

**BOARD OF REGENTS  
BRIEFING PAPER**

**1. AGENDA ITEM TITLE: University of Nevada, Reno - Purchase of Real Property located at 1072 Evans Ave, Reno, NV (APN# 007-082-04)**

**MEETING DATE:** November 29 & 30, 2018

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

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

**Property Description:** A single story house with 1,817 Square feet on a .225-acre lot. APN # 007-082-04 (Exhibit 2).

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

**Purchase Price:** The purchase price is \$450,000.00.

**Offer and Acceptance Agreement:** Signed Agreement attached, using the approved NSHE Counsel/Director of Real Estate Planning template residential Offer and Acceptance Agreement and further reviewed and approved by the University of Nevada, Reno General Counsel (Exhibit 3).

**Appraisal:** An appraisal conducted by Peggy Zoeters valued the property on September 23, 2018 at \$465,000 (Exhibit 4)

**Phase I Environmental Report:** A Phase I survey was completed; there were no documented issues reported. Property contains an underground oil tank currently in use for the operation of the heating furnace. A pressure test on the tank reported no leaks (Exhibit 5)

**Asbestos Testing:** Asbestos testing was completed, there was asbestos identified in joint tape at the basement furnace and floor tiles on the basement floor; all of which are in good condition. There were no recommendations made for the current use. Abatement would only be required for any renovation in those areas or demolition and pose no health hazard in its current undisturbed state. (Exhibit 6)

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

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

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

**Resolution:** The University of Nevada, Reno seeks Board of Regents approval of a resolution approving the purchase of the real property located at 1072 Evans Avenue in Reno, Nevada, and authorizing the Chancellor or his designee to approve and sign the escrow and title documents associated with the purchase of the real property, after consultation with the Business, Finance, and

Facilities Committee Chair and review by the NSHE Chief General Counsel. (Exhibit 8)

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

University of Nevada, Reno President Marc Johnson requests Board of Regents' approval to Purchase 1072 Evans Ave Reno, NV for the purchase price of \$450,000.00 and approval of a resolution authorizing the Chancellor or his designee to approve and sign the escrow and title documents associated with the purchase of the real property, after consultation with the Business, Finance, and Facilities Committee Chair and review by the NSHE Chief General Counsel.

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

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

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

- Access (Increase participation in post-secondary education)
- Success (Increase student success)
- Close the Achievement Gap (Close the achievement gap among underserved student populations)
- Workforce (Collaboratively address the challenges of the workforce and industry education needs of Nevada)
- Research (Co-develop solutions to the critical issues facing 21st century Nevada and raise the overall research profile)

**X Not Applicable to NSHE Strategic Plan Goals**

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

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

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

- Property is located adjacent to the UNR Campus and within 120 feet of University-owned residential properties and campus parking lots.
- Property is available now at less than appraised value.

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

Requires the expenditure of Property Acquisitions Account funds.

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

Postpone the purchase of this desirable property.

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

**10. COMPLIANCE WITH BOARD POLICY:**

- Consistent With Current Board Policy: Title # 4 Chapter # 10 Section # 1
- Amends Current Board Policy: Title # \_\_\_\_\_ Chapter # \_\_\_\_\_ Section # \_\_\_\_\_

<input type="checkbox"/> Amends Current Procedures & Guidelines Manual: Chapter # _____ Section # _____
<input type="checkbox"/> Other: _____
X Fiscal Impact: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Explain: <u>Cost of \$450,000.00 from the Property Acquisitions Fund</u>

# EXHIBIT 1

## 1072 Evans Avenue, Reno Location

**White arrow points to the star which is on the location of 1072 Evans Avenue, adjacent to the University of Nevada, Reno campus**



**EXHIBIT 2**  
**1072 Evans Avenue Parcel**



White border shows the property parcel of 1072 Evans Avenue.

EXHIBIT 3

26 and 7-11-11  
Amend Letter  
9-20-19-9:10



RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1 RECEIVED FROM Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno  
 2 hereinafter designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account of the  
 3 PURCHASE PRICE OF \$ 450,000.00 for the real property situated in the  City OR  
 4  Unincorporated Area of Reno, County of Washoe, State of Nevada,  
 5 commonly described as 1072 Evans Avenue  
 6 APN 00708204 (legal description to be supplied in escrow).  
 7 BUYER  does,  does not intend to occupy the property as a residence.  
 8  
 9 EARNEST MONEY DEPOSIT Evidenced by  Check or  other wire Transfer to Title  
 10 payable to Ticor Title, held uncashed until acceptance and then deposited  
 11 within one (1) business day of acceptance with Ticor Title \$ 5,000.00  
 12 Authorized escrow holder to be selected by  BUYER  SELLER.  
 13  
 14 BALANCE OF CASH DOWN PAYMENT (not including closing costs) \$ 445,000.00  
 15 Source of down payment wire Transfer  
 16  
 17 CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash  
 18 available to complete this purchase within \_\_\_\_\_ days of written acceptance.  
 19  
 20 NEW FIRST LOAN PROCEEDS: TYPE  Conventional  FHA  VA  Rural  Private \$ 0.00  
 21  Fixed Rate for \_\_\_\_\_ years. Interest not to exceed \_\_\_\_\_%.  
 22  Adjustable Rate for \_\_\_\_\_ years. Initial Interest not to exceed \_\_\_\_\_% maximum lifetime rate  
 23 not to exceed \_\_\_\_\_%.  
 24  
 25 NEW SECOND LOAN PROCEEDS: TYPE  Conventional  FHA  VA  Rural  Private \$ 0  
 26  Fixed Rate for \_\_\_\_\_ years. Interest not to exceed \_\_\_\_\_%.  
 27  Adjustable Rate for \_\_\_\_\_ years. Initial Interest not to exceed \_\_\_\_\_% maximum lifetime rate  
 28 not to exceed \_\_\_\_\_%.  
 29  
 30 BUYER to lock loan terms within \_\_\_\_\_ days of acceptance or BUYER agrees to pay prevailing rates.  
 31  
 32 BUYER to pay discount points not to exceed \_\_\_\_\_%. SELLER to pay discount points not to exceed \_\_\_\_\_%.  
 33 Any reduction in discount points at closing to be allocated proportionately.  
 34 Loan origination fee not to exceed \_\_\_\_\_% paid by  BUYER  SELLER.  
 35  
 36 SELLER agrees to pay up to \$ \_\_\_\_\_ in fees which cannot be paid by BUYER pursuant  
 37 to FHA or VA regulation.  
 38 All remaining loan fees shall be paid as required by law, ordinance and/or regulation.  
 39  
 40 OTHER (Specify in Additional Terms and Conditions or Financing Addendum): \$ 0.00  
 41  
 42 TOTAL PURCHASE PRICE in the sum of (not including closing costs): \$ 450,000.00  
 43  
 44 CLOSING Close of Escrow to be \_\_\_\_\_ on, or before, 12/21/2018. Unless otherwise agreed  
 45 upon in writing. Close of Escrow date shall not change from the originally agreed upon closing date. Both parties shall  
 46 deposit with the authorized escrow holder all funds and instruments necessary to complete the transaction in accordance with  
 47 the terms herein.

Address 1072 Evans Avenue Reno NV 89512

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

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

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

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

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

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

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

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

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

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

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1 HOME WARRANTY CONTRACT (BUYER Initial Required)

2 Included Waived  
3 [ ] [ ] (46) A home warranty contract, shall be selected by  BUYER  SELLER  
4 and paid for by  BUYER  SELLER  split equally  other \_\_\_\_\_.

5 The home warranty demand shall be delivered to escrow and become effective at close of escrow for not less than one year.  
6 at a price NOT to exceed \$ \_\_\_\_\_. Brokers herein have informed both parties that such protection  
7 programs are available.

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

12  
13 FIXTURES All items permanently attached to the property as of this date including, but not limited to, light fixtures,  
14 attached floor coverings, central vacuum and related equipment, draperies, blinds and shades including window hardware,  
15 door and window screen(s), storm sash, combination doors, awnings, TV antenna(s), satellite dish, burglar, fire and smoke  
16 alarms, built-in pools and spas with related equipment, solar system(s), conforming woodstoves, intercom system, water  
17 softener system, attached fireplace screen(s), electric garage door opener(s) with control(s), outdoor plants and trees (other  
18 than in movable containers). OTHER  
19 N/A

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

25 PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in  
26 the purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the  
27 condition of any personal property after close of escrow: Kitchen oven/range, dishwasher, and disposal.  
28 \_\_\_\_\_  
29 \_\_\_\_\_  
30 \_\_\_\_\_

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

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

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

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

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

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

10 Within the time frame specified above, BUYER shall deliver to SELLER in writing one of the following:

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

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

21 INSPECTIONS	Included	Waived	N/A	Paid By	
22 PEST INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
23 HOME INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
24 HEATING SYSTEM INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
25 COOLING SYSTEM INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
26 SURVEY Type _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
27 WELL QUALITY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
28 WELL QUANTITY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
29 SEPTIC PUMPING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
30 SEPTIC INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
31 SEPTIC LID LOCATION/REMOVAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
32 FIREPLACE INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
33 WOODBURNING DEVICE INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER

34 (In the event device does not meet all applicable codes and/or laws, the cost of its removal shall be the responsibility of  
 35 SELLER. Stovepipe to be capped off at ceiling or fireplace to be restored to working order at SELLER's expense.)

36 OIL TANK TEST Type Pressure if Appl.     BUYER  SELLER

37 (If oil tank needs to be filled to perform test, BUYER  will,  will not reimburse SELLER.)

38 LEAD BASED PAINT ASSESSMENT OR INSPECTION     BUYER  SELLER

39 OTHER Phase 1 Environmental     BUYER  SELLER

40 OTHER Asbestos     BUYER  SELLER

41  
 42 WA / MS (Buyer Initials) BUYER affirms the above selections.

43  
 44 SELLER agrees to provide reasonable access to the property to BUYER, as well as inspectors representing BUYER, for both  
 45 inspections and re-inspections as provided in this Agreement and to representatives of lending institutions for appraisal  
 46 purposes. SELLER agrees to have all utilities in service the day of inspection and until close of escrow.

47  
 48 **REPAIRS** SELLER agrees to pay for and complete repairs in an amount NOT to exceed \$ 0 for all repair  
 49 conditions indicated on Appraisal Report; Inspections, Final Walkthrough; and/or any defect identified in the Seller's Real  
 50 Property Disclosure Form or discovered by SELLER but not disclosed in the Seller's Real Property Disclosure Form or  
 51 which has been discovered to be materially worse than was indicated. A copy of repair invoices shall be delivered to BUYER  
 52 prior to close of escrow. Brokers herein have no responsibility to assist in the payment of any repair, correction or deferred  
 53 maintenance on the subject property which may have been revealed by the above inspections, agreed upon by BUYER and  
 54 SELLER or requested by one party.

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1 RE-INSPECTIONS (BUYER Initial Required)

2 Included Waived  
3                                           SELLER shall have all agreed upon repairs completed no later than  
4 5 days prior to close of escrow and BUYER shall have the right to re-inspect. Re-inspections to be paid by  
5  BUYER  SELLER  split equally  other \_\_\_\_\_

6  
7 FINAL WALKTHROUGH BUYER shall have the right to a final walkthrough prior to close of escrow to ensure  
8 compliance with the terms of this Agreement.

9  
10 PHYSICAL POSSESSION Physical possession of the property, with keys to all property locks, community mailbox  
11 keys, alarms, and garage door opener(s), if applicable, shall be delivered to BUYER  upon recordation of the deed; OR  
12  Short Term Agreement to Occupy After Close of Escrow; OR  by Residential Lease/Rental Agreement.

13  
14 DESTRUCTION OF IMPROVEMENTS If the improvements of the property are destroyed, materially damaged, or  
15 found to be materially defective prior to close of escrow, BUYER may terminate the Agreement by written notice delivered  
16 to SELLER's Broker, and earnest money deposit shall be returned to BUYER.

17 COMMON-INTEREST COMMUNITY DISCLOSURE

19 The property  is  is not located in a Common-Interest Community.  
20 If so, complete the following:  
21 SELLER shall provide, at SELLER's expense, Common-Interest Community documents ("Resale Package") as required by  
22 NRS 116.4109. SELLER shall order Resale Package within 5 days of acceptance and deliver to BUYER upon receipt.  
23 Association transfer fees paid by  BUYER  SELLER  split equally  other \_\_\_\_\_  
24 Association set up fees paid by  BUYER  SELLER  split equally  other \_\_\_\_\_  
25 Other Association fees related to the transfer of the Common-Interest Community paid by  BUYER  SELLER  split  
26 equally  other \_\_\_\_\_  
27 The amount of any delinquent assessments including penalties, attorney's fees, and other charges provided for in the  
28 management documents shall be paid current by SELLER at close of escrow.  
29 Existing Assessments levied shall be paid by  BUYER  SELLER  split equally  other \_\_\_\_\_  
30 Assessments levied, but not yet due, shall be paid by  BUYER  SELLER  split equally  other \_\_\_\_\_  
31 BUYER to have five (5) days from receipt of Resale Package for review. If BUYER does not approve the Resale Package,  
32 then written notice to cancel must be given within that same five (5) day period.

33  
34 AREA RECREATION PRIVILEGES AND RULES If applicable, SELLER shall relinquish, on or before close of  
35 escrow, recreation privileges, passes, identification cards or keys for access to common-interest community facilities and  
36 general improvements. Upon close of escrow, SELLER agrees to pay replacement charges for identification cards or keys  
37 that are not relinquished. BUYER shall become familiar with the current common-interest community facilities and general  
38 improvement policies regarding recreation privileges and associated costs prior to close of escrow.

39  
40 LAND USE REGULATION BUYER is advised the property may be subject to the authority of the federal government,  
41 state, county, city and/or the various courts having jurisdiction. These governmental entities, from time to time, have  
42 adopted and revised land use and environmental regulations that may apply to the property. Due to the uncertain effect of  
43 land use and environmental regulations that may apply to the property and may affect BUYER's intended use of the  
44 property. BUYER is advised to research the possible effect of applicable land use and environmental regulations. Broker  
45 makes no representations or warranties regarding the existing permissible uses or future revisions to the land use regulations.

46  
47 ENVIRONMENTAL CONDITIONS BUYER is advised the property may be located in an area found to have special  
48 flood hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or  
49 wildland fires. It may be necessary to purchase additional insurance in order to obtain a loan secured by the property from  
50 any federally regulated financial institution or a loan insured or guaranteed by an agency of the U.S. Government. For  
51 further information, consult your lender, insurance carrier or other appropriate agency.

52  
53 WATER METERS BUYER may be required, at some future date, to incur the costs of installation of water meters and/  
54 or conversion to metered rates.

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

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

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

10  
11 At close of escrow, BUYER assumes all future costs associated with water meters, wells and septic systems.

