sentence shall survive Closing for 12 months. All accounts receivable under the Space Leases which are past due by thirty days prior to closing shall be the property of Buyer. The parties agree that the pro-rations at Closing shall be based upon estimates and the parties agree to adjust the same post-Closing in the event they determine the same are inaccurate.

12. **DEFAULT.** If the Closing does not take place because of Buyer's default, the Earnest Money Deposit including any accrued interest shall be retained by Seller as agreed-upon liquidated damages as Seller's sole remedy for such default, and thereupon this Agreement shall be null and void and of no further force or effect whatsoever. The parties hereto expressly agree that Seller's actual damages in the event of a default by Buyer would be extremely difficult or impractical to ascertain and that the amount of the Earnest Money Deposit represents the parties' reasonable estimate of such damages. If the Closing does not take place because of Seller's default and refusal to close despite Buyer's willingness to do so (such willingness includes waiver by Buyer of any uncured title objection properly made by Buyer or material breach of representation or warranty by Seller) (such willful default and refusal being hereinafter referred to as a "Seller Default"), then Buyer, as its sole and exclusive right and remedy as a result of such Seller Default, may elect, in its sole discretion, to either (i) cancel this Agreement, in which event the Earnest Money Deposit, including any accrued interest, shall be immediately returned to Buyer by Title Company, or (ii) Buyer may enforce specific performance of this Agreement without any reduction or abatement of the Purchase Price. Notwithstanding the foregoing, Seller shall have the right to abate or reduce the Purchase Price in the amount of any monetary liens caused or suffered by through or under Seller. In the event of default by either of the parties in their performance of the terms or conditions of this Agreement, the defaulting party agrees to pay all attorneys' fees and costs incurred by the non-defaulting party and in the event of suit the prevailing party shall be entitled to its reasonable attorneys' fees and costs.

In the event of a dispute between the parties as to the Earnest Money Deposit deposited hereunder by Buyer, the Title Company holding the Earnest Money Deposit may file an interpleader action in a court of competent jurisdiction located in Washoe County, Nevada to resolve any dispute between the parties.

The Buyer and Seller authorize the Title Company holding the Earnest Money Deposit to utilize as much of the Earnest Money Deposit as may be necessary to advance the costs and fees required for filing of any such action. The cost of such action shall be paid by the party which is not the prevailing party.

13. **TITLE CONVEYANCE.** Title to the Real Property is to be conveyed by Grant Bargain Sale deed in the form attached as Exhibit C and is to be marketable and insurable except for rights reserved in federal patents, building or use restriction, building and zoning regulations and ordinances of any governmental unit, rights of way and easements established or of record, and any other liens, encumbrances or defects (except for monetary liens caused or suffered by Seller by through or under Seller) approved or deemed approved by Buyer as of the Satisfaction Date. In the event any personal property is included as part of the contemplated sale, it shall be conveyed by bill of sale and shall be free and clear of all liens, claims and encumbrances.

14. **RISK OF LOSS.** Seller shall keep the Real Property insured against loss by fire and other casualty usually insured against in the market area of the Real Property until the Closing. In the event the Property has suffered any damage, destruction or casualty loss over \$5,000 prior to Closing, which Seller has refused to repair, whether or not covered by insurance, then this Agreement shall be voidable, in the sole discretion of the Buyer (with the Earnest Money Deposit, including any accumulated interest, being returned to Buyer by Title Company) by written notice to Seller within ten (10) calendar days from the date Buyer receives notice of such damage. Alternatively, Buyer may elect to proceed with Closing without adjustment to the Purchase Price (only by written notice of such election) and, in such event, Seller shall pay or assign the proceeds of the insurance to Buyer (and pay to Buyer the amount of any deductible in cash) at Closing.
15. **CONDEMNATION.** In the event any eminent domain or condemnation proceedings are commenced prior to Closing affecting any portion of, or interest in, the Real Property Buyer in Buyer's sole discretion may either (a) elect to terminate Buyer's obligation to purchase the Real Property by giving written notice to Seller at any time prior to Closing (with the Earnest Money Deposit, including any accumulated interest, being returned to Buyer by Title Company) or (b) elect to complete the purchase of Real Property and require Seller to immediately appoint Buyer as its attorney-in-fact to negotiate with the condemning entity, and, in such event, Buyer shall receive all sums awarded in such condemnation proceeding of the Real Property, excluding any amounts attributable to adverse impacts on other property owned by Seller. Seller hereby agrees to immediately give notice to Buyer of any condemnation or contemplated condemnation of the Real Property and Buyer hereby agrees to, within ten (10) days of such notice, give written notice to Seller of Buyer's election with respect thereto.
16. **CONDITION OF REAL PROPERTY AT CLOSING.** Except as set forth elsewhere in this Agreement, Buyer agrees to purchase the Real Property in "as-is" (existing) condition, where is, with all faults but Seller shall maintain the Real Property until the Closing in its present condition, ordinary wear and tear excepted; shall fully perform its obligation under the Space Leases, subject to the provisions of Sections 14 and 15 on casualty and condemnation; shall continue to conduct business in the ordinary course consistent with past practice; and shall not enter into any new or additional agreement, whether oral or written, related to the Real Property and the Space Leases. In addition, subject to NRS 41.032, et. seq., Buyer releases Seller from any obligation, claim, liability, action, cost or expense (including, without limitation, attorneys' fees) related to any Hazardous Material (as defined below) at any time used, deposited, stored, disposed of, placed or otherwise located in or on, or released from, the Real Property or any facility operated on the Real Property in violation of environmental laws, unless actually used, deposited, stored, disposed of, placed or released by Seller and except as set forth in Section 30(vi) hereof.
17. **ENTIRE AGREEMENT/AMENDMENT.** This Agreement supersedes all previous written or oral agreements, representations, statements, negotiations, and understandings, and constitutes the entire agreement of whatsoever kind or nature existing between or among the parties respecting the within subject matter and no party shall be entitled to benefits or subject to obligations other than those specified herein. This Agreement may not be amended, supplemented, canceled or discharged except by written instrument executed by all parties hereto. This Agreement may be executed in two or more counterparts, each and all of which shall be deemed an original and all of which together shall constitute one instrument; it shall be sufficient that the signature of each party appear on one or more counterparts.
18. **REPRESENTATION CONFIRMATION AND ACKNOWLEDGEMENT OF DISCLOSURE.**  
Seller's Broker: Colliers International  
Seller's Agent(s): Melissa Molyneaux

Check one (1) box in Section 1 below and one (1) box in Section 2 below to confirm that in this transaction, the brokerage(s) involved had the following relationship(s) with the Buyer(S) and SELLER(S).

Section 1:

- (i)  The Buyer is not represented by a broker.
- (ii)  The broker working with the Buyer(S) is acting as a LIMITED DUAL AGENT for the Buyer(S).
- (iii)  The brokerage working with the Buyer(S) is acting as a LIMITED DUAL AGENT for the Buyer(S), and has an ASSIGNED AGENT acting solely on behalf of the Buyer(S).
- (iv)  The broker working with the Buyer(S) is acting as a NONAGENT for the Buyer(S).

Section 2:

- A.  The brokerage working with the SELLER(S) is acting as an AGENT for the SELLER(S).
- B.  The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S).
- C.  The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S), and has an ASSIGNED AGENT acting solely on behalf of the SELLER(S)
- D.  The brokerage and agent working with the SELLER(S) is acting as a NONAGENT for the SELLER(S).

EACH PARTY UNDERSTANDS THAT HE/SHE IS A "CUSTOMER" AND IS NOT REPRESENTED BY A BROKER UNLESS THERE IS A SIGNED WRITTEN AGREEMENT FOR AGENCY REPRESENTATION.

- 19. RESPONSIBLE BROKER. The responsible broker in this transaction is the designated broker for Colliers International.
- 20. COMMISSION. A commission of \$310,000 shall be paid to Colliers International by Seller for their representation of the Seller. The commission shall be paid to broker in full at Closing.
- 21. ESCROW INSTRUCTIONS. The Title Company is instructed to, in a manner consistent with the terms hereof: receive and hold deposits and other funds; disburse such funds in accordance with this Agreement; prepare closing statements for execution by Buyer and Seller; receive documents, secure their execution and acknowledgement, record them in the proper sequence, deliver originals to the appropriate parties, and deliver copies of all documents signed by either party to both parties. If a dispute arises regarding any funds held by the closing agent, such agent shall have no obligation to resolve such dispute but shall hold the same pending resolution of such dispute, and may at its option bring an action in interpleader.
- 22. GOVERNING LAW. This Agreement has been executed and delivered in and shall be interpreted, construed, enforced and governed by and in accordance with the laws of Nevada. Any case or claim arising from or related in any way to this Agreement shall be brought in a court of competent jurisdiction in Washoe County, Nevada
- 23. TIME. Time is of the essence of this Agreement, and each party hereto agrees to promptly perform such acts as are reasonably required in connection herewith.
- 24. NOTICES. All notices required hereunder shall be given in writing and shall be deemed effective upon delivery, whether delivered in person, by electronic transmission with receipt acknowledged by the recipient thereof, by overnight delivery with any reputable overnight courier service, or by the US Postal Service registered or certified mail and addressed to the parties at the addresses set forth below.

If to Buyer: University of Nevada, Reno  
1664 N. Virginia St.  
Real Estate (239)  
Reno, NV 89557-0550  
Phone (775)784-4180

With Copy to:  
  
University of Nevada, Reno  
Senior Associate Dean for Legal Affairs (1332)  
1664 N. Virginia St.  
Reno Nevada 89557-0550  
Phone: (775) 784-6005  
Fax: (775) 784-7741

If to Seller: Windsor West Ventures, LLC  
1986 Windsor Drive  
N Palm Beach, FL 33408

If to Title Company: Ticor Title Company  
5441 Kietzke Lane, Suite 100  
Reno Nevada 89511  
Attn: Rabbecca Rich  
Phone: 775.824.3232  
Fax: 775.824.3233  
Email: rabbecca.rich@ticortitle.com

25. GENERAL PROVISIONS. The following general provisions apply to this Agreement:
- (i) Severability. In the event any provision of this Agreement is held to be invalid, illegal, or unenforceable for any reason and, in any respect, if the extent of such invalidity, illegality or unenforceability does not destroy the basis of the bargain herein such invalidity, illegality, or unenforceability shall in no event affect, prejudice, or disturb the validity of the remainder of this Agreement, which shall be in full force and effect, and enforceable in accordance with its terms as if such provisions had not been included, or had been modified as provided below, as the case may be. To carry out the intent of the parties hereto as fully as possible, the invalid, illegal or unenforceable provisions(s), if possible, shall be deemed modified to the minimum extent necessary and possible to render such provisions(s) valid and enforceable.
  - (ii) Gender and Number. Whenever the context to this Agreement requires, the gender of all words herein shall include the masculine, feminine, and neuter, and the number of all words herein shall include the singular and plural. The term "person" when used herein shall mean an individual, partnership, joint venture, corporation, trust, government entity, and association.
  - (iii) Sovereign Immunity. The parties agree that Buyer and its employees are subject to sovereign immunity and the corresponding limitations of liability set forth in NRS 41.031 et. seq. (including NRS 41.0135). Nothing in this Agreement should be construed as a waiver of sovereign immunity and/or the protections of NRS 41.031 et. seq., by Buyer.
  - (iv) Independent Relationship. It is mutually understood and agreed that Seller and Buyer, in performing their respective duties and obligations under this Agreement, are at all times

acting and performing as independent contractors with respect to each other. Each party shall be solely responsible for and shall comply with all state and federal laws pertaining to employment taxes, income withholding, unemployment compensation contributions and other employment related statutes applicable to that party.

- (v) Waiver of Breach. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to constitute, a waiver of any subsequent breach of the same or another provision hereof.
- (vi) Public Records. Pursuant to NRS 239.010, information or documents received by Buyer under this Agreement may be open to public inspection and copying. Buyer may have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests.
- (vii) Third Parties. None of the provisions of this Agreement shall be for the benefit of third parties or enforceable by any third party. Any agreement to pay an amount and any assumption of a liability herein contained, expressed or implied, shall only be for the benefit of the parties hereto and such agreement or assumption shall not inure to the benefit of any third party.

26. **BUSINESS DAY.** A business day is herein defined as Monday through Friday, 8:00 am to 5:00 pm in Reno, Nevada. A business day shall not include any Saturday, Sunday, or legal holiday recognized by the State of Nevada in NRS 236.015. If the day for performance of an obligation under this agreement is a Saturday, Sunday or legal holiday, the time for performance shall be the next subsequent business day.

27. **CALENDAR DAY.** A calendar day is herein defined as Monday through Sunday, midnight to midnight, in Reno, Nevada. A calendar day shall include any legal holiday. Any reference to “day” or “days” in this Agreement means the same as a calendar day, unless specifically enumerated as a “business day.” However, if the day for performance of an obligation under this agreement is a Saturday, Sunday or legal holiday, the time for performance shall be the next subsequent business day.

28. **BINDING EFFECT – ASSIGNMENT.** This Agreement shall be binding upon the successors and assigns of the parties hereto, but may not be assigned by Buyer except in accordance with this Section. Buyer may assign this Agreement with Seller’s consent, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, following prior written notice given by Buyer to Seller, Buyer may assign this Agreement to an entity affiliated with Buyer without the prior written consent of Seller, provided that Buyer concurrently provides to Seller a fully executed copy of the assignment and assumption agreement entered into between Buyer and such assignee, in form and substance reasonably satisfactory to Seller.

29. **LEGAL REPRESENTATION.** The parties expressly acknowledge they have been represented by counsel of their own choice in connection with this Agreement and have discussed the terms of this Agreement with such counsel to the extent each party believes it to have been necessary to fully understand the terms hereof. In entering into this Agreement, the parties represent and declare that each of them fully understands the terms and effect of this Agreement.

30. **REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER.** Seller represents and warrants to, and covenants with, Buyer as follows:

- (i) Seller has the power and authority to execute, deliver, and perform this Agreement, and the transactions contemplated hereby have been fully authorized.
- (ii) This Agreement has been duly and validly executed and delivered by Seller and constitutes a valid and legally binding obligation of Seller, enforceable against Seller in accordance with its terms.

- (iii) No approval or consent of any person, firm, or other entity is required to be obtained by Seller to permit Seller to consummate the transactions contemplated by this Agreement.
- (iv) The Space Leases described on Exhibit B comprise all the Space Leases presently existing, and have not been materially amended or modified except (if at all) as may be set forth on Exhibit B. Seller has neither given nor received any outstanding, uncured notice of default to or from any Space Lease tenant. Following that date which is two (2) business days prior to the Satisfaction Date (the "Cut Off Date") and prior to Closing, Seller will not, without the prior written consent of Buyer (which Buyer agrees not to unreasonably withhold or delay), cancel (except for default by a tenant) or materially amend any Space Lease or enter into any new Space Lease or any Service Contract affecting the Real Property not cancelable on thirty (30) days' notice. On or prior to the Cut Off Date, Seller may take any of the foregoing actions without Buyer's consent, provided Seller delivers a copy of any new documentation evidencing same to Buyer not less than one (1) business day prior to the Satisfaction Date.
- (v) To Seller's current, actual knowledge, there is no equitable, legal, or administrative suit, action, arbitration, or other proceedings pending or threatened against or affecting Seller or the Real Property.
- (vi) To Seller's current, actual knowledge, (a) no "Hazardous Material" is or has been transported to or from, or generated, placed, held, released, located, stored, or disposed of on, under, or at the Real Property in violation of environmental laws, (b) neither the Real Property nor any part of any improvements and equipment thereon contains any asbestos or polychlorinated biphenyls, (c) Seller has not received any notice of any action or proceeding relating to any Hazardous Material or notice of any release or threatened release thereof on, under or at the Real Property or any notice contrary to (a) and (b) above, and (d) no underground storage tanks are or have been located on the Real Property. In addition, Seller represents and warrants no Hazardous Materials have been transported to or from, or generated, placed, held, released, located, stored, or disposed of on, under, or at the Real Property by Seller.

"Hazardous Material" means, without limitation, any substance or material defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials", "extremely hazardous waste", "acutely hazardous waste", "restricted hazardous waste", "toxic substances" (including toxic mold) or "known to cause cancer or reproductive toxicity", (or words of similar import) petroleum products (including crude oil or any fraction thereof) or any other chemical, substance or material which is prohibited, limited or regulated under any federal, Nevada, or local (meaning the location where the Real Property is located) law, ordinance, regulation, order, permit, license, decree, common law, or treaty regulating, relating to or imposing liability or standards concerning materials or substances known or suspected to be toxic or hazardous to health and safety, the environment, or natural resources. For purposes of this Section, laws and regulations shall include, but not be limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601, *et seq.*; the Hazardous Materials Transportation Act, 49 U.S.C. §1901, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. §6901, *et seq.*; the Federal Water Pollution Control Act, 33 U.S.C. §1251, *et seq.*; the Clean Air Act, 42 U.S.C. §7401, *et seq.*; the Toxic Substances Control Act, 15 U.S.C. §2601, *et seq.*; the Oil Pollution Act of 1990, 33 U.S.C. §2701, *et seq.*; the Occupational Safety and Health Act, 29 U.S.C. §651, *et seq.*; the Emergency Planning and Community Right-To-Know Act, 42 U.S.C. §11001, *et seq.*; ; and in the regulations adopted pursuant to such laws; and any substance or material which has been determined by a state, federal or local governmental authority with jurisdiction over the Real Property to be capable of posing a risk of injury to health or safety in sufficient quantity to pose a meaningful risk.

31. 1031 EXCHANGE. If either party desires to structure this transaction as a tax-deferred exchange of like-kind property within the meaning of Section 1031 of the Code, the other party agrees to cooperate reasonably in effecting such exchange; provided, however, that (i) the cooperating party shall not, in connection with such exchange, be required to delay the date of Closing, or incur any additional obligation, liability, cost, expense or fee, enter into any additional agreement other than typical consents and related agreements or acquire or take title to any property other than the Real Property, and (ii) the effectuating party shall be responsible for making all determinations as to the legal sufficiency of, and all tax and other considerations relating to, such exchange and any exchange documentation, and the cooperating party shall in no event be responsible for, or in any way be deemed to warrant or represent, any tax or other consequences of such exchange.


**{SPACE INTENTIONALLY LEFT BLANK}**

32. FINAL APPROVAL. This Agreement is contingent upon the approval of the terms of the sale by the Board of Regents of the Nevada System of Higher Education at their June 7 and 8, 2018 meeting. If the Board of Regents, in its sole and absolute discretion, does not approve the terms of this Agreement, the Agreement shall be deemed null and void without the necessity of further documentation and shall be deemed to be of no binding effect whatsoever. Further, if the terms of this Agreement are not approved by the Board of Regents, the Earnest Money Deposit, including any accrued interest, shall be refunded immediately to Buyer by Title Company.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the last signature date below.


BUYER: Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno School of Medicine

SELLER: Windsor West Ventures, LLC

By:   
Print Name: Thom Reilly  
Its: Chancellor, NSHE  
Date: 4/5/18  
Address: 2601 Enterprise Road  
Reno, Nevada 89512  
Telephone: (775) 784-4901

By: \_\_\_\_\_  
Print Name: Robert R. Pavese, Mgr. , Mbr.  
Date: \_\_\_\_\_  
Address: 1986 Windsor Dr  
N Palm Beach FL 33408  
Telephone: (561) 630-7174

RECOMMENDED BY:

 3/20/18  
Date  
Thomas L. Schwenk, MD  
Vice President, Division of Health Sciences  
Dean, University of Nevada, Reno School of Medicine

 3-2-18  
Date  
Marc Johnson  
President, University of Nevada, Reno





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By:   
Print Name: Robert R. Pavese, Mgr. , Mbr.  
Date: 4/6/18  
Address: 1986 Windsor Dr  
N Palm Beach FL 33408  
Telephone: (561) 630-7174

RECOMMENDED BY:   
Thomas L. Schwenk, MD Date  
Vice President, Division of Health Sciences  
Dean, University of Nevada, Reno School of Medicine

  
Marc Johnson Date  
President, University of Nevada, Reno

**ATTACHMENT 1**  
**Index of Defined Terms**

“Agreement” means the Purchase and Sale Agreement between the Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine and Windsor West Ventures, LLC.

“Business Day” means Monday through Friday, 8:00 am to 5:00 pm in Reno, Nevada. A business day shall not include any Saturday, Sunday, or legal holiday recognized by the State of Nevada in NRS 236.015.

“Buyer” means the Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine.

“Calendar Day” means Monday through Sunday, midnight to midnight, in Reno, Nevada. A calendar day shall include any legal holiday.

“Closing” means the date on which the deed is recorded and the sales proceeds are available for disbursement to Seller and as otherwise directed by the parties. Buyer and Seller shall deposit with the Title Company all funds and instruments necessary to complete the sale.

“Earnest Money Deposit” means the Two Hundred Fifty Thousand Dollar deposit from Buyer, identified in Section 3(i) of the Purchase and Sale Agreement.

“Hazardous Materials” means any substance or material defined as or included in the definition of “hazardous substances”, “hazardous wastes”, “hazardous materials”, “extremely hazardous waste”, “acutely hazardous waste”, “restricted hazardous waste”, “toxic substances” (including toxic mold) or “known to cause cancer or reproductive toxicity”, (or words of similar import) petroleum products (including crude oil or any fraction thereof) or any other chemical, substance or material which is prohibited, limited or regulated under any federal, state or local law, ordinance, regulation, order, permit, license, decree, common law, or treaty regulating, relating to or imposing liability or standards concerning materials or substances known or suspected to be toxic or hazardous to health and safety, the environment, or natural resources

“Purchase Price” means the price paid by Buyer to Seller to purchase the Real Property (Nine Million and 00/100 Dollars (\$9,000,000.00)).

“Real Property” means the property and improvements at 745 West Moana Lane, Reno NV 89509, County of Washoe, State of Nevada, having Washoe County APN 019-341-02 and being improved with a 60,011± square foot free standing retail building situated on 1.64± acres of land and is legally described as set forth in Exhibit A to the Purchase and Sale Agreement.

“Satisfaction Date” means the date upon which all of Buyer’s due diligence conditions and contingencies, excluding approval by the Board of Regents of the Nevada System of Higher Education, must either be satisfied or waived.

“Seller” means Windsor West Ventures, LLC.

“Service Contracts” means any warranties, maintenance, service, supply, management or other agreements presently in effect, or which may come into effect, of whatsoever nature affecting the Real Property.

“Space Leases” means all leases, licenses, or other occupancy or use agreements (other than subleases, licenses or concession agreements) made by tenants who lease space at the Real Property, including all modifications, addenda, and supplements thereto and guarantees thereof, applicable to any part of the Real

Property.

“Title Company” means Ticor Title Company, Attn: Rabecca Rich, which shall provide any required title policy and preliminary report or commitment and shall act as the escrow agent relating to the sale of the Real Property pursuant to this Agreement.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

**PARCEL 1:**

That portion of the Southwest Quarter of Section 24, Township 19 North, Range 19 East, M.D.B.&M., in the City of Reno, County of Washoe, State of Nevada, according to Official Plat thereof, described as follows:

BEGINNING at a point on the Northerly side of Moana Lane 792 ½ feet Easterly from the intersection of the Northerly line of Moana Lane with the Easterly line of Lakeside Drive, formerly known as Mount Rose Boulevard;

Thence at a right angle Northerly a distance of 333 feet;

Thence at a right angle Easterly to the West line of that certain parcel of land conveyed by J.R. TAIT and CATHERINE TAIT, his wife, to A.J. HERMANN and ESTHER HERMANN, his wife by Deed recorded October 15, 1940, in Book 133, Page 578, as Document No. 93591, Deed Records of Washoe County, Nevada;

Thence South 03°57' East 335.25 feet to the Northerly side of said Moana Lane;

Thence Westerly along the Northerly line of said Moana Lane, 270 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion as conveyed to the City of Reno, a municipal corporation, by instrument recorded September 15, 1982, in Book 1784, Page 482, as Document No. 814737, Official Records.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the City of Reno, a Nevada municipal corporation, by an instrument recorded August 29, 1990, in Book 3133, Page 672, as Document No. 1423592, Official Records.

FURTHER EXCEPTING THEREFROM that portion of said land as more fully described in that certain Deed recorded on June 28, 1991, in Book 3285, Page 199, as Document No. 1490800, Official Records.

**PARCEL 2:**

An easement for ingress and egress, 24 feet in width over the Common Boundary Line between Parcel 1 and 4 of Parcel Map No. 1820, as granted by instrument recorded June 28, 1991, in Book 3285, Page 196, as Document No. 1490799, Official Records.

APN: 019-341-02

Document No. 3560752 is provided pursuant to the requirements of Section 6.NRS 111.312.

**EXHIBIT B**  
**DUE DILIGENCE MATERIALS**

1. Any existing ALTA Survey.
2. Plans and specifications of the project “as built” including floor and site plans.
3. An itemized list of all personal property to be included in the sale.
4. Summary of insurance cost and coverage, including all certificates of coverage.
5. Copy of any warranties, maintenance, service, supply, management or other agreements presently in effect, or which may come into effect, of whatsoever nature affecting the Real Property (defined as “Service Contracts” in the Agreement).
6. Complete record of income and expenses for the most recent three (3) calendar years and the most current monthly statement of income and expenses for the current year for the Real Property.
7. Copy of real estate tax bills and assessments for the last year and current year for the Real Property.
8. Current commitment for title insurance from the Title Company, together with the copies of all documents referred to therein and all documents giving rise to exceptions to title for the Real Property.
9. Any and all soils, asbestos, hazardous waste, and Phase I environmental assessment reports related to the Real Property.
10. Licenses, permits, and certificates of occupancy related to the Real Property.
11. Copy of all Space Leases and any subsequent amendments or addenda encumbering the property. Said Space Leases include those set forth on the attachment “C”.
12. An accounting of all Tenant deposits, prepaid rents, and other funds held resulting from the Space Leases for the Real Property.

## EXHIBIT C

### Form of Assignment and Assumption of Space Leases

THIS ASSIGNMENT AND ASSUMPTION OF LEASES (this "Assignment") dated as of \_\_\_\_\_, 2018, is between Windsor West Ventures ("Assignor") and The Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine. ("Assignee").

WHEREAS, Assignor is the lessor under certain leases executed with respect to the Property (as defined below), which leases are described in Schedule I attached hereto (the "Leases");

WHEREAS, Assignor and Assignee have entered into that certain Purchase and Sale Agreement and Joint Escrow Instructions dated effective as of \_\_\_\_\_, 2018 (the "Agreement"), pursuant to which Assignee agreed to purchase the real property and improvements described therein (the "Property") from Assignor and Assignor agreed to sell the Property to Assignee, on the terms and conditions contained therein.

WHEREAS, Pursuant to the Agreement, Assignor desires to assign its interest as landlord under the Leases to Assignee, and Assignee desires to accept the assignment thereof, on the terms and conditions set forth below.

Now therefore, the parties hereto agree as follows:

1. As of the date on which the Property is conveyed to Assignee pursuant to the Agreement (the "Conveyance Date"), Assignor hereby assigns to Assignee all of its right, title and interest in and to the Leases;
2. Assignor hereby agrees to indemnify Assignee against and hold Assignee harmless from any and all liabilities, losses, claims, damages, costs or expenses, including, without limitation, reasonable attorneys' fees and costs (collectively, the "Claims"), originating prior to the Conveyance Date and arising out of the Assignor's obligations under the Leases;
3. As of the Conveyance Date, Assignee hereby assumes all of Assignor's obligations under the Leases and agrees to indemnify Assignor against and hold Assignor harmless from any and all Claims originating on or subsequent to the Conveyance Date and arising out of the Assignee's obligations under the Leases as assumed by Assignee pursuant to this Assignment;
4. In the event of any dispute between Assignor and Assignee arising out of the obligations of the parties under this Assignment or concerning the meaning or interpretation of any provision contained herein, the losing party shall pay the prevailing party's costs and expenses of such dispute, including, without limitation, reasonable attorneys' fees and costs;
5. This Assignment shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns; and
6. This Assignment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

Assignor and Assignee have executed this Assignment as of the day and year first written above.

ASSIGNOR:

ASSIGNEE:

Windsor West Ventures LLC

The Board of Regents of the Nevada System of  
Higher Education on Behalf of the University of  
Nevada, Reno School of Medicine

By: \_\_\_\_\_  
Robert Pavese

By: \_\_\_\_\_  
Its:

Its:

Schedule 1

<b>SUITE</b>	<b>SQ. FOOT.</b>	<b>NAME</b>
100	17390	Mojave Family Services/UNR
200	3740	State of NV DHFP
210	2182	Reno Sports
220	14648	Optimum CX (Fusion)
300	4443	VACANT
325	5798	Advantage Direct Comm.
360	4658	HUD
375	3759	VACANT
390	1912	VACANT



**EXHIBIT D**

**Form of Estoppel**

**TENANT ESTOPPEL CERTIFICATE**

\_\_\_\_\_, (“Tenant”), is the tenant under that lease dated \_\_\_\_\_, as amended (the “Lease”), with respect to Tenant’s occupancy of a portion of the premises (the “Leased Premises”) located at 745 West Moana Lane, Reno NV 89509 (the “Property”). The Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno School of Medicine (“New Landlord”), has purchased or will purchase the Property and the landlord interest under the Lease from Windsor West Ventures, LLC (“Current Landlord”).

Tenant, with full knowledge that New Landlord, in purchasing the Property, is each relying upon the truth, accuracy, and completeness of Tenant’s statements made in this certificate, certifies, represents, and warrants to New Landlord that:

1. Attached to this Certificate is a complete true and correct copy of tenant’s Lease at the Property. There are no amendments that are not attached. There are no oral agreements or modifications to the Lease. The attached Lease (including attached amendments, if any) contains the complete agreement between the Current Landlord and the Tenant with respect to the lease of the Premises.

2. There are no breaches of any covenant, condition, warranty or obligation under the Lease that give rise to a default by Current Landlord or Tenant. Current Landlord is in full compliance with all terms, conditions or covenants of the Lease.

3. All payments by Tenant under the Lease are current as of the date of this Certificate.

4. The monthly rent is presently \$\_\_\_\_\_ per month due on the first of the month. The Tenant has not paid to Current Landlord any amount as prepaid rent except for this month (current rent). Tenant has paid Current Landlord the amount of \$\_\_\_\_\_ as security deposit.

5. The Lease expires on \_\_\_\_\_. The Lease may be extended \_\_\_\_\_ times for a period of \_\_\_\_\_ years.

6. As of today, Tenant has no defenses or offsets to enforcement of the Lease.

7. Except those rights granted by the Lease, Tenant disclaims all right, title and interest to the Leased Premises

8. Tenant has no right to purchase the Leased Premises.

Dated as of \_\_\_\_\_, 2018.

**Tenant:**

\_\_\_\_\_

By \_\_\_\_\_



**JOHNSON | PERKINS | GRIFFIN**  
REAL ESTATE APPRAISERS & CONSULTANTS

AN APPRAISAL  
OF

# A PROFESSIONAL OFFICE BUILDING

LOCATED AT

745 WEST MOANA LANE,  
RENO, WASHOE COUNTY, NEVADA

OWNED BY

WINDSOR WEST VENTURES, LLC

PREPARED FOR

THE UNIVERSITY OF NEVADA, RENO

FOR THE PURPOSE OF ESTIMATING THE FOLLOWING VALUES

<b>Valuation Scenario</b>	<b>Interest Appraised</b>	<b>Date Of Value</b>
Market Value	Leased Fee Interest	March 29, 2018



April 18, 2018

Mr. Troy Miller, Director of Real Estate  
 Business Center North  
 University of Nevada, Reno/239  
 895 N. Center Street  
 Reno, Nevada 89557-0239  
[TMiller@UNR.edu](mailto:TMiller@UNR.edu)

Re: Appraisal-745 West Moana Lane, Reno, NV

Dear Mr. Miller:

This is in response to your request for an appraisal of a professional office building located at 745 West Moana Lane, in Reno, Washoe County, Nevada. The subject property is summarized below:

<b>SUBJECT PROPERTY SUMMARY</b>	
<b>Property Name</b>	745 West Moana
<b>Property Type</b>	Professional Office Building
<b>Property Address</b>	745 West Moana Lane, Reno, Washoe County, Nevada
<b>Assessor's Parcel Number</b>	019-341-02
<b>Subject Ownership</b>	Windsor West Ventures, LLC
<b>Subject Total Land Area-Acres</b>	1.693± Acres
<b>Subject Total Land Area-Square Feet</b>	73,738± Square Feet
<b>Subject Zoning Designation</b>	GO (General Office)
<b>Subject Master Plan Designation</b>	Urban Residential/Commercial
<b>Improvements</b>	3-Story Multi-Tenant Professional Office Building & Parking Garage
<b>Gross Building Area</b>	60,011± Square Feet
<b>Net Rentable Building Area</b>	58,530± Square Feet

This appraisal is being prepared for the purpose of estimating the Market Value of the subject property as of March 29, 2018. The appraisal report addresses the leased fee interest in the subject property. The client and intended users of the appraisal report include the University of Nevada, Reno and their designated representatives. The intended use of the appraisal report is for the acquisition of the subject property by the University of Nevada, Reno.



This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. The report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). Please be advised that in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that I have not performed services as an appraiser on the subject property within the three-year period immediately preceding the date of this letter. This appraisal firm is not responsible for unauthorized use of this report.

After careful consideration of all data available, and upon thorough personal investigation of the subject property and comparable properties analyzed, it is our opinion that the Market Value of the subject property, under the requested valuation scenario, is set out as follows:

<b>FINAL MARKET VALUE CONCLUSION</b>				
<b>Property Description</b>	<b>Value Addressed</b>	<b>Property Rights Appraised</b>	<b>Effective Date Of Value</b>	<b>Value Conclusion</b>
<b>745 West Moana</b>	<b>Market Value</b>	<b>Leased Fee Interest</b>	<b>March 29, 2018</b>	<b>\$9,000,000</b>

Respectfully Submitted,

\_\_\_\_\_  
Scott Q. Griffin, MAI  
Nevada Certified General Appraiser  
License Number A.0003504-CG



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ADDENDA



**SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS**

<b>SUBJECT PROPERTY SUMMARY</b>	
<b>Property Name</b>	745 West Moana
<b>Property Type</b>	Professional Office Building
<b>Property Address</b>	745 West Moana Lane, Reno, Washoe County, Nevada
<b>Assessor's Parcel Number</b>	019-341-02
<b>Subject Ownership</b>	Windsor West Ventures, LLC
<b>Subject Total Land Area-Acres</b>	1.693± Acres
<b>Subject Total Land Area-Square Feet</b>	73,738± Square Feet
<b>Subject Zoning Designation</b>	GO (General Office)
<b>Subject Master Plan Designation</b>	Urban Residential/Commercial
<b>Improvements</b>	3-Story Multi-Tenant Professional Office Building & Parking Garage
<b>Gross Building Area</b>	60,011± Square Feet
<b>Net Rentable Building Area</b>	58,530± Square Feet
<b>Subject Flood Zone Designation</b>	Zone "X" (Unshaded)
<b>Highest &amp; Best Use Conclusion</b>	Continued Use of Current Improvements

<b>IMPROVEMENT SUMMARY</b>	
<b>Property Name</b>	745 West Moana Lane
<b>Property Address</b>	745 West Moana Lane, Reno, Washoe County, Nevada
<b>Improvements</b>	Professional Office Building
<b>Number of Floors</b>	3-Story + Subterranean Parking Structure
<b>Gross Building Area</b>	60,011± Square Feet
<b>Net Rentable Building Area</b>	58,530± Square Feet
<b>Year Built</b>	1998 (Per Washoe County Assessor's Office)
<b>Quality</b>	Average
<b>Condition</b>	Average to Good
<b>Construction</b>	Steel Construction with EIFS Curtain Walls with Stucco & Window Exterior
<b>Current Use</b>	Multi-Tenant Professional Office

<b>MARKET VALUE SUMMARY-BY APPROACH TO VALUE</b>	
<b>Market Value Addressed</b>	<b>Market Value</b>
<b>Effective Date of Value</b>	<b>March 29, 2018</b>
Cost Approach to Value	Not Utilized
Income Approach to Value-Direct Capitalization	\$9,000,000
Sales Comparison Approach to Value	\$9,050,000

<b>FINAL MARKET VALUE CONCLUSION</b>				
<b>Property Description</b>	<b>Value Addressed</b>	<b>Property Rights Appraised</b>	<b>Effective Date Of Value</b>	<b>Value Conclusion</b>
<b>745 West Moana</b>	<b>Market Value</b>	<b>Leased Fee Interest</b>	<b>March 29, 2018</b>	<b>\$9,000,000</b>



<b>PURPOSE OF APPRAISAL</b>
This appraisal is being prepared for the purpose of estimating the Market Value of the Leased Fee Interest in the subject property as of March 29, 2018.

<b>VALUATION SCENARIOS</b>		
<b>Valuation Premise</b>	<b>Effective Date of Value</b>	<b>Interests Appraised</b>
"As-Is" Market Value	March 29, 2018	Leased Fee Interest

<b>DEFINITIONS OF PROPERTY RIGHTS APPRAISED</b>	
<b>Leased Fee Estate Defined</b>	Leased fee estate is defined as "The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires." <sup>1</sup>

<b>CLIENT, INTENDED USER &amp; INTENDED USE OF THE APPRAISAL</b>	
<b>Client</b>	University of Nevada, Reno
<b>Intended User of Report</b>	University of Nevada, Reno & Designated Representatives
<b>Intended Use of Report</b>	Acquisition by the University of Nevada, Reno

<b>DATES OF APPRAISAL</b>	
<b>Date Description</b>	<b>Date</b>
<b>Date of Inspection</b>	<b>March 29, 2018</b>
<b>Effective Dates of Value</b>	<b>March 29, 2018</b>
<b>Completion Date of Appraisal</b>	<b>April 18, 2018</b>

<sup>1</sup> Source: The Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition, Appraisal Institute, 2015, page 128.



### MARKET VALUE DEFINED

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

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 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 any one associated with the sale.<sup>2</sup>

### SCOPE OF APPRAISAL

The preparation of this appraisal included:

- An inspection of the subject property;
- Identification and analysis of the subject neighborhood;
- Analysis of the subject's physical and legal characteristics;
- Review of the subject's operating history;
- Discussion and analysis of the office market within the Reno-Sparks market;
- Completion of a Highest and Best Use Analysis;
- Investigation of current rental rates and vacancies in competing buildings;
- Analysis and projection of an appropriate stabilized occupancy level for the subject based upon competitive properties, market conditions, and the subject's operating history;
- Projection of an appropriate Market Rent for the subject property;
- Analysis of comparable property operating expenses and overall capitalization rates;
- Completion of a Direct Capitalization Approach Analysis to arrive at an indication of the "As-Is" Leased Fee Market Value of the subject property as of the effective date of value;
- Research and analysis of recent comparable property sales and listings;
- Completion of a Sales Comparison Approach Analysis, utilizing a Price Per Square Foot Analysis, to arrive at the "As-Is" Leased Fee Market Value of the subject property as of the effective date of value;
- Correlation of the value indications to arrive at the "As-Is" Leased Fee Market Value of the subject property as of the effective date of value;
- Analysis of an appropriate marketing and exposure time for the subject property;
- Preparation of an appraisal report.

<sup>2</sup> Rules and Regulations, Federal Register, Vol. 55, No. 165, Page 34696, 12CFR Part 34.42(f)





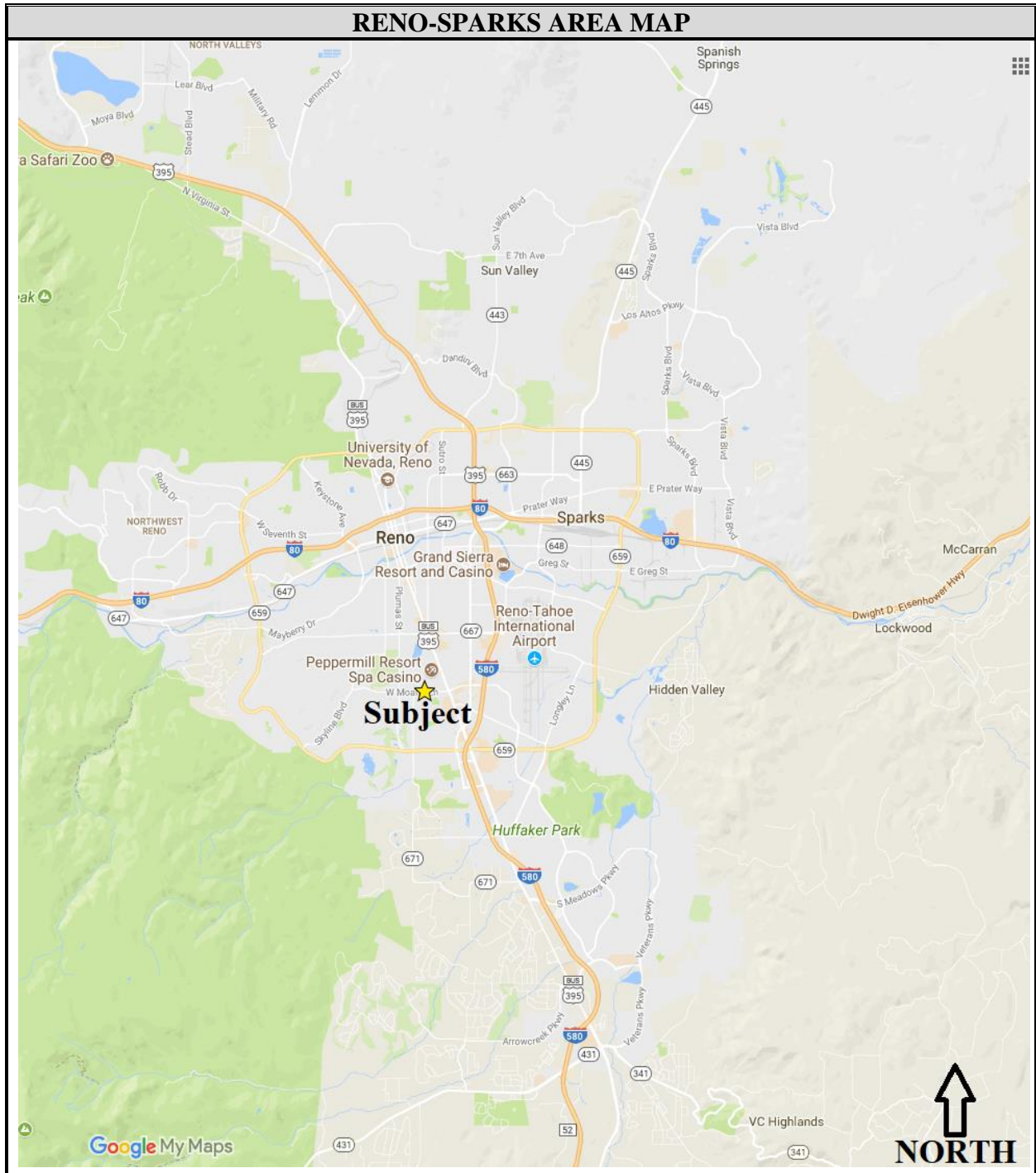
STATEMENTS OF LIMITING CONDITIONS
EXTRAORDINARY ASSUMPTIONS
<p><b>Extraordinary Assumptions</b>-An extraordinary assumption is defined as “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.”<sup>3</sup></p> <ul style="list-style-type: none"><li>• None</li></ul>
HYPOTHETICAL CONDITIONS
<p><b>Hypothetical Conditions</b>-A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”<sup>4</sup></p> <ul style="list-style-type: none"><li>• None</li></ul>

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<sup>3</sup> Source: USPAP 2018-2019 Edition, Definitions; The Appraisal Foundation, Page 4.

<sup>4</sup> Source: USPAP 2018-2019 Edition, Definitions; The Appraisal Foundation, Page 4.







### RENO-SPARKS AREA ANALYSIS AND DESCRIPTION

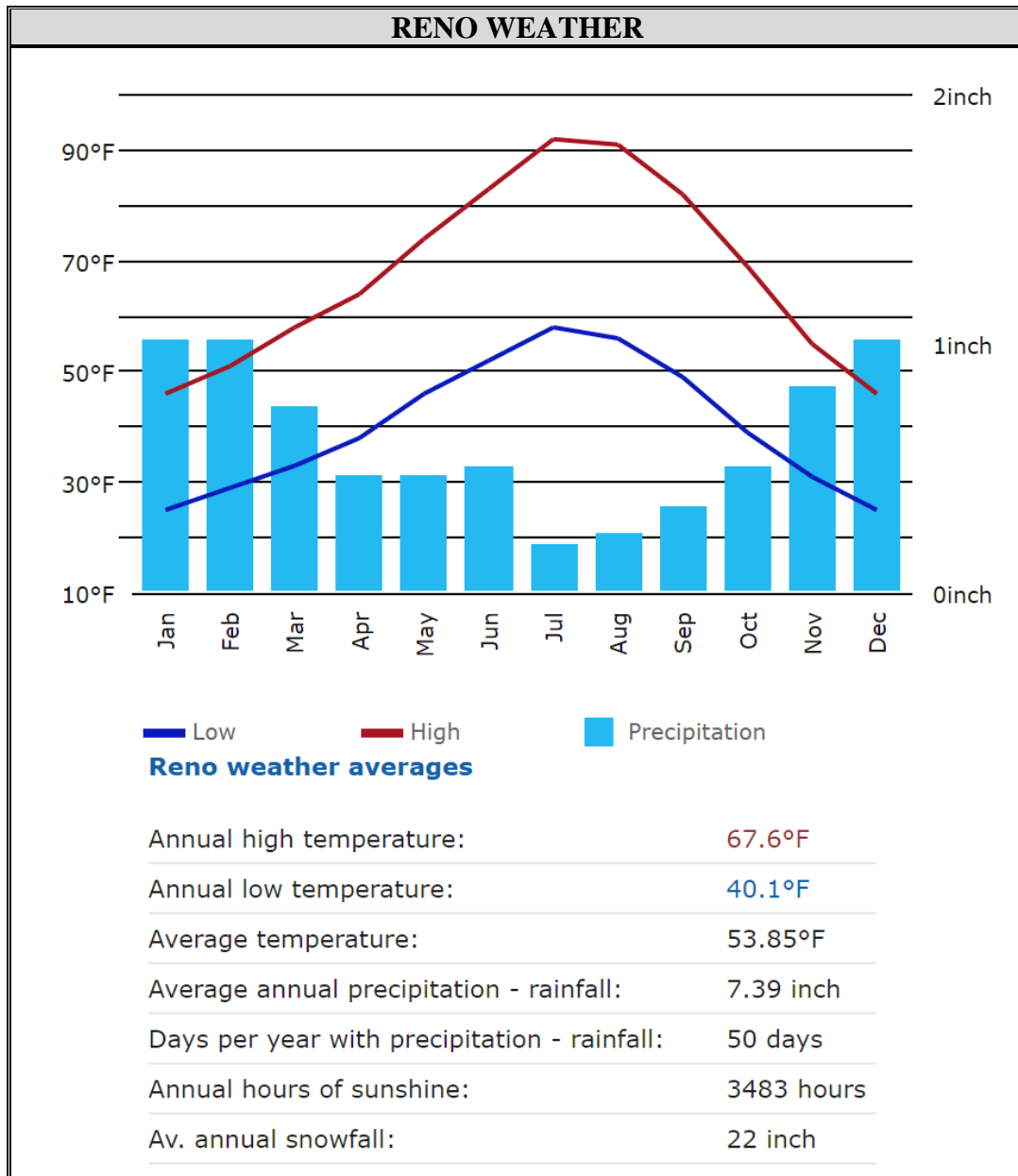
The Reno-Sparks metropolitan area is situated on the eastern slopes of the Sierra Nevada Mountain Range in a large valley known as the Truckee Meadows. Two major freeways serve the region. Interstate 80 runs in an east-west direction through Reno, while U.S. 395/I-580 runs in a north-south direction through Reno. The following summarizes Reno’s vicinity to other major metropolitan areas in the region.

MILES BETWEEN RENO & MAJOR METROPOLITAN AREAS		
Market	Direction From Reno	Miles From Reno
San Francisco	West/Southwest	190± Miles
Los Angeles	Southwest	450± Miles
Portland	Northwest	440± Miles
Salt Lake City	East	520± Miles
Las Vegas	Southeast	450± Miles
Phoenix	Southeast	745± Miles

McCarran Boulevard is a ring road that encircles the Reno-Sparks area and facilitates access between the various quadrants of the region. Overall, the Reno-Sparks area has very good roadway and highway access.

The Reno-Sparks metropolitan area’s location is a positive amenity due to its proximity to major California markets, as well as the recreational and scenic amenities afforded by its proximity to the Sierra-Nevada Mountains and Lake Tahoe. Lake Tahoe is a 45-minute drive from downtown Reno and is the second largest alpine lake in the world, with 72 miles of Lake Frontage. Lake Tahoe also offers the greatest concentration of downhill skiing facilities in North America.

The Truckee Meadows is located at an elevation of approximately 4,400 feet above sea level and offers a semi-arid climate. The following chart summarizes weather data for the Reno area.



The primary source of water for the region is the Truckee River, which originates at Lake Tahoe, approximately 30 miles southwest of Reno, and terminates at Pyramid Lake approximately 30 miles north of Sparks. The river flows through the heart of downtown Reno and along the southern edge of Sparks. The Truckee River is a major recreational and scenic amenity for the region.



**Population, Growth and Employment**

Since 1970, the Truckee Meadows have been one of the fastest growing areas in the nation, with the population increasing by over 100% by 1990. According to the Nevada State Demographer’s Office at the University of Nevada, the population of Washoe County was estimated to be 436,797 in 2014. The following summarizes historical population estimates for the region.

<b>HISTORICAL POPULATION ESTIMATES</b>											
<b>Year</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Reno	214,371	220,613	223,012	218,143	217,282	222,801	229,859	232,243	235,371	238,615	242,158
Sparks	87,846	89,449	91,684	91,237	92,331	92,302	90,214	91,551	92,396	93,581	95,726
Unincorporated	106,868	107,999	109,137	107,252	107,766	106,490	107,131	108,530	109,030	109,750	110,432
Washoe County	409,085	418,061	423,833	416,632	417,379	421,593	427,204	432,324	436,797	441,946	448,316

**Source: Nevada State Demographer**

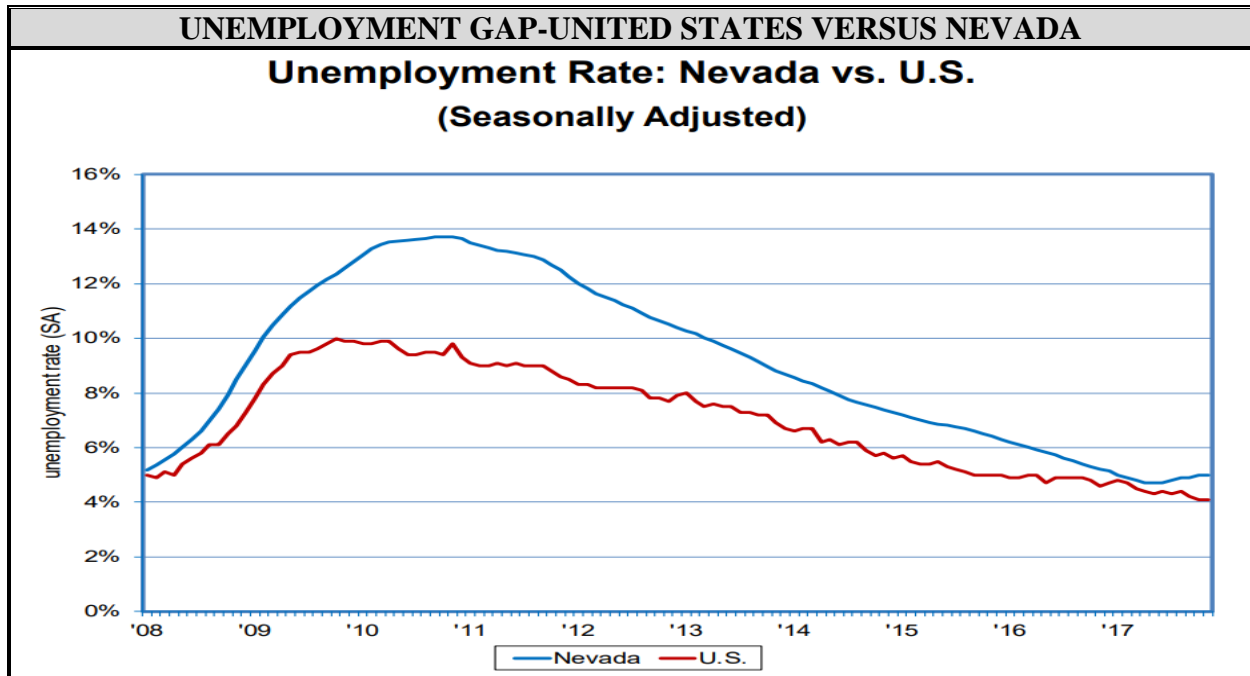
The downturn in the economy has particularly impacted the labor force in Nevada, although over the past two years unemployment has decreased significantly. Unemployment rates for Nevada and individual counties in the state are summarized on the following chart.

<b>NEVADA UNEMPLOYMENT DATA-NOVEMBER 2017</b>				
<b>Area</b>	<b>Labor Force</b>	<b>Employed</b>	<b>Unemployed</b>	<b>Rate</b>
Nevada	1,471,481	1,399,433	72,048	4.90%
Carson City	25,088	23,841	1,247	4.97%
Churchill County	10,451	9,984	467	4.47%
Clark County	1,086,144	1,030,496	55,648	5.12%
Douglas County	21,985	20,964	1,021	4.64%
Elko County	26,963	26,031	932	3.46%
Esmeralda County	521	497	24	4.61%
Eureka County	1,038	1,008	30	2.89%
Humboldt County	8,042	7,723	319	3.97%
Lander County	3,101	2,976	125	4.03%
Lincoln County	2,000	1,901	99	4.95%
Lyon County	21,695	20,469	1,226	5.65%
Mineral County	2,110	1,999	111	5.26%
Nye County	16,209	15,174	1,035	6.39%
Pershing County	2,513	2,401	112	4.46%
Storey County	1,954	1,862	92	4.71%
Washoe County	237,107	227,712	9,395	3.96%
White Pine County	4,560	4,396	164	3.60%

The unemployment rate for Washoe County and Nevada has historically averaged between 1% and 2% below the national average. However, with the economic downturn which



began in 2008, Nevada was one of the hardest hit in the nation and currently has among the highest unemployment rate in the country. Improvement has occurred in the employment market, with the State of Nevada now under 5% unemployment. The following chart summarizes the unemployment rate gap between the State of Nevada and the United States.



Nevada offers one of the most liberal tax structures in the country. Nevada levies no personal or corporate income tax. Nevada’s Freeport law exempts from taxation merchandise warehoused, assembled or processed in the State of Nevada. Real estate taxes in the State of Nevada are limited by State constitution to a maximum of \$5 per \$100 of assessed valuation. The assessed valuation is 35% of the Assessor’s estimate of the taxable value of the property.

Although it is not located in Washoe County, construction of the new Tesla Gigafactory in nearby Storey County within the Tahoe Reno Industrial Center is expected to have a huge impact on the entire region. On September 5, 2014, Tesla announced that the Tahoe Reno Industrial Park (TRIC), located east of Sparks, had landed the coveted Gigafactory. Over \$1.25 billion in State of Nevada incentives were approved for development of the project. In return, Tesla will be required to complete \$5 billion in capital investments on the facility through 2028. The cost for the building and site infrastructure will be \$1.1 billion. Machinery and equipment will account for the remaining \$3.9 billion, including materials processing and product assembly.



Once the 5.5 million square foot facility reaches full operation, it will produce enough batteries for 500,000 Tesla electric cars each year. As part of the deal, the USA Parkway extension was fast-tracked; this \$43 million project extends USA Parkway from its current terminus in TRIC, to U.S. Highway 50 in Silver Springs, greatly reducing travel times between Interstate 80 and U.S. Highway 50. In January 2015, Las Vegas-based Switch announced plans to build a 3 million square foot data center project in the same industrial center. The project is expected to be built in phases with a total of \$1 billion in investment with it; the first phase was completed in 2017.

### Gaming and Tourism Market

It is estimated that the Reno-Sparks area currently offers approximately 25,000 hotel and motel rooms. The vast majority of the hotel-casino facilities are located within the downtown Reno core area. As a result, this area is one of the primary employment centers in the Reno-Sparks area. Additional hotel-casino developments are located in southern Reno along South Virginia Street including the Atlantis Casino resort and the Peppermill Hotel/Casino. The Grand Sierra Resort is located on the Reno-Sparks border and John Ascuaga's Nugget is located east of Reno in central Sparks. It is noted that the Nugget was recently purchased by a new owner and is undergoing major renovations. The following chart summarizes the most recent data available for gaming revenue for the Reno-Sparks/Washoe County area, as well as other areas within the state.

GAMING WIN DATA						
Area	Current Period			Fiscal Year-to Date		
	11/1/17 to 11/30/17	11/1/16 to 11/30/16	% Change	7/1/17 to 11/30/17	7/1/16 to 11/30/16	% Change
Statewide	909,007,025	930,405,599	-2.30%	4,864,433,227	4,742,174,835	2.58%
Clark County	785,062,393	811,122,991	-3.21%	4,160,613,538	4,069,418,641	2.24%
LV Strip	485,753,251	516,992,327	-6.04%	2,692,622,411	2,684,857,256	0.29%
Downtown	54,232,335	50,770,380	6.82%	260,694,559	242,453,110	7.52%
North Las Vegas	23,878,709	23,281,716	2.56%	118,788,791	113,301,973	4.84%
Laughlin	42,230,888	40,245,828	4.93%	200,784,273	191,739,065	4.72%
Boulder Strip	72,847,297	72,791,064	0.08%	345,352,650	325,752,943	6.02%
Mesquite	10,754,684	9,886,374	8.78%	48,960,431	45,870,752	6.74%
Balance of County	95,365,230	97,155,301	-1.84%	493,410,422	465,443,542	6.01%
Washoe County	63,262,914	62,023,023	2.00%	370,253,625	351,886,659	5.22%
Reno	45,675,392	45,711,252	-0.08%	272,718,142	259,029,848	5.28%
Sparks	10,186,450	10,186,202	0.00%	55,289,430	54,290,784	1.84%
North Lake Tahoe	1,859,371	1,563,826	18.90%	13,256,166	12,197,715	8.68%
Balance of County	5,541,701	4,561,742	21.48%	28,989,887	26,368,311	9.94%
South Lake Tahoe	15,510,510	15,977,612	-2.92%	102,487,586	103,757,095	-1.22%
Elko County	23,371,473	20,897,235	11.84%	120,096,644	112,881,743	6.39%
Wendover	15,830,272	13,767,200	14.99%	79,984,099	73,097,062	9.42%
Balance of County	7,541,200	7,130,035	5.77%	40,112,546	39,784,681	0.82%
Carson Valley Area *	8,670,998	7,823,822	10.83%	45,647,624	42,912,993	6.37%
Other	13,128,737	12,560,916	4.52%	65,334,209	61,317,705	6.55%

\* Carson Valley Area includes Carson City, Gardnerville, Minden and all other areas of Douglas County except South Lake Tahoe.

Source: Nevada Gaming Control Board





Within the past decade, legalized gaming has continued to spread across the country and gaming revenues for northern Nevada have been impacted. The opening of several Indian casinos in the State of California in recent years and the proposed openings of several other Indian Casinos in California have had a dramatic effect on the gaming economy in the Reno-Sparks area. Over the past decade, several casinos in the downtown Reno market, including the Sundowner Hotel Casino, the Comstock Hotel Casino, Fitzgerald, and the Golden Phoenix Hotel Casino, have closed.

The following summarizes data provided by the Reno-Sparks Convention and Visitors Authority, regarding visitor counts for the Reno-Sparks area.

<b>ESTIMATED VISITOR COUNTS-RENO/SPARKS AREA</b>										
Month	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
January	333,022	315,092	294,059	299,173	281,231	321,606	299,638	343,067	316,333	337,537
February	370,723	295,138	328,058	321,307	341,375	320,629	317,344	333,754	359,816	353,085
March	392,945	347,408	386,010	351,791	361,802	379,107	366,211	372,914	408,908	427,889
April	368,515	355,994	361,443	357,305	383,750	373,910	374,077	364,488	393,666	411,342
May	386,746	383,952	384,619	373,994	381,261	410,307	409,936	402,554	392,771	415,356
June	405,058	407,199	443,619	407,326	439,008	464,030	442,926	428,339	464,938	483,556
July	423,823	392,702	420,724	424,276	447,787	464,634	463,881	461,255	475,751	515,248
August	455,120	419,108	407,140	419,488	462,034	465,526	460,178	462,746	464,049	510,215
September	415,503	425,876	420,555	417,120	446,791	429,600	430,243	443,255	473,840	492,603
October	399,343	370,325	358,623	347,074	371,788	370,259	383,157	419,970	404,279	429,010
November	316,383	307,233	290,725	297,589	293,121	321,139	326,680	325,605	353,026	368,004
December	316,117	334,396	310,695	316,657	326,467	343,766	356,925	388,261	385,730	-
<b>Totals</b>	<b>4,583,298</b>	<b>4,354,423</b>	<b>4,406,270</b>	<b>4,345,141</b>	<b>4,536,415</b>	<b>4,664,514</b>	<b>4,631,195</b>	<b>4,746,207</b>	<b>4,893,105</b>	<b>4,743,845</b>

**Source: Reno-Sparks Convention and Visitors Authority**

### Residential Market

The residential market in the Reno-Sparks area grew tremendously in the 1990's and this growth continued until 2006, when the residential housing crisis began. The downturn in the residential market had a tremendous impact on residential development and sales within the Reno-Sparks market, resulting in very limited new construction for the past five years. Although the residential real estate market has struggled there are signs of recovery. The existing residential home sales and prices are on the rebound. Market activity has increased significantly in Northern Nevada in recent months and the residential market is on the rebound after a long period of decline. Sale offers are reported at or above list prices and sellers are receiving multiple offers.

The December 2017 Market Report presented by the Reno/Sparks Association of Realtors reports that, "The Reno/Sparks market saw a decline in sales in November," said Doug

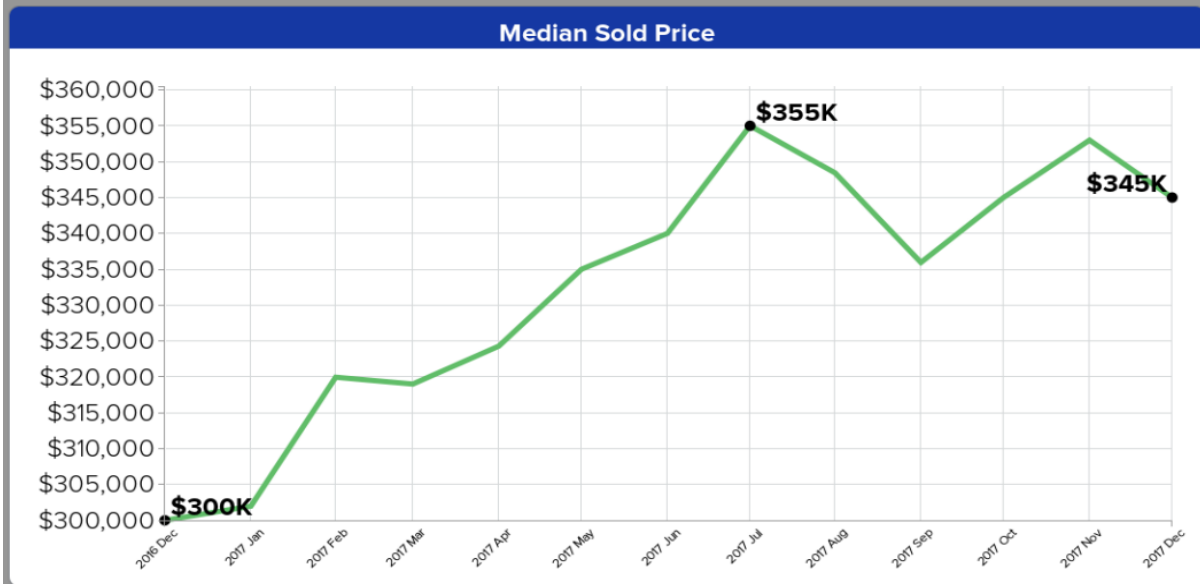


McIntyre, 2018 President of the Reno/Sparks Association of REALTORS. “However, year-to-date sales are at a record high of 6,809. That’s a 3% increase over 2016.”

- The December median price at \$345,000 is down 2% from November and up 15% from a year ago.
- December unit sales at 482 are down 9% from November and down 9% compared to December 2016.
- December new listings are down 24% at 292 compared to November and down 14% from one year ago.
- The Reno market is a seller’s market, at 1.3 months supply of inventory. Months supply of inventory is the time it would take to exhaust the active inventory at the current rate of sales.
- Unit sales were strong in 2017 ending the year at 6,809 up 3% from the previous year.
- In 2017, pending sales kept pace with new listings as compared to prior years. It’s understandable why we have only 1.3 months supply of inventory.
- The median sales price started 2017 at \$302,000. By July it reached a high of \$355,000. Since that time the median price leveled and ended the year at \$345,000. We anticipate this leveling trend to continue through the winter months. During the selling season, April through July, we expect continued pressure on inventory which will drive the median price higher in 2018.
- New listings in 2017 were down 11% after reaching a five-year record high in 2016.
- December 2017 available active inventory were at a low of 637 available listings.
- The average days to contract were 57 in December down less than 1% compared to December 2016.
- Properties are remaining on the market an average of 94 days down 13% from December 2016.
- Sellers are receiving an average of 98.6% of list price up less than 1% from December 2016.



### RENO-SPARKS DECEMBER 2017 MEDIAN PRICE SOLD



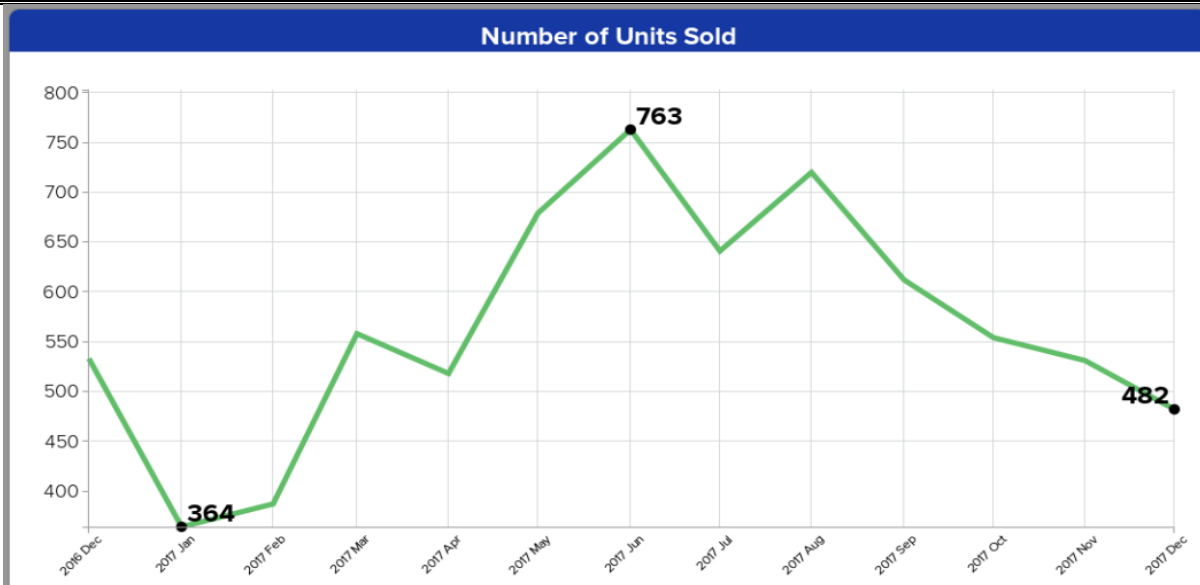
Sold Price (PM%)  
**\$345,000**  
-2.3% ▼

Sold Price prior month  
**\$353,000**

Sold Price (PY%)  
**\$345,000**  
15.0% ▲

Sold Price prior year  
**\$300,000**

### RENO-SPARKS DECEMBER 2017 UNITS SOLD



Units Sold (PM%)  
**482**  
-9.2% ▼

Units Sold prior month  
**531**

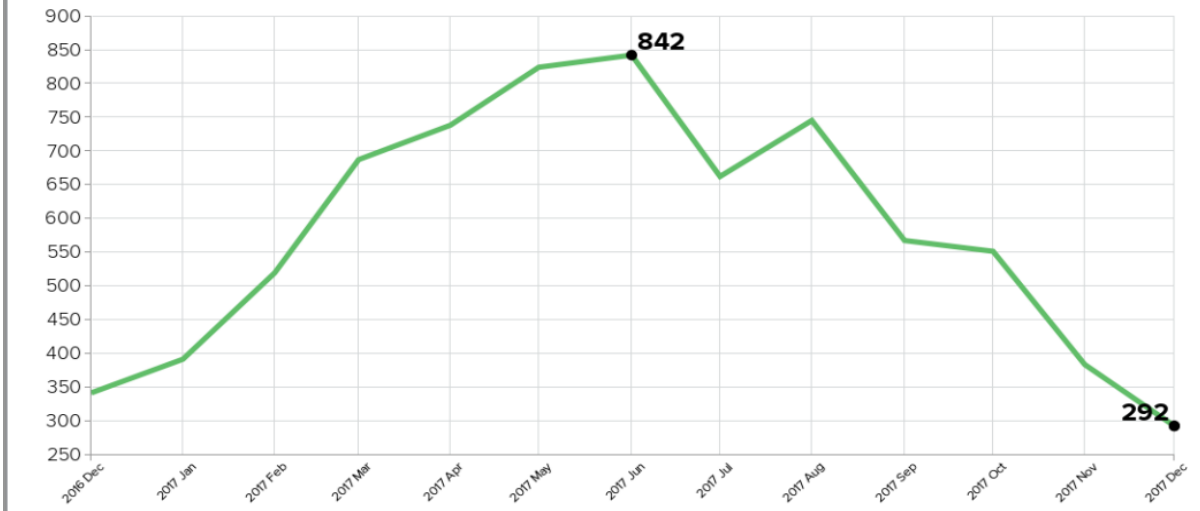
Units Sold (PY%)  
**482**  
-9.6% ▼

Units Sold prior year  
**533**



### RENO-SPARKS DECEMBER 2017 NEW LISTINGS

Number of New Listings



New Listings (PM%)

**292**

-23.8% ▼

New Listings prior mo.