12  
13 **PRIVATE ROADS** SELLER shall disclose if the property shares a common road or access driveway or right of way  
14 with other property. If a road maintenance agreement exists, SELLER to provide the agreement to BUYER.

15  
16 **WATER RIGHTS** Water rights, if any, to be included with the property unless specifically excluded by deed or mutual  
17 agreement.

18  
19 **ADDITIONAL TERMS AND CONDITIONS:**

20 1. Purchase contingent upon the Board of Regents approval on, or  
21 before, the November 29 and 30, 2018 meetings.

22  
23 2. This agreement is contingent upon the approval of the terms of the  
24 purchase by the Board of Regents of the Nevada System of Higher  
25 Education. If the Board of Regents, in its sole and absolute  
26 discretion, does not approve the terms of the proposed agreement, the  
27 offer made herein shall be deemed null and void without the necessity  
28 of further documentation and shall be deemed to be of no binding  
29 effect whatsoever.

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

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

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

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

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

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

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

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

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

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

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

- 13  Lead-Based Paint Disclosure Statement (for properties built prior to 1978)  
14  Range Land Disclosure  
15  Residential/Lease Rental Agreement  
16  Seller Financing Addendum (Residential)  
17  Short Sale Addendum to the Offer and Acceptance Agreement  
18  Short Term Agreement to Occupy After Close of Escrow  
19  Used Manufactured/Mobile Home Disclosure  
20  Other Addendum 01 \_\_\_\_\_  
21  Other \_\_\_\_\_

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

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

33  
34  
35 **SELLER DEFAULT** If SELLER defaults in the performance of this Agreement, BUYER shall have the right to recover  
36 from SELLER all of BUYER's actual damages that BUYER may suffer as a result of SELLER's default, and to pursue any  
37 and all other remedies available at law or in equity (including specific performance).

38  
39 **BUYER DEFAULT** BUYER must initial only one of the following.

40 If BUYER defaults in the performance of this Agreement SELLER shall have the right to:

41 A. [initials] (Buyer Initials) Liquidated Damages: SELLER may retain, as its sole legal recourse, the  
42 earnest money deposit. BUYER and SELLER hereby acknowledge that SELLER's actual damages would be difficult to  
43 measure and that the earnest money deposit is a fair and reasonable estimate of such damages.

44  
45 **OR**

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

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

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

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Address 1072 Evans Avenue Reno NV 89512

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

RSARF 01/17  
ROA 9/10

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ADDENDUM # 01



1 This addendum to the Offer and Acceptance Agreement dated 09/10/2018, regarding  
 2 the property located at 1072 Evans Avenue Reno NV 89512,  
 3 between Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno and  
 4 Kurt Jahn Amber Martin-Jahn  
 5 is being attached this date 09/17/2018 and becomes effective when signed by all parties.

6 1. Buyer shall enter into a mutually acceptable lease agreement for  
 7 the property with the Seller that includes a Rent amount of \$2,300  
 8 monthly, and a Term that expires May 31, 2019. The Buyer shall be  
 9 responsible for the payment of utilities as part of the lease. Lease  
 10 shall not begin until Buyer has satisfactorily completed the  
 11 inspection period and has removed the appraisal contingency with the  
 12 intent to purchase the property.

13 2. Buyer shall complete the appraisal and remove the appraisal  
 14 contingency by 5:00 pm on October 15, 2018.

15 3. Offer and Acceptance Agreement dated September 10, 2018, and this  
 16 Addendum 01, shall have expiration periods extended and shall expire  
 17 at 5:00 pm on September 20, 2018.  
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38 All other terms to remain the same.

39 Dated: 9/24/18 Time: \_\_\_\_\_ Dated: 9-19-18 Time: \_\_\_\_\_

40 BUYER/TENANT: [Signature] SELLER/OWNER: [Signature]  
 41 Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno Kurt Jahn

42 BUYER/TENANT: \_\_\_\_\_ SELLER/OWNER: [Signature]  
 43 Amber Martin-Jahn





**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

1072 Evans Ave  
Lot 3, Block I, University Heights  
Reno, NV 89512

**FOR:**

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

**AS OF:**

09/23/2018

**BY:**

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

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

09/28/2018

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

Re: Property: 1072 Evans Ave  
Reno, NV 89512  
Borrower: None  
File No.: 18-02014

Opinion of Value: \$ 465,000  
Effective Date: 09/23/2018

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

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

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

No signs of obvious signs of hazardous contamination or structural issues were noted at the time of inspection. It has been reported to me that no structural report has been completed on this property. The reader is reminded that I am not an environmental engineer or a structural engineer, and I performed a visual inspection of accessible areas only. This appraisal report should not be used as an environmental or structural inspection, and this report does not warrant the environmental or structural condition of the property.

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

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

Sincerely,



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

Owner	Kurt Jahn, et al	File No. 18-09060		
Property Address	1072 Evans Ave			
City	Reno	County Washoe	State NV	Zip Code 89512
Client	University of Nevada, Reno			

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Owner	Kurt Jahn, et al	File No. 18-09060
Property Address	1072 Evans Ave	
City	Reno	County Washoe State NV Zip Code 89512
Client	University of Nevada, Reno	

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

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

**Comments on Standards Rule 2-3**

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

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

**Reasonable Exposure Time** (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

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

**Comments on Appraisal and Report Identification**

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

I have NOT performed a prior appraisal on the property within the last three years. For the purposes of this analysis, I am assuming that there are no structural or environmental issues impacting the subject property. The reader is reminded that the use of an extraordinary assumption may affect appraisal results.

**APPRAISER:**

Signature:   
 Name: Peggy L. Zoeters  
 Certified General Residential Appraiser  
 State Certification #: A.0002534-CG  
 or State License #: \_\_\_\_\_  
 State: NV Expiration Date of Certification or License: 01/31/2019  
 Date of Signature and Report: 09/28/2018  
 Effective Date of Appraisal: 09/23/2018  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 09/23/2018

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

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

**FIRREA / USPAP ADDENDUM**

Owner Kurt Jahn, et al  
 Property Address 1072 Evans Ave  
 City Reno County Washoe State NV Zip Code 89512  
 Client University of Nevada, Reno

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

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

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

**History of Property**  
 Current listing information: As of the date of value, the subject property was listed for sale. NNRMLS#180006964. Listing price: \$500,000. Original Listing Date: 05/22/2018. Status: Active/Pending-Loan. Contract price dated 09/10/2018 is for an agreed upon price of \$450,000.  
 Prior sale: The subject property was purchased by the current owner of record on 04/22/2009 for a reported price of \$210,000. The subject property has not transferred within the last three years.

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

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

**Additional Comments**  
 I have NOT performed a prior appraisal on the property within the last three years. For the purposes of this analysis, I am assuming that there are no structural or environmental issues impacting the subject property. The reader is reminded that the use of an extraordinary assumption may affect appraisal results.

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

Appraiser(s): Peggy L. Zoeters Supervisory Appraiser(s):  
 Effective date / Report date: 09/23/2018 Effective date / Report date:

# Uniform Residential Appraisal Report

File # 18-09060

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

Property Address 1072 Evans Ave	City Reno	State NV Zip Code 89512
Borrower None	Owner of Public Record Kurt Jahn, et al	County Washoe
Legal Description Lot 3, Block I, University Heights		
Assessor's Parcel # 007-082-04	Tax Year 2018-19	R.E. Taxes \$ 1,002.28
Neighborhood Name Reno	Map Reference 39900	Census Tract 0015.02
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ Paid off	<input type="checkbox"/> PUD HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)		
Lender/Client University of Nevada, Reno Address 895 N. Center St / MS 243, Reno, NV 89557		
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). NNRMLS#180006964; Listing Date 05/22/2018 for a price of \$500,000.		

I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. A copy of the contract was provided to me by the client. The contract appears to be typical.
Contract Price \$ 450,000 Date of Contract 09/10/2018 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Assessor
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, report the total dollar amount and describe the items to be paid. n/a

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

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

Dimensions 60' x 164.55' x 60.13' x 161.75'	Area 9,808 sf	Shape Basically rectangular	View Private
Specific Zoning Classification MUUN		Zoning Description Mixed Use (University)	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)			
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe See addenda.			
<b>Utilities</b>	<b>Public</b>	<b>Other (describe)</b>	<b>Public</b>
Electricity <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Water <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gas <input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X	FEMA Map # 32031C3045G
FEMA Map Date 3/16/2009		Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe	
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe			
The subject site is of a typical to slightly large size for the immediate area, with basically level topography. All utilities are stubbed to the site, including an underground oil storage tank. Oil is typical for some of the older homes in the area. The site backs up to the Union Pacific Railroad tracks and easement, affording good privacy to the rear yard.			

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	Wood/Tile/Avg+
# of Stories One	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	Brick/Good	Walls	Plaster/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 749 sq.ft.	Roof Surface	Comp shingle/Good	Trim/Finish	Wood/Average
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Yes/Avg	Bath Floor	Tile/Avg
Design (Style) Bungalow	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Dual/Single pane/Av	Bath Wainscot	Tile/Avg+
Year Built 1936	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	n/a	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 35 years	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Some/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 5
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Oil	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Rear	<input checked="" type="checkbox"/> Garage	# of Cars 1
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Patio	<input checked="" type="checkbox"/> Porch Stoop	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)			
Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,793 Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.). The subject is a one-story bungalow with many charming architectural details such as a brick exterior, wood flooring, some arched windows and 1930's era decorative tile wainscoting in the bathrooms. There is a brick detached garage.			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). According to the Washoe County Assessor, the quality of the home is classified as "Average." The home appears to have a newer composition shingle roof, and the water heater also appears to be newer. Portions of the property have been updated with newer flooring and a couple newer dual pane windows. The overall condition of the property is considered to be average to good, with some dated interior features and some single pane windows. The reader is referred to the photographs of the subject property for a more complete picture of the subject property.			
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe			
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe			

# Uniform Residential Appraisal Report

File # 18-09060

There are 15 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 250,000 to \$ 525,000 .  
 There are 43 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 167,500 to \$ 482,500 .

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1072 Evans Ave Reno, NV 89512	1056 Evans Ave Reno, NV 89512			45 Winter St Reno, NV 89503			1089 Bell St Reno, NV 89503		
Proximity to Subject		0.02 miles S			1.31 miles SW			0.78 miles W		
Sale Price	\$ 450,000	\$ 450,000			\$ 545,000			\$ 310,000		
Sale Price/Gross Liv. Area	\$ 250.98 sq.ft.	\$ 289.20 sq.ft.			\$ 228.61 sq.ft.			\$ 372.60 sq.ft.		
Data Source(s)		MLS#170016762			MLS#180002645			MLS#180007601		
Verification Source(s)		Washoe County Doc#4786658			Washoe County Doc#4815338			Washoe County Doc#4834919		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Cash None noted			New Convent. None noted			New Convent. None noted		
Date of Sale/Time		02/13/2018 +15,750			05/17/2018 +10,900			07/20/2018		
Location	E UNR Area	E UNR Area			W Downtown			W University		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	9,808 sf	8,424 sf			4,750 sf +7,500			3,793 sf +10,000		
View	Private/RR	Orr Ditch/RR			Private			Typical Residen		
Design (Style)	Bungalow	Bungalow			Victorian			Cottage		
Quality of Construction	Average	Average-Good -11,250			Average			Fair +15,500		
Actual Age	82	88			92			84		
Condition	Average-Good	Average-Good			Good -40,875			Fair-Average +31,000		
Above Grade Room Count	Total Bdrms. Baths 6 3 2.0	Total Bdrms. Baths 5 3 2.0			Total Bdrms. Baths 8 4 2.1 -2,500			Total Bdrms. Baths 4 2 1.0 +5,000		
Gross Living Area	1,793 sq.ft.	1,556 sq.ft. +20,145			2,384 sq.ft. -50,235			832 sq.ft. +81,685		
Basement & Finished Rooms Below Grade	749 Sq.Ft. 0	924 sf pt fin 1 bdrm -9,870			204 sf unfin 0 +17,370			832 sf fin 2 bdrm/1 bath -10,810 -4,000		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Oil fwa/Centr	Gas fwa/None -4,000			Gas fwa/Centr -5,000			Gas fwa+elec -4,000		
Energy Efficient Items	None noted	None noted			None noted			None noted		
Garage/Carport	1-car det.	1-car det.			None +6,000			2-car carport +4,000		
Porch/Patio/Deck	Patios	Deck/Patio			Porch/Patio			Porch/Patio		
Landscaping/sprinklers	Mature Indscp	Mature Indscp			Mature Indscp			Min. Indscp +10,000		
Zoning	MUUN	MUUN			MUDR			MF14		

Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,775			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -56,840			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 138,375		
Adjusted Sale Price of Comparables		Net Adj. 2.4 % Gross Adj. 13.6 % \$ 460,775			Net Adj. 10.4 % Gross Adj. 25.8 % \$ 488,160			Net Adj. 44.6 % Gross Adj. 56.8 % \$ 448,375		

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

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Data Source(s) Assessor's Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.  
 Data Source(s) Assessor's Records

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

ITEM	SUBJECT	COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer	None within 3 years									
Price of Prior Sale/Transfer										
Data Source(s)	Assessor's Records	Assessor's Records			Assessor's Records			Assessor's Records		
Effective Date of Data Source(s)	09/2018	09/2018			09/2018			09/2018		

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

Summary of Sales Comparison Approach See addenda.

Indicated Value by Sales Comparison Approach \$ 465,000

Indicated Value by: Sales Comparison Approach \$ 465,000	Cost Approach (if developed) \$	Income Approach (if developed) \$
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The sales comparison approach is considered to best reflect the current motivations of buyers and sellers in the market. The cost approach was not considered due to the difficulty of estimating accrued depreciation for a building of the subject's age. The income approach was not applied as limited comparable rental data was available for single family residences in the area.

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 465,000 , as of 09/23/2018 , which is the date of inspection and the effective date of this appraisal.

SALES COMPARISON APPROACH

RECONCILIATION





# Uniform Residential Appraisal Report

File # 18-09060

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

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

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

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

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

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

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

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

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

# Uniform Residential Appraisal Report

File # 18-09060

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

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

# Uniform Residential Appraisal Report

File # 18-09060

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

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

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

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

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

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

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

**APPRAISER**

Signature *Peggy L. Zoeters*  
 Name Peggy L. Zoeters  
 Company Name PEGGY ZOETERS, REAL ESTATE APPRAISER  
 Company Address Reno, NV 89509  
 Telephone Number 775-323-4215  
 Email Address plzappraiser@yahoo.com  
 Date of Signature and Report 09/28/2018  
 Effective Date of Appraisal 09/23/2018  
 State Certification # A.0002534-CG  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State NV  
 Expiration Date of Certification or License 01/31/2019

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

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

**ADDRESS OF PROPERTY APPRAISED**  
1072 Evans Ave  
Reno, NV 89512  
**APPRAISED VALUE OF SUBJECT PROPERTY \$** 465,000

**SUBJECT PROPERTY**

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

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

**COMPARABLE SALES**

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



Owner	Kurt Jahn, et al				
Property Address	1072 Evans Ave				
City	Reno	County	Washoe	State	NV
Client	University of Nevada, Reno				
				Zip Code	89512

• **URAR : Neighborhood - Market Conditions**

The subject market has been increasing significantly over the last five years. The following table shows the median price for all stick-built single family homes in old northwest Reno and north Reno areas (MLS areas 120 and 119) for the last five years:

Time Period	No. sales	Med. Price	Days on Market
2013	428	\$161,500	61
2014	439	\$185,000	64
2015	442	\$224,000	56
2016	480	\$252,000	60
2017	470	\$285,500	58

This increase continues, as is shown in the MLS data for comparable sales and listings (homes of between 1,400 and 2,800 sf and built before 1960) in the subject's market area in the last 12 months:

Time Period	No. sales	Med. Price	Days on Market
7-12 mos.	24	\$290,000	71
4-6 mos	6	\$317,000	34
0-3 mos	10	\$347,500	44
Current Listings	14	\$334,450	41

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

Although there are still a few bank foreclosures and short sales in the area, they are not a factor in the market. Currently, marketing times are stable, with the majority of the homes selling within two to four months. Overall, the marketing time is typically less than three months in the subject neighborhood, with a shortage of listings. However, for higher-end larger properties such as the subject, slightly longer marketing times are indicated. Of the 14 current listings, 5 (35%) are pending which indicates good demand. Typical financing is new conventional and FHA, with continued low interest rates. Financing availability is average to good.

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

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

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

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

Four closed sales and two pending sales are analyzed for the Sales Comparison Approach. All of the comparables are located near the University in the subject's market area as defined in this report. All of the comparables are located less than one mile from the subject. The comparables are zoned for either Mixed Use like the subject, multi-family development which is also a more intense use like the subject, or SF6 which is a single family zoning.

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

**Date of Sale/Time Adjustments:** Sales 3 and 4 and Pending Sales 5 and 6 are current indications of value for the subject and do not require adjustments for time. Sales 1 and 2 are slightly older sales which occurred more than three months prior to the date of value. Due to the increasing prices in the subject market, upward adjustments are required for the older sales. The adjustments are based upon market data and equate to 0.5% per month.

**Site Size:** The subject lot, at 9,808 square feet in size, is slightly larger than all of the comparable sales. Lots in the area typically range from between 6,000 to 10,000 square feet. Sales 1 and 4 and Pending Sale 6 are within this typical range and are considered to be of a comparable value to the subject's lot. Sales 2, 3 and Pending Sale 5 are located on lots which range between 3,793 - 5,104 square feet, which is small for the subject area. These comparables require upward adjustments for lot size as their development potential is limited by their smaller lot sizes. The site adjustments are based upon very limited vacant land sales in the subject market.

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

The subject is considered to be in average to good condition, having some updated finishes and some other slightly dated finishes. The condition of Sale 1 and Pending Sales 5 and 6 are considered to be similar to the subject. The remainder of the comparables require varying adjustments for differing conditions. Condition ratings for the comparables are based upon a

# Supplemental Addendum

File No. 18-09060

Owner	Kurt Jahn, et al						
Property Address	1072 Evans Ave						
City	Reno	County	Washoe	State	NV	Zip Code	89512
Client	University of Nevada, Reno						

review of the MLS sheets and photos, as well as interviews with the real estate agents when possible. The condition rating adjustments are based upon a percentage of the sale / list price, in increments of 2.5% for the differing levels of condition.

**Age Adjustments:** Age is reported as the actual age of the property given by the Assessor's Office. All of the comparable properties have an actual age of more than 70 years. All of the sales are considered to be of a similar effective age as the subject and no age adjustments are made.

**Bedroom/Bath Adjustments:** The comparable homes have between two and four bedrooms, bracketing the subject's three bedrooms. No adjustments are made for various bedroom counts and are instead addressed in total living area. The subject property has two full bathrooms. The comparables have between one and two and a half baths in the above-grade living area. Bathroom adjustments are based upon peer adjustments (and typical cost) in the area which equates to \$5,000 per above-grade bathroom in the subject market.

**Living Area Adjustment:** The comparables bracket the subject in terms of gross living area, but some of the comparables differ greatly in size. As a result, the living area adjustments are fairly large. The adjustment equates to \$85 per square foot of living area.

**Basements:** Many of the properties in the subject area have basements. The majority of the comparables have basements which range from unfinished to fully finished. Pending Sale 6 has 902 sf of fully finished basement space with two full bathrooms, and 864 sf of completely unfinished basement space. The subject's basement space is partially finished. Due to the below-grade space, which typically mean lower ceilings, smaller windows and inferior finishes, they are not as desirable as the above-ground living area. As a result, the adjustments for the finished basements are \$40 per square foot, which is slightly less than 1/2 of the value of the above-ground space. The adjustment for the partially finished basements are \$35 per square foot, while the unfinished basement space is estimated to be \$25 per square foot.

**Garage Adjustments:** The subject is improved with a 1-car detached garage. Adjustments of \$6,000 per garage are made for the comparables' different garages or lack of garages. It is noted that Sale 3 has a two-car carport, adjusted at \$2,000, and Pending Sale 6 has an oversized two-car garage that also has a workshop space, so the adjustment is larger than \$6,000 per bay.

**Listing Prices:** Pending Sale 5 and Listing 6 are both reporting asking prices. Since properties don't typically sell for full price, some downward adjustment is placed upon both of these comparables since they do not represent consummated sale prices. The adjustment to Pending Sale 6 is at a higher percentage since this listing price is considered to be slightly above-market for the property.

**Zoning:** Due to the limited number of comparable sales and listings in the area, two comparables are analyzed which both have an inferior zoning designation of SF6, which only allows single family use. As the subject and all the other comparables have a more intense zoning designation, some upward adjustment is placed upon Sale 4 and Pending Sale 6. A 10% upward adjustment is made to both of these properties for their inferior zoning.

Some specifics of the comparables are discussed below.

Sale 1 is located on the same street as the subject with a similar zoning, lot size, appeal and view. This property is very comparable to the subject and the most weight is placed upon this sale, even though it is a slightly older sale.

Sale 2 requires many varying adjustments but is located in a similar zoning designation, is of a similar appeal and quality and is a fairly recent sale.

Sale 3 is located in the University area and is utilized as a rental property. However, this property has a much inferior above-grade living area and is of inferior quality and in inferior condition when compared to the subject. Additionally, this property is on a very small lot with much inferior landscaping. Overall, due to its recent sale date and University location, this sale is considered to be a good indication of value.

Sale 4 is considered to be a low indication of value basically due to its inferior zoning designation and development potential.

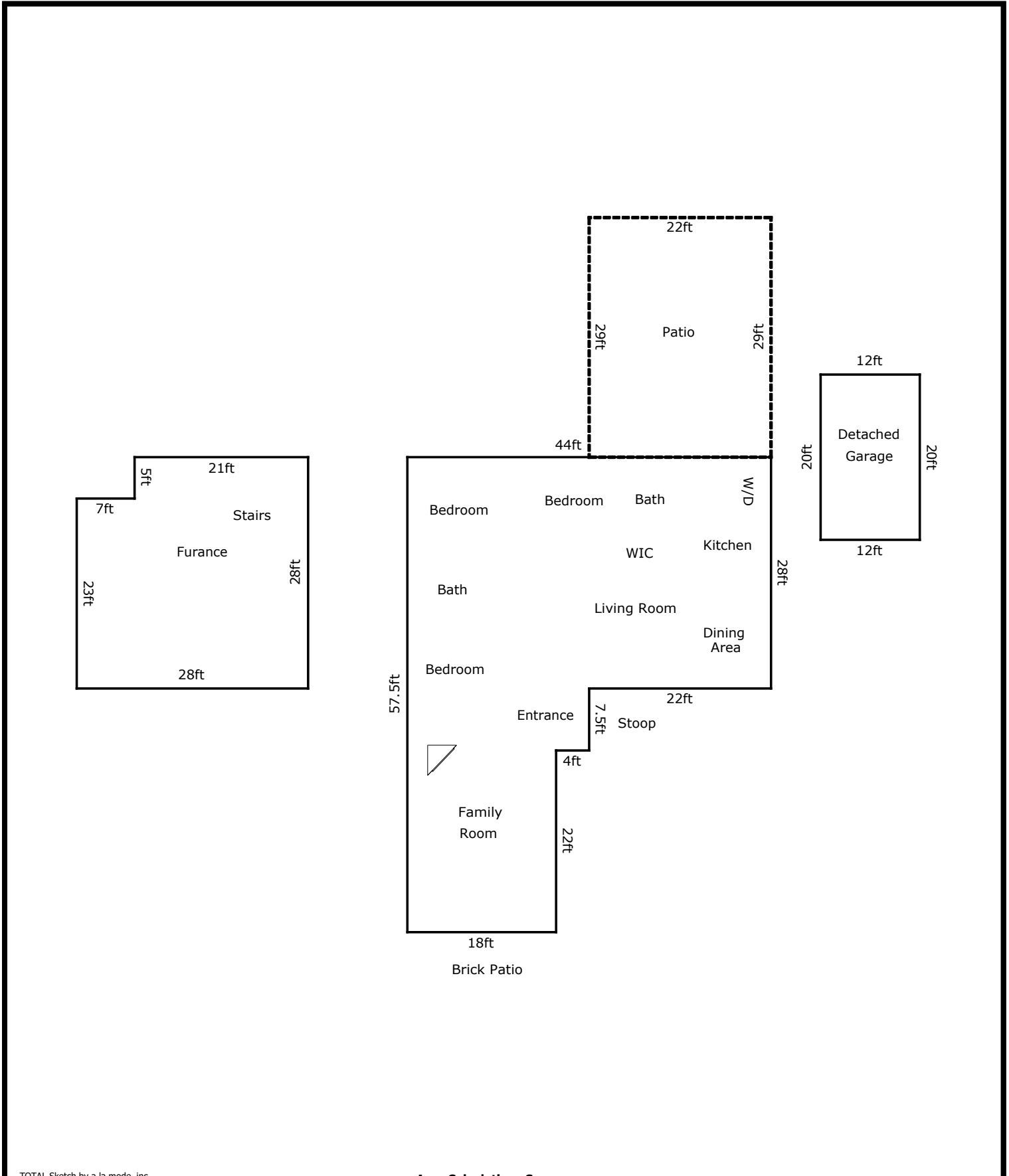
Pending Sale 5 is a current price indication of a property which is similar to the subject in terms of University location, quality, age, condition and appeal. This property is much smaller than the subject and is on a smaller lot with slightly inferior landscaping.

Listing 6 is analyzed for its timely indication of value and similar appeal, lot, age and condition. This property is larger than the subject with a much superior basement and garage, but is inferior to the subject in terms of zoning designation.

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

# Building Sketch

Owner	Kurt Jahn, et al			
Property Address	1072 Evans Ave			
City	Reno	County Washoe	State NV	Zip Code 89512
Client	University of Nevada, Reno			

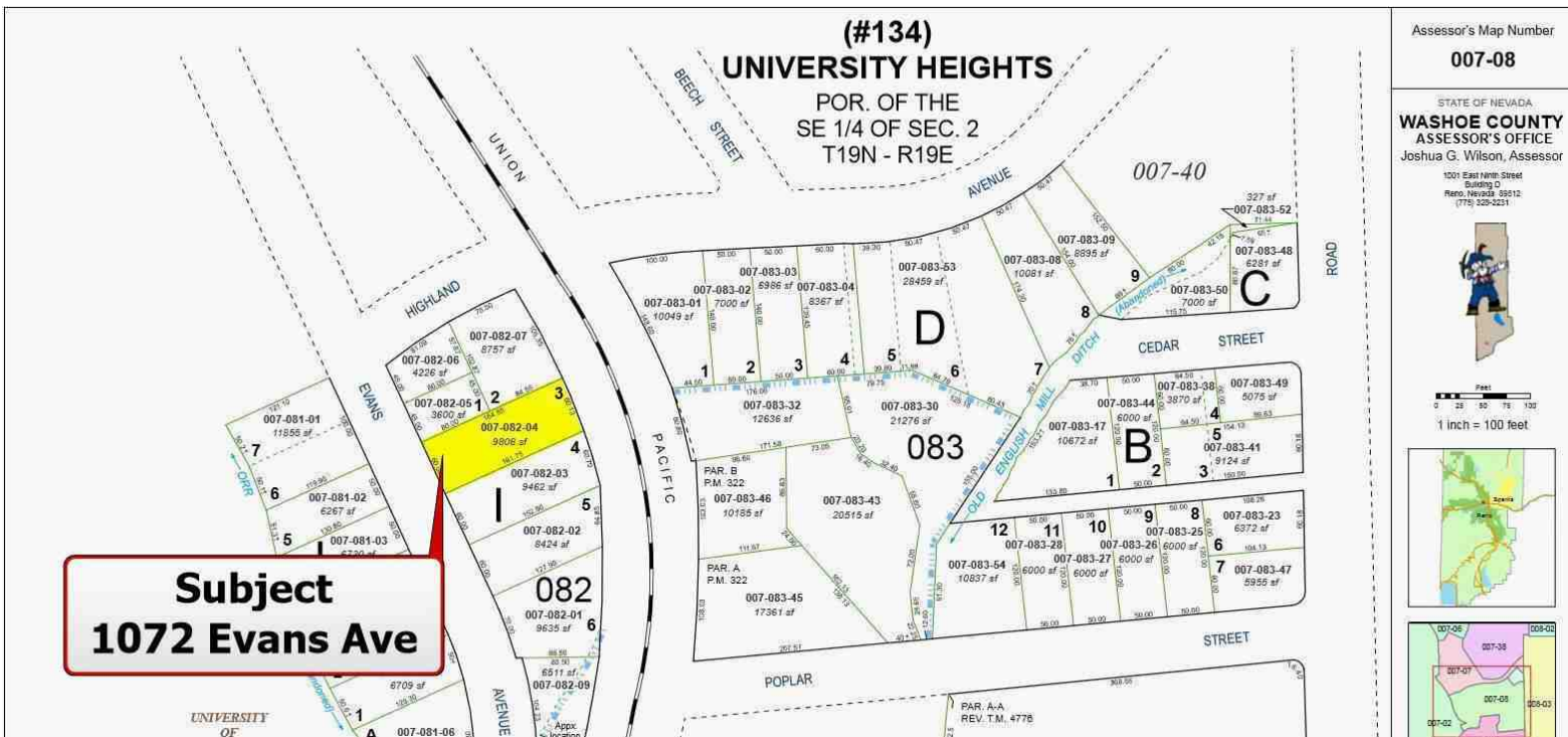


TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

<b>Living Area</b>	
First Floor	1793 Sq ft
<b>Total Living Area (Rounded):</b>	<b>1793 Sq ft</b>
<b>Non-living Area</b>	
1-car Garage	240 Sq ft
Patio	638 Sq ft
Basement	749 Sq ft