**383**

New Listings (PY%)

**292**

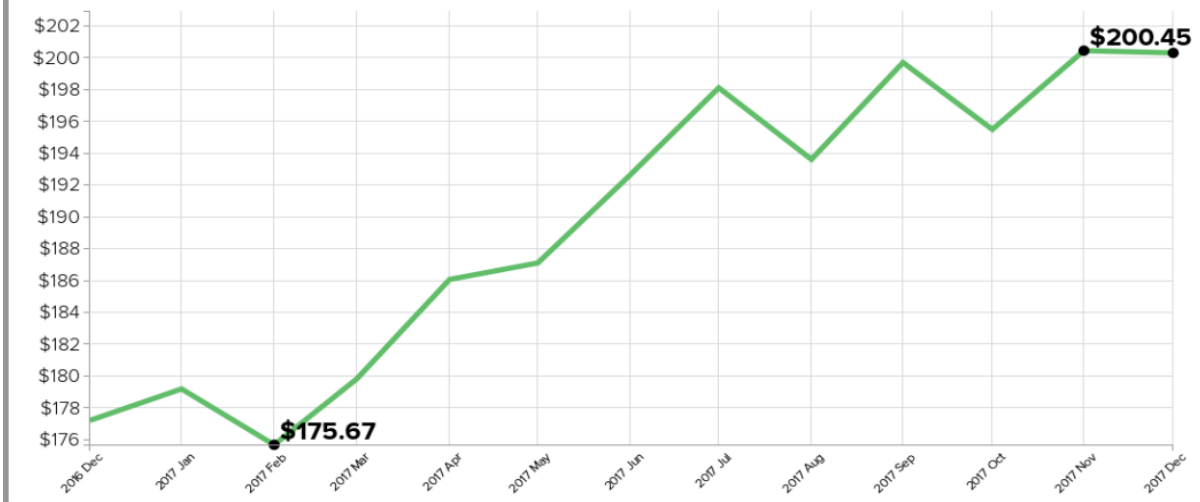
-14.4% ▼

New Listings prior year

**341**

### RENO-SPARKS DECEMBER 2017 PRICE PER SQUARE FOOT

Average Price per Square Foot (PPSF)



Price / SF (PM%)

**\$200.31**

-0.1% ▼

Price / SF prior month

**\$200.45**

Price / SF (PY%)

**\$200.31**

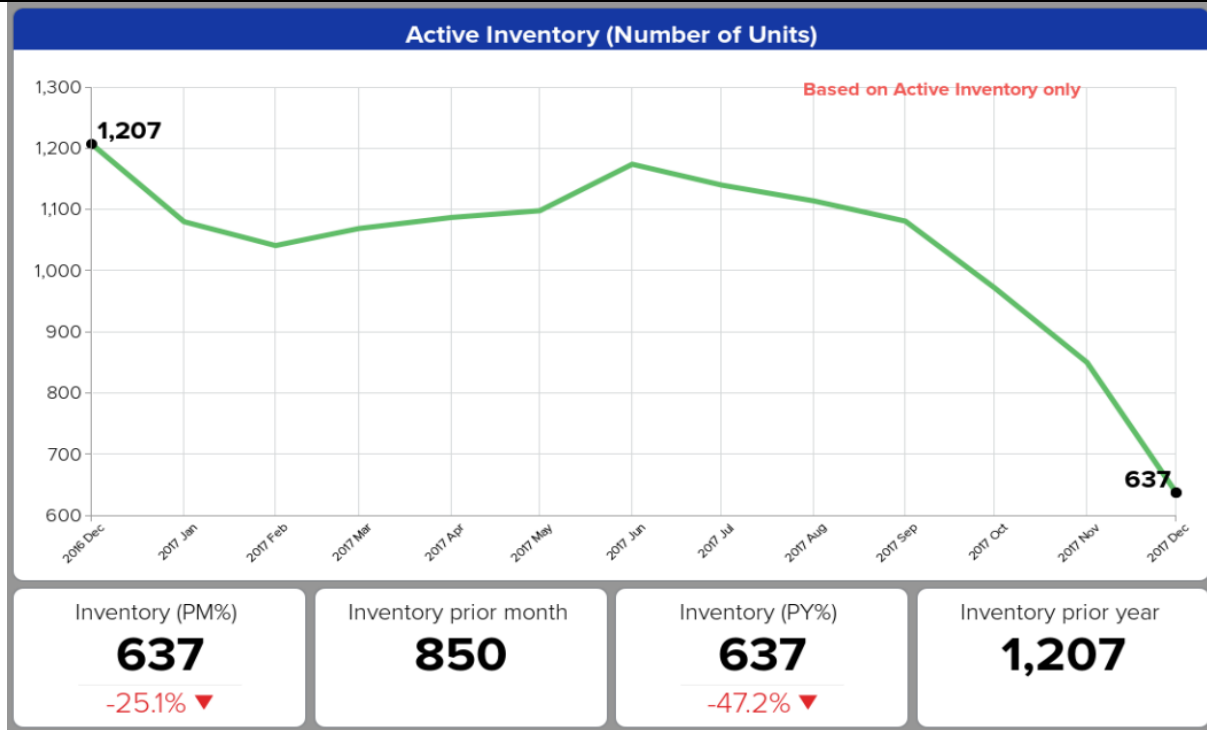
13.0% ▲

Price / SF prior year

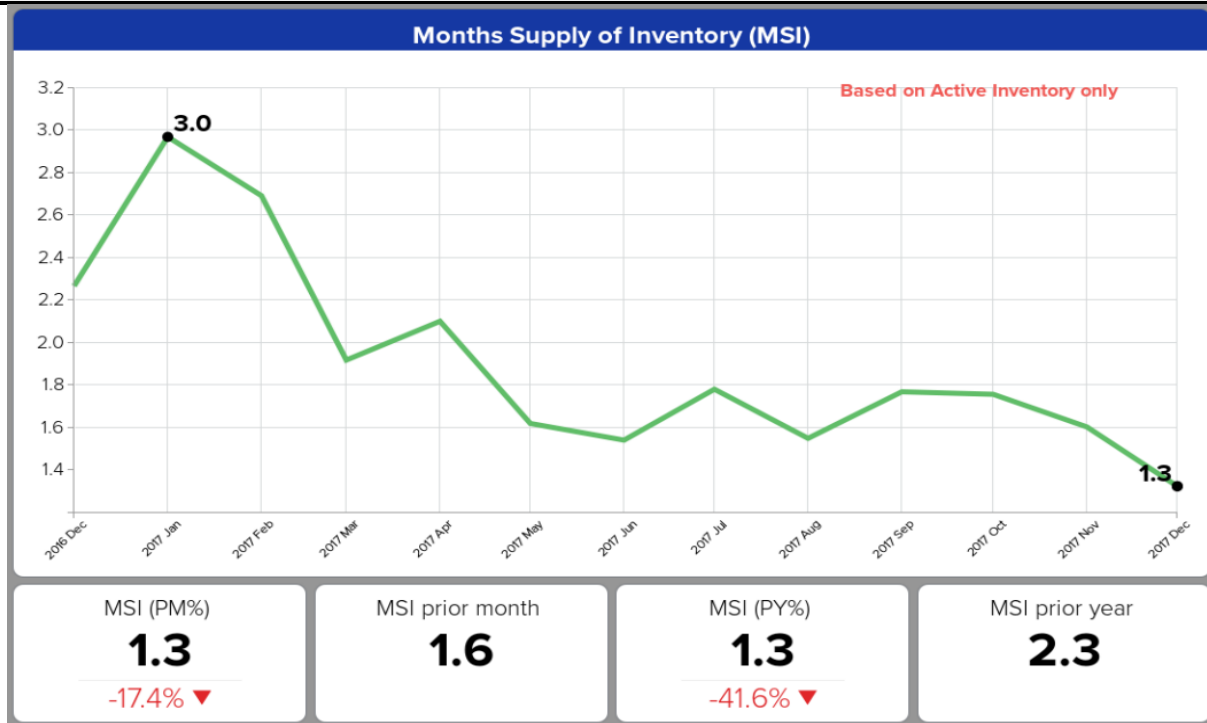
**\$177.21**



### RENO-SPARKS DECEMBER 2017 INVENTORY



### RENO-SPARKS DECEMBER 2017 MONTHS SUPPLY OF INVENTORY





Improvement in the residential market is stimulating new construction. Most of the bulk finished lots within the market have been purchased by developers; most of these lots were bank owned during the recession. With job growth projected at over 50,000 new jobs in the coming years, demand for new housing in the area is expected to be extremely strong.

### Multifamily Market

The following summarizes data from the 4<sup>th</sup> Quarter 2017 *Apartment Survey*, which is a quarterly survey conducted by Johnson Perkins Griffin, LLC.

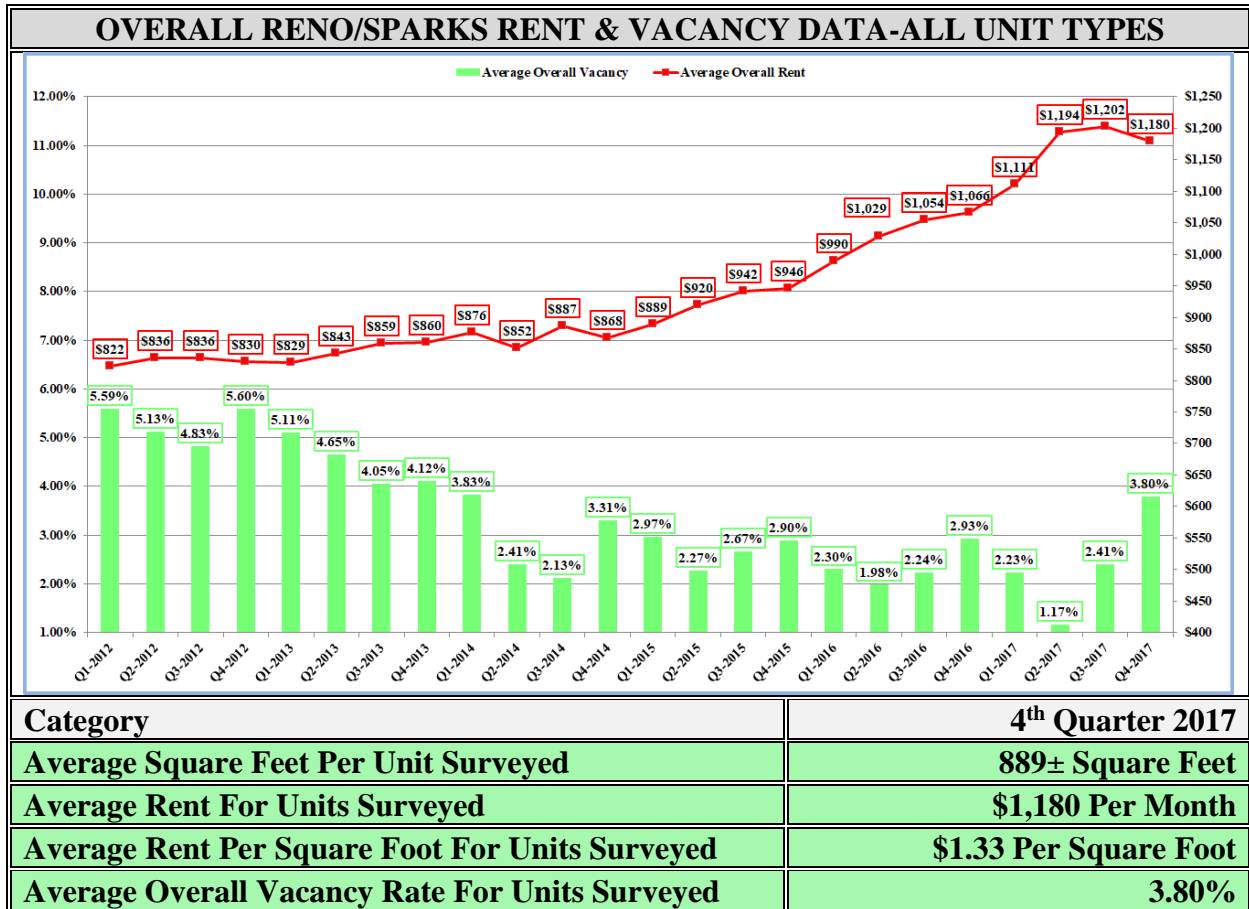
AVERAGE SIZE, RENT & VACANCY RATE BY UNIT TYPE							
CATEGORY	STUDIOS	1 BED/ 1 BATH	2 BED/ 1 BATH	2 BED/ 2 BATH	3 BED/ 2 BATH	TOWNHOME	TOTALS
Average SF-By Unit Type	404 SF	720 SF	862 SF	1,042 SF	1,266 SF	1,263 SF	889 SF
Average Rent-By Unit Type	\$723	\$1,062	\$1,091	\$1,310	\$1,551	\$1,405	\$1,180
Average Rent/SF-By Unit Type	\$1.79	\$1.48	\$1.27	\$1.26	\$1.23	\$1.11	\$1.33
Indicated Vacancy Rate-By Unit Type	3.52%	3.76%	3.03%	3.69%	5.50%	8.36%	3.80%

OVERALL AVERAGE RENT & VACANCY-PRIOR & CURRENT QUARTER			
Category	3 <sup>rd</sup> Quarter 2017	4 <sup>th</sup> Quarter 2017	Change
Average Vacancy	2.41%	3.80%	+139 Basis Points
Average Rent	\$1,202	\$1,180	-\$22 or -1.83%

COMPARISON OF RENTAL RATES & VACANCY RATES TO PRIOR QUARTER						
UNIT TYPE	AVERAGE RENT			AVERAGE VACANCY		
	3rd Qtr. 2017	4th Qtr. 2017	Result	3rd Qtr. 2017	4th Qtr. 2017	Result
Studio	\$737	\$723	-\$14	1.32%	3.52%	+2.20%
1 Bedroom/1 Bath	\$1,071	\$1,062	-\$9	2.21%	3.76%	+1.55%
2 Bedroom/1 Bath	\$1,103	\$1,091	-\$12	2.20%	3.03%	+0.83%
2 Bedroom/2 Bath	\$1,346	\$1,310	-\$36	2.60%	3.69%	+1.09%
3 Bedroom/2 Bath	\$1,616	\$1,551	-\$65	3.80%	5.50%	+1.70%
Townhouse	\$1,396	\$1,405	+\$9	1.89%	8.36%	+6.47%
<b>TOTALS</b>	<b>\$1,202</b>	<b>\$1,180</b>	<b>-\$22</b>	<b>2.41%</b>	<b>3.80%</b>	<b>+1.39%</b>



RENTAL AND VACANCY RATES BY SUB-MARKET AREA							
Area	Sub-Market	AVERAGE RENT			AVERAGE VACANCY		
		3rd Qtr. 2017	4th Qtr. 2017	Result	3rd Qtr. 2017	4th Qtr. 2017	Result
1	Northwest Reno	\$1,298	\$1,286	-\$12	1.76%	2.88%	+1.12%
2	Northeast Reno	\$1,056	\$1,080	+\$24	0.99%	4.18%	+3.19%
3	W. Sparks/N. Valley	\$1,064	\$1,045	-\$19	2.01%	3.59%	+1.58%
4	East Sparks	\$1,406	\$1,336	-\$70	4.96%	4.56%	-0.40%
5	West Reno	\$1,081	\$1,015	-\$66	1.33%	0.00%	-1.33%
6	Southwest Reno	\$1,117	\$1,090	-\$27	3.44%	8.15%	+4.71%
7	Brinky/Grove	\$855	\$836	-\$19	0.41%	3.39%	+2.98%
8	Airport	\$930	\$943	+\$13	0.54%	1.25%	+0.71%
9	Lakeridge	\$1,369	\$1,272	-\$97	3.59%	5.03%	+1.44%
10	Southeast Reno	\$1,186	\$1,194	+\$8	1.85%	2.64%	+0.79%
11	Downtown Urban	\$1,371	\$1,349	-\$22	2.90%	9.18%	+6.28%
<b>Overall Reno-Sparks</b>		<b>\$1,202</b>	<b>\$1,180</b>	<b>-\$22</b>	<b>2.41%</b>	<b>3.80%</b>	<b>+1.39%</b>





## **Industrial Market**

In an effort to diversify the economic base of the area, community leaders have focused upon the expansion of the industrial segment of the economy. The industrial industry has experienced substantial growth over the past decade as a result of the region's central location, good transportation, infrastructure and liberal tax laws. At the present time, over 500 major U.S. and foreign corporations have headquarters or located large facilities in the area, including Amazon.com, International Gaming Technology (IGT), Barnes and Noble, Patagonia, Sherwin Williams, Wal-Mart Distribution Center, J.C. Penney's Catalog Distribution Center, and R.R. Donnelley, one of the nation's largest publishers.

On September 5, 2014, Tesla announced that the Tahoe Reno Industrial Park (TRIC), located east of Sparks, had landed the coveted Gigafactory. Over \$1.25 billion in State of Nevada incentives were approved for development of the project. In return, Tesla will be required to complete \$5 billion in capital investments on the facility through 2028. The cost for the building and site infrastructure will be \$1.1 billion. Machinery and equipment will account for the remaining \$3.9 billion, including materials processing and product assembly. Once the 5.5 million square foot facility reaches full operation, it will produce enough batteries for 500,000 Tesla electric cars each year. As part of the deal, the USA Parkway extension was fast-tracked; this \$43 million project extended USA Parkway from its current terminus in TRIC, to U.S. Highway 50 in Silver Springs, greatly reducing travel times between Interstate 80 and U.S. Highway 50.

As most major cities in the western portion of the United States are located within relatively close proximity and driving time to Northern Nevada, the Reno-Sparks area is a major distribution warehousing center. This development is further being enhanced by the favorable tax environment in the state of Nevada. Leases for industrial users in the Reno-Sparks market are typically based upon triple net lease terms. The CBRE *Reno Industrial Market View 4<sup>th</sup> Quarter 2017 Report* indicates the following:





**COMMENTARY-CBRE RENO INDUSTRIAL MARKET VIEW 4<sup>TH</sup> QUARTER 2017**

In Q4 2017, the Northern Nevada industrial market logged roughly 1.4 million sq. ft. of positive net absorption, comprising about one third of the year-to-date total of 3.9 million sq. ft. The completion of two new Class A high cube speculative projects in Q4 added much needed space to the market. Panattoni Development completed 352,975 sq. ft. at their North Valley Commerce Center and Prologis completed 240,500 sq. ft. in North Reno. Northern Nevada market reached 2.7% vacancy rate while the previous quarter finished at 3.9%, reflecting a considerable decrease of 120 basis points (bps) since Q3 2017. Additionally, the overall asking lease rate now sits at \$0.42 NNN, displaying an increase of \$0.01 per sq. ft. since the previous quarter.

The Q4 market yielded four large leases. The largest of which was Trademark Global (9470 N Virginia St.), leasing at 352,975 sq. ft. Following, is the Automotive user expansion lease (700 Milan Dr.) at 328,000 sq. ft., (2275 E Newlands Dr.) at 258,000 sq. ft., and Turn 14 Distribution (10880 Lear Blvd.) at 161,800 sq. ft. This transaction marks the lowest industrial institutional capitalization rate recorded in the history of the Northern Nevada market at 5.25%. Capitalization rate compression is a trend we do not see waning any time

soon given the demand for industrial investment properties and scarce inventory available.

Three buildings completed for a total of 642,704 sq. ft., displaying a significant change from Q3 2017 which generated 2.1 million sq. ft. (automotive user expansion). The three completions were 352,975 sq. ft. completed by Panattoni Development at their north valley commerce center, 240,500 sq. ft. completed by Prologis in North Reno, and the built to suit / speculative build completed by Bedrosians Title totaling 49,229 sq. ft. Robust demand drove two speculative development projects totaling 1,238,481 sq. ft. that are currently under construction by Panattoni Development and Dermody Properties. In addition, another 3.0 million sq. ft. of projects are in the planning/permitting phases and will likely commence construction later in 2018 early 2019.

With a substantial demand pipeline, low vacancy and measured, disciplined construction pipeline, CBRE forecasts continued healthy market fundamentals and steadily increasing rental rates for 2018. We forecast several opportunities for investors to enter the market as several projects have been recently stabilized with plans to bring to market as institutional investment opportunities in the near future.

The following charts summarize the overall and submarket industrial markets, and include data related to rental rates and vacancies. The data is from the *CBRE Reno Industrial Market View 4<sup>th</sup> Quarter 2017*.



## INDUSTRIAL RENTS & VACANCIES BY SUBMARKET

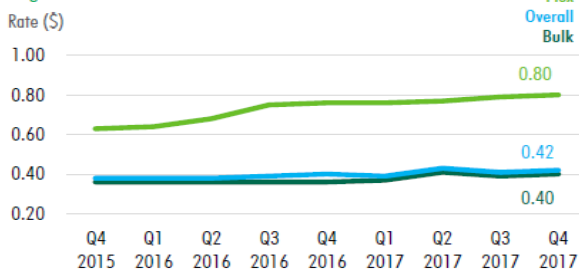
Figure 2: Reno Industrial Market Statistics

Submarket	Net Rentable Area	Total Vacancy %	Total Availability %	Q4 Net Absorption	YTD Net Absorption	Average Asking Rate \$
Central / Airport	9,268,358	3.8	6.9	(57,751)	2,431	0.78
Bulk	6,690,228	4.7	8.2	(57,751)	(55,255)	0.71
Flex	2,578,130	1.3	3.3	0	57,686	0.91
East Valley	19,396,271	0.9	3.9	614,285	2,146,065	0.34
Bulk	19,273,584	1.0	3.9	978,285	2,510,065	0.34
Flex	122,687	0.0	0.0	0	0	0.00
North Valley	18,967,993	2.9	4.0	831,065	1,338,184	0.37
Bulk	18,643,981	3.0	4.0	831,065	1,332,384	0.37
Flex	324,012	2.0	2.0	0	5,800	0.60
South Reno	9,607,686	2.7	5.7	0	261,023	0.64
Bulk	7,589,317	2.8	6.2	0	200,092	0.54
Flex	2,018,369	2.3	3.8	0	60,931	0.82
Sparks	29,036,613	3.3	11.8	47,799	(34,315)	0.39
Bulk	25,933,585	3.6	13.0	130,096	9,025	0.38
Flex	3,103,028	0.7	1.7	9,097	48,054	0.69
West Reno	1,772,791	4.7	4.8	(20,270)	154,903	0.64
Bulk	1,403,369	2.7	2.7	(20,270)	183,730	0.50
Flex	369,422	12.3	12.9	0	(28,827)	0.70
<b>Market Total</b>	<b>88,049,712</b>	<b>2.7</b>	<b>7.0</b>	<b>1,415,128</b>	<b>3,868,291</b>	<b>0.42</b>
<b>Bulk</b>	<b>79,534,064</b>	<b>2.8</b>	<b>7.5</b>	<b>1,861,425</b>	<b>4,180,041</b>	<b>0.40</b>
<b>Flex</b>	<b>8,515,648</b>	<b>1.8</b>	<b>3.1</b>	<b>9,097</b>	<b>143,644</b>	<b>0.80</b>

Source: CBRE Research, Q4 2017.

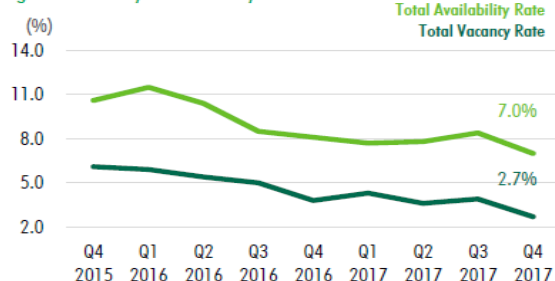
## HISTORICAL INDUSTRIAL DATA

Figure 4: Lease Rates



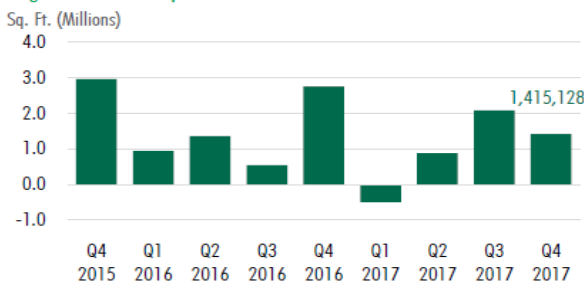
Source: CBRE Research, Q4 2017.

Figure 6: Vacancy & Availability



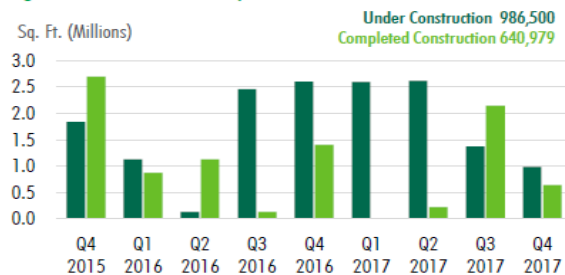
Source: CBRE Research, Q4 2017.

Figure 5: Net Absorption



Source: CBRE Research, Q4 2017.

Figure 7: Construction Activity



Source: CBRE Research, Q4 2017.



**Retail Market**

The Reno-Sparks area now offers three regional shopping centers and more than 100 neighborhood or local shopping centers. The three major regional centers are Meadowood Mall, the Summit Sierra Mall, and the Legends at Sparks Marina.

According to the Nevada Department of Taxation 2010/2011 to 2015/2016 fiscal taxable sales show an increase from year-to-date numbers for each of the past six years. The following chart summarizes taxable sales totals for Washoe County from 1997/1998 (fiscal years).

<b>WASHOE COUNTY TAXABLE SALES HISTORY</b>		
<b>Fiscal Year</b>	<b>Taxable Sales</b>	<b>Percentage Change</b>
1997/1998	\$4,377,547,590	3.22%
1998/1999	\$4,679,515,860	6.90%
1999/2000	\$4,966,612,920	6.14%
2000/2001	\$5,194,146,044	4.58%
2001/2002	\$5,292,178,588	1.89%
2002/2003	\$5,481,582,915	3.47%
2003/2004	\$6,003,368,280	9.52%
2004/2005	\$6,660,263,045	10.6%
2005/2006	\$7,268,593,250	9.13%
2006/2007	\$7,202,640,557	-0.91%
2007/2008	\$6,823,700,706	-5.3%
2008/2009	\$5,707,791,051	-16.35%
2009/2010	\$5,176,981,699	-9.30%
2010/2011	\$5,282,936,232	2.05%
2011/2012	\$5,522,605,351	4.54%
2012/2013	\$5,824,726,136	5.47%
2013/2014	\$6,370,684,534	9.37%
2014/2015	\$6,817,588,648	7.02%
2015/2016	\$7,550,466,734	10.70%
2016/2017	\$7,989,009,111	5.81%
<b>Source: Nevada Department of Taxation</b>		

Leases for retail space in the Reno-Sparks market are typically based upon triple net lease terms or modified gross lease terms. Under triple net lease terms, tenants typically pay a base rental rate, and are also responsible for paying most operating expenses associated with the property, including utilities, taxes, insurance, management, typical repairs and maintenance, and other expense items. In multi-tenant projects, these additional fees are most often billed back to tenants; these are often referred to as Common Area Maintenance (CAM) fees. The CBRE *Reno Retail Market View 4<sup>th</sup> Quarter 2017 Report* indicates the following:



**COMMENTARY-CBRE RENO RETAIL MARKET VIEW 4<sup>TH</sup> QUARTER 2017**

The Reno retail market ended Q4 2017 recording 82,675 sq. ft. of positive net absorption, bringing the annual total to 338,772 sq. ft. Accordingly, the vacancy rate fell 130 basis points (bps) to 8.0%, a new low for the market. A strong job market enhanced local demographics improving the retail landscape for a number of retailers.

Lease rates fell slightly during the quarter to \$1.37 NNN after rising to \$1.39 NNN in Q3 2017. Despite the short-term decrease, lease rates have risen considerably during the year, up from \$1.32 NNN in Q4 2016. The year brought the highest asking lease rates since Q3 2011. Much of the same is expected in 2018 as the market continues to tighten.

The remainder of South Meadows Promenade completed during the quarter bringing an additional 32,000 sq. ft. to market. Also, Silver State Plaza completed a 3,030 sq. ft. lease with Raising Canes, the tenant's third location in the market. The remaining active construction is taking place at Legends at Sparks Marina including a new 40,000 sq. ft. location for Burlington Coat Factory and an additional 20,000 sq. ft. in shop space.

The largest lease of the quarter was SkyZone Indoor Trampoline Park taking 23,223 sq. ft. at Legends at Sparks Marina. Demand has been well balanced among tenant types during 2017. Surprisingly, apparel retailers accounted for the largest proportion of retail activity this year despite stiff internet competition. This was led by discount apparel stores like Marshalls who opened two locations during the year.

Sales activity slowed during the quarter, recording five deals of 10,000 sq. ft. or more, compared to ten in Q3 2017. The largest sale of the quarter was a portfolio of Midtown properties totaling 58,799 sq. ft. purchased by Marmot Properties. The portfolio was highlighted by the 25,000 sq. ft. mixed use project at 777 S Center St. Additionally, a 31,317 sq. ft. portion of Meadowood Square sold to Virginia Street Properties, LLC.

Strong market fundamentals indicate continued growth in the retail sector into 2018. Reno still records strong job and wage growth, now nearing full employment. The retail market has seen corresponding growth, which is likely to continue as income demographics improve.

The following charts summarize the overall and submarket retail markets, and include data related to rental rates and vacancies. The data is from the *CBRE Reno Retail Market View 4<sup>th</sup> Quarter 2017*.



## RETAIL RENTS & VACANCIES BY SUBMARKET

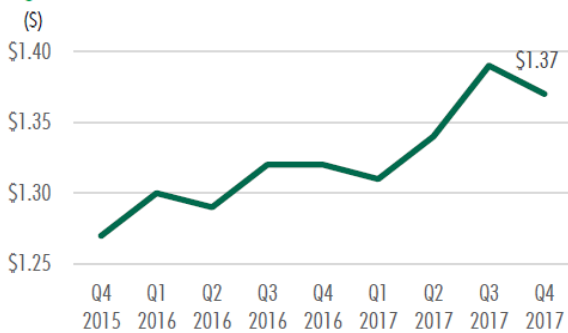
Figure 2: Reno Retail Market Statistics

Submarket	Gross Leaseable Area	Total Vacancy %	Total Availability %	Q4 Net Absorption	YTD Net Absorption	Average Asking Rate \$
Central/Airport	1,757,965	20.0	21.9	5,729	(39,504)	1.26
Downtown	385,397	10.3	10.3	3,025	5,768	2.09
Meadowood	3,381,949	4.3	4.6	(6,604)	53,149	1.28
North Valleys	791,887	4.8	5.2	1,767	9,978	1.32
Northwest Reno	1,813,641	3.5	3.6	15,810	31,621	1.45
South Reno	2,523,397	7.1	7.2	29,981	98,369	1.23
Southwest Reno	757,064	6.9	7.1	827	16,178	1.41
Spanish Springs	1,612,633	11.1	11.1	1,259	77,658	1.44
Sparks	3,728,556	7.9	8.3	30,881	85,555	1.38
<b>Market Total</b>	<b>16,752,489</b>	<b>8.0</b>	<b>8.4</b>	<b>82,675</b>	<b>338,772</b>	<b>1.37</b>

Source: CBRE Research, Q4 2017.

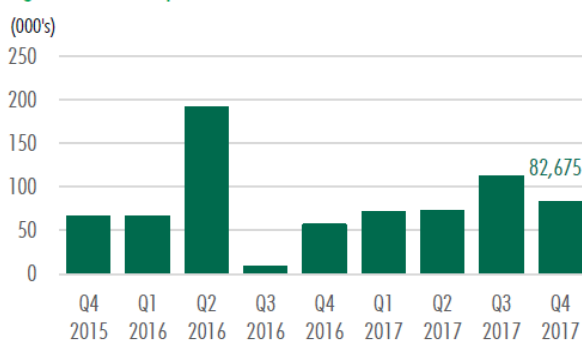
## HISTORICAL RETAIL DATA

Figure 6: Lease Rates



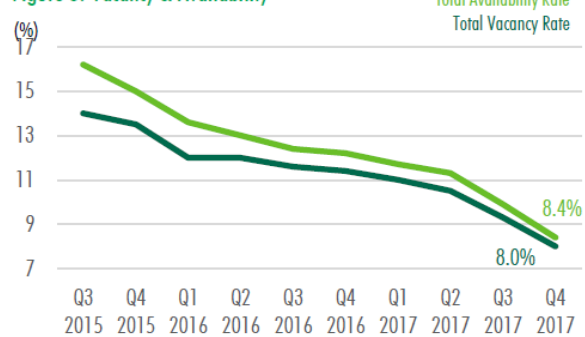
Source: CBRE Research, Q4 2017.

Figure 7: Net Absorption



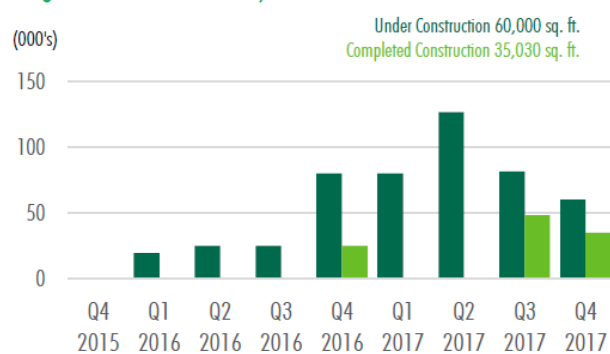
Source: CBRE Research, Q4 2017.

Figure 8: Vacancy & Availability



Source: CBRE Research, Q4 2017.

Figure 9: Construction Activity



Source: CBRE Research, Q4 2017.



**Office Market**

The Reno-Sparks office market consists of a variety of product types, from older second and third generation properties, to new, high-end Class A office space. Leases for professional office uses in the Reno-Sparks market are typically based upon full service gross lease terms or modified gross lease terms. Under full service gross lease terms, owners are responsible for all operating costs associated with the building. Typically, these leases incorporate base year expense stops, with tenants responsible for any increases in operating expenses over the base year. Under modified gross lease terms, the tenant is typically responsible for utilities and janitorial service. Due to increases in utility expenses, many property owners now market properties on modified gross lease terms, with some even marketing properties on triple net lease terms, in which the tenant is responsible for all operating expenses associated with the building. The CBRE *Reno Office Market View 4<sup>th</sup> Quarter 2017 Report* indicates the following:

<b>COMMENTARY-CBRE RENO OFFICE MARKET VIEW 4<sup>TH</sup> QUARTER 2017</b>	
<p>The Reno office market continued to see decreasing vacancy and strong absorption numbers in Q4 2017. With 60,385 sq. ft. of positive net absorption this quarter, the market recorded 123,277 sq. ft. of positive net absorption on the year. The vacancy rate decreased 100 basis points (bps) to close the quarter at 11.9%. This represents a 210 bps decrease from Q4 2016. The average asking lease rate remained the same as last quarter, closing at \$1.57 FSG.</p> <p>The Class A vacancy rate continued to drop with a 70 bps decrease this quarter, closing at 9.1%. This represents a 330 bps decrease from the same time last year. Vacancy rates are expected to continue to decrease in 2018 with limited supply expected to hit the market in the next 12 months. The largest lease of the quarter was Pods Enterprises LLC signing a 24,528 sq. ft. lease at 885 Trademark in the South Meadows submarket. Also contributing to this quarters positive net absorption was BlackRidge Technologies signing for 7,579 sq. ft. at 5390 Kietzke Lane. Lease rates are expected to continue to increase in submarkets with well located office space. Class A product posted strong</p>	<p>absorption numbers, specifically in the South Reno submarket which saw 77,278 sq. ft. of positive net absorption on the year.</p> <p>Getting closer to completion, McKenzie Properties' Class A speculative office building at 5520 Kietzke Ln is 50% pre-leased and scheduled for a Q2 2018 completion. Reno Land, LLC has also broken ground on the Ranchharrah site in the Meadowood submarket, where infrastructure is being placed for future mixed use office/retail development on approximately 20+ acres fronting Kietzke Lane; this is in addition to significant residential developments currently taking place on the remainder of the Ranchharrah land. Multiple build-to-suit office buildings are under construction or in for permit currently with the city.</p> <p>Given the region's strong growth prospects, investment activity is expected to remain strong, although supply of quality office investment opportunities could be limited. Expect increasing lease rates and decreasing vacancy to continue in the near future.</p>

The following charts summarize the overall and submarket office markets, and include data related to rental rates and vacancies. The data is from the CBRE *Reno Office Market View 4<sup>th</sup> Quarter 2017*.



## OFFICE RENTS & VACANCIES BY SUBMARKET

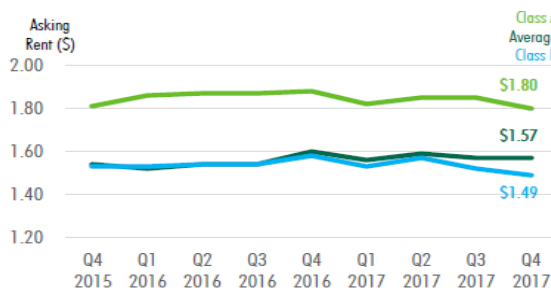
Figure 2: Reno Office Market Statistics

Submarket	Net Rentable Area	Total Vacancy %	Total Availability %	Q4 Net Absorption	YTD Net Absorption	Average Asking Rate \$
Airport	557,145	9.3	10.8	(4,034)	17,258	1.27
Class A	32,376	-	-	-	-	-
Class B	351,247	8.2	10.0	(5,542)	13,333	1.39
Central	715,639	18.1	34.4	(2,833)	23,808	1.30
Class A	-	-	-	-	-	-
Class B	334,444	17.1	21.0	(5,248)	9,488	1.45
Downtown	1,449,888	14.6	16.8	15,735	12,176	1.69
Class A	810,695	9.4	12.3	2,762	16,575	1.81
Class B	273,830	17.0	19.5	5,340	(19,989)	1.63
Meadowood	1,779,416	12.2	16.2	21,742	27,173	1.64
Class A	1,100,707	11.6	17.7	(3,000)	5,793	1.83
Class B	480,469	7.9	8.4	28,338	28,086	1.45
South Reno	1,399,415	7.1	9.7	22,885	91,030	1.72
Class A	1,112,924	6.8	10.0	23,995	77,278	1.75
Class B	286,491	8.4	8.5	(1,110)	13,752	1.59
Sparks	162,423	8.8	8.8	1,693	(5,443)	1.06
Class A	-	-	-	-	-	-
Class B	93,693	9.5	9.5	-	-	1.25
West Reno	37,495	-	-	5,197	5,197	-
Class A	14,493	-	-	5,197	5,197	-
Class B	23,002	-	-	-	-	-
<b>Market Total</b>	<b>6,101,421</b>	<b>11.9</b>	<b>16.2</b>	<b>60,385</b>	<b>171,199</b>	<b>1.57</b>
<b>Class A</b>	<b>3,071,195</b>	<b>9.1</b>	<b>13.2</b>	<b>28,954</b>	<b>104,843</b>	<b>1.80</b>
<b>Class B</b>	<b>1,843,176</b>	<b>11.0</b>	<b>12.6</b>	<b>21,778</b>	<b>44,670</b>	<b>1.49</b>

Source: CBRE Research Q4 2017.

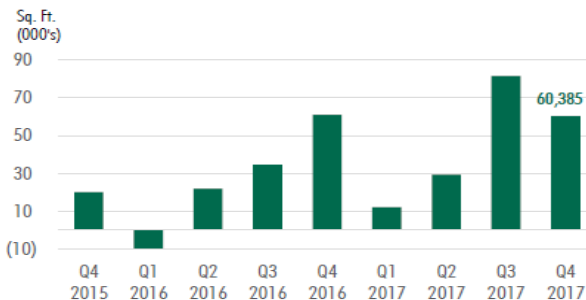
## HISTORICAL OFFICE DATA

Figure 4: Lease Rates



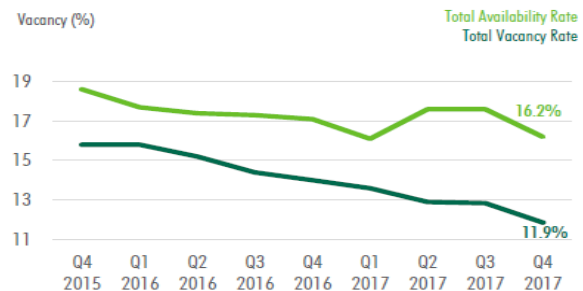
Source: CBRE Research, Q4 2017.

Figure 5: Net Absorption



Source: CBRE Research, Q4 2017.

Figure 6: Vacancy & Availability

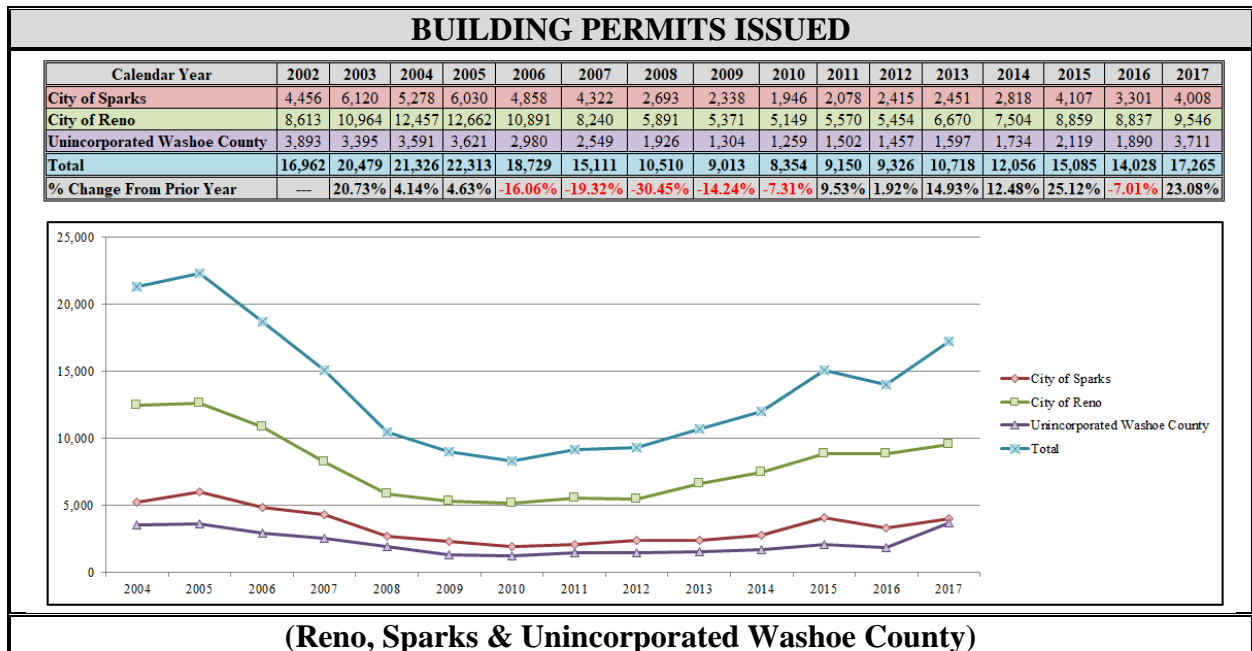


Source: CBRE Research, Q4 2017.



### Construction Activity

Construction activity in the area was limited during the housing crisis, but has shown signs of recovery. Within the Reno-Sparks market, building permits issued began to drop in 2006, and dropped every year through 2010; beginning in 2011, building permit activity continued to increase through 2015. As the chart and graph below indicate, at the peak of the market in 2005, 22,313 total building permits were issued in Washoe County, including the City of Reno and the City of Sparks. In 2016, the latest full calendar year, 14,487 building permits, or 35% less than 2005, were issued.



### Transportation

The Reno-Tahoe International Airport serves the Reno-Sparks area. The airport offers daily departures to over 30 North American destinations with non-stop or one-stop service. This level of service is normally found in cities with populations four to five times the size of the Reno-Sparks area. The following chart summarizes passenger statistics for the Reno-Tahoe International Airport.





RENO-TAHOE INTERNATIONAL AIRPORT STATISTICS											
Total Passengers						Total Enplaned Passengers					
October-17						October-17					
	Passengers		% Diff.	Passengers		Month	2015	2016	2017	% Diff.	
	2015	2016		2017	% Diff.						
JAN	246,571	259,868	5.4%	284,553	9.5%	JAN	124,505	130,546	143,070	9.6%	
FEB	234,763	269,807	14.9%	286,322	6.1%	FEB	117,750	133,669	143,015	7.0%	
MAR	277,477	311,974	12.4%	353,651	13.4%	MAR	141,314	156,542	179,473	14.6%	
<b>1st Quarter</b>	<b>758,811</b>	<b>841,649</b>	<b>10.9%</b>	<b>924,526</b>	<b>9.8%</b>	APR	128,088	136,453	150,827	10.5%	
APR	256,823	273,707	6.6%	302,078	10.4%	MAY	137,132	144,228	156,943	8.8%	
MAY	276,969	288,763	4.3%	317,935	10.1%	JUN	159,989	168,313	182,045	8.2%	
JUN	319,309	338,954	6.2%	367,600	8.5%	JUL	172,266	177,619	199,224	12.2%	
<b>2nd Quarter</b>	<b>853,101</b>	<b>901,424</b>	<b>5.7%</b>	<b>987,613</b>	<b>9.6%</b>	AUG	166,935	171,150	192,726	12.6%	
JUL	350,823	356,768	1.7%	400,754	12.3%	SEP	151,127	169,166	179,829	6.3%	
AUG	336,948	349,934	3.9%	393,478	12.4%	OCT	150,567	153,936	169,259	10.0%	
SEP	297,299	325,698	9.6%	345,280	6.0%	NOV	125,712	135,217			
<b>3rd Quarter</b>	<b>985,070</b>	<b>1,032,400</b>	<b>4.8%</b>	<b>1,139,512</b>	<b>10.4%</b>	DEC	142,253	146,741			
OCT	295,749	304,447	2.9%	336,433	10.5%	<b>TOTAL</b>	<b>1,717,638</b>	<b>1,823,580</b>			
NOV	253,494	270,367	6.7%			<b>YTD Total</b>		1,541,622	1,696,411	10.0%	
DEC	286,105	300,543	5.0%								
<b>4th Quarter</b>	<b>835,348</b>	<b>875,357</b>	<b>4.8%</b>								
<b>TOTAL</b>	<b>3,432,330</b>	<b>3,650,830</b>	<b>6.4%</b>								
<b>YTD Total</b>		3,079,920		3,388,084	10.0%						
Total Cargo						Total Deplaned Passengers					
October-17						October-17					
	2015	2016	% Diff.	2017		Month	2015	2016	2017	% Diff.	
	Cargo in Pounds			Pounds	Metric						% Diff.
JAN	10,113,421	11,939,003	18.1%	12,749,916	5,782	6.8%	JAN	122,066	129,322	141,483	9.4%
FEB	9,418,781	10,947,416	16.2%	12,023,060	5,453	9.8%	FEB	117,013	136,138	143,307	5.3%
MAR	10,381,009	13,004,808	25.3%	13,595,007	6,166	4.5%	MAR	136,163	155,432	174,178	12.1%
<b>1st Quarter</b>	<b>29,913,211</b>	<b>35,891,227</b>	<b>20.0%</b>	<b>38,367,983</b>	<b>17,400</b>	<b>6.9%</b>	APR	128,735	137,254	151,251	10.2%
APR	10,416,248	12,341,233	18.5%	11,974,440	5,431	-3.0%	MAY	139,837	144,535	160,992	11.4%
MAY	10,634,389	12,088,321	13.7%	12,671,643	5,747	4.8%	JUN	159,320	170,641	185,555	8.7%
JUN	10,595,645	13,432,224	26.8%	12,396,234	5,622	-7.7%	JUL	178,557	179,149	201,530	12.5%
<b>2nd Quarter</b>	<b>31,646,282</b>	<b>37,861,778</b>	<b>19.6%</b>	<b>37,042,317</b>	<b>16,799</b>	<b>-2.2%</b>	AUG	170,013	178,784	200,752	12.3%
JUL	11,775,072	12,691,135	7.8%	11,454,156	5,195	-9.7%	SEP	146,172	156,532	165,451	5.7%
AUG	11,031,470	13,977,442	26.7%	13,472,975	6,110	-3.6%	OCT	145,182	150,511	167,174	11.1%
SEP	12,360,393	13,347,173	8.0%	12,436,806	5,640	-6.8%	NOV	127,782	135,150		
<b>3rd Quarter</b>	<b>35,166,935</b>	<b>40,015,750</b>	<b>13.8%</b>	<b>37,363,937</b>	<b>16,945</b>	<b>-6.6%</b>	DEC	143,852	153,802		
OCT	12,160,586	12,305,525	1.2%	12,169,329	5,519	-1.1%	<b>TOTAL</b>	<b>1,714,692</b>	<b>1,827,250</b>		
NOV	11,657,012	13,089,468	12.3%				<b>YTD Total</b>		1,538,298	1,691,673	10.0%
DEC	17,907,699	17,247,162	-3.7%								
<b>4th Quarter</b>	<b>41,725,297</b>	<b>42,642,155</b>	<b>2.2%</b>								
<b>TOTAL</b>	<b>138,451,725</b>	<b>156,410,910</b>	<b>13.0%</b>								
<b>YTD Total</b>		126,074,280		124,943,566	56,664	-0.9%					
						Enplaned Passengers & Load Factor					
						Airline	Enplaned PAX	Oct-17	Oct-16	Diff.	
						Alaska/Horizon	17,736	81.6%	74.2%	7.4	
						Allegiant Air	1,874	87.7%	64.0%	23.7	
						American	31,719	86.0%	85.2%	0.8	
						Delta	13,434	84.1%	83.0%	1.0	
						JetBlue	5,952	81.0%	82.0%	-1.0	
						Southwest	75,221	71.1%	71.5%	-0.4	
						United	21,808	81.8%	90.5%	-8.7	
						Volaris	1,365	84.7%	71.0%	13.7	

The Reno-Sparks area also has adequate rail service and bus service. The area has excellent access to trucking facilities, with over 60 firms serving the Reno area. Rail service through the area is provided by Union Pacific Railroad. The rail lines pass through downtown Reno with most of the rail traffic involving freight transportation. Additionally, Amtrak provides passenger rail service to the area.



### **Hospitals, Education and Public Services**

The Reno-Sparks area has four private general hospitals and one Veterans' Administration hospital. While the area is considered to have good hospital facilities, the hospitals in Nevada are some of the more expensive in the country. The two largest hospitals, St. Mary's and Renown, have both opened satellite hospitals in south Reno, and have both undergone major expansions at their main facilities.

The Washoe County School District provides public schools. The University of Nevada-Reno is situated on a 200-acre campus just north of downtown Reno. There are approximately 21,300 students currently enrolled at the University. The area is also served by the Truckee Meadows Community College, which has an enrollment of approximately 11,600 students per year.

Each of the municipalities in the Reno-Sparks area offers police and fire protection. Both the police and fire protection is highly rated. Municipal recreational facilities in the Reno-Sparks area include a number of golf courses, several indoor/outdoor swimming pools, numerous public parks and several public libraries. RTC Ride provides public transportation to the region.

### **Summary**

In summary, the Reno-Sparks area has experienced rapid population growth over the past several decades due to the excellent quality of life. Historically, the gaming industry has been the principal economic base for the area. With the legalization of gaming across the United States, the area's principal industry is experiencing a major challenge.

In response to this challenge, the National Bowling Stadium and Downtown Events Center have been built, the Reno-Sparks Convention Center has been expanded and renovated, special events have been expanded, the City of Reno is actively supporting downtown revitalization, and a AAA professional baseball stadium was completed in April of 2009. Tesla began construction on their new Gigafactory just east of Sparks in the Tahoe Reno Industrial Park in 2014. The area has experienced success in broadening the economic base with the expansion of the hi-tech and back office industries.





## NEIGHBORHOOD DESCRIPTION

The subject property is located in the south-central portion of the city of Reno. The subject is situated in a neighborhood with a mixture of commercial, tourist-commercial, multi-family and single-family residential uses. The subject neighborhood is felt to have good accessibility to all portions of the Reno-Sparks area.

South Virginia Street, which runs in a north-south direction through the east-central portion of the subject neighborhood, is the main north-south roadway through the City of Reno. Virginia Street is a four and six-lane, two-way asphalt-paved roadway that is improved with concrete curbs, gutters, sidewalks and streetlights.

Major developments along South Virginia Street, outside the subject neighborhood, include the downtown casino core area, the downtown financial district and the Midtown commercial district, which are located north of the subject neighborhood. Several major projects front on South Virginia Street in the subject neighborhood, including the Peppermill Hotel-Casino, the Atlantis Hotel-Casino, and the Reno-Sparks Convention Center.

Plumb Lane is a major roadway running in an east-west direction through the north portion of the subject neighborhood. Plumb Lane is a major arterial connecting the southwest portion of the city of Reno with the Reno-Tahoe International Airport and Interstate 580. The intersection of Plumb Lane and South Virginia Street is considered to be one of the major commercial intersections in the Reno-Sparks area. The Shopper's Square Shopping Center is located at this intersection. Shopper's Square is anchored by a Marshall's Department Store, CVS Pharmacy, Staples and Smart & Final Extra. The owners of this center are currently planning a major renovation and upgrading of the property over the next several years.

Moana Lane is an east-west roadway that runs through the central portion of the subject neighborhood. This street is a major four-lane, two-way asphalt-paved roadway that is improved with concrete curbs, gutters, sidewalks and streetlights. The Regional Transportation Commission recently widened Moana Lane from four to six lanes from Baker Lane (one block west of Virginia Street) to the I-580 (U.S. 395) freeway. The purpose of the widening project was to reduce existing congestion, increase safety and provide future capacity for this important resort corridor that connects I-580 to Virginia Street. Development along Moana Lane includes a number of retail-commercial uses including several shopping centers, offices, as well as public



use facilities. Some of the major developments on Moana Lane include Pioneer Plaza, Independence Square, Moana Professional Plaza, and the Moana Square.

In September of 2014 the original site of the historic Park Lane Shopping Center was purchased for the development of a unique master planned community, which will include a combination of right-sized and mixed-use spaces for the ideal live-work lifestyle. In addition to the planned 1,619 multi-family units, some of which might be reserved for low income residents, there will be a mix of retail and office space. The community will include outdoor gathering spaces, fitness classes, maid service, farmers markets and movies in the park. Park Lane is in close proximity to downtown, midtown and the airport. The master planned community is designed to be both walkable and bikeable, with transportation options to major employment hubs. The site currently contains a Wells Fargo Bank branch, U.S. Bank branch, Heritage Bank branch and the Cinemark Park Lane movie theatre.

In addition to the major shopping centers, there are a number of smaller free-standing retail-commercial buildings as well as several smaller strip shopping centers in the subject neighborhood. The older Moana West Shopping Center is located on the northeast corner of Moana Lane and Lakeside Drive, while the Lakeside Crossing Shopping Center is located on the southeast corner. The largest concentration of total retail-commercial floor space within the Reno-Sparks metropolitan area is the Meadowood Mall located a short distance to the southeast of the subject neighborhood.

Professional office utilizations are interspersed throughout the subject neighborhood. Concentrated areas of professional office uses are along West Moana Lane and Plumb Lane in the central portion of the neighborhood. Some office uses are located along South Virginia Street, although a majority of the uses along this roadway are more retail oriented.

Single family and multi-family residential utilizations are interspersed throughout the neighborhood primarily along secondary roadways. The vast majority of these residences are in excess of 50 years old. It is noted that some of the older residences, along primary roadways, have been converted to office or retail uses. In addition, a variety of multi-family housing is scattered throughout central Reno.

Silverwing Development began construction in July 2014 on The Edgewater at Virginia Lake, a 336- unit condo/apartment project in a central portion of the neighborhood. The project



was completed in the spring of 2015 and involves 48 three-story two and three-bedroom condominiums with garages, which all face Virginia Lake along Eastshore Drive, and 288 one and two-bedroom apartment units.

Overall, the residential utilizations provide an economic base for the commercial developments and office uses along the major commercial thoroughfares in the subject neighborhood. The primary attraction of the subject neighborhood is its central location between a number of employment centers. These include the downtown Reno casino and financial core areas, the Peppermill Hotel-Casino and the Atlantis Hotel-Casino.

Recreational amenities in the subject neighborhood include Virginia Lake Park and Moana Park. All utilities are immediately available to the subject neighborhood. Police protection is provided by the Reno City Police Department and fire protection is provided by the Reno City Fire Department. Schools and busing are provided by the Washoe County School District. RTC Ride provides regional transportation to the Reno-Sparks area and does maintain bus stops throughout the subject neighborhood.

In summary, the subject neighborhood is the south-central Reno commercial district. The district's major roadways include South Virginia Street, Plumb Lane and Moana Lane. The neighborhood has experienced substantial commercial development including a number of average-to-good quality shopping centers and several office complexes. The subject neighborhood also contains a variety of multi-family and single-family residential uses.

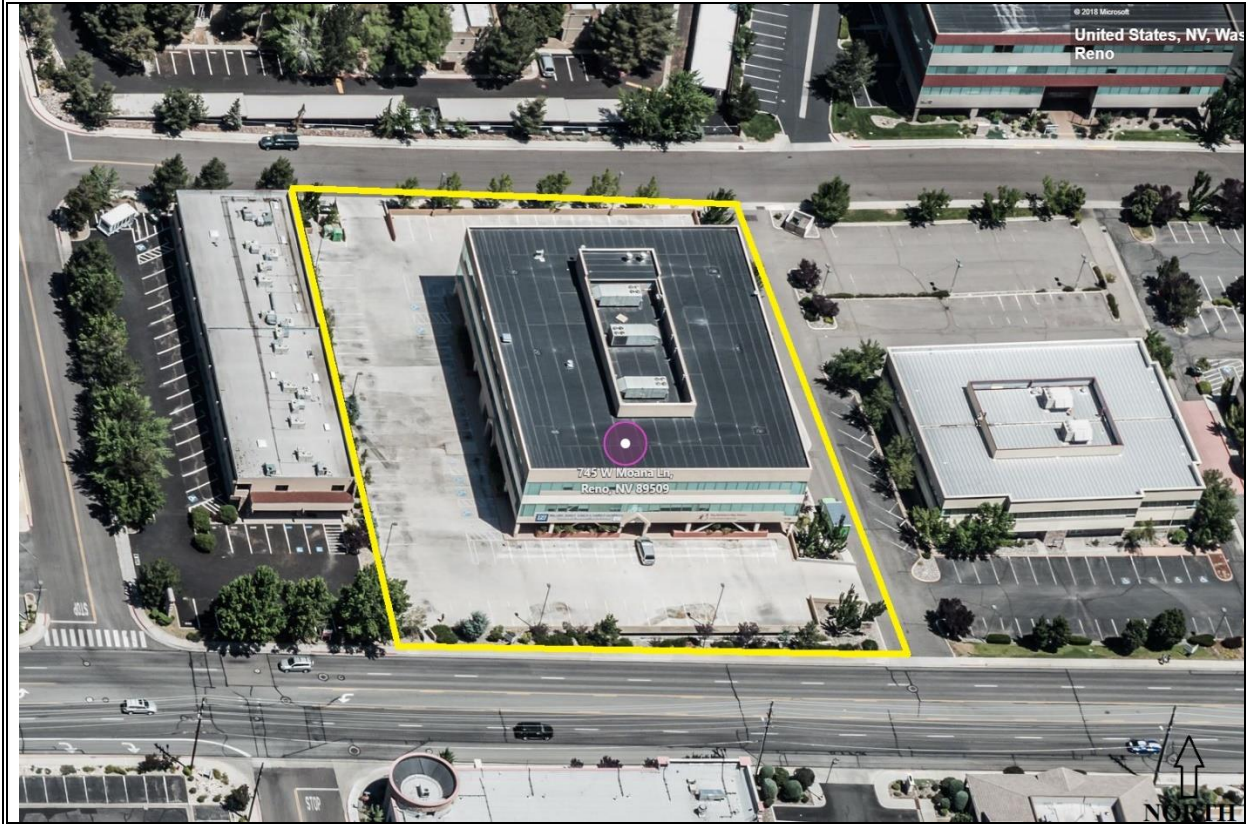


**SUBJECT AERIAL PHOTOGRAPH (SOURCE: WASHOE COUNTY GIS)**





**SUBJECT AERIAL PHOTOGRAPH (SOURCE: BING MAPS ONLINE)**







**SUBJECT PHOTOGRAPHS**



**VIEW OF THE SUBJECT FACING NORTHEAST FROM WEST MOANA LANE**



**VIEW OF WEST MOANA LANE  
FACING EAST IN THE VICINITY OF THE SUBJECT**



**SUBJECT PHOTOGRAPHS**



**VIEW OF THE SUBJECT FACING NORTHWEST FROM WEST MOANA LANE**



**VIEW OF WEST MOANA LANE FACING WEST IN THE VICINITY OF THE SUBJECT**



**SUBJECT PHOTOGRAPHS**



**VIEW OF THE SUBJECT FACING SOUTHEAST FROM ISBELL ROAD**



**VIEW OF ISBELL ROAD FACING EAST IN THE VICINITY OF THE SUBJECT**



**SUBJECT PHOTOGRAPHS**



**VIEW OF THE SUBJECT FACING SOUTHWEST FROM ISBELL ROAD**



**VIEW OF ACCESS ROAD ON EAST SIDE OF BUILDING**



**SUBJECT PHOTOGRAPHS**



**VIEW OF THE FIRST FLOOR PARKING**



**VIEW OF THE FIRST FLOOR PARKING**



**SUBJECT PHOTOGRAPHS**



**VIEW OF ENTRANCE INTO PARKING GARAGE**



**VIEW OF THE SUBTERRANEAN PARKING GARAGE**



**SUBJECT PHOTOGRAPHS**



**VIEW OF SUITE 100 (LEASED BUT NOT OCCUPIED)**



**VIEW OF SUITE 100 (LEASED BUT NOT OCCUPIED)**



**SUBJECT PHOTOGRAPHS**



**VIEW OF A CLASSROOM WITHIN A SUITE**



**VIEW OF A VACANT SUITE**

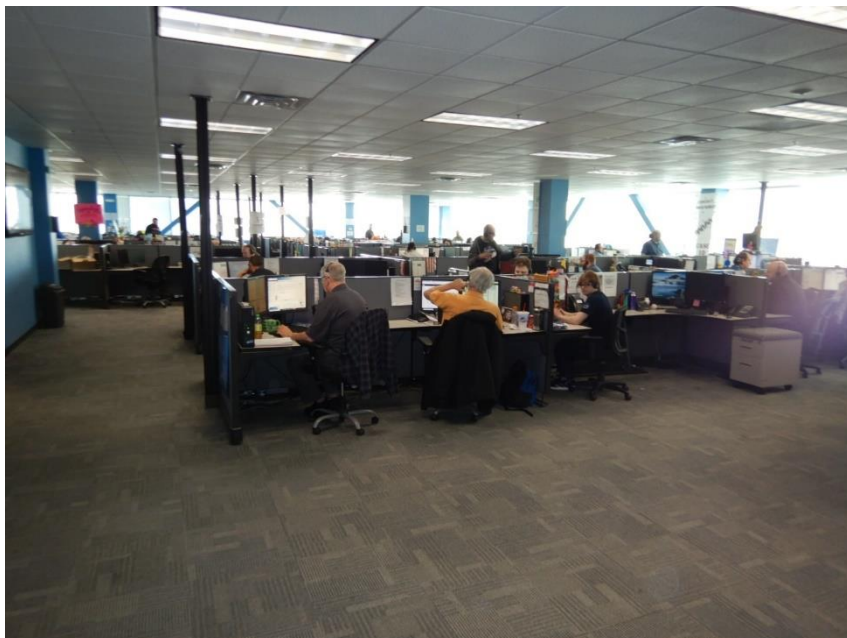




**SUBJECT PHOTOGRAPHS**



**VIEW OF SPACE IN SUITE 200 (STATE OF NEVADA)**



**VIEW OF SPACE WITHIN SUITE 220 (FUSION)**



**SUBJECT PHOTOGRAPHS**



**VIEW OF SUITE 300 (VACANT)**



**VIEW OF SUITE 325 (LEASED BUT NOT OCCUPIED)**



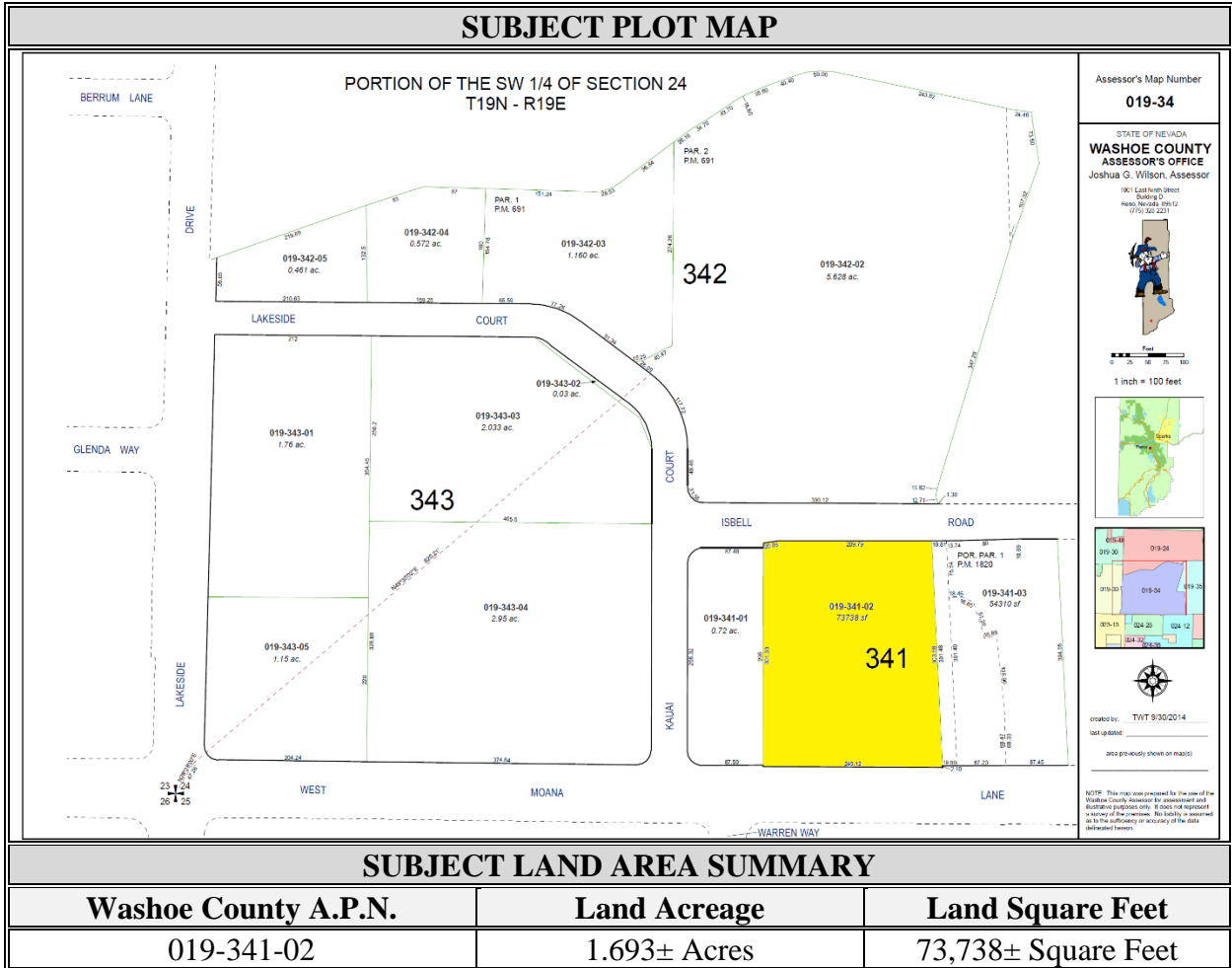
**SUBJECT PHOTOGRAPHS**



**VIEW OF SUITE 360 (HUD)**



**VIEW OF THE ROOF**





**PROPERTY IDENTIFICATION AND SITE DESCRIPTION**

<b>SUBJECT PROPERTY SUMMARY</b>	
<b>Property Name</b>	745 West Moana
<b>Property Type</b>	Professional Office Building
<b>Property Address</b>	745 West Moana Lane, Reno, Washoe County, Nevada
<b>Assessor's Parcel Number</b>	019-341-02
<b>Subject Ownership</b>	Windsor West Ventures, LLC
<b>Subject Total Land Area-Acres</b>	1.693± Acres
<b>Subject Total Land Area-Square Feet</b>	73,738± Square Feet
<b>Subject Zoning Designation</b>	GO (General Office)
<b>Subject Master Plan Designation</b>	Urban Residential/Commercial
<b>Improvements</b>	3-Story Multi-Tenant Professional Office Building & Parking Garage
<b>Gross Building Area</b>	60,011± Square Feet
<b>Net Rentable Building Area</b>	58,530± Square Feet
<b>Subject Flood Zone Designation</b>	Zone "X" (Unshaded)

<b>LEGAL DESCRIPTION (SOURCE: DOCUMENT #3560752)</b>
<b>Exhibit A LEGAL DESCRIPTION</b>
File Number: 702985-25
<b>PARCEL 1:</b>
That portion of the Southwest Quarter of Section 24, Township 19 North, Range 19 East, M.D.B.&M., in the City of Reno, County of Washoe, State of Nevada, according to Official Plat thereof, described as follows:
Commencing at a point on the Northerly side of the Moana Road 792 ½ feet Easterly from the intersection of the Northerly line of the Moana Road with the Easterly line of Lakeside Drive, formerly known as Mount Rose Boulevard; thence at a right angle Northerly a distance of 333 feet; thence at a right angle Easterly to the West line of that certain parcel of land conveyed October 4, 1940, by J.R. TAIT and CATHERINE TAIT, his wife, to A.J. HERMANN and ESTHER HERMANN, his wife by Deed recorded in Book 133, of Deeds, Page 578, Records of Washoe County, Nevada; thence South 3 degrees 57 minutes East 335.25 feet to the Northerly side of said Moana Road; thence Westerly along the Northerly line of said Moana Lane, 270 feet, more or less, to the point of beginning.
EXCEPTING THEREFROM that portion as conveyed to the City of Reno, a municipal corporation, by instrument recorded September 15, 1982, in Book 1784, Page 482, as Document No. 814737, Official Records.
FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the City of Reno, a Nevada municipal corporation, by an instrument recorded August 29, 1990, in Book 3133, Page 672, as Document No. 1423592, Official Records.
FURTHER EXCEPTING THEREFROM that portion of said land as more fully described in that certain Deed recorded on June 28, 1991, as Document No. 1490800, Official Records.
<b>PARCEL 2:</b>
An easement for ingress and egress, 24 feet in width over the Common Boundary Line between Parcels 1 and 4 of Parcel Map No. 1820, as granted by instrument recorded June 28, 1991, as Document No. 1490799, in Book 3285, Page 196, Official Records.
APN: 019-341-02

<b>SUBJECT PROPERTY SITE DIMENSIONS &amp; FRONTAGES</b>				
<b>A.P.N. 019-341-02</b>	<b>Property Line</b>			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Feet of Property Line</b>	229.84± Feet	303.58± Feet	249.12± Feet	301.33± Feet
<b>Fronts Along</b>	Isbell Road	A.P.N. 019-341-03	W. Moana Lane	Kauai Court



### **SUBJECT PROPERTY ROADWAY FRONTAGES & ACCESS**

The subject property is located between West Moana Lane and Isbell Road, approximately 88± feet east of Kauai Court in southwest Reno. The subject property has frontage, access and visibility from West Moana Lane and Isbell Road.

The subject site has 249± feet of frontage on West Moana Lane along its south property line. In the vicinity of the subject, West Moana Lane is a two-way, four-lane asphalt paved roadway with center turn lane. Moana Lane is improved with concrete curbs, gutters and sidewalks along the subject's frontage. Moana Lane is a major east-west arterial roadway through the south-central portion of the City of Reno. According to the Nevada Department of Transportation, the annual average daily traffic count along Moana Lane, 100 feet east of Lakeside Drive, was 13,000 vehicles in 2016 (most recent available). Moana Lane does have a full interchange with the U.S. 395 Freeway approximately one mile east of the subject site. Access from Moana Lane is provided to the subject from a single curb cut near the subject's southeast property corner; this curb cut provides access to an asphalt drive which runs between Moana Lane and Isbell Road. A concrete ramp provides access to the subject's ground level concrete parking lot from this asphalt paved drive, and access to the basement level parking garage is also available from this drive.


The subject site has 230± feet of frontage on Isbell Road along its north property line. Isbell Road is a secondary access roadway which runs from Kauai Court 88± feet west of the subject to its eastern terminus several hundred feet east of the subject site. Access to the subject property is available from two curb cuts on Isbell Road; the curb cut at the subject's northwest property corner provides access onto the ground level concrete parking structure, while the curb cut at the subject's northeast property corner provides access to the subject's basement level parking garage.

Overall, the subject site has adequate roadway frontage along two roadways, and adequate access from both roads is provided to the subject site. Additionally, the subject site has good visibility from West Moana Lane. The map below depicts the subject's access points.



**SITE VEHICULAR ACCESS POINTS DEPICTED BY YELLOW ARROWS;  
SUBTERRANEAN GARAGE ACCESS DEPICTED BY RED ARROWS**



<b>SUBJECT ZONING DATA</b>		
<b>City of Reno Zoning Designation</b>	<b>City of Reno Master Plan Designation</b>	<b>Subject's Compliance</b>
GO-General Office	UR/C-Urban Residential/Commercial	In Compliance
<b>ZONING DESCRIPTION</b>		
<p>According to the City of Reno Community Development Department, the subject parcel is zoned GO (General Office). This district establishes regulations for office parks or complexes which also provide for accessory complementary uses. The map below shows the subject's zoning designation, as provided by the City of Reno GIS. This is followed by a density and setback requirements chart for the General Office zoning designation, as provided by the City of Reno Community Development Department.</p>		
<b>SUBJECT ZONING MAP</b>		
		



SUBJECT ZONING DATA (CONTINUED)										
GENERAL OFFICE SETBACK & DENSITY DATA (SOURCE: CITY OF RENO)										
TABLE 18.12-3: COMMERCIAL AND MIXED USE ZONING DISTRICTS— BULK/DIMENSIONAL & INTENSITY STANDARDS BLANK CELL = STANDARD NOT APPLICABLE IN ZONING DISTRICT										
	MU	OS	PO	GO	PF	NC	AC	CC	HC	ADDITIONAL REGULATIONS
Min. Lot or Development Site Size				3 ac or 1 blk	6000 sf				3 ac	
Min. Lot Width (ft.)	30	50	50		50	50	50	50		
Min. Front Yard (ft.)	10	10	10	10	10	10	10	5		Except in the HC District, all minimum yard setbacks shall be landscaped except for the minimum amount required for driveways according to §18.12.1205. <b>NC, AC, CC—Side and Rear Yards: § 18.12.104(b)(1). MU—Front Yard: Will include a minimum 5 feet for landscaping/trees and 5 feet for sidewalk.</b>
Min. Side Yard (ft.)	0 or 10	5	5	10	5	0 or 10	0 or 10	0 or 10		
Min. Rear Yard (ft.)	0 or 10	10	10	10	10	0 or 10	0 or 10	0 or 10		
Rear Yard—Porches/Canopies	5									
Max. # Stories		2	2		3	2				
Max. Building Height (ft.)		35	35	55		35	65	65	65	<b>GO, AC, CC, HC:</b> Maximum height may be exceeded in the GRC General Regional Center and GTC General Transit Corridor Overlay Zoning Districts subject to compliance with standards in §18.08.405(b) and (c).
Min. Building Separation	20 feet between main buildings on the same lot for developments of 50 units or more, and 10 feet for developments of less than 50 units.									





<b>MASTER PLAN DESIGNATION</b>	
<b>Current City of Reno Master Plan Designation</b>	<b>Proposed City of Reno Master Plan Designation</b>
Urban Residential/Commercial	Suburban Mixed-Use
<p><b>Comments:</b> The City of Reno is currently in the process of updating their Master Plan. The new Master Plan was approved by the City of Reno on December 17, 2017, although prior to being formally recognized it must also be approved by the Truckee Meadows Regional Planning Agency. The maps below show the subject property's existing land use designation, and the proposed land use designation in the new Master Plan.</p>	
<p><b>Urban Residential/Commercial</b></p> <ul style="list-style-type: none"> <li>• Allows for a full range of commercial activities with increasing degrees of intensity. Intensity is determined by vehicular trip generation, size and scale of development and compatibility with residential development. Includes uses of lesser intensity with an immediate service area such as a neighborhood oriented retail or small office compound to regional employment or retail complexes of high intensity. Individual buildings and shops within shopping centers should share a common architectural treatment.</li> <li>• May be appropriate for police substations, other public offices, and residential development located within intensely developed areas of the city with more than 40 units and a density greater than 21 dwelling units per acre. Residential development of less than 40 units or 21 dwelling units per acre may be appropriate on the second floor of small scale commercial developments with ground floor office or retail uses.</li> <li>• 4-10 acre shopping centers with a grocery store and neighborhood commercial and office uses are appropriate immediately adjacent to single family residential areas. Commercial centers larger than 10 acres are designed to serve a City quadrant or an entire subregion of the Truckee Meadows and may contain one or more major retailers with many ancillary stores, or can stand alone as a mall. These commercial centers are most often separated from single family neighborhoods. Where adjacent to single family residences, development plans should use techniques of buffering and screening between commercial centers and neighborhoods. Features such as pedestrian access between residential and commercial centers, separation by open space, natural features or extensive landscape buffering can mitigate impacts of proximity. In some instances community centers are not appropriate adjacent single family residential development.</li> <li>• May be appropriate for commercial recreational activities (i.e., amusement park).</li> </ul>	



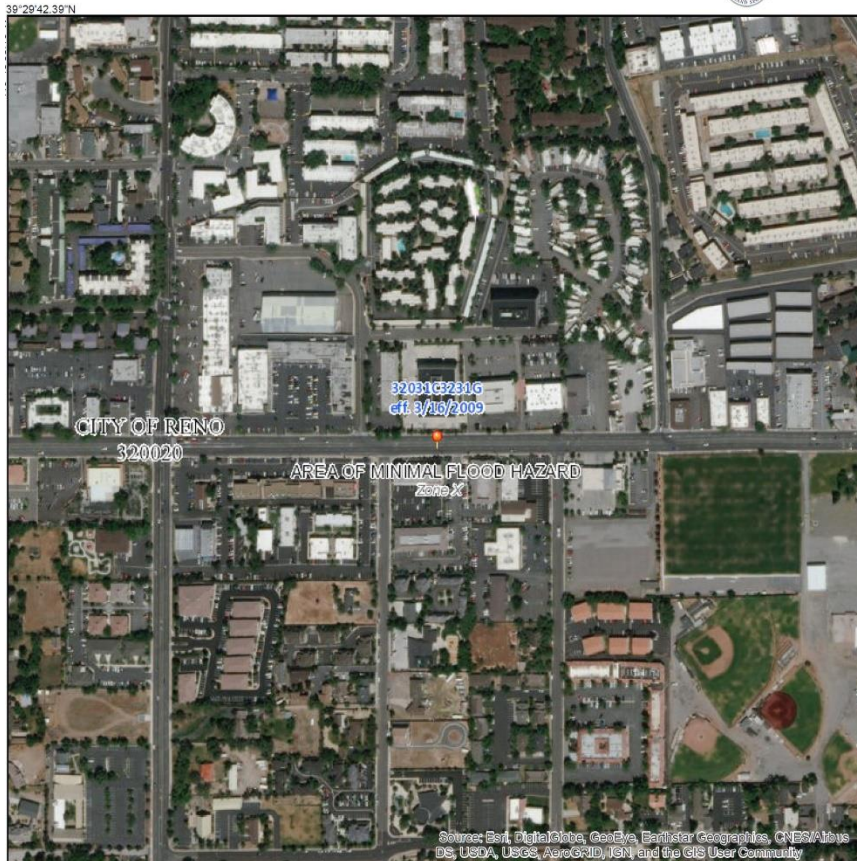
**FLOOD ZONE DESIGNATION DATA (SOURCE: FEMA)**

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 32031C3045G, with effective dates of March 16, 2009, the subject property is entirely located in a Flood Zone "X" (Unshaded). A Flood Zone "X" designates areas of minimal flooding potential. Flood insurance is not required in a Flood Zone "X". A map depicting the subjects' Flood Zone designation is set forth below.

**National Flood Hazard Layer FIRMette**



**Legend**



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, V, AE9
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/2/2018 at 12:30:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Map Source	Map #	Effective Date	Flood Zone
FEMA	32031C3231G	March 16, 2009	Zone "X" (Unshaded)

ZONE	DESCRIPTION
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.



### TOPOGRAPHY CHARACTERISTICS

The subject property has level to gently sloping topography. It is noted that the subject structure includes a below grade basement parking garage, as well as a floor-level concrete surface parking areas. The floor level parking area sits below grade from Moana Lane. The subject property appears to provide adequate drainage.

### ENVIRONMENTAL & HAZARDOUS MATERIALS

A recent environmental site assessment was not provided to me by the client. However, based upon the subject's current improvements and surrounding improvements, it is my expectation that the subject property does have adequate soils to allow for normal development. This appraisal report assumes that the subject soils are sufficient for the current development on the subject site.

My standard on-site inspection of the subject properties did not reveal any readily apparent evidence suggesting the presence of contaminants or hazardous wastes on any portion of the subject site. As we have not been provided with an Environmental Assessment on the site, this appraisal report assumes that the subject properties are free and clear of contamination. For the purposes of this appraisal, it is assumed that the value of the subject properties is not negatively impacted by the existence of toxic materials or hazardous waste.

### EARTHQUAKE ZONE

In 2005, the City of Reno adopted the *International Building Code*. They have since begun using 2012 updated International Building Code. The International Building Code does not directly address earthquake hazards by geologic regions. However, it requires that all building plans be reviewed by a structural engineer to assess earthquake issues. Prior to 2005, the City of Reno utilized the *Uniform Building Code*. According to the *Uniform Building Code*, the Reno-Sparks area is located in a Seismic Risk Zone 3. This zone encompasses areas which have a number of local faults and where there is a relatively strong probability of moderate to strong seismic activity. The *Uniform Building Code* does require special construction techniques as a result of earthquake hazards. Additionally, a structural engineer typically reviews plans for residential and commercial buildings in order to assess earthquake hazards. As a result, for the purposes of this analysis, it is being assumed that the subject properties are not impacted by earthquake hazards to a greater degree than is typical for the Reno area.

### EASEMENTS

Prior to issuance of this appraisal report, I was not provided with a current Title Report on the subject parcel. The subject property is improved a 3-story professional office building with a subterranean parking garages; the existing improvements do not appear to be impacted negatively by existing easements. This appraisal report assumes the subject property is not negatively impacted by any easements or other encumbrances which would detract from its current use as a professional office building.



<b>UTILITIES &amp; PUBLIC SERVICES</b>		
<b>Utility/Public Service</b>	<b>Provider</b>	<b>Availability On Subject Parcel</b>
Electricity	NV Energy	On-Site
Natural Gas	NV Energy	On-Site
Telephone	Various Carriers	On-Site
Water	TMWA	On-Site
Sewer	City of Reno	On-Site
Waste Disposal	Waste Management	Service Available
Cable	Various Carriers	On-Site
Internet	Various Carriers	On-Site
Fire Protection	City of Reno Fire Department	Covered
Police Protection	City of Reno Police Department	Covered
Public Transportation	RTC Ride	Stops In Vicinity

<b>SUBJECT SALES HISTORY</b>			
<b>Washoe County A.P.N.</b>	<b>Recorded Sales- Last 5 Years</b>	<b>Currently Under Contract</b>	<b>Currently Listed For Sale</b>
019-341-02	No	Yes	Yes
<p>There have been no arm's length sales of the subject property in the past five years. The current ownership purchased the subject property in a transaction which was recorded with the Washoe County Recorder's Office on July 31, 2007 as Document Number 3560752. The seller in this transaction was Huckabay Properties, Inc., and the recorded sale price was \$8,900,000. The sale price reportedly included \$562,710 which was allocated to suite and common area improvements. The seller carried back a Deed of Trust on the property, recorded as Document Number 3560753, for \$7,120,000.</p> <p>The subject property is currently under contract to sell to the University of Nevada Board of Regents. The proposed sale price in this transaction is \$9,000,000.</p>			



<b>SUBJECT ASSESSMENTS, TAXABLE VALUES &amp; REAL PROPERTY TAXES</b>							
Washoe County	Assessed Values (2017-2018)			Taxable Values (2017-2018)			Net Property Taxes
A.P.N.	Land	Improvements	Total	Land	Improvements	Total	(2017-2018)
019-341-02	\$269,697	\$2,180,488	\$2,450,185	\$770,562	\$6,229,966	\$7,000,528	\$81,633.86
<b>TOTALS</b>	<b>\$269,697</b>	<b>\$2,180,488</b>	<b>\$2,450,185</b>	<b>\$770,562</b>	<b>\$6,229,966</b>	<b>\$7,000,528</b>	<b>\$81,633.86</b>

The taxable value of the property is based upon the Assessor's estimate of the full cash value of the site. The taxable value of the improvements is based upon the replacement cost new of the improvements which the Assessor estimates utilizing *Marshall Valuation Service* a nationally recognized and accepted cost estimating publication. Straight line depreciation of 1.5% per year is deducted from the replacement cost new of the improvements.

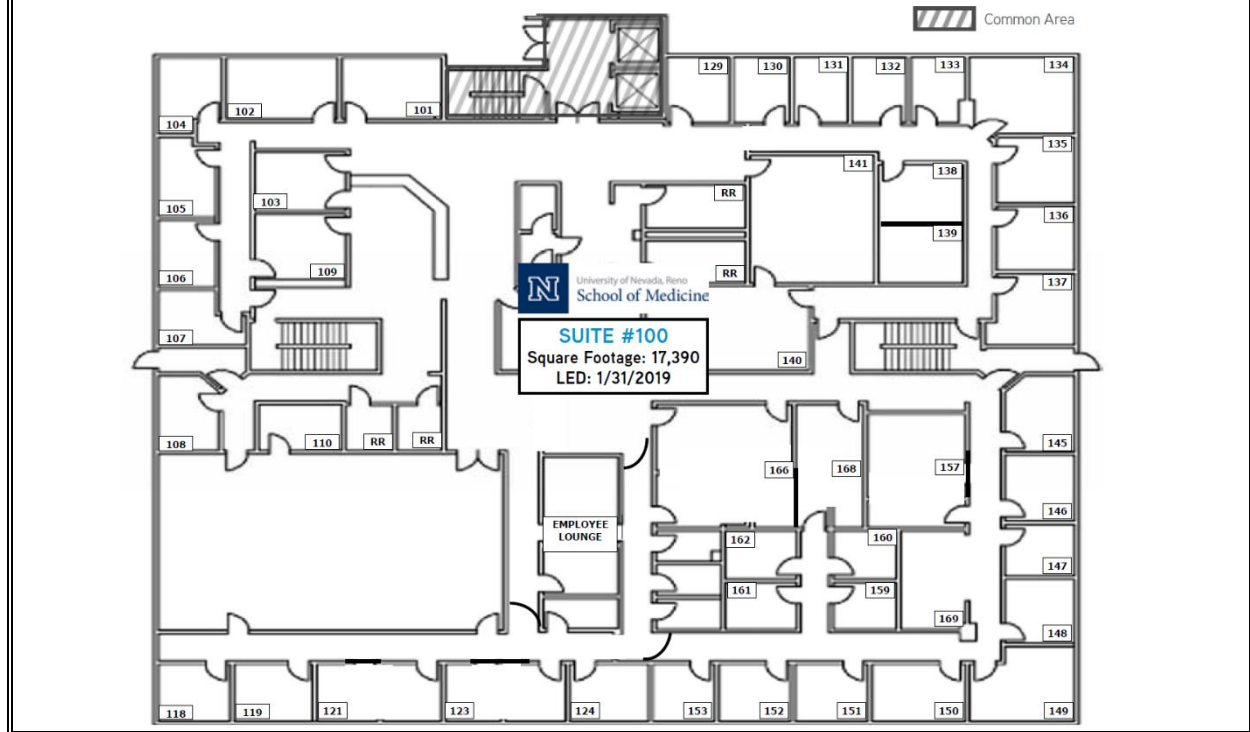
#### **SUBJECT SPECIAL ASSESSMENTS**

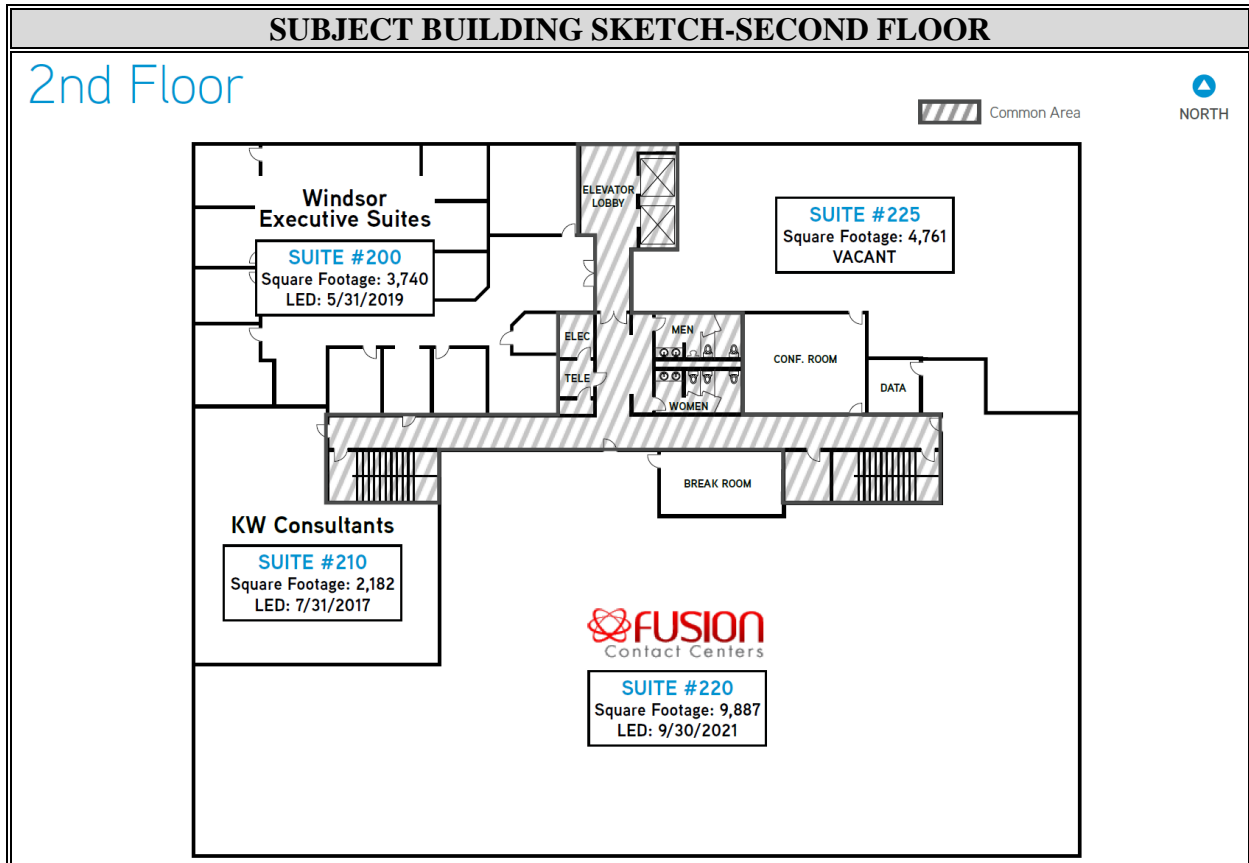
Based upon a search with Assessment Management Group, which tracks Special Assessments in Washoe County, the subject property is not currently encumbered by any Special Assessments.

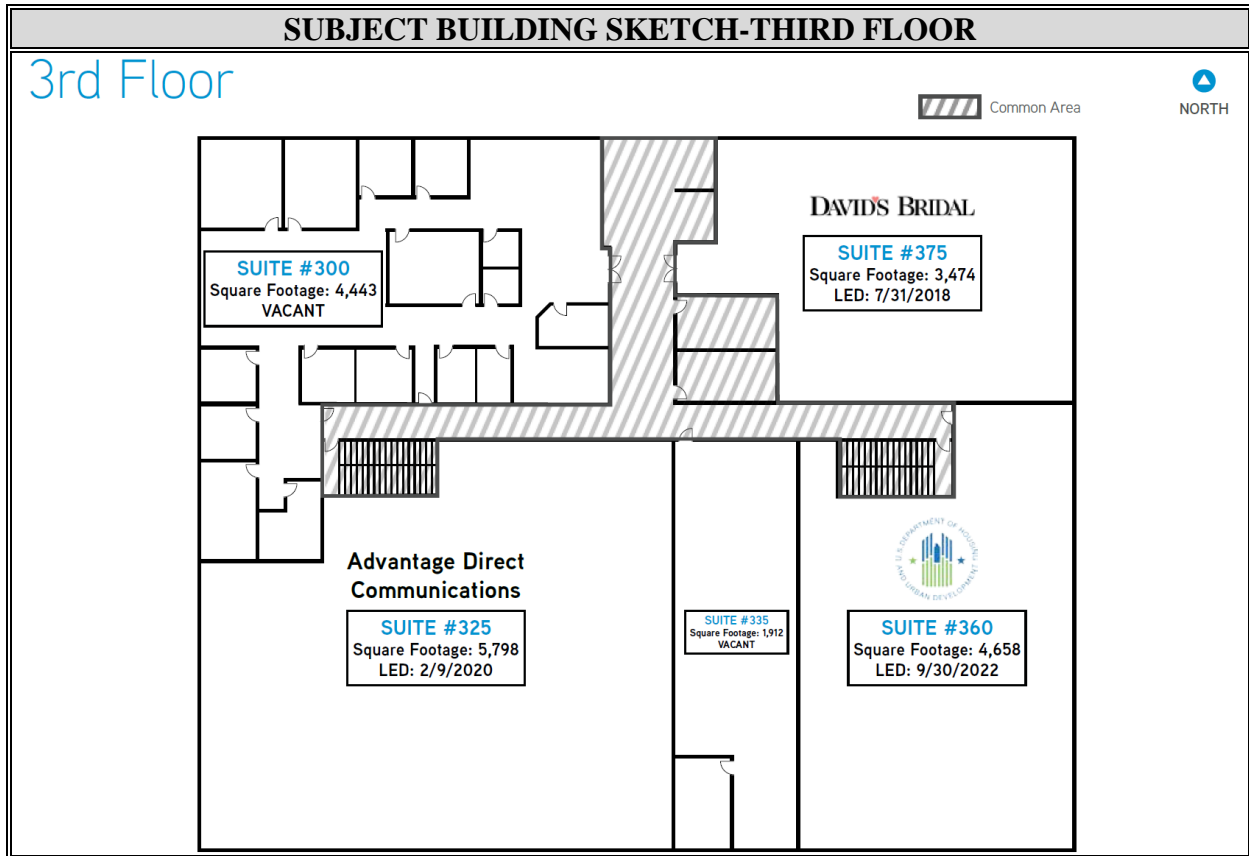


**SUBJECT BUILDING SKETCH-FIRST FLOOR**

1st Floor











**DESCRIPTION OF SUBJECT IMPROVEMENTS**

<b>Date of Inspection</b>	March 19, 2018
<b>Property Name</b>	745 West Moana Lane
<b>Property Address</b>	745 West Moana Lane, Reno, Washoe County, Nevada
<b>Improvements</b>	Professional Office Building
<b>Number of Floors</b>	3-Story + Subterranean Parking Structure
<b>Gross Building Area</b>	60,011± Square Feet
<b>Net Rentable Building Area</b>	58,530± Square Feet (1 <sup>st</sup> -17,390± SF, 2 <sup>nd</sup> -20,570± SF, 3 <sup>rd</sup> -20,570± SF)
<b>Year Built</b>	1998 (Per Washoe County Assessor's Office)
<b>Quality</b>	Average
<b>Condition</b>	Average to Good
<b>Construction</b>	Steel Construction with EIFS Curtain Walls with Stucco & Window Exterior
<b>Current Use</b>	Multi-Tenant Professional Office
<b>Parking</b>	277 Total (112 Surface & 165 Covered)-Parking Ratio of 1 Space Per 211± SF
<b>Upper Floor Access</b>	2 Passenger Elevators & 2 Stairways
<b>Restrooms</b>	Common Set of Separate Men's & Women's Restrooms on Each Floor
<b>Fire Protection</b>	Full Fire Sprinkler System & Heat Detector System
<b>HVAC</b>	Good Working Condition-Portion of Property Upgraded With Pelican Wireless
<b>Building Age</b>	20 Years
<b>Effective Age</b>	20 Years
<b>Remaining Economic Life</b>	35± Years
<b>Deferred Maintenance</b>	None Noted-Tenant Improvements Needed for Some Vacant Suites

The subject building has a basement parking level, and three stories of office space. The main entrance is located on the west side of the building, which leads into the elevator lobby area. The basement parking garage includes an enclosed elevator and stairway lobby areas. The first, second and third floors each have office areas around the periphery of the elevator lobby. The first floor is occupied by a single tenant, which is accessed by a set of glass doors, while the second and third floors have central hallways which provide access to individual suites.

The subject is a multi-tenant office building which has a subterranean parking garage and three stories of office space. The building was constructed in 1998 with reinforced steel beam construction on a reinforced concrete foundation. The exterior of the building has EIFS Curtain Walls and a stucco exterior. The building is considered a Class B office building within the Reno market. The building is currently in average to good condition.



**HIGHEST AND BEST USE ANALYSIS**

Highest and best use is defined in the 6<sup>th</sup> Edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2015) as:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset’s existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

**Highest And Best Use As Though Vacant-Physically Possible**

In determining the physically possible uses of the subject property, its location and physical characteristics must be considered. The chart below summarizes the site’s physical characteristics.

<b>SUBJECT SITE SUMMARY</b>	
<b>Property Name</b>	745 West Moana
<b>Property Type</b>	Professional Office Building
<b>Property Address</b>	745 West Moana Lane, Reno, Washoe County, Nevada
<b>Assessor’s Parcel Number</b>	019-341-02
<b>Subject Ownership</b>	Windsor West Ventures, LLC
<b>Subject Total Land Area-Acres</b>	1.693± Acres
<b>Subject Total Land Area-Square Feet</b>	73,738± Square Feet
<b>Topography</b>	Generally Level
<b>Shape</b>	Generally Rectangular
<b>Easements</b>	Considered Typical
<b>Frontages</b>	West Moana Lane & Isbell Road
<b>Access</b>	West Moana Lane & Isbell Road
<b>Subject Flood Zone Designation</b>	Zone “X” (Unshaded)

The subject property is comprised of a single parcel containing a total of 1.693± acres. The underlying site has sufficient physical characteristics to support a variety of utilizations. The subject has good roadway frontage and access, is level, and is not located in a detrimental



flood zone. The subject neighborhood has adequate access to nearby roadways and has reasonable access to the I-580 Freeway.

Overall, the subject’s size, shape, topography, access and availability of utilities are not considered to be physically limiting to the development potential of the subject site. As a result, based upon the physically possible uses, it is my opinion that the subject parcel’s physical characteristics would allow development with a variety of uses.

**Legally Permissible**

The chart below summarizes the subject’s zoning and master plan designations.

<b>SUBJECT ZONING DATA</b>		
<b>City of Reno Zoning Designation</b>	<b>City of Reno Master Plan Designation</b>	<b>Subject’s Compliance</b>
GO-General Office	UR/C-Urban Residential/Commercial	In Compliance
<b>ZONING DESCRIPTION</b>		

From a legal perspective, the subject’s zoning and master plan designation permits a variety of office and commercial uses.

**Financially Feasible/Maximally Productive**

The highest and best use of the subject property must also be financially feasible. The highest and best use of the subject property must also be maximally productive. To be maximally productive, the highest and best use must be the most intense utilization for which the subject could be developed.

The subject is located in the Central sub-market, which includes a variety of commercial and professional office utilizations within the vicinity of the subject property. Generally, these utilizations have historically met with average to good market acceptance.

Based upon the available data, it is MY opinion that the highest and best use of the subject property, if vacant, would be oriented towards a commercial or an office utilization.



### **Conclusion**

Based upon a careful review of the subject's physically possible, legally permissible, financially feasible and maximally productive uses, it is my opinion that the highest and best use of the subject site, if it were vacant and unimproved, would be for development of a commercial building or office building.

### **Highest and Best Use As Improved**

The next step in this analysis is to consider the subject property as presently improved. The subject property is improved with a professional office building. The subject property, as improved, has a higher value than the underlying land value. Therefore, the current improvements are felt to represent the highest and best use of the property.



## INTRODUCTION TO VALUATION ANALYSIS

There are three approaches to value an appraiser generally must consider in estimating the value of a property. These approaches include the Cost Approach, the Income Approach and the Direct Sales Comparison Approach.

### Valuation Techniques

This appraisal is being prepared for the purpose of estimating the Market Value of the Leased Fee Interest in the subject property as of March 29, 2018.

Based upon the actions of buyers and sellers in the marketplace, the Cost Approach to Value was not utilized in this appraisal report. Within the local and regional market, buyers and sellers of properties similar to the subject do not typically rely on a Cost Approach to Value. Instead, buyers and sellers typically analyze the income producing capabilities of the property, and also analyze sales of similar properties in the market. Therefore, the Income Approach to Value and the Sales Comparison Approach to Value will be utilized.

In order to estimate the Market Value of the subject property an Income Approach to Value and a Sales Comparison Approach to Value will be utilized. The Income Approach to Value is based upon the principal that value is created by the anticipation of future benefits. In valuing the subject property's Market Value, the Income Approach to Value utilizing a Direct Capitalization Analysis.

Another method of analysis available to appraisers is the Sales Comparison Approach to Value. The Sales Comparison Approach is based upon the principal of substitution, which holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability. In valuing the subject property's Market Value, the Sales Comparison Approach to Value will be completed.

In the final property value correlation and conclusion, the indications of value from the two approaches utilized will be correlated to arrive at the final determination of the Market Value of the Leased Fee Interest in the subject property.



## INCOME APPROACH TO VALUE

The Income Approach to Value is based upon the principal that value is created by the anticipation of future benefits. In analyzing the Market Value of the subject property, the Income Approach to Value, utilizing a Direct Capitalization Analysis will be utilized.

### Direct Capitalization Analysis

In this analysis, we will estimate the Market Value of the subject property's Leased Fee Interest by utilizing a Direct Capitalization Analysis. The first step in the analysis is to analyze current rents and rental terms within the building. Next, an analysis of competitive office buildings is completed to determine the subject property's fair market rent and potential gross income based upon in-place rents and rents and incomes of similar professional office buildings in the marketplace.

The next step in the Direct Capitalization Approach is to deduct the stabilized vacancy and credit losses that the subject will most likely incur over a normal holding period. The total effective gross annual income that the subject property can produce will be estimated by subtracting the stabilized vacancy and credit loss allowance from the potential gross annual income estimate.

The next step in the analysis will be to establish a realistic estimate of the stabilized operating expenses that would most likely be incurred in order to generate the effective gross income. An analysis of the subject's historical operating expenses, comparable office building operating expenses, and national indicators will be utilized to determine stabilized operating expenses for the subject. The total stabilized operating expenses will then be deducted from the total effective gross income in order to arrive at an estimate of the net operating income which the subject property could reasonably be expected to generate at stabilized occupancy as of the effective date of valuation.

An overall capitalization rate will then be applied to the net operating income to arrive at an indication of Market Value by the Direct Capitalization Approach. The overall capitalization rate will be developed through the direct extraction from sales of competing properties, an analysis of national indicators, as well as through interviews with brokers in the market.

The following page sets forth a summary of the subject's rent roll and operating history as provided by the subject ownership.



SUBJECT RENT ROLL-745 WEST MOANA LANE								
Suite	Tenant	Lease Term		Square Feet	Base Rent	CAM \$4.48	Total Rent	Total Rent/SF
		Lease Start	Lease Expiration					
100	Mojave Family Services/UNR	02/01/2007	01/31/2019	17,390	\$22,201.23	\$6,492.27	\$28,693.50	\$1.65
200	State of NV DHFP	01/01/2018	12/31/2022	3,740	\$3,900.00	\$1,523.00	\$5,423.00	\$1.45
210	Reno Sports	08/01/2017	07/31/2021	2,182	\$1,660.39	\$814.75	\$2,475.00	\$1.13
220	Optimum CX (Fusion)	10/01/2016	10/31/2021	9,887	\$12,635.22	\$3,691.15	\$16,326.37	\$1.65
325	Advantage Direct Comm.	10/10/2009	02/09/2020	5,798	\$7,865.75	\$2,164.59	\$10,030.34	\$1.73
360	HUD	03/01/2007	09/30/2022	4,658	\$6,130.21	\$1,738.99	\$7,869.20	\$1.69
375	David's Bridal	02/01/2017	08/30/2018	3,759	\$4,764.04	\$1,738.99	\$6,503.03	\$1.73
225	VACANT	N/A	N/A	4,761	\$0.00	\$0.00	\$0.00	\$0.00
300	VACANT	N/A	N/A	4,443	\$0.00	\$0.00	\$0.00	\$0.00
390	VACANT	N/A	N/A	1,912	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Occupied</b>				<b>47,414</b>	<b>81.01%</b>			
<b>Total Vacant</b>				<b>11,116</b>	<b>18.99%</b>			
<b>Grand Total</b>				<b>58,530</b>	<b>100.00%</b>			
<b>Total Rent-Occupied Spaces</b>				<b>\$77,320</b>	<b>\$1.63/SF Avg.</b>			

The subject is currently encumbered by seven leases which range in size between 2,182± square feet of net rentable area and 17,390± square feet in net rentable area. Each of the leases is based upon full service gross lease terms, in which the landlord is responsible for all operating costs associated with the building, including real property taxes, insurance, utilities, repairs and maintenance, management, janitorial, and other general expenses. Two suites are currently vacant. The average in-place rent for the building is \$1.63 per square foot per month. Several of the leases include annual increases. Suite 100 is currently leased to Mohave Family Services but is not occupied. Suite 325 is currently leased to Advantage Direct Communications but is not occupied. The building currently has three spaces, totaling 11,116± square feet, which is vacant and available for lease. The subject ownership is also reportedly in negotiations with Verizon for a new cell site lease on the roof, although this lease has not yet been consummated.

The chart below summarizes the consolidated operating history of the subject property based upon data provided by the client.

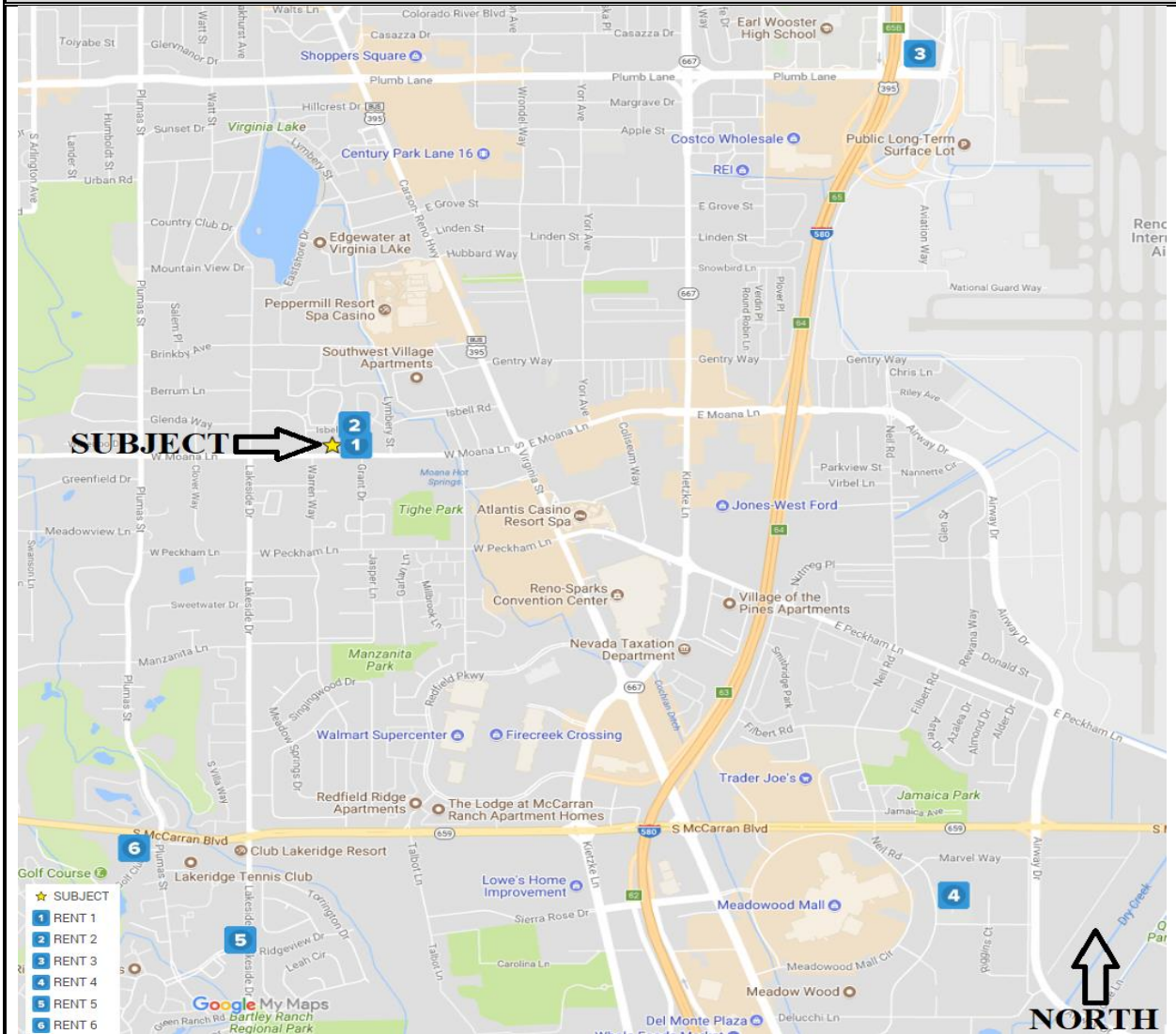
INCOME & EXPENSE HISTORY-745 WEST MOANA LANE								
YEAR	2014		2015		2016		2017	
	TOTAL	\$/Net SF	TOTAL	\$/Net SF	TOTAL	\$/Net SF	TOTAL	\$/Net SF
<b>TOTAL REVENUES</b>	<b>\$1,013,500</b>	<b>\$17.32</b>	<b>\$934,622</b>	<b>\$15.97</b>	<b>\$630,198</b>	<b>\$10.77</b>	<b>\$870,405</b>	<b>\$14.87</b>
<b>OPERATING EXPENSES</b>								
Real Estate Taxes	(\$81,421)	(\$1.39)	(\$79,417)	(\$1.36)	(\$79,484)	(\$1.36)	(\$101,002)	(\$1.73)
Insurance	(\$9,335)	(\$0.16)	(\$9,811)	(\$0.17)	(\$10,363)	(\$0.18)	(\$10,912)	(\$0.19)
Utilities	(\$118,384)	(\$2.02)	(\$100,789)	(\$1.72)	(\$80,182)	(\$1.37)	(\$90,111)	(\$1.54)
Repairs/Maintenance	(\$105,046)	(\$1.79)	(\$31,863)	(\$0.54)	(\$80,381)	(\$1.37)	(\$87,674)	(\$1.50)
Janitorial/Cleaning	(\$64,406)	(\$1.10)	(\$61,216)	(\$1.05)	(\$51,232)	(\$0.88)	(\$66,818)	(\$1.14)
Management Fees	(\$60,000)	(\$1.03)	(\$60,000)	(\$1.03)	\$0	\$0.00	\$0	\$0.00
Landscaping	(\$5,125)	(\$0.09)	(\$4,359)	(\$0.07)	(\$4,332)	(\$0.07)	(\$3,592)	(\$0.06)
Professional Fees	(\$7,398)	(\$0.13)	(\$32,599)	(\$0.56)	(\$5,332)	(\$0.09)	(\$1,875)	(\$0.03)
Supplies	(\$11,129)	(\$0.19)	(\$7,296)	(\$0.12)	(\$5,781)	(\$0.10)	(\$11,321)	(\$0.19)
Security	(\$1,075)	(\$0.02)	(\$1,139)	(\$0.02)	(\$1,373)	(\$0.02)	\$0	\$0.00
General Expenses	(\$3,877)	(\$0.07)	(\$3,859)	(\$0.07)	(\$4,684)	(\$0.08)	(\$5,309)	(\$0.09)
<b>TOTAL EXPENSES</b>	<b>(\$467,196)</b>	<b>(\$7.98)</b>	<b>(\$392,349)</b>	<b>(\$6.70)</b>	<b>(\$323,145)</b>	<b>(\$5.52)</b>	<b>(\$378,613)</b>	<b>(\$6.47)</b>
<b>EXPENSE %</b>	<b>-46.10%</b>		<b>-41.98%</b>		<b>-51.28%</b>		<b>-43.50%</b>	
<b>NET OPERATING INCOME</b>	<b>\$546,304</b>	<b>\$9.33</b>	<b>\$542,274</b>	<b>\$9.26</b>	<b>\$307,053</b>	<b>\$5.25</b>	<b>\$491,792</b>	<b>\$8.40</b>



### COMPARABLE OFFICE BUILDING RENTAL CHART

Rent ID	Property Address	City & State	Building Type	Year Built	Condition	Total Building SF	Building SF Available	Lease Terms	Rent/SF/Month	
									Recent Actual	Current Asking
1	675 W. Moana Lane	Reno, NV	Professional	1991	Average	23,894 SF	15,157 SF	Full Service	\$1.49-\$1.65	\$1.25
2	639 Isbell Road	Reno, NV	Professional	1996	Average+	39,461 SF	12,224 SF	Full Service	\$1.40-\$1.45	\$1.45
3	1755 Plumb Lane	Reno, NV	Professional	1976	Average	79,000 SF	35,708 SF	Full Service	\$1.25-\$1.55	\$1.45
4	5250 Neil Road	Reno, NV	Professional	1986	Average	46,668 SF	13,660 SF	Full Service	\$0.78-\$1.65	\$1.35-\$1.65
5	6121 Lakeside Drive	Reno, NV	Professional	1984	Average+	33,072 SF	2,433 SF	Full Service	\$1.75-\$1.85	\$2.00
6	6005 Phumas Street	Reno, NV	Professional	1999	Average+	33,507 SF	10,011 SF	Full Service	\$2.04	\$2.05-\$2.15
<b>Subject</b>	<b>745 W. Moana Lane</b>	<b>Reno, NV</b>	<b>Professional</b>	<b>1998</b>	<b>Average+</b>	<b>58,530 SF</b>	<b>11,116 SF</b>	<b>Full Service</b>	<b>\$1.13-\$1.65</b>	<b>\$1.50</b>

### COMPARABLE OFFICE BUILDING RENTAL MAP







**COMPARABLE OFFICE BUILDING RENTAL PHOTOS**



<b>RENTAL 1</b>								
Property Address	Building Type	Year Built	Condition	Total Building SF	Building SF Available	Lease Terms	Rent/SF/Month	
							Recent Actual	Current Asking
675 W. Moana Lane	Professional	1991	Average	23,894 SF	15,157 SF	Full Service	\$1.49-\$1.65	\$1.25



<b>RENTAL 2</b>								
Property Address	Building Type	Year Built	Condition	Total Building SF	Building SF Available	Lease Terms	Rent/SF/Month	
							Recent Actual	Current Asking
639 Isbell Road	Professional	1996	Average+	39,461 SF	12,224 SF	Full Service	\$1.40-\$1.45	\$1.45



**COMPARABLE OFFICE BUILDING RENTAL PHOTOS**



<b>RENTAL 3</b>								
Property Address	Building Type	Year Built	Condition	Total Building SF	Building SF Available	Lease Terms	Rent/SF/Month	
							Recent Actual	Current Asking
1755 Plumb Lane	Professional	1976	Average	79,000 SF	35,708 SF	Full Service	\$1.25-\$1.55	\$1.45



<b>RENTAL 4</b>								
Property Address	Building Type	Year Built	Condition	Total Building SF	Building SF Available	Lease Terms	Rent/SF/Month	
							Recent Actual	Current Asking
5250 Neil Road	Professional	1986	Average	46,668 SF	13,660 SF	Full Service	\$0.78-\$1.65	\$1.35-\$1.65



### COMPARABLE OFFICE BUILDING RENTAL PHOTOS



RENTAL 5								
Property Address	Building Type	Year Built	Condition	Total Building SF	Building SF Available	Lease Terms	Rent/SF/Month	
							Recent Actual	Current Asking
6121 Lakeside Drive	Professional	1984	Average+	33,072 SF	2,433 SF	Full Service	\$1.75-\$1.85	\$2.00



RENTAL 6								
Property Address	Building Type	Year Built	Condition	Total Building SF	Building SF Available	Lease Terms	Rent/SF/Month	
							Recent Actual	Current Asking
6005 Plumas Street	Professional	1999	Average+	33,507 SF	10,011 SF	Full Service	\$2.04	\$2.05-\$2.15



### MARKET RENT ANALYSIS

In order to project a market rent for the subject property, I have researched and analyzed comparable professional office space lease data in the Reno-Sparks market. Comparable actual consummated leases along with current asking rental rates have been utilized.

#### Analysis of Comparable Data

The comparable lease data includes triple net terms, modified gross terms, and full service gross terms. In this analysis, we are projecting the subject’s market rent based upon full service gross lease terms, in which all operating expenses are included in the lease rate. Additionally, it is noted that the lease rate is being projected for the subject’s gross building area.

COMPARABLE BUILDING RENTAL ADJUSTMENT GRID SUMMARY							
Rent/SF/Month	Subject	RENT #					
		1	2	3	4	5	6
Actual	\$1.13-\$1.65	\$1.49-\$1.65	\$1.40-\$1.45	\$1.25-\$1.55	\$0.78-\$1.65	\$1.75-\$1.85	\$2.04
Asking	\$1.50	\$1.25	\$1.45	\$1.45	\$1.35-\$1.65	\$2.00	\$2.05-\$2.15
Terms of Leases	Full Service	Full Service	Full Service	Full Service	Full Service	Full Service	Full Service
Location	SW Reno	SW Reno =	SW Reno =	Airport +	Meadowood =	Lakeridge -	Lakeridge -
Use	Professional	Professional =	Professional =	Professional =	Professional =	Professional =	Professional =
Age	1998	1991 +	1996 =	1976 +	1986 +	1984 +	1999 =
Condition/ Appeal	Average+	Average +	Average+ =	Average +	Average +	Average+-Good -	Average+-Good -
Parking	Surface & Garage	Surface +	Some Covered +	Surface +	Surface +	Surface +	Surface +
Other	N/A	None =	None =	None =	None =	None =	None =

#### Comparable Rental Analysis

The comparable buildings indicate actual lease rates between \$0.78 and \$2.04 per square foot per month; current asking rents range between \$1.25 and \$2.15 per square foot per month. In this analysis, the market rental rate is being applied to the subject’s rentable building area. The current asking rent for leases within the subject building is \$1.50 per square foot per month, while the current average in-place rent for the occupied spaces in the building is \$1.63 per square foot per month.

In discussions with numerous brokers in the Reno market, it was indicated that the subject’s market rent is likely between \$1.25 and \$1.75 per square foot per month. Overall, it is our opinion that the market rental rate and potential gross annual income for the subject as of the effective date of value is as set forth below:



<b>PROJECTED MARKET RENT</b>		
<b>Property ID</b>	<b>Assumptions</b>	<b>Market Rent Projection</b>
745 West Moana Lane	\$10/SF TI's for Vacant Space	\$1.50/SF/Month (Full Service Gross)

In projecting the subject's Potential Gross Income, actual in-place leases, along with scheduled rent increases over the 12-month period from the effective date of value, will be utilized. The market rent conclusion will be utilized in the three vacant spaces. The vacant spaces will assume a \$10 per square foot tenant improvement allowance, which will be deducted from the capitalized value of the building and will also be deducted in the Sales Comparison Approach.

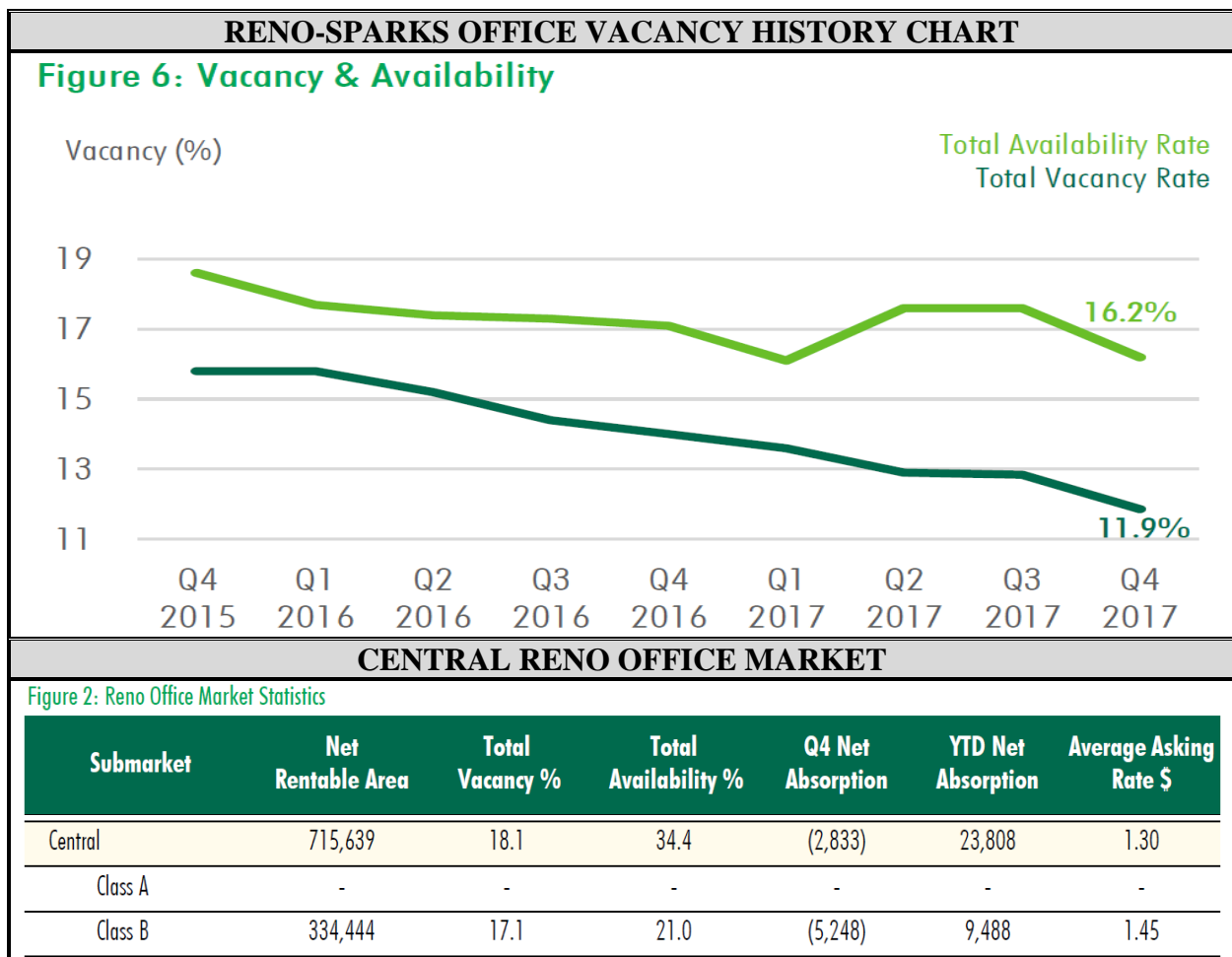
<b>PROJECTED MARKET RENTAL RATE &amp; POTENTIAL GROSS INCOME</b>							
<b>Space</b>	<b>Square Feet</b>	<b>Rent/SF/ Month</b>	<b>Total Monthly Rent</b>	<b>x Months</b>	<b>Rent Increase</b>	<b>x Months</b>	<b>Projected Annual Data</b>
100-Mojave Family Services	17,390	\$1.65	\$28,694	12	\$0	0	\$344,322
200-State of Nevada DHFP	3,740	\$1.45	\$5,423	9	\$5,535	3	\$65,413
210-Reno Sports	2,182	\$1.13	\$2,475	4	\$0	8	\$9,900
220-Optimum CX (Fusion)	9,887	\$1.65	\$16,326	9	\$16,610	3	\$196,768
325-Advantage Direct Comm.	5,798	\$1.73	\$10,030	10	\$10,320	2	\$120,944
360-HUD	4,658	\$1.69	\$7,869	12	\$0	0	\$94,430
375-David's Bridal	3,759	\$1.73	\$6,503	12	\$0	0	\$78,036
225-VACANT	4,761	\$1.50	\$7,142	12	\$0	0	\$85,698
300-VACANT	4,443	\$1.50	\$6,665	12	\$0	0	\$79,974
390-VACANT	1,912	\$1.50	\$2,868	12	\$0	0	\$34,416
<b>TOTAL</b>	<b>58,530</b>		<b>\$93,994</b>	<b>---</b>			<b>\$1,109,901</b>
<b>AVERAGE</b>	<b>5,853</b>	<b>\$1.61</b>					



**VACANCY AND CREDIT LOSS ANALYSIS**

The scheduled gross annual income projected in the preceding section reflects 100% of the income producing capabilities of the subject property. As it is unlikely that the subject property will generate 100% of its scheduled gross income over a typical holding period, a vacancy and credit loss must be forecast.

In order to establish an estimate of an appropriate vacancy and credit loss applicable to the subject property, consideration is given to the overall office market vacancy rates indicated by a market report prepared by CB Richard Ellis. The following summarizes the Reno-Sparks area vacancy and availability history for office space, and the central Reno submarket current vacancy and availability data.





Additional consideration is given to the subject’s historical occupancy, and the subject’s current occupancy, which is set forth below.

<b>SUBJECT’S CURRENT OCCUPANCY DATA</b>		
<b>Total Occupied</b>	<b>47,414 Square Feet</b>	<b>81.08%</b>
<b>Total Vacant</b>	<b>11,116 Square Feet</b>	<b>18.99%</b>
<b>Grand Total</b>	<b>58,530 Square Feet</b>	<b>100.00%</b>

Particular consideration is given to the subject’s location, and the subject’s historical occupancy. Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is our opinion that an appropriate vacancy and credit loss applicable to the subject’s projected gross annual income is 10.00%.

<b>PROJECTED STABILIZED VACANCY &amp; CREDIT LOSS &amp; EGI</b>			
	<b>% of PGI</b>	<b>Per SF</b>	<b>Total</b>
<b>Total Potential Gross Annual Income</b>	<b>100.00%</b>	<b>\$17.55</b>	<b>\$1,027,165</b>
	<b>% of PGI</b>	<b>Per SF</b>	<b>Total</b>
<b>Less Stabilized Vacancy &amp; Credit Loss</b>	<b>-10.00%</b>	<b>(\$1.75)</b>	<b>(\$102,717)</b>
	<b>% of EGI</b>	<b>Per SF</b>	<b>Total</b>
<b>Projected Effective Gross Annual Rental Income</b>	<b>90.00%</b>	<b>\$15.79</b>	<b>\$924,449</b>

### OPERATING EXPENSE ANALYSIS

The next step in the Income Approach to Value is to estimate the operating expenses required to generate the effective gross income. In this appraisal analysis, operating expenses will be projected based upon full service gross terms, in which the ownership would be responsible for all operating expenses associated with the property; the market rent conclusion assumes all expenses are included in the lease rate. In order to project stabilized operating expenses for the subject, we have analyzed the subject’s operating history, comparable office building operating expenses, and national indicators.

#### Subject Expense History

The chart below summarizes total operating expenses realized by the subject between 2014 and 2017, as provided by the subject property ownership.

<b>OPERATING EXPENSE HISTORY-745 WEST MOANA LANE</b>								
YEAR TOTAL & SF	2014		2015		2016		2017	
	TOTAL	\$/Net SF	TOTAL	\$/Net SF	TOTAL	\$/Net SF	TOTAL	\$/Net SF
<b>OPERATING EXPENSES</b>								
Real Estate Taxes	(\$81,421)	(\$1.39)	(\$79,417)	(\$1.36)	(\$79,484)	(\$1.36)	(\$101,002)	(\$1.73)
Insurance	(\$9,335)	(\$0.16)	(\$9,811)	(\$0.17)	(\$10,363)	(\$0.18)	(\$10,912)	(\$0.19)
Utilities	(\$118,384)	(\$2.02)	(\$100,789)	(\$1.72)	(\$80,182)	(\$1.37)	(\$90,111)	(\$1.54)
Repairs/Maintenance	(\$105,046)	(\$1.79)	(\$31,863)	(\$0.54)	(\$80,381)	(\$1.37)	(\$87,674)	(\$1.50)
Janitorial/Cleaning	(\$64,406)	(\$1.10)	(\$61,216)	(\$1.05)	(\$51,232)	(\$0.88)	(\$66,818)	(\$1.14)
Management Fees	(\$60,000)	(\$1.03)	(\$60,000)	(\$1.03)	\$0	\$0.00	\$0	\$0.00
Landscaping	(\$5,125)	(\$0.09)	(\$4,359)	(\$0.07)	(\$4,332)	(\$0.07)	(\$3,592)	(\$0.06)
Professional Fees	(\$7,398)	(\$0.13)	(\$32,599)	(\$0.56)	(\$5,332)	(\$0.09)	(\$1,875)	(\$0.03)
Supplies	(\$11,129)	(\$0.19)	(\$7,296)	(\$0.12)	(\$5,781)	(\$0.10)	(\$11,321)	(\$0.19)
Security	(\$1,075)	(\$0.02)	(\$1,139)	(\$0.02)	(\$1,373)	(\$0.02)	\$0	\$0.00
General Expenses	(\$3,877)	(\$0.07)	(\$3,859)	(\$0.07)	(\$4,684)	(\$0.08)	(\$5,309)	(\$0.09)
<b>TOTAL EXPENSES</b>	(\$467,196)	(\$7.98)	(\$392,349)	(\$6.70)	(\$323,145)	(\$5.52)	(\$378,613)	(\$6.47)
<b>EXPENSE %</b>		-46.10%		-41.98%		-51.28%		-43.50%

The subject’s operating expense history indicates total operating expenses ranging between \$323,145 and \$467,196 between 2014 and 2017. In discussions with the listing broker and the owner, it was indicated that many of the items expensed for repairs and maintenance were actually capital improvement projects on the property. No management expenses were included in 2016 and 2017.

#### Comparable Office Building Expenses

In addition to the subject’s operating history, we have analyzed operating expenses associated with other professional office buildings, which are summarized below:





<b>COMPARABLE OFFICE BUILDING EXPENSES</b>						
<b>Building</b>	<b>General Location</b>	<b>Year Built</b>	<b>Square Feet</b>	<b>Expense Year</b>	<b>Expenses</b>	<b>Expenses/SF</b>
5595 Kietzke Lane	Reno, NV	2005	10,752	2011-2012	\$90,132	\$8.38
Thomas Creek II	Reno, NV	1999	12,664	2012	\$50,398	\$3.98
Vista Professional Building	Sparks, NV	2004	12,927	2012	\$59,569	\$4.61
595 Double Eagle Court	Reno, NV	1999	15,264	2012	\$117,800	\$7.72
575 Double Eagle Court	Reno, NV	2000	20,164	2012	\$110,048	\$5.46
Lakeridge Office Center	Reno, NV	1999	37,410	2011	\$272,962	\$7.30
745 West Moana	Reno, NV	1998	60,011	2012	\$375,934	\$6.26
NevDex Building 1	Reno, NV	1997	49,348	2012	\$353,207	\$7.16
NevDex Building 2	Reno, NV	2000	58,432	2012	\$421,800	\$7.22
NevDex Building 3	Reno, NV	1999	54,896	2012	\$399,950	\$7.29
NevDex Building 4	Reno, NV	2006/07	64,829	2012	\$406,809	\$6.28
Denali Building	Reno, NV	2001	63,635	2014	\$599,476	\$9.42
Mt. Adams Building	Reno, NV	2005/06	47,860	2014	\$514,293	\$10.75
1665 Old Hot Springs Road	Carson City, NV	1990	21,442	2015	\$94,873	\$4.42
Fairview Office	Carson City, NV	1988	23,048	2015	\$107,526	\$4.67
Richards Blvd. Building	Carson City, NV	2005	14,259	2015	\$71,611	\$5.02
Lakeridge Center	Reno, NV	1999	37,410	2015	\$312,269	\$8.35
236 W. 6 <sup>th</sup> Street	Reno, V	1981	38,456	2015	\$351,964	\$9.15
1 East Liberty Street	Reno, NV	1974	91,557	2015	\$564,172	\$6.16
Reno Orthopaedic Clinic	Reno, NV	1973 & 1982	62,132	2016	\$416,285	\$6.70
Physician's Plaza	Reno, NV	1987	40,136	2016	\$288,878	\$8.14
McKenzie Building	Reno, NV	1980	48,034	2017	\$413,439	\$8.61

### National Indicators & Broker Interviews

In addition to the comparable office building expenses, we have reviewed national indicators and interviewed brokers in the market. The following chart summarizes surveyed office operating expenses, as reported by RealtyRates.com.

<b>NATIONAL SURVEY OPERATING EXPENSES PER SQUARE FOOT PER YEAR</b>			
<b>Source</b>	<b>Surveyed Rates</b>		
	<b>Date of Survey</b>	<b>CBD</b>	<b>Suburban</b>
Realty Rates-National	1 <sup>st</sup> Quarter 2018 (4 <sup>th</sup> Quarter 2017 Data)	\$10.63	\$9.46
Realty Rates-Far West	1 <sup>st</sup> Quarter 2018 (4 <sup>th</sup> Quarter 2017 Data)	\$8.63	\$7.75

Typically, fully serviced office buildings in the Reno-Sparks market indicate operating expenses between \$6.00 and \$9.00 per square foot per year, depending on age, size, location, and other physical factors.

### Projected Operating Expenses

In order to project operating expenses for the subject property, I have mainly relied upon the above information. It is noted that real property taxes have been based upon current assessments. However, I have also analyzed operating expenses of other office buildings in the market, which support my projections.



<b>PROJECTED STABILIZED OPERATING EXPENSES &amp; NET OPERATING INCOME</b>			
<b>Projected Operating Expenses</b>			
Real Estate Taxes	8.21%	(\$1.40)	(\$82,000)
Insurance	1.35%	(\$0.23)	(\$13,500)
Utilities	11.51%	(\$1.96)	(\$115,000)
Repairs/Maintenance	5.01%	(\$0.85)	(\$50,000)
Janitorial/Cleaning	6.51%	(\$1.11)	(\$65,000)
Management Fees	3.00%	(\$0.51)	(\$30,000)
Landscaping	0.40%	(\$0.07)	(\$4,000)
Professional Fees	0.40%	(\$0.07)	(\$4,000)
Supplies	0.75%	(\$0.13)	(\$7,500)
General Expenses	0.50%	(\$0.09)	(\$5,000)
<b>Total Projected Operating Expenses</b>	<b>37.64%</b>	<b>(\$6.42)</b>	<b>(\$376,000)</b>
<b>Projected Net Operating Income</b>	<b>-62.36%</b>	<b>\$10.64</b>	<b>\$622,911</b>



### CAPITALIZATION RATE ANALYSIS

Capitalization is the process in the appraisal analysis that converts anticipated future benefits (income) to be derived from the ownership of property into a value estimate. This approach to value is predicated on the assumption that value is typically viewed and measured as the present worth of anticipated future income to be derived from the possession of ownership rights in real estate. The chart below summarizes the overall capitalization rates of several recent transactions in the Reno-Sparks market.

<b>COMPARABLE BUILDING SALES CAPITALIZATION RATES</b>							
<b>Building ID</b>	<b>Property Type</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Sale Date</b>	<b>Cap Rate</b>	
Eagle Medical Center	Medical Office	2874 North Carson St.	Carson City	NV	3/24/2014	7.10%	
Ormat Office Building	Professional Office	6225 Neil Road	Reno	NV	7/31/2015	7.20%	
1525 Vista Lane	Medical Office	1525 Vista Lane	Carson City	NV	8/13/2015	6.77%	
Nevada Health & Human Services	Professional Office	1665 Old Hot Springs Rd.	Carson City	NV	10/9/2015	7.41%	
Microflex Building	Professional Office	2301 Robb Drive	Reno	NV	10/13/2015	8.25%	
FBI/Alston Construction	Professional Office	980 Sandhill Road	Reno	NV	12/21/2015	7.48%	
590 Double Eagle	Professional Office	590 Double Eagle Ct.	Reno	NV	1/8/2016	7.39%	
Mountainview Corporate Center	Executive Offices	5595 S. Kietzke Lane	Reno	NV	3/31/2016	6.77%	
6121 Lakeside Drive	Professional Office	6121 Lakeside Drive	Reno	NV	7/22/2016	5.75%	
Quail Medical Park	Medical Office	6630 S. McCarran Blvd.-C	Reno	NV	8/26/2016	7.19%	
Sierra Quail Park	Medical Office	6880 S. McCarran Blvd.	Reno	NV	8/30/2016	5.93%	
Quail Medical Park	Medical Office	6630 S. McCarran Blvd.-A	Reno	NV	8/30/2016	7.63%	
Quail Medical Park	Medical Office	6630 S. McCarran Blvd.-B	Reno	NV	9/9/2016	6.05%	
Executive Plaza	Professional Office	1005 Terminal Way	Reno	NV	9/12/2016	6.54%	
1200 Mountain Street	Medical Office	1200 Mountain Street	Carson City	NV	11/2/2016	9.09%	
727 Fairview Drive	Office/Flex	727 Fairview Drive	Carson City	NV	12/27/2016	7.18%	
Isbell Office Suites	Professional Office	639 Isbell Rd.	Reno	NV	12/30/2016	5.32%	
US Bank Building	Professional Office	1 East Liberty Street	Reno	NV	5/17/2017	6.40%	
State of Nevada	Professional Office	1830 E. College Pkwy.	Carson City	NV	6/1/2017	6.03%	
Lakeridge Centre	Professional Office	6005 Plumas Street	Reno	NV	6/28/2017	7.08%	
307 W. Winnie Lane	Medical/Professional	307 W. Winnie Lane	Carson City	NV	7/7/2017	7.21%	
Keystone Building	Professional Office	85 Keystone Avenue	Reno	NV	8/15/2017	7.56%	
Dickson Commercial	Professional Office	333 Holcomb Avenue	Reno	NV	9/6/2017	6.21%	
Reno Tahoe Tech Center	Professional Office	10375 Professional Circle	Reno	NV	1/12/2018	5.90%	
					<b>LOW</b>	<b>3/24/2014</b>	<b>5.32%</b>
					<b>HIGH</b>	<b>1/12/2018</b>	<b>9.09%</b>
					<b>AVERAGE</b>	<b>8/17/2016</b>	<b>6.89%</b>
					<b>MEDIAN</b>	<b>9/4/2016</b>	<b>7.09%</b>

<b>COMPARABLE BUILDING LISTINGS CAPITALIZATION RATES</b>						
<b>Building ID</b>	<b>Property Type</b>	<b>Address</b>	<b>City, State</b>	<b>State</b>	<b>List Status</b>	<b>Cap Rate</b>
3680 Grant Drive	Professional Office	3680 Grant Drive	Reno	NV	Active	8.65%
6225 Neil Road	Professional Office	6225 Neil Road	Reno	NV	Active	8.45%
BJG Building	Professional Office	6995 Sierra Center Pkwy.	Reno	NV	Active	6.41%
Bally Gaming	Office/Warehouse	950 Sandhill Drive	Reno	NV	Active	6.00%



**National Indicators**

The chart below summarizes the range in overall capitalization rates for various office uses, as reported by PwC and RealtyRates.com.

<b>NATIONAL SURVEY OVERALL CAP RATES</b>				
<b>Source</b>	<b>Surveyed Rates</b>			
	<b>Date of Survey</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Average</b>
Realty Rates-All Office	1 <sup>st</sup> Quarter 2018 (4 <sup>th</sup> Quarter 2017 Data)	4.61%	13.28%	9.67%
Realty Rates-CBD Office	1 <sup>st</sup> Quarter 2018 (4 <sup>th</sup> Quarter 2017 Data)	5.72%	13.28%	9.94%
PwC-National CBD Office Market	1 <sup>st</sup> Quarter 2018	3.00%	7.50%	5.48%
PwC- Suburban Office Market	1 <sup>st</sup> Quarter 2018	4.35%	10.00%	6.61%

**Local Market Interviews**

In interviews with persons involved in the sales utilized in this report, it was indicated that overall capitalization rates for larger office building properties generally range from 6% to 9% within the northern Nevada area, depending on remaining lease terms, if the rents in-place are at market or above market, and the credit-worthiness of the tenant. A majority of those interviewed indicated that overall rates have decreased significantly over the past several years but have begun to stabilize.

**Conclusion**

In estimating an appropriate overall capitalization rate applicable to the subject property, consideration is given to the projected market rent, vacancy, and operating expenses. In addition, consideration is given to the subject’s location. The comparable office sales data indicates overall rates between 5.32% and 9.09%. Based upon the above analysis, I have projected an overall capitalization rate of 6.75%.

<b>OVERALL CAPITALIZATION RATE (OAR) CONCLUSION</b>			
<b>Overall Capitalization Rate (OAR) Assumptions</b>	<b>Property Rights Addressed</b>	<b>Effective Date Of Value</b>	<b>Overall Capitalization Rate Conclusion</b>
<b>Stabilized NOI Based Upon In-Place &amp; Projected Market Rents, Vacancies &amp; Operating Expenses</b>	<b>Leased Fee Estate</b>	<b>03/29/2018</b>	<b>6.75%</b>



**RENT LOSS ANALYSIS**

In the Income Approach to Value, a stabilized vacancy and credit loss of 10% has been utilized; the subject is currently 18.99% vacant. Therefore, deductions for projected rent losses to achieve stabilized occupancy will be made, as will a \$10 per square foot tenant improvement allowance. The rent loss assumes the property will be stabilized in one year from the date of value, while the tenant improvement allowance will be applied to all of the current vacant space. Additionally, a 5% leasing commission will be deducted to the space which must be absorbed to achieve stabilized occupancy. A 10% profit will also be included. The following summarizes the rent loss, tenant improvements, leasing commissions and profit totals which will be deducted from the stabilized value in the Income Approach to Value, and in the Sales Comparison Approach to Value.