# Plat Map





# Aerial Map



# Subject Photo Page

Owner	Kurt Jahn, et al						
Property Address	1072 Evans Ave						
City	Reno	County	Washoe	State	NV	Zip Code	89512
Client	University of Nevada, Reno						

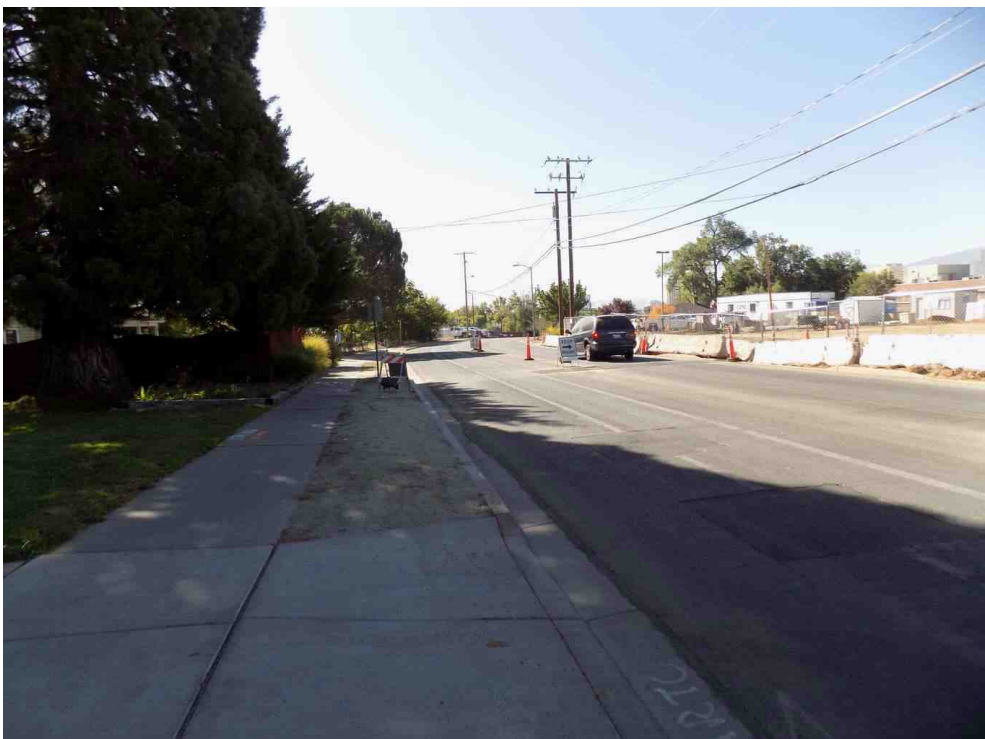


## Subject Front

1072 Evans Ave  
Sales Price 450,000  
Gross Living Area 1,793  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location E UNR Area  
View Private/RR  
Site 9,808 sf  
Quality Average  
Age 82



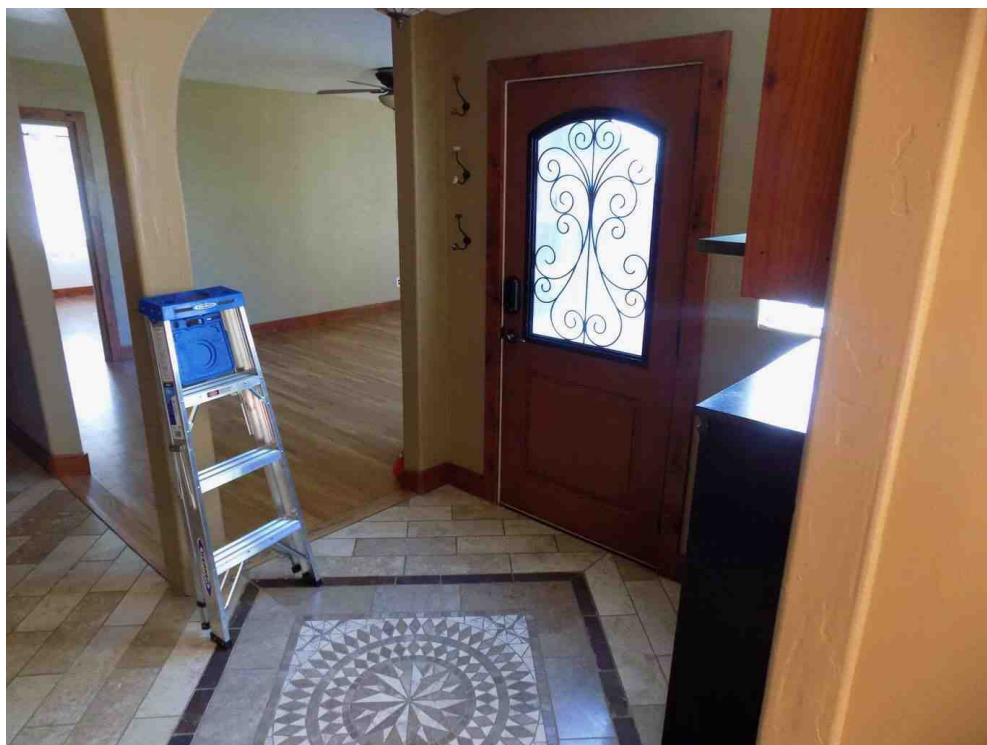
## Subject Rear



## Subject Street

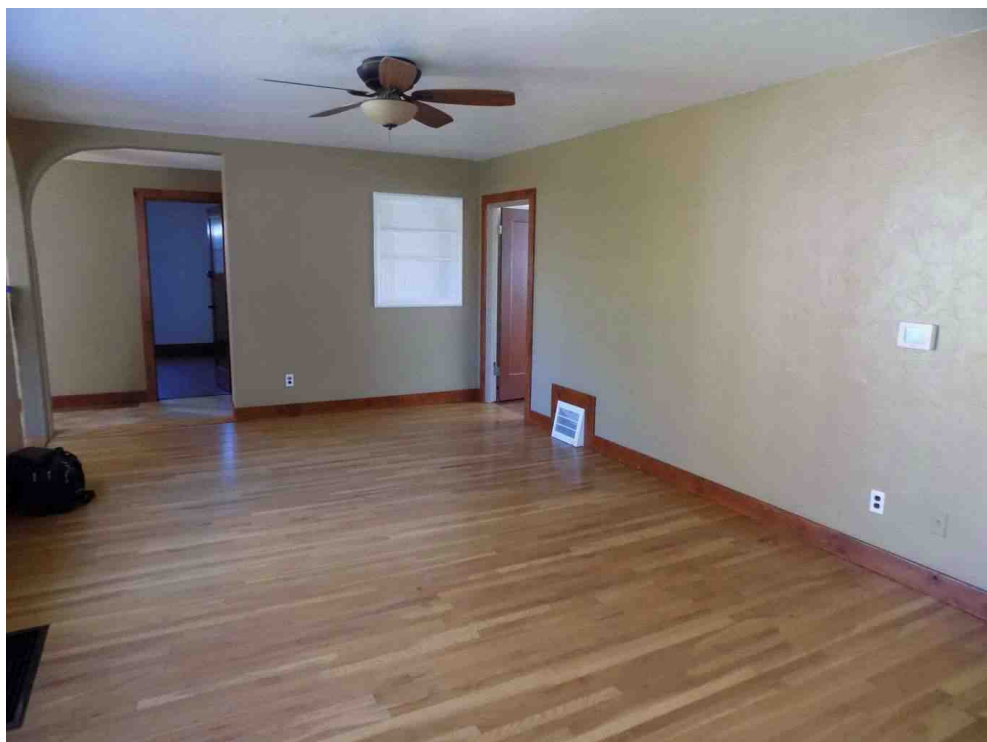
## Subject Interior Photo Page

Owner	Kurt Jahn, et al						
Property Address	1072 Evans Ave						
City	Reno	County	Washoe	State	NV	Zip Code	89512
Client	University of Nevada, Reno						

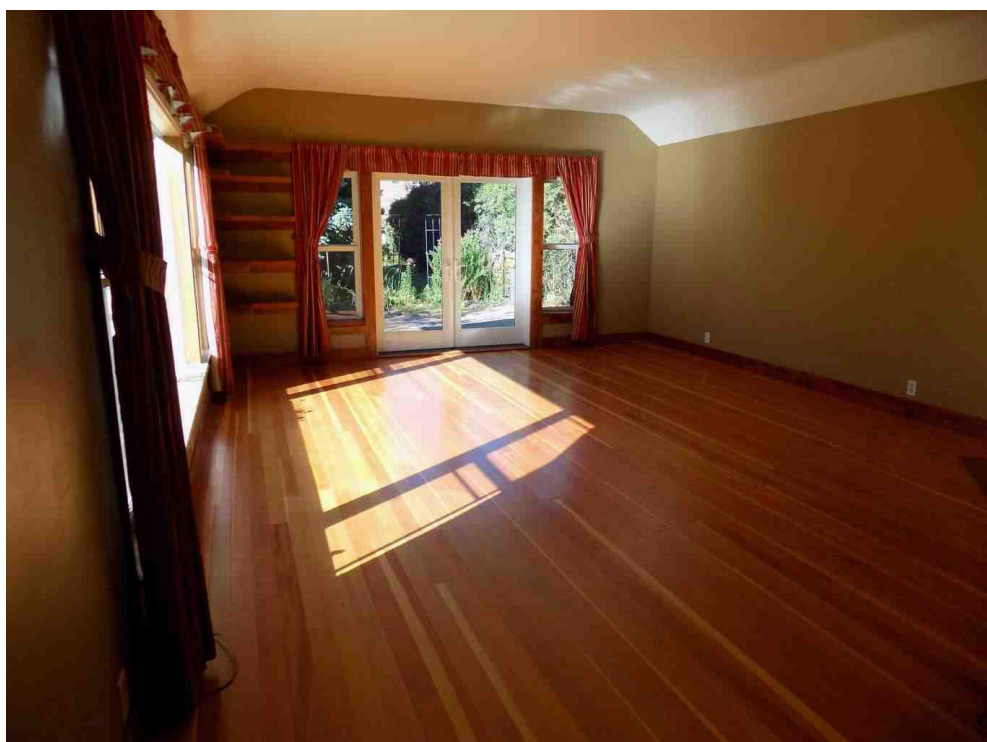


### Entrance

1072 Evans Ave  
Sales Price 450,000  
Gross Living Area 1,793  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location E UNR Area  
View Private/RR  
Site 9,808 sf  
Quality Average  
Age 82



### Living Room



### Family Room

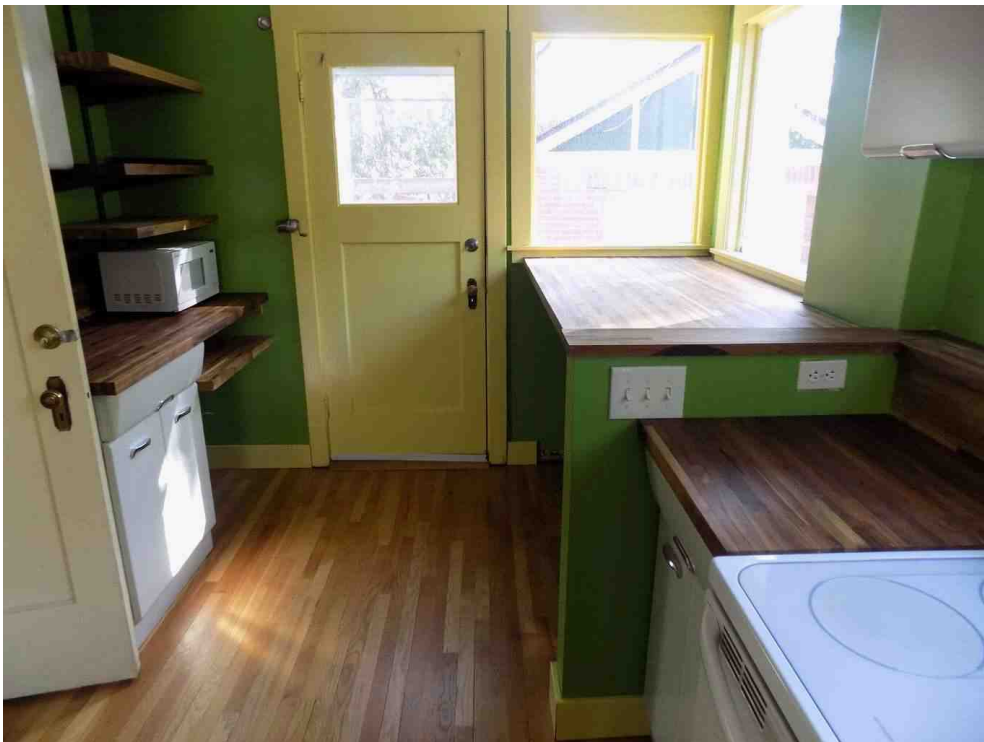
## Subject Interior Photo Page

Owner	Kurt Jahn, et al						
Property Address	1072 Evans Ave						
City	Reno	County	Washoe	State	NV	Zip Code	89512
Client	University of Nevada, Reno						



### Kitchen

1072 Evans Ave	
Sales Price	450,000
Gross Living Area	1,793
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	E UNR Area
View	Private/RR
Site	9,808 sf
Quality	Average
Age	82