<b>PROJECTIONS FOR RENT LOSS ANALYSIS</b>		
<b>Total Building Square Feet</b>		<b>58,530</b>
<b>Current Occupancy</b>		<b>47,414</b>
<b>Current Vacancy</b>		<b>11,116</b>
<b>Projected Stabilized Occupancy</b>	<b>90%</b>	<b>52,677</b>
<b>Required Total Absorption</b>		<b>5,263</b>
<b>Stabilization Period</b>		<b>12 Months</b>
<b>Projected Market Rent/SF/Month</b>		<b>\$1.50/SF</b>
<b>Total Tenant Improvement Costs-All Vacant Space (\$10/SF)</b>		<b>\$111,160</b>
<b>Projected Commission %-Vacant Space</b>		<b>5.00%</b>
<b>Rent Loss-Vacant Space Year 1</b>		<b>(\$94,734)</b>
<b>Lease Commissions-Vacant</b>		<b>(\$23,684)</b>
<b>Required TI Allowance</b>		<b>(\$111,160)</b>
<b>SUBTOTAL</b>		<b>(\$229,578)</b>
<b>Profit</b>	<b>10%</b>	<b>(\$22,958)</b>
<b>Total Indicated Deduction</b>		<b>(\$250,000)</b>



DIRECT CAPITALIZATION ANALYSIS SUMMARY & CONCLUSION							
Space	Square Feet	Rent/SF/ Month	Total Monthly Rent	x Months	Rent Increase	x Months	Projected Annual Data
100-Mojave Family Services	17,390	\$1.65	\$28,694	12	\$0	0	\$344,322
200-State of Nevada DHFP	3,740	\$1.45	\$5,423	9	\$5,535	3	\$65,413
210-Reno Sports	2,182	\$1.13	\$2,475	4	\$0	8	\$9,900
220-Optimum CX (Fusion)	9,887	\$1.65	\$16,326	9	\$16,610	3	\$196,768
325-Advantage Direct Comm.	5,798	\$1.73	\$10,030	10	\$10,320	2	\$120,944
360-HUD	4,658	\$1.69	\$7,869	12	\$0	0	\$94,430
375-David's Bridal	3,759	\$1.73	\$6,503	12	\$0	0	\$78,036
225-VACANT	4,761	\$1.50	\$7,142	12	\$0	0	\$85,698
300-VACANT	4,443	\$1.50	\$6,665	12	\$0	0	\$79,974
390-VACANT	1,912	\$1.50	\$2,868	12	\$0	0	\$34,416
<b>TOTAL</b>	<b>58,530</b>		<b>\$93,994</b>	<b>---</b>			<b>\$1,109,901</b>
<b>AVERAGE</b>	<b>5,853</b>	<b>\$1.61</b>					
<b>Total Potential Gross Annual Income</b>				<b>% of PGI</b>	<b>Per SF</b>	<b>Total</b>	
				<b>100.00%</b>	<b>\$18.96</b>	<b>\$1,109,901</b>	<b>\$1,109,901</b>
<b>Less Stabilized Vacancy &amp; Credit Loss</b>				<b>% of PGI</b>	<b>Per SF</b>	<b>Total</b>	
				<b>-10.00%</b>	<b>(\$1.90)</b>	<b>(\$110,990)</b>	<b>(\$110,990)</b>
<b>Projected Effective Gross Annual Rental Income</b>				<b>% of EGI</b>	<b>Per SF</b>	<b>Total</b>	
				<b>90.00%</b>	<b>\$17.07</b>	<b>\$998,911</b>	<b>\$998,911</b>
<b>Projected Operating Expenses</b>							
Real Estate Taxes				8.21%	(\$1.40)	(\$82,000)	
Insurance				1.35%	(\$0.23)	(\$13,500)	
Utilities				11.51%	(\$1.96)	(\$115,000)	
Repairs/Maintenance				5.01%	(\$0.85)	(\$50,000)	
Janitorial/Cleaning				6.51%	(\$1.11)	(\$65,000)	
Management Fees				3.00%	(\$0.51)	(\$30,000)	
Landscaping				0.40%	(\$0.07)	(\$4,000)	
Professional Fees				0.40%	(\$0.07)	(\$4,000)	
Supplies				0.75%	(\$0.13)	(\$7,500)	
General Expenses				0.50%	(\$0.09)	(\$5,000)	
<b>Total Projected Operating Expenses</b>				<b>37.64%</b>	<b>(\$6.42)</b>	<b>(\$376,000)</b>	<b>(\$376,000)</b>
<b>Projected Net Operating Income</b>				<b>-62.36%</b>	<b>\$10.64</b>	<b>\$622,911</b>	<b>\$622,911</b>
<b>Overall Capitalization Rate</b>							<b>6.75%</b>
<b>Indicated Value Prior to Tenant Improvements &amp; Deferred Maintenance</b>							<b>\$9,228,315</b>
<b>Less Required Deductions (Rent Losses &amp; Tenant Improvement Costs)</b>							<b>(\$250,000)</b>
<b>Indicated Value Prior to Rounding</b>							<b>\$8,978,315</b>
<b>Indicated Value Per Square Foot Prior to Rounding</b>							<b>\$153.40</b>

INCOME APPROACH TO VALUE CONCLUSION				
Value Addressed	Approach to Value	Property Rights Appraised	Date Of Value	Value Conclusion
"As-Is" Market Value	Income Approach-Direct Capitalization	Leased Fee Interest	March 29, 2018	\$9,000,000



### **SALES COMPARISON APPROACH TO VALUE**

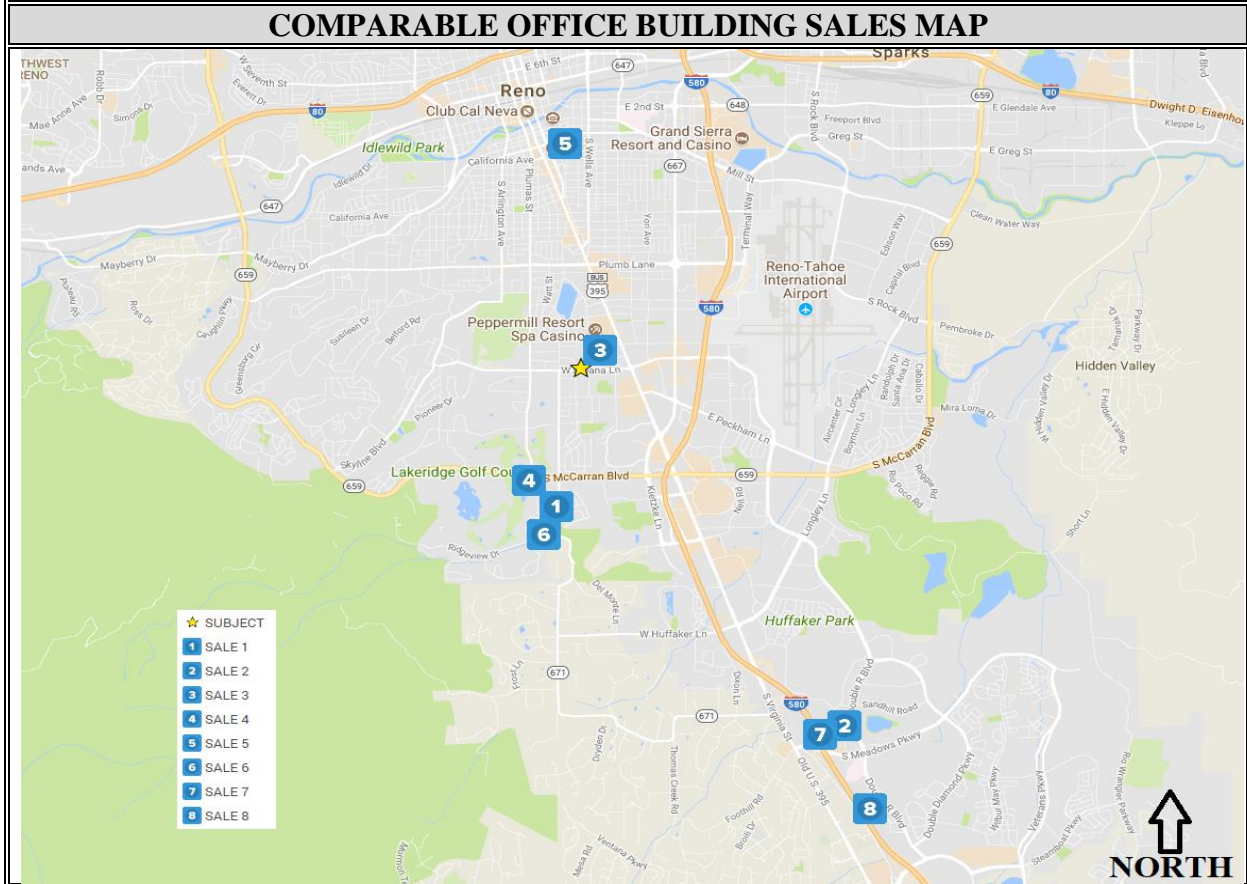
To arrive at an indication of value of the Market Value of the subject by the Sales Comparison Approach, research was completed on the sale of comparable professional office buildings in the local market, as well as the regional market. Set out on the following page are building sales considered to be most indicative of the market value of the subject property. Following the comparable buildings sales chart and map is a profile sheet, photograph and a brief description of each of the sale properties.



**COMPARABLE OFFICE BUILDING SALES DATA**

<b>COMPARABLE BUILDING SALES ID &amp; LOCATION DATA</b>							
Sale ID	A.P.N.	Building ID	Property Type	Address	City	State	Year Built
1	042-221-01	6121 Lakeside	Professional Office	6121 Lakeside Drive	Reno	NV	1984
2	163-061-09	MFT Building	Professional Office	9650 Gateway Drive	Reno	NV	1999
3	019-351-10	Isbell Office Suites	Professional Office	639 Isbell Rd.	Reno	NV	1996
4	042-021-18	Lakeridge Centre	Professional Office	6005 Plumas Street	Reno	NV	1999
5	011-501-09	Dickson Building	Professional Office	333 Holcomb Ave.	Reno	NV	1986
6	042-222-27	6140 Plumas	Professional Office	6140 Plumas Street	Reno	NV	1991
7	163-062-09	515 Double Eagle	Professional Office	515 Double Eagle Court	Reno	NV	1998
8	160-070-25	Reno-Tahoe Tech Center	Professional Office	10375 Professional C.	Reno	NV	2007

<b>COMPARABLE BUILDING SALES INCOME/EXPENSE &amp; CAP RATE DATA</b>							
Sale ID	Sale Date	Sale Price	Building Area	Land Area	Building Coverage	Sale Price/SF	Cap Rate
1	07/22/2016	\$6,250,000	33,072 SF	2.00 Acres	37.96%	\$188.98	5.75%
2	10/27/2016	\$3,425,000	21,233 SF	1.02 Acres	47.93%	\$161.31	N/A
3	12/30/2016	\$4,250,000	39,461 SF	1.69 Acres	53.49%	\$107.70	5.32%
4	06/28/2017	\$6,900,000	37,410 SF	2.80 Acres	30.67%	\$184.44	7.08%
5	9/6/2017	\$2,500,000	14,017 SF	0.55 Acres	58.40%	\$178.35	6.21%
6	9/29/2017	\$2,906,000	27,676 SF	2.04 Acres	31.21%	\$105.00	N/A
7	12/29/2017	\$1,759,000	14,169 SF	0.81 Acres	40.27%	\$124.14	N/A
8	1/12/2018	\$20,375,000	79,552 SF	5.07 Acres	35.99%	\$256.12	5.90%







## COMPARABLE OFFICE BUILDING SALE PROFILE SALE 1



<b>Property Name:</b>	6121 Lakeside Drive	<b>City:</b>	Reno
<b>Address:</b>	6121 Lakeside Drive	<b>County:</b>	Washoe
<b>A.P.N.:</b>	042-221-01	<b>State:</b>	Nevada
<b>Year Built:</b>	1984	<b>Building Area:</b>	33,072± SF
<b>Building Type:</b>	Professional Office	<b>Parcel Size:</b>	2.00± Acres
<b>Quality:</b>	Good	<b>Building Coverage:</b>	37.96%
<b>Condition:</b>	Average to Good	<b>Parking:</b>	Surface
<b>Recording Date:</b>	July 22, 2016	<b>Grantor:</b>	6121 Lakeside, LLC
<b>Sale Price:</b>	\$6,250,000	<b>Grantee:</b>	MJC Nevada, LLC
<b>Document #:</b>	4613111	<b>Terms Of Sale:</b>	Cash to Seller
<b>Transfer Tax:</b>	\$25,625.00	<b>Conditions of Sale:</b>	Not Exposed to Market
<b>Price/Square Foot:</b>	\$188.98	<b>Verified By:</b>	Brian Armon-Cushman & Wakefield
<b>Income Based On:</b>	In-Place Income	<b>NOI Per SF:</b>	\$10.87
<b>Effective Gross Income:</b>	N/A	<b>E.G.I.M.:</b>	N/A
<b>Expenses:</b>	N/A	<b>Expense Percentage:</b>	N/A
<b>Net Operating Income:</b>	\$359,382	<b>Overall Cap Rate:</b>	5.75%
This comparable is the July 2016 sale of 6121 Lakeside Drive, a 33,072± square foot professional office building. This comparable is a two-story building that was in average condition at the time of sale. This building was not exposed to the open market.			



## COMPARABLE OFFICE BUILDING SALE PROFILE SALE 2



<b>Property Name:</b>	MFT Building	<b>City:</b>	Reno
<b>Address:</b>	9650 Gateway Drive	<b>County:</b>	Washoe
<b>A.P.N.:</b>	163-061-09	<b>State:</b>	Nevada
<b>Year Built:</b>	1999	<b>Building Area:</b>	21,233± SF
<b>Building Type:</b>	Professional Office	<b>Parcel Size:</b>	1.02± Acres
<b>Quality:</b>	Good	<b>Building Coverage:</b>	47.79%
<b>Condition:</b>	Average to Good	<b>Parking:</b>	Covered/Surface
<b>Recording Date:</b>	October 27, 2016	<b>Grantor:</b>	Munah F. & Rola M. Tarazi
<b>Sale Price:</b>	\$3,425,000	<b>Grantee:</b>	Gateway Realty Holdings, LLC
<b>Document #:</b>	4647302	<b>Terms Of Sale:</b>	Cash to Seller
<b>Transfer Tax:</b>	\$14,042.50	<b>Conditions of Sale:</b>	None Noted
<b>Price/Square Foot:</b>	\$161.31	<b>Verified By:</b>	Dan Oster-NAI Alliance
<b>Income Based On:</b>	N/A	<b>NOI Per SF:</b>	N/A
<b>Effective Gross Income:</b>	N/A	<b>E.G.I.M.:</b>	N/A
<b>Expenses:</b>	N/A	<b>Expense Percentage:</b>	N/A
<b>Net Operating Income:</b>	N/A	<b>Overall Cap Rate:</b>	N/A
This comparable is the October 2016 sale of the MFT Building, a 21,233± square foot professional office building located at 9650 Gateway Drive in Reno, Nevada. This comparable is a two-story building that was in average condition at the time of sale.			



### COMPARABLE OFFICE BUILDING SALE PROFILE SALE 3



<b>Property Name:</b>	Isbell Office Suites	<b>City:</b>	Reno
<b>Address:</b>	639 Isbell Road	<b>County:</b>	Washoe
<b>A.P.N.:</b>	019-351-10	<b>State:</b>	Nevada
<b>Year Built:</b>	1996	<b>Building Area:</b>	39,461± SF
<b>Building Type:</b>	Professional Office	<b>Parcel Size:</b>	1.69± Acres
<b>Quality:</b>	Good	<b>Building Coverage:</b>	53.60%
<b>Condition:</b>	Average to Good	<b>Parking:</b>	Covered/Surface
<b>Recording Date:</b>	December 30, 2016	<b>Grantor:</b>	Isbell Partners, LLC
<b>Sale Price:</b>	\$4,250,000	<b>Grantee:</b>	Kohr-Tallman Living Trust
<b>Document #:</b>	4666845	<b>Terms Of Sale:</b>	Cash to Seller
<b>Transfer Tax:</b>	\$17,425.00	<b>Conditions of Sale:</b>	None Noted
<b>Price/Square Foot:</b>	\$107.70	<b>Verified By:</b>	Costar & Official Records
<b>Income Based On:</b>	In-Place Income	<b>NOI Per SF:</b>	\$5.73
<b>Effective Gross Income:</b>	N/A	<b>E.G.I.M.:</b>	N/A
<b>Expenses:</b>	N/A	<b>Expense Percentage:</b>	N/A
<b>Net Operating Income:</b>	\$226,100	<b>Overall Cap Rate:</b>	5.32%

This comparable is the December 2016 sale of the Isbell Office Suites, a 39,461± square foot professional office building located at 639 Isbell Road in Reno, Nevada. This comparable is a four-story building that was in average condition at the time of sale.



**COMPARABLE OFFICE BUILDING SALE PROFILE  
 SALE 4**



<b>Property Name:</b>	Lakeridge Centre	<b>City:</b>	Reno
<b>Address:</b>	6005 Plumas Street	<b>County:</b>	Washoe
<b>A.P.N.:</b>	042-021-18	<b>State:</b>	Nevada
<b>Year Built:</b>	1999	<b>Building Area:</b>	37,410± SF
<b>Building Type:</b>	Professional Office	<b>Parcel Size:</b>	2.80± Acres
<b>Quality:</b>	Good	<b>Building Coverage:</b>	30.67%
<b>Condition:</b>	Average to Good	<b>Parking:</b>	Surface
<b>Recording Date:</b>	June 28, 2017	<b>Grantor:</b>	Lakeridge Centre Office Complex LP
<b>Sale Price:</b>	\$6,900,000	<b>Grantee:</b>	Mueller III, LLC
<b>Document #:</b>	4718443	<b>Terms Of Sale:</b>	Cash to Seller
<b>Transfer Tax:</b>	\$28,290.00	<b>Conditions of Sale:</b>	None Noted
<b>Price/Square Foot:</b>	\$184.44	<b>Verified By:</b>	Tim Ruffin-Colliers International
<b>Income Based On:</b>	In-Place Income	<b>NOI Per SF:</b>	\$13.06
<b>Effective Gross Income:</b>	\$800,936	<b>E.G.I.M.:</b>	8.61
<b>Expenses:</b>	\$312,269	<b>Expense Percentage:</b>	38.99%
<b>Net Operating Income:</b>	\$488,667	<b>Overall Cap Rate:</b>	7.08%
<p>This sale property is a good quality, three story professional office building located at the intersection of McCarran Boulevard and Plumas Street, in southwest Reno, and adjacent to the Lakeridge Golf Course. Anchor tenants include Cisco Systems, Wells Fargo Advisors, and Lemons Grundy &amp; Eisenberg.</p>			



**COMPARABLE OFFICE BUILDING SALE PROFILE  
 SALE 5**



<b>Property Name:</b>	Dickson Commercial	<b>City:</b>	Reno
<b>Address:</b>	333 Holcomb Ave.	<b>County:</b>	Washoe
<b>A.P.N.:</b>	011-501-09	<b>State:</b>	Nevada
<b>Year Built:</b>	1986	<b>Building Area:</b>	14,017± SF
<b>Building Type:</b>	Professional Office	<b>Parcel Size:</b>	0.55± Acres
<b>Quality:</b>	Average	<b>Building Coverage:</b>	58.40%
<b>Condition:</b>	Average to Good	<b>Parking:</b>	Surface
<b>Recording Date:</b>	September 6, 2017	<b>Grantor:</b>	333 Holcomb, LLC
<b>Sale Price:</b>	\$2,500,000	<b>Grantee:</b>	333 Holcomb Investors, LLC
<b>Document #:</b>	4741503	<b>Terms Of Sale:</b>	Cash to Seller
<b>Transfer Tax:</b>	\$10,250.00	<b>Conditions of Sale:</b>	None Noted
<b>Price/Square Foot:</b>	\$178.35	<b>Verified By:</b>	Tom Fennell-Dickson Commercial
<b>Income Based On:</b>	In-Place Income	<b>NOI Per SF:</b>	\$11.08
<b>Effective Gross Income:</b>	N/A	<b>E.G.I.M.:</b>	N/A
<b>Expenses:</b>	N/A	<b>Expense Percentage:</b>	N/A
<b>Net Operating Income:</b>	\$155,250	<b>Overall Cap Rate:</b>	6.21%

This is a three-story multi-tenant office building which had long-term tenants under lease at the time of sale. According to the selling broker, the building was fully leased, with remaining lease terms ranging between 3 and 7 years. The building was sold by tenants within the building (Dickson Commercial), who signed a five-year lease to remain in the building. The property was not openly marketed but sold to an investor. The building has surface parking. The building was extensively remodeled in 2014-2015.



**COMPARABLE OFFICE BUILDING SALE PROFILE  
 SALE 6**



<b>Property Name:</b>	6140 Plumas	<b>City:</b>	Reno
<b>Address:</b>	6140 Plumas Street	<b>County:</b>	Washoe
<b>A.P.N.:</b>	042-222-27	<b>State:</b>	Nevada
<b>Year Built:</b>	1991	<b>Building Area:</b>	27,676± SF
<b>Building Type:</b>	Professional Office	<b>Parcel Size:</b>	2.04± Acres
<b>Quality:</b>	Average	<b>Building Coverage:</b>	31.21%
<b>Condition:</b>	Average	<b>Parking:</b>	Surface
<b>Recording Date:</b>	September 29, 2017	<b>Grantor:</b>	Lakeside Rental Associates, LLC
<b>Sale Price:</b>	\$2,906,000	<b>Grantee:</b>	FUCHS Investments, LLC
<b>Document #:</b>	4749964	<b>Terms Of Sale:</b>	Cash to Seller
<b>Transfer Tax:</b>	\$11,914.60	<b>Conditions of Sale:</b>	None Noted
<b>Price/Square Foot:</b>	\$105.00	<b>Verified By:</b>	Costar & Official Records
<b>Income Based On:</b>	N/A	<b>NOI Per SF:</b>	N/A
<b>Effective Gross Income:</b>	N/A	<b>E.G.I.M.:</b>	N/A
<b>Expenses:</b>	N/A	<b>Expense Percentage:</b>	N/A
<b>Net Operating Income:</b>	N/A	<b>Overall Cap Rate:</b>	N/A
<p>This comparable is the September 2017 sale of 6140 Plumas Street, a 27,276± square foot professional office building. This comparable is a two-story building that was in average condition. At the time of sale, the building's occupancy rate was approximately 21%. Reportedly, part of the seller's motivation to sell this building was the extensive work required to make the building suitable to be leased as a multi-tenant office property. The grantee purchased the building as an owner-user and had renovation plans.</p>			



**COMPARABLE OFFICE BUILDING SALE PROFILE  
 SALE 7**



<b>Property Name:</b>	515 Double Eagle	<b>City:</b>	Reno
<b>Address:</b>	515 Double Eagle Court	<b>County:</b>	Washoe
<b>A.P.N.:</b>	163-062-09	<b>State:</b>	Nevada
<b>Year Built:</b>	1998	<b>Building Area:</b>	14,169± SF
<b>Building Type:</b>	Professional Office	<b>Parcel Size:</b>	0.81± Acres
<b>Quality:</b>	Average	<b>Building Coverage:</b>	40.27%
<b>Condition:</b>	Average to Good	<b>Parking:</b>	Surface
<b>Recording Date:</b>	December 29, 2017	<b>Grantor:</b>	Jerry A & Scott B Wilkinson Trust
<b>Sale Price:</b>	\$1,759,000	<b>Grantee:</b>	Massie Kids IV Properties, LLC
<b>Document #:</b>	4776386	<b>Terms Of Sale:</b>	Cash to Seller
<b>Transfer Tax:</b>	\$7,211.90	<b>Conditions of Sale:</b>	None Noted
<b>Price/Square Foot:</b>	\$124.14	<b>Verified By:</b>	Fred Jayet-ReMax
<b>Income Based On:</b>	N/A	<b>NOI Per SF:</b>	N/A
<b>Effective Gross Income:</b>	N/A	<b>E.G.I.M.:</b>	N/A
<b>Expenses:</b>	N/A	<b>Expense Percentage:</b>	N/A
<b>Net Operating Income:</b>	N/A	<b>Overall Cap Rate:</b>	N/A

This comparable is the December 2017 sale of 515 Double Eagle Court, a 14,169± square foot professional office building. This comparable is a two-story building that was in good condition. At the time of sale, the building's entire first floor was occupied by long term tenants BBSI, Country Financial and Lance Gilman Real Estate. The gross income for these three tenants was \$7,364 per month. The second floor (6,275± square feet) was entirely vacant. The property was on the market for approximately 6 months, with an asking price of \$1,895,000 or \$133.74 per square foot.



**COMPARABLE OFFICE BUILDING SALE PROFILE  
 SALE 8**



<b>Property Name:</b>	Reno-Tahoe Tech Center	<b>City:</b>	Reno
<b>Address:</b>	10375 Professional Circle	<b>County:</b>	Washoe
<b>A.P.N.:</b>	160-070-25	<b>State:</b>	Nevada
<b>Year Built:</b>	2007	<b>Building Area:</b>	79,552± SF
<b>Building Type:</b>	Professional Office	<b>Parcel Size:</b>	5.07± Acres
<b>Quality:</b>	Good	<b>Building Coverage:</b>	35.99%
<b>Condition:</b>	Good	<b>Parking:</b>	Surface
<b>Recording Date:</b>	January 12, 2018	<b>Grantor:</b>	AIC Reno Investors, LLC
<b>Sale Price:</b>	\$25,300,000	<b>Grantee:</b>	Pinecone Holdings, LLC
<b>Document #:</b>	4779079	<b>Terms Of Sale:</b>	Cash to Seller
<b>Transfer Tax:</b>	\$103,730.00	<b>Conditions of Sale:</b>	1031 Exchange
<b>Price/Square Foot:</b>	\$256.12	<b>Verified By:</b>	Tim Ruffin-Colliers
<b>Income Based On:</b>	In-Place Income	<b>NOI Per SF:</b>	\$15.11
<b>Effective Gross Income:</b>	N/A	<b>E.G.I.M.:</b>	N/A
<b>Expenses:</b>	N/A	<b>Expense Percentage:</b>	N/A
<b>Net Operating Income:</b>	\$20,375,000	<b>Overall Cap Rate:</b>	5.90%

This comparable is the January 2018 sale of the Reno-Tahoe Tech Center, a 79,552± square foot professional office building located at 10375 Professional Circle in Reno, Nevada. This comparable is a three-story building that was in good condition. At the time of sale, the property was 100% leased to Employer’s Insurance on an absolute triple net lease. The lease, which will expire in 2027, has 2.5% annual escalations. The property was on the market for approximately 6 months, with an asking price of \$27,000,000 or \$339.40 per square foot. The 5.90% cap rate is based upon actual in-place income. This comparable represented the buyer’s replacement property in a 1031 exchange.





**SALES COMPARISON APPROACH SUMMARY AND CONCLUSION**

In this portion of the Sales Comparison Approach, each of the sales will be compared to the subject property based upon a sale price per square foot of gross building area. The following summarizes the sales utilized in the analysis.

<b>SUMMARY OF COMPARABLE OFFICE BUILDING SALES</b>					
<b>Sale ID</b>	<b>Building ID</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Building Area</b>	<b>Sale Price/SF</b>
1	6121 Lakeside	7/22/2016	\$6,250,000	33,072 SF	\$188.98
2	MFT Building	10/27/2016	\$3,425,000	21,233 SF	\$161.31
3	Isbell Office Suites	12/30/2016	\$4,250,000	39,461 SF	\$107.70
4	Lakeridge Centre	6/28/2017	\$6,900,000	37,410 SF	\$184.44
5	Dickson Building	9/6/2017	\$2,500,000	14,017 SF	\$178.35
6	6140 Plumas	9/29/2017	\$2,906,000	27,676 SF	\$105.00
7	515 Double Eagle	12/29/2017	\$1,759,000	14,169 SF	\$124.14
8	Reno-Tahoe Tech Center	1/12/2018	\$20,375,000	79,552 SF	\$256.12
	<b>LOW</b>	<b>7/22/2016</b>	<b>\$1,759,000</b>	<b>14,017 SF</b>	<b>\$105.00</b>
	<b>HIGH</b>	<b>1/12/2018</b>	<b>\$20,375,000</b>	<b>79,552 SF</b>	<b>\$256.12</b>
	<b>AVERAGE</b>	<b>5/31/2017</b>	<b>\$6,045,625</b>	<b>33,324 SF</b>	<b>\$163.26</b>
	<b>MEDIAN</b>	<b>8/2/2017</b>	<b>\$3,837,500</b>	<b>30,374 SF</b>	<b>\$169.83</b>

**Adjustments to Sales**

Given the disparity in physical characteristics, dates of sale and minimal number of transactions of similar properties to the subject, analysis of quantitative adjustments to the comparable sales is not considered to be reliable. As a result, I have made qualitative adjustments to the comparable sales for such items as market conditions, property rights, financing of the sale, conditions of sale, buyer expenditures, occupancy, zoning, location, size, building coverage, age, quality, condition, the inclusion of basement space, and other factors.

The following chart summarizes the adjustments considered in the valuation of the subject property. A minus sign (-) indicates that in comparison to the subject, the comparable property is superior, and the price per square foot requires downward adjustment to achieve comparability with the subject for a particular criterion. Conversely, a plus sign (+) indicates that in comparison to the subject, the comparable property is inferior, and the price per square foot requires upward adjustment to achieve comparability with the subject for a particular criterion. An equal (=) sign indicates that the comparable is similar to the subject for a particular adjustment criterion.



COMPARABLE OFFICE BUILDING SALES ADJUSTMENT GRID									
Sale Number	Subject	1	2	3	4	5	6	7	8
Price Per SF	---	\$188.98	\$161.31	\$107.70	\$184.44	\$178.35	\$105.00	\$124.14	\$256.12
Market Conditions	3/29/2018	7/22/2016	10/27/2016	12/30/2016	6/28/2017	9/6/2017	9/29/2017	12/29/2017	1/12/2018
		++	++	++	+	+	+	+	= to +
Property Rights	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Leased Fee	Fee Simple (See Occupancy)	Leased Fee	Leased Fee
		=	=	=	=	=		=	=
Financing/Cash Equ.	Assumes Cash	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.
		=	=	=	=	=	=	=	=
Conditions of Sale	None	None	None	None	None	None	None	None	None
		=	=	=	=	=	=	=	=
Buyer Expenditures	None	None	None	None	None	None	Yes-Renovations	None	None
		=	=	=	=	=	++	=	=
Occupancy at Sale	Assumes 90%	93%	50%	83%	85%	100%	0%	50%	100%
		=	+	+	+	-	++	+	-
Zoning/Use	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
		=	=	=	=	=	=	=	=
Location	SW Reno	Lakeridge	S. Meadows	SW Reno	Lakeridge	Midtown	Lakeridge	S. Meadows	S. Meadows
		-	-	=	-	=	-	=	=
Size	60,011 SF	33,072 SF	21,233 SF	39,461 SF	37,410 SF	14,017 SF	27,676 SF	14,169 SF	79,552 SF
		-	-	-	-	-	-	-	+
Building Coverage	81.38%	37.96%	47.79%	53.60%	30.67%	58.40%	31.21%	40.27%	35.99%
		-	-	-	-	-	-	-	-
Year Built	1998	1984	1999	1996	1999	1986	1991	1998	2007
		+	=	=	=	+	+	=	-
Condition	Average+	Average+	Average+	Average+	Average+	Average+	Average	Average+	Good
		=	=	=	=	=	+	=	-
Parking	Garage	Surface	Surface/Cov	Surface/Cov	Surface	Surface	Surface	Surface	Surface
		+	+	+	+	+	+	+	+
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Lease/Vis.
		=	=	=	=	=	=	=	--

### Sales Adjustment Analysis

The eight sales indicate a range of prices per square foot between \$105.00 and \$256.12. Each of the sales was purchased with cash equivalent financing, and therefore no adjustments have been made to the sales for this criteria. Additionally, none of the sales required adjustment for conditions of sale or zoning/use.

Sale 1 indicates a sale price of \$188.98 per square foot. This sale requires upward adjustments for market conditions, as market conditions in the office market have continued to improve in the Reno market since the time of this sale. This building is also older than the subject and does not have covered parking, which require upward adjustments. On the other



hand, this property has a superior location in the Lakeridge submarket, is a smaller building, and has a lower building coverage. Overall, this sale is considered a slightly high indicator of value for the subject property based upon a price per square foot basis.

Sale 2 indicates a sale price of \$161.31 per square foot. This sale requires upward adjustments for market conditions, as market conditions in the office market have continued to improve in the Reno market since the time of this sale. This sale also requires upward adjustment for occupancy, as the building was only 50% occupied at the time of sale. An upward adjustment is also required due to the subject's garage parking. On the other hand, this property has a superior location in the South Meadows submarket, is a smaller building, and has a lower building coverage. Overall, this sale is considered a reasonable indicator of value for the subject property based upon a price per square foot basis.

Sale 3 indicates a sale price of \$107.70 per square foot. This sale requires upward adjustments for market conditions, as market conditions in the office market have continued to improve in the Reno market since the time of this sale. This sale also requires upward adjustment for occupancy, as the building was only 83% occupied at the time of sale. An upward adjustment is also required due to the subject's garage parking. Overall, this sale is considered a low indicator of value for the subject property based upon a price per square foot basis.

Sale 4 indicates a sale price of \$184.44 per square foot. This sale requires upward adjustments for market conditions, as market conditions in the office market have continued to improve in the Reno market since the time of this sale. A slight upward adjustment was made to the sale for occupancy. On the other hand, this property has a superior location in the Lakeridge submarket, is a smaller building, and has a lower building coverage. Overall, this sale is considered a slightly high indicator of value for the subject property based upon a price per square foot basis.

Sale 5 indicates a sale price of \$178.35 per square foot. This sale requires upward adjustments for market conditions, as market conditions in the office market have continued to improve in the Reno market since the time of this sale. This building is also older than the subject and does not have covered parking, which require upward adjustments. On the other hand, this property has a smaller building, 100% occupancy, and has a lower building coverage.



Overall, this sale is considered a slightly high indicator of value for the subject property based upon a price per square foot basis.

Sale 6 indicates a sale price of \$105.00 per square foot. This sale requires upward adjustments for market conditions, as market conditions in the office market have continued to improve in the Reno market since the time of this sale. This building is also older than the subject and does not have covered parking, which require upward adjustments. Additionally, this building required extensive renovations for occupancy, and was not occupied at the time of sale. On the other hand, this property has a superior location in the Lakeridge submarket, is a smaller building, and has a lower building coverage. Overall, this sale is considered a low indicator of value for the subject property based upon a price per square foot basis.

Sale 7 indicates a sale price of \$124.14 per square foot. This sale requires upward adjustments for market conditions, as market conditions in the office market have continued to improve in the Reno market since the time of this sale. This property was only 50% occupied at the time of sale, which requires upward adjustment. Additionally, an upward adjustment is warranted for the subject's parking garage. Downward adjustments are warranted for building size and building coverage. Overall, this sale is considered a low indicator of value for the subject property based upon a price per square foot basis.

Sale 8 indicates a sale price of \$256.12 per square foot. This sale property requires an upward adjustment due to the subject's garage. On the other hand, this building is newer than the subject, has a superior location, has good visibility from the I-580 Freeway, and has a long-term lease to a credit tenant. Overall, this sale is considered a high indicator of value for the subject property based upon a price per square foot basis.

### **Subject Current Contract**

The subject property is currently under contract to sell to the University of Nevada, with an indicated sale price of \$9,000,000, or \$149.97 per square foot. The University currently leases the first floor of the building but has plans to eventually occupy the entire building. This price is within the range of the comparable office building sales analyzed.

### **Comparable Portfolio Sale Data**

In addition to the above sales, we analyzed a very recent portfolio sale. The chart below summarizes the transaction:



<b>TOLLES DEVELOPMENT COMPANY PORTFOLIO PURCHASE</b>				
<b>A.P.N.</b>	<b>Address</b>	<b>Purchase Price Allocation</b>	<b>Building Area</b>	<b>Sale Price/SF</b>
011-018-17 & 19	100 & 140 Washington Street	\$4,564,935	24,464 SF	\$186.60
011-161-05	275 Hill Street	\$4,156,120	23,441 SF	\$177.30
011-161-08	241 Ridge Street	\$5,781,247	34,407 SF	\$168.03
011-162-21	201 West Liberty Street	\$5,647,698	28,557 SF	\$197.77
013-391-09	1301 Cordone Avenue	\$2,200,000	25,543 SF	\$86.13
<b>Total</b>		<b>\$22,350,000</b>	<b>136,412 SF</b>	<b>\$163.84</b>

The portfolio was purchased by the Tolles Development Company on February 23, 2017 for a total purchase price of \$22,350,000. The allocated purchase prices range between \$86.13 and \$197.77 per square foot. The transaction included six downtown and midtown office buildings.

### Comparable Listing Data

Finally, we have analyzed several professional office buildings in the market currently listed for sale. The chart below summarizes these listings:

<b>COMPARABLE OFFICE BUILDING LISTINGS</b>			
<b>1. 5690 Riggins Ct</b> Reno, NV 89502  Office	Sale Price: <b>\$1,999,000</b> Price/SF: <b>\$124.94</b> Cap Rate: - Sale Type: <b>Owner/User</b>	Sale Status: <b>Active</b> Days On Market: <b>74</b> RBA: <b>16,000 SF</b> % Leased: <b>0.0%</b>	
<b>2. BJG Building, Sierra Corporate Center</b> 6995 Sierra Center Pky Reno, NV 89511 Office	Sale Price: <b>\$5,600,000</b> Price/SF: <b>\$280.83</b> Cap Rate: <b>6.41%</b> Sale Type: <b>Investment</b>	Sale Status: <b>Active</b> Days On Market: <b>21</b> RBA: <b>19,941 SF</b> % Leased: <b>100.0%</b>	
<b>3. 6225 Neil Rd</b> Reno, NV 89511  Office	Sale Price: <b>\$4,750,000</b> Price/SF: <b>\$234.08</b> Cap Rate: - Sale Type: <b>Owner/User</b>	Sale Status: <b>Active</b> Days On Market: <b>145</b> RBA: <b>20,292 SF</b> % Leased: <b>0.0%</b>	
<b>4. Bldg A, Virginia Lake Crossing</b> 2195 S Virginia St Reno, NV 89502 Office	Sale Price: <b>\$5,000,000</b> Price/SF: <b>\$195.95</b> Cap Rate: - Sale Type: <b>Owner/User</b>	Sale Status: <b>Active</b> Days On Market: <b>698</b> RBA: <b>25,517 SF</b> % Leased: <b>2.0%</b>	
<b>5. Bally Gaming</b> 950 Sandhill Dr Reno, NV 89521 Office	Sale Price: <b>\$9,746,264</b> Price/SF: <b>\$222.52</b> Cap Rate: <b>6.00%</b> Sale Type: <b>Investment</b>	Sale Status: <b>Active</b> Days On Market: <b>13</b> RBA: <b>43,800 SF</b> % Leased: <b>100.0%</b>	

The comparable office building listings indicate a range between \$124.94 and \$280.83 per square foot.



### **Conclusion**

In arriving at an indication of the per unit value applicable to the subject property, consideration is given to the physical characteristics of the subject property, as well as its use and location.

Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is our opinion that a square foot value range of \$15 to \$160 is applicable to the subject's gross building area as of the effective date of value. Applying the indicated per unit value range to the subject's 60,011± square feet of gross building area results in an indicated value range of \$9,001,650 to \$9,601,760. This figure is correlated to \$9,300,000, or \$154.97 per square foot.

In a prior section of this report costs to arrive at stabilized occupancy were estimated to be \$250,000, which must be deducted from the concluded value by the Sales Comparison Approach to arrive at the "As-Is" Market Value. Deducting the cost to stabilize from the concluded value by the Sales Comparison Approach, results in a value of \$9,050,000.

<b>SALES COMPARISON APPROACH TO VALUE CONCLUSION</b>				
<b>Value Addressed</b>	<b>Approach to Value</b>	<b>Property Rights Appraised</b>	<b>Date Of Value</b>	<b>Value Conclusion</b>
<b>"As-Is" Market Value</b>	<b>Sales Comparison Approach</b>	<b>Leased Fee Interest</b>	<b>March 29, 2018</b>	<b>\$9,050,000</b>



### FINAL PROPERTY VALUE CONCLUSION

In this portion of the appraisal, the appraiser weighs the relative significance, applicability and defensibility of each of the indications of value derived from each of the approaches to value. The appraiser then places the most weight and reliance upon the method which, in his professional judgment, best approximates the value being sought in the appraisal.

Market value is that value which most nearly represents what a typical, informed, rational purchaser would pay for the subject property, if it were available for sale on the open market, as of the date of appraisal, given all data analyzed in this report. In the preceding sections of this appraisal report, I utilized a Direct Capitalization Approach and a Sales Comparison Approach to arrive at the Market Value of the subject property as of March 29, 2018. The following chart summarizes the indicated values.

<b>MARKET VALUE SUMMARY-BY APPROACH TO VALUE</b>	
<b>Market Value Addressed</b>	<b>Market Value</b>
<b>Effective Date of Value</b>	<b>March 29, 2018</b>
Cost Approach to Value	Not Utilized
Income Approach to Value-Direct Capitalization	\$9,000,000
Sales Comparison Approach to Value	\$9,050,000

The Income Approach to Value was completed utilizing a Direct Capitalization Analysis. In interviews with brokers, buyers and sellers of office buildings, it was indicated that the Income Approach to Value is typically relied upon. The subject is currently operated as a multi-tenant professional office building but is proposed to be purchased by an owner-user. Sufficient comparable market data was available to justify the value conclusion by the Income Approach. The Income Approach to Value is considered a reliable indication of value, and is given the weight in the final property value conclusion.

In the Sales Comparison Approach to Value, the sales of several office buildings were compared with the subject property using a Price Per Square Foot Analysis. In addition, buildings currently available for sale were analyzed. Although the properties analyzed were felt to be generally competitive to the subject, each property had a variety of physical differences with the subject, as well as a variety of different users, occupancy rates, and locations. The subject building is owner-occupied. The Sales Comparison Approach is given weight in the final value conclusion.



In the final analysis, both approaches to value are felt to support the value of the property. Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is our opinion that the Prospective Stabilized Leased Fee Market Value of the subject property as of the effective date is as follows:

<b>FINAL MARKET VALUE CONCLUSION</b>				
<b>Property Description</b>	<b>Value Addressed</b>	<b>Property Rights Appraised</b>	<b>Effective Date Of Value</b>	<b>Value Conclusion</b>
<b>745 West Moana</b>	<b>Market Value</b>	<b>Leased Fee Interest</b>	<b>March 29, 2018</b>	<b>\$9,000,000</b>





### **EXPOSURE AND MARKETING TIME**

Exposure time is defined as the length of time that would have been necessary to expose the property on the open market, in order to have consummated the sale at the effective date of valuation. This analysis assumes the property was marketed at the value conclusion contained in this report.

Marketing time, on the other hand, is the time necessary to consummate a sale of the subject property assuming that a marketing effort is begun as of the effective date of valuation and that the property is marketed at the final property value conclusion contained in this report.

In arriving at an estimate of an appropriate exposure and marketing time for the subject property, consideration is given the subject property's physical characteristics. Consideration is also given to the exposure and marketing times of the competing buildings utilized in the Sales Comparison Approach to Value, and interviews with brokers and property managers familiar with similar properties.

Based upon a review of the available data, it is our opinion that an appropriate exposure and marketing time for the subject property, assuming it is marketed at its final property value conclusions, would be approximately six months to one year.

<b>EXPOSURE &amp; MARKETING TIME CONCLUSIONS</b>		
<b>Property Description</b>	<b>Exposure Time</b>	<b>Marketing Time</b>
<b>745 West Moana Lane</b>	<b>Approximately 6 Months-1 Year</b>	<b>Approximately 6 Months-1 Year</b>



## CERTIFICATION

Each of the undersigned does hereby certify that, unless otherwise noted in this appraisal report, that they do certify to the best of their 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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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.
- I have not performed services, as an appraiser 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 to 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*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Scott Griffin has completed the requirements under the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Respectfully Submitted,

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Scott Q. Griffin, MAI  
Nevada Certified General Appraiser  
License Number A.0003504-CG

## **STANDARD ASSUMPTIONS AND LIMITING CONDITIONS**

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are contingent upon the following assumptions and limiting conditions.

### **LIMITS OF LIABILITY**

This report was prepared by Johnson Perkins Griffin, LLC. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by the staff of Johnson-Perkins & Associates, as employees, not as individuals. The liability of Johnson Perkins Griffin, LLC and its employees and associates is limited to the client only and to the fee actually received by the appraisal firm. There is no accountability, obligation, or liability to any third party. If the appraisal report is disseminated to anyone other than the client, the client shall make such party or parties aware of all limiting conditions and assumptions affecting the appraisal assignment. Neither the appraisers nor the appraisal firm is in any way to be responsible for any costs incurred to discover or correct any physical, financial and/or legal deficiencies of any type present in the subject property. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in the event of a lawsuit brought by a lender, a partner or part owner in any form of ownership, a tenant or any other party, the client will hold the appraiser(s) and the appraisal firm completely harmless in such action with respect to any and all awards or settlements of any type in such lawsuits.

### **COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT**

Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for any purpose or any function other than its intended use, as stated in the body of the report. The appraisal fee represents compensation only for the analytical services provided by the appraiser(s). The appraisal report remains the property of the appraisal firm, though it may be used by the client in accord with these assumptions and limiting conditions.

This appraisal is to be used only in its entirety, and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the appraiser(s) whose signature(s) appears on the appraisal report, unless it is indicated that one or more of the appraisers was acting as "Review Appraiser." No change of any item in the report shall be made by anyone other than the appraiser(s). The appraiser(s) and the appraisal firm shall bear no responsibility for any such unauthorized changes.

### **CONFIDENTIALITY**

Except as provided for subsequently, neither the appraiser(s) nor the appraisal firm may divulge the analyses, opinions or conclusions developed in the appraisal report, nor may they give a copy of the report to anyone other than the client or his designee as specified in writing. However, this condition does not apply to any requests made by the Appraisal Institute for purposes of confidential ethics enforcement. Also, this condition does not apply to any order or request issued by a court of law or any other body with the power of subpoena.



### **INFORMATION SUPPLIED BY OTHERS**

Information (including projections of income and expenses) provided by informed local sources, such as government agencies, financial institutions, Realtors, buyers, sellers, property owners, bookkeepers, accountants, attorneys, and others is assumed to be true, correct and reliable. No responsibility for the accuracy of such information is assumed by the appraiser(s). Neither the appraiser(s) nor the appraisal firm is liable for any information or the work product provided by subcontractors. The client and others utilizing the appraisal report are advised that some of the individuals associated with Johnson Perkins Griffin, LLC are independent contractors and may sign the appraisal report in that capacity. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable. To the best of our judgment and knowledge, all such information is considered appropriate for inclusion. In some instances, an impractical and uneconomic expenditure of time would be required in attempting to furnish absolutely unimpeachable verification. The value conclusions set forth in the appraisal report are subject to the accuracy of said data. It is suggested that the client consider independent verification as a prerequisite to any transaction involving a sale, a lease or any other commitment of funds with respect to the subject property.

### **TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE**

The contract for each appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report. The appraisers(s) or those assisting in the preparation of the report will not be asked or required to give testimony in court or in any other hearing as a result of having prepared the appraisal, either in full or in part, except under separate and special arrangements at an additional fee. If testimony or a deposition is required, the client shall be responsible for any additional time, fees and charges, regardless of the issuing party. Neither the appraiser(s) nor those assisting in the preparation of the report is required to engage in post- appraisal consultation with the client or other third parties, except under a separate and special arrangement and at an additional fee.

### **EXHIBITS AND PHYSICAL DESCRIPTIONS**

It is assumed that the improvements and the utilization of the land are within the boundaries of the property lines of the property described in the report and that there is no encroachment or trespass unless noted otherwise within the report. No survey of the property has been made by the appraiser(s) and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in the report are there to assist the reader in visualizing the property and are not necessarily drawn to scale. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced or used apart from the report.

### **TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS**

No responsibility is assumed by the appraiser(s) or the appraisal firm for matters legal in character or nature. No opinion is rendered as to the status of title to any property. The title is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in the appraisal report. The legal description, as furnished by the client, his designee or as derived by the appraiser(s), is assumed to be correct as reported. The appraisal is not to be construed as giving advice concerning liens, title status, or legal marketability of the subject property.



## **ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS**

This appraisal should not be construed as a report on the physical items that are a part of any property described in the appraisal report. Although the appraisal may contain information about these physical items (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide for property valuation and not as a complete or detailed report on these physical items. The appraiser(s) is not a construction, engineering, or architectural expert, and any opinion given on these matters in this report should be considered tentative in nature and is subject to modification upon receipt of additional information from appropriate experts. The client is advised to seek appropriate expert opinion before committing any funds to the property described in the appraisal report.

Any statement in the appraisal regarding the observed condition of the foundation, roof, exterior walls, interior walls, floors, heating system, plumbing, insulation, electrical service, all mechanicals, and all matters relating to construction is based on a casual inspection only. Unless otherwise noted in the appraisal report, no detailed inspection was made. For instance, the appraiser is not an expert on heating systems, and no attempt was made to inspect the interior of the furnace. The structures were not investigated for building code violations, and it is assumed that all buildings meet the applicable building code requirements unless stated otherwise in the report.

Such items as conditions behind walls, above ceilings, behind locked doors, under the floor, or under the ground are not exposed to casual view and, therefore, were not inspected, unless specifically so stated in the appraisal. The existence of insulation, if any is mentioned, was discovered through conversations with others and/or circumstantial evidence. Since it is not exposed to view, the accuracy of any statements regarding insulation cannot be guaranteed.

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any comments on observed conditions given in this appraisal report should not be taken as a guarantee that a problem does not exist. Specifically, no guarantee is given as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning systems, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, we would strongly suggest that a mechanical and/or structural inspection be made by a qualified and licensed contractor, a civil or structural engineer, an architect or other experts. This appraisal report is based on the assumption that there are no hidden, unapparent or apparent conditions on the property or improvements which would materially alter the value as reported. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and standard for the properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made in the appraisal as to the adequacy of insulation, the type of insulation, or the energy efficiency of the improvements or equipment which is assumed to be standard for the subject's age, type and condition.

## **TOXIC MATERIALS AND HAZARDS**

Unless otherwise stated in the appraisal report, no attempt has been made to identify or report the presence of any potentially toxic materials and/or condition such as asbestos, urea formaldehyde foam insulation, PCBs, any form of toxic waste, polychlorinated biphenyl, pesticides, lead-based paints or soils or ground water contamination on any land or improvements described in the appraisal report. Before committing funds to any property, it is strongly advised that appropriate experts be employed to inspect both land and improvements for the existence of such potentially toxic materials and/or conditions. If any potentially toxic materials and/or conditions are present on the property, the value of the property may be



adversely affected and a re-appraisal at an additional cost may be necessary to estimate the effects of such circumstances.

### **SOILS, SUB-SOILS, AND POTENTIAL HAZARDS**

It is assumed that there are no hidden or unapparent conditions of the soils or sub-soil which would render the subject property more or less valuable than reported in the appraisal. No engineering or percolation tests were made and no liability is assumed for soil conditions. Unless otherwise noted, the land and the soil in the area being appraised appeared to be firm, but no investigation has been made to determine whether or not any detrimental sub-soil conditions exist. Neither the appraiser(s) nor the appraisal firm is liable for any problems arising from soil conditions. These appraisers strongly advise that, before any funds are committed to a property, the advice of appropriate experts be sought.

If the appraiser(s) has not been supplied with a termite inspection report, survey or occupancy permit, no responsibility is assumed and no representation is made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained.

Neither the appraiser(s) nor the appraisal firm assumes responsibility for any costs or for any consequences arising from the need or lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

### **ARCHEOLOGICAL SIGNIFICANCE**

No investigation has been made by the appraiser and no information has been provided to the appraiser regarding potential archeological significance of the subject property or any portion thereof. This report assumes no portion of the subject property has archeological significance.

### **LEGALITY OF USE**

This appraisal report assumes that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless non-compliance is stated, defined and considered in the appraisal report. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in the appraisal report. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national government, private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

### **COMPONENT VALUES**

Any distribution of the total value between the land and improvements, between partial ownership interests or any other partition of total value applies only under the stated use. Moreover, separate allocations between components are not valid if this report is used in conjunction with any other analysis.

### **COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT**

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. It is assumed that the property is in direct compliance with the various detailed requirements of the ADA.



## **AUXILIARY AND RELATED STUDIES**

No environmental or impact studies, special market studies or analyses, special highest and best use studies or feasibility studies have been requested or made by the appraiser(s) unless otherwise specified in an agreement for services and so stated in the appraisal report.

## **DOLLAR VALUES AND PURCHASING POWER**

The estimated market value set forth in the appraisal report and any cost figures utilized are applicable only as of the date of valuation of the appraisal report. All dollar amounts are based on the purchasing power and price of the dollar as of the date of value estimates.

## **ROUNDING**

Some figures presented in this report were generated using computer models that make calculations based on numbers carried out to three or more decimal places. In the interest of simplicity, most numbers have been rounded. Thus, these figures may be subject to small rounding errors.

## **QUANTITATIVE ANALYSIS**

Although this analysis employs various mathematical calculations to provide value indications, the final estimate is subjective and may be influenced by our experience and other factors not specifically set forth in this report.

## **VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER**

All values shown in the appraisal report are projections based on our analysis as of the date of valuation of the appraisal. These values may not be valid in other time periods or as conditions change. Projected mathematical models set forth in the appraisal are based on estimates and assumptions which are inherently subject to uncertainty and variations related to exposure, time, promotional effort, terms, motivation, and other conditions. The appraiser(s) does not represent these models as indicative of results that will actually be achieved. The value estimates consider the productivity and relative attractiveness of a property only as of the date of valuation set forth in the report.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value, investment value or value in use is a reflection of such benefits and of the appraiser's interpretation of income, yields and other factors derived from general and specific client and market information. Such estimates are as of the date of valuation of the report, and are subject to change as market conditions change.

This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. The appraiser(s) does not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice. The appraisal report itself and the value estimates set forth therein are subject to change if either the physical or legal entity or the terms of financing are different from what is set forth in the report.



## **ECONOMIC AND SOCIAL TRENDS**

The appraiser assumes no responsibility for economic, physical or demographic factors which may affect or alter the opinions in this report if said economic, physical or demographic factors were not present as of the date of value of this appraisal. The appraiser is not obligated to predict future political, economic or social trends.

## **EXCLUSIONS**

Furnishings, equipment, other personal property and value associated with a specific business operation are excluded from the value estimate set forth in the report unless otherwise indicated. Only the real estate is included in the value estimates set forth in the report unless otherwise stated.

## **SUBSURFACE RIGHTS**

No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials, except as is expressly stated.

## **PROPOSED IMPROVEMENTS, CONDITIONED VALUE**

It is assumed in the appraisal report that all proposed improvements and/or repairs, either on-site or off-site, are completed in an excellent workmanlike manner in accord with plans, specifications or other information supplied to these appraisers and set forth in the appraisal report, unless otherwise explicitly stated in the appraisal. In the case of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. The estimate of market value is as of the date specified in the report. Unless otherwise stated, the assumption is made that all improvements and/or repairs have been completed according to the plans and that the property is operating at levels projected in the report.

## **MANAGEMENT OF PROPERTY**

It is assumed that the property which is the subject of the appraisal report will be under typically prudent and competent management which is neither inefficient nor superefficient.

## **FEE**

The fee for any appraisal report, consultation, feasibility or other study is for services rendered and, unless otherwise stated in the service agreement, is not solely based upon the time spent on any assignment.

## **LEGAL EXPENSES**

Any legal expenses incurred in defending or representing ourselves concerning this assignment will be the responsibility of the client.





### **CHANGES AND MODIFICATIONS**

The appraiser(s) reserves the right, at the cost of the client, to alter statements, analyses, conclusions, or any value estimates in the appraisal if any new facts pertinent to the appraisal process are discovered which were unknown on the date of valuation of this report.

### **DISSEMINATION OF MATERIAL**

Neither all nor any part of the contents of this report shall be disseminated to the general public through advertising or sales media, public relations media, new media or other public means of communication without the prior written consent and approval of the appraiser(s).

The acceptance and/or use of the Appraisal Report by the client or any third party constitutes acceptance of the Assumptions and Limiting Conditions set forth in the preceding paragraphs. The appraiser's liability extends only to the specified client, not to subsequent parties or users. The appraiser's liability is limited to the amount of the fee received for the services rendered.



## QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

### Professional Designations

MAI-Member Appraisal Institute (MAI Designation Number 12359) 2005

### State Licensing and Certification

Certified General Appraiser – State of Nevada 2000  
License Number A.0003504-CG (Certified Through 03/31/2020)

### Offices Held

Board of Directors-Reno/Carson/Tahoe Chapter Appraisal Institute 2009-2013  
Treasurer-Reno/Carson/Tahoe Chapter Appraisal Institute 2002-2003  
President-University of Nevada Young Alumni Chapter 1999

### Appraisal Education and Technical Training

Appraisal Institute

- Course 110-Appraisal Principles 1997
- Course 120-Appraisal Procedures 1998
- Course 310-Basic Income Capitalization 1998
- Course 400-Uniform Standards of Professional Appraisal Practice Update 2004
- Course 410-Standard of Professional Practice-Part A 1999
- Course 420-Standard of Professional Practice-Part B 1999
- Course 510-Advanced Income Capitalization 1999
- Course 520-Highest & Best Use Analysis 2002
- Course 530-Advanced Sales & Cost Approaches 2004
- Course 540-Course Report Writing & Valuation Analysis 2003
- Course 550-Advanced Applications 2003

Other Courses and Seminars

- The High-Tech Appraisal Office 1997
- GIS Applications for Appraisal 1997
- Uniform Standard of Professional Appraisal Practice 2002
- Comprehensive Appraisal Workshop 2004
- Evaluating Commercial Construction 2006
- Attacking & Defending An Appraisal In Litigation 2007
- Analyzing Distressed Real Estate 2008
- 7-Hour National USPAP Update Course 2010/2012/2014/2016/2018
- Condemnation Appraising 2010
- Appraising Convenience Stores 2010
- Analyzing Distressed Real Estate 2012
- Apartment Appraisal, Concepts & Applications 2012
- Small Hotel/Motel Valuation 2012
- Business Practice & Ethics 2014
- Real Estate Finance Statistics and Valuation Modeling 2014
- The Discounted Cash Flow Model: Concepts, Issues, and Apps 2014
- Expert Witness for Commercial Appraisers 2016
- Analyzing Operating Expenses 2016
- Supervisor-Trainee Course (Nevada) 2016
- Comparative Analysis 2018
- The Discounted Cash Flow Analysis Model 2018
- Data Verification Methods 2018
- Eminent Domain and Condemnation 2018

### Formal Education

University of Nevada, Reno 1995  
Bachelor of Science in Business Administration; Major-Finance, Minor-Economics

### Occupational History

Johnson Perkins Griffin, LLC 03/2015-Present  
Johnson-Perkins & Associates 03/1997-02/2015



**QUALIFICATIONS OF APPRAISER  
 SCOTT QUINN GRIFFIN**

**Types of Property Appraised**

- Single Family Residences
- Condominiums
- Vacant Residential Lots
- Subdivisions
- Vacant Commercial Land
- Industrial Buildings/Warehouses
- Shopping Centers
- Retail Buildings
- Professional/Medical Office Buildings
- Apartment Complexes
- Affordable Housing Apartment Complexes
- Hotels/Motels
- Casinos/Hotel-Casinos
- Farmland/Ranchland
- Various Special Use Properties
- Condemnation Appraisals
- Right-Of-Way Appraisals
- Conservation Easements

**Admitted as Expert Witness**

- United States District Court, District of Nevada
- United States Bankruptcy Court, District of Nevada
- United States District Court
- Superior Court-State of California
- Washoe County District Court
- Washoe County Board of Equalization
- Nevada State Board of Equalization

**APPRAISER CERTIFICATE**

**STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY**

NOT TRANSFERABLE                      REAL ESTATE DIVISION                      NOT TRANSFERABLE

This is to Certify That : SCOTT Q GRIFFIN                      Certificate Number: A.0003504-CG

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

Issue Date: April 3, 2018                      Expire Date: March 31, 2020

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

FOR: JOHNSON PERKINS GRIFFIN, LLC                      REAL ESTATE DIVISION  
 245 E LIBERTY STREET, STE 100  
 RENO, NV 89501

SHARATH CHANDRA  
*Administrator*



# **ADDENDA**

## Purchase and Sale Agreement

1. The Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine (hereinafter "Buyer")<sup>1</sup>, agrees to purchase, and Windsor West Ventures, LLC, (hereinafter called "Seller"), agrees to sell, the real property described in Section 2 (hereinafter referred to as the "Real Property"). This Purchase and Sale Agreement may be referred to herein as the "Agreement."
2. REAL PROPERTY ADDRESS AND LEGAL DESCRIPTION. The Real Property is located at 745 West Moana Lane, Reno NV 89509, County of Washoe, State of Nevada, having APN 019-341-02 and being improved with a 60,011± square foot free standing retail building situated on 1.64± acres of land and is legally described as set forth in the attached Exhibit A.
3. EARNEST MONEY.
  - (i) Within three (3) business days of mutual execution of this Agreement, Buyer shall deposit funds in the amount of Two Hundred Fifty Thousand Dollars, (\$250,000.00), (the "Earnest Money Deposit") as earnest money to the Title Company (further defined in Section 7 below). The Earnest Money Deposit shall become nonrefundable according to the schedule outlined in Section 6 of this Agreement, subject to the other terms and conditions of this Agreement.
  - (ii) The entire Earnest Money Deposit and the accumulated interest thereon shall be applied against the Purchase Price (as defined below) at Closing (as defined below). In the event this Agreement is terminated as a result of the Seller's breach hereunder, or Seller's inability to perform, or as further set forth in Sections 6, 8, 12, 14, and 15 hereof, all of the Earnest Money Deposit, including any accumulated interest, shall be immediately returned to the Buyer by the Title Company. Except as otherwise set forth in this Agreement, and as outlined in Section 32, in the event this Agreement is terminated after the Satisfaction Date, as defined in Section 6, or after Buyer's conditions precedent set forth in Section 6 of this Agreement have been waived or satisfied, or the sale fails to close by reason of a breach by Buyer, the Earnest Money Deposit shall be paid to or retained by Seller.
  - (iii) The Earnest Money Deposit shall be deposited with the Title Company and shall be held in trust in accordance with the terms and conditions of this Agreement.
4. PRICE/TERMS. The total purchase price (the "Purchase Price") is Nine Million and 00/100 Dollars (\$9,000,000.00), payable as follows:
  - (i) \$250,000.00 Earnest Money Deposit as set forth in this Agreement, plus interest thereon;
  - (ii) Balance of the Purchase Price to be paid in cash at Closing (defined below in Section 9).
5. INCLUDED ITEMS. All of Seller's rights and interests in the Real Property (including all easement and appurtenant rights), all of Seller's interest in the "Space Leases"<sup>2</sup>, all of Seller's interest in personal property, including plans, specifications, licenses, permits, warranties and other intangibles, if any, owned by Seller as well as personal property located on the Real Property, and all appurtenances and

<sup>1</sup> Terms defined in this Agreement are summarized in Attachment 1 "Index of Defined Terms".

<sup>2</sup> "Space Leases" means all leases, licenses, or other occupancy or use agreements (other than subleases, licenses or concession agreements, made by tenants who lease space at the Real Property), including all modifications, addenda, and supplements thereto and guarantees thereof, applicable to any part of the Real Property.

hereditaments appertaining to the Real Property. Notwithstanding the foregoing, Buyer shall not assume any obligations of Seller other than those that are appurtenant to the Real Property, and the Space Leases, and shall have no duties under the same including but not limited to maintenance and service agreements, ("Service Contracts") unless Buyer elects in writing to assume one or more Service Contracts in Buyer's sole and absolute discretion. Seller shall indemnify, defend and hold harmless, Buyer from any claims, costs, damages or judgements against Buyer arising from or related to any Service Contracts which are not assumed by Buyer. The obligation of Seller to indemnify Buyer as set forth in this Section shall survive Closing.

6. ADDITIONAL TERMS, CONDITIONS, AND CONTINGENCIES.

- (i) The date upon which all of Buyer's due diligence conditions and contingencies, excluding Section 32, must either be satisfied or waived, by forty-five (45) days from mutual execution of this Agreement or April 30, 2018, whichever is later (the "Satisfaction Date"). The Closing of this transaction is contingent upon satisfaction or waiver by Buyer of the conditions set forth in this Section 6 on or before the Satisfaction Date. Upon mutual execution of this Agreement, Seller shall cooperate in Buyer's efforts related to such inspection and due diligence. Within five (5) business days of execution Seller shall provide to Buyer legible copies of the following, if any: Space Leases, Service Contracts, and any other contracts and/or agreements which Buyer will assume or may choose to assume at the Closing. Seller shall also provide to Buyer all documentation regarding the Real Property including, without limitation, soil reports, permits, construction documents and other reports and documents related to any construction on the Real Property. As Buyer will be a proposed Occupant, Buyer may meet with current Tenants to further evaluate Buyer's future programming of the building, subject to existing contract terms.
- (ii) In the event that on or prior to the Satisfaction Date, Buyer, in its sole discretion, is not satisfied with the condition of the Property for any reason, including, but not limited to, the state of title to the Real Property, the condition of the Real Property, or the Space Leases, then, on or prior to the Satisfaction Date, Buyer shall have the right by giving written notice to Seller and Title Company to cancel and terminate this Agreement without liability. In such event the Earnest Money Deposit, including any accumulated interest, shall be returned to Buyer by Title Company. The failure of Buyer to give written notice of such cancellation and termination by the Satisfaction Date shall be deemed to be waiver by Buyer of all such conditions and an election to proceed to Closing, subject to Section 32 of this Agreement. If Buyer elects or is deemed to have elected to proceed with this transaction beyond the Satisfaction Date, the Earnest Money Deposit shall become non-refundable, and applied to the Purchase Price at Closing, except as otherwise expressly provided in this Agreement.
- (iii) Seller agrees up and until either Closing or this Agreement is terminated, that Seller will not enter into any new Space Leases or renew any existing Space Leases, without the prior written approval of Buyer.

7. TITLE COMPANY/ESCROW AGENT. The parties agree that the Title Company shall be Ticor Title Company, Attn: Rebecca Rich, ("Title Company"). Title Company shall provide any required title policy and preliminary report or commitment and shall act as the escrow agent relating to the sale of the Real Property pursuant to this Agreement. Each party agrees to pay one-half of the Title Company's escrow fee.

8. TITLE INSURANCE. Seller shall provide and pay for an ALTA Owner's Standard Coverage Title Policy (containing all of the standard printed title exceptions) insuring the Buyer for the amount of the Purchase

Price. Any additional premiums ordered by Buyer for extended coverage and any survey required by the Title Company shall be paid by Buyer. Seller shall cause the Title Company to provide Buyer with a preliminary title report or commitment together with copies of all underlying documents giving rise to any exceptions listed therein within five (5) business days after mutual execution and delivery of this Agreement. Buyer shall have until the Satisfaction Date to object, by written notice to Seller, to the condition of title as set forth in the report. In the event the Buyer makes written objection to any exception to title, Seller shall have a reasonable time, not to exceed Ten (10) days, to satisfy any such objection to exception or provide affirmative title insurance coverage, and in the event the Seller cannot remove, or is unwilling to remove, such objected to exceptions or provide affirmative title insurance coverage, the Buyer may elect, as its sole remedy, to (a) either terminate this Agreement and receive back the Earnest Money Deposit and any accrued interest or (b) proceed to Closing, taking title subject to such exceptions. If the Buyer does not object within the time frame set out above, the Buyer shall be deemed to have accepted the condition of the title, except for monetary liens caused or suffered by through or under Seller, which, in all instances, shall be paid at Closing in full by Seller. In the event Buyer elects to terminate this Agreement as provided herein, the Buyer shall be entitled to the return of the Earnest Money Deposit and any accrued interest. The final title insurance policy shall be delivered to the Buyer by the Title Company as soon as possible after Closing.

9. CLOSING DATE. "Closing" shall be deemed to be the date on which the deed is recorded and the sales proceeds are available for disbursement to Seller and as otherwise directed by the parties. Buyer and Seller shall deposit with the Title Company all funds and instruments necessary to complete the sale. Closing shall occur no later than fifteen (15) Business Days following the satisfactory approval of the terms of the purchase and sale of the Real Property by the Board of Regents of the Nevada System of Higher Education pursuant to Section 32 of this Agreement.
10. DOCUMENTS TO BE DELIVERED AT OR PRIOR TO CLOSING. On the date of Closing or such earlier date set forth below, Seller shall have executed, or caused to be executed, and delivered to the Title Company the following documents in a form reasonably acceptable to Buyer and Seller:
  - (i) Grant Bargain Sale Deed (in the form attached hereto as Exhibit C)
  - (ii) An Assignment and Assumption of all Space Leases, warranties, contracts (including Service Contracts, as set forth on Exhibit B), and guarantees that affect the Real Property (in the form attached hereto as Exhibit D)
  - (iii) Bill of Sale (in the form attached hereto as Exhibit E)
  - (iv) At least thirty days prior to Closing or such later time as specified by Buyer, subordination and non-disturbance agreements, and/or Estoppel Certificates fully executed by all tenants, guarantors, or others having rights under the Space Leases (in the form attached hereto as Exhibit F), and by Closing under the Agreement, Seller shall be deemed to make a representation and warranty that all of matters set forth in the Estoppel Certificates are true and remain accurate as of Closing, and such representation and warranty shall survive Closing.
  - (v) At least thirty days prior to Closing or such later time as specified by Buyer, Subordination, Non-Disturbance and Attornment Agreements fully executed by all tenants, guarantors, or others having rights under the Space Leases in a commercially reasonable form supplied by Buyer.
  - (vi) Any other instruments or documents reasonably requested by Buyer
11. POSSESSION/PRORATION/CLOSING COSTS. Buyer shall be entitled to possession of the Real Property on the day of Closing. Taxes and water assessments (using the last available assessment as a basis) shall be prorated as of Closing. Utilities shall be paid by Seller through Closing. Any tenant security deposits held by Seller shall be credited to Buyer at Closing. Recording costs shall be paid by Buyer. Seller shall be entitled to all income produced by the Real Property that is allocable to the period prior to the Closing and shall be responsible for all expenses allocable to the period prior to the Closing. Buyer shall be entitled to all income and responsible for all expenses allocable up to and including 12:01 A.M on the

date of Closing. All prepaid rentals, other prepaid payments (other than monthly real estate tax or CAM estimates or installments), security deposits, electric, gas, sewer and water deposits deposited with Seller by tenants under any Space Leases, license agreements or concession agreements relating to the Real Property, if any, shall all belong to Buyer, in the event Buyer elects to assume the same in its sole and absolute discretion and all shall be assigned and delivered to Buyer at Closing, whereupon Seller shall be released from all liability with respect thereto. Buyer shall not be responsible for any charges, salaries, vacation pay, or fringe benefits of employees of Seller prior to or following the Closing and those shall not be prorated. Seller shall be responsible for any obligations to perform any alterations, reimburse any tenant for improvements done on or before the time of Closing, and/ or pay any incentives or commissions arising out of or related to the Space Leases. The obligations in the preceding sentence shall survive Closing for 12 months. All accounts receivable under the Space Leases which are past due by thirty days prior to closing shall be the property of Buyer. The parties agree that the pro-rations at Closing shall be based upon estimates and the parties agree to adjust the same post-Closing in the event they determine the same are inaccurate.

12. **DEFAULT.** If the Closing does not take place because of Buyer's default, the Earnest Money Deposit including any accrued interest shall be retained by Seller as agreed-upon liquidated damages as Seller's sole remedy for such default, and thereupon this Agreement shall be null and void and of no further force or effect whatsoever. The parties hereto expressly agree that Seller's actual damages in the event of a default by Buyer would be extremely difficult or impractical to ascertain and that the amount of the Earnest Money Deposit represents the parties' reasonable estimate of such damages. If the Closing does not take place because of Seller's default and refusal to close despite Buyer's willingness to do so (such willingness includes waiver by Buyer of any uncured title objection properly made by Buyer or material breach of representation or warranty by Seller) (such willful default and refusal being hereinafter referred to as a "Seller Default"), then Buyer, as its sole and exclusive right and remedy as a result of such Seller Default, may elect, in its sole discretion, to either (i) cancel this Agreement, in which event the Earnest Money Deposit, including any accrued interest, shall be immediately returned to Buyer by Title Company, or (ii) Buyer may enforce specific performance of this Agreement without any reduction or abatement of the Purchase Price. Notwithstanding the foregoing, Seller shall have the right to abate or reduce the Purchase Price in the amount of any monetary liens caused or suffered by through or under Seller. In the event of default by either of the parties in their performance of the terms or conditions of this Agreement, the defaulting party agrees to pay all attorneys' fees and costs incurred by the non-defaulting party and in the event of suit the prevailing party shall be entitled to its reasonable attorneys' fees and costs.

In the event of a dispute between the parties as to the Earnest Money Deposit deposited hereunder by Buyer, the Title Company holding the Earnest Money Deposit may file an interpleader action in a court of competent jurisdiction located in Washoe County, Nevada to resolve any dispute between the parties.

The Buyer and Seller authorize the Title Company holding the Earnest Money Deposit to utilize as much of the Earnest Money Deposit as may be necessary to advance the costs and fees required for filing of any such action. The cost of such action shall be paid by the party which is not the prevailing party.

13. **TITLE CONVEYANCE.** Title to the Real Property is to be conveyed by Grant Bargain Sale deed in the form attached as Exhibit C and is to be marketable and insurable except for rights reserved in federal patents, building or use restriction, building and zoning regulations and ordinances of any governmental unit, rights of way and easements established or of record, and any other liens, encumbrances or defects (except for monetary liens caused or suffered by Seller by through or under Seller) approved or deemed approved by Buyer as of the Satisfaction Date. In the event any personal property is included as part of the contemplated sale, it shall be conveyed by bill of sale and shall be free and clear of all liens, claims and encumbrances.



14. **RISK OF LOSS.** Seller shall keep the Real Property insured against loss by fire and other casualty usually insured against in the market area of the Real Property until the Closing. In the event the Property has suffered any damage, destruction or casualty loss over \$5,000 prior to Closing, which Seller has refused to repair, whether or not covered by insurance, then this Agreement shall be voidable, in the sole discretion of the Buyer (with the Earnest Money Deposit, including any accumulated interest, being returned to Buyer by Title Company) by written notice to Seller within ten (10) calendar days from the date Buyer receives notice of such damage. Alternatively, Buyer may elect to proceed with Closing without adjustment to the Purchase Price (only by written notice of such election) and, in such event, Seller shall pay or assign the proceeds of the insurance to Buyer (and pay to Buyer the amount of any deductible in cash) at Closing.
15. **CONDEMNATION.** In the event any eminent domain or condemnation proceedings are commenced prior to Closing affecting any portion of, or interest in, the Real Property Buyer in Buyer's sole discretion may either (a) elect to terminate Buyer's obligation to purchase the Real Property by giving written notice to Seller at any time prior to Closing (with the Earnest Money Deposit, including any accumulated interest, being returned to Buyer by Title Company) or (b) elect to complete the purchase of Real Property and require Seller to immediately appoint Buyer as its attorney-in-fact to negotiate with the condemning entity, and, in such event, Buyer shall receive all sums awarded in such condemnation proceeding of the Real Property, excluding any amounts attributable to adverse impacts on other property owned by Seller. Seller hereby agrees to immediately give notice to Buyer of any condemnation or contemplated condemnation of the Real Property and Buyer hereby agrees to, within ten (10) days of such notice, give written notice to Seller of Buyer's election with respect thereto.
16. **CONDITION OF REAL PROPERTY AT CLOSING.** Except as set forth elsewhere in this Agreement, Buyer agrees to purchase the Real Property in "as-is" (existing) condition, where is, with all faults but Seller shall maintain the Real Property until the Closing in its present condition, ordinary wear and tear excepted; shall fully perform its obligation under the Space Leases, subject to the provisions of Sections 14 and 15 on casualty and condemnation; shall continue to conduct business in the ordinary course consistent with past practice; and shall not enter into any new or additional agreement, whether oral or written, related to the Real Property and the Space Leases. In addition, subject to NRS 41.032, et. seq., Buyer releases Seller from any obligation, claim, liability, action, cost or expense (including, without limitation, attorneys' fees) related to any Hazardous Material (as defined below) at any time used, deposited, stored, disposed of, placed or otherwise located in or on, or released from, the Real Property or any facility operated on the Real Property in violation of environmental laws, unless actually used, deposited, stored, disposed of, placed or released by Seller and except as set forth in Section 30(vi) hereof.
17. **ENTIRE AGREEMENT/AMENDMENT.** This Agreement supersedes all previous written or oral agreements, representations, statements, negotiations, and understandings, and constitutes the entire agreement of whatsoever kind or nature existing between or among the parties respecting the within subject matter and no party shall be entitled to benefits or subject to obligations other than those specified herein. This Agreement may not be amended, supplemented, canceled or discharged except by written instrument executed by all parties hereto. This Agreement may be executed in two or more counterparts, each and all of which shall be deemed an original and all of which together shall constitute one instrument; it shall be sufficient that the signature of each party appear on one or more counterparts.
18. **REPRESENTATION CONFIRMATION AND ACKNOWLEDGEMENT OF DISCLOSURE.**  
 Seller's Broker:           Colliers International  
 Seller's Agent(s):       Melissa Molyneaux

Check one (1) box in Section 1 below and one (1) box in Section 2 below to confirm that in this transaction, the brokerage(s) involved had the following relationship(s) with the Buyer(S) and SELLER(S).

Section 1:

- (i)  The Buyer is not represented by a broker.
- (ii)  The broker working with the Buyer(S) is acting as a LIMITED DUAL AGENT for the Buyer(S).
- (iii)  The brokerage working with the Buyer(S) is acting as a LIMITED DUAL AGENT for the Buyer(S), and has an ASSIGNED AGENT acting solely on behalf of the Buyer(S).
- (iv)  The broker working with the Buyer(S) is acting as a NONAGENT for the Buyer(S).

Section 2:

- A.  The brokerage working with the SELLER(S) is acting as an AGENT for the SELLER(S).
- B.  The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S).
- C.  The brokerage working with the SELLER(S) is acting as a LIMITED DUAL AGENT for the SELLER(S), and has an ASSIGNED AGENT acting solely on behalf of the SELLER(S)
- D.  The brokerage and agent working with the SELLER(S) is acting as a NONAGENT for the SELLER(S).

EACH PARTY UNDERSTANDS THAT HE/SHE IS A "CUSTOMER" AND IS NOT REPRESENTED BY A BROKER UNLESS THERE IS A SIGNED WRITTEN AGREEMENT FOR AGENCY REPRESENTATION.

- 19. RESPONSIBLE BROKER. The responsible broker in this transaction is the designated broker for Colliers International.
- 20. COMMISSION. A commission of \$310,000 shall be paid to Colliers International by Seller for their representation of the Seller. The commission shall be paid to broker in full at Closing.
- 21. ESCROW INSTRUCTIONS. The Title Company is instructed to, in a manner consistent with the terms hereof: receive and hold deposits and other funds; disburse such funds in accordance with this Agreement; prepare closing statements for execution by Buyer and Seller; receive documents, secure their execution and acknowledgement, record them in the proper sequence, deliver originals to the appropriate parties, and deliver copies of all documents signed by either party to both parties. If a dispute arises regarding any funds held by the closing agent, such agent shall have no obligation to resolve such dispute but shall hold the same pending resolution of such dispute, and may at its option bring an action in interpleader.
- 22. GOVERNING LAW. This Agreement has been executed and delivered in and shall be interpreted, construed, enforced and governed by and in accordance with the laws of Nevada. Any case or claim arising from or related in any way to this Agreement shall be brought in a court of competent jurisdiction in Washoe County, Nevada
- 23. TIME. Time is of the essence of this Agreement, and each party hereto agrees to promptly perform such acts as are reasonably required in connection herewith.
- 24. NOTICES. All notices required hereunder shall be given in writing and shall be deemed effective upon delivery, whether delivered in person, by electronic transmission with receipt acknowledged by the recipient thereof, by overnight delivery with any reputable overnight courier service, or by the US Postal Service registered or certified mail and addressed to the parties at the addresses set forth below.

If to Buyer: University of Nevada, Reno  
1664 N. Virginia St.  
Real Estate (239)  
Reno, NV 89557-0550  
Phone (775)784-4180

With Copy to:

University of Nevada, Reno  
Senior Associate Dean for Legal Affairs (1332)  
1664 N. Virginia St.  
Reno Nevada 89557-0550  
Phone: (775) 784-6005  
Fax: (775) 784-7741

If to Seller: Windsor West Ventures, LLC  
1986 Windsor Drive  
N Palm Beach, FL 33408

If to Title Company: Ticor Title Company  
5441 Kietzke Lane, Suite 100  
Reno Nevada 89511  
Attn: Rabecca Rich  
Phone: 775.824.3232  
Fax: 775.824.3233  
Email: rabecca.rich@ticortitle.com

25. GENERAL PROVISIONS. The following general provisions apply to this Agreement:

- (i) Severability. In the event any provision of this Agreement is held to be invalid, illegal, or unenforceable for any reason and, in any respect, if the extent of such invalidity, illegality or unenforceability does not destroy the basis of the bargain herein such invalidity, illegality, or unenforceability shall in no event affect, prejudice, or disturb the validity of the remainder of this Agreement, which shall be in full force and effect, and enforceable in accordance with its terms as if such provisions had not been included, or had been modified as provided below, as the case may be. To carry out the intent of the parties hereto as fully as possible, the invalid, illegal or unenforceable provisions(s), if possible, shall be deemed modified to the minimum extent necessary and possible to render such provisions(s) valid and enforceable.
- (ii) Gender and Number. Whenever the context to this Agreement requires, the gender of all words herein shall include the masculine, feminine, and neuter, and the number of all words herein shall include the singular and plural. The term "person" when used herein shall mean an individual, partnership, joint venture, corporation, trust, government entity, and association.
- (iii) Sovereign Immunity. The parties agree that Buyer and its employees are subject to sovereign immunity and the corresponding limitations of liability set forth in NRS 41.031 et. seq. (including NRS 41.0135). Nothing in this Agreement should be construed as a waiver of sovereign immunity and/or the protections of NRS 41.031 et. seq., by Buyer.
- (iv) Independent Relationship. It is mutually understood and agreed that Seller and Buyer, in performing their respective duties and obligations under this Agreement, are at all times

acting and performing as independent contractors with respect to each other. Each party shall be solely responsible for and shall comply with all state and federal laws pertaining to employment taxes, income withholding, unemployment compensation contributions and other employment related statutes applicable to that party.

- (v) Waiver of Breach. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to constitute, a waiver of any subsequent breach of the same or another provision hereof.
- (vi) Public Records. Pursuant to NRS 239.010, information or documents received by Buyer under this Agreement may be open to public inspection and copying. Buyer may have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests.
- (vii) Third Parties. None of the provisions of this Agreement shall be for the benefit of third parties or enforceable by any third party. Any agreement to pay an amount and any assumption of a liability herein contained, expressed or implied, shall only be for the benefit of the parties hereto and such agreement or assumption shall not inure to the benefit of any third party.

26. **BUSINESS DAY**. A business day is herein defined as Monday through Friday, 8:00 am to 5:00 pm in Reno, Nevada. A business day shall not include any Saturday, Sunday, or legal holiday recognized by the State of Nevada in NRS 236.015. If the day for performance of an obligation under this agreement is a Saturday, Sunday or legal holiday, the time for performance shall be the next subsequent business day.

27. **CALENDAR DAY**. A calendar day is herein defined as Monday through Sunday, midnight to midnight, in Reno, Nevada. A calendar day shall include any legal holiday. Any reference to “day” or “days” in this Agreement means the same as a calendar day, unless specifically enumerated as a “business day.” However, if the day for performance of an obligation under this agreement is a Saturday, Sunday or legal holiday, the time for performance shall be the next subsequent business day.

28. **BINDING EFFECT – ASSIGNMENT**. This Agreement shall be binding upon the successors and assigns of the parties hereto, but may not be assigned by Buyer except in accordance with this Section. Buyer may assign this Agreement with Seller’s consent, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, following prior written notice given by Buyer to Seller, Buyer may assign this Agreement to an entity affiliated with Buyer without the prior written consent of Seller, provided that Buyer concurrently provides to Seller a fully executed copy of the assignment and assumption agreement entered into between Buyer and such assignee, in form and substance reasonably satisfactory to Seller.

29. **LEGAL REPRESENTATION**. The parties expressly acknowledge they have been represented by counsel of their own choice in connection with this Agreement and have discussed the terms of this Agreement with such counsel to the extent each party believes it to have been necessary to fully understand the terms hereof. In entering into this Agreement, the parties represent and declare that each of them fully understands the terms and effect of this Agreement.

30. **REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER**. Seller represents and warrants to, and covenants with, Buyer as follows:

- (i) Seller has the power and authority to execute, deliver, and perform this Agreement, and the transactions contemplated hereby have been fully authorized.
- (ii) This Agreement has been duly and validly executed and delivered by Seller and constitutes a valid and legally binding obligation of Seller, enforceable against Seller in accordance with its terms.

- (iii) No approval or consent of any person, firm, or other entity is required to be obtained by Seller to permit Seller to consummate the transactions contemplated by this Agreement.
- (iv) The Space Leases described on Exhibit B comprise all the Space Leases presently existing, and have not been materially amended or modified except (if at all) as may be set forth on Exhibit B. Seller has neither given nor received any outstanding, uncured notice of default to or from any Space Lease tenant. Following that date which is two (2) business days prior to the Satisfaction Date (the "Cut Off Date") and prior to Closing, Seller will not, without the prior written consent of Buyer (which Buyer agrees not to unreasonably withhold or delay), cancel (except for default by a tenant) or materially amend any Space Lease or enter into any new Space Lease or any Service Contract affecting the Real Property not cancelable on thirty (30) days' notice. On or prior to the Cut Off Date, Seller may take any of the foregoing actions without Buyer's consent, provided Seller delivers a copy of any new documentation evidencing same to Buyer not less than one (1) business day prior to the Satisfaction Date.
- (v) To Seller's current, actual knowledge, there is no equitable, legal, or administrative suit, action, arbitration, or other proceedings pending or threatened against or affecting Seller or the Real Property.
- (vi) To Seller's current, actual knowledge, (a) no "Hazardous Material" is or has been transported to or from, or generated, placed, held, released, located, stored, or disposed of on, under, or at the Real Property in violation of environmental laws, (b) neither the Real Property nor any part of any improvements and equipment thereon contains any asbestos or polychlorinated biphenyls, (c) Seller has not received any notice of any action or proceeding relating to any Hazardous Material or notice of any release or threatened release thereof on, under or at the Real Property or any notice contrary to (a) and (b) above, and (d) no underground storage tanks are or have been located on the Real Property. In addition, Seller represents and warrants no Hazardous Materials have been transported to or from, or generated, placed, held, released, located, stored, or disposed of on, under, or at the Real Property by Seller.

"Hazardous Material" means, without limitation, any substance or material defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials", "extremely hazardous waste", "acutely hazardous waste", "restricted hazardous waste", "toxic substances" (including toxic mold) or "known to cause cancer or reproductive toxicity", (or words of similar import) petroleum products (including crude oil or any fraction thereof) or any other chemical, substance or material which is prohibited, limited or regulated under any federal, Nevada, or local (meaning the location where the Real Property is located) law, ordinance, regulation, order, permit, license, decree, common law, or treaty regulating, relating to or imposing liability or standards concerning materials or substances known or suspected to be toxic or hazardous to health and safety, the environment, or natural resources. For purposes of this Section, laws and regulations shall include, but not be limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. §9601, *et seq.*; the Hazardous Materials Transportation Act, 49 U.S.C. §1901, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. §6901, *et seq.*; the Federal Water Pollution Control Act, 33 U.S.C. §1251, *et seq.*; the Clean Air Act, 42 U.S.C. §7401, *et seq.*; the Toxic Substances Control Act, 15 U.S.C. §2601, *et seq.*; the Oil Pollution Act of 1990, 33 U.S.C. §2701, *et seq.*; the Occupational Safety and Health Act, 29 U.S.C. §651, *et seq.*; the Emergency Planning and Community Right-To-Know Act, 42 U.S.C. §11001, *et seq.*; and in the regulations adopted pursuant to such laws; and any substance or material which has been determined by a state, federal or local governmental authority with jurisdiction over the Real Property to be capable of posing a risk of injury to health or safety in sufficient quantity to pose a meaningful risk.

31. 1031 EXCHANGE. If either party desires to structure this transaction as a tax-deferred exchange of like-kind property within the meaning of Section 1031 of the Code, the other party agrees to cooperate reasonably in effecting such exchange; provided, however, that (i) the cooperating party shall not, in connection with such exchange, be required to delay the date of Closing, or incur any additional obligation, liability, cost, expense or fee, enter into any additional agreement other than typical consents and related agreements or acquire or take title to any property other than the Real Property, and (ii) the effectuating party shall be responsible for making all determinations as to the legal sufficiency of, and all tax and other considerations relating to, such exchange and any exchange documentation, and the cooperating party shall in no event be responsible for, or in any way be deemed to warrant or represent, any tax or other consequences of such exchange.

**{SPACE INTENTIONALLY LEFT BLANK}**

32. FINAL APPROVAL. This Agreement is contingent upon the approval of the terms of the sale by the Board of Regents of the Nevada System of Higher Education at their June 7 and 8, 2018 meeting. If the Board of Regents, in its sole and absolute discretion, does not approve the terms of this Agreement, the Agreement shall be deemed null and void without the necessity of further documentation and shall be deemed to be of no binding effect whatsoever. Further, if the terms of this Agreement are not approved by the Board of Regents, the Earnest Money Deposit, including any accrued interest, shall be refunded immediately to Buyer by Title Company.


IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement as of the last signature date below.

BUYER: Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno School of Medicine

By:   
 Print Name: Thom Reilly  
 Its: Chancellor, NSHE  
 Date: 4/5/18  
 Address: 2601 Enterprise Road  
 Reno, Nevada 89512  
 Telephone: (775) 784-4901

SELLER: Windsor West Ventures, LLC

By: \_\_\_\_\_  
 Print Name: Robert R. Pavese, Mgr. , Mbr.  
 Date: \_\_\_\_\_  
 Address: 1986 Windsor Dr  
 N Palm Beach FL 33408  
 Telephone: (561) 630-7174

RECOMMENDED BY:   
 Thomas L. Schwenk, MD Date  
 Vice President, Division of Health Sciences  
 Dean, University of Nevada, Reno School of Medicine

  
 Marc Johnson Date  
 President, University of Nevada, Reno

**ATTACHMENT 1**  
**Index of Defined Terms**

“Agreement” means the Purchase and Sale Agreement between the Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine and Windsor West Ventures, LLC.

“Business Day” means Monday through Friday, 8:00 am to 5:00 pm in Reno, Nevada. A business day shall not include any Saturday, Sunday, or legal holiday recognized by the State of Nevada in NRS 236.015.

“Buyer” means the Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine.

“Calendar Day” means Monday through Sunday, midnight to midnight, in Reno, Nevada. A calendar day shall include any legal holiday.

“Closing” means the date on which the deed is recorded and the sales proceeds are available for disbursement to Seller and as otherwise directed by the parties. Buyer and Seller shall deposit with the Title Company all funds and instruments necessary to complete the sale.

“Earnest Money Deposit” means the Two Hundred Fifty Thousand Dollar deposit from Buyer, identified in Section 3(i) of the Purchase and Sale Agreement.

“Hazardous Materials” means any substance or material defined as or included in the definition of “hazardous substances”, “hazardous wastes”, “hazardous materials”, “extremely hazardous waste”, “acutely hazardous waste”, “restricted hazardous waste”, “toxic substances” (including toxic mold) or “known to cause cancer or reproductive toxicity”, (or words of similar import) petroleum products (including crude oil or any fraction thereof) or any other chemical, substance or material which is prohibited, limited or regulated under any federal, state or local law, ordinance, regulation, order, permit, license, decree, common law, or treaty regulating, relating to or imposing liability or standards concerning materials or substances known or suspected to be toxic or hazardous to health and safety, the environment, or natural resources

“Purchase Price” means the price paid by Buyer to Seller to purchase the Real Property (Nine Million and 00/100 Dollars (\$9,000,000.00)).

“Real Property” means the property and improvements at 745 West Moana Lane, Reno NV 89509, County of Washoe, State of Nevada, having Washoe County APN 019-341-02 and being improved with a 60,011± square foot free standing retail building situated on 1.64± acres of land and is legally described as set forth in Exhibit A to the Purchase and Sale Agreement.

“Satisfaction Date” means the date upon which all of Buyer’s due diligence conditions and contingencies, excluding approval by the Board of Regents of the Nevada System of Higher Education, must either be satisfied or waived.

“Seller” means Windsor West Ventures, LLC.

“Service Contracts” means any warranties, maintenance, service, supply, management or other agreements presently in effect, or which may come into effect, of whatsoever nature affecting the Real Property.

“Space Leases” means all leases, licenses, or other occupancy or use agreements (other than subleases, licenses or concession agreements) made by tenants who lease space at the Real Property, including all modifications, addenda, and supplements thereto and guarantees thereof, applicable to any part of the Real



Property.

“Title Company” means Ticor Title Company, Attn: Rebecca Rich, which shall provide any required title policy and preliminary report or commitment and shall act as the escrow agent relating to the sale of the Real Property pursuant to this Agreement.

**EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

**PARCEL 1:**

That portion of the Southwest Quarter of Section 24, Township 19 North, Range 19 East, M.D.B.&M., in the City of Reno, County of Washoe, State of Nevada, according to Official Plat thereof, described as follows:

BEGINNING at a point on the Northerly side of Moana Lane 792 ½ feet Easterly from the intersection of the Northerly line of Moana Lane with the Easterly line of Lakeside Drive, formerly known as Mount Rose Boulevard;

Thence at a right angle Northerly a distance of 333 feet;

Thence at a right angle Easterly to the West line of that certain parcel of land conveyed by J.R. TAIT and CATHERINE TAIT, his wife, to A.J. HERMANN and ESTHER HERMANN, his wife by Deed recorded October 15, 1940, in Book 133, Page 578, as Document No. 93591, Deed Records of Washoe County, Nevada;

Thence South 03°57' East 335.25 feet to the Northerly side of said Moana Lane;

Thence Westerly along the Northerly line of said Moana Lane, 270 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion as conveyed to the City of Reno, a municipal corporation, by instrument recorded September 15, 1982, in Book 1784, Page 482, as Document No. 814737, Official Records.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the City of Reno, a Nevada municipal corporation, by an instrument recorded August 29, 1990, in Book 3133, Page 672, as Document No. 1423592, Official Records.

FURTHER EXCEPTING THEREFROM that portion of said land as more fully described in that certain Deed recorded on June 28, 1991, in Book 3285, Page 199, as Document No. 1490800, Official Records.

**PARCEL 2:**

An easement for ingress and egress, 24 feet in width over the Common Boundary Line between Parcel 1 and 4 of Parcel Map No. 1820, as granted by instrument recorded June 28, 1991, in Book 3285, Page 196, as Document No. 1490799, Official Records.

APN: 019-341-02

Document No. 3560752 is provided pursuant to the requirements of Section 6.NRS 111.312.

**EXHIBIT B**  
**DUE DILIGENCE MATERIALS**

1. Any existing ALTA Survey.
2. Plans and specifications of the project “as built” including floor and site plans.
3. An itemized list of all personal property to be included in the sale.
4. Summary of insurance cost and coverage, including all certificates of coverage.
5. Copy of any warranties, maintenance, service, supply, management or other agreements presently in effect, or which may come into effect, of whatsoever nature affecting the Real Property (defined as “Service Contracts” in the Agreement).
6. Complete record of income and expenses for the most recent three (3) calendar years and the most current monthly statement of income and expenses for the current year for the Real Property.
7. Copy of real estate tax bills and assessments for the last year and current year for the Real Property.
8. Current commitment for title insurance from the Title Company, together with the copies of all documents referred to therein and all documents giving rise to exceptions to title for the Real Property.
9. Any and all soils, asbestos, hazardous waste, and Phase I environmental assessment reports related to the Real Property.
10. Licenses, permits, and certificates of occupancy related to the Real Property.
11. Copy of all Space Leases and any subsequent amendments or addenda encumbering the property. Said Space Leases include those set forth on the attachment “C”.
12. An accounting of all Tenant deposits, prepaid rents, and other funds held resulting from the Space Leases for the Real Property.

## EXHIBIT C

### Form of Assignment and Assumption of Space Leases

THIS ASSIGNMENT AND ASSUMPTION OF LEASES (this "Assignment") dated as of \_\_\_\_\_, 2018, is between Windsor West Ventures ("Assignor") and The Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine. ("Assignee").

WHEREAS, Assignor is the lessor under certain leases executed with respect to the Property (as defined below), which leases are described in Schedule I attached hereto (the "Leases");

WHEREAS, Assignor and Assignee have entered into that certain Purchase and Sale Agreement and Joint Escrow Instructions dated effective as of \_\_\_\_\_, 2018 (the "Agreement"), pursuant to which Assignee agreed to purchase the real property and improvements described therein (the "Property") from Assignor and Assignor agreed to sell the Property to Assignee, on the terms and conditions contained therein.

WHEREAS, Pursuant to the Agreement, Assignor desires to assign its interest as landlord under the Leases to Assignee, and Assignee desires to accept the assignment thereof, on the terms and conditions set forth below.

Now therefore, the parties hereto agree as follows:

1. As of the date on which the Property is conveyed to Assignee pursuant to the Agreement (the "Conveyance Date"), Assignor hereby assigns to Assignee all of its right, title and interest in and to the Leases;
2. Assignor hereby agrees to indemnify Assignee against and hold Assignee harmless from any and all liabilities, losses, claims, damages, costs or expenses, including, without limitation, reasonable attorneys' fees and costs (collectively, the "Claims"), originating prior to the Conveyance Date and arising out of the Assignor's obligations under the Leases;
3. As of the Conveyance Date, Assignee hereby assumes all of Assignor's obligations under the Leases and agrees to indemnify Assignor against and hold Assignor harmless from any and all Claims originating on or subsequent to the Conveyance Date and arising out of the Assignee's obligations under the Leases as assumed by Assignee pursuant to this Assignment;
4. In the event of any dispute between Assignor and Assignee arising out of the obligations of the parties under this Assignment or concerning the meaning or interpretation of any provision contained herein, the losing party shall pay the prevailing party's costs and expenses of such dispute, including, without limitation, reasonable attorneys' fees and costs;
5. This Assignment shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns; and
6. This Assignment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

Assignor and Assignee have executed this Assignment as of the day and year first written above.

ASSIGNOR:

ASSIGNEE:

Windsor West Ventures LLC

The Board of Regents of the Nevada System of  
Higher Education on Behalf of the University of  
Nevada, Reno School of Medicine

By: \_\_\_\_\_

Robert Pavese

Its:

By: \_\_\_\_\_

Its:

Schedule 1

<b>SUITE</b>	<b>SQ. FOOT.</b>	<b>NAME</b>
100	17390	Mojave Family Services/UNR
200	3740	State of NV DHFP
210	2182	Reno Sports
220	14648	Optimum CX (Fusion)
300	4443	VACANT
325	5798	Advantage Direct Comm.
360	4658	HUD
375	3759	VACANT
390	1912	VACANT

**EXHIBIT D**

**Form of Estoppel**

**TENANT ESTOPPEL CERTIFICATE**

\_\_\_\_\_, (“Tenant”), is the tenant under that lease dated \_\_\_\_\_, as amended (the “Lease”), with respect to Tenant’s occupancy of a portion of the premises (the “Leased Premises”) located at 745 West Moana Lane, Reno NV 89509 (the “Property”). The Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno School of Medicine (“New Landlord”), has purchased or will purchase the Property and the landlord interest under the Lease from Windsor West Ventures, LLC (“Current Landlord”).

Tenant, with full knowledge that New Landlord, in purchasing the Property, is each relying upon the truth, accuracy, and completeness of Tenant’s statements made in this certificate, certifies, represents, and warrants to New Landlord that:

1. Attached to this Certificate is a complete true and correct copy of tenant’s Lease at the Property. There are no amendments that are not attached. There are no oral agreements or modifications to the Lease. The attached Lease (including attached amendments, if any) contains the complete agreement between the Current Landlord and the Tenant with respect to the lease of the Premises.

2. There are no breaches of any covenant, condition, warranty or obligation under the Lease that give rise to a default by Current Landlord or Tenant. Current Landlord is in full compliance with all terms, conditions or covenants of the Lease.

3. All payments by Tenant under the Lease are current as of the date of this Certificate.

4. The monthly rent is presently \$\_\_\_\_\_ per month due on the first of the month. The Tenant has not paid to Current Landlord any amount as prepaid rent except for this month (current rent). Tenant has paid Current Landlord the amount of \$\_\_\_\_\_ as security deposit.

5. The Lease expires on \_\_\_\_\_. The Lease may be extended \_\_\_\_\_ times for a period of \_\_\_\_\_ years.

6. As of today, Tenant has no defenses or offsets to enforcement of the Lease.

7. Except those rights granted by the Lease, Tenant disclaims all right, title and interest to the Leased Premises

8. Tenant has no right to purchase the Leased Premises.

Dated as of \_\_\_\_\_, 2018.

**Tenant:**

\_\_\_\_\_

By \_\_\_\_\_

**Windsor West Ventures, LLC**  
**Profit & Loss**  
 January through December 2014

	Jan - Dec 14
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Rental</b>	
Advantage, Inc.	107,557.24
Big Brothers & Big Sisters	66,780.54
Housing & Urban Development	
Tenant Improvement Amort.	34,577.40
Housing & Urban Development - Other	94,430.52
<b>Total Housing &amp; Urban Development</b>	129,007.92
Mojave Adult, Child & Family	343,452.50
Nevada Bell Telephone	248,265.05
Nevada Urban Indians	110,727.00
Ray Morgan Company	7,710.12
<b>Total Rental</b>	1,013,500.37
<b>Total Income</b>	1,013,500.37
<b>Expense</b>	
Amortization Expense	59,714.77
Automobile Expense	1,079.31
Bank Service Charges	150.00
Depreciation Expense	-215.00
Dues and Subscriptions	390.00
Filing Fees	463.75
<b>Insurance</b>	
Property & Liability	9,334.75
<b>Total Insurance</b>	9,334.75
<b>Interest Expense</b>	
Finance Charge	
Chase United VISA	917.85
<b>Total Finance Charge</b>	917.85
Mortgage	
First Independent Bank of Nevad	312,029.72
<b>Total Mortgage</b>	312,029.72
<b>Total Interest Expense</b>	312,947.57
Landscaping	5,124.90
<b>Maintenance</b>	
Air Conditioning & Heating	11,041.27
Backflow Test	330.00
Bomb Threats	90.00
Day Porter	3,600.00
Elevator Inspection	260.00
Elevator Service	7,009.08
Fire Extinguishers	397.98
Floor & Carpet Cleaning	2,075.00
Janitorial	64,406.12
Pressure Cleaning	325.00
Snow Removal	1,750.00
Sprinkler Inspection	1,165.00
<b>Total Maintenance</b>	92,449.45
Management Fees	60,000.00
Postage and Delivery	265.00
<b>Professional Fees</b>	
Engineers	3,900.00
Legal Fees	3,498.25
<b>Total Professional Fees</b>	7,398.25



**Windsor West Ventures, LLC**  
**Profit & Loss**  
 January through December 2014

	Jan - Dec 14
<b>Repairs</b>	
Building Repairs	76,826.02
Equipment Repairs	176.90
<b>Total Repairs</b>	77,002.92
<b>Security Monitoring</b>	1,074.96
<b>Supplies</b>	
Janitorial	10,253.44
Office	875.16
<b>Total Supplies</b>	11,128.60
<b>Taxes</b>	
Property	81,420.64
<b>Total Taxes</b>	81,420.64
<b>Telephone</b>	
Monitoring Lines	1,336.71
Telephone - Other	83.11
<b>Total Telephone</b>	1,419.82
<b>Travel &amp; Ent</b>	
Meals	109.59
<b>Total Travel &amp; Ent</b>	109.59
<b>Utilities</b>	
<b>Gas and Electric</b>	
1st Floor	11,364.47
2nd Floor	11,275.42
3rd Floor	10,423.96
House	71,891.90
<b>Total Gas and Electric</b>	104,955.75
Sewer	2,166.50
Waste Disposal	8,870.45
Water	2,391.67
<b>Total Utilities</b>	118,384.37
<b>Total Expense</b>	839,643.65
<b>Net Ordinary Income</b>	173,856.72
<b>Net Income</b>	173,856.72

**Windsor West Ventures, LLC**  
**Profit & Loss**  
 January through December 2015

	Jan - Dec 15
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Rental</b>	
Advantage, Inc.	109,586.24
Big Brothers & Big Sisters	48,413.26
Housing & Urban Development	
Tenant Improvement Amort.	34,577.40
Housing & Urban Development - Other	94,430.52
<b>Total Housing &amp; Urban Development</b>	129,007.92
Mojave Adult, Child & Family	353,886.50
Nevada Bell Telephone	179,720.68
Nevada Urban Indians	114,007.80
<b>Total Rental</b>	934,622.40
<b>Total Income</b>	934,622.40
<b>Expense</b>	
Amortization Expense	62,588.82
Automobile Expense	817.53
Bank Service Charges	145.40
Depreciation Expense	1.00
Dues and Subscriptions	434.00
Filing Fees	463.75
<b>Insurance</b>	
Health	0.90
Property & Liability	9,810.00
<b>Total Insurance</b>	9,810.90
<b>Interest Expense</b>	
<b>Finance Charge</b>	
Chase United VISA	0.89
<b>Total Finance Charge</b>	0.89
<b>Mortgage</b>	
First Independent Bank of Nevad	305,459.50
<b>Total Mortgage</b>	305,459.50
<b>Total Interest Expense</b>	305,460.39
Landscaping	4,359.26
<b>Maintenance</b>	
Air Conditioning & Heating	6,385.55
Backflow Test	270.00
Day Porter	3,600.00
Elevator Inspection	255.00
Elevator Service	9,404.52
Fire Extinguishers	181.51
Janitorial	61,215.61
Snow Removal	2,132.50
Sprinkler Inspection	715.00
<b>Total Maintenance</b>	84,159.69
Management Fees	60,000.00
Postage and Delivery	458.00
<b>Professional Fees</b>	
Legal Fees	32,599.08
<b>Total Professional Fees</b>	32,599.08
<b>Repairs</b>	
Building Repairs	8,919.27
<b>Total Repairs</b>	8,919.27
Security Monitoring	1,139.46

**Windsor West Ventures, LLC**  
**Profit & Loss**  
January through December 2015

	<u>Jan - Dec 15</u>
<b>Supplies</b>	
Janitorial	7,110.05
Office	186.10
<b>Total Supplies</b>	<u>7,296.15</u>
<b>Taxes</b>	
Property	79,416.72
<b>Total Taxes</b>	<u>79,416.72</u>
<b>Telephone</b>	
Monitoring Lines	1,509.03
Telephone - Other	30.90
<b>Total Telephone</b>	<u>1,539.93</u>
<b>Utilities</b>	
<b>Gas and Electric</b>	
1st Floor	10,823.34
2nd Floor	7,228.99
3rd Floor	9,106.17
House	60,621.52
<b>Total Gas and Electric</b>	<u>87,780.02</u>
Sewer	1,897.80
Waste Disposal	8,489.03
Water	2,622.63
<b>Total Utilities</b>	<u>100,789.48</u>
<b>Total Expense</b>	<u>760,398.83</u>
<b>Net Ordinary Income</b>	174,223.57
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
Other Expenses	
Loss on Sale of Fixed Assets	38,423.15
<b>Total Other Expenses</b>	<u>38,423.15</u>
<b>Total Other Expense</b>	<u>38,423.15</u>
<b>Net Other Income</b>	<u>-38,423.15</u>
<b>Net Income</b>	<u><u>135,800.42</u></u>

**Windsor West Ventures, LLC**  
**Profit & Loss**  
 January through December 2016

	Jan - Dec 16
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Rental</b>	
Advantage, Inc.	114,179.08
<b>Fusion Contact Centers</b>	
Tenant Improvement Amortization	677.55
Fusion Contact Centers - Other	31,638.40
<b>Total Fusion Contact Centers</b>	32,315.95
<b>Housing &amp; Urban Development</b>	
Tenant Improvement Amort.	34,577.40
Housing & Urban Development - Other	94,430.52
<b>Total Housing &amp; Urban Development</b>	129,007.92
KW Consultants	9,504.00
Mojave Adult, Child & Family	345,191.50
<b>Total Rental</b>	630,198.45
<b>Total Income</b>	630,198.45
<b>Expense</b>	
Automobile Expense	673.27
Bank Service Charges	240.00
Commissions - Leases	-30,430.95
Dues and Subscriptions	240.00
Filing Fees	488.75
Furniture & Fixtures	1,133.00
<b>Insurance</b>	
Property & Liability	10,363.35
<b>Total Insurance</b>	10,363.35
<b>Interest Expense</b>	
<b>Mortgage</b>	
First Independent Bank of Nevad	301,084.09
<b>Total Mortgage</b>	301,084.09
<b>Total Interest Expense</b>	301,084.09
Landscaping	4,331.88
Loan Costs - First Independent	1,000.00
<b>Maintenance</b>	
Air Conditioning & Heating	38,337.09
Backflow Test	294.00
Elevator Service	7,445.46
Furniture Moving	990.00
Janitorial	51,231.80
Pressure Cleaning	260.00
Snow Removal	2,772.50
Sprinkler Inspection	921.24
<b>Total Maintenance</b>	102,252.09
<b>Professional Fees</b>	
Legal Fees	5,332.48
<b>Total Professional Fees</b>	5,332.48
<b>Repairs</b>	
Building Repairs	7,473.45
Equipment Repairs	790.67
Flooring	14,793.00
Lighting	5,130.00
Parking Lot	760.00
Roof	414.00
<b>Total Repairs</b>	29,361.12
Security Monitoring	1,372.80

**Windsor West Ventures, LLC**  
**Profit & Loss**  
January through December 2016

	<u>Jan - Dec 16</u>
<b>Supplies</b>	
Janitorial	5,384.79
Office	395.89
<b>Total Supplies</b>	<u>5,780.68</u>
<b>Taxes</b>	
Property	79,484.21
<b>Total Taxes</b>	<u>79,484.21</u>
<b>Telephone</b>	
Monitoring Lines	1,809.17
<b>Total Telephone</b>	<u>1,809.17</u>
<b>Travel &amp; Ent</b>	
Travel	100.00
<b>Total Travel &amp; Ent</b>	<u>100.00</u>
<b>Utilities</b>	
Gas and Electric	
1st Floor	8,499.62
2nd Floor	4,713.01
3rd Floor	5,911.57
House	50,390.50
<b>Total Gas and Electric</b>	<u>69,514.70</u>
Sewer	1,208.32
Waste Disposal	6,744.75
Water	2,714.68
<b>Total Utilities</b>	<u>80,182.45</u>
<b>Total Expense</b>	<u>594,798.39</u>
<b>Net Ordinary Income</b>	<u>35,400.06</u>
<b>Net Income</b>	<u><u>35,400.06</u></u>

**Windsor West Ventures, LLC**  
**Balance Sheet**  
 As of December 31, 2017

	Dec 31, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
First Independent Bank Control	4,100.58
First Independent Checking	38,260.35
Wells Fargo Checking	7.82
<b>Total Checking/Savings</b>	42,368.75
<b>Accounts Receivable</b>	
Accounts Receivable	-2,030.80
<b>Total Accounts Receivable</b>	-2,030.80
<b>Total Current Assets</b>	40,337.95
<b>Fixed Assets</b>	
<b>2008 Ext. Landscaping Upgrade</b>	
Accum. Depr.	-15,001.00
2008 Ext. Landscaping Upgrade - Other	18,563.97
<b>Total 2008 Ext. Landscaping Upgrade</b>	3,562.97
<b>745 W. Moana Lane Building</b>	
2016 Fusion Remodel	127,387.49
Accum. Depr.	-1,464,076.51
<b>AT&amp;T VAV Boxes</b>	
Accum. Depr.	-18,180.00
AT&T VAV Boxes - Other	18,180.00
<b>Total AT&amp;T VAV Boxes</b>	0.00
745 W. Moana Lane Building - Other	6,755,558.74
<b>Total 745 W. Moana Lane Building</b>	5,418,869.72
<b>Marquee Sign</b>	
Accum. Depr.	-1,590.00
Marquee Sign - Other	1,590.00
<b>Total Marquee Sign</b>	0.00
<b>Total Fixed Assets</b>	5,422,432.69
<b>Other Assets</b>	
<b>Lease Commissions</b>	
<b>Fusion Contact Centers</b>	
Accum. Amort.	-34,908.16
Fusion Contact Centers - Other	69,598.06
<b>Total Fusion Contact Centers</b>	34,689.90
<b>Total Lease Commissions</b>	34,689.90
<b>Total Other Assets</b>	34,689.90
<b>TOTAL ASSETS</b>	<b>5,497,460.54</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	17,876.07
<b>Total Accounts Payable</b>	17,876.07

**Windsor West Ventures, LLC**  
**Balance Sheet**  
**As of December 31, 2017**

	Dec 31, 17
<b>Other Current Liabilities</b>	
<b>Security Deposits</b>	
Advantage, Inc.	5,798.00
David's Bridal, Inc.	5,000.00
Fusion Contact Centers, LLC	20,000.00
Security Deposit Contra Account	-38,840.00
Security Deposits - Other	38,840.00
<b>Total Security Deposits</b>	<u>30,798.00</u>
<b>Total Other Current Liabilities</b>	<u>30,798.00</u>
<b>Total Current Liabilities</b>	48,674.07
<b>Long Term Liabilities</b>	
FI Bank Mortgage - 2013 Note A	5,185,209.99
FI Bank Mortgage - 2013 Note B	836,499.16
Loan From Robert Pavese	332,775.27
<b>Total Long Term Liabilities</b>	<u>6,354,484.42</u>
<b>Total Liabilities</b>	6,403,158.49
<b>Equity</b>	
Retained Earnings	-1,132,025.20
Net Income	226,327.25
<b>Total Equity</b>	<u>-905,697.95</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>5,497,460.54</u></u>

**Windsor West Ventures, LLC**  
**Profit & Loss YTD Comparison**  
**October through December 2017**

	Oct - Dec 17	Jan - Dec 17
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Rental</b>		
Advantage, Inc.	29,221.92	116,307.88
David's Bridal	18,183.00	67,257.56
<b>Fusion Contact Centers</b>		
Tenant Improvement Amortization	193.86	2,226.51
Fusion Contact Centers - Other	48,644.04	191,016.84
<b>Total Fusion Contact Centers</b>	48,837.90	193,243.35
<b>Housing &amp; Urban Development</b>		
Tenant Improvement Amort.	0.00	25,837.01
Housing & Urban Development - Other	23,607.60	94,430.48
<b>Total Housing &amp; Urban Development</b>	23,607.60	120,267.49
<b>KW Consultants</b>	7,425.00	29,007.00
<b>Mojave Adult, Child &amp; Family</b>	86,080.50	344,322.00
<b>Total Rental</b>	213,355.92	870,405.28
<b>Total Income</b>	213,355.92	870,405.28
<b>Expense</b>		
Automobile Expense	63.99	724.63
Bank Service Charges	62.00	211.00
Commissions - Leases	0.00	-30,430.95
Dues and Subscriptions	0.00	300.00
Filing Fees	0.00	488.75
<b>Insurance</b>		
Property & Liability	2,772.99	10,911.65
<b>Total Insurance</b>	2,772.99	10,911.65
<b>Interest Expense</b>		
Finance Charge		
Wells Fargo Business Line	0.00	203.35
<b>Total Finance Charge</b>	0.00	203.35
Mortgage		
First Independent Bank of Nevad	72,496.34	294,280.94
<b>Total Mortgage</b>	72,496.34	294,280.94
<b>Total Interest Expense</b>	72,496.34	294,484.29
<b>Landscaping</b>	825.00	3,592.41
<b>Maintenance</b>		
Air Conditioning & Heating	5,075.21	9,379.73
Backflow Test	0.00	294.00
Elevator Inspection	0.00	2,270.50
Elevator Service	1,929.69	8,910.84
Fire Extinguishers	0.00	244.20
Floor & Carpet Cleaning	0.00	70.00
Furniture Moving	0.00	585.00
Janitorial	16,642.50	66,817.50
Pest Control	625.00	625.00
Pressure Cleaning	1,360.00	1,630.00
Snow Removal	170.00	7,157.50
Sprinkler Inspection	0.00	834.00
<b>Total Maintenance</b>	25,802.40	98,818.27
<b>Miscellaneous</b>	0.00	0.00
Postage and Delivery	0.00	102.20
<b>Professional Fees</b>		
Accounting	0.00	1,875.00
<b>Total Professional Fees</b>	0.00	1,875.00



**Windsor West Ventures, LLC**  
**Profit & Loss YTD Comparison**  
 October through December 2017

	Oct - Dec 17	Jan - Dec 17
<b>Repairs</b>		
Building Repairs	2,444.44	11,562.28
Equipment Repairs	0.00	3,965.28
Flooring	0.00	27,481.53
Lighting	359.80	11,576.69
Parking Lot	0.00	1,087.50
<b>Total Repairs</b>	2,804.24	55,673.28
<b>Security Monitoring</b>	329.37	1,411.62
<b>Supplies</b>		
Janitorial	2,779.72	10,908.71
Office	130.21	412.18
<b>Total Supplies</b>	2,909.93	11,320.89
<b>Taxes</b>		
Property	40,804.07	101,002.09
<b>Total Taxes</b>	40,804.07	101,002.09
<b>Telephone</b>		
Monitoring Lines	1,013.75	3,482.02
<b>Total Telephone</b>	1,013.75	3,482.02
<b>Utilities</b>		
Gas and Electric		
1st Floor	2,044.42	7,637.39
2nd Floor	3,566.98	14,668.25
3rd Floor	1,470.40	5,539.55
House	12,529.77	49,043.46
<b>Total Gas and Electric</b>	19,611.57	76,888.65
Sewer	689.20	3,003.40
Waste Disposal	1,525.23	6,905.53
Water	657.71	3,313.30
<b>Total Utilities</b>	22,483.71	90,110.88
<b>Total Expense</b>	172,367.79	644,078.03
<b>Net Ordinary Income</b>	40,988.13	226,327.25
<b>Net Income</b>	40,988.13	226,327.25



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April 16, 2018  
MGA Project No.: UNR064

Board of Regents of the Nevada System of Higher Education  
On behalf of the University of Nevada, Reno  
895 North Center Street  
Reno, NV 89501

**ATTN:** Mr. Patrick Martinez

**RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT, 745 WEST MOANA LANE, 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 745 West Moana Lane 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 that reads "Kandis Tuttle".

Kandis Tuttle  
Staff Environmental Scientist



McGinley & Associates

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- | Abandoned Mine Lands

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Commercial Office Building  
745 West Moana Lane  
APN 019-341-02  
City of Reno, Washoe County  
Nevada**

*Prepared for:*

*Board of Regents of the Nevada System of Higher Education  
On Behalf of the University of Nevada, Reno  
895 North Center Street  
Reno, Nevada 88501*

*April 16, 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 Environmental Questionnaire
- Appendix G EDR Radius Map Report
- Appendix H EDR Vapor Encroachment Screen
- Appendix I Resumes

## EXECUTIVE SUMMARY

*This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 745 West Moana Lane in the City of Reno, Washoe County, Nevada, and hereafter referred to as the Subject Property. McGinley & 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). McGinley performed this work for Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno (User).*

*The Subject Property is located in the SW ¼ of the SW ¼ of Section 24, Township 19 North, Range 19 East, of the Mount Diablo Baseline and Meridian.*

### **Findings**

#### **General Findings**

- *The Subject Property is comprised of approximately 4.7 acres of land and consists of a single commercial building, a concrete-surfaced parking lot, a subsurface parking garage and landscaped areas. At the time of the site visit, the interior of the building was occupied by several commercial offices. Historical resources indicate that the Subject Property was used as a residence prior to its commercial development in the late 1990s.*
- *Multiple containers, five gallons or less in volume, of household cleaning supplies and paint were observed within the building. The containers appeared to be in fair condition with no observed leaking.*
- *At the time of the site visit, the hydraulic equipment associated with the onsite elevators appeared to be in good condition with no observed leaking.*
- *In November 2008, McGinley conducted a Phase II ESA on the Subject Property. The reviewed Phase II ESA report is titled: Results of Limited Phase II Environmental Site Assessment Activities – 745 West Moana Lane Reno, Nevada. The objective of the Phase II ESA was to determine if groundwater at the Subject Property had been impacted by tetrachloroethylene (PCE) associated with an upgradient dry cleaning facility (Fabric Care Specialists). No detectable concentrations of volatile organic compounds (VOCs) were reported in the groundwater samples collected. Therefore, McGinley was of the opinion that no further environmental investigations were warranted at the Subject Property.*

#### **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 745 West Moana Lane 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 745 West Moana Lane in the City of Reno, Washoe County, Nevada, and hereafter referred to as the Subject Property. McGinley & 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 SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 24, 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 Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno (User) pursuant to our proposal dated March 20, 2018 and executed by the User on March 21, 2018. 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 April 4, 2018 under sunny and warm 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  
*De minimis staining was observed in the parking lot area of the Subject Property. The staining appears to be the result of petroleum drips from parked vehicles.* **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 or possible PCB containing equipment  
*A pad-mounted electrical transformer was observed within the western portion of the Subject Property.* **Observed**
- Hydraulic equipment  
*Hydraulic equipment associated with the onsite elevator was observed within a utility room in the subsurface parking garage. The hydraulic equipment appeared to be in good condition with no observed leaking.* **Observed**
- Underground storage tank (UST) systems/vent pipes Not Observed

• Above ground storage tanks (ASTs)/bulk storage containers	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 <i>Multiple containers, five gallons or less in volume, of household cleaning supplies and paint were observed within the building. The containers appeared to be in fair condition with no observed leaking.</i>	<b>Observed</b>
• Unusual odors	Not Observed
• Dumping, disturbed soils, direct burial activity	Not Observed
• Floor drains <i>Several floor drains were observed within the building.</i>	<b>Observed</b>
• 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 <i>The Subject Property contains a subsurface parking garage.</i>	<b>Observed</b>

### 2.3 Site Description and Current Usage

The Subject Property is comprised of approximately 4.7 acres of land and consists of a single commercial building, a concrete-surfaced parking lot, a subsurface parking garage and landscaped areas. The property is accessed from the south via West Moana Lane or from the north via Isbell Road. 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).

The onsite building is three stories with a subsurface parking garage and approximately 60,000 square feet in size. At the time of the site visit, the interior of the building was occupied by several commercial offices. Multiple containers, five gallons or less in volume, of household cleaning supplies and paint were observed within the building. The containers appeared to be in fair condition with no observed leaking. In addition, multiple floor drains were observed within the maintenance closets and restrooms of the building. At the time of the site visit, McGinley observed the elevator machine room within the subsurface parking garage of the building. The hydraulic equipment associated with the onsite elevators appeared to be in good condition with no observed leaking.

## 2.4 Adjoining Properties

The Subject Property is bordered by the following:

North:	Isbell Road with Ala Moana Apartments beyond.
South:	West Moana Lane with Fabric Care Specialists and other commercial properties beyond.
East:	Commercial Offices.
West:	Commercial properties with Kauai Court beyond.

At the time of the site visit, the properties immediately surrounding the Subject Property consisted primarily of commercial 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 1962, the presence of PCB-containing equipment at the site cannot be ruled out. However, no privately owned electrical transformers were observed during site reconnaissance. A pad-mounted electrical transformer was observed within the eastern portion of the Subject Property and is suspected to be maintained by NV Energy. The observed transformer appeared to be in fair condition with no observed leaks. Furthermore, NV Energy has indicated that they no longer use PCB-containing oils in their transformers and make every effort to remove PCB-containing transformers and replace them with environmentally safer equipment.

### **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 4,495 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 Donner Lake Outwash deposits. The deposit is described as unconsolidated small cobble gravel and interbedded coarse sand (Bonham and Rogers, 1983). The surficial soils found at the Subject Property have been mapped as the Fleischmann gravelly clay loam, four 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. The nearest major surface water body to the Subject Property is Virginia Lake, which is located approximately 2,130 feet northwest 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, one groundwater well appears to have been previously located on the Subject Property. The well log associated with this well is listed as #70645. The well log indicates that the well was drilled and abandoned in February of 1998 and was proposed to be installed for domestic use. 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 northeast based on regional topography. The depth to groundwater is estimated to be approximately 35 to 45 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, 1948, 1953, 1959, 1966, 1978, 1980, 1984, 1994, 1999, 2006, 2010 and 2015. Aerial photographs for years other than these were not reviewed. A review of the aerial photos indicates that the Subject Property was used as a residence prior to its commercial development in the late 1990s. The first occurrence of development in the vicinity of the Subject Property appears in the 1939 aerial photograph, which depicts residential dwellings and irrigated farmland west and east of the Subject Property. The first visible occurrence of a building on the Subject Property is in the 1959 photograph and it appears that this building was demolished around the late 1990s when a commercial building was constructed onsite. This commercial building appears to be located there presently. 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, 1951/1952, 1974, 1982, 1994 and 2014/2015. 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 West Moana Lane and Kauai Court. City directory listings as published by Polk's City Directory listings were searched for the years: 1932, 1960, 1967, 1971 and 1976. City directory listings as published by EDR Digital Archive were searched for the years: 1982, 1987, 1992, 1995, 2000, 2005, 2010 and 2014. The Subject Property was listed as a residential dwelling from the early 1960s to the late 1970s and was listed as commercial offices during the early 2000s. The surrounding properties were generally listed as residential and commercial properties. A review of the city directories did not reveal any apparent land uses that may have impacted the Subject Property in the past. 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 019-341-02 and is addressed as 745 West Moana Lane. The land use code of the Subject Property is listed as *Offices, professional and business, banks, etc.* and the zoning code is listed as *General Office*. The build date of the on-site structure is listed as 1998 and the building square footage is listed as 60,011 square feet. The current property owner is listed as Windsor West Ventures, LLC., which has owned the property since 2007. The only previous property owner listed is Huckabay Properties Inc., which owned the property from 1997 to 2007. Ownership information prior to 1997 was not provided in the information available for review.

## 4.6 Interview with Current Owner

An environmental questionnaire was completed by Mr. Robert Pavese, who is a representative of Windsor West Ventures LLC, the current owner of the Subject Property. The environmental questionnaire was intended to gather information from the current owner regarding the past uses of the Subject Property and its adjoining properties. The environmental questionnaire indicates that Mr. Pavese is unaware of any environmental issues in connection with the Subject Property or adjacent properties. A copy of the completed Environmental Questionnaire is provided in Appendix F.

## 4.7 Previous Environmental Site Assessments

### 4.7.1 Phase I ESA, McGinley and Associates – October 2008

In October 2008, McGinley conducted a Phase I ESA on the Subject Property. The reviewed Phase I ESA report is titled: *Phase I Environmental Site Assessment – 745 West Moana Lane Reno, Nevada*. McGinley's previous Phase I ESA report identified an hydrogeologically upgradient dry cleaning facility named Fabric Care Specialists as a surrounding property concern. McGinley suggested additional assessments be conducted to ascertain whether groundwater impacts have occurred onsite. Subsequently, a Phase II ESA was conducted.

### 4.7.2 Phase II ESA, McGinley and Associates – November 2008

In November 2008, McGinley conducted a Phase II ESA on the Subject Property. The reviewed Phase II ESA report is titled: *Results of Limited Phase II Environmental Site Assessment Activities – 745 West Moana Lane Reno, Nevada*. The objective of the Phase II ESA was to determine if groundwater at the Subject Property had been impacted by tetrachloroethylene (PCE) associated with an upgradient dry cleaning facility (Fabric Care Specialists). The Phase II ESA consisted of advancing a single boring within the western portion of the Subject Property and collecting soil and groundwater samples. No detectable concentrations of volatile organic compounds (VOCs) were reported in the groundwater samples collected. A total petroleum hydrocarbon – extractable range (TPH-E) concentration of 57 milligrams per Kilogram (mg/Kg) was reported in the soil sample collected. Therefore, McGinley was of the opinion that no further environmental investigations were warranted at the Subject Property.

## 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 G. 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 any of 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) small quantity generator (SQG) site, 48 Nevada State Hazardous Waste sites (SHWS), six Nevada underground storage tank (UST) sites, four RCRA Non-Generator No-Longer-Regulated (NonGen/NLR) sites, one EDR auto station site and one historical cleaner site.

The adjacent property, 900 West Moana Lane, located southwest of the Subject Property is listed as a RCRA-SQG site. The information provided by EDR indicates that Fabric Care Specialist handles chromium and spent halogenated solvents. Based on information provided, it appears that Fabric Care Specialist has received several violations from the EPA during their past onsite compliance inspections; however, it does not appear that any releases have been reported for this site.

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, have received regulatory closure and/or were not identified as a *standard environmental record* per ASTM.

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 March 27, 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 March 28, 2018, WCHD personnel replied by email indicating that their office has no such records for the Subject Property or surrounding properties.

## 5.4 City of Reno Environmental Control Section

On March 27, 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 the City of Reno Clerk's Office. On April 2, 2018, the City of Reno Environmental Control Sector replied indicating that they have no such records for the Subject Property.

## 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 investigation was 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 investigation 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, 24 sites were identified by EDR within the 1/3-mile primary search radius surrounding the Subject Property. Of these initial 24 sites, 19 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 five 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 H.

## 6. FINDINGS

### 6.1 General Findings

- The Subject Property is comprised of approximately 4.7 acres of land and consists of a single commercial building, a concrete-surfaced parking lot, a subsurface parking garage and landscaped areas. At the time of the site visit, the interior of the building was occupied by several commercial offices. Historical resources indicate that the Subject Property was used as a residence prior to its commercial development in the late 1990s.
- Multiple containers, five gallons or less in volume, of household cleaning supplies and paint were observed within the building. The containers appeared to be in fair condition with no observed leaking.
- At the time of the site visit, the hydraulic equipment associated with the onsite elevators appeared to be in good condition with no observed leaking.
- In November 2008, McGinley conducted a Phase II ESA on the Subject Property. The reviewed Phase II ESA report is titled: Results of Limited Phase II Environmental Site Assessment Activities – 745 West Moana Lane Reno, Nevada. The objective of the Phase II ESA was to determine if groundwater at the Subject Property had been impacted by tetrachloroethylene (PCE) associated with an upgradient dry cleaning facility (Fabric Care Specialists). No detectable concentrations of volatile organic compounds (VOCs) were reported in the groundwater samples collected. Therefore, McGinley was of the opinion that no further environmental investigations were warranted at the Subject Property.

### 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 745 West Moana Lane 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 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.

## 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 I.

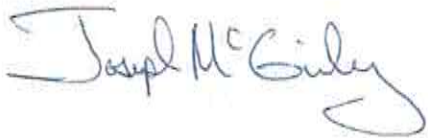
Respectfully Submitted:  
**McGinley and Associates, Inc.**



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.*



Joseph M. McGinley, P.E., P.G., C.E.M. #1036, Exp. Date 11/23/2018  
Principal

## 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 Rogers, D.K., 1983, Mount Rose NE Quadrangle Geologic Map: Nevada Bureau of Mines and Geology, Urban Map 4Bg, 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: 5230115, Submitted March 22, 2018.

Federal Emergency Management Agency (FEMA), FEMA Flood Map Service Center. Available online at <https://msc.fema.gov/portal>.

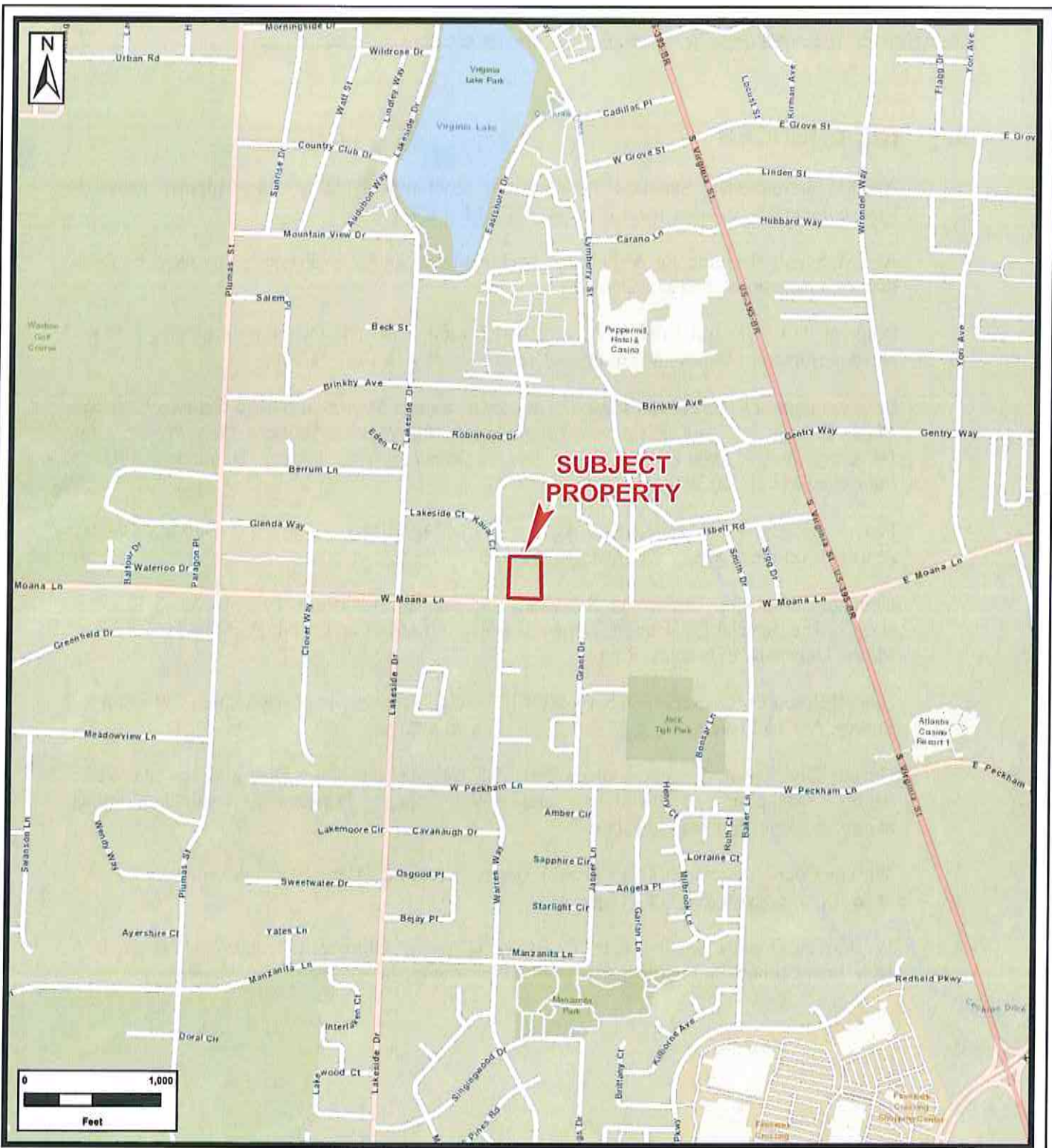
Houghton, John. G., Clarence M. Sakamoto, and Richard O. Gifford, 1975. Nevada's Weather and Climate. Special Publication 2. Nevada Bureau of Mines and Geology, Mackay School of Mines, University of Nevada, Reno.

Natural Resources Conservation Service (NRCS), U.S. Department of Agriculture, Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov>.

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-**  
**745 W MOANA LN**  
**APN: 019-341-02**  
**RENO, NV**

JOB NO.:  
**UNR064**

DATE:  
**4/2/2018**



**McGinley & Associates**  
 Environmental Engineering and Science  
 RENO | LAS VEGAS | www.mgin.com

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\UNR\064\Fig 1 - Project Location Map.mxd



**FIGURE 2**

TITLE:  
**SITE MAP  
 -SHOWING-  
 745 W MOANA LN  
 APN: 019-341-02  
 RENO, NV**

JOB NO.:  
**UNR064**

DATE:  
**4/2/2018**



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

FILE:  
**Fig 2 - Site Map**

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

REV.	DESIGNED	KT	CHECKED	KT	REVISION: "
	DRAWN	HC	APPROVED	KT	

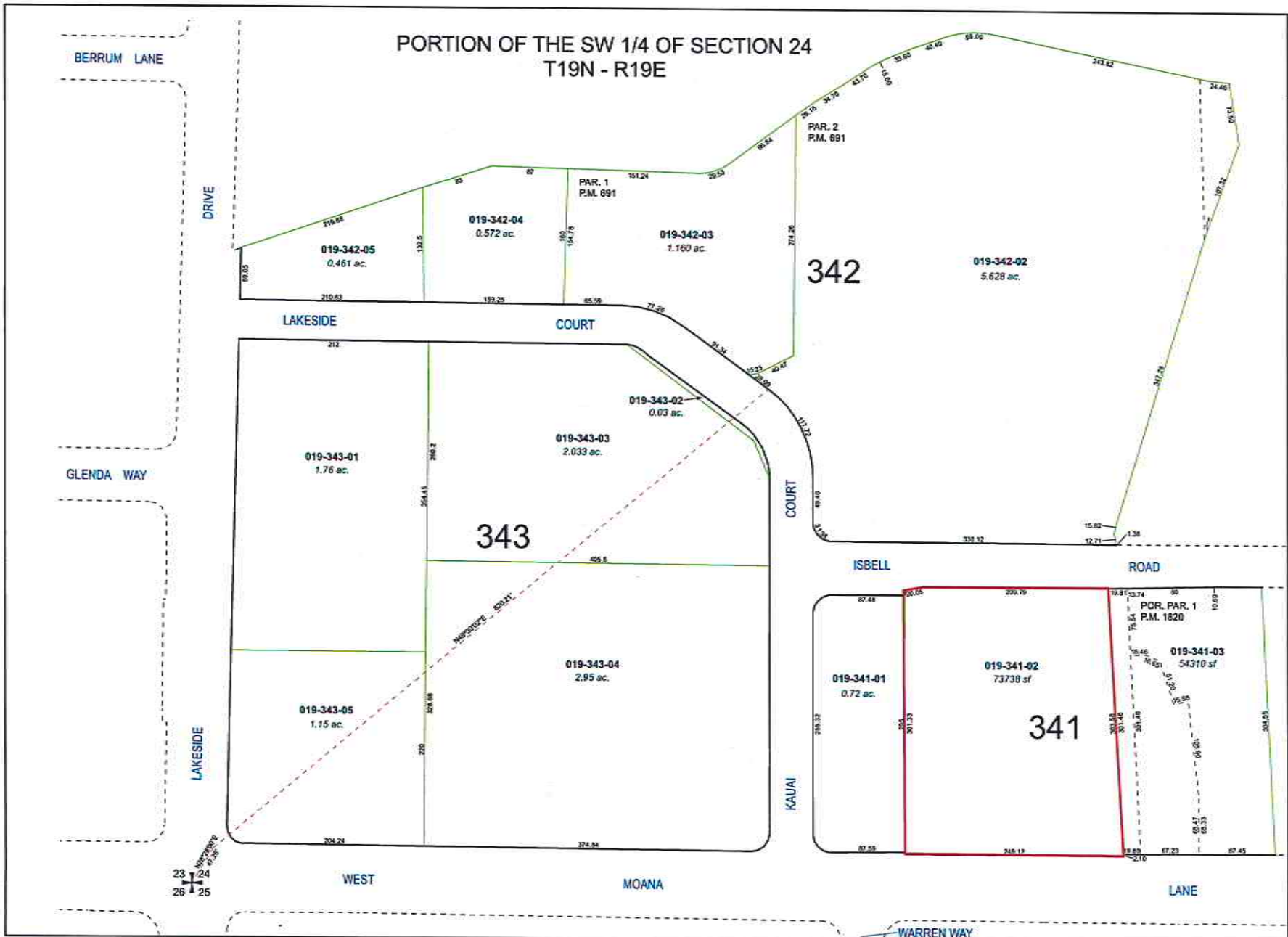
R:\Projects\GIS Data\UNR064\Fig 2 - Site Map.mxd



# **APPENDIX A**

## **Assessor's Map and Parcel Information**

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Assessor's Map Number

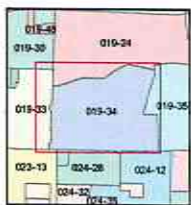
**019-34**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Joshua G. Wilson, Assessor

1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2331



1 inch = 100 feet



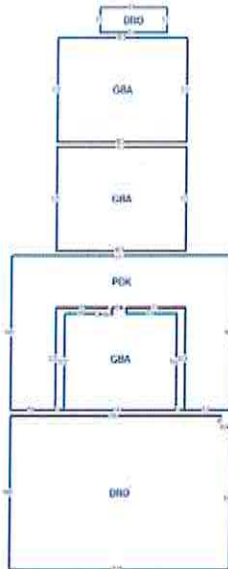
created by: TWT 9/30/2014

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.

WASHOE COUNTY ASSESSOR PROPERTY DATA		03/27/2018	
APN: 019-341-02 Card 1 of 1			
<b>Owner Information &amp; Legal Description</b>			
Situs	745 W MOANA LN, RENO 89509		
Owner 1	WINDSOR WEST VENTURES LLC		
Mail Address	1986 WINDSOR DR NORTH PALM BEACH FL 33408-2843		
Rec Doc No	3560752	Rec Date	07/31/2007
Prior Owner	HUCKABAY PROPERTIES INC,		
Prior Doc	2081199		
Keyline Desc	FR SW4 SW4 SEC 24 TWP 19 RGE 19		
Subdivision	_UNSPECIFIED		
Lot	Block	Sub Map#	
Record of Survey Map:		Parcel Map#	
Section: 24 Township: 19 Range: 19		SPC	
Tax Dist	1000 Add'l Tax Info	Prior APN	019-340-44
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied		
<b>Building Information</b>			
Quality	C20 Avg	Occupancy Sec Occupancy	Office Building
Stories	3.00	Square Feet	60,011
Year Built	1998	Square Feet does not include Basement or Garage Conversion Area.	
W.A.Y.	1998	Finished Bsmt	0
Bedrooms	0	Unfin Bsmt	0
Full Baths	0	Bsmt Type	
Half Baths	0	Gar Conv Sq Foot	0
Fixtures		Total Gar Area	0
Fireplaces	0	Gar Type	
Heat Type	PACKAGE UNIT	Det Garage	0
Sec Heat Type		Bsmt Gar Door	0
Ext Walls	CURTAIN-EIFS	Sub Floor	
Sec Ext Walls		Frame	FP STL FRAME
Roof Cover		Construction Mod	0
Obso/Bldg Adj	-2,234,681	Units/Bldg	1
% Complete	100 %	Units/Parcel	1
<b>Land Information</b>			
Land Use	410	Zoning	GO
Size	73,738 SqFt or ~ 1.693 Acre	Sewer	Municipal
		Water	Muni
		Street	Paved
		NBC	ADAQ
		NBC Map	AD NBC Map
<b>Valuation Information</b>			
Valuation History		2017/18 FV	2018/19 NR
Taxable Land Value		770,562	770,562
Taxable Improvement Value		6,229,966	6,229,438
Taxable Total		7,000,528	7,000,000
Assessed Land Value		269,697	269,697
Assessed Improvement Value		2,180,488	2,180,303
Total Assessed		2,450,185	2,450,000
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
1GCR	410	07-31-2007	8,900,000
		03-19-1997	0
2D	200	06-22-1995	550,000
Grantor		Grantee	
HUCKABAY PROPERTIES INC,		WINDSOR WEST VENTURES LLC	
		HUCKABAY PROPERTIES INC	
<b>Building #1 Sketch</b>			



Property Photo



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 03/26/2018. **NOTE:** The 2018/2019 values are preliminary values and subject to change.

# **APPENDIX B**

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## **User Questionnaire**

# USER QUESTIONNAIRE

Property Address: 745 West Moana Lane (APN 019-341-02) 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.

Recorded land title records not searched.

**(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?

Recorded land title records not searched.

Initials:     *BM*

# USER QUESTIONNAIRE

Property Address: 745 West Moana Lane (APN 019-341-02) 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?

No.

**(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*?

Purchase price reasonably reflects 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: km

# USER QUESTIONNAIRE

Property Address: 745 West Moana Lane (APN 019-341-02) 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*?

No.