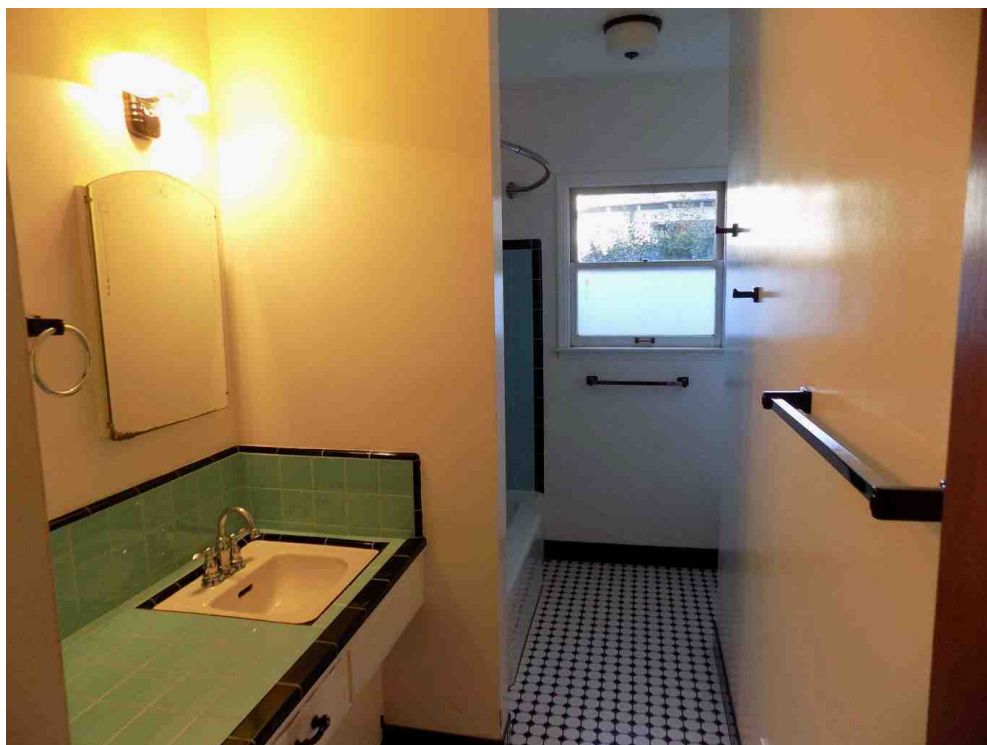
### Kitchen/Wash./Dryer area



### Bedroom #1

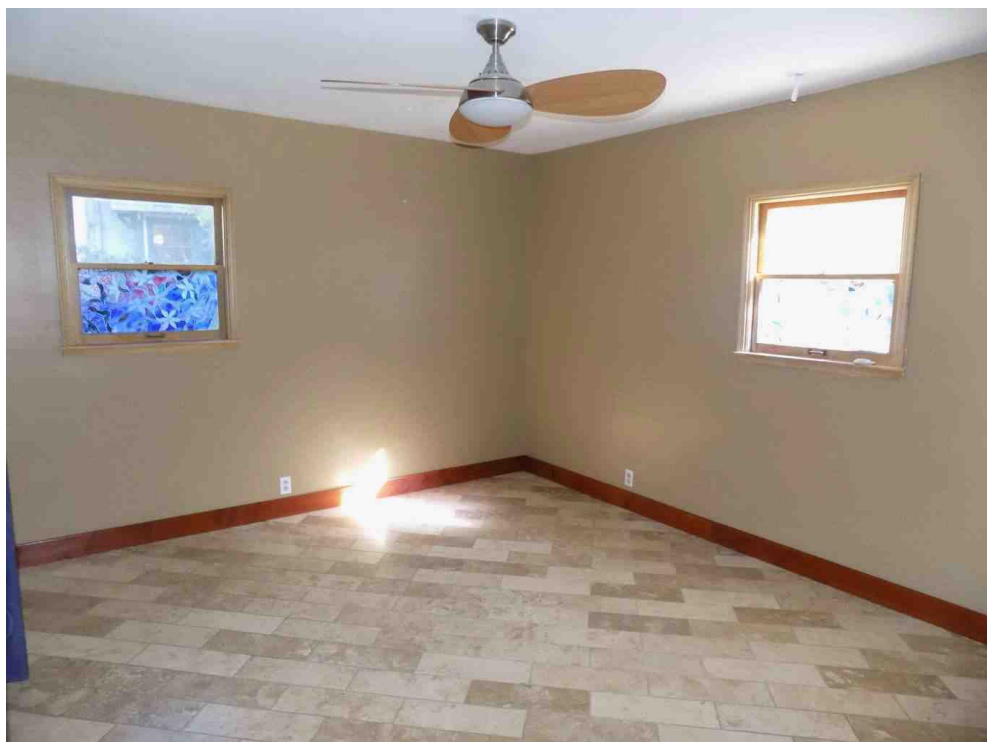
## Subject Interior Photo Page

Owner	Kurt Jahn, et al						
Property Address	1072 Evans Ave						
City	Reno	County	Washoe	State	NV	Zip Code	89512
Client	University of Nevada, Reno						

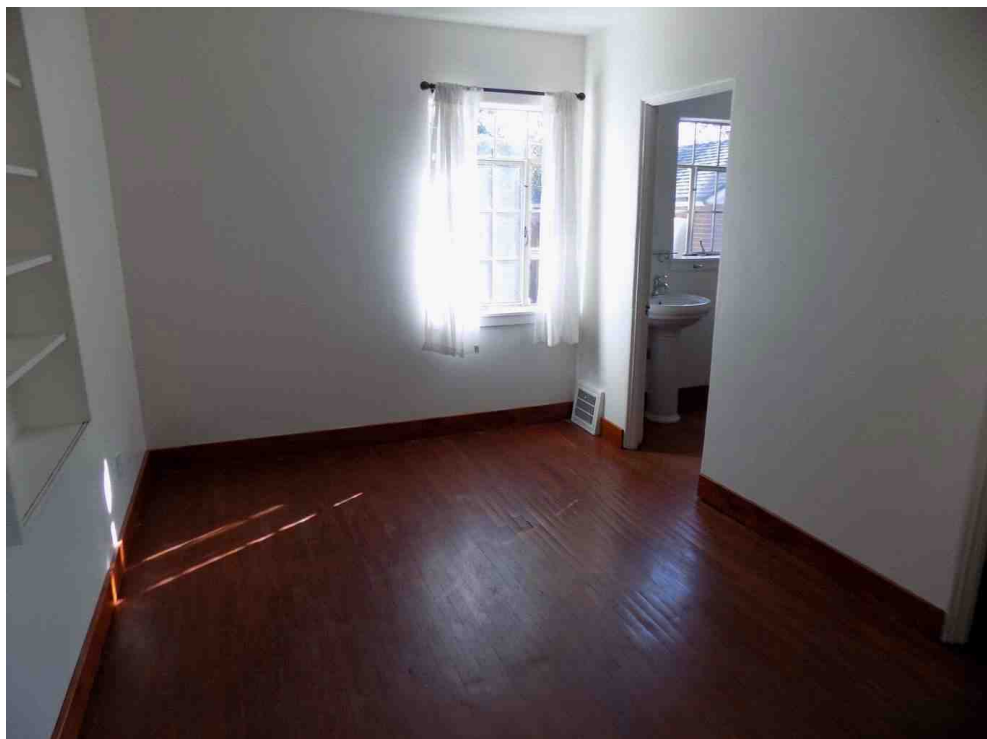


### Bathroom #1

1072 Evans Ave  
Sales Price 450,000  
Gross Living Area 1,793  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2.0  
Location E UNR Area  
View Private/RR  
Site 9,808 sf  
Quality Average  
Age 82



### Bedroom #2



### Bedroom #3

## Subject Interior Photo Page

Owner	Kurt Jahn, et al						
Property Address	1072 Evans Ave						
City	Reno	County	Washoe	State	NV	Zip Code	89512
Client	University of Nevada, Reno						



### Bathroom #2

1072 Evans Ave	
Sales Price	450,000
Gross Living Area	1,793
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	E UNR Area
View	Private/RR
Site	9,808 sf
Quality	Average
Age	82



### Partially finished basement



### Furnace/Water Heater

## Photograph Addendum

Owner	Kurt Jahn, et al						
Property Address	1072 Evans Ave						
City	Reno	County	Washoe	State	NV	Zip Code	89512
Client	University of Nevada, Reno						



**VIEW LOOKING EASTERLY AT  
FAMILY ROOM/BRICK PATIO**



**VIEW SHOWING NORTHERLY  
SIDE OF HOME**



**VIEW SHOWING SOUTHERLY  
SIDE OF HOME**

## Photograph Addendum

Owner	Kurt Jahn, et al						
Property Address	1072 Evans Ave						
City	Reno	County	Washoe	State	NV	Zip Code	89512
Client	University of Nevada, Reno						



**VIEW OF DETACHED GARAGE**



**VIEW OF ADDITIONAL CAR STORAGE AT NORTHEASTERN CORNER OF PROPERTY**



**VIEW OF THE REAR YARD/PATIO**



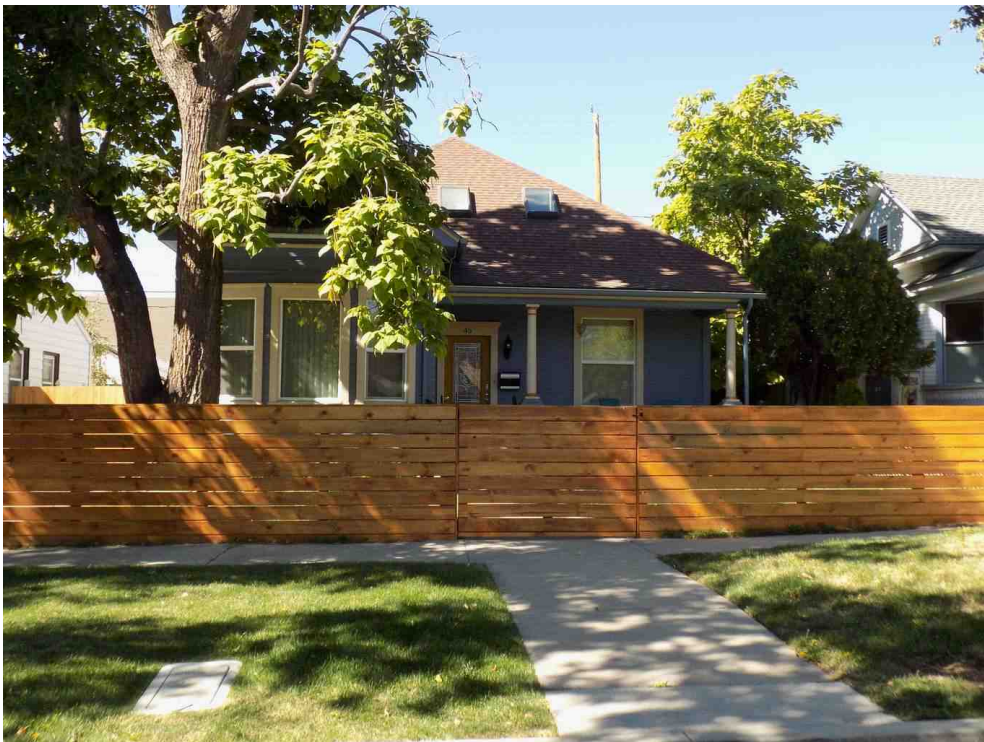
## Comparable Photo Page

Owner	Kurt Jahn, et al			
Property Address	1072 Evans Ave			
City	Reno	County Washoe	State NV	Zip Code 89512
Client	University of Nevada, Reno			



### Comparable 1

1056 Evans Ave  
 Prox. to Subject 0.02 miles S  
 Sales Price 450,000  
 Gross Living Area 1,556  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location E UNR Area  
 View Orr Ditch/RR  
 Site 8,424 sf  
 Quality Average-Good  
 Age 88



### Comparable 2

45 Winter St  
 Prox. to Subject 1.31 miles SW  
 Sales Price 545,000  
 Gross Living Area 2,384  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location W Downtown  
 View Private  
 Site 4,750 sf  
 Quality Average  
 Age 92



### Comparable 3

1089 Bell St  
 Prox. to Subject 0.78 miles W  
 Sales Price 310,000  
 Gross Living Area 832  
 Total Rooms 4  
 Total Bedrooms 2  
 Total Bathrooms 1.0  
 Location W University  
 View Typical Residen  
 Site 3,793 sf  
 Quality Fair  
 Age 84

## Comparable Photo Page

Owner	Kurt Jahn, et al			
Property Address	1072 Evans Ave			
City	Reno	County Washoe	State NV	Zip Code 89512
Client	University of Nevada, Reno			



### Comparable 4

1033 University Ter	
Prox. to Subject	1.09 miles SW
Sales Price	375,000
Gross Living Area	1,405
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	W University
View	Private
Site	7,884 sf
Quality	Fair-Average
Age	71



### Comparable 5

901 Bell St	
Prox. to Subject	0.78 miles SW
Sales Price	399,000
Gross Living Area	1,470
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	2.0
Location	W University
View	Typical Residen
Site	5,104 sf
Quality	Average
Age	90

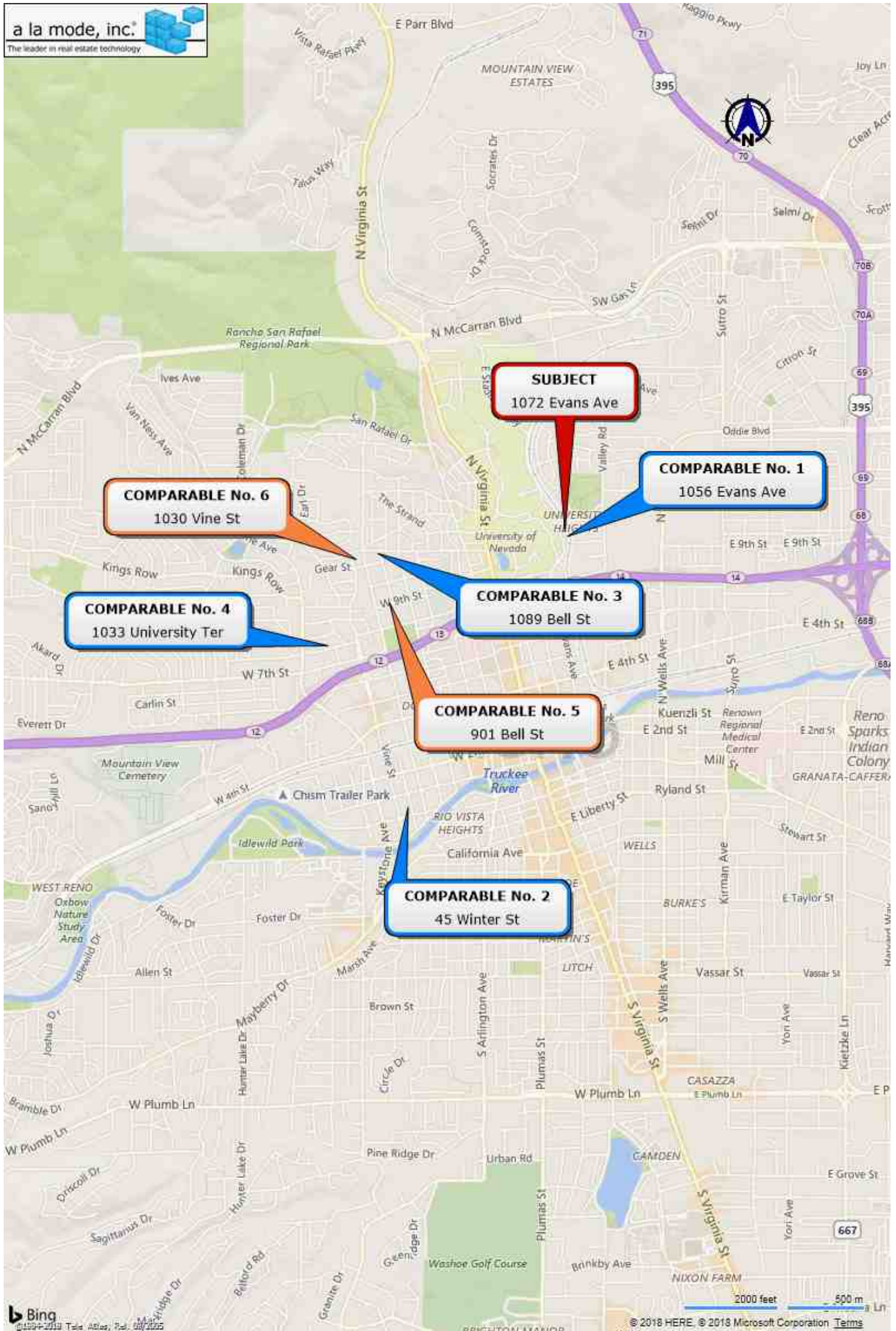


### Comparable 6

1030 Vine St	
Prox. to Subject	0.87 miles W
Sales Price	525,000
Gross Living Area	2,311
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3.0
Location	W University
View	Private
Site	8,799 sf
Quality	Fair-Average
Age	78