Signature:

PATRICK MARTINEZ

Printed Name:

4/13/18

Date

REAL ESTATE

Title:

Initials:

PM



# **APPENDIX C**

## **Site Photographs**

---



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



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



**Photograph 3:**  
View of the household cleaning supplies observed within the onsite building of the Subject Property.



**Photograph 4:**  
View of the elevator machine room located within the subsurface parking garage.



**Photograph 5:**  
**View of Isbell Road and Ala Moana apartments located north of the Subject Property.**



**Photograph 6:**  
**View of West Moana Lane and commercial properties located south of the Subject Property.**



**Photograph 7:**  
**View of the commercial offices located east of the Subject Property.**



**Photograph 8:**  
**View of the commercial properties located west of the Subject Property.**

# APPENDIX D

## Historical Aerial Photographs and Topographic Maps

---

**Ph. I ESA - Office Building On Moana Lane**

745 West Moana Lane

Reno, NV 89509

Inquiry Number: 5230115.9

March 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 - Office Building On I  
745 West Moana Lane  
Reno, NV 89509  
EDR Inquiry # 5230115.9

**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>
2015	1"=500'	Flight Year: 2015	USDA/NAIP
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"=500'	Flight Date: August 26, 1980	USDA
1978	1"=500'	Flight Date: January 20, 1978	NHD
1966	1"=500'	Flight Date: May 17, 1966	USGS
1959	1"=500'	Flight Date: June 16, 1959	NHD
1953	1"=500'	Flight Date: April 24, 1953	SCS
1948	1"=1000'	Flight Date: June 27, 1948	USGS
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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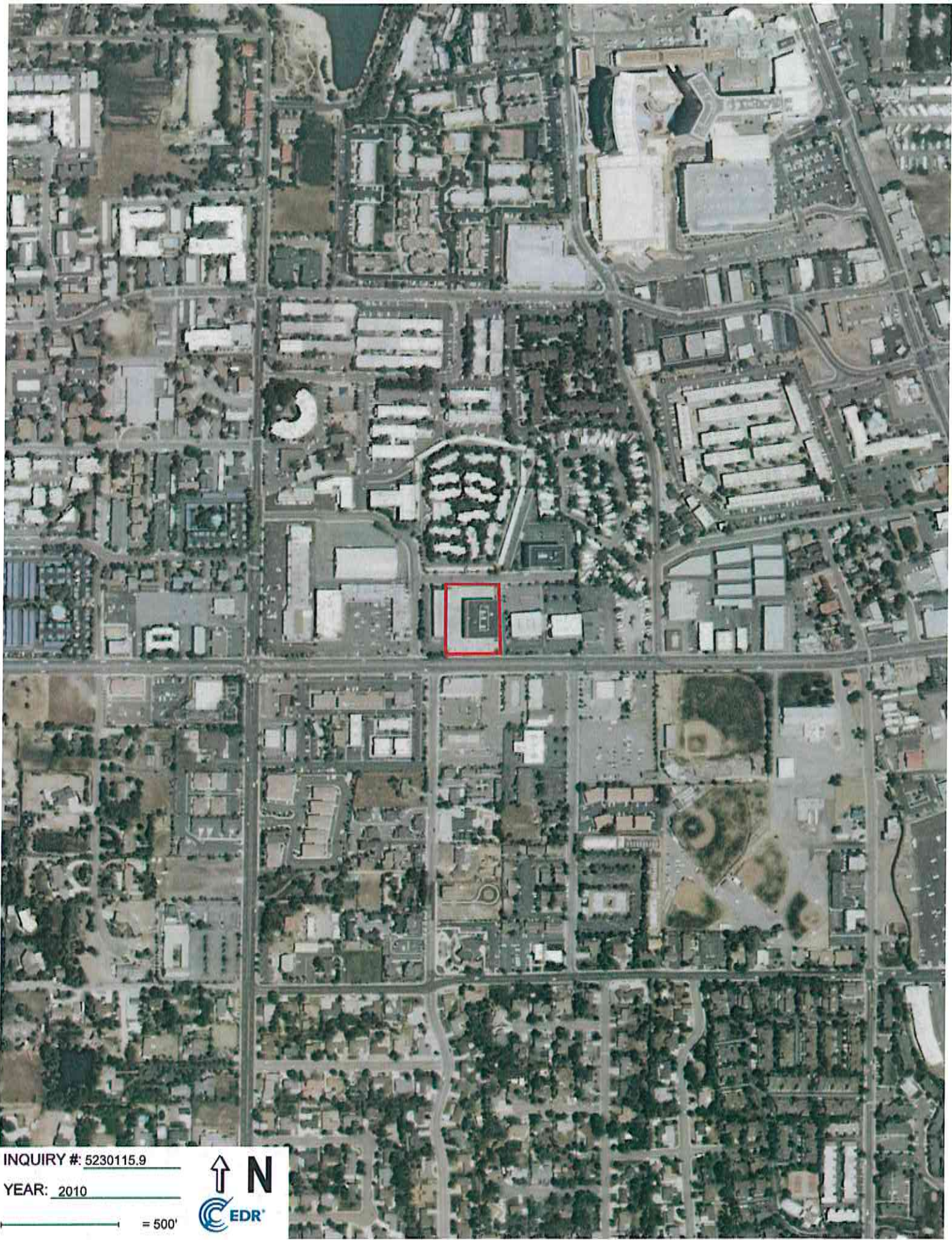


INQUIRY # 5230115.9

YEAR: 2015

— = 500'



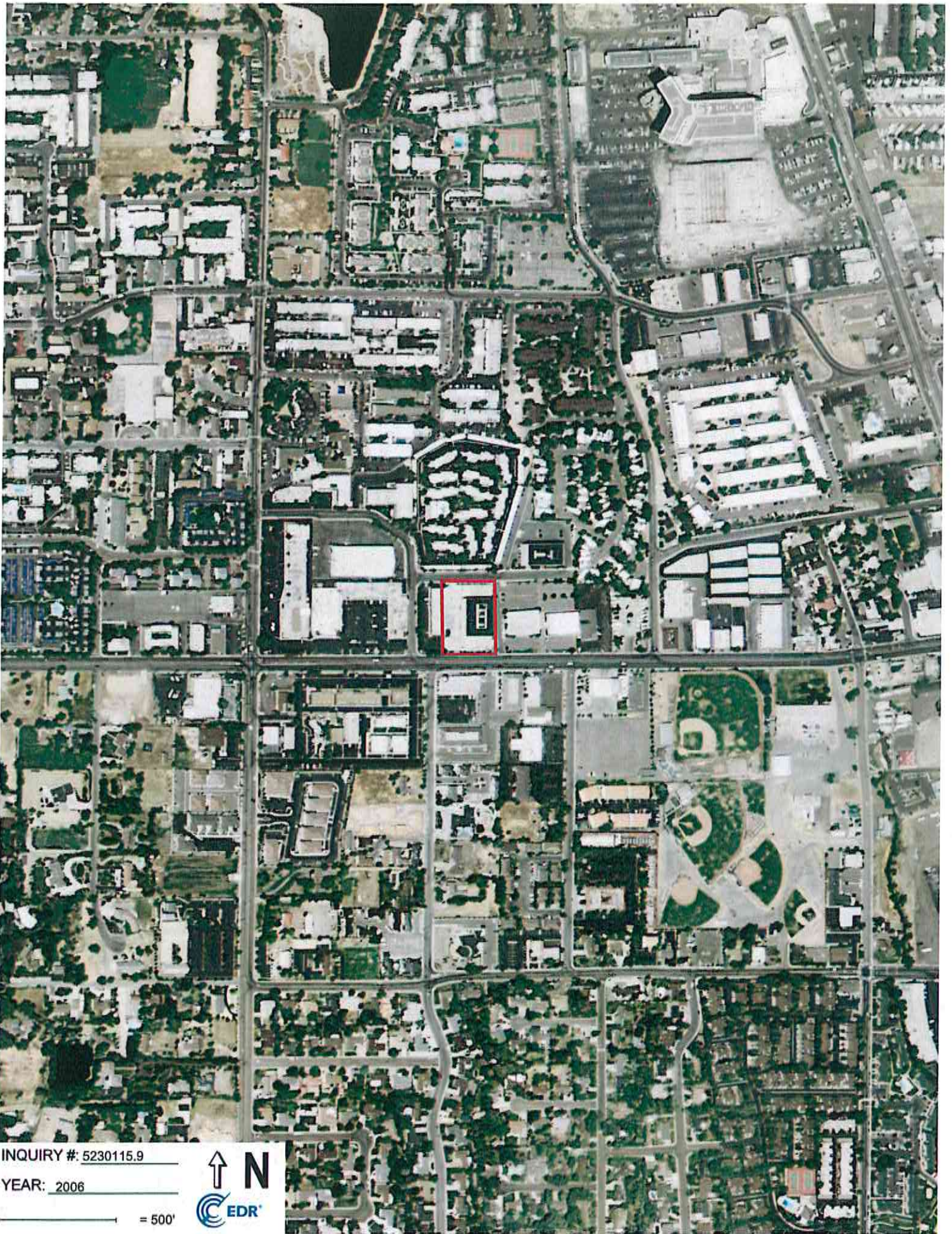


INQUIRY #: 5230115.9

YEAR: 2010

— = 500'



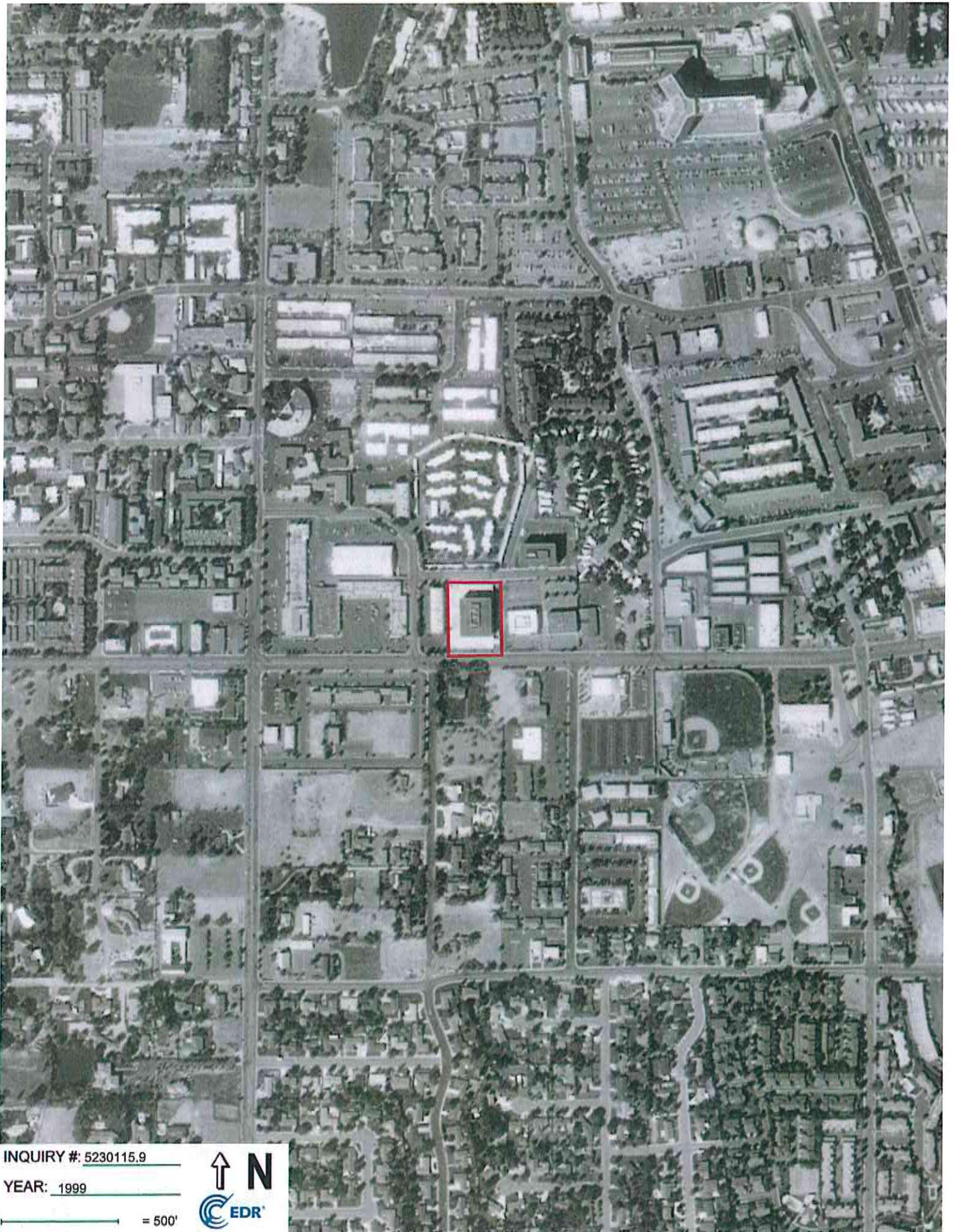


INQUIRY #: 5230115.9

YEAR: 2006

 = 500'





INQUIRY #: 5230115.9

YEAR: 1999

 = 500'





INQUIRY #: 5230115.9

YEAR: 1994

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





INQUIRY #: 5230115.9

YEAR: 1984

— = 1000'





INQUIRY #: 5230115.9

YEAR: 1980



— = 500'



INQUIRY #: 5230115.9

YEAR: 1978

 = 500'







INQUIRY #: 5230115.9

YEAR: 1966



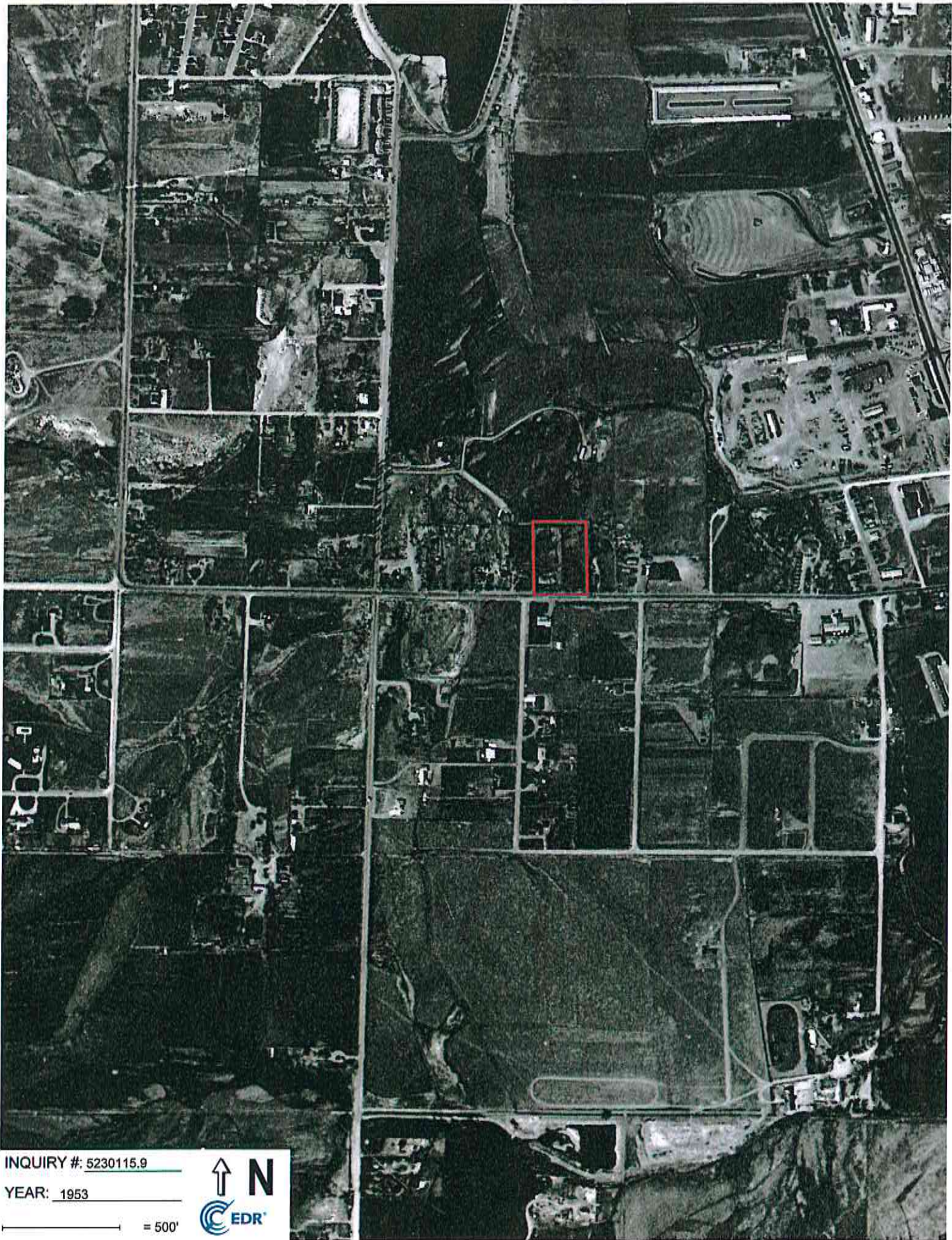
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INQUIRY #: 5230115.9  
YEAR: 1959



 = 500'



INQUIRY #: 5230115.9

YEAR: 1953

— = 500'





INQUIRY #: 5230115.9

YEAR: 1948



= 1000'



INQUIRY #: 5230115.9  
YEAR: 1946



— = 500'



INQUIRY #: 5230115.9

YEAR: 1939

 = 500'



Ph. I ESA - Office Building On Moana Lane  
745 West Moana Lane  
Reno, NV 89509

Inquiry Number: 5230115.4  
March 21, 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

03/21/18

**Site Name:**

Ph. I ESA - Office Building On I  
745 West Moana Lane  
Reno, NV 89509  
EDR Inquiry # 5230115.4

**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:****Coordinates:**

<b>P.O.#</b>	NA	<b>Latitude:</b>	39.491711 39° 29' 30" North
<b>Project:</b>	UNR064	<b>Longitude:</b>	-119.804598 -119° 48' 17" West
		<b>UTM Zone:</b>	Zone 11 North
		<b>UTM X Meters:</b>	258816.18
		<b>UTM Y Meters:</b>	4375100.30
		<b>Elevation:</b>	4499.66' above sea level

**Maps Provided:**

2014, 2015  
1994  
1982  
1974  
1951, 1952  
1950  
1893  
1891

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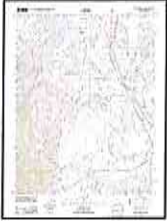
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## Topo Sheet Key

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

### 2014, 2015 Source Sheets



Mount Rose NE  
2014  
7.5-minute, 24000



Reno  
2015  
7.5-minute, 24000

### 1994 Source Sheets



Mount Rose NE  
1994  
7.5-minute, 24000  
Aerial Photo Revised 1990

### 1982 Source Sheets



Reno  
1982  
7.5-minute, 24000  
Aerial Photo Revised 1978



Mt. Rose NE  
1982  
7.5-minute, 24000  
Aerial Photo Revised 1980

### 1974 Source Sheets



Reno  
1974  
7.5-minute, 24000  
Aerial Photo Revised 1974



Mt. Rose NE  
1974  
7.5-minute, 24000  
Aerial Photo Revised 1974

## Topo Sheet Key

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

### 1951, 1952 Source Sheets



Reno  
1951  
15-minute, 62500  
Aerial Photo Revised 1946



Mt. Rose  
1952  
15-minute, 62500  
Aerial Photo Revised 1948

### 1950 Source Sheets



Reno  
1950  
15-minute, 62500  
Aerial Photo Revised 1946

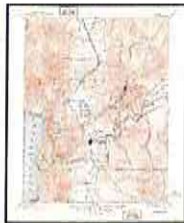


Mt. Rose  
1950  
15-minute, 62500  
Aerial Photo Revised 1948

### 1893 Source Sheets



Carson  
1893  
30-minute, 125000



Carson City  
1893  
30-minute, 125000



Reno  
1893  
30-minute, 125000

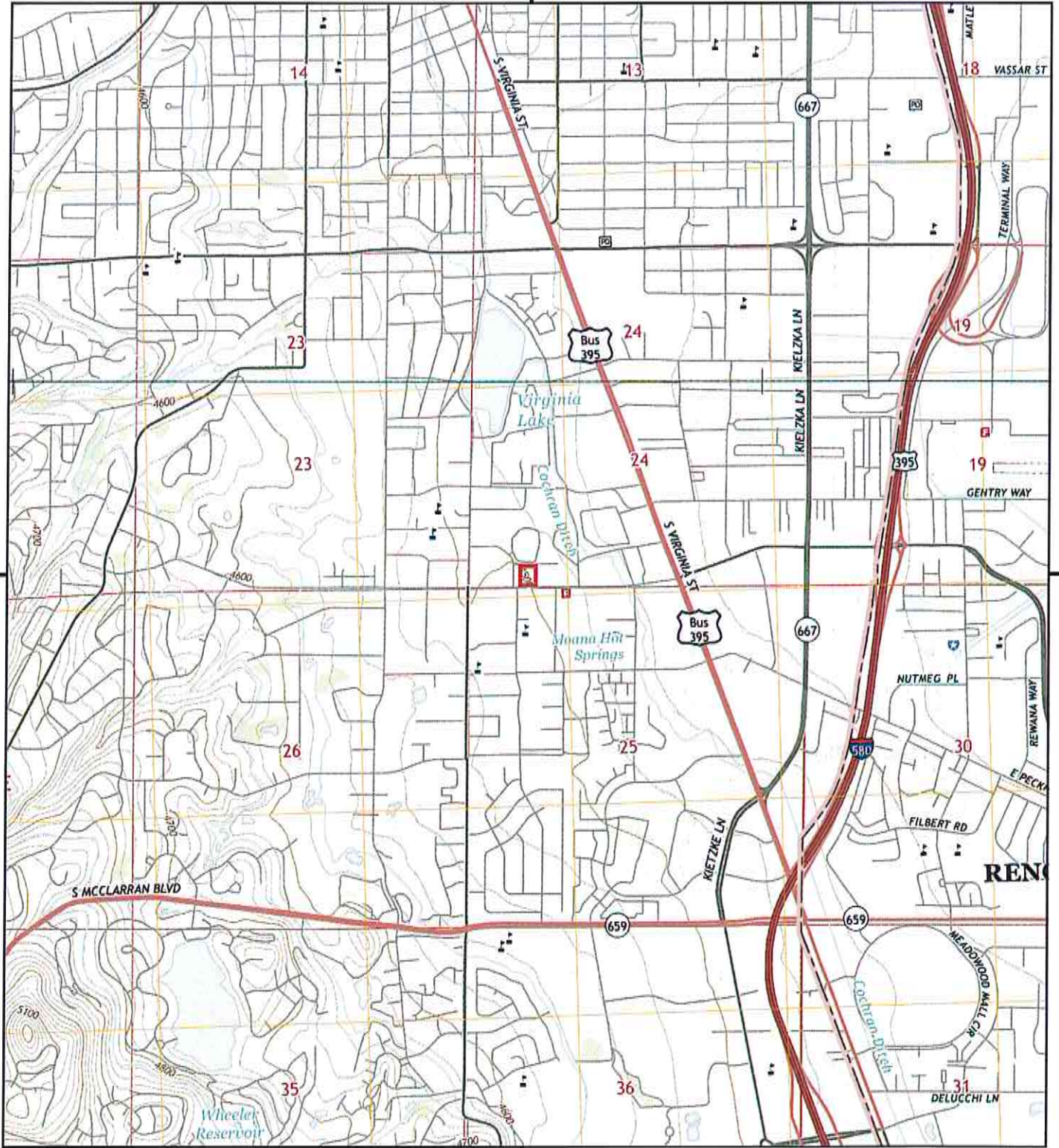
### 1891 Source Sheets



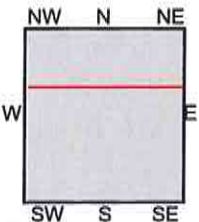
Carson  
1891  
30-minute, 125000



Reno  
1891  
30-minute, 125000



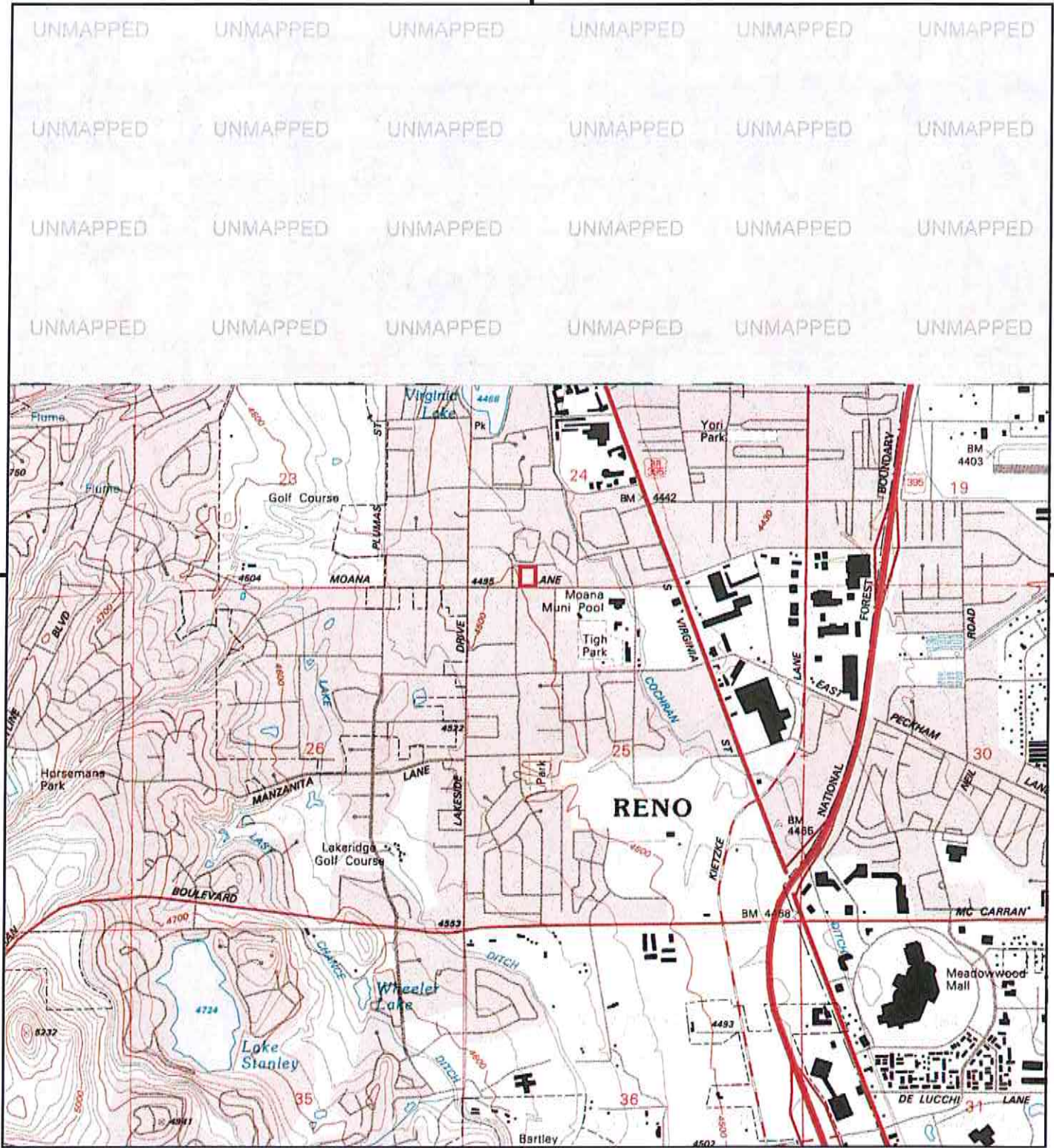
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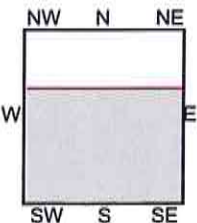
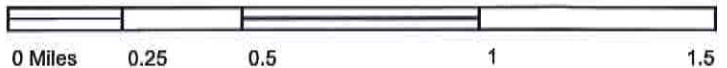
TP, Mount Rose NE, 2014, 7.5-minute  
N, Reno, 2015, 7.5-minute

**SITE NAME:** Ph. I ESA - Office Building On Moana Lar  
**ADDRESS:** 745 West Moana Lane  
Reno, NV 89509  
**CLIENT:** McGinley Associates





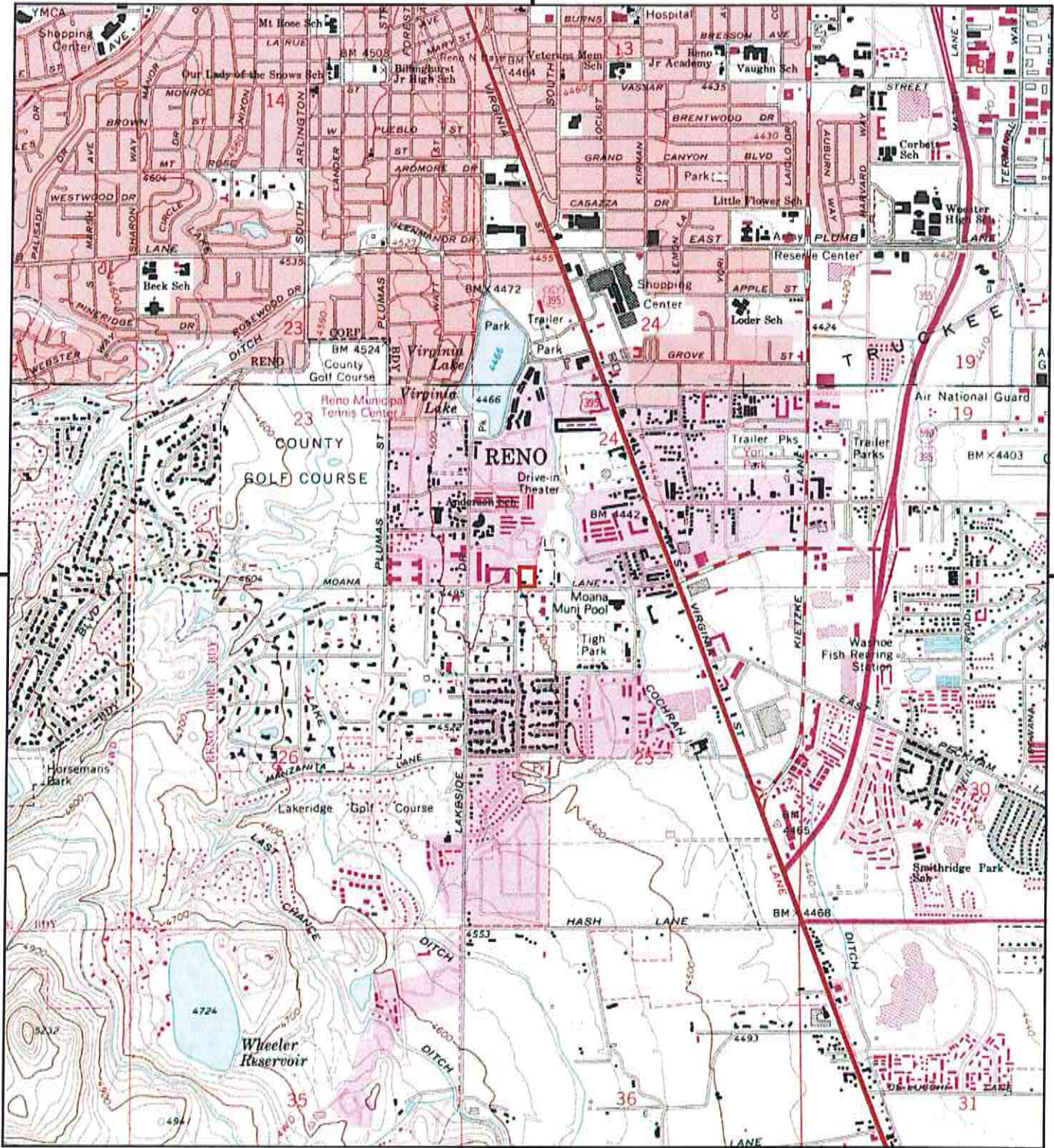
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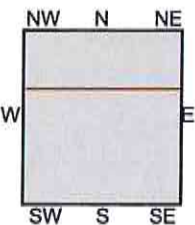
TP, Mount Rose NE, 1994, 7.5-minute

SITE NAME: Ph. I ESA - Office Building On Moana Lar  
 ADDRESS: 745 West Moana Lane  
 Reno, NV 89509  
 CLIENT: McGinley Associates





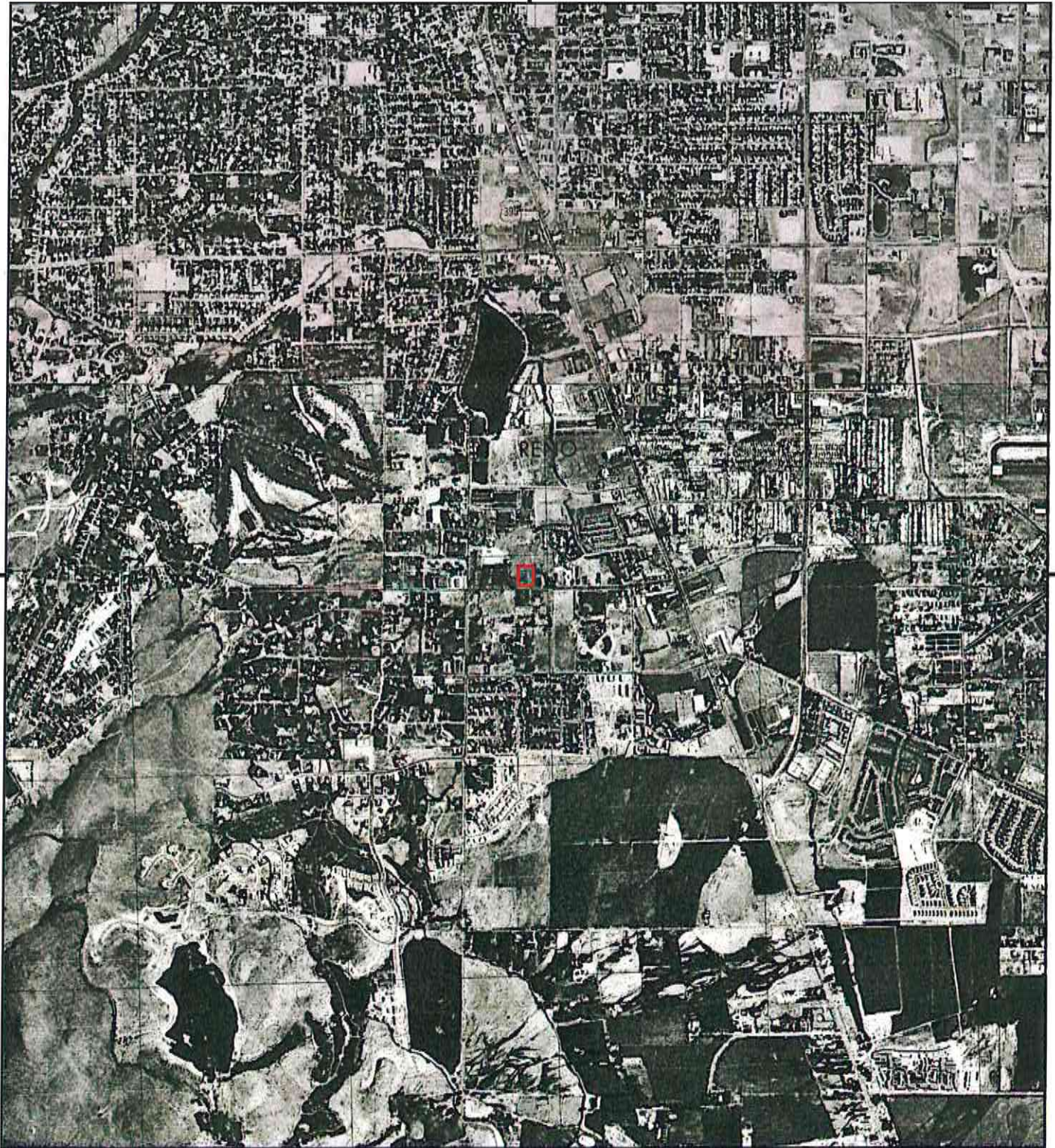
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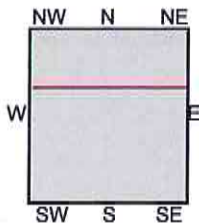
TP, Mt. Rose NE, 1982, 7.5-minute  
N, Reno, 1982, 7.5-minute

**SITE NAME:** Ph. I ESA - Office Building On Moana Lar  
**ADDRESS:** 745 West Moana Lane  
Reno, NV 89509  
**CLIENT:** McGinley Associates





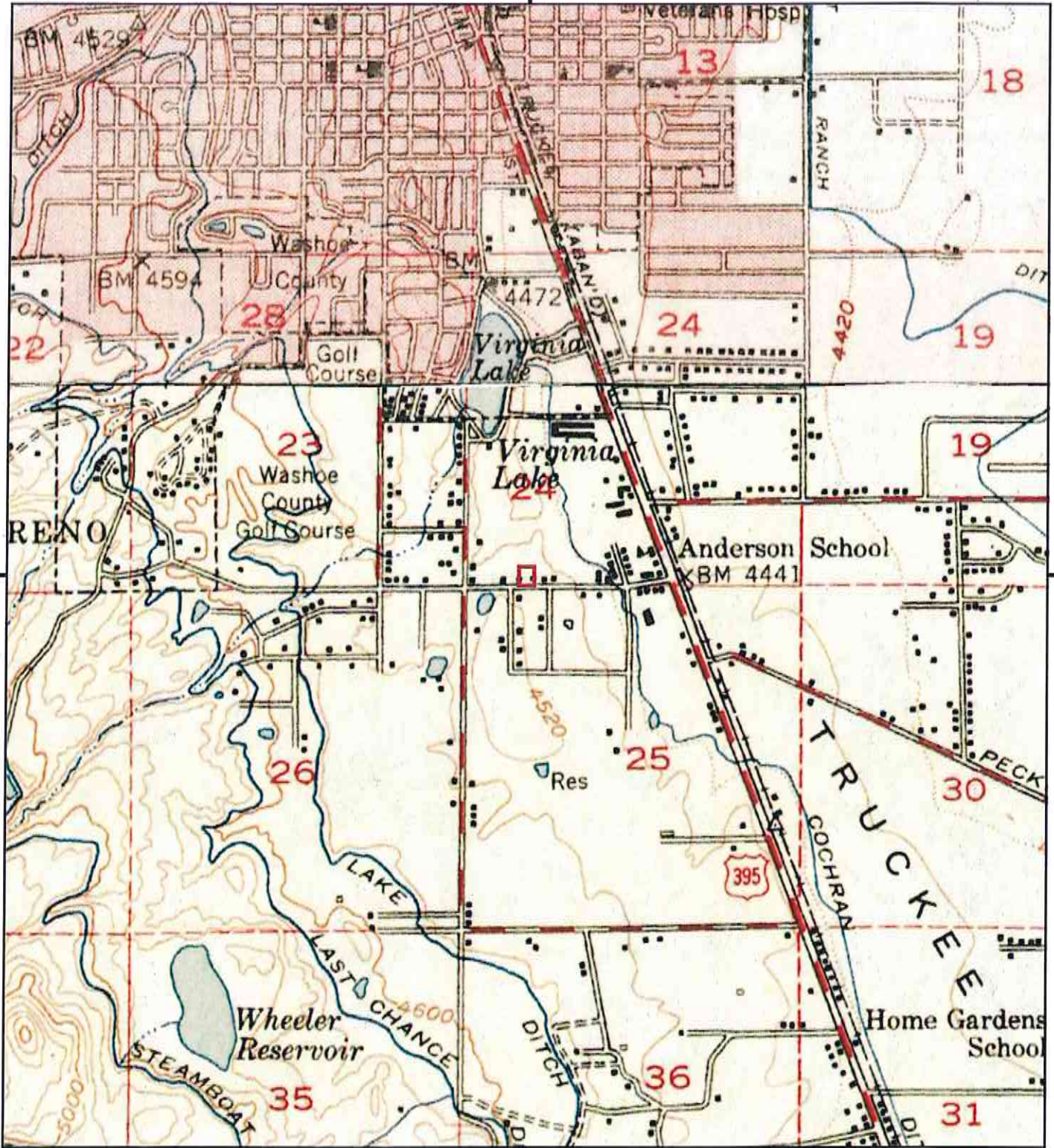
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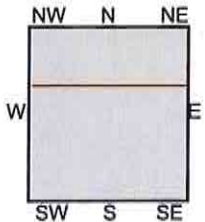
TP, Mt. Rose NE, 1974, 7.5-minute  
N, Reno, 1974, 7.5-minute

**SITE NAME:** Ph. I ESA - Office Building On Moana Lar  
**ADDRESS:** 745 West Moana Lane  
Reno, NV 89509  
**CLIENT:** McGinley Associates





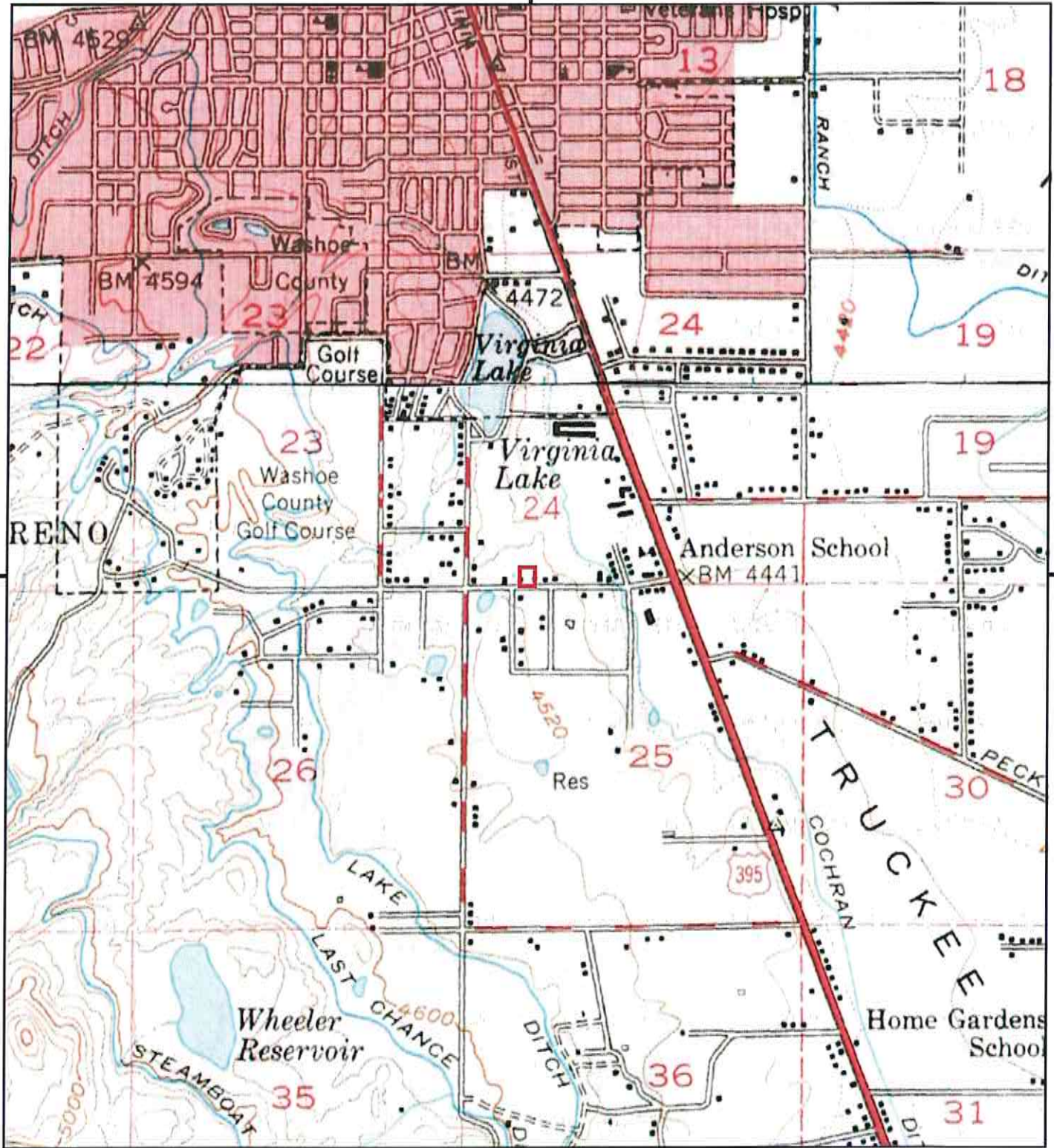
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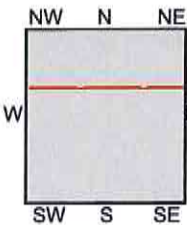
TP, Mt. Rose, 1952, 15-minute  
N, Reno, 1951, 15-minute

SITE NAME: Ph. I ESA - Office Building On Moana Lar  
 ADDRESS: 745 West Moana Lane  
 Reno, NV 89509  
 CLIENT: McGinley Associates





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

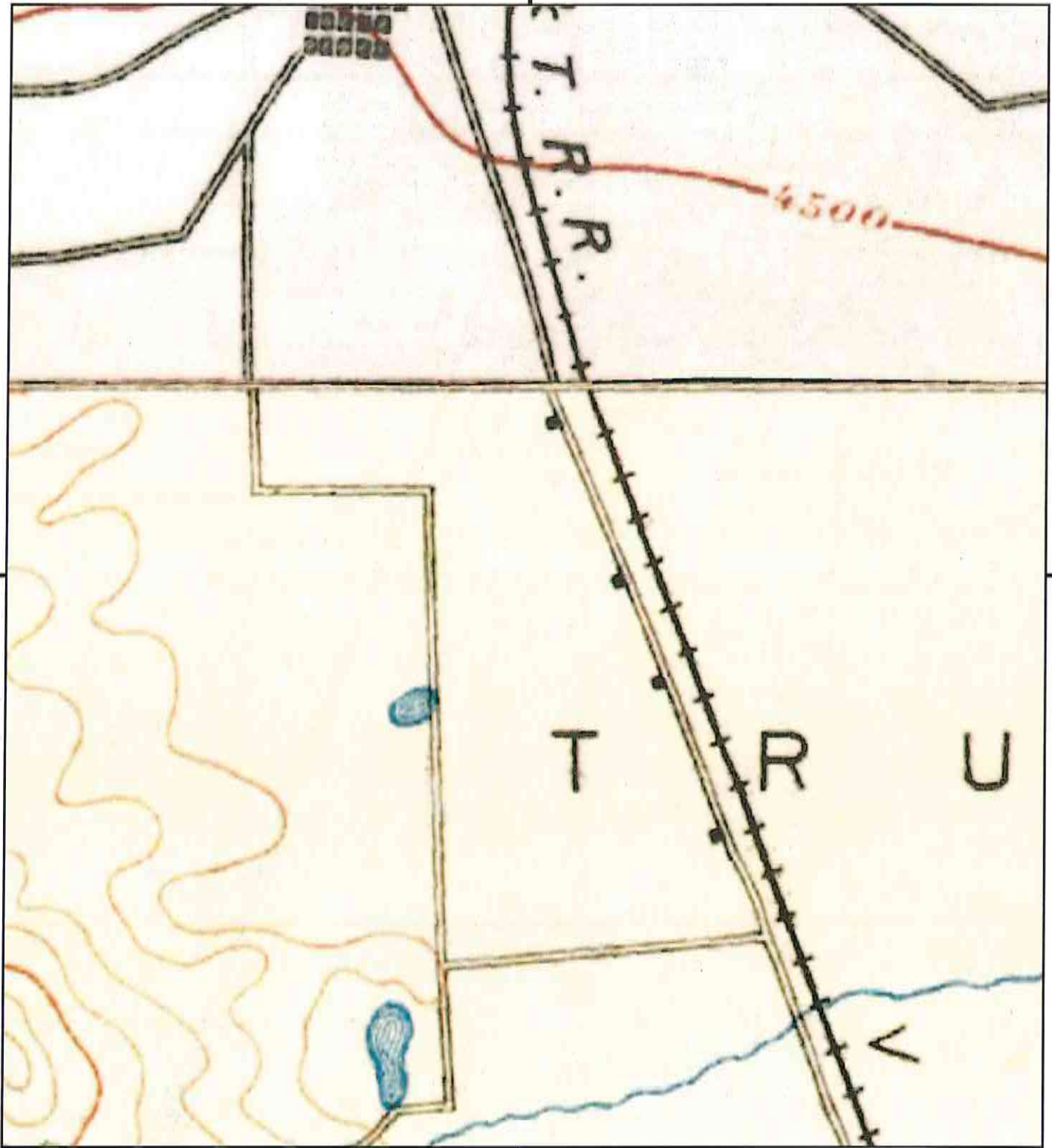


TP, Mt. Rose, 1950, 15-minute  
N, Reno, 1950, 15-minute

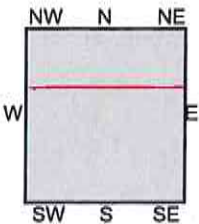
SITE NAME: Ph. I ESA - Office Building On Moana Lar  
ADDRESS: 745 West Moana Lane  
Reno, NV 89509  
CLIENT: McGinley Associates







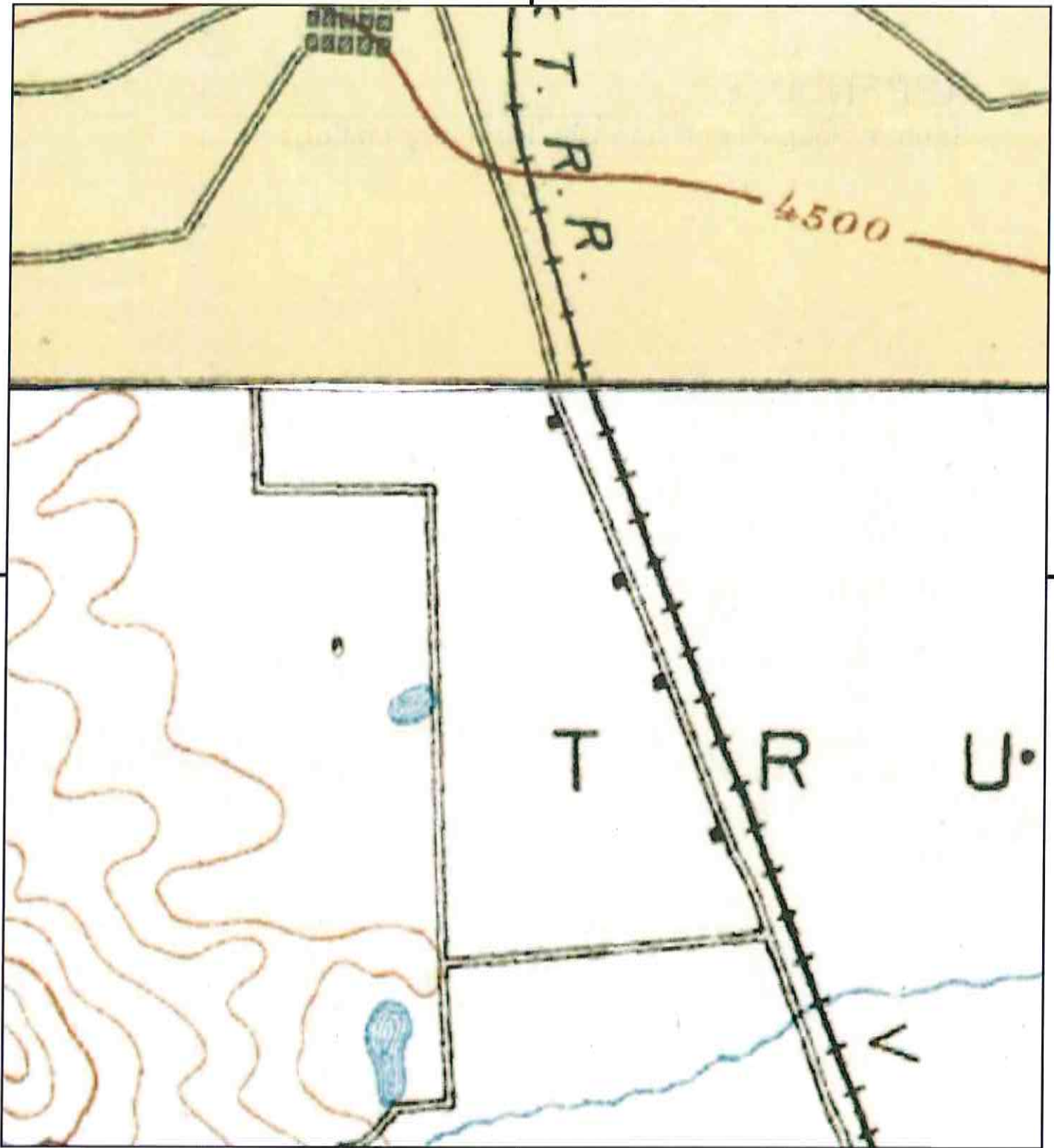
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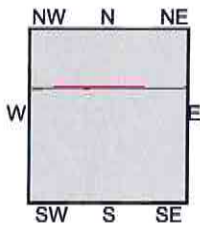
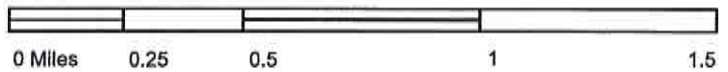
TP, Carson, 1893, 30-minute  
 TP, Carson City, 1893, 30-minute  
 N, Reno, 1893, 30-minute

SITE NAME: Ph. I ESA - Office Building On Moana Lar  
 ADDRESS: 745 West Moana Lane  
 Reno, NV 89509  
 CLIENT: McGinley Associates





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



TP, Carson, 1891, 30-minute  
N, Reno, 1891, 30-minute

SITE NAME: Ph. I ESA - Office Building On Moana Lar  
ADDRESS: 745 West Moana Lane  
Reno, NV 89509  
CLIENT: McGinley Associates



# **APPENDIX E**

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

---

Ph. I ESA - Office Building On Moana Lane

745 West Moana Lane

Reno, NV 89509

Inquiry Number: 5230115.3

March 21, 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

03/21/18

**Site Name:**

Ph. I ESA - Office Building On I  
745 West Moana Lane  
Reno, NV 89509  
EDR Inquiry # 5230115.3

**Client Name:**

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



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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 #** 31F1-4D8A-8027  
**PO #** NA  
**Project** UNR064



Sanborn® Library search results

Certification #: 31F1-4D8A-8027

**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.

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 - Office Building On Moana Lane**

745 West Moana Lane  
Reno, NV 89509

Inquiry Number: 5230115.5  
March 22, 2018

## The EDR-City Directory Image Report



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

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*Thank you for your business.*  
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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 checked="" type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1987	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1982	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
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 type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory





# FINDINGS

## TARGET PROPERTY STREET

745 West Moana Lane  
Reno, NV 89509

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

### W MOANA LN

2014	pg A2	EDR Digital Archive
2010	pg A4	EDR Digital Archive
2005	pg A7	EDR Digital Archive
2000	pg A10	EDR Digital Archive
1995	pg A12	EDR Digital Archive
1992	pg A15	EDR Digital Archive
1987	pg A17	EDR Digital Archive
1982	pg A19	EDR Digital Archive
1976	pg A20	Polk's City Directory
1971	pg A21	Polk's City Directory
1971	pg A22	Polk's City Directory
1967	pg A23	Polk's City Directory
1960	pg A24	Polk's City Directory
1932	-	Polk's City Directory

Street not listed in Source

## FINDINGS

### CROSS STREETS

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

#### KAUAI CT

2014	pg. A1	EDR Digital Archive	
2010	pg. A3	EDR Digital Archive	
2005	pg. A6	EDR Digital Archive	
2000	pg. A9	EDR Digital Archive	
1995	pg. A11	EDR Digital Archive	
1992	pg. A14	EDR Digital Archive	
1987	pg. A16	EDR Digital Archive	
1982	pg. A18	EDR Digital Archive	
1976	-	Polk's City Directory	Street not listed in Source
1971	-	Polk's City Directory	Street not listed in Source
1967	-	Polk's City Directory	Street not listed in Source
1960	-	Polk's City Directory	Street not listed in Source
1932	-	Polk's City Directory	Street not listed in Source

## **City Directory Images**

**KAUAI CT 2014**

3300 ALA MOANA APARTMENTS  
AUTUMN HOUSE  
LENOREPAGEESCENTSYCANDLES  
LINIZIO  
TOWER PAINTING SVCS

3400 ALLCARE CHIROPRACTIC  
E QUAKE INC  
ELITE SPORTS MEDICINE LLC  
GLASS MTN PUMICE INC  
HERRIN DONALD M CPA  
NORTH STATE DRUG TESTING  
PAR 3 DESIGN GROUP LIMITED  
SENIOR HELPERS

## W MOANA LN 2014

255 CONSERVATION AND NATURAL RES  
 CURTIS R POTTS CHIROPRACTIC PC  
 DR CURTIS POTTS CHIROPRACTIC  
 GEIL INSURANCE INC  
 HUMAN RESOURCE NETWORK INC  
 ITRINEGY INC  
 PROFESSIONAL ASSOCIATES  
 RAPHEL JOHN E & ASSOCIATES  
 285 KANELLOS & SOUMBENIOTIS DRS  
 PRITCHETT EYECARE ASSOCIATES  
 305 CLARK RE & INVESTMENTS  
 DML CONSULTING  
 GENEX SERVICES INC  
 HARDWARE SECRETS LLC  
 INTEGRITY CASTING NEVADA  
 NO TOWN PRODUCTIONS  
 WAIT LAW FIRM  
 333 DESTINY CHRISTIAN CENTER RENO  
 465 TRUCKEE MADOWS VETERINARY HOSP  
 501 ARROWROCK APPLIANCE  
 FOOTLADY  
 GREEN ACRES TRAILOR PARK  
 LORETTA BROADWAY  
 565 YEN CHING MNDARIN CHINESE REST  
 601 CASSAS RICHARD DMD  
 DR GENE H YUP DDS LTD  
 PALERMO MAURICE R DDS  
 PAPEZ-BERG MARY DDS  
 PENDLETON ERIC B DDS  
 WASHOE COUNTY OF  
 YOUNG PERRY DDS  
 604 ABD INSURANCE  
 LUCINI PARISH INS  
 STETSON BEEMER  
 WELLS FARGO BANK NATIONAL ASSN  
 WELLS FARGO INSURANCE SVCS INC  
 640 BELLA DERMATOLOGY  
 KEVIN L KIENE MD INC  
 SKIN CNCER DRMATOLOGY INST LLP  
 675 GA SOLAR NORTH AMERICA INC  
 745 ADVANTAGE DIRECT  
 GENERAL SERVICES ADM US  
 HOUSING AND URBAN DEV US DEPT  
 NEVADA FMLY PRCTCE RESDNCY PRO  
 NEVADA URBAN INDIANS INC  
 NORTHERN NEVADA DENTAL HEALTH  
 900 FABRIC CARE SPECIALIST INC  
 903 SZECHUAN GARDENS  
 921 PAOLOS ITALIAN DELI  
 VANDA NAILS

**KAUAI CT 2010**

- 3300 ALA MOANA APARTMENTS
- DETAG
- EAGLE HAWK
- TOWER PAINTING SVCS
- TUECKE PATRICIA
- 3400 ALL AMERICAN MRTG GROUP INC
- BURNS PATTY
- E QUAKE INC
- ETTER KENNETH REALTY
- GLASS MTN PUMICE INC
- HERRIN DONALD M CPA
- IRONGATE STAFF RESOURCES
- PAR 3 DESIGN GROUP LIMITED
- SENIOR HELPERS
- SHANTI HEALTH CENTER
- WARD JAMES DR DC
- WHEELER DAVID DC

## W MOANA LN 2010

255 CONSERVATION AND NATURAL RES  
 DUNCAN AL  
 FINANCIAL DESIGN  
 GEIL INSURANCE INC  
 GRANT TIM  
 HUMAN RESOURCE NETWORK CO  
 ITRINEGY INC  
 MARCUS MLLCHAP RE INV SVCS INC  
 NEWMARKER MIKE  
 PROFESSIONAL ASSOCIATES  
 RAPHEL JOHN E & ASSOCIATES  
 RMC DEVELOPMENT INC  
 285 KANELLOS & SOUMBENIOTIS DR  
 KANELLOS W E DR  
 PRITCHETT EYECARE ASSOCIATES  
 305 CLARK PREFERRED EQUITIES LLC  
 CLARK RE & INVESTMENTS  
 DIRECT VIEW  
 DML CONSULTING  
 GENEX SERVICES INC  
 HARDWARE SECRETS LLC  
 HCI ENTERPRISES  
 HIGH DEFINITION VIDEO PRO  
 INTEGRITY CASTING NEVADA  
 JCC VOCATIONAL REHAB SVC  
 RENO COMMUNITY IMPACT GROUP  
 TRUS JOIST MACMILLAN  
 WAIT LAW FIRM  
 WIESE SCOTT DR  
 333 COMMUNITY BIBLE CHURCH INC  
 465 TRUCKEE MADOWS VETERINARY HOSP  
 501 ALLSTAR CLEANING  
 BENBOW JAMES MR  
 GREEN ACRES TRAILOR PARK  
 HOLLY ARBOR DISTRIBUTING  
 MORIYAMA WYNTERS  
 SKIDMORE WARREN  
 565 YEN CHING MNDARIN CHINESE REST  
 580 CITY OF RENO FIRE DEPT  
 601 CASSAS RICHARD DMD  
 PALERMO MAURICE R DDS  
 PAPEZ-BERG MARY DDS  
 PENDLETON ERIC B DDS  
 WASHOE COUNTY OF  
 YOUNG PERRY DDS  
 YUP GENE H DDS LTD  
 604 JOHN Q RYAN AGENCY INC  
 LUCINI & ASSOC REAL ESTAT INC  
 SOMETHING BLUE BABY  
 WELLS FARGO INSURANCE SVCS INC





-

**W MOANA LN 2010 (Cont'd)**

- 640 KEVIN L KIENE MD INC  
KIMBERLY A KOLAR MD  
SKIN CNCER DRMATOLOGY INST LLP
- 675 GA SOLAR NORTH AMERICA INC  
WESTERN INSURANCE COMPANY
- 745 ADVANTAGE DIRECT  
AT AND T NEVADA  
BIG BROTHERS BIG SISTERS OF NO  
GSA  
NATIONAL CITY MORTGAGE CO  
NORTHERN NEVADA DENTAL HEALTH  
SMALL BUSINESS ADM US  
US HOUSING & URBAN DEV DEPT
- 900 FABRIC CARE SPECIALIST INC  
TCBY COUNTRYS BEST YOUGART
- 903 SZECHUAN GARDENS
- 907 FUMARE
- 915 KYOTO RESTAURANT INC
- 921 PAOLOS ITALIAN DELI
- 923 HANLON VINCENT



**KAUAI CT 2005**

- 3300 ALA MOANA APARTMENTS
- DETAG
- 3400 AL GIORADANO LLC
- ALLIANCE CAPITAL FUNDING INC
- BRUNZELL CNSTR COINC NEVAD
- DONALD M HERRIN CPA
- DYNAMIC SEAL AND GASKET INC
- E QUAKE INC
- ETTER KENNETH REALTY
- GLASS MTN PUMICE INC
- HYYTINEN ENGINEERING
- LAW OFFICES OF KEITH L LEE A
- NEVADA MEDICAL RESOURCES INC
- PCM DEVELOPMENT LLC
- SHANTI HEALTH CENTER
- SMITH REALTY FINANCE
- SUPERIOR HEALTHCARE INC

**W MOANA LN 2005**

255 ACCESS CREDIT REPORTS LLC  
ATRIUM PARTNERS LLC  
CENTURY COLOR GRAPHICS  
CONSERVATION AND NATURAL RES  
DESIGN FINANCIAL  
EDWARD D JONES & CO LP  
GOLDEN FOOTHILLS LLC  
GRANT TIM  
HARDUNG KURT L  
MARKETING ALLIANCE PTR INS  
MORTGAGE CONNECTION  
MYSALESSTORECOM INC  
NEWMARKER MIKE  
PREFERRED PROPERTIES  
PROFESSIONAL ASSOCIATES  
RAPHEL JOHN E & ASSOCIATES  
SOMA FINANCIAL INC  
STRUCTURAL INTEGRITY  
SUBWAY SANDWICHES & SALADS  
WELLS FARGO BANK N A  
WORLD SAVINGS BANK FSB  
WRIGHT NORMAN MECHANICAL EQP  
285 KANELLOS & SOUMBENIOTIS DRS  
KANELLOS W E DR  
MOANA LANE OPTICAL  
305 A1 QUALITY CONCRETE INC  
B&A RENTALS  
BOB BARKERS AFFORDABLE REALTY  
CAPURRO JANELLE C  
CARL WARREN & CO INC  
CF DESIGNS INC  
CLARK PREFERRED EQUITIES LLC  
CLARK RE & INVESTMENTS  
DML CONSULTING  
OCLOCK MAINTENANCE & SUPPLY  
OUTDOOR PLUS DIGITAL PHOTO LAB  
PERFORMANCE JANITORIAL  
SILVAS CATTLE LAC RANCH  
WAIT LAW FIRM  
333 COMMUNITY BIBLE CHURCH INC  
FAMILY COMMUNITY CHURCH  
465 TRUCKEE MADOWS VETERINARY HOSP  
501 GREEN ACRES TRAILOR PARK  
HOLLY ARBOR DISTRIBUTING  
601 CASSAS RICHARD DMD  
DOUBLE DIAMOND RANCH MSTR ASSN  
PALERMO MAURICE R DDS  
PAPEZ-BERG MARY DDS  
TJOA MANUEL DDS  
YOUNG PERRY DDS

**W MOANA LN 2005 (Cont'd)**

601 YUP GENE H DDS LTD  
604 DODGE WARREN PETERS INSUR SVC  
JOHN Q RYAN AGENCY INC  
LP PARTNERS LLC A NEVADA L  
LUCINI & ASSOC REAL ESTAT INC  
LUCINI PARISH INSURANCE INC  
640 ID WEST  
KEVIN L KIENE MD INC  
KIMBERLY A KOLAR MD  
PURITY MEDICAL SPA INC  
SKIN CNCER DRMATOLOGY INST LLP  
675 INTERNAL REVENUE SERVICE  
745 MISSION SERVICES  
NATIONAL CITY MORTGAGE CO  
NORTHERN NV DENTL SOCTY  
SAINT MARYS COMMUNITY WELLNESS  
750 G & G LLC  
J & H ENTERPRISES LTD PARTNR  
900 FABRIC CARE SPECIALIST INC  
TCBY COUNTRYS BEST YOUNGART  
901 OPTIONS HAIR & NAIL DESIGN  
USA WIRELESS  
903 SZECHUAN GARDENS  
907 FUMARE  
915 KYOTO RESTAURANT INC  
W P ENTERPRISES INC  
921 PAOLOS ITALIAN DELI

**KAUAI CT 2000**

3300 ALA MOANA APARTMENTS  
ARTS IN ARCHITECTURE  
3400 CHARLEBOIS & JASMINE  
CHRISTIAN CAROL A  
ETTER KENNETH REALTY  
GBS ENTERPRISES INC  
GLASS MTN PUMICE INC  
GLOBAL SATELLITE NETWORK  
HYTTINEN ENGINEERING  
I D WEB INC  
NEVADA MEDICAL RESOURCES INC  
SANKOVICH & SIMKINS INC  
STEWART TITLE OF NORTHERN NEV  
SUPERIOR HEALTHCARE INC

## W MOANA LN 2000

255 BLUE MOUNTAIN GEMS INC  
CONSERVATION AND NATURAL RESOU  
CONTINENTAL BUILDING SERVICES  
HAAS STEVEN  
INTERSTATE ESCROW & COLLECTION  
JONES EDWARD D & CO LP  
NEWMARKER MIKE  
PACE JOSEPH CONSTRUCTION INC  
RAPHEL JOHN E & ASSOCIATES  
TEARNAN BLAKE H PHD  
TERRA AQUA INC  
WRIGHT NORMAN MECHANICAL EQP  
285 KANELLOS & SOUMBENIOTIS DRS  
KANELLOS W E DR  
MOANA LANE OPTICAL  
305 CLARK PREFERRED EQUITIES  
CLARK RE & INVESTMENTS  
GRESHAM RL & CO INC  
NATIONWIDE ACCEPTANCE CORP  
WAIT & SHAFFER  
333 COMMUNITY BIBLE CHURCH INC  
465 TRUCKEE MADOWS VETERINARY HOSP  
501 GREEN ACRES TRAILOR PARK  
HTH LTD  
601 BRODIE W DOUGLAS MD  
CANCER CARE CENTER-BRODIE  
CASSAS RICHARD DMD  
HUCKABAY PROPERTIES INC  
MODERN AMERICAN FINANCE LLC  
PALERMO MAURICE R DDS  
PAPEZ-BERG MARY DDS  
YOUNG PERRY DDS  
YUP DR GENE  
604 LUCINI & ASSOC REAL ESTAT INC  
LUCINI PARISH INSURANCE  
675 INTERNAL REVENUE SERVICE  
750 G & G LIMITED PARTNERSHIP  
900 FABRIC CARE SPECIALIST INC  
TCBY COUNTRYS BEST YOUGART  
901 OPTIONS HAIR & NAIL DESIGN  
SALON NEAZ  
903 SZECHUAN GARDENS  
911 FLOWERS BY PATTI  
915 KYOTO RESTAURANT INC  
921 PAOLOS ITALIAN DELI  
923 HANLON VINCENT

**KAUAI CT 1995**

3400 CHARLEBOIS & JASMINE  
FINANCIAL DEVELOPMENT CORP  
GLASS MN PUMICE INC  
GREAT BASIN EXPLORATION & MIN  
HEALTH BENEFIT CONSULTANTS  
HYYTINEN ENGINEERING  
LARRY MCNABNEY & ASSO  
SANKOVICH & SIMKINS  
STANSBURY TRAVEL  
STEWART TITLE  
SUPERIOR HEALTHCARE A NEVADA

## W MOANA LN 1995

255 AMERICOM  
CANON EMPLOYMENT AGENCY  
CONTINENTAL BUILDING SERVICES  
FIRST AMERICAN TITLE CO NEVADA  
FLEINER INVESTMENTS  
HODGES COMPUTER CONSULTING  
HOLE IN ONE INTERNATIONAL  
JONES EDWARD D & CO LP  
NATIONAL HOME FUNDING INC  
NH RENTALS  
ON HOLD COMMUNICATIONS  
PACE JOSEPH CONSTRUCTION INC  
PERFORMNCE MRTG OF CCHLLA VLY  
PRECISION RESOURCE COMPANY LLC  
PREMIER PROPERTIES  
RAPHEL JOHN E & ASSOC  
RENO AIR CENTER PROPERTIES  
RMC DEVELOPMENT INC  
ROBERTS GLENN  
SCHURER & FUCHS  
STATE FARM INSURANCE  
WORLD SAVINGS AND LOAN ASSN  
285 KANELLOS & SOUMBENIOTIS DRS  
KANELLOS W E DR  
MOANA LANE OPTICAL  
305 CAPURRO CLARK ASSOCIATES  
HUMPHREYS & CLARK ENTERPRISES  
PRINCIPE INSURANCE SERVICES  
WAIT & SHAFFER PROF CORP  
333 DINTER ENGINEERING CO  
SAVAGE STUDIOS INC  
465 TRUCKEE MADOWS VETERINARY HOSP  
501 WASHOE TRADING CORPORATION  
565 YEN CHING MNDARIN CHINESE REST  
601 CASSAS RICHARD DMD  
COMSTOCK TITLE CO  
HELLWINKEL DONNA DDS  
PALERMO MAURICE R DDS  
PAPEZ-BERG MARY DDS  
WEISS LAWRENCE J MD  
YOUNG PERRY DDS  
YUP DR GENE  
604 LUCINI PARISH INSURANCE  
PAIUTE REALTY  
WAITE DENNIS  
WAITE NATALIA  
WILSON ESCROW COMPANY  
750 G & G LIMITED PARTNERSHIP  
900 FABRIC CARE SPECIALIST INC  
901 SALON NEAZ



**W MOANA LN 1995 (Cont'd)**

903	SZECHUAN GARDENS
907	FALLEN LEAF FRAME SHOP
911	FLOWERS BY PATTI
915	KYOTO RESTAURANT INC
923	MASTERS

**KAUAI CT 1992**

3400 CHARLEBOIS & JASMINE  
DYE CREEK CATTLE CO  
GREAT BASIN EXPLORATION & MIN  
HYTTINEN ENGINEERING  
MOANA-LAKESIDE PLAZA  
SANKOVICH & SIMKINS  
SUPERIOR HEALTHCARE A NEVADA

**W MOANA LN 1992**

255 AMERICOM  
CANON EMPLOYMENT AGENCY  
CHRISTENSEN DAVID A  
CONTINENTAL BUILDING SERVICES  
FLEINER INVESTMENTS  
NATIONAL HOME FUNDING INC  
PERFORMNCE MRTG OF CCHLLA VLY  
PREMIER PROPERTIES  
RENO AIR CENTER PROPERTIES  
STATE FARM INSURANCE  
STRISOWER ENTERPRISES INC  
285 KANELLOS & SOUMBENIOTIS DRS  
KANELLOS W E DR  
MOANA LANE OPTICAL  
305 CAPURRO CLARK ASSOCIATES  
CLARK INTERIORS  
HUMPHREYS & CLARK ENTERPRISES  
NEVADA EXECUTIVE PLANNERS  
PRINCIPE INSURANCE SERVICES  
WAIT & SHAFFER PROF CORP  
333 DINTER ENGINEERING CO  
SAVAGE STUDIOS INC  
465 TRUCKEE MADOWS VETERINARY HOSP  
501 KELLY PLUMBING  
WASHOE TRADING CORPORATION  
565 YEN CHING MNDARIN CHINESE REST  
601 CASSAS RICHARD DMD  
COMSTOCK TITLE CO  
HELLWINKEL DONNA DDS  
MENICUCCI BRUNO INSURANCE SVCS  
604 LUCINI PARISH INSURANCE  
TALLYS CARPET & INTERIORS  
WILSON ESCROW COMPANY  
750 G & G LIMITED PARTNERSHIP  
900 FABRIC CARE SPECIALIST  
PREMIER PROPERTIES  
901 SALON NEAZ  
903 SZECHUAN GARDENS  
907 FALLEN LEAF FRAM  
911 FLOWERS BY PATTI  
HOLDING CO INC  
915 KYOTO RESTAURANT INC  
919 A JS SUGARFREE DESSERTERY  
921 HILLSVILLE INC  
923 MASTERS

**KAUAI CT 1987**

3400 BAKER GROUP THE\*  
CHARLEBOIS & JASMINE  
DEAN WITTER REYNOLDS INC  
EUGENE BURGER MANAGEMENT CORP  
INGINERYING  
MOANA-LAKESIDE PLAZA  
SANKOVICH & SIMKINS  
SCHRADER ARCHITECTS  
STATE FARM INSURANCE

**W MOANA LN 1987**

255	ICA MORTGAGE CORPORATION
285	SOUMBENIOTIS
305	ALBRIGHT DEANE A ASSOC LTD CLARK DON CONSTRUCTION HUMPHREYS & CLARK ENTERPRISES NEVADA EXECUTIVE PLANNERS WAIT EUGENE J JR A PF*
465	TRUCKEE MEADOWS VETERINARY HSP
501	COLUMBIA STEEL FABRICATORS* GREENACRES TRAILER PARK
565	YEN CHING MANDARIN CHINESE RST
604	LUCINE RNI & ASSOCIATES LUCINI PARISH INSURANCE* REED RICHARD WILSON ESCROW COMPANY*
901	BOBS RACKET AND BIKE SHOP
903	SZECHUAN GARDENS
907	FALLEN LEAF FRAM
911	FLOWERS BY PATTI
919	SUGARLESS SHACK #5
923	THE MASTERS

**KAUAI CT 1982**

3400 BAKER GROUP THE\*  
LUCKY CHANCE MINING CO INC



-

**W MOANA LN 1982**

- 255 EDMONDSON HOMES INC
- 305 AMERICAN MGMT MRKTNG ASS  
HUMPHREYS & CLARK ENTERPRISES
- 333 M P R\*
- 465 TRUCKEE MEADOWS VETERNRY HSPTL
- 501 GREENACRES TRAILER PARK
- 903 DUSTINES HOUSE OF WIGS
- 905 ROMA DELICATESSEN
- 915 FRAME SHOP
- 919 SUGARLESS SHACK #5
- 921 BERNINA HAUS
- 923 MOPED FACTORY