# Comparable Sales Map

Owner	Kurt Jahn, et al		
Property Address	1072 Evans Ave		
City	Reno	County Washoe	State NV
Client	University of Nevada, Reno		
			Zip Code 89512





**Reno Office**  
815 Maestro Drive  
Reno, Nevada 89511

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

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702.260.4961

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October 5, 2018  
McGinley Project No.: UNR070

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

**ATTN:** Mr. Patrick Martinez

**RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT, 1072 EVANS AVENUE,  
RENO, NEVADA**

Dear Mr. Martinez:

McGinley & Associates, Inc. (McGinley) is pleased to submit this report that summarizes the findings of our Phase I Environmental Site Assessment (ESA) conducted on the property addressed at 1072 Evans Avenue in Reno, Nevada. The ESA activities were conducted following generally accepted consulting practices and standards. The objective of this Phase I ESA was intended to permit a "user" to satisfy one of the requirements to qualify for limitations of liability under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) as an innocent landowner, contiguous property owner, or bona fide prospective purchaser. For this purpose, the user must make "all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial or customary practices." The ASTM standards require that we plan and perform the review to obtain reasonable information regarding the likelihood of environmental liabilities. A review includes examining and comparing evidence concerning land use, logically inferring the likelihood of existing or potential environmental liabilities, and presenting our conclusions that are based upon our findings.

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

Respectfully,

**McGinley & Associates, Inc.**

A handwritten signature in cursive script that reads "Krista Wahnefried".

Krista Wahnefried  
Environmental Scientist



McGinley & Associates

**Reno**

815 Maestro Drive  
Reno, Nevada 89511  
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**Las Vegas**

1915 N. Green Valley Parkway  
Suite 200  
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Ph: 702.260.4961

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- | Groundwater Modeling
- | Litigation Support & Expert Witness
- | Mining Plans of Operations
- | Mining Exploration Notices
- | Abandoned Mine Lands

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Residence**  
**1072 Evans Avenue**  
**APN 007-082-04**  
**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*

*October 5, 2018*

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- Figure 1 Project Location Map
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- 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 Tank Tightness Testing Report
- Appendix J Resumes

## EXECUTIVE SUMMARY

*This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 1072 Evans Avenue in the City of Reno, Washoe County, Nevada, and hereafter referred to as the Subject Property. McGinley & Associates, Inc. (McGinley) conducted this Phase I Environmental Site Assessment 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 the Board of Regents of the Nevada System of Higher Education, on Behalf of the University of Nevada, Reno (User).*

### **Findings**

#### **General Findings**

- *The Subject Property is comprised of approximately 0.22 acres of land and consists of a single-story residence, a concrete-surfaced driveway, and landscaping. The Subject Property residence appears to have been developed in 1936.*
- *At the time of the site reconnaissance, the Subject Property appeared to be unoccupied. The interior of the residence consisted of three bedrooms, two bathrooms, a kitchen, dining room, living room, a partially finished basement, and a fireplace. A garage, chicken coop, and a lean-to shed were observed on the eastern portion of the Subject Property. The Orr Ditch, which originates southwest off the Truckee River and terminates in the Spanish Springs area, adjoins the eastern portion of the Subject Property.*
- *A heating oil furnace, UST fill pipe, and UST vent pipe were observed on the Subject Property, indicating the presence of a heating oil UST. While historic records regarding the heating oil tank were not identified in the regulatory agency records reviewed, the tank does not appear to be leaking based on the passing results of the tank tightness test.*

#### **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 1527-13 of the property addressed at 1072 Evans Avenue in the City of Reno, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 7 of this report.*

*Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of recognized environmental conditions or controlled recognized environmental conditions in connection with the Subject Property.*



## 1. INTRODUCTION

### 1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 1072 Evans Avenue 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 Subject 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 currently identified with Washoe County as Assessor's Parcel Number (APN) 007-082-04. The Subject Property is located in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 2, Township 19 North, Range 19 East, of the Mount Diablo Baseline and Meridian. A parcel map from the Washoe County Assessor's Office, which depicts the Subject Property parcel, is provided herein as Appendix A. The location of the site and the property boundary are displayed in Figures 1 and 2.

### 1.3 User Responsibilities

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

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

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

## 1.4 Conditions of Contract

McGinley performed this work for the Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno (User) pursuant to our proposal dated September 17, 2018 and executed by the User on September 20, 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 September 21, 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.

It should be noted that the interior of the Subject Property garage was not accessed during McGinley's site reconnaissance; however, based on the remainder of the site observations, it is not expected that this limitation precluded the identification of RECs.

### 2.2 Observations During Reconnaissance

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

- |   |                 |
|---|-----------------|
| • Staining or discoloration of soil and/or pavement   | Not Observed    |
| • Wastewater systems, septic systems, sumps, and/or seeps   | Not Observed    |
| • Wells   | Not Observed    |
| • Patched areas of asphalt or concrete<br><i>An area of landscaping pavers, which appeared related to the installation of the heating oil UST, was observed along the northeastern exterior of the residence.</i> | <b>Observed</b> |
| • Standing surface water, ponds, farm tanks, etc.<br><i>The Orr Ditch adjoins the eastern boundary of the Subject Property.</i>   | <b>Observed</b> |
| • Railroad spurs  | Not Observed    |
| • Suspect or possible PCB containing equipment  | Not Observed    |
| • Hydraulic equipment   | Not Observed    |

- Underground storage tank (UST) systems/vent pipes  
*A heating oil furnace, fill pipe, and vent pipe were observed within the eastern portion of the Subject Property.* **Observed**
- Aboveground 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  
*The UST system observed is utilized for heating oil.* **Observed**
- Unusual odors Not Observed
- Dumping, disturbed soils, direct burial activity Not Observed
- Floor drains Not Observed
- Air quality control equipment, air emissions, or smoke stacks Not Observed
- Industrial or manufacturing activities Not Observed
- Stressed vegetation Not Observed
- Oil or gas well exploration or refinery activities Not Observed
- Surface water contamination Not Observed
- Farm waste, feed lot spoils, or manure stockpile Not Observed
- Prolonged use, misapplication or storage of pesticides Not Observed
- Discharges, or run-off of potential contaminants from off-site sources Not Observed
- Basements and/or subsurface vaults  
*The residence included a dug-out basement.* **Observed**

### 2.3 Site Description and Current Usage

The Subject Property is comprised of approximately 0.22 acres of land and consists of a single-story residence, a concrete-surfaced driveway, and landscaping. The onsite residence is a brick structure approximately 1,817 square feet in size, plus a 784 square foot basement and a 240 square foot detached garage. The property is accessed from the west via Evans

Avenue. Utilities supplied to the Subject Property consist of electric power (NV Energy), sewer (City of Reno), and water (Truckee Meadows Water Authority).

At the time of the site reconnaissance, the Subject Property appeared to have been vacated. The interior of the residence consisted of three bedrooms, two bathrooms, a kitchen, dining room, living room, a partially finished basement, and a fireplace. A garage, chicken coop, and a lean-to shed were observed on the eastern portion of the Subject Property. The Orr Ditch, which originates southwest off the Truckee River and terminates in the Spanish Springs area, adjoins the eastern portion of the Subject Property.

The residence is equipped with a heating oil furnace located in the basement. The heating oil furnace is reportedly maintained as the primary source of heat for the building. Copper pipe lines connected to the furnace and oriented towards the eastern wall of the basement were observed. Evidence of the associated heating oil UST system was observed along the northeastern exterior of the residence, including a UST vent pipe and a capped fill pipe. Upon opening the fill cap, the tank emitted odors and visual characteristics consistent with heating oil. Tank tightness testing revealed that the UST is estimated to be approximately 550-gallons in capacity and appeared to be mostly full of petroleum product at the time of the site reconnaissance.

## 2.4 Adjoining Properties

The Subject Property is bordered by the following:

North:	Single family residences with Highland Avenue beyond.
South:	Single family residences.
East:	The Orr Ditch with Union Pacific Railroad tracks and residences beyond.
West:	Evans Avenue with vacant land under construction by UNR beyond.

At the time of the site visit, the properties immediately surrounding the Subject Property consisted primarily of residences and a UNR construction site. 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 1936, the presence of PCB-containing equipment at the site cannot be ruled out. However, no electrical transformers were observed during site reconnaissance.

### **3. ENVIRONMENTAL SETTING**

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

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

#### **3.2 Geologic Conditions**

The geology underlying the Subject Property has been mapped as Quaternary alluvial fan deposits of undivided pre-Donner lake age (Ramelli and Henry, 2002). The surficial soils found at the Subject Property have been mapped as the Reno stony sandy loam. The unit is classified as hydrologic soil group D, which is characterized by high runoff potential when thoroughly wet, as water movement through the soil is restricted to very restrictive (NRCS, 2016).

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

There are no surface water bodies such as streams or wetlands located on the Subject Property. The nearest surface water feature is the seasonally active Orr Ditch which is located approximately 10 feet east of the Subject Property. The nearest major surface water bodies to the Subject Property is Manzanita Lake which is approximately 1,500 southwest and the Truckee River, which is located approximately 3,895 feet south of the Subject Property.

According to the Federal Emergency Management Agency (FEMA), the site is located outside a 100-year flood zone and is listed as being in Zone X, which is characterized as areas determined to be in area of minimal flood hazard.

#### **3.4 Groundwater Conditions**

Based on a review of the Nevada Division of Water Resources (NDWR) Well Log Database, no groundwater wells appear to be located on the Subject Property. No wells were observed or reported to be located on the Subject Property during site reconnaissance. Groundwater flow direction at the Subject Property is estimated to be generally towards the southeast based on topography. The depth to groundwater is estimated to be approximately 30 to 55 feet below ground surface, based on a review of well logs from the surrounding area.

## 4. SITE HISTORY AND HISTORICAL LAND USE

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

### 4.1 Historical Aerial Photographs

Environmental Data Resources, Inc. (EDR) provided aerial photographs covering the area of the Subject Property for the years: 1939, 1946, 1953, 1962, 1966, 1972, 1994, 1999, 2006, 2010, 2013, and 2017. Aerial photographs for years other than these were not reviewed. A review of the aerial photos showed that the Subject Property and adjoining properties along Evans Avenue have been developed with residences since at least 1939. The portion of the UNR campus immediately west of the Subject Property appears to have been a vacant field until it was developed with campus buildings by 1962. The review of these aerial photographs did not reveal apparent onsite land uses that may have impacted the Subject Property in the past. A copy of the historical aerial photograph report that was reviewed is provided in Appendix D.

### 4.2 Historical Topographic Maps

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

### 4.3 Sanborn Fire Insurance Maps

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

### 4.4 City Directory Listings

At the request of McGinley, EDR searched city directory listings for Evans Avenue and Highland Avenue. City directory listings as published by Polk's City Directory listings were searched for the years: 1932, 1960, 1967, 1971, 1976, 1981, and 1986. City directory listings as provided by the EDR Digital Archives were searched for the years: 1992, 1995, 2000, 2005, 2010, and 2014. The Subject Property was not listed prior to 1960 in the city directory listings reviewed. The available city directory listings for the Subject Property and surrounding properties generally included various residential listings. A copy of the EDR City Directory report that was reviewed is provided in Appendix E.

### 4.5 Washoe County Assessor's Office

According to the Washoe County Assessor's Office, the Subject Property is listed as APN 007-082-04. The land use code of the Subject Property is *Single Family Residence* and the zoning code is *Reno - Mixed Use UNR*. The build date of the on-site building is 1936 and the building size is 1,817 square feet, plus a 784 square foot basement and a 240 square foot

detached garage. The current property owner is Kurt Jahn & Amber Martin-Jahn, which have owned the property since 2009. Previous property owners listed include the Mary Urrutia 2006 Trust (2006 to 2009) and Mary Urrutia (1991 to 2006). Ownership records prior to 1991 were not provided in the information available for review.

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

An environmental questionnaire was completed by Mr. Kurt Jahn, 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 the Subject Property was only used for residential purposes, but is equipped with one underground heating oil tank system. The completed environmental questionnaire can be found in Appendix F.



## 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 IIREC 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 the databases searched by EDR. However, the following regulatory listings were identified within the *Approximate Minimum Search Distances* in the databases searched by EDR: one Resource Conservation and Recovery Act (RCRA) conditionally exempt small quantity generator (CESQG), 110 Nevada State Hazardous Waste (SHWS) sites, two NV leaking underground storage tank (LUST) sites, three Nevada underground storage tank (UST) sites, one RCRA non-generator/no longer regulated (NonGen/NLR) site, and two EDR manufactured gas plants (MGP).

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 September 20, 2018, an inquiry regarding inspections, complaints, spills, heating oil tanks, or other potential environmental issues in connection with the Subject Property was submitted via electronic mail to WCHD. On the same day, WCHD personnel replied by email indicating that their office did not identify records for the Subject Property address.

## 5.4 City of Reno

On September 20, 2018, an inquiry regarding building department, fire department, or environmental control section records of inspections, complaints, spills, heating oil tanks, or other potential environmental issues in connection with the Subject Property was submitted online to the City of Reno. On the same day, records of building permits relating to general improvements were provided. Records of the onsite heating oil tank were not identified.

## 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, 15 sites were identified by EDR within the 1/3-mile primary search radius surrounding the Subject Property. Of these 15 sites, all were immediately excluded because they were determined to be outside the area of concern for vapor migration based on distance, estimated hydrologic gradient, and chemical of concern (COC); were not identified as a *standard environmental record* within the default approximate minimum search distance per ASTM; were determined to have limited potential for the presence of COCs; 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. HEATING OIL UST - TANK TIGHTNESS TESTING

On September 21, 2018, a tank tightness test was performed on the observed heating oil UST by Afforda-test of Galt, CA. The tank tightness testing did not reveal a leak in the tank or the associated lines. The results of the tank tightness testing are provided in Appendix I.

## 7. FINDINGS

### 7.1 General Findings

- The Subject Property is comprised of approximately 0.22 acres of land and consists of a single-story residence, a concrete-surfaced driveway, and landscaping. The Subject Property residence appears to have been developed in 1936.
- At the time of the site reconnaissance, the Subject Property appeared to be unoccupied. The interior of the residence consisted of three bedrooms, two bathrooms, a kitchen, dining room, living room, a partially finished basement, and a fireplace. A garage, chicken coop, and a lean-to shed were observed on the eastern portion of the Subject Property. The Orr Ditch, which originates southwest off the Truckee River and terminates in the Spanish Springs area, adjoins the eastern portion of the Subject Property.
- A heating oil furnace, UST fill pipe, and UST vent pipe were observed on the Subject Property, indicating the presence of a heating oil UST. While historic records regarding the heating oil tank were not identified in the regulatory agency records reviewed, the tank does not appear to be leaking based on the passing results of the tank tightness test.

### 7.2 Historical Recognized Environmental Conditions

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

### 7.3 Controlled Recognized Environmental Conditions

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

### 7.4 Recognized Environmental Conditions

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

### 7.5 Conclusions

McGinley has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property addressed at 1072 Evans Avenue in the City of Reno, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of recognized environmental conditions or controlled recognized environmental conditions in connection with the Subject Property.

## 8. LIMITATIONS

### 8.1 General

The conclusions and recommendations presented above are based upon the agreed scope of work outlined in the above report. McGinley & 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 & 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 & 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 & 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.

### 8.2 Data Gaps

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

- Historical aerial photographs were not available prior to the first developed use of the property (residence). However, this data gap is not considered significant since it is likely that the existing residence was the first developed use of the property.
- Historical information found for the Subject Property may have exceeded five year intervals. This data gap is not considered significant as the 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, the City of Reno, 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.
- Although the majority of the residence was viewed, the interior of the Subject Property garage was not accessed during McGinley's site reconnaissance. However, based on the remainder of the site observations, it is not expected that this limitation precluded the identification of RECs. Therefore, this data gap is not considered significant.

## 9. 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 J.

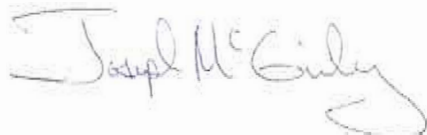
Respectfully Submitted:  
**McGinley & Associates, Inc.**



Krista Wahnefried  
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

## 10. 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.

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: 5431570, Submitted September 20, 2018.

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

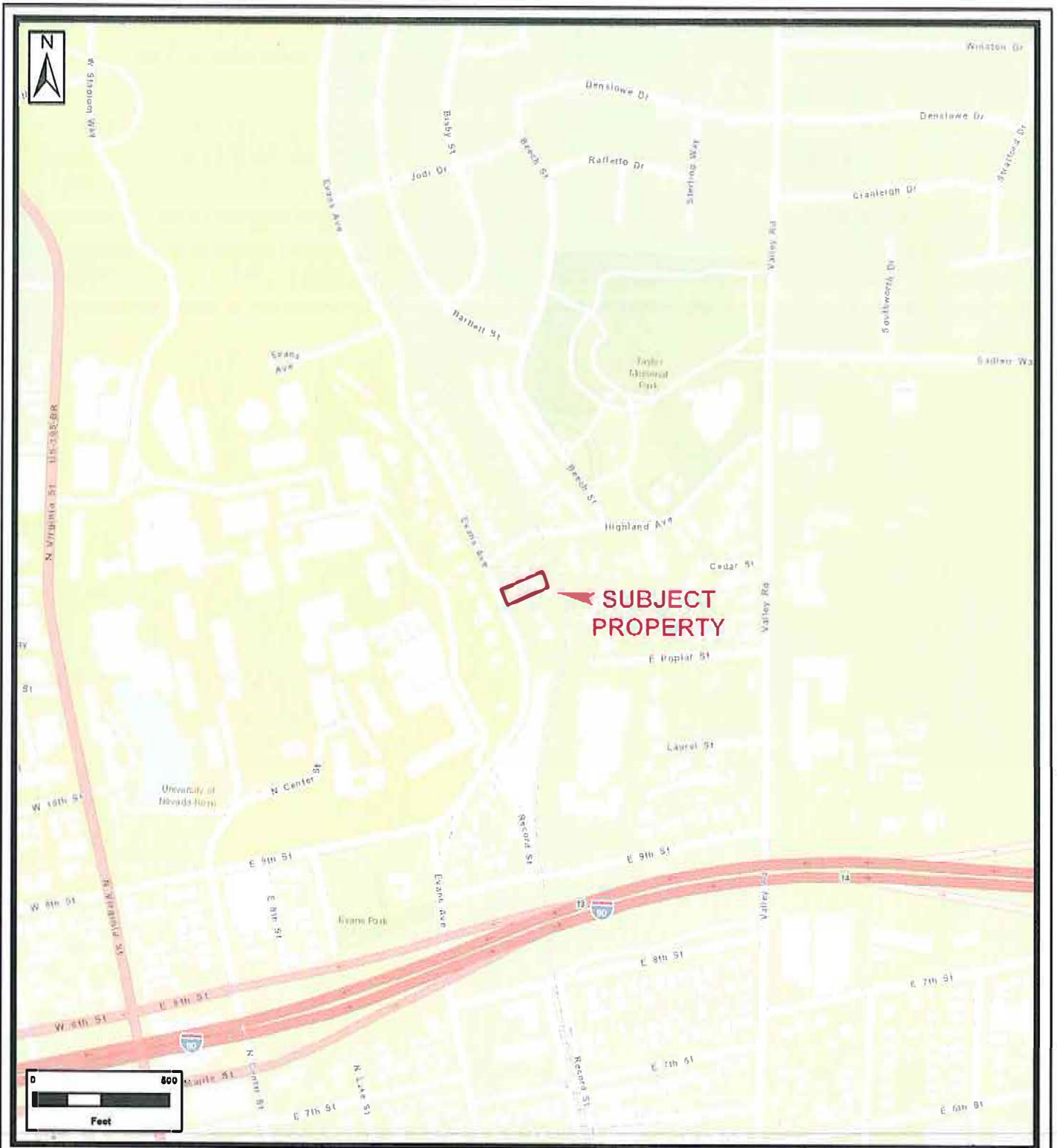
Natural Resources Conservation Service (NRCS), U.S. Department of Agriculture, Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov>.

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Ramelli, A.R., and Henry, C.D., 2010, Preliminary Revised Geologic Maps of the Verdi, Reno, and Vista 7.5' Quadrangles, Reno Urban Area, Nevada: Nevada Bureau of Mines and Geology, Open File Report 10-11, scale 1:24,000


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-**  
**RESIDENCE**  
**1072 EVANS AVE**  
**APN: 007-082-04**  
**RENO, WASHOE COUNTY, NV**

JOB NO.: **UNR070**      DATE: **9/26/2018**

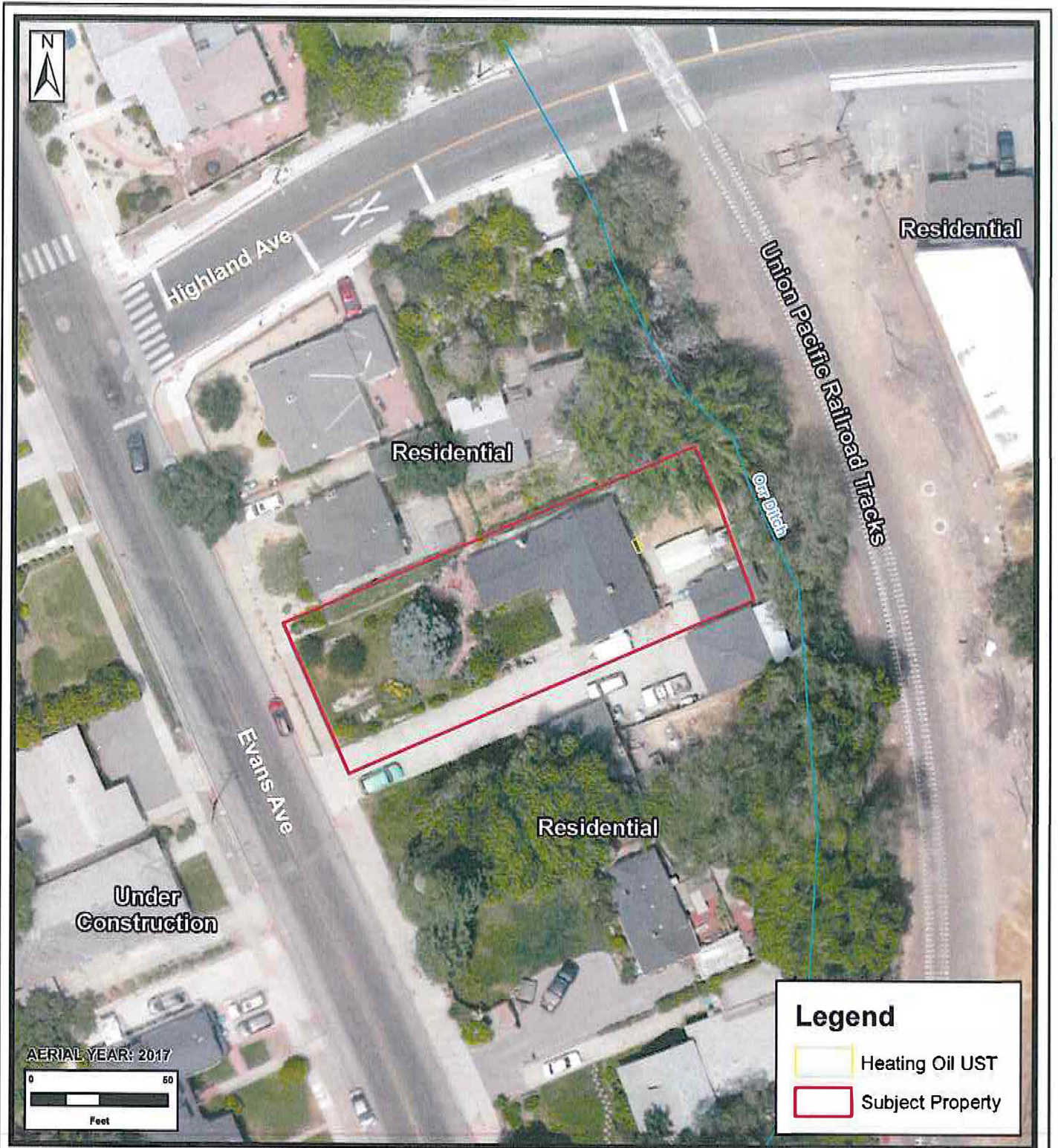


**McGinley & Associates**  
 Environmental Engineering and Science  
 RENO | LAS VEGAS | www.mcginty.com

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

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

DESIGNED	KW	CHECKED	KW	REVISION:
DRAWN	HC	APPROVED	KW	



	<b>FIGURE 2</b> TITLE: <b>SITE MAP          -SHOWING-          RESIDENCE          1072 EVANS AVE          APN: 007-082-04          RENO, WASHOE COUNTY, NV</b>										
	JOB NO.: <b>UNR070</b>	DATE: <b>9/26/2018</b>	FILE: <b>Fig 2 - Site Map</b>								
	COORDINATE SYSTEM: <b>NAD 1983 UTM Zone 11N</b>		REVISION: <table border="1"> <tr> <td>DESIGNED</td> <td>KW</td> <td>CHECKED</td> <td>KW</td> </tr> <tr> <td>DRAWN</td> <td>HC</td> <td>APPROVED</td> <td>KW</td> </tr> </table>		DESIGNED	KW	CHECKED	KW	DRAWN	HC	APPROVED
DESIGNED	KW	CHECKED	KW								
DRAWN	HC	APPROVED	KW								

R:\Projects\GIS Data\UNR\070\Fig 2 - Site Map.mxd



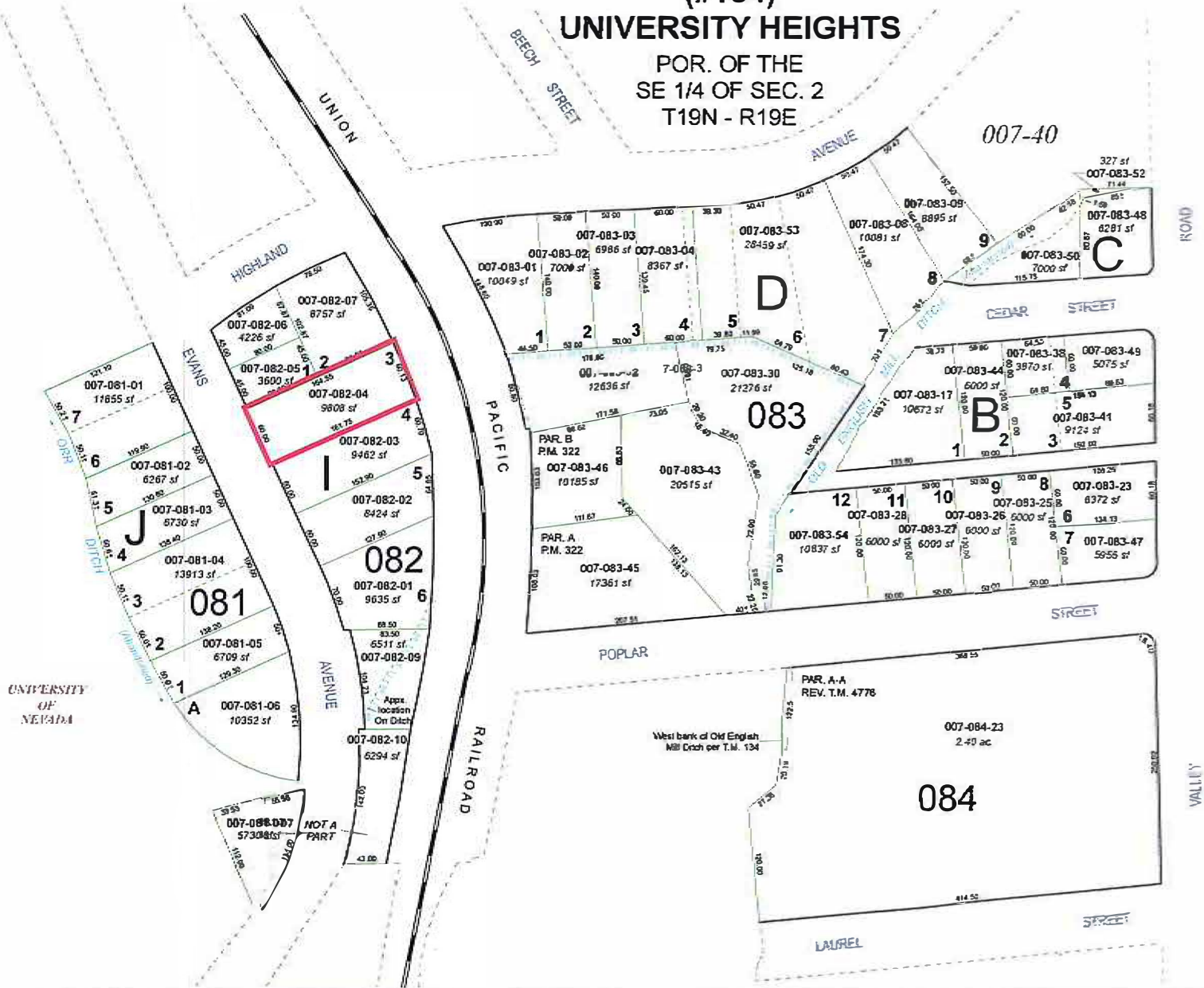
# **APPENDIX A**

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

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**(#134)  
UNIVERSITY HEIGHTS**