## W MOANA LN 1976

191

## E MOANA LA—Contd

581 Clearing House Nol clothing 825-4544

MOANA LA W —FROM S VIRGINIA  
ST WEST 6 SOUTH OF W PLUMB  
LA

ZIP CODE 89509

30 Parker Josephine Mrs @ 825-3736

SIGG DR INTERSECTS

125 Mini-Mart Inc No 9 825-3680

160 Moana Lane Nursery trees & plants  
825-0600

Nevada Lawn Service 322-0079

165 Impart Cooperation mgmnt & business  
consulting 323-2350175 Western Commercial Turquoise Supply  
whol als 323-2350

185 Co-Mar Television telev repr 825-2706

190 Nevada Feed &amp; Supply 825-2411

BAKER LA BEGINS

195 Thompson Dale-Realtors 825-1825

SMITH DR ENDS

200 City Div Of Pks Moana Swimming  
Pool 786-7870

201 Vesta Nada Mrs

205 Stilson S J

207 Vacant

235 Moana Springs Apartments 825-5044

Berrum Dorothy L Mrs @ 825-5044

1 Vacant (Apts 1-17)

240 Moana Ball Park

Reno Silver Sox Baseball Club 825-0678

285 Optometric Offices

Kanellos Wm E optom

Soubeniotis James A optom 826-2477

333 Heppner &amp; Ballard accts 825-5400

465 Truckee Meadows Veterinary Hosp  
825-0400

501 Green Acres Trailer Park 825-0489

Spaces

2 Ferris Philip E 825-1839

3\*Rockel James

4 Campbell Harry

6 Morman R F

7 Bishop Sharon

8 Pheneger Albert

9 Canady Everett

Sharon House (Emp Quarters)

11 Brown Gary M

12 Pedersen John R

13 Gryder Cordial

14 Dahl Ed W

15 Vantol Simon K

16 Lawrence Josephine Mrs

17\*Gotchy Sharon L

17a Bage Tammy

18 Lammers Martha Mrs

18a Seibert Geo E

19 Precado Bernice Mrs

20 Rueb Margt R

21 King Frank R

22 Peyton J F

23 Wagener John

24 Mitchell Carl

25 Mathias Marion

26 Norris Leslie A

27 Harding Richd C

28 D'Andrade Tony

29 Tarvin Evelyn Mrs

30 Dalton Loren

31\*Munoz Frank

32 Wehrman Amelia Mrs

33 Nelson Ronald L

34 Rockel James

34a\*Muller Robt

34b Peterson Claris

34c Cartwright J B

35 Mc Kinnon Earl D

35a Detrick Frances Mrs

36 Roessler Charles

37 Shook Edith M

38 Foster Robt L

39 Knighton Raymond

40 Cantrell Edgar

41\*Abel John

42 Mc Kae Anne

43 Salls Mitchell

44 Hall Avis Mrs

45\*Klinghoffer Howard

46\*Ronnie E F

47\*Salas Luella

48 Nelson Jeri

49\*Goodman Danl

50 Weldon Jack

51 Garcia Linda

52 Pfenning Paul

53 Tietje Ernest L

54 Christman Paul S

55 Harvey Vernon A

56 Vidano Robt

57 Thompson C A

58 Ingram Albert E

59 Lay Louis E

60 Poole Thelma

61 Remota John G

62 Arnold Earl

63 Hovenden Ted

64 Lesperance A C

65 Roach Leo E

66 Parman Ruth

67 Palander Allan

68\*Allen Clinton

69 Harris Margt J

81 Hennings Harry

83 Anderson Doris

565 Sharon House restr 825-2451

601 Brinkby Freda C Mrs @ 825-0562

GRANT RD INTERSECTS

645 Hermann Geo T @ 825-5022

675 Heims Beverly @

Summers Clifford @

Rear North Dorothy M Mrs 825-4639

690 No Return

745 Bradley Grover O @

750 Rogers Creta B Mrs investments @

825-2812

795 Harper Joe Equipment contra 323-3545

Harper Joseph V @ 323-3545

WARREN WAY BEGINS

901 Moana West Annex Shopping Center

Flowers From Moana 825-6111

905 Roma Delicatessen 825-1232

907 Gordon's Seafoods 825-4915

911 Murphy Piano &amp; Organ Studio

825-7666

915 Frame Shop The 825-7117

919 Camille's Plaques 'n' Paints 825-7666

921 Bernina Haus 825-3644

923 Vacant

927 Brass Lamp Pizza 825-6200

929 Pauline's Sportswear ladies sportswear

825-1986

933 Craft World hallmark cards &amp; crafts

825-7767

937 Toyko Oriental Groceries &amp; Gifts

825-1533

939 Glad A Bout Travel travel agt

825-6641

941 That Store gift shop 825-2496

Shirts-N-Things clo 826-6330

943 Jewlart jwirs 825-5966

946 Avco Financial Services 825-2922

949 Little Professor Book Center 825-0848

951 Genos Raviola &amp; Pasta Fcty raviola

mfr 826-8833

959 Lady Waldorf ladies clo 826-4914

963 Guys' &amp; Dolls Family Shoe Store shoes

ret 825-0891

967 Rovetti &amp; Associates Realtor 825-2520

Rovetti Harry D Insurance 825-3190

Office Coffee Service 825-3190

LAKESIDE DR INTERSECTS

1001 Pioneer Citizens Bank Of Nev

786-3443

1101 Moana Professional Bldg

Level Griffith Dental Laboratory

825-8513

Suites

1 Gildone Mario E dentist 826-3030

2 Libke Joseph B dentist 825-9023

3 Archer James F dentist 826-2555

4 Masoth Harry P dentist 825-8814

5 Ostermiller Wm E dentist 825-9353

6 Davis James L dentist 826-3878

7 Plater Joseph R dentist 826-4841

8 Northern Nevada Allergy Clinic Ltd

329-8401

8 Postman I Marshall phys 329-8401

10 Vaccina Edw R dentist 826-8366

11 Mc Carty Alan J phys 826-2470

12 Hiltz Fred B dentist 826-1088

STREET CONTINUED

1175 Building



W MOANA LN 1971

183  
RENO DIRECTORY OF HOUSEHOLDERS

**MILL ST—Contd**  
3400 Reno Marine Repair  
Camin Albert 323-3735  
3410 Donner Truckee Sales Inc snowmobile  
distrs 323-6615

**MILTON CIR —FROM 7640 CARLYLE  
DR WEST**

ZIP CODE 89503  
720 Mc Namara Walter J @ 972-1520  
735 Ehlers Martin W @ 872-0061  
740 Lemmond Charles L 972-0174  
745 Bailey Ken @  
750 Keith Bernard @ 972-0659  
755 Walton Alf O @ 972-0470  
760 Wilson Rusty @ 972-8225

**MINNETONKA CIR —FROM RIM ROCK  
DR SOUTH AND EAST, 1 WEST OF  
CHAMY DR**

ZIP CODE 89502  
SIOUX TRAIL ENDS  
KENNETH WAY BEGINS

**MOANA LA —FROM S VIRGINIA ST  
WEST, 1 MI SOUTH OF HILLCREST  
DR**

ZIP CODE 89502  
30 Parker E Frank @  
100 Sierra Pacific Power Co 789-4011  
110 Lazovich John W  
125 Mini-Mart Inc 329-3680  
SMITH DR BEGINS  
160 Botkin Regina Mrs  
165 Mini-Mart Inc (Ofc) 322-7385  
175 Cole Barbara  
185 Harris Lynn 329-8311  
190 Val-U Upholstery 329-9000  
195 Thompson Dale Realtors 323-7123  
200 City Div Of Pks Moana Swimming Pool  
323-0701  
201 No Return  
205 Skolny H M Mrs 786-3176  
207 Tucker Steph C 329-7260  
235 Moana Springs Apartments 322-5044  
Berrum Louis W @ 322-5044  
1 Reber Beatrice  
2 Bowers Thos V  
3 Halloway Cameron  
4 Neumann Louis  
5 Mulcahy Walter W 323-8206  
6 Kennedy John  
7 Thayer James 786-8824  
8 Wolfe Florence Mrs 323-9541  
12 Stilson John  
15 Clow Juanita  
16 Tucker Milton E  
17 Fritz John  
STREET CONTINUED  
240 Moana Ball Park  
495 Kling Virginia Mrs @ 322-3683  
501 Green Acres Trailer Park 323-0489  
2 Ferris Philip E  
3 Cudworth J Wallace  
4 Campbell Harry  
6 Miller Robt  
7 Hale Eug L  
8 Hindmarsh Ethelyn  
9 Canady Everett  
10 Vacant  
11 Raine Pauline  
12 Pederson John R

13 Perry Lola  
14 Moore Jay  
15 Vantol Simon K  
16 Kellogg Elouise  
17 Fox Christine  
17a Moller Norman E  
18 Lammers Martha  
18a Seibert Geo E  
19 Smith Rosalie  
20 Massey James  
21 King Frank R  
22 Yeager Charles F  
23 Ellis Terry  
24 Brandt Les W  
25 Collins Martin  
26 Norris Leslie A  
27 Gothrup Charles  
28 Baile Frances  
29 Tarvin Evelyn  
30 Dalton Loren  
31 Mc Guire Patricia R  
32 Sparks Vicky  
33 Nelson Ronald L  
34 Carter Gilbert J  
34a Dole Shirley  
34b Peterson Claris  
34c Cartwright J B  
35 Mc Kinnon Earl D  
35a Detrick Carroll W  
36 Mitchell Walter M  
37 Shook Edith M  
38 Foster Robt L  
39 Knighton Raymond  
40 Allee James F  
41 Nelson Jerry  
42 Fothergill W B  
43 Lindsey Allan  
44 Hoerst Joseph H  
45 Blaine R F  
46 Shannon Jack C  
47 Hammond Ed R  
48 Stack Al P  
49 Carter Christine  
50 Weldon Jack  
51 Garcia Angel  
52 Cederlund Magnus  
53 Middleton Charles  
54 Christman Paul S  
55 Harvey Vernon A  
56 Vidano Robt  
57 Thompson C A  
58 Ingram Albert E  
59 Tatom Clyde  
60 Petite Fran  
61 Lay Louis E  
62 Simone Joseph  
63 Houenden Ted  
64 Lesperance A C  
65 Pfenning Paul  
66 Parman Vern R  
67 Palander Allan  
68 Luelling Harvey B  
69 Garske Frank  
601 Brinkby Freda C Mrs @  
645 Hermann Geo T @ 323-6772  
675 Baylor Geo L @ 322-0558  
Summers Clifford @  
Emerson John A  
690 Pastorino Andrew R @ 322-7968  
CLOVER LA BEGINS  
745 Bradley Grover O @ 322-5111  
750 Rogers Creta B Mrs @ 322-8212  
795 Harper Joseph V contra equip @  
323-3545  
WARREN WAY INTERSECTS  
825 Vieira Eug R 329-3304  
855 Brown Leonard L @ 329-0529  
901 Spires Charles 329-3817

**WESTERN  
HORIZON  
LANDS  
CORP.**

1 ACRE OR  
1000 ACRES  
THE BEST LAND  
THE BEST TERMS  
LOWEST PRICES  
5 Acres  
Total \$2950  
\$100.00 Down  
\$29.00 Month  
511 East  
2d Street  
Phone 329-1708

**Ram  
Investment  
Corp.**

Immediate  
Money  
For Any  
And All Needs  
\$1000.00  
OR  
\$100,000.00  
511 East  
2d Street  
Phone 329-1708

**U The Alphabetical Section to  
S get Complete Information on  
E a person or firm.**

W MOANA LN 1971

14  
R.L. POLK

WOMEN'S WEARING APPAREL  
AND ACCESSORIES

Phone 323-6661

Reno, Nevada 89501



inia Street, P.O. Box 698

MOANA LA—Contd

925 Allen Robt J © 322-4985

Donati Frank L 329-7361

LAKESIDE DR INTERSECTS

1101 Office Building

Suites

1 Gildone Mario E dentist 322-3110

2 Libke Joseph B dentist 323-0023

3 Archer James F dentist 323-2555

4 Massoth Harry P dentist 323-8814

5 Ostermiller Wm E dentist 322-4453

6 Davis James L dentist 322-6441

7 Plater Joseph R dentist 323-4841

8 Postman I Marshall phys 329-8401

10 Jorgensen Bruce E dentist 329-5905

11 Kanellos Wm E optom 329-1356

12 McLeod Gary L dentist 786-0830

14 Pitts Thos R dentist 329-3449

STREET CONTINUED

1183 Vacant

1185 Hahmill Grace E Mrs © 323-7326

COLOVER WAY INTERSECTS

1200 Casci Eug © 323-6520

1321 No Return

1325 Etnyre Raymond © 322-7553

1355 Roberson Freida

1355½ Delaney Connie 322-1355

63

PLUMAS ST INTERSECTS

1950 Puretti Dominick J © 329-9679

## W MOANA LN 1967

## Real Estate S

WILLIAM R.  
DAY AND EVENI  
RENO

350 CHENEY STREET

## RENO DIRECTORY OI

## MOANA LA—Contd

205 GLENN WENDEL.  
207 GRUNBERG WALTER 329-2198  
235 MOANA SPRINGS APARTMENTS  
322-5044  
BERRUM LOUIS W •  
2 BARTLETT WM  
1 SWISHER LOIS  
3 PENROD LOUIS A  
4 LEE MEL  
5 MULCAHY WALTER W 323-8206  
6 FRAME JESS S  
7 CREST DALE R  
8 WOLFE FLORENCE MRS  
12 JOHNSON JACK  
15 FULTON RUTH  
16 TUCKER MILTON E  
17 STILSON JOHN  
STREET CONTINUED  
240 MOANA BALL PARK  
475 VACANT  
495 KLING VIRGINIA • 322-3683  
501 GREEN ACRES TRAILER PARK  
323-0489  
565 MOANA FOOD CENTER 323-6323  
MURPHS BAR TAVERN 323-9797  
601 BRINKLEY FRED A MRS •  
645 HERMANN GEO 323-6772  
675 BAYLOR GEO E • 322-0558  
BALOG JOHN S JR  
RIDER CHARLES  
690 PASTORINO ANDREW R • 322-7968  
---CLOVER LA BEGINS  
745 BRADLEY GROVER D • 322-5111  
750 ROGERS JOHN W • 322-8212  
795 HARPER JOSEPH V CONTRS EQUIP  
323-3545  
---WARREY WAY INTERSECTS  
825 YARN SHOP 329-1269  
THOMAS KENNETH E • 329-1269  
855 BROWN LEONARD L • 329-0529  
---LAKESIDE DR INTERSECTS  
901 SPIRES CHARLES  
925 ALLEN ROBT J • 322-4985  
JAVIER ROBERTA  
1135 CAPPS WAYNE P 322-1485  
1183 VACANT  
1185 HANILL GRACE E MRS •  
1200 KOSICH BOB •  
1321 OWENS GEO H  
1325 NO RETURN  
1355 BROWN JACK  
CONWAY VERNON

63

## ---PLUMAS ST INTERSECTS

1950 PURETTI DOMINER J • 329-9679  
2410 STEVENS GLEN G • 323-5677  
2450 GOODALE WM A • 322-2305  
2455 PETRONI E • 329-4540  
2470 HICKMAN ROBT D • 323-6853  
2490 BLATT SAM E • 323-5107



# APPENDIX F

---

## Environmental Questionnaire

# ENVIRONMENTAL QUESTIONNAIRE

Site Address: 745 WEST MOANA LANE (APN 019-341-02), RENO, NEVADA

	QUESTION:  IF "YES" IS ANSWERED, PLEASE PROVIDE A WRITTEN EXPLANATION IN THE SPACE BELOW THE QUESTION.	ANSWER
1.	Is the <i>property</i> or any <i>adjoining property</i> used for an industrial use?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
2.	To the best of your knowledge, has the <i>property</i> or any <i>adjoining property</i> been used for an industrial use in the past?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
3.	Is the <i>property</i> or any <i>adjoining property</i> used as a gas station, automotive repair facility, commercial printing facility, dry cleaning facility, photo developing laboratory, junkyard or landfill, or waste treatment, storage, disposal, processing, or recycling facility?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
4.	To the best of your knowledge has the <i>property</i> or any <i>adjoining property</i> been used as a gas station, automotive repair facility, commercial printing facility, dry cleaning facility, photo developing laboratory, junkyard or landfill, or waste treatment, storage, disposal, processing, or recycling facility in the past?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
5.	Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automobile or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
6.	Are there currently, or to the best of your knowledge have there been previously, any industrial <i>drums</i> (typically 55 gal [208 L]) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown

Initials:   mp  

Date:   4/6/18

## ENVIRONMENTAL QUESTIONNAIRE

Site Address: 745 WEST MOANA LANE (APN 019-341-02), RENO, NEVADA

QUESTION:	IF "YES" IS ANSWERED, PLEASE PROVIDE A WRITTEN EXPLANATION IN THE SPACE BELOW THE QUESTION.	ANSWER
7.	Has <i>fill dirt</i> been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown
8.	Are there currently, or to the best of your knowledge have there been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown
9.	Is there currently, or to the best of your knowledge have there been previously, any stained soil on the <i>property</i> ?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown
10.	Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown
11.	Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> adjacent to any structure located on the <i>property</i> ?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown
12.	Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown

Initials:   mp  

Date:   4/6/18

## ENVIRONMENTAL QUESTIONNAIRE

Site Address: 745 WEST MOANA LANE (APN 019-341-02), RENO, NEVADA

	QUESTION:  IF "YES" IS ANSWERED, PLEASE PROVIDE A WRITTEN EXPLANATION IN THE SPACE BELOW THE QUESTION.	ANSWER
13.	If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated contaminated by any government environmental/health agency?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
14.	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurring violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
15.	Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of a past or current existence of <i>hazardous substances</i> , petroleum products, and/or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
16.	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any environmental site assessment for the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> , contamination of the <i>property</i> , and/or recommended further assessment of the <i>property</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown
17.	Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown

Initials:   *wp*  

Date:   4/6/18



# ENVIRONMENTAL QUESTIONNAIRE

Site Address: 745 WEST MOANA LANE (APN 019-341-02), RENO, NEVADA

QUESTION:		ANSWER
IF "YES" IS ANSWERED, PLEASE PROVIDE A WRITTEN EXPLANATION IN THE SPACE BELOW THE QUESTION.		
18.	Does the <i>property</i> discharge wastewater on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
19.	To the best of you knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
20.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's on the <i>property</i> ?	Yes <input type="checkbox"/> <b>No</b> <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>

**Printed Name:** \_\_\_\_\_ Robert R Pavese \_\_\_\_\_

**Title:** \_\_\_\_\_ Owner \_\_\_\_\_

**Signature:** \_\_\_\_\_ *Robert R Pavese* \_\_\_\_\_

**Date:** \_\_\_\_\_ 4/6/18 \_\_\_\_\_

Initials:     o r p    

Date:     4/6/18

# APPENDIX G

---

## EDR Radius Map Report

**Ph. I ESA - Office Building On Moana Lane**

745 West Moana Lane

Reno, NV 89509

Inquiry Number: 5230115.2s

March 21, 2018

**The EDR Radius Map™ Report with GeoCheck®**



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

745 WEST MOANA LANE  
RENO, NV 89509

#### COORDINATES

Latitude (North): 39.4917110 - 39° 29' 30.15"  
Longitude (West): 119.8045980 - 119° 48' 16.55"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 258809.9  
UTM Y (Meters): 4374891.5  
Elevation: 4499 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6721824 MOUNT ROSE NE, NV  
Version Date: 2014  
  
North Map: 6723545 RENO, NV  
Version Date: 2015

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150616  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
745 WEST MOANA LANE  
RENO, NV 89509

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HEARST ARGYLE STATIO	639 ISBELL RD STE 39	EDR Hist Auto	Lower	191, 0.036, NE
A2	FABRIC CARE SPECIALI	900 W MOANA LN STE 1	EDR Hist Cleaner	Higher	269, 0.051, SW
A3	FABRIC CARE SPECIALI	900 W MOANA STE 102	RCRA NonGen / NLR	Higher	269, 0.051, SW
A4	FABRIC CARE SPECIALI	900 W MOANA LN STE	RCRA-SQG, FINDS	Higher	269, 0.051, SW
B5	FIRE STATION #3 RENO	W MOANA LN & GRANT S	UST	Lower	301, 0.057, ESE
B6	FIRE STATION #3 RENO	580 W MOANA LN	UST	Lower	384, 0.073, ESE
A7	FOTO FAST 1 HR	940 W MOANA LN	RCRA NonGen / NLR, FINDS, ECHO	Higher	407, 0.077, SW
C8	GLC 01108	3350 LYMBERY ST	UST	Lower	724, 0.137, East
C9	NEVADA BELL	3350 LYMBERY	RCRA NonGen / NLR, FINDS, ECHO	Lower	724, 0.137, East
10	LAKESIDE CROSSING CH	3650 LAKESIDE DR	UST	Higher	851, 0.161, WSW
11	MOANA LANE NURSERY	1100 W MOANA LN	UST	Higher	1029, 0.195, WSW
12	FERRARI COLOR PHOTO	333 W MOANA LN	RCRA NonGen / NLR, FINDS, ECHO	Lower	1069, 0.202, East
D13	PASCUSSI RESIDENCE	3703 LAKESIDE DRIVE	SHWS	Higher	1126, 0.213, SW
D14	JAMES HOARD RESIDENC	3705 LAKESIDE DRIVE	SHWS	Higher	1144, 0.217, SW
15	FIRST CHURCH OF CHRI	795 WEST PECKHAM LAN	SHWS	Higher	1218, 0.231, South
E16	RICHARD D. BURKHART	950 EDEN COURT	SHWS	Lower	1252, 0.237, NW
E17	RICHARD D. BURKHART	952 EDEN COURT	SHWS	Lower	1257, 0.238, NW
E18	RICHARD & CARMEN BUR	952 EDEN CT	UST	Lower	1257, 0.238, NW
E19	CLAUDE G. ADKINS PRO	957 EDEN COURT	SHWS	Lower	1314, 0.249, NW
20	MENACHEM & CHAYA SAR	3600 CLOVER WAY	SHWS	Higher	1351, 0.256, WSW
F21	P & C PARTNERSHIP	3045 LAKESIDE DRIVE	SHWS	Lower	1451, 0.275, NW
22	DON DORNBLASER PROPE	1200 WEST MOANA LANE	SHWS	Higher	1586, 0.300, West
F23	BILL ECCLES PROPERTY	945-955 BRINKBY AVEN	SHWS	Lower	1619, 0.307, NW
24	BRIAN ALLMAN PROPERT	401 WEST PECKHAM LAN	SHWS	Lower	1644, 0.311, SE
25	MRS. WILLIAM MURPHY	645 SAPPHIRE CIRCLE	SHWS	Higher	1837, 0.348, South
26	STEPHEN D. WILLIAMS	2757 LAKESIDE DRIVE	SHWS	Lower	2008, 0.380, NNW
27	LISSER RESIDENCE	650 STARLIGHT CIRCLE	SHWS	Higher	2315, 0.438, South
28	RENO OLD TOWN MALL A	180 WEST PECKHAM LAN	SHWS	Lower	2381, 0.451, SE
29	ARTIST CLEANERS	225 GENTRY WAY	SHWS	Lower	2812, 0.533, ENE
30	SAUNDERS MACHINE SHO	105 HUBBARD WAY	SHWS	Lower	3004, 0.569, NNE
31	BUGGY BATH CAR WASH	2525 SOUTH VIRGINIA	SHWS	Lower	3011, 0.570, NNE
32	WILLIAM RINDFLEISCH	1620 WENDY WAY	SHWS	Higher	3247, 0.615, SW
G33	B. CAMELLA PROPERT	175 EAST PECKHAM LAN	SHWS	Lower	3471, 0.657, ESE
34	BUCKS PLUMBING & HEA	275 GALLAWAY LN	SHWS, UST	Lower	3541, 0.671, NE
35	JOHN ILLESCUE RESIDE	2212 LINDLEY WAY	SHWS	Lower	3575, 0.677, NNW
36	GARY BENNETT PROPERT	4275 SOUTH VIRGINIA	SHWS	Lower	3580, 0.678, SE
G37	CLARION HOTEL CASINO	235-275 EAST	SHWS	Lower	3678, 0.697, ESE
38	AMERICAN FEDERAL SAV	2330 SOUTH VIRGINIA	SHWS	Lower	3716, 0.704, NNE
39	JACQUELINE C. COX RE	4020 SWANSON LANE	SHWS	Higher	3729, 0.706, WSW

MAPPED SITES SUMMARY

Target Property Address:  
 745 WEST MOANA LANE  
 RENO, NV 89509

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	C.B. DAVIS TRUST	2225 WATT STREET	SHWS	Higher	3783, 0.716, NNW
41	ORCHARD PLAZA SHOPPI	2293 SOUTH VIRGINIA	SHWS	Lower	3927, 0.744, North
42	HELD FAMILY LIVING T	2945 KIETZKE LANE	SHWS	Lower	3938, 0.746, ENE
43	R-BAR	3155 KIETZKE LANE	SHWS	Lower	4259, 0.807, ENE
44	NIELSEN RESIDENCE	380 LINDEN STREET	SHWS	Lower	4264, 0.808, NE
45	MARK TWAIN MOTEL	2201 SOUTH VIRGINIA	SHWS	Lower	4291, 0.813, North
H46	JEANINE M. LANDSINGE	229 BONNIE BRIAR PLA	SHWS	Lower	4297, 0.814, NNW
147	CHARLES P. BLUTH PRO	2025 MEADOWVIEW LANE	SHWS	Higher	4315, 0.817, WSW
148	COLCON BUILDING AND	2020 MEADOWVIEW LANE	SHWS	Higher	4318, 0.818, WSW
49	JERRY LAZZAR PROPERT	330 SUNSET DRIVE	SHWS	Higher	4443, 0.841, NNW
H50	LINDA CROSS PROPERTY	264 HILLCREST AVENUE	SHWS	Lower	4552, 0.862, NNW
51	MICHAEL GREENSPAN PR	1929 WATT STREET	SHWS	Higher	4602, 0.872, NNW
52	GANT PROPERTY	2155 HUMBOLT STREET	SHWS	Higher	4752, 0.900, NNW
53	PONDEROSA TRAILER PA	2725 KIETZKE LANE	SHWS	Lower	4754, 0.900, ENE
54	L & G PROPERITES LLC	2044 PLUMAS STREET	SHWS	Higher	4916, 0.931, NNW
55	JANE PATTON RESIDENC	2390 HOMESTEAD PLACE	SHWS	Higher	4965, 0.940, NW
56	JANE HARPENDING PROP	475 URBAN ROAD	SHWS	Higher	5012, 0.949, NW
57	MARIE FERREBOEUF RES	255 WEST PLUMB LANE	SHWS	Lower	5080, 0.962, North
58	DELPHINE BETKA PROPE	112 GREENRIDGE DRIVE	SHWS	Higher	5120, 0.970, WNW
59	NATHAN AND KOURTNEY	670 HILLCREST DRIVE	SHWS	Higher	5141, 0.974, NNW
60	BANK OF AMERICA	1830 SOUTH VIRGINIA	SHWS	Lower	5153, 0.976, North
61	ECHO LODER ELEMENTAR	600 APPLE STREET	SHWS	Lower	5165, 0.978, NE

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

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

### DATABASES WITH NO MAPPED SITES

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

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

#### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

#### ***Federal CERCLIS list***

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

#### ***Federal CERCLIS NFRAP site list***

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

#### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

#### ***Federal RCRA non-CORRACTS TSD facilities list***

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

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

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

#### ***Federal institutional controls / engineering controls registries***

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



## EXECUTIVE SUMMARY

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

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

SWF/LF..... Landfill List

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

LUST..... Sites Database

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

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

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Storage Tank List

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

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Project Tracking Database

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

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

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

SWRCY..... Recycling Information Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

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

#### ***Local Lists of Hazardous waste / Contaminated Sites***

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

US CDL..... National Clandestine Laboratory Register

#### ***Local Land Records***

LIENS 2..... CERCLA Lien Information

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System

## EXECUTIVE SUMMARY

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

FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Permitted Airs Facility Listing
COAL ASH.....	Coal Ash Disposal Sites
Financial Assurance.....	Financial Assurance Information Listing
HMRI.....	Hazardous Materials Repository Information Data
NPDES.....	Permitted Facility Listing

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

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

### **EDR RECOVERED GOVERNMENT ARCHIVES**

#### ***Exclusive Recovered Govt. Archives***

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List

## EXECUTIVE SUMMARY

RGA LF..... Recovered Government Archive Solid Waste Facilities List  
 RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

### STANDARD ENVIRONMENTAL RECORDS

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

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>FABRIC CARE SPECIALI</i></b>	<b><i>900 W MOANA LN STE</i></b>	<b><i>SW 0 - 1/8 (0.051 mi.)</i></b>	<b><i>A4</i></b>	<b><i>9</i></b>

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

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

A review of the SHWS list, as provided by EDR, and dated 09/30/2017 has revealed that there are 48 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>
PASCUSSI RESIDENCE Facility Id: D-000376 Date Closed: 6/13/1996	3703 LAKESIDE DRIVE	SW 1/8 - 1/4 (0.213 mi.)	D13	25
JAMES HOARD RESIDENC Facility Id: D-000082 Date Closed: 1/16/2003	3705 LAKESIDE DRIVE	SW 1/8 - 1/4 (0.217 mi.)	D14	25
FIRST CHURCH OF CHRI Facility Id: D-000053	795 WEST PECKHAM LAN	S 1/8 - 1/4 (0.231 mi.)	15	26

## EXECUTIVE SUMMARY

Date Closed: 11/7/2001				
MENACHEM & CHAYA SAR	3600 CLOVER WAY	WSW 1/4 - 1/2 (0.256 mi.)	20	27
Facility Id: D-000847				
Date Closed: 11/27/2012				
DON DORNBLASER PROPE	1200 WEST MOANA LANE	W 1/4 - 1/2 (0.300 mi.)	22	28
Facility Id: D-000134				
Date Closed: 4/12/2004				
MRS. WILLIAM MURPHY	645 SAPPHIRE CIRCLE	S 1/4 - 1/2 (0.348 mi.)	25	29
Facility Id: D-000541				
Date Closed: 05/02/1989				
Date Closed: 5/2/1989				
LISSER RESIDENCE	650 STARLIGHT CIRCLE	S 1/4 - 1/2 (0.438 mi.)	27	30
Facility Id: D-000057				
Date Closed: 12/4/2001				
WILLIAM RINDFLEISCH	1620 WENDY WAY	SW 1/2 - 1 (0.615 mi.)	32	32
Facility Id: D-000465				
Date Closed: 6/16/1993				
JACQUELINE C. COX RE	4020 SWANSON LANE	WSW 1/2 - 1 (0.706 mi.)	39	34
Facility Id: D-001232				
Date Closed: 5/19/2005				
C.B. DAVIS TRUST	2225 WATT STREET	NNW 1/2 - 1 (0.716 mi.)	40	35
Facility Id: D-000282				
Date Closed: 4/19/1995				
CHARLES P. BLUTH PRO	2025 MEADOWVIEW LANE	WSW 1/2 - 1 (0.817 mi.)	147	37
Facility Id: D-000832				
Date Closed: 11/28/2011				
COLCON BUILDING AND	2020 MEADOWVIEW LANE	WSW 1/2 - 1 (0.818 mi.)	148	38
Facility Id: D-000200				
Date Closed: 8/8/1995				
JERRY LAZZAR PROPERT	330 SUNSET DRIVE	NNW 1/2 - 1 (0.841 mi.)	49	38
Facility Id: D-000306				
Date Closed: 10/15/1990				
MICHAEL GREENSPAN PR	1929 WATT STREET	NNW 1/2 - 1 (0.872 mi.)	51	39
Facility Id: D-000322				
Date Closed: 10/7/1991				
GANT PROPERTY	2155 HUMBOLT STREET	NNW 1/2 - 1 (0.900 mi.)	52	39
Facility Id: D-001237				
Date Closed: 9/29/1997				
L & G PROPERITES LLC	2044 PLUMAS STREET	NNW 1/2 - 1 (0.931 mi.)	54	40
Facility Id: D-000895				
Date Closed: 5/17/2016				
JANE PATTON RESIDENC	2390 HOMESTEAD PLACE	NW 1/2 - 1 (0.940 mi.)	55	40
Facility Id: D-000067				
Date Closed: 5/9/2003				
JANE HARPENDING PROP	475 URBAN ROAD	NW 1/2 - 1 (0.949 mi.)	56	40
Facility Id: D-000512				
Date Closed: 8/11/1992				
DELPHINE BETKA PROPE	112 GREENRIDGE DRIVE	WNW 1/2 - 1 (0.970 mi.)	58	41
Facility Id: D-000613				

## EXECUTIVE SUMMARY

Date Closed: 10/2/1995 NATHAN AND KOURTNEY Facility Id: D-000906 Date Closed: 7/22/2015	670 HILLCREST DRIVE	NNW 1/2 - 1 (0.974 mi.)	59	41
<b>Lower Elevation</b>	<b>Address</b>	<b>Direction / Distance</b>	<b>Map ID</b>	<b>Page</b>
RICHARD D. BURKHART Facility Id: D-000444 Date Closed: 10/15/1993	950 EDEN COURT	NW 1/8 - 1/4 (0.237 mi.)	E16	26
RICHARD D. BURKHART Facility Id: D-000349 Date Closed: 10/10/1996	952 EDEN COURT	NW 1/8 - 1/4 (0.238 mi.)	E17	26
CLAUDE G. ADKINS PRO Facility Id: D-000820 Date Closed: 11/29/2017	957 EDEN COURT	NW 1/8 - 1/4 (0.249 mi.)	E19	27
P & C PARTNERSHIP Facility Id: D-000259 Date Closed: 9/30/1994	3045 LAKESIDE DRIVE	NW 1/4 - 1/2 (0.275 mi.)	F21	28
BILL ECCLES PROPERTY Facility Id: D-000432 Date Closed: 7/31/1995	945-955 BRINKBY AVEN	NW 1/4 - 1/2 (0.307 mi.)	F23	28
BRIAN ALLMAN PROPERT Facility Id: D-000261 Date Closed: 3/23/1995	401 WEST PECKHAM LAN	SE 1/4 - 1/2 (0.311 mi.)	24	29
STEPHEN D. WILLIAMS Facility Id: D-000927 Date Closed: 7/11/2016	2757 LAKESIDE DRIVE	NNW 1/4 - 1/2 (0.380 mi.)	26	29
RENO OLD TOWN MALL A Facility Id: D-000740	180 WEST PECKHAM LAN	SE 1/4 - 1/2 (0.451 mi.)	28	30
ARTIST CLEANERS Facility Id: D-000749	225 GENTRY WAY	ENE 1/2 - 1 (0.533 mi.)	29	30
SAUNDERS MACHINE SHO Facility Id: D-000378 Date Closed: 7/26/1993 Date Closed: 5/17/1991	105 HUBBARD WAY	NNE 1/2 - 1 (0.569 mi.)	30	31
BUGGY BATH CAR WASH Facility Id: 4-000512 Date Closed: 2/24/2011	2525 SOUTH VIRGINIA	NNE 1/2 - 1 (0.570 mi.)	31	31
B. CARAMELLA PROPERT Facility Id: D-000441 Date Closed: 9/8/1993	175 EAST PECKHAM LAN	ESE 1/2 - 1 (0.657 mi.)	G33	32
<b>BUCKS PLUMBING &amp; HEA</b> Facility Id: 4-000044 Date Closed: 4/1/1994 Date Closed: 11/28/1994	<b>275 GALLAWAY LN</b>	<b>NE 1/2 - 1 (0.671 mi.)</b>	<b>34</b>	<b>32</b>
JOHN ILLESCUE RESIDE Facility Id: D-000224 Date Closed: 8/19/1992	2212 LINDLEY WAY	NNW 1/2 - 1 (0.677 mi.)	35	33
GARY BENNETT PROPERT	4275 SOUTH VIRGINIA	SE 1/2 - 1 (0.678 mi.)	36	33

## EXECUTIVE SUMMARY

Facility Id: D-000203 Date Closed: 5/24/1995				
CLARION HOTEL CASINO Facility Id: D-000269 Date Closed: 6/21/1995	235-275 EAST	ESE 1/2 - 1 (0.697 mi.)	G37	34
AMERICAN FEDERAL SAV Facility Id: D-000171 Date Closed: 5/1/1996	2330 SOUTH VIRGINIA	NNE 1/2 - 1 (0.704 mi.)	38	34
ORCHARD PLAZA SHOPPI Facility Id: D-000775 Date Closed: 11/3/2015	2293 SOUTH VIRGINIA	N 1/2 - 1 (0.744 mi.)	41	35
HELD FAMILY LIVING T Facility Id: D-000928 Date Closed: 3/8/2016	2945 KIETZKE LANE	ENE 1/2 - 1 (0.746 mi.)	42	35
R-BAR Facility Id: D-000416 Date Closed: 8/10/1993	3155 KIETZKE LANE	ENE 1/2 - 1 (0.807 mi.)	43	36
NIELSEN RESIDENCE Facility Id: D-001239 Date Closed: 10/8/1997	380 LINDEN STREET	NE 1/2 - 1 (0.808 mi.)	44	36
MARK TWAIN MOTEL Facility Id: D-000531 Date Closed: 1/8/1990	2201 SOUTH VIRGINIA	N 1/2 - 1 (0.813 mi.)	45	37
JEANINE M. LANDSINGE Facility Id: D-000989 Date Closed: 8/11/2017	229 BONNIE BRIAR PLA	NNW 1/2 - 1 (0.814 mi.)	H46	37
LINDA CROSS PROPERTY Facility Id: D-000402 Date Closed: 4/28/1992	264 HILLCREST AVENUE	NNW 1/2 - 1 (0.862 mi.)	H50	38
PONDEROSA TRAILER PA Facility Id: D-000938 Date Closed: 7/26/2016	2725 KIETZKE LANE	ENE 1/2 - 1 (0.900 mi.)	53	39
MARIE FERREBOEUF RES Facility Id: D-000950 Date Closed: 10/24/2016	255 WEST PLUMB LANE	N 1/2 - 1 (0.962 mi.)	57	41
BANK OF AMERICA Facility Id: D-000243 Date Closed: 10/12/1997	1830 SOUTH VIRGINIA	N 1/2 - 1 (0.976 mi.)	60	42
ECHO LODER ELEMENTAR Facility Id: D-001243 Date Closed: 9/16/1997	600 APPLE STREET	NE 1/2 - 1 (0.978 mi.)	61	42

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

UST: Registered Underground Storage Tank Facilities.

A review of the UST list, as provided by EDR, has revealed that there are 6 UST sites within

## EXECUTIVE SUMMARY

approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAKESIDE CROSSING CH Database: UST, Date of Government Version: 06/23/2017 Facility Id: 4-000957 Tank Status: CURRENTLY IN USE	3650 LAKESIDE DR	WSW 1/8 - 1/4 (0.161 mi.)	10	22
MOANA LANE NURSERY Database: UST, Date of Government Version: 06/23/2017 Facility Id: 4-000680 Tank Status: PERMANENTLY OUT OF USE	1100 W MOANA LN	WSW 1/8 - 1/4 (0.195 mi.)	11	23

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FIRE STATION #3 RENO Database: UST, Date of Government Version: 06/23/2017 Facility Id: 4-000652 Tank Status: PERMANENTLY OUT OF USE	W MOANA LN & GRANT S	ESE 0 - 1/8 (0.057 mi.)	B5	17
FIRE STATION #3 RENO Database: UST, Date of Government Version: 06/23/2017 Facility Id: 4-000822 Tank Status: CURRENTLY IN USE	580 W MOANA LN	ESE 0 - 1/8 (0.073 mi.)	B6	17
GLC 01108 Database: UST, Date of Government Version: 06/23/2017 Facility Id: 4-000276 Tank Status: PERMANENTLY OUT OF USE Tank Status: CURRENTLY IN USE	3350 LYMBERY ST	E 1/8 - 1/4 (0.137 mi.)	C8	20
RICHARD & CARMEN BUR Database: UST, Date of Government Version: 06/23/2017 Facility Id: D-000349 Tank Status: PERMANENTLY OUT OF USE	952 EDEN CT	NW 1/8 - 1/4 (0.238 mi.)	E18	27

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Other Ascertainable Records**

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/11/2017 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FABRIC CARE SPECIALI FOTO FAST 1 HR	900 W MOANA STE 102 940 W MOANA LN	SW 0 - 1/8 (0.051 mi.) SW 0 - 1/8 (0.077 mi.)	A3 A7	7 18
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEVADA BELL	3350 LYMBERY	E 1/8 - 1/4 (0.137 mi.)	C9	20

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FERRARI COLOR PHOTO	333 W MOANA LN	E 1/8 - 1/4 (0.202 mi.)	12	23

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HEARST ARGYLE STATIO	639 ISBELL RD STE 39	NE 0 - 1/8 (0.036 mi.)	1	7

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FABRIC CARE SPECIALI	900 W MOANA LN STE 1	SW 0 - 1/8 (0.051 mi.)	A2	7

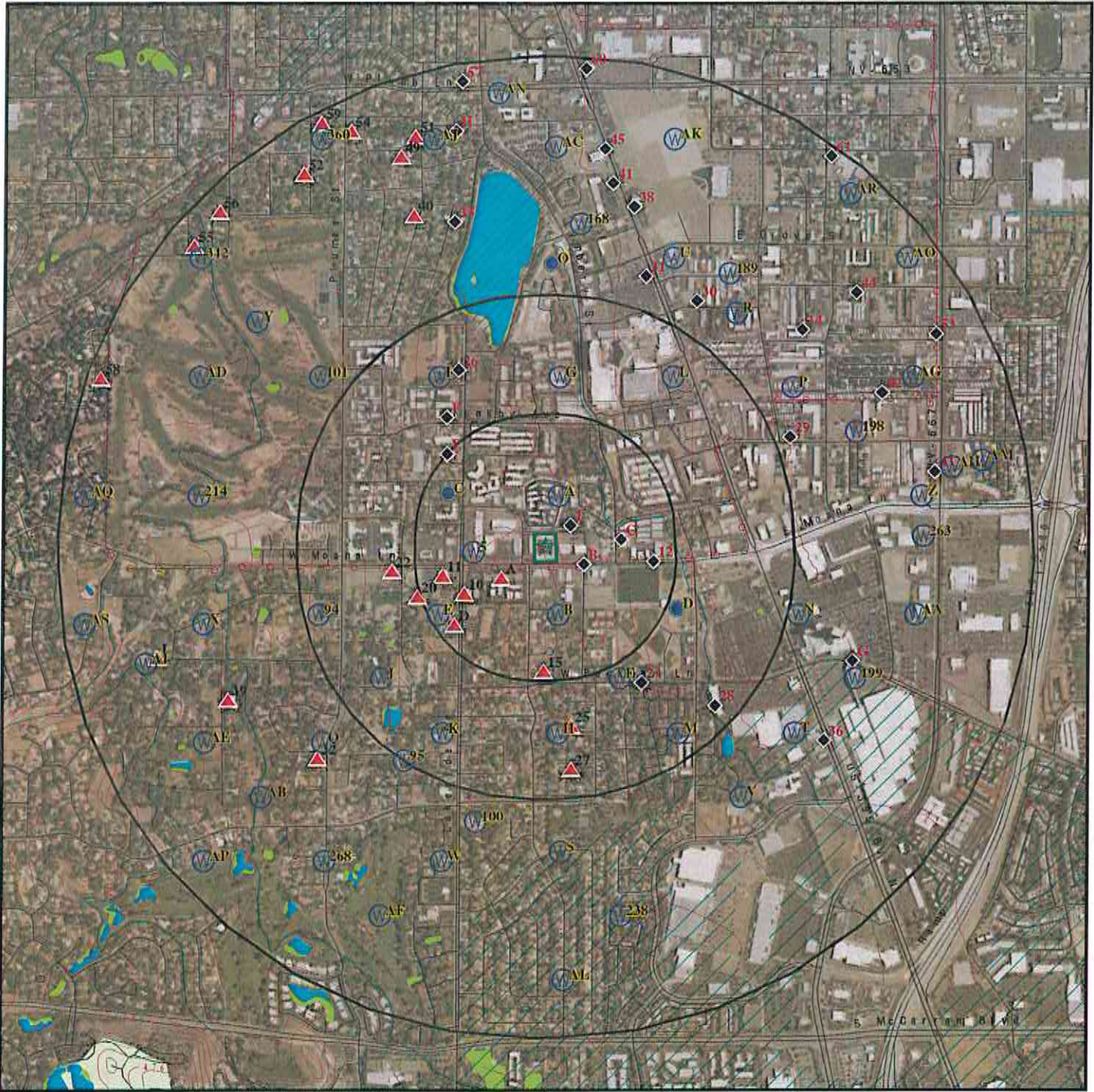


## EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
GAMES PROPERTY	SHWS
VALLEY BANK OF NEVADA	SHWS
UNION 76 STATION #6978	SHWS
RETRAC PROJECT	SHWS
KIETZKE CORRIDOR INVESTORS, LLC	SHWS
RETRAC PROJECT	SHWS

# OVERVIEW MAP - 5230115.2S



- 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 - Office Building On Moana Lane  
 ADDRESS: 745 West Moana Lane  
 Reno NV 89509  
 LAT/LONG: 39.491711 / 119.804598

CLIENT: McGinley Associates  
 CONTACT: Kandis Tuttle  
 INQUIRY #: 5230115.2s  
 DATE: March 21, 2018 7:06 pm

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# DETAIL MAP - 5230115.2S



- 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

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 - Office Building On Moana Lane  
 ADDRESS: 745 West Moana Lane  
 Reno NV 89509  
 LAT/LONG: 39.491711 / 119.804598

CLIENT: McGinley Associates  
 CONTACT: Kandis Tuttle  
 INQUIRY #: 5230115.2s  
 DATE: March 21, 2018 7:07 pm

## 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
<b>STANDARD ENVIRONMENTAL RECORDS</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		1	0	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / 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		0	6	9	33	NR	48
<b><i>State and tribal landfill and/or 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	0	NR	NR	0
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

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target 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 Plotted</u>
UST	0.250		2	4	NR	NR	NR	6
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b><i>State and tribal voluntary cleanup sites</i></b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b><i>State and tribal Brownfields sites</i></b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<b><i>Local Land Records</i></b>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<b><i>Records of Emergency Release Reports</i></b>								
HMIRS	0.001		0	NR	NR	NR	NR	0
<b><i>Other Ascertainable Records</i></b>								
RCRA NonGen / NLR	0.250		2	2	NR	NR	NR	4
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	0	NR	0
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
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	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	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1

### 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	7	12	9	33	0	61
-------------	--	---	---	----	---	----	---	----

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number  
EPA ID Number

1 HEARST ARGYLE STATIONS INC EDR Hist Auto 1021063261  
NE 639 ISBELL RD STE 390 N/A  
< 1/8 RENO, NV 89509  
0.036 mi.  
191 ft.

Relative: EDR Hist Auto  
Lower

Actual:	Year:	Name:	Type:
4487 ft.	2001	HEARST ARGYLE STATIONS INC	Gasoline Service Stations
	2002	HEARST ARGYLE STATIONS INC	Gasoline Service Stations
	2003	HEARST ARGYLE STATIONS INC	Gasoline Service Stations
	2004	HEARST ARGYLE STATIONS INC	Gasoline Service Stations

A2 FABRIC CARE SPECIALIST INC EDR Hist Cleaner 1019985225  
SW 900 W MOANA LN STE 102 N/A  
< 1/8 RENO, NV 89509  
0.051 mi.  
269 ft. Site 1 of 4 in cluster A

Relative: EDR Hist Cleaner  
Higher

Actual:	Year:	Name:	Type:
4507 ft.	1994	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	1995	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	1996	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	1997	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	1998	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	1999	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2000	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2001	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2002	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2003	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2004	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2005	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2006	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2007	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2008	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2009	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2010	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2011	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2012	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2013	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs
	2014	FABRIC CARE SPECIALIST INC	Drycleaning Plants, Except Rugs

A3 FABRIC CARE SPECIALIST RCRA NonGen / NLR 1000358371  
SW 900 W MOANA STE 102 NVD982478042  
< 1/8 RENO, NV 89509  
0.051 mi.  
269 ft. Site 2 of 4 in cluster A

Relative: RCRA NonGen / NLR:  
Higher

Date form received by agency: 04/26/1994  
Actual: Facility name: FABRIC CARE SPECIALIST  
4507 ft. Facility address: 900 W MOANA STE 102  
RENO, NV 89509  
EPA ID: NVD982478042  
Mailing address: W MOANA STE 102

FABRIC CARE SPECIALIST (Continued)

1000358371

Contact: RENO, NV 89509  
Contact address: GENE SPEAR  
900 W MOANA STE 102  
RENO, NV 89509  
Contact country: US  
Contact telephone: 702-827-1411  
Contact email: Not reported  
EPA Region: 09  
Land type: Private  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: GENE A AND GENE C SPEAR  
Owner/operator address: 900 W MOANA STE 102  
RENO, NV 89509  
Owner/operator country: Not reported  
Owner/operator telephone: 702-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site \_\_\_\_\_ Database(s) \_\_\_\_\_ EDR ID Number  
EPA ID Number

**FABRIC CARE SPECIALIST (Continued)**

1000358371

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 12/23/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

A4  
SW  
< 1/8  
0.051 mi.  
269 ft.

**FABRIC CARE SPECIALIST**  
**900 W MOANA LN STE 102**  
**RENO, NV 89509**

**RCRA-SQG 1000358370**  
**FINDS NVD982373508**

**Site 3 of 4 in cluster A**

Relative:  
Higher  
Actual:  
4507 ft.

**RCRA-SQG:**

Date form received by agency: 05/16/2008  
Facility name: FABRIC CARE SPECIALIST  
Facility address: 900 W MOANA LN STE 102  
RENO, NV 89509  
EPA ID: NVD982373508  
Contact: CHRIS HANEY  
Contact address: 900 W MOANA LN STE 102  
RENO, NV 89509  
Contact country: US  
Contact telephone: 775-827-1411  
Contact email: Not reported  
EPA Region: 09  
Land type: Private  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Owner/Operator Summary:**

Owner/operator name: SPEAR GENE & GENE  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported  
  
Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

FABRIC CARE SPECIALIST (Continued)

1000358370

Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: CHRIS HANEY  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 02/01/2002  
Owner/Op end date: Not reported

Owner/operator name: JOSEPH SPEAR  
Owner/operator address: 900 W MOANA LN STE 102  
RENO, NV 89509  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 07/26/2006  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

. Waste code: D007  
. Waste name: CHROMIUM

. Waste code: F002  
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

FABRIC CARE SPECIALIST (Continued)

1000358370

USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Historical Generators:

Date form received by agency: 09/03/1992  
Site name: FABRIC CARE SPECIALIST  
Classification: Small Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: Not reported  
Area of violation: Generators - Pre-transport  
Date violation determined: 09/30/2016  
Date achieved compliance: 12/01/2016  
Violation lead agency: State  
Enforcement action: VERBAL INFORMAL  
Enforcement action date: 10/26/2016  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD IS-Preparedness and Prevention  
Date violation determined: 11/17/2014  
Date achieved compliance: 01/12/2017  
Violation lead agency: State  
Enforcement action: VERBAL INFORMAL  
Enforcement action date: 10/26/2016  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD IS-Preparedness and Prevention  
Date violation determined: 11/17/2014  
Date achieved compliance: 01/12/2017  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/11/2014  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: State Statute or Regulation  
Date violation determined: 08/21/2012

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

FABRIC CARE SPECIALIST (Continued)

1000358370

Date achieved compliance: 01/31/2013  
Violation lead agency: State  
Enforcement action: VERBAL INFORMAL  
Enforcement action date: 08/21/2012  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: State Statute or Regulation  
Date violation determined: 06/23/2010  
Date achieved compliance: 10/26/2011  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: State Statute or Regulation  
Date violation determined: 05/05/2008  
Date achieved compliance: 05/16/2008  
Violation lead agency: State  
Enforcement action: VERBAL INFORMAL  
Enforcement action date: 05/05/2008  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.34(d)(5)(ii)  
Area of violation: Generators - General  
Date violation determined: 12/22/2004  
Date achieved compliance: 02/04/2005  
Violation lead agency: State  
Enforcement action: VERBAL INFORMAL  
Enforcement action date: 12/22/2004  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: SR - NAC 444.8666  
Area of violation: State Statute or Regulation  
Date violation determined: 12/22/2004  
Date achieved compliance: 03/04/2005

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FABRIC CARE SPECIALIST (Continued)**

1000358370

Violation lead agency: State  
Enforcement action: VERBAL INFORMAL  
Enforcement action date: 12/22/2004  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - NRS 459.515  
Area of violation: Universal Waste - Import Requirements  
Date violation determined: 06/16/1999  
Date achieved compliance: 10/14/1999  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/17/1999  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 262.30-34.C  
Area of violation: Generators - General  
Date violation determined: 06/16/1999  
Date achieved compliance: 10/14/1999  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/17/1999  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 444.8632-8688  
Area of violation: State Statute or Regulation  
Date violation determined: 06/16/1999  
Date achieved compliance: 10/14/1999  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/17/1999  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.40-43.D  
Area of violation: Generators - General  
Date violation determined: 09/27/1993  
Date achieved compliance: 10/13/1993  
Violation lead agency: State

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FABRIC CARE SPECIALIST (Continued)**

1000358370

Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.40-43.D  
Area of violation: Generators - General  
Date violation determined: 11/23/1992  
Date achieved compliance: 09/27/1993  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.30-34.C  
Area of violation: Generators - General  
Date violation determined: 11/23/1992  
Date achieved compliance: 09/27/1993  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

**Evaluation Action Summary:**

Evaluation date: 09/30/2016  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 12/01/2016  
Evaluation lead agency: State

Evaluation date: 11/17/2014  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD IS-Preparedness and Prevention  
Date achieved compliance: 01/12/2017  
Evaluation lead agency: State

Evaluation date: 08/21/2012  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: State Statute or Regulation  
Date achieved compliance: 01/31/2013  
Evaluation lead agency: State

Evaluation date: 07/14/2010

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

FABRIC CARE SPECIALIST (Continued)

1000358370

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 06/23/2010  
Evaluation: FOCUSED COMPLIANCE INSPECTION  
Area of violation: State Statute or Regulation  
Date achieved compliance: 10/26/2011  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 05/05/2008  
Evaluation: FOCUSED COMPLIANCE INSPECTION  
Area of violation: State Statute or Regulation  
Date achieved compliance: 10/26/2011  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 05/05/2008  
Evaluation: FOCUSED COMPLIANCE INSPECTION  
Area of violation: State Statute or Regulation  
Date achieved compliance: 05/16/2008  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 03/10/2008  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 01/21/2005  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/22/2004  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 02/04/2005  
Evaluation lead agency: State

Evaluation date: 12/22/2004  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: State Statute or Regulation  
Date achieved compliance: 03/04/2005  
Evaluation lead agency: State

Evaluation date: 06/16/1999  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: State Statute or Regulation  
Date achieved compliance: 10/14/1999  
Evaluation lead agency: State

Evaluation date: 06/16/1999  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Universal Waste - Import Requirements  
Date achieved compliance: 10/14/1999

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

FABRIC CARE SPECIALIST (Continued)

1000358370

Evaluation lead agency: State

Evaluation date: 06/16/1999  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 10/14/1999  
Evaluation lead agency: State

Evaluation date: 06/26/1996  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 09/27/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Universal Waste - Import Requirements  
Date achieved compliance: 10/14/1999  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 09/27/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 10/13/1993  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 09/27/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 10/14/1999  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 09/27/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: State Statute or Regulation  
Date achieved compliance: 10/14/1999  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 11/23/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 09/27/1993  
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110004292097

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

FABRIC CARE SPECIALIST (Continued)

1000358370

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

B5  
ESE  
< 1/8  
0.057 mi.  
301 ft.

FIRE STATION #3 RENO  
W MOANA LN & GRANT ST  
RENO, NV 89509

UST U004160800  
N/A

Site 1 of 2 in cluster B

Relative:  
Lower  
Actual:  
4490 ft.

UST:

Facility ID: 4-000652  
Tank ID: 1  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 1500  
Tank Substance: DIESEL  
Install Date: 03/01/1989  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FIBERGLASS REINFORCED PLASTIC  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 2  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 1000  
Tank Substance: GASOLINE  
Install Date: 03/01/1989  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FIBERGLASS REINFORCED PLASTIC  
PIPE SECONDARY CONTAMINMENT: NONE

B6  
ESE  
< 1/8  
0.073 mi.  
384 ft.

FIRE STATION #3 RENO  
580 W MOANA LN  
RENO, NV 89509

UST U001154478  
N/A

Site 2 of 2 in cluster B

Relative:  
Lower  
Actual:  
4488 ft.

UST:

Facility ID: 4-000822  
Owner:  
ASSOCIATED FACILITY: Fire Station #3 Reno  
OWNER/OPERATOR NAME: City of Reno Fire Dept  
Owner Address, City, State, Zip: ATTN: Teresa Pratt PO Box 1900 Reno, NV 89505-1900

Tank ID: 1  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 1500  
Tank Substance: DIESEL  
Install Date: 03/31/1989  
Tank Material: COMPOSITE (STEEL W/ FRP)  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FLEXIBLE PLASTIC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

FIRE STATION #3 RENO (Continued)

U001154478

PIPE SECONDARY CONTAMINMENT: NONE  
Tank ID: 2  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 1000  
Tank Substance: GASOLINE  
Install Date: 03/31/1989  
Tank Material: COMPOSITE (STEEL W/ FRP)  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FLEXIBLE PLASTIC  
PIPE SECONDARY CONTAMINMENT: NONE

A7  
SW  
< 1/8  
0.077 ml.  
407 ft.

FOTO FAST 1 HR  
940 W MOANA LN  
RENO, NV 89510  
Site 4 of 4 in cluster A

RCRA NonGen / NLR 1000325316  
FINDS NVD982466096  
ECHO

Relative:  
Higher  
Actual:  
4506 ft.

RCRA NonGen / NLR:  
Date form received by agency: 12/05/1996  
Facility name: FOTO FAST 1 HR  
Facility address: 940 W MOANA LN  
RENO, NV 89510  
EPA ID: NVD982466096  
Mailing address: P O BOX 12071  
RENO, NV 89510  
Contact: Not reported  
Contact address: Not reported  
Not reported  
Contact country: US  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:  
Owner/operator name: FOTO FAST 1 HR  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported  
Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site \_\_\_\_\_ Database(s) \_\_\_\_\_ EDR ID Number  
EPA ID Number

FOTO FAST 1 HR (Continued)

1000325316

Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. Importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 11/28/1988  
Site name: FOTO FAST 1 HR  
Classification: Not a generator, verified

Violation Status: No violations found

FINDS:

Registry ID: 110004295156

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000325316  
Registry ID: 110004295156  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110004295156>

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

C8  
East  
1/8-1/4  
0.137 mi.  
724 ft.

GLC 01108  
3350 LYMBERY ST  
RENO, NV 89509  
Site 1 of 2 in cluster C

UST U004160722  
N/A

Relative:  
Lower

UST:  
Facility ID: 4-000276

Actual:  
4472 ft.

Owner:  
ASSOCIATED FACILITY: GLC 01108  
OWNER/OPERATOR NAME: Nevada Bell Telephone Co dba AT&T Nevada  
Owner Address, City, State, Zip: 308 S Akard St Rm 1700 Dallas, TX 75202-5315

Tank ID: 1  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 4000  
Tank Substance: DIESEL  
Install Date: 01/22/1971  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: UNKNOWN  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 2  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 2000  
Tank Substance: DIESEL  
Install Date: 11/16/1989  
Tank Material: COMPOSITE (STEEL W/ FRP)  
TANK SECONDARY CONTAMINMENT: DOUBLE-WALLED  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FLEXIBLE PLASTIC  
PIPE SECONDARY CONTAMINMENT: SECONDARY CONTAINMENT

C9  
East  
1/8-1/4  
0.137 mi.  
724 ft.

NEVADA BELL  
3350 LYMBERY  
RENO, NV 89502  
Site 2 of 2 in cluster C

RCRA NonGen / NLR 1000145292  
FINDS NVT330010661  
ECHO

Relative:  
Lower

RCRA NonGen / NLR:  
Date form received by agency: 03/19/1992

Actual:  
4472 ft.

Facility name: NEVADA BELL  
Facility address: 3350 LYMBERY  
RENO, NV 89502  
EPA ID: NVT330010661  
Mailing address: 3707 KINGS WAY SEC A-6  
SACRAMENTO, CA 95821  
Contact: ENVIRONMENTAL MANAGER  
Contact address: 3350 LYMBERY  
RENO, NV 89502  
Contact country: US  
Contact telephone: 916-485-0997  
Contact email: Not reported  
EPA Region: 09  
Land type: Other land type  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NEVADA BELL (Continued)

1000145292

Owner/Operator Summary:

Owner/operator name: NEVADA BELL  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: 415-555-1212  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 03/31/1987  
Evaluation: NON-FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

FINDS:

Registry ID: 110004307241

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NEVADA BELL (Continued)

1000145292

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1000145292  
Registry ID: 110004307241  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110004307241>

10  
WSW  
1/8-1/4  
0.161 mi.  
851 ft.

LAKESIDE CROSSING CHEVRON  
3650 LAKESIDE DR  
RENO, NV 89509

UST U001892345  
N/A

Relative:  
Higher  
Actual:  
4501 ft.

UST:  
Facility ID: 4-000957  
Owner:  
ASSOCIATED FACILITY: Lakeside Crossing Chevron  
OWNER/OPERATOR NAME: Lakeside Crossing Partners Ltd  
Owner Address, City, State, Zip: 3650 Lakeside Dr Reno, NV 89509-5285  
Tank ID: 1  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 12000  
Tank Substance: GASOLINE  
Install Date: 06/01/1993  
Tank Material: COMPOSITE (STEEL W/ FRP)  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FLEXIBLE PLASTIC  
PIPE SECONDARY CONTAMINMENT: DOUBLE-WALLED  
Tank ID: 2  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 12000  
Tank Substance: GASOLINE  
Install Date: 06/01/1993  
Tank Material: COMPOSITE (STEEL W/ FRP)  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FLEXIBLE PLASTIC  
PIPE SECONDARY CONTAMINMENT: DOUBLE-WALLED  
Tank ID: 3  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 12000  
Tank Substance: DIESEL  
Install Date: 06/01/1993

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

LAKESIDE CROSSING CHEVRON (Continued)

U001892345

Tank Material: COMPOSITE (STEEL W/ FRP)  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FLEXIBLE PLASTIC  
PIPE SECONDARY CONTAMINMENT: DOUBLE-WALLED

11  
WSW  
1/8-1/4  
0.195 mi.  
1029 ft.

MOANA LANE NURSERY  
1100 W MOANA LN  
RENO, NV 89509

UST U004160808  
N/A

Relative:  
Higher  
Actual:  
4501 ft.

UST:  
Facility ID: 4-000680  
Tank ID: 1  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 1000  
Tank Substance: GASOLINE  
Install Date: 03/24/1981  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: GALVANIZED STEEL  
PIPE SECONDARY CONTAMINMENT: NONE  
  
Tank ID: 2  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 1000  
Tank Substance: DIESEL  
Install Date: 03/24/1981  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: GALVANIZED STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

12  
East  
1/8-1/4  
0.202 mi.  
1069 ft.

FERRARI COLOR PHOTO IMAGING LLC  
333 W MOANA LN  
RENO, NV 89509

RCRA NonGen / NLR 1004755228  
FINDS NVR000032656  
ECHO

Relative:  
Lower  
Actual:  
4469 ft.

RCRA NonGen / NLR:  
Date form received by agency: 12/04/2003  
Facility name: FERRARI COLOR PHOTO IMAGING LLC  
Facility address: 333 W MOANA LN  
RENO, NV 89509  
EPA ID: NVR000032656  
Contact: TODD WILLIAMS  
Contact address: 333 W MOANA LN  
RENO, NV 89509  
Contact country: US  
Contact telephone: 702-827-5515  
Contact email: Not reported  
EPA Region: 09  
Land type: Private

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

FERRARI COLOR PHOTO IMAGING LLC (Continued)

1004755228

Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: TODD WILLIAMS AND MAGGIE FER  
Owner/operator address: 333 W MOANA LN  
RENO, NV 89509  
Owner/operator country: Not reported  
Owner/operator telephone: 702-827-5515  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Waste code: D011  
Waste name: SILVER

Historical Generators:

Date form received by agency: 10/14/1997  
Site name: FERRARI COLOR PHOTO IMAGING LLC  
Classification: Conditionally Exempt Small Quantity Generator

Waste code: D011  
Waste name: SILVER

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 12/01/2003  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

FINDS:



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FERRARI COLOR PHOTO IMAGING LLC (Continued)**

**1004755228**

Registry ID: 110004304814

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1004755228  
Registry ID: 110004304814  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110004304814>

D13  
SW  
1/8-1/4  
0.213 mi.  
1126 ft.

**PASCUSSI RESIDENCE**  
3703 LAKESIDE DRIVE  
RENO, NV

**SHWS S103877806**  
N/A

Site 1 of 2 in cluster D

Relative:  
Higher  
Actual:  
4503 ft.

SHWS:  
Facility ID: D-000376  
Date Release Reported to NDEP: 5/29/1996  
Program: Not reported  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 6/13/1996  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

D14  
SW  
1/8-1/4  
0.217 mi.  
1144 ft.

**JAMES HOARD RESIDENCE**  
3705 LAKESIDE DRIVE  
RENO, NV

**SHWS S105805072**  
N/A

Site 2 of 2 in cluster D

Relative:  
Higher  
Actual:  
4504 ft.

SHWS:  
Facility ID: D-000082  
Date Release Reported to NDEP: 11/21/2002  
Program: Not reported  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 1/16/2003  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Database(s) EDR ID Number  
EPA ID Number

15 FIRST CHURCH OF CHRIST SCIENCE SHWS S105173958  
South 795 WEST PECKHAM LANE N/A  
1/8-1/4 RENO, NV

0.231 mi.  
1218 ft.

Relative: SHWS:  
Higher Facility ID: D-000053  
Actual: Date Release Reported to NDEP: 8/1/2001  
4510 ft. Program: Not reported  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 11/7/2001  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

E16 RICHARD D. BURKHART PROPERTY SHWS S107524078  
NW 950 EDEN COURT N/A  
1/8-1/4 RENO, NV

0.237 mi.  
1252 ft.

Site 1 of 4 in cluster E

Relative: SHWS:  
Lower Facility ID: D-000444  
Actual: Date Release Reported to NDEP: 10/12/1993  
4497 ft. Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 10/15/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

E17 RICHARD D. BURKHART PROPERTY SHWS S103877792  
NW 952 EDEN COURT N/A  
1/8-1/4 RENO, NV

0.238 mi.  
1257 ft.

Site 2 of 4 in cluster E

Relative: SHWS:  
Lower Facility ID: D-000349  
Actual: Date Release Reported to NDEP: 10/4/1996  
4496 ft. Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 10/10/1996  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

E18 RICHARD & CARMEN BURKHART  
NW 952 EDEN CT  
1/8-1/4 RENO, NV 89509  
0.238 mi.  
1257 ft. Site 3 of 4 in cluster E

UST U004220194  
N/A

Relative: UST:  
Lower Facility ID: D-000349  
Actual: Tank ID: 1  
4496 ft. Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 0  
Tank Substance: HEATING OIL  
Install Date: Not reported  
Tank Material: NOT LISTED  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: FALSE  
Pipe Material: UNKNOWN  
PIPE SECONDARY CONTAMINMENT: NONE

E19 CLAUDE G. ADKINS PROPERTY  
NW 957 EDEN COURT  
1/8-1/4 RENO, NV  
0.249 mi.  
1314 ft. Site 4 of 4 in cluster E

SHWS S121348675  
N/A

Relative: SHWS:  
Lower Facility ID: D-000820  
Actual: Date Release Reported to NDEP: 10/31/2017  
4495 ft. Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 11/29/2017  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

20 MENACHEM & CHAYA SARA CUNIN RESIDENCE  
WSW 3600 CLOVER WAY  
1/4-1/2 RENO, NV  
0.256 mi.  
1351 ft.

SHWS S113390550  
N/A

Relative: SHWS:  
Higher Facility ID: D-000847  
Actual: Date Release Reported to NDEP: 10/1/2012  
4504 ft. Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 11/27/2012  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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<b>F21</b> NW 1/4-1/2 0.275 mi. 1451 ft.	<b>P &amp; C PARTNERSHIP</b> 3045 LAKESIDE DRIVE RENO, NV  Site 1 of 2 in cluster F	<b>SHWS</b>	<b>S107524046</b> N/A
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Relative: Lower  Actual: 4491 ft.	SHWS: Facility ID: Date Release Reported to NDEP: Program: NDEP Case Officer: Location of Paper File: Type of Media Impacted: Event: <b>Date of Closure:</b> Regulatory Type of Closure: Contaminant:	D-000259 9/6/1994 non-LUST Corrective Action Not reported NDEP: CC-Storage Soil Not reported 9/30/1994 Clean w/ Remed Heating Oil
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<b>22</b> West 1/4-1/2 0.300 mi. 1586 ft.	<b>DON DORNBLASER PROPERTY</b> 1200 WEST MOANA LANE RENO, NV	<b>SHWS</b>	<b>S106514568</b> N/A
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Relative: Higher  Actual: 4512 ft.	SHWS: Facility ID: Date Release Reported to NDEP: Program: NDEP Case Officer: Location of Paper File: Type of Media Impacted: Event: <b>Date of Closure:</b> Regulatory Type of Closure: Contaminant:	D-000134 4/4/2004 non-LUST Corrective Action Not reported NDEP: CC-Storage Soil Not reported 4/12/2004 NAC 445A A-K Heating Oil
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<b>F23</b> NW 1/4-1/2 0.307 mi. 1619 ft.	<b>BILL ECCLES PROPERTY</b> 945-955 BRINKBY AVENUE WASHOE (County), NV  Site 2 of 2 in cluster F	<b>SHWS</b>	<b>S107523818</b> N/A
--	--	-------------	--------------------------

Relative: Lower  Actual: 4491 ft.	SHWS: Facility ID: Date Release Reported to NDEP: Program: NDEP Case Officer: Location of Paper File: Type of Media Impacted: Event: <b>Date of Closure:</b> Regulatory Type of Closure: Contaminant:	D-000432 7/20/1995 non-LUST Corrective Action Not reported NDEP: CC-Storage Soil Not reported 7/31/1995 NAC 445A A-K Heating Oil
---	---	---

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

24  
SE  
1/4-1/2  
0.311 mi.  
1644 ft.

**BRIAN ALLMAN PROPERTY**  
401 WEST PECKHAM LANE  
RENO, NV

SHWS S107523826  
N/A

Relative:  
Lower  
Actual:  
4484 ft.

SHWS:  
Facility ID: D-000261  
Date Release Reported to NDEP: 3/8/1995  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 3/23/1995  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

25  
South  
1/4-1/2  
0.348 mi.  
1837 ft.

**MRS. WILLIAM MURPHY PROPERTY**  
645 SAPPHIRE CIRCLE  
RENO, NV 89509

SHWS S110169774  
N/A

Relative:  
Higher  
Actual:  
4506 ft.

SHWS:  
Facility ID: D-000541  
Date Release Reported to NDEP: 05/02/1989  
Program: non-LUST  
NDEP Case Officer: WCDHD  
Location of Paper File: Not reported  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 05/02/1989  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil  
  
Facility ID: D-000541  
Date Release Reported to NDEP: 5/2/1989  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 5/2/1989  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

26  
NNW  
1/4-1/2  
0.380 mi.  
2008 ft.

**STEPHEN D. WILLIAMS PROPERTY**  
2757 LAKESIDE DRIVE  
RENO, NV

SHWS S118692242  
N/A

Relative:  
Lower  
Actual:  
4483 ft.

SHWS:  
Facility ID: D-000927  
Date Release Reported to NDEP: 1/28/2016  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

STEPHEN D. WILLIAMS PROPERTY (Continued)

S118692242

Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 7/11/2016  
Regulatory Type of Closure: Petro Constituents  
Contaminant: Heating Oil

27  
South  
1/4-1/2  
0.438 mi.  
2315 ft.

LISSER RESIDENCE  
650 STARLIGHT CIRCLE  
RENO, NV

SHWS S105173961  
N/A

Relative:  
Higher  
Actual:  
4508 ft.

SHWS:  
Facility ID: D-000057  
Date Release Reported to NDEP: 11/1/2001  
Program: Not reported  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 12/4/2001  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

28  
SE  
1/4-1/2  
0.451 mi.  
2381 ft.

RENO OLD TOWN MALL ANNEX  
180 WEST PECKHAM LANE  
RENO, NV

SHWS S108250347  
N/A

Relative:  
Lower  
Actual:  
4463 ft.

SHWS:  
Facility ID: D-000740  
Date Release Reported to NDEP: 5/10/2006  
Program: non-LUST Corrective Action  
NDEP Case Officer: lpeterso  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Ground Water  
Event: Confirmed Release  
Date of Closure: Not reported  
Regulatory Type of Closure: Not reported  
Contaminant: Solvents

29  
ENE  
1/2-1  
0.533 mi.  
2812 ft.

ARTIST CLEANERS  
225 GENTRY WAY  
RENO, NV

SHWS S108437365  
N/A

Relative:  
Lower  
Actual:  
4440 ft.

SHWS:  
Facility ID: D-000749  
Date Release Reported to NDEP: 1/17/2007  
Program: non-LUST Corrective Action  
NDEP Case Officer: lpeterso  
Location of Paper File: NDEP: Carson City

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

ARTIST CLEANERS (Continued)

S108437365

Type of Media Impacted: Ground Water  
Event: Confirmed Release  
Date of Closure: Not reported  
Regulatory Type of Closure: Not reported  
Contaminant: Solvents

30  
NNE  
1/2-1  
0.569 mi.  
3004 ft.

SAUNDERS MACHINE SHOP  
105 HUBBARD WAY  
RENO, NV

SHWS S107524104  
N/A

Relative:  
Lower  
Actual:  
4444 ft.

SHWS:  
Facility ID: D-000378  
Date Release Reported to NDEP: 6/22/1993  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 7/26/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Facility ID: D-000378  
Date Release Reported to NDEP: 4/26/1991  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 5/17/1991  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

31  
NNE  
1/2-1  
0.570 mi.  
3011 ft.

BUGGY BATH CAR WASH  
2525 SOUTH VIRGINIA STREET  
RENO, NV

SHWS S111027618  
N/A

Relative:  
Lower  
Actual:  
4454 ft.

SHWS:  
Facility ID: 4-000512  
Date Release Reported to NDEP: 12/10/2010  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 2/24/2011  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Other

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

32  
SW  
1/2-1  
0.615 mi.  
3247 ft.

**WILLIAM RINDFLEISCH PROPERTY**  
1620 WENDY WAY  
RENO, NV

SHWS S107524177  
N/A

Relative:  
Higher  
Actual:  
4553 ft.

SHWS:  
Facility ID: D-000465  
Date Release Reported to NDEP: 6/8/1993  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 6/16/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

G33  
ESE  
1/2-1  
0.657 mi.  
3471 ft.

**B. CAMELLA PROPERTY**  
175 EAST PECKHAM LANE  
RENO, NV

SHWS S107523811  
N/A

Site 1 of 2 in cluster G

Relative:  
Lower  
Actual:  
4443 ft.

SHWS:  
Facility ID: D-000441  
Date Release Reported to NDEP: 9/1/1993  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 9/8/1993  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

34  
NE  
1/2-1  
0.671 mi.  
3541 ft.

**BUCKS PLUMBING & HEATING INC**  
275 GALLAWAY LN  
RENO, NV 89502

SHWS U003297997  
UST N/A

Relative:  
Lower  
Actual:  
4438 ft.

SHWS:  
Facility ID: 4-000044  
Date Release Reported to NDEP: 1/1/1990  
Program: Not reported  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 4/1/1994  
Regulatory Type of Closure: Not reported  
Contaminant: Not reported  
  
Facility ID: 4-000044  
Date Release Reported to NDEP: 1/1/1990  
Program: Not reported  
NDEP Case Officer: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

**BUCKS PLUMBING & HEATING INC (Continued)**

**U003297997**

Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 11/28/1994  
Regulatory Type of Closure: Not reported  
Contaminant: Not reported

**UST:**

Facility ID: 4-000044  
Tank ID: 1  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 500  
Tank Substance: GASOLINE  
Install Date: 05/07/1974  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

35  
NNW  
1/2-1  
0.677 mi.  
3575 ft.

**JOHN ILLESCUE RESIDENCE**  
**2212 LINDLEY WAY**  
**RENO, NV**

**SHWS S107523983**  
**N/A**

Relative:  
Lower  
Actual:  
4491 ft.

**SHWS:**  
Facility ID: D-000224  
Date Release Reported to NDEP: 8/11/1992  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 8/19/1992  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

36  
SE  
1/2-1  
0.678 mi.  
3580 ft.

**GARY BENNETT PROPERTY**  
**4275 SOUTH VIRGINIA STREET**  
**RENO, NV**

**SHWS S107523925**  
**N/A**

Relative:  
Lower  
Actual:  
4454 ft.

**SHWS:**  
Facility ID: D-000203  
Date Release Reported to NDEP: 3/31/1995  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 5/24/1995  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

G37  
ESE  
1/2-1  
0.697 mi.  
3678 ft.

CLARION HOTEL CASINO - BOB FARAH  
235-275 EAST  
PECKHAM LANE, NV

SHWS S107523862  
N/A

Site 2 of 2 in cluster G

Relative:  
Lower  
Actual:  
4444 ft.

SHWS:  
Facility ID: D-000269  
Date Release Reported to NDEP: 11/7/1994  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 6/21/1995  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

38  
NNE  
1/2-1  
0.704 mi.  
3716 ft.

AMERICAN FEDERAL SAVINGS BANK  
2330 SOUTH VIRGINIA STREET  
RENO, NV

SHWS S107523805  
N/A

Relative:  
Lower  
Actual:  
4456 ft.

SHWS:  
Facility ID: D-000171  
Date Release Reported to NDEP: 3/4/1996  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 5/1/1996  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

39  
WSW  
1/2-1  
0.706 mi.  
3729 ft.

JACQUELINE C. COX RESIDENCE  
4020 SWANSON LANE  
RENO, NV

SHWS S107523965  
N/A

Relative:  
Higher  
Actual:  
4577 ft.

SHWS:  
Facility ID: D-001232  
Date Release Reported to NDEP: 4/27/2005  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 5/19/2005  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

40  
NNW  
1/2-1  
0.716 mi.  
3783 ft.

C.B. DAVIS TRUST  
2225 WATT STREET  
RENO, NV

SHWS S107523831  
N/A

Relative:  
Higher  
Actual:  
4506 ft.

SHWS:  
Facility ID: D-000282  
Date Release Reported to NDEP: 2/2/1995  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 4/19/1995  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

41  
North  
1/2-1  
0.744 mi.  
3927 ft.

ORCHARD PLAZA SHOPPING CENTER  
2293 SOUTH VIRGINIA STREET  
RENO, NV

SHWS S109273047  
N/A

Relative:  
Lower  
Actual:  
4459 ft.

SHWS:  
Facility ID: D-000775  
Date Release Reported to NDEP: 9/10/2008  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 11/3/2015  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Solvents  
  
Facility ID: D-000775  
Date Release Reported to NDEP: 9/10/2008  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Ground Water  
Event: Not reported  
Date of Closure: 11/3/2015  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Solvents

42  
ENE  
1/2-1  
0.746 mi.  
3938 ft.

HELD FAMILY LIVING TRUST  
2945 KIETZKE LANE  
RENO, NV

SHWS S118692243  
N/A

Relative:  
Lower  
Actual:  
4434 ft.

SHWS:  
Facility ID: D-000928  
Date Release Reported to NDEP: 12/18/2015  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

HELD FAMILY LIVING TRUST (Continued)

S118692243

Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 3/8/2016  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

43  
ENE  
1/2-1  
0.807 mi.  
4259 ft.

R-BAR  
3155 KIETZKE LANE  
RENO, NV

SHWS S107524058  
N/A

Relative:  
Lower  
Actual:  
4430 ft.

SHWS:  
Facility ID: D-000416  
Date Release Reported to NDEP: 3/23/1992  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 8/10/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Facility ID: D-000416  
Date Release Reported to NDEP: 3/23/1992  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Ground Water  
Event: Not reported  
Date of Closure: 8/10/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

44  
NE  
1/2-1  
0.808 mi.  
4264 ft.

NIELSEN RESIDENCE  
380 LINDEN STREET  
RENO, NV

SHWS S103877828  
N/A

Relative:  
Lower  
Actual:  
4433 ft.

SHWS:  
Facility ID: D-001239  
Date Release Reported to NDEP: 9/4/1997  
Program: Not reported  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 10/8/1997  
Regulatory Type of Closure: NAC 459 A-K  
Contaminant: Heating Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**45**      **MARK TWAIN MOTEL**      **SHWS**      **S107524023**  
**North**      **2201 SOUTH VIRGINIA STREET**           **N/A**  
**1/2-1**      **RENO, NV**  
**0.813 mi.**  
**4291 ft.**  
**Relative:**      **SHWS:**  
**Lower**      Facility ID:      D-000531  
**Actual:**      Date Release Reported to NDEP:      11/30/1989  
**4458 ft.**      Program:      non-LUST Corrective Action  
      NDEP Case Officer:      Not reported  
      Location of Paper File:      NDEP: CC-Storage  
      Type of Media Impacted:      Soil  
      Event:      Not reported  
      **Date of Closure:**      **1/8/1990**  
      Regulatory Type of Closure:      Other  
      Contaminant:      Heating Oil

**H46**      **JEANINE M. LANDSINGER RESIDENCE**      **SHWS**      **S121348676**  
**NNW**      **229 BONNIE BRIAR PLACE**           **N/A**  
**1/2-1**      **RENO, NV**  
**0.814 mi.**  
**4297 ft.**      **Site 1 of 2 in cluster H**  
**Relative:**      **SHWS:**  
**Lower**      Facility ID:      D-000989  
**Actual:**      Date Release Reported to NDEP:      7/21/2017  
**4483 ft.**      Program:      non-LUST Corrective Action  
      NDEP Case Officer:      Not reported  
      Location of Paper File:      NDEP: Carson City  
      Type of Media Impacted:      Soil  
      Event:      Not reported  
      **Date of Closure:**      **8/11/2017**  
      Regulatory Type of Closure:      Clean w/ Remed  
      Contaminant:      Heating Oil

**I47**      **CHARLES P. BLUTH PROPERTY**      **SHWS**      **S111705145**  
**WSW**      **2025 MEADOWVIEW LANE**           **N/A**  
**1/2-1**      **RENO, NV**  
**0.817 mi.**  
**4315 ft.**      **Site 1 of 2 in cluster I**  
**Relative:**      **SHWS:**  
**Higher**      Facility ID:      D-000832  
**Actual:**      Date Release Reported to NDEP:      10/11/2011  
**4619 ft.**      Program:      non-LUST Corrective Action  
      NDEP Case Officer:      Not reported  
      Location of Paper File:      NDEP: Carson City  
      Type of Media Impacted:      Soil  
      Event:      Not reported  
      **Date of Closure:**      **11/28/2011**  
      Regulatory Type of Closure:      Clean w/ Remed  
      Contaminant:      Heating Oil

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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I48 WSW 1/2-1 0.818 mi. 4318 ft.	<b>COLCON BUILDING AND DEVELOPMENT</b> 2020 MEADOWVIEW LANE RENO, NV	SHWS	S107523868 N/A
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Site 2 of 2 in cluster I

Relative: Higher	SHWS:	Facility ID: D-000200 Date Release Reported to NDEP: 5/18/1995 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: CC-Storage Type of Media Impacted: Soil Event: Not reported Date of Closure: 8/8/1995 Regulatory Type of Closure: NAC 445A A-K Contaminant: Heating Oil
Actual: 4622 ft.		

49 NNW 1/2-1 0.841 mi. 4443 ft.	<b>JERRY LAZZAR PROPERTY</b> 330 SUNSET DRIVE RENO, NV	SHWS	S107523972 N/A
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Relative: Higher	SHWS:	Facility ID: D-000306 Date Release Reported to NDEP: 7/16/1990 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: CC-Storage Type of Media Impacted: Soil Event: Not reported Date of Closure: 10/15/1990 Regulatory Type of Closure: Other Contaminant: Heating Oil
Actual: 4504 ft.		

H50 NNW 1/2-1 0.862 mi. 4552 ft.	<b>LINDA CROSS PROPERTY</b> 264 HILLCREST AVENUE RENO, NV	SHWS	S107524014 N/A
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Site 2 of 2 in cluster H

Relative: Lower	SHWS:	Facility ID: D-000402 Date Release Reported to NDEP: 4/27/1992 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: CC-Storage Type of Media Impacted: Soil Event: Not reported Date of Closure: 4/28/1992 Regulatory Type of Closure: Other Contaminant: Heating Oil
Actual: 4482 ft.		

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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51 NNW 1/2-1 0.872 mi. 4602 ft.	<b>MICHAEL GREENSPAN PROPERTY</b> 1929 WATT STREET RENO, NV	SHWS	S107524029 N/A
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<b>Relative:</b> Higher	<b>SHWS:</b>	
<b>Actual:</b> 4499 ft.	Facility ID:	D-000322
	Date Release Reported to NDEP:	9/12/1991
	Program:	non-LUST Corrective Action
	NDEP Case Officer:	Not reported
	Location of Paper File:	NDEP: CC-Storage
	Type of Media Impacted:	Soil
	Event:	Not reported
	Date of Closure:	10/7/1991
	Regulatory Type of Closure:	Other
	Contaminant:	Heating Oil

52 NNW 1/2-1 0.900 mi. 4752 ft.	<b>GANT PROPERTY</b> 2155 HUMBOLT STREET RENO, NV	SHWS	S103877826 N/A
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<b>Relative:</b> Higher	<b>SHWS:</b>	
<b>Actual:</b> 4550 ft.	Facility ID:	D-001237
	Date Release Reported to NDEP:	9/5/1997
	Program:	Not reported
	NDEP Case Officer:	Not reported
	Location of Paper File:	NDEP: CC-Storage
	Type of Media Impacted:	Soil
	Event:	Not reported
	Date of Closure:	9/29/1997
	Regulatory Type of Closure:	NAC 459 A-K
	Contaminant:	Heating Oil

53 ENE 1/2-1 0.900 mi. 4754 ft.	<b>PONDEROSA TRAILER PARK</b> 2725 KIETZKE LANE RENO, NV	SHWS	S118871721 N/A
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<b>Relative:</b> Lower	<b>SHWS:</b>	
<b>Actual:</b> 4430 ft.	Facility ID:	D-000938
	Date Release Reported to NDEP:	6/16/2016
	Program:	non-LUST Corrective Action
	NDEP Case Officer:	Not reported
	Location of Paper File:	NDEP: Carson City
	Type of Media Impacted:	Soil
	Event:	Not reported
	Date of Closure:	7/26/2016
	Regulatory Type of Closure:	Petro Constituents
	Contaminant:	Heating Oil

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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54 NNW 1/2-1 0.931 mi. 4916 ft.	<b>L &amp; G PROPERITES LLC</b> 2044 PLUMAS STREET RENO, NV	SHWS	S117667148 N/A
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Relative: Higher	SHWS:	Facility ID: D-000895 Date Release Reported to NDEP: 11/19/2014 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: Carson City Type of Media Impacted: Soil Event: Not reported Date of Closure: 5/17/2016 Regulatory Type of Closure: NAC 445A A-K Contaminant: Heating Oil
Actual: 4525 ft.		

55 NW 1/2-1 0.940 mi. 4965 ft.	<b>JANE PATTON RESIDENCE</b> 2390 HOMESTEAD PLACE RENO, NV	SHWS	S105488596 N/A
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Relative: Higher	SHWS:	Facility ID: D-000067 Date Release Reported to NDEP: 5/14/2002 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: CC-Storage Type of Media Impacted: Soil Event: Not reported Date of Closure: 5/9/2003 Regulatory Type of Closure: NAC 445A A-K Contaminant: Heating Oil
Actual: 4584 ft.		

56 NW 1/2-1 0.949 mi. 5012 ft.	<b>JANE HARPENDING PROPERTY</b> 475 URBAN ROAD RENO, NV	SHWS	S107523968 N/A
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Relative: Higher	SHWS:	Facility ID: D-000512 Date Release Reported to NDEP: 10/9/1991 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: CC-Storage Type of Media Impacted: Soil Event: Not reported Date of Closure: 8/11/1992 Regulatory Type of Closure: Other Contaminant: Heating Oil
Actual: 4573 ft.		



MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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<b>57</b> North 1/2-1 0.962 mi. 5080 ft.  Relative: Lower  Actual: 4485 ft.	<b>MARIE FERREBOEUF RESIDENCE</b> <b>255 WEST PLUMB LANE</b> <b>RENO, NV</b>  SHWS: Facility ID: D-000950 Date Release Reported to NDEP: 9/22/2016 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: Carson City Type of Media Impacted: Soil Event: Not reported Date of Closure: 10/24/2016 Regulatory Type of Closure: Petro Constituents Contaminant: Heating Oil	<b>SHWS</b> <b>S120860237</b> <b>N/A</b>
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<b>58</b> WNW 1/2-1 0.970 mi. 5120 ft.  Relative: Higher  Actual: 4647 ft.	<b>DELPHINE BETKA PROPERTY</b> <b>112 GREENRIDGE DRIVE</b> <b>RENO, NV</b>  SHWS: Facility ID: D-000613 Date Release Reported to NDEP: 9/20/1995 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: CC-Storage Type of Media Impacted: Soil Event: Not reported Date of Closure: 10/2/1995 Regulatory Type of Closure: NAC 445A A-K Contaminant: Heating Oil	<b>SHWS</b> <b>S107523887</b> <b>N/A</b>
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<b>59</b> NNW 1/2-1 0.974 mi. 5141 ft.  Relative: Higher  Actual: 4538 ft.	<b>NATHAN AND KOURTNEY TEEL RESIDENCE</b> <b>670 HILLCREST DRIVE</b> <b>RENO, NV</b>  SHWS: Facility ID: D-000906 Date Release Reported to NDEP: 5/21/2015 Program: non-LUST Corrective Action NDEP Case Officer: Not reported Location of Paper File: NDEP: Carson City Type of Media Impacted: Soil Event: Not reported Date of Closure: 7/22/2015 Regulatory Type of Closure: Petro Constituents Contaminant: Heating Oil	<b>SHWS</b> <b>S118153819</b> <b>N/A</b>
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MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

60  
 North  
 1/2-1  
 0.976 mi.  
 5153 ft.

**BANK OF AMERICA**  
 1830 SOUTH VIRGINIA STREET  
 RENO, NV

SHWS S107523812  
 N/A

Relative:  
 Lower  
 Actual:  
 4459 ft.

SHWS:  
 Facility ID: D-000243  
 Date Release Reported to NDEP: 12/1/1993  
 Program: non-LUST Corrective Action  
 NDEP Case Officer: Not reported  
 Location of Paper File: NDEP: CC-Storage  
 Type of Media Impacted: Sediment  
 Event: Not reported  
 Date of Closure: 10/12/1997  
 Regulatory Type of Closure: NAC 445A A-K  
 Contaminant: Heating Oil

61  
 NE  
 1/2-1  
 0.978 mi.  
 5165 ft.

**ECHO LODER ELEMENTARY SCHOOL**  
 600 APPLE STREET  
 RENO, NV

SHWS S103877832  
 N/A

Relative:  
 Lower  
 Actual:  
 4436 ft.

SHWS:  
 Facility ID: D-001243  
 Date Release Reported to NDEP: 9/9/1997  
 Program: Not reported  
 NDEP Case Officer: Not reported  
 Location of Paper File: NDEP: CC-Storage  
 Type of Media Impacted: No Impact  
 Event: Not reported  
 Date of Closure: 9/16/1997  
 Regulatory Type of Closure: UST Clean Closure  
 Contaminant: Not reported

Count: 6 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
RENO	S103876489	GAMES PROPERTY	NORTHWEST CORNER OF PLUMAS AND		SHWS
RENO	S110169773	VALLEY BANK OF NEVADA	CORNER OF CRUMMER LN AND SOUTH	89502	SHWS
RENO	S110169766	UNION 76 STATION #6978	KIETZKE AND MOANA LANES	89502	SHWS
RENO	S109521930	RETRAC PROJECT	SANDS PARKING LOT BETWEEN RALS		SHWS
RENO	S118399580	KIETZKE CORRIDOR INVESTORS, LLC	0 TALBOT LANE	89509	SHWS
RENO	S109521939	RETRAC PROJECT	VIRGINIA STREET BRIDGE ABUTMEN		SHWS

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# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### *Federal NPL site list*

#### NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Quarterly

#### NPL Site Boundaries

##### Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 3  
Telephone 215-814-5418

EPA Region 4  
Telephone 404-562-8033

EPA Region 5  
Telephone 312-886-6686

EPA Region 10  
Telephone 206-553-8665

EPA Region 6  
Telephone: 214-655-6659

EPA Region 7  
Telephone: 913-551-7247

EPA Region 8  
Telephone: 303-312-6774

EPA Region 9  
Telephone: 415-947-4246

#### Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 14	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Quarterly

#### NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## *Federal Delisted NPL site list*

### Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 14	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Quarterly

## *Federal CERCLIS list*

### FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2017	Telephone: 703-603-8704
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 01/05/2018
Number of Days to Update: 92	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Varies

### SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: 800-424-9346
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Quarterly

## *Federal CERCLIS NFRAP site list*

### SEMS-ARCHIVE: Superfund Enterprise Management System Archive

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: 800-424-9346
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Quarterly

### ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/26/2017	Telephone: 800-424-9346
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

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

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

### RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

### *Federal institutional controls / engineering controls registries*

#### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/22/2017	Source: Department of the Navy
Date Data Arrived at EDR: 06/13/2017	Telephone: 843-820-7326
Date Made Active in Reports: 09/15/2017	Last EDR Contact: 02/09/2018
Number of Days to Update: 94	Next Scheduled EDR Contact: 05/28/2018
	Data Release Frequency: Varies

#### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/27/2017	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 02/27/2018
Number of Days to Update: 74	Next Scheduled EDR Contact: 06/11/2018
	Data Release Frequency: Varies

#### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/27/2017	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 02/27/2018
Number of Days to Update: 74	Next Scheduled EDR Contact: 06/11/2018
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **Federal ERNS list**

### **ERNS: Emergency Response Notification System**

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/18/2017  
Date Data Arrived at EDR: 09/21/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 22

Source: National Response Center, United States Coast Guard  
Telephone: 202-267-2180  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 04/09/2018  
Data Release Frequency: Quarterly

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

### **SHWS: Sites Database**

A listing of correction action sites.

Date of Government Version: 09/30/2017  
Date Data Arrived at EDR: 12/19/2017  
Date Made Active in Reports: 02/01/2018  
Number of Days to Update: 44

Source: Department of Conservation and Natural Resources  
Telephone: 775-687-5872  
Last EDR Contact: 12/19/2017  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Semi-Annually

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

### **SWF/LF: Landfill List**

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/28/2017  
Date Data Arrived at EDR: 11/28/2017  
Date Made Active in Reports: 01/30/2018  
Number of Days to Update: 63

Source: Department of Conservation and Natural Resources  
Telephone: 775-687-5872  
Last EDR Contact: 02/28/2018  
Next Scheduled EDR Contact: 06/11/2018  
Data Release Frequency: Quarterly

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

### **LUST: Sites Database**

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/30/2017  
Date Data Arrived at EDR: 12/19/2017  
Date Made Active in Reports: 02/01/2018  
Number of Days to Update: 44

Source: Department of Conservation and Natural Resources  
Telephone: 775-687-5872  
Last EDR Contact: 12/19/2017  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Semi-Annually

### **INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land**

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/26/2017  
Date Data Arrived at EDR: 07/27/2017  
Date Made Active in Reports: 10/13/2017  
Number of Days to Update: 78

Source: EPA, Region 5  
Telephone: 312-886-7439  
Last EDR Contact: 01/23/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

### **INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land**

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/25/2017      Source: EPA Region 10  
Date Data Arrived at EDR: 11/07/2017      Telephone: 206-553-2857  
Date Made Active in Reports: 12/08/2017      Last EDR Contact: 01/23/2018  
Number of Days to Update: 31      Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

**INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/13/2017      Source: Environmental Protection Agency  
Date Data Arrived at EDR: 07/27/2017      Telephone: 415-972-3372  
Date Made Active in Reports: 10/13/2017      Last EDR Contact: 01/23/2018  
Number of Days to Update: 78      Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

**INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/01/2017      Source: EPA Region 8  
Date Data Arrived at EDR: 07/27/2017      Telephone: 303-312-6271  
Date Made Active in Reports: 10/13/2017      Last EDR Contact: 01/23/2018  
Number of Days to Update: 78      Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

**INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2017      Source: EPA Region 7  
Date Data Arrived at EDR: 07/27/2017      Telephone: 913-551-7003  
Date Made Active in Reports: 10/06/2017      Last EDR Contact: 01/23/2018  
Number of Days to Update: 71      Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

**INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/24/2017      Source: EPA Region 6  
Date Data Arrived at EDR: 07/27/2017      Telephone: 214-665-6597  
Date Made Active in Reports: 10/06/2017      Last EDR Contact: 01/23/2018  
Number of Days to Update: 71      Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

**INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2016      Source: EPA Region 4  
Date Data Arrived at EDR: 01/27/2017      Telephone: 404-562-8677  
Date Made Active in Reports: 05/05/2017      Last EDR Contact: 01/19/2018  
Number of Days to Update: 98      Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Semi-Annually

**INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land**  
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/14/2017      Source: EPA Region 1  
Date Data Arrived at EDR: 07/27/2017      Telephone: 617-918-1313  
Date Made Active in Reports: 10/06/2017      Last EDR Contact: 01/23/2018  
Number of Days to Update: 71      Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

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

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017	Source: FEMA
Date Data Arrived at EDR: 05/30/2017	Telephone: 202-646-5797
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/09/2018
Number of Days to Update: 136	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Varies

### UST: Underground Storage Tank List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 06/23/2017	Source: Department of Conservation and Natural Resources
Date Data Arrived at EDR: 06/23/2017	Telephone: 775-687-5872
Date Made Active in Reports: 09/28/2017	Last EDR Contact: 12/22/2017
Number of Days to Update: 97	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: Semi-Annually

### AST: Aboveground Storage Tank List

Registered Aboveground Storage Tanks.

Date of Government Version: 06/22/2017	Source: Department of Conservation and Natural Resources
Date Data Arrived at EDR: 06/23/2017	Telephone: 775-687-5872
Date Made Active in Reports: 09/28/2017	Last EDR Contact: 09/22/2017
Number of Days to Update: 97	Next Scheduled EDR Contact: 01/01/2018
	Data Release Frequency: Semi-Annually

### INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/02/2017	Source: EPA Region 7
Date Data Arrived at EDR: 07/27/2017	Telephone: 913-551-7003
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

### INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/26/2017	Source: EPA Region 5
Date Data Arrived at EDR: 07/27/2017	Telephone: 312-886-6136
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

### INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/13/2017	Source: EPA Region 9
Date Data Arrived at EDR: 07/27/2017	Telephone: 415-972-3368
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/14/2017	Source: EPA, Region 1
Date Data Arrived at EDR: 07/27/2017	Telephone: 617-918-1313
Date Made Active in Reports: 10/06/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 71	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

### INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2016	Source: EPA Region 4
Date Data Arrived at EDR: 01/27/2017	Telephone: 404-562-9424
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 98	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Semi-Annually

### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/24/2017	Source: EPA Region 6
Date Data Arrived at EDR: 07/27/2017	Telephone: 214-665-7591
Date Made Active in Reports: 12/08/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 134	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

### INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/25/2017	Source: EPA Region 10
Date Data Arrived at EDR: 07/27/2017	Telephone: 206-553-2857
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/01/2017	Source: EPA Region 8
Date Data Arrived at EDR: 07/27/2017	Telephone: 303-312-6137
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/23/2018
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

### *State and tribal voluntary cleanup sites*

#### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015  
Date Data Arrived at EDR: 09/29/2015  
Date Made Active in Reports: 02/18/2016  
Number of Days to Update: 142

Source: EPA, Region 1  
Telephone: 617-918-1102  
Last EDR Contact: 12/20/2017  
Next Scheduled EDR Contact: 04/09/2018  
Data Release Frequency: Varies

## VCP: Voluntary Cleanup Program Sites

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 09/30/2017  
Date Data Arrived at EDR: 12/19/2017  
Date Made Active in Reports: 01/31/2018  
Number of Days to Update: 43

Source: Department of Conservation & Natural Resources  
Telephone: 775-687-9381  
Last EDR Contact: 12/19/2017  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Semi-Annually

## *State and tribal Brownfields sites*

### BROWNFIELDS: Project Tracking Database

Brownfields sites included in the Project Tracking Database. The term "brownfields" is used to describe abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land-recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities.

Date of Government Version: 09/30/2017  
Date Data Arrived at EDR: 12/19/2017  
Date Made Active in Reports: 02/01/2018  
Number of Days to Update: 44

Source: Division of Environmental Protection  
Telephone: 775-687-9384  
Last EDR Contact: 12/19/2017  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Semi-Annually

## ADDITIONAL ENVIRONMENTAL RECORDS

### *Local Brownfield lists*

#### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 01/19/2018  
Date Data Arrived at EDR: 01/19/2018  
Date Made Active in Reports: 02/09/2018  
Number of Days to Update: 21

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 04/02/2018  
Data Release Frequency: Semi-Annually

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

#### SWRCY: Recycling Information Listing

A listing of recycling facilities in Nevada.

Date of Government Version: 01/22/2018  
Date Data Arrived at EDR: 01/25/2018  
Date Made Active in Reports: 03/01/2018  
Number of Days to Update: 35

Source: Department of Environmental Protection  
Telephone: 775-687-9463  
Last EDR Contact: 02/09/2018  
Next Scheduled EDR Contact: 05/28/2018  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 01/30/2018
Number of Days to Update: 52	Next Scheduled EDR Contact: 05/14/2018
	Data Release Frequency: Varies

## DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 01/22/2018
Number of Days to Update: 137	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: No Update Planned

## ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 02/02/2018
Number of Days to Update: 176	Next Scheduled EDR Contact: 05/14/2018
	Data Release Frequency: Varies

## Local Lists of Hazardous waste / Contaminated Sites

### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 01/19/2018	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 01/24/2018	Telephone: 202-307-1000
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 02/27/2018
Number of Days to Update: 16	Next Scheduled EDR Contact: 06/11/2018
	Data Release Frequency: No Update Planned

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 01/09/2018	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 01/24/2018	Telephone: 202-307-1000
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 02/27/2018
Number of Days to Update: 16	Next Scheduled EDR Contact: 06/11/2018
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## *Local Land Records*

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/22/2017	Telephone: 202-564-6023
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 02/06/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Semi-Annually

## *Records of Emergency Release Reports*

### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/21/2017	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 09/21/2017	Telephone: 202-366-4555
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

## *Other Ascertainable Records*

### RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/11/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/26/2017	Telephone: (415) 495-8895
Date Made Active in Reports: 02/09/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 45	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 07/08/2015	Telephone: 202-528-4285
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 02/21/2018
Number of Days to Update: 97	Next Scheduled EDR Contact: 06/04/2018
	Data Release Frequency: Varies

### DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/13/2017
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/22/2018
	Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/11/2017
Number of Days to Update: 339	Next Scheduled EDR Contact: 01/22/2018
	Data Release Frequency: N/A

### SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 02/16/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 05/28/2018
	Data Release Frequency: Varies

### US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 01/11/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/19/2018	Telephone: 202-566-1917
Date Made Active in Reports: 03/02/2018	Last EDR Contact: 01/19/2018
Number of Days to Update: 42	Next Scheduled EDR Contact: 04/09/2018
	Data Release Frequency: Quarterly

### EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 01/31/2018
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Quarterly

### 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/03/2015	Telephone: 703-308-4044
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 02/08/2018
Number of Days to Update: 6	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/21/2017	Telephone: 202-260-5521
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 12/22/2017
Number of Days to Update: 198	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: Every 4 Years

### TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 01/10/2018	Telephone: 202-566-0250
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 02/23/2018
Number of Days to Update: 2	Next Scheduled EDR Contact: 06/04/2018
	Data Release Frequency: Annually

### SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 01/25/2018
Number of Days to Update: 77	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Annually

### ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: 703-416-0223
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 03/09/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 06/18/2018
	Data Release Frequency: Annually

### RMP: Risk Management Plans



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/17/2017	Telephone: 202-564-8600
Date Made Active in Reports: 12/08/2017	Last EDR Contact: 01/19/2018
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/07/2018
	Data Release Frequency: Varies

### RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

### PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 02/06/2018
Number of Days to Update: 3	Next Scheduled EDR Contact: 05/21/2018
	Data Release Frequency: Quarterly

### PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017	Source: EPA
Date Data Arrived at EDR: 06/09/2017	Telephone: 202-566-0500
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/12/2018
Number of Days to Update: 126	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Annually

### ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 01/09/2018
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/23/2018
	Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Quarterly

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: Quarterly

### MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016  
Date Data Arrived at EDR: 09/08/2016  
Date Made Active in Reports: 10/21/2016  
Number of Days to Update: 43

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 05/21/2018  
Data Release Frequency: Quarterly

### COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 08/07/2009  
Date Made Active in Reports: 10/22/2009  
Number of Days to Update: 76

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 03/09/2018  
Next Scheduled EDR Contact: 06/18/2018  
Data Release Frequency: Varies

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 03/06/2018  
Next Scheduled EDR Contact: 06/18/2018  
Data Release Frequency: Varies

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017  
Date Data Arrived at EDR: 11/30/2017  
Date Made Active in Reports: 12/15/2017  
Number of Days to Update: 15

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 01/26/2018  
Next Scheduled EDR Contact: 05/07/2018  
Data Release Frequency: Varies

### RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/02/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/05/2017	Telephone: 202-343-9775
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 01/04/2018
Number of Days to Update: 8	Next Scheduled EDR Contact: 04/16/2018
	Data Release Frequency: Quarterly

### HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 01/19/2018
Number of Days to Update: 42	Next Scheduled EDR Contact: 05/14/2018
	Data Release Frequency: Varies

### CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2017	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 11/10/2017	Telephone: Varies
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 03/19/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 07/02/2018
	Data Release Frequency: Varies

### BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015	Source: EPA/NTIS
Date Data Arrived at EDR: 02/22/2017	Telephone: 800-424-9346
Date Made Active in Reports: 09/28/2017	Last EDR Contact: 02/23/2018
Number of Days to Update: 218	Next Scheduled EDR Contact: 06/04/2018
	Data Release Frequency: Biennially

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 07/14/2015  
Date Made Active in Reports: 01/10/2017  
Number of Days to Update: 546

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 01/09/2018  
Next Scheduled EDR Contact: 04/23/2018  
Data Release Frequency: Semi-Annually

## FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016  
Date Data Arrived at EDR: 12/27/2016  
Date Made Active in Reports: 02/17/2017  
Number of Days to Update: 52

Source: Department of Energy  
Telephone: 202-586-3559  
Last EDR Contact: 01/19/2018  
Next Scheduled EDR Contact: 05/21/2018  
Data Release Frequency: Varies

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017  
Date Data Arrived at EDR: 10/11/2017  
Date Made Active in Reports: 11/03/2017  
Number of Days to Update: 23

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 02/23/2018  
Next Scheduled EDR Contact: 06/04/2018  
Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/09/2018  
Date Data Arrived at EDR: 02/06/2018  
Date Made Active in Reports: 03/02/2018  
Number of Days to Update: 24

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 02/06/2018  
Next Scheduled EDR Contact: 05/21/2018  
Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 10/29/2017  
Date Data Arrived at EDR: 11/28/2017  
Date Made Active in Reports: 01/12/2018  
Number of Days to Update: 45

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 02/28/2018  
Next Scheduled EDR Contact: 06/11/2018  
Data Release Frequency: Semi-Annually

### US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005  
Date Data Arrived at EDR: 02/29/2008  
Date Made Active in Reports: 04/18/2008  
Number of Days to Update: 49

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 03/02/2018  
Next Scheduled EDR Contact: 06/11/2018  
Data Release Frequency: Varies

### US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 09/13/2011  
Number of Days to Update: 97

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 03/02/2018  
Next Scheduled EDR Contact: 06/11/2018  
Data Release Frequency: Varies

### ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/25/2017  
Date Data Arrived at EDR: 09/26/2017  
Date Made Active in Reports: 10/20/2017  
Number of Days to Update: 24

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 03/07/2018  
Next Scheduled EDR Contact: 06/25/2018  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **FINDS: Facility Index System/Facility Registry System**

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/23/2017	Source: EPA
Date Data Arrived at EDR: 09/06/2017	Telephone: (415) 947-8000
Date Made Active in Reports: 09/15/2017	Last EDR Contact: 02/23/2018
Number of Days to Update: 9	Next Scheduled EDR Contact: 06/18/2018
	Data Release Frequency: Quarterly

## **ECHO: Enforcement & Compliance History Information**

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/13/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/19/2018	Telephone: 202-564-2280
Date Made Active in Reports: 03/02/2018	Last EDR Contact: 03/07/2018
Number of Days to Update: 42	Next Scheduled EDR Contact: 06/18/2018
	Data Release Frequency: Quarterly

## **DOCKET HWC: Hazardous Waste Compliance Docket Listing**

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/27/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2017	Telephone: 202-564-0527
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 03/02/2018
Number of Days to Update: 52	Next Scheduled EDR Contact: 06/11/2018
	Data Release Frequency: Varies

## **UXO: Unexploded Ordnance Sites**

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016	Source: Department of Defense
Date Data Arrived at EDR: 10/31/2017	Telephone: 703-704-1564
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 01/02/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 04/30/2018
	Data Release Frequency: Varies

## **FUELS PROGRAM: EPA Fuels Program Registered Listing**

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/20/2017	Source: EPA
Date Data Arrived at EDR: 11/20/2017	Telephone: 800-385-6164
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 02/21/2018
Number of Days to Update: 53	Next Scheduled EDR Contact: 06/04/2018
	Data Release Frequency: Quarterly

## **AIRS: Permitted Airs Facility Listing**

A listing of permitted Airs facilities and their associated emissions information.

Date of Government Version: 09/26/2017	Source: Division of Environmental Protection
Date Data Arrived at EDR: 12/20/2017	Telephone: 775-687-9359
Date Made Active in Reports: 01/26/2018	Last EDR Contact: 12/18/2017
Number of Days to Update: 37	Next Scheduled EDR Contact: 04/02/2018
	Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### COAL ASH: Coal Ash Disposal Sites

A listing of coal ash plants.

Date of Government Version: 05/30/2017  
Date Data Arrived at EDR: 05/30/2017  
Date Made Active in Reports: 09/28/2017  
Number of Days to Update: 121

Source: Division of Environmental Protection  
Telephone: 775-687-9477  
Last EDR Contact: 02/23/2018  
Next Scheduled EDR Contact: 06/11/2018  
Data Release Frequency: Varies

### Financial Assurance 1: Financial Assurance Information Listing

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/01/2017  
Date Data Arrived at EDR: 06/19/2017  
Date Made Active in Reports: 09/28/2017  
Number of Days to Update: 101

Source: Department of Environmental Protection  
Telephone: 775-687-9465  
Last EDR Contact: 03/15/2018  
Next Scheduled EDR Contact: 07/02/2018  
Data Release Frequency: Varies

### Financial Assurance 2: Financial Assurance Information

Solid waste facility financial assurance information.

Date of Government Version: 11/28/2017  
Date Data Arrived at EDR: 11/28/2017  
Date Made Active in Reports: 01/30/2018  
Number of Days to Update: 63

Source: Division of Environmental Protection  
Telephone: 775-687-9477  
Last EDR Contact: 02/28/2018  
Next Scheduled EDR Contact: 06/11/2018  
Data Release Frequency: Quarterly

### HMRI: Hazardous Materials Repository Information Data

Emergency Planning and Community Right-to-Know Act (EPCRA) required facilities which store or manufacture hazardous materials to prepare and submit a chemical inventory report by March 1st of each year to the State Emergency Response Commission (SERC), LEPC and the local fire department. The inventory form must include information on all hazardous chemicals present at the facility during the previous calendar year in amounts that meet or exceed thresholds.

Date of Government Version: 08/05/2008  
Date Data Arrived at EDR: 08/05/2008  
Date Made Active in Reports: 08/13/2008  
Number of Days to Update: 8

Source: State Emergency Response Commission  
Telephone: 775-687-6973  
Last EDR Contact: 02/09/2018  
Next Scheduled EDR Contact: 05/28/2018  
Data Release Frequency: Semi-Annually

### NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 01/17/2018  
Date Data Arrived at EDR: 01/19/2018  
Date Made Active in Reports: 03/01/2018  
Number of Days to Update: 41

Source: Department of Environmental Protection  
Telephone: 775-687-9414  
Last EDR Contact: 03/15/2018  
Next Scheduled EDR Contact: 07/02/2018  
Data Release Frequency: Varies

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

#### RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Conservation and Natural Resources in Nevada.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 12/26/2013  
Number of Days to Update: 178

Source: Department of Conservation and Natural Resources  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Conservation and Natural Resources in Nevada.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/16/2014  
Number of Days to Update: 199

Source: Department of Conservation and Natural Resources  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Conservation and Natural Resources in Nevada.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 12/26/2013  
Number of Days to Update: 178

Source: Department of Conservation and Natural Resources  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### COUNTY RECORDS

#### WASHOE COUNTY:

##### Underground Storage Tank in Washoe County

A listing of underground storage tank sites located in Washoe County.

Date of Government Version: 01/31/2018  
Date Data Arrived at EDR: 02/02/2018  
Date Made Active in Reports: 03/01/2018  
Number of Days to Update: 27

Source: Washoe County Department of Environmental Health  
Telephone: 775-328-2493  
Last EDR Contact: 12/06/2017  
Next Scheduled EDR Contact: 04/09/2018  
Data Release Frequency: Quarterly

### OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/11/2017  
Date Data Arrived at EDR: 11/14/2017  
Date Made Active in Reports: 12/18/2017  
Number of Days to Update: 34

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 02/14/2018  
Next Scheduled EDR Contact: 05/28/2018  
Data Release Frequency: No Update Planned

#### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2017  
Date Data Arrived at EDR: 01/31/2018  
Date Made Active in Reports: 03/09/2018  
Number of Days to Update: 37

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 01/31/2018  
Next Scheduled EDR Contact: 05/14/2018  
Data Release Frequency: Quarterly

#### Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

#### Electric Power Transmission Line Data

Source: PennWell Corporation

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## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Child Care Facility List

Source: Department of Human Resources

Telephone: 775-684-1100

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Natural Heritage Program

Telephone: 775-684-2900

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### STREET AND ADDRESS INFORMATION

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# APPENDIX H

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## Vapor Encroachment Screen

**Ph. I ESA - Office Building On Moana Lane**

745 West Moana Lane

Reno, NV 89509

Inquiry Number: 5230115.2s

April 2, 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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***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	0	5
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 HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

## EXECUTIVE SUMMARY

### EDR RECOVERED GOVERNMENT ARCHIVES

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 - OFFICE BUILDING ON MOANA LANE  
745 WEST MOANA LANE  
RENO, NV 89509

#### COORDINATES

Latitude (North):	39.491711 - 39° 29' 30.158386"
Longitude (West):	119.804598 - 119° 48' 16.54541"
Elevation:	4499 ft. above sea level

# EXECUTIVE SUMMARY

## SEARCH RESULTS

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

## STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
PASCUSSI RESIDENCE SHWS: SHWS	3703 LAKESIDE DRIVE	1/10 - 1/3 SW	▲ D1	8
JAMES HOARD RESIDENCE SHWS: SHWS	3705 LAKESIDE DRIVE	1/10 - 1/3 SW	▲ D2	8
FIRST CHURCH OF CHRIST SCIENCE SHWS: SHWS	795 WEST PECKHAM LANE	1/10 - 1/3 S	▲ 3	9
MENACHEM & CHAYA SARA CUNIN RESIDENCE SHWS: SHWS	3600 CLOVER WAY	1/10 - 1/3 WSW	▲ 4	9
DON DORNBLASER PROPERTY SHWS: SHWS	1200 WEST MOANA LANE	1/10 - 1/3 W	▲ 5	9

## ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

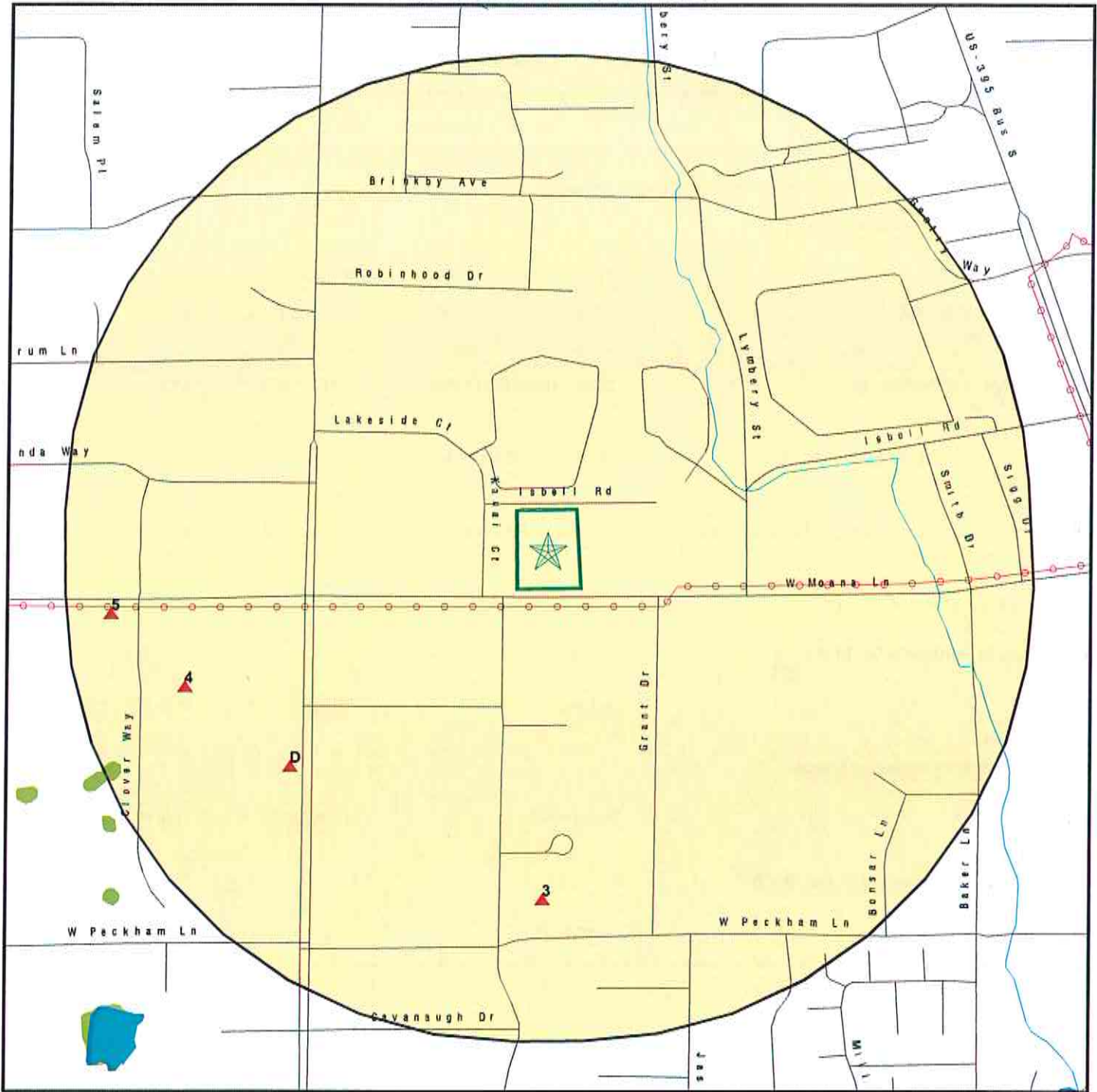
## EDR HIGH RISK HISTORICAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

## EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

# PRIMARY MAP - 5230115.2S



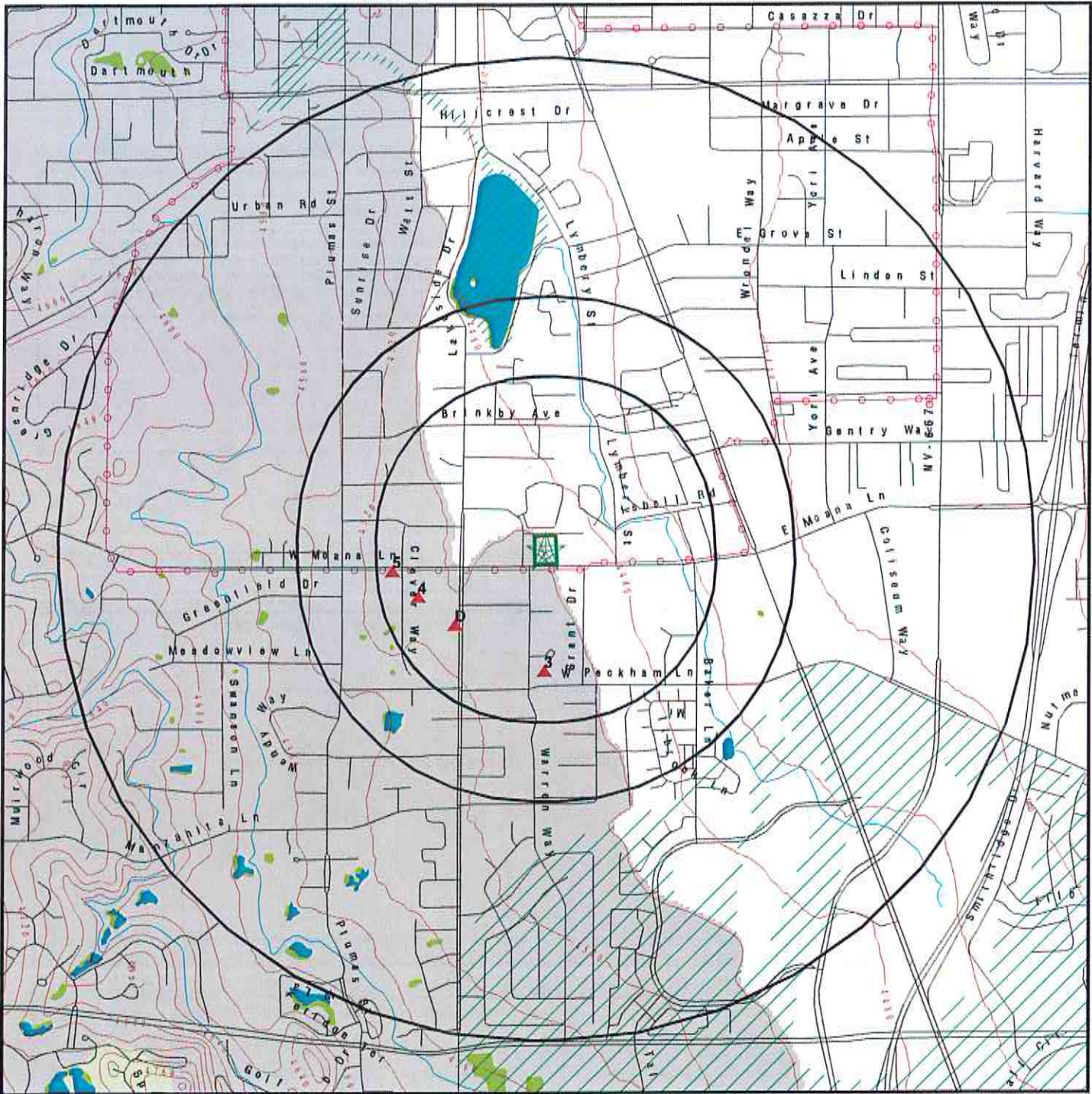
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year 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 - Office Building On Moana Lane  
 ADDRESS: 745 West Moana Lane  
 Reno NV 89509  
 LAT/LONG: 39.491711 / 119.804598

CLIENT: McGinley Associates  
 CONTACT: Kandis Tuttle  
 INQUIRY #: 5230115.2s  
 DATE: March 21, 2018 7:06 pm

# SECONDARY MAP - 5230115.2S



- 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 - Office Building On Moana Lane  
**ADDRESS:** 745 West Moana Lane  
 Reno NV 89509  
**LAT/LONG:** 39.491711 / 119.804598

**CLIENT:** McGinley Associates  
**CONTACT:** Kandis Tuttle  
**INQUIRY #:** 5230115.2s  
**DATE:** March 21, 2018 7:06 pm

MAP FINDINGS

LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER	
◆ MAP ID#	Direction Distance Range	(Distance feet / miles)	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.
	Relative Elevation	Feet Above Sea Level	
<b>Worksheet:</b>			
<b>Comments:</b> Comments may be added on the online Vapor Encroachment Worksheet.			

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

PASCUSI RESIDENCE 3703 LAKESIDE DRIVE, RENO, NV,		S103877806	
▲ D1	SW 1/10 - 1/3	(1126 ft. / 0.213 mi.)	State- and tribal - equivalent CERCLIS
	4 ft. Higher Elevation	4503 ft. Above Sea Level	

**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

JAMES HOARD RESIDENCE 3705 LAKESIDE DRIVE, RENO, NV,		S105805072	
▲ D2	SW 1/10 - 1/3	(1144 ft. / 0.217 mi.)	State- and tribal - equivalent CERCLIS
	5 ft. Higher Elevation	4504 ft. Above Sea Level	

**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

FIRST CHURCH OF CHRIST SCIENCE 795 WEST PECKHAM LANE, RENO, NV,			S105173958
▲ 3	S 1/10 - 1/3	(1218 ft. / 0.231 mi.)	State- and tribal - equivalent CERCLIS
	11 ft. Higher Elevation	4510 ft. Above Sea Level	

**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

MENACHEM & CHAYA SARA CUNIN RESIDENCE 3600 CLOVER WAY, RENO, NV,			S113390550
▲ 4	WSW 1/10 - 1/3	(1351 ft. / 0.256 mi.)	State- and tribal - equivalent CERCLIS
	5 ft. Higher Elevation	4504 ft. Above Sea Level	

**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

DON DORNBLASER PROPERTY 1200 WEST MOANA LANE, RENO, NV,			S106514568
▲ 5	W 1/10 - 1/3	(1586 ft. / 0.3 mi.)	State- and tribal - equivalent CERCLIS
	13 ft. Higher Elevation	4512 ft. Above Sea Level	

**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 I

## Resumes

---

**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.



**Joseph M. McGinley, P.E., P.G., C.E.M.**  
**Principal**

**Professional Experience**

Mr. McGinley is a Professional Engineer (NV), Professional Geologist (CA) and Certified Environmental Manager (NV) with more than 28 years of service to long standing and new clients alike. He has developed experience through a wide range of project types, environmental conditions, and multiple regulatory agency liaisons. Mr. McGinley has a strong background in site characterization, corrective action plan development and in the design and implementation of remedial systems. He is acutely familiar with federal, State and local environmental regulations and has developed a familiar relationship with the administrators of those agencies throughout the West.

**Selected Project Experience**

*Phase I Environmental Site Assessments*

- Project Principal responsible for the completion of over 400 Phase I ESAs in Nevada, California, Arizona, Oregon and Utah. Projects performed for various lending institutions, developers, governmental agencies, private property owners, non-profit organizations, and others. The Phase I ESAs are prepared in accordance with the American Society for Testing & Materials (ASTM) standard E1527-05 and the All Appropriate Inquires (AAI) as promulgated in the USEPA ruling 40 CFR part 312.

*Select Environmental Site Assessment and Remediation Projects – Chlorinated Solvents and other CoCs*

- **Boeing/Rocketdyne Former Nevada Field Laboratory, Reno NV** – Project Principal responsible for providing system design and performing the remediation of chlorinated solvents and perchlorate at three sites of this former rocket engine test facility.
- **BMI Complex and Common Areas, and Las Vegas Wash, Henderson, NV** – Project Principal responsible for administering and directing the technical review team services for third-party review of the assessment and remediation of broad suites of contaminants in soil, groundwater, and surface water.
- **Harrah's Hotel and Casino, Reno, NV** – Project Principal responsible for the design and oversight of installation of two air stripping units to remove PCE from groundwater as part of perpetual de-watering activities. Each stripping unit was designed to be capable of treating 500 gallons per minute and was permitted to discharge via a NPDES permit to an adjacent surface water body.
- **Big Tree Cleaners, Tahoe City, CA** – Project Manager responsible for services including: permitting; regulatory liaison; corrective action plan preparation (chlorinated solvent (PCE) contamination); remedial system design, installation, monitoring and reporting.
- **Reno Old Town Mall, Reno, NV** – Project Principal responsible for providing services including: groundwater monitoring; corrective action plan preparation; remedial system design and regulatory liaison for this PCE release site.

- **State of Nevada Division of Environmental Protection, Downtown Reno Ground Water Characterization Project, Reno, NV** – Project Manager responsible for the assessment and characterization of a PCE plume in downtown Reno, Nevada which impacts a potable water supply.

*Select Environmental Site Assessment and Remediation Projects – Petroleum Products*

- **University of Nevada, Reno, NV** – Project Manager responsible for the closure of the former Dodd/Beal fire fighting academy located in Stead, Nevada. Performed site characterization and assessment of the 57 acre parcel followed by the completion of a human health risk assessment to establish Site Specific Target Level (SSTL) for soil remediation. Remedial technologies utilized at this site included air sparging, monitor natural attenuation, bioremediation and vacuum extraction.
- **Berry Hinckley Industries, various sites, CA and NV** – Project Principal responsible for the assessment, remediation and state petroleum fund reimbursement procurement at several petroleum product sites.. Services included site assessments, remedial design, and remediation system operation and optimization.
- **Gold Ranch Casino, Verdi, NV** – Project Principal responsible for services including: site assessment, free petroleum product (NAPL) removal, groundwater remediation design and system operations.
- **State of Nevada Division of Environmental Protection (NDEP)** – Project Manager for the administration of the Federal LUST TRUST program for the State of Nevada.
- **Crose Properties, Truckee, CA** – Project Principal responsible for the assessment and remediation activities performed at two former retail gasoline sites.
- **Squaw Valley Ski Resort, Squaw Valley, CA** – Project Principal responsible for the oversight of UST removal activities; site assessments; permitting; corrective action plan preparation; remedial system design, installation, monitoring and reporting.
- **Former Allied Washoe Bulk Plants, various sites, CA and NV** – Project Principal responsible for providing assessment and remediation services for three bulk fuel distribution facilities. Services provided included: contaminated soil excavation; dewatering activities; permitting; regulatory liaison; corrective action plan preparation; remedial system design, installation, monitoring and reporting.
- **Elko County School District property, Elko, NV** – Project Principal responsible for providing services including: contaminated soil excavation; site assessment permitting; regulatory liaison,; corrective action plan preparation and reporting.
- **Carson Valley Oil Bulk Plant** – Project Principal responsible for site assessment and remediation services following a kerosene release at this operating bulk fuel plant. Services performed included site assessment; corrective action plan preparation; remedial system design, installation, monitoring and reporting.
- **Winnemucca Farms, Winnemucca, NV** – Project Principal responsible for providing services including: site assessment; vadose zone monitoring; groundwater flow and contaminant transport modeling performed at an operational potato processing plant.

- **State of Nevada Division of Environmental Protection** – Project Manager for the administration of the Federal Environmental Mitigation and Assessment program (EMAR), State of Nevada.
- **Cutler Property, Susanville, CA** – Project Principal responsible for providing services including: site assessment; corrective action plan preparation; and remedial system design for this former gasoline service station.
- **State of Nevada Division of Environmental Protection, various sites, Sparks, NV** – Project Manager responsible for providing third party review of ground water remediation of petroleum hydrocarbons and chlorinated solvents at the Sparks tank farm and Helms Pit for NDEP and the Washoe County Health District.
- **University of Nevada, Reno, various sites, NV** – Project Manager responsible for the oversight of the removal of 20 USTs; and providing site assessments and remediation system design/installation/operation for these sites, as applicable.
- **Western Energetix Corporation, various sites, CA and NV** – Project Manager responsible for providing services relating to LUST site assessment and remediation activities performed at 15 facilities in Nevada and California. Remedial technologies employed included bioremediation, air sparging, vacuum extraction and ground water pump and treat.
- **First Interstate Bank, Reno, NV** – Project Manager responsible for providing services including the assessment and monitoring of PCE and TCE at this proposed commercial development site.
- **ARCO Products, various sites, NV** – Project Manager responsible for providing site assessments and remedial designs for 12 facilities in northern Nevada.
- **Texaco USA, Inc., various sites, NV** – Project Manager responsible for providing services related to site Assessments and remedial designs for five facilities located in Nevada. Remedial technologies employed included groundwater pump and treat, air sparging, vacuum extraction.
- **Nevada Thermal Service, various sites, NV** – Project Manager provided review of California Title 22 – Hazardous Waste Classification of soils imported to the State of Nevada for over 100 sites.
- **Sierra Pacific Power Company, Elko, NV** – Project Manager providing remedial design utilizing bioventing following UST removal at this facility.
- **Regional Transportation Company, Reno, NV** – Project Manager responsible for oversight of UST removal, upgrade activities, site assessment and remedial actions.
- **City of Sparks, Nevada** – Project Manager responsible for the oversight of the removal of 18 USTs, site assessment activities and remedial actions.
- **Dermody Properties, various sites, NV** – Project Manager responsible for the oversight of UST removal at 10 facilities, site assessment and remedial actions.
- **Silver State Trucking, Sparks, NV** – Project Manager responsible for the design and permitting of free phase (NAPL) petroleum product removal system and groundwater pump and treat system at this truck stop.

- **Time Oil Property, Fallon, NV** – Project Principal responsible for providing services related to a UST petroleum product release at this operating facility including environmental site assessment, regulatory liaison, corrective action plan preparation, remedial system design and report preparation.
- **Buggy Bath Car Wash, Reno, NV** – Project Manager responsible for the design of an *in-situ* vacuum extraction system, groundwater pump and treat and air sparging system at this operating facility in Reno, NV.

#### *Select Brownfields Projects*

- **State of Nevada, Brownfields Contract, NV** – Project Principal responsible for the implementation of the State of Nevada’s Brownfields Grant throughout the State of Nevada. Services included development and review of applications for governmental and municipal clients; development of project documents including Phase I and II ESAs, human health risk assessment, health and safety plans, etc.; and acquiring regulatory closure for these sites.

#### *Select Expert and Material Witness Projects*

- University of Nevada System v Clark Sullivan Constructors, et al
- Nevada Division of Environmental Protection and Dermody Properties vs. Sparks Fuel and Solvent site consortium
- Kelly v State Farm, et al
- Time Oil v Fredrickson Trucking, et al
- NDEP v Hagar
- Fallon Lawsuit (Leukemia cluster)

#### **Education**

M.S., Civil Engineering, University of Colorado, Boulder, 1983.

B.S., Geological Engineering, University of Nevada, Reno, 1980.

#### **Certifications and Registrations**

Professional Engineer, Nevada, GEO #7472.

Professional Geologist, California, PG #7409.

Certified Environmental Manager, Nevada, CEM #1036.

OSHA, 29 CFR 1910 40–Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER).

MSHA Part 46, New Miner Training.





**FIRST UPDATED  
PRELIMINARY REPORT**

**Proposed Buyer:** The Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno School of Medicine

**Proposed Lender**

**Proposed Loan Amount:** \$0.00

**Property Address:** 745 West Moana Lane, 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.:** 01703331-CD

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**The information contained in this report is through the date of  
March 16, 2018 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.*

A handwritten signature in cursive script that reads '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: Windsor West Ventures, LLC, a Florida limited liability company

- 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. The requirement that proper documentation from the University of Nevada with a copy of the Motion and Approval of same be provided to this Company authorizing or ratifying the proposed conveyance of herein described land.

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

## SCHEDULE A

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

FEE, as to Parcel 1

AN EASEMENT, as to Parcel 2

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

**Windsor West Ventures, LLC, a Florida limited liability company**

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. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2018-2019. Tax Identification No.: 019-341-02
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. 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.
10. 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.
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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Sierra Pacific Power Company and Bell Telephone Company of Nevada, corporations  
Purpose: public utilities, ingress and egress  
Recording Date: September 13, 1940  
Recording No: Book 133, Page 351, as Document No. 93104, Deed Records
13. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 1079  
Recording Date: June 16, 1977  
Recording No: 470600, Official Records

14. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 1544  
Recording Date: April 29, 1982  
Recording No: 793055, Official Records
15. Terms, provisions and conditions as contained in an instrument  
Entitled: Letter Agreement Regarding Covenants, Conditions and Restrictions  
Executed by: Monterey BCSS Property, Ltd., a Colorado limited partnership and Mary Alice Bradley Ericksen, a married woman  
Recording Date: June 28, 1991  
Recording No.: Book 3285, Page 184, as Document No. 1490796, Official Records
16. Terms, provisions and conditions as contained in an instrument  
Entitled: Grant Of Easement  
Executed by: Monterey BCSS Property, Ltd., A Colorado limited partnership and Durward A. Huckabay and Susan S. Huckabay, as Trustees under The Huckabay 1987 Trust dated November 6, 1987 and Mary Alice Bradley Ericksen, a married woman  
Recording Date: June 28, 1991  
Recording No.: Book 3285, Page 196, as Document No. 1490799, Official Records
17. Terms, provisions and conditions as contained in an instrument  
Entitled: Declaration of Easements and Maintenance Agreement  
Executed by: Mary Alice Bradley Ericksen, a married woman and Monterey BCSS Property, Ltd., a Colorado limited partnership  
Recording Date: June 28, 1991  
Recording No.: Book 3285, Page 202, as Document No. 1490801, Official Records
18. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 2319  
Recording Date: July 10, 1991  
Recording No: 1492900, Official Records
19. Terms, provisions and conditions as contained in an instrument  
Entitled: Declaration of Right of Reciprocal Access  
Executed by: Huckabay Properties, Inc.  
Recording Date: December 4, 1997  
Recording No.: Book 5063, Page 615, as Document No. 2159301, Official Records
20. A deed of trust to secure an indebtedness in the amount shown below,  
Amount: \$7,120,000.00  
Dated: January 29, 2009  
Trustor/Grantor: Windsor West Ventures, LLC, a Florida limited liability company  
Trustee: Stewart Title of Nevada  
Beneficiary: First Independent Bank of Nevada  
Recording Date: February 2, 2009  
Recording No: 3725571, Official Records

An assignment of all the moneys due, or to become due as rental, as additional security for the obligations secured by deed of trust shown above  
Assigned to: First Independent Bank of Nevada  
Recording Date: February 2, 2009  
Recording No: 3725572, Official Records

An agreement to modify the terms and provisions of said deed of trust as therein provided

By and Between: Windsor West Ventures, LLC, a Florida limited liability company and  
First Independent Bank, a Division of Western Alliance Bank, formerly  
known as First Independent Bank of Nevada

Recording Date: March 29, 2013

Recording No: 4220265, Official Records

21. 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: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.: 019-341-02

Fiscal Year: 2017-2018

Total Taxes: \$81,663.86

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: Commercial Building

Address: 745 West Moana Lane, Reno, Nevada

**Order No.: 01703331-CD**

**EXHIBIT A**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

That portion of the Southwest Quarter of Section 24, Township 19 North, Range 19 East, M.D.B.&M., in the City of Reno, County of Washoe, State of Nevada, according to Official Plat thereof, described as follows:

BEGINNING at a point on the Northerly side of Moana Lane 792 ½ feet Easterly from the intersection of the Northerly line of Moana Lane with the Easterly line of Lakeside Drive, formerly known as Mount Rose Boulevard;

Thence at a right angle Northerly a distance of 333 feet;

Thence at a right angle Easterly to the West line of that certain parcel of land conveyed by J.R. TAIT and CATHERINE TAIT, his wife, to A.J. HERMANN and ESTHER HERMANN, his wife by Deed recorded October 15, 1940, in Book 133, Page 578, as Document No. 93591, Deed Records of Washoe County, Nevada;

Thence South 03°57' East 335.25 feet to the Northerly side of said Moana Lane;

Thence Westerly along the Northerly line of said Moana Lane, 270 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion as conveyed to the City of Reno, a municipal corporation, by instrument recorded September 15, 1982, in Book 1784, Page 482, as Document No. 814737, Official Records.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to the City of Reno, a Nevada municipal corporation, by an instrument recorded August 29, 1990, in Book 3133, Page 672, as Document No. 1423592, Official Records.

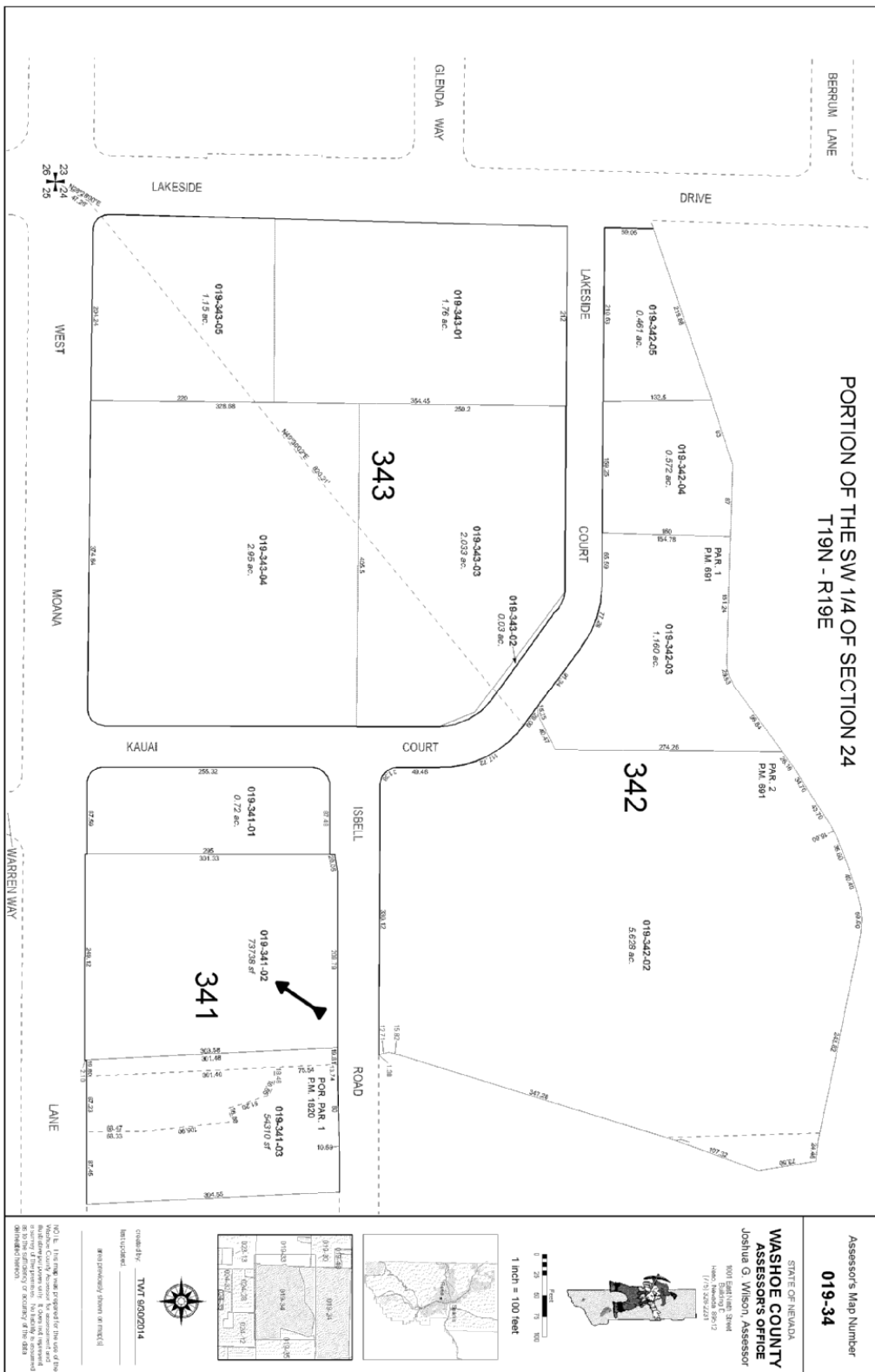
FURTHER EXCEPTING THEREFROM that portion of said land as more fully described in that certain Deed recorded on June 28, 1991, in Book 3285, Page 199, as Document No. 1490800, Official Records.

PARCEL 2:

An easement for ingress and egress, 24 feet in width over the Common Boundary Line between Parcel 1 and 4 of Parcel Map No. 1820, as granted by instrument recorded June 28, 1991, in Book 3285, Page 196, as Document No. 1490799, Official Records.

APN: 019-341-02

Document No. 3560752 is provided pursuant to the requirements of Section 6.NRS 111.312.



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 policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

**BUSINESS FINANCE & FACILITIES COMMITTEE 06/07/18) Ref. BFF-8, Page 382 of 394**

## 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 Limit of Liability</b>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (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.

## 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

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MISC0219 (DSI Rev. 9/2/17) (BUSINESS, FINANCE & FACILITIES COMMITTEE 06/07/18) Ref. BFF-8, Page 392 of 394 Order No. 01703331-005-CD-SS



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 6

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION PERTAINING TO THE APPROVAL OF THE PURCHASE OF REAL PROPERTY, LOCATED AT 745 W MOANA LANE, 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 NSHE GENERAL COUNSEL.**

**BE IT RESOLVED** that the Board of Regents approves the request to purchase the Real Property located at 745 W Moana Lane Reno, in Washoe County, Nevada

**BE IT FURTHER RESOLVED** that the Board of Regents hereby authorizes the Chancellor, or Designee, after consultation with 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