POR. OF THE  
SE 1/4 OF SEC. 2  
T19N - R19E



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

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

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
1775 328-2251



Scale bar: 0 25 50 75 100 Feet  
1 inch = 100 feet



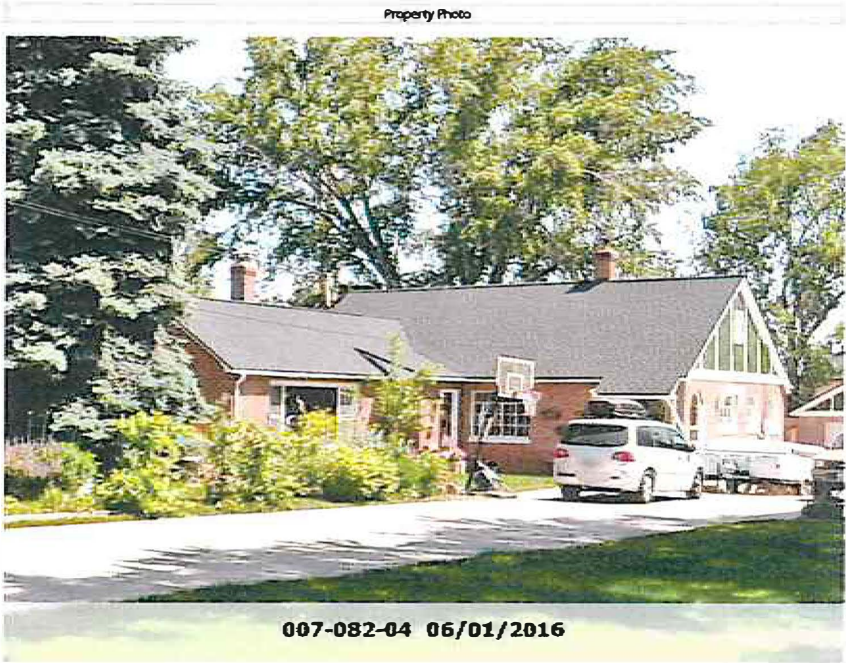
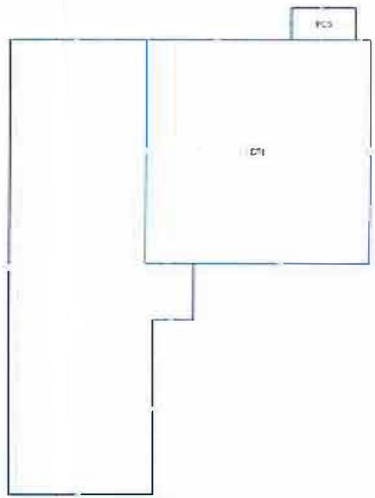
created by: TWT 8/23/2012  
last updated: \_\_\_\_\_  
area previously shown on (map#) \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is for informational 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 herein.

Owner Information & Legal Description				Building Information			
Station	1072 EVANS AVE., RENO 89512	County	R30 Average	Style Type	Sgl Fam Res	Style	1,817
Owner #	JAHN KLURT et al	Stories	SINGLE STORY	Foundation	1,817	Foundation	1,817
Mail Address	1072 EVANS AVE RENO NV 89512	Year Built	1936	Selling Fee: does not include Purchase or Garage Conversion Area.			
Owner 2 or Inside	MARTIN JAWN AVEISER	Year Built	1936	Finished Basement	784	Unfinished Basement	0
Rec Dist No	0011243	File Date	04/23/2009	Basement	0	Basement	0
Final Owner	LERRITA 2006 TRUST, MARY C	Full Baths	2	Half Bath	0	Gar Type	0
Final Desc	UNIVERSITY HEIGHTS 1	Half Bath	0	Full Bath	0	Gar Type	0
Keynote Desc	UNIVERSITY HEIGHTS L3 BRK 1	Full Bath	2	Full Bath	0	Gar Type	0
Subdivision	UNIVERSITY HEIGHTS 1	Full Bath	2	Full Bath	0	Gar Type	0
Lot #	3 (Block 1)	Site Map #	134	Full Bath	0	Gar Type	0
Resurveyed Survey Map		Part of Map		Full Bath	0	Gar Type	0
Section	02 Township	19 Range	19	Full Bath	0	Gar Type	0
Tax Dist	1000	Parcel #	194	Full Bath	0	Gar Type	0
Low Cap Status	Low Cap Qualified Primary Residence	Parcel #	194	Full Bath	0	Gar Type	0

Land Information			
Land Use	280	Zone	MUN
Size	9,789 Sq Ft or ~ 0.225 Acre	Water	Muni
Parcel #	194	Water	Muni
Parcel #	194	Water	Muni

Valuation Information				Sales/Transfer Information/Recorded Documents			
Valuation History	2017-18 FV	2015-19 FV	V Code	DOB	Doc Date	Value/Sale Price	Grantor
Taxable Land Value	36,300	42,500	20	200	04-22-2009	210,000	LERRITA 2006 TRUST, MARY C
Taxable Improvement Value	52,283	58,350	30C7	200	04-22-2009	0	LERRITA 2006 TRUST, MARY C
Taxable Total	94,583	100,850	30B8	200	06-07-2006	0	LERRITA, MARY C
Assessable Land Value	12,705	14,875			12-30-1991	0	LERRITA, MARY C
Assessed Improvement Value	20,399	20,776					
Total Assessed	33,104	35,651					



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 re-assessed each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 09/26/2018.

# **APPENDIX B**

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## **User Questionnaire**

# USER QUESTIONNAIRE

**Property Address: 1072 Evans Avenue (APN 007-082-04), Reno, Nevada**

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

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

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

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

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

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

NONE

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

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 above) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state, or local law?

NONE

Initials: PM

# USER QUESTIONNAIRE

Property Address: 1072 Evans Avenue (APN 007-082-04), Reno, Nevada

**(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*?

THE PURCHASE PRICE 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*?

NONE

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

No

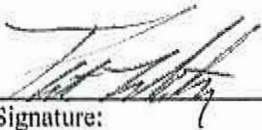
Initials: BM

# USER QUESTIONNAIRE

Property Address: 1072 Evans Avenue (APN 007-082-04), Reno, Nevada

(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*?

  
Signature:

PAT MARTINEZ  
Printed Name:

10/2/18  
Date

REAL ESTATE  
Title:

Initials: \_\_\_\_\_

# **APPENDIX C**

---

## **Site Photographs**





**Photograph 1:**  
Central portion of the Subject Property, looking northwest.



**Photograph 2:**  
Central portion of the Subject Property, looking north.



**Photograph 3:**  
Eastern portion of the Subject Property, looking east.



**Photograph 4:**  
Western portion of the Subject Property, looking north.



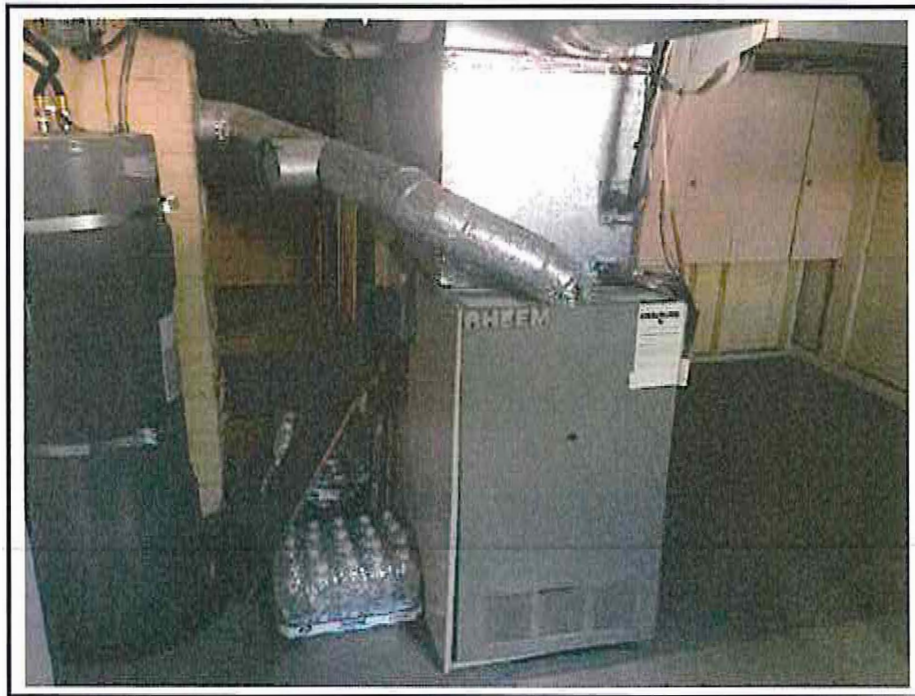
**Photograph 5:**  
**View of the Subject Property interior living areas.**



**Photograph 6:**  
**View of the Subject Property interior living areas.**



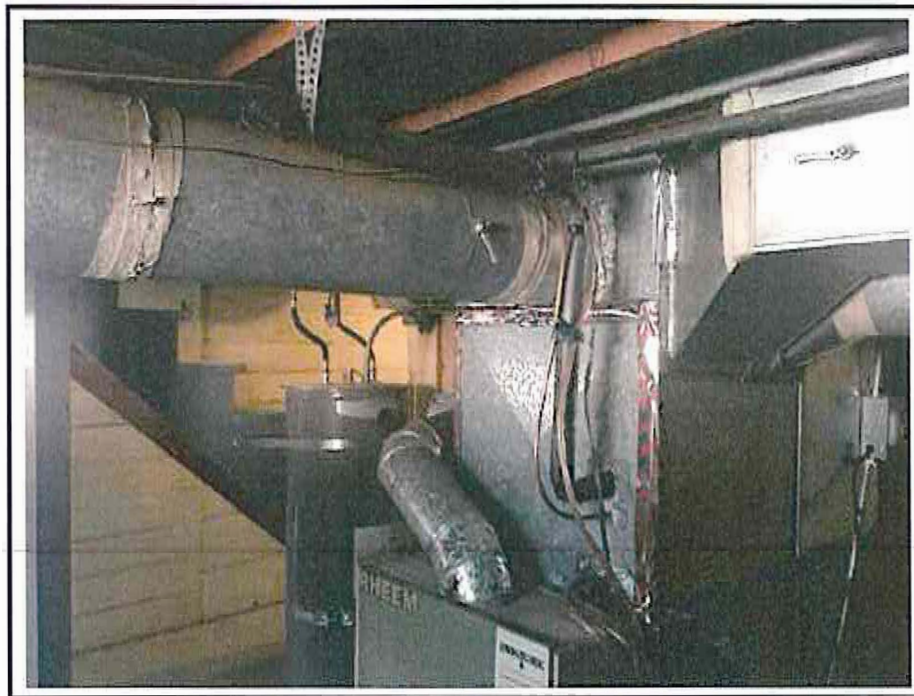
**Photograph 7:**  
**View of the Subject Property interior living areas.**



**Photograph 8:**  
**View of the heating oil furnace located in the basement of the Subject Property.**



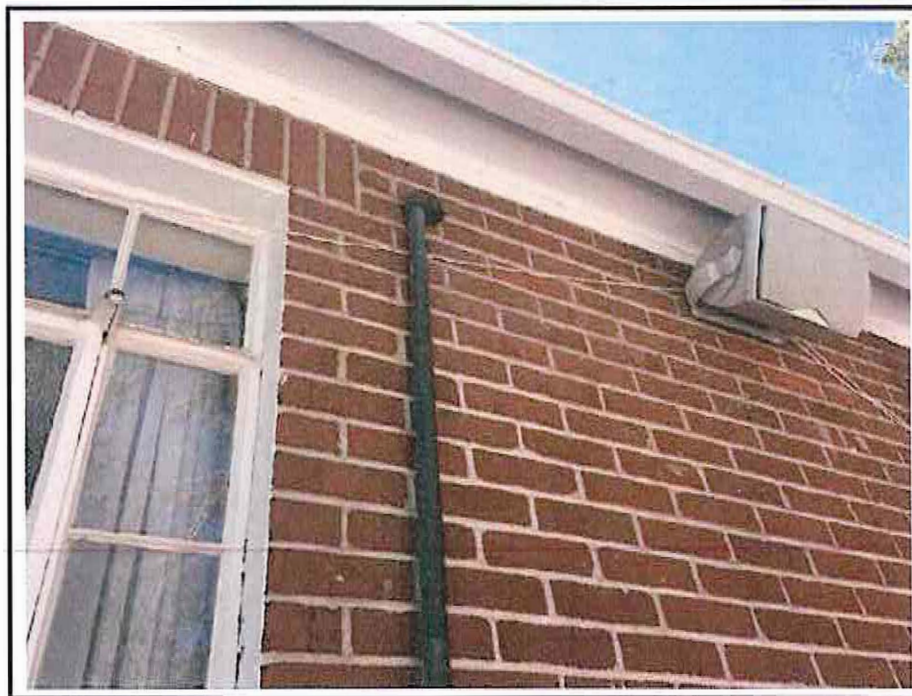
**Photograph 9:**  
**View of the heating oil furnace located in the basement of the Subject Property.**



**Photograph 10:**  
**View of the heating oil furnace located in the basement of the Subject Property.**



**Photograph 11:**  
**View of the heating oil UST fill pipe and pavers covering the UST area along the northeastern exterior of the Subject Property building.**



**Photograph 12:**  
**View of the heating oil UST vent pipe along the northeastern exterior of the Subject Property building.**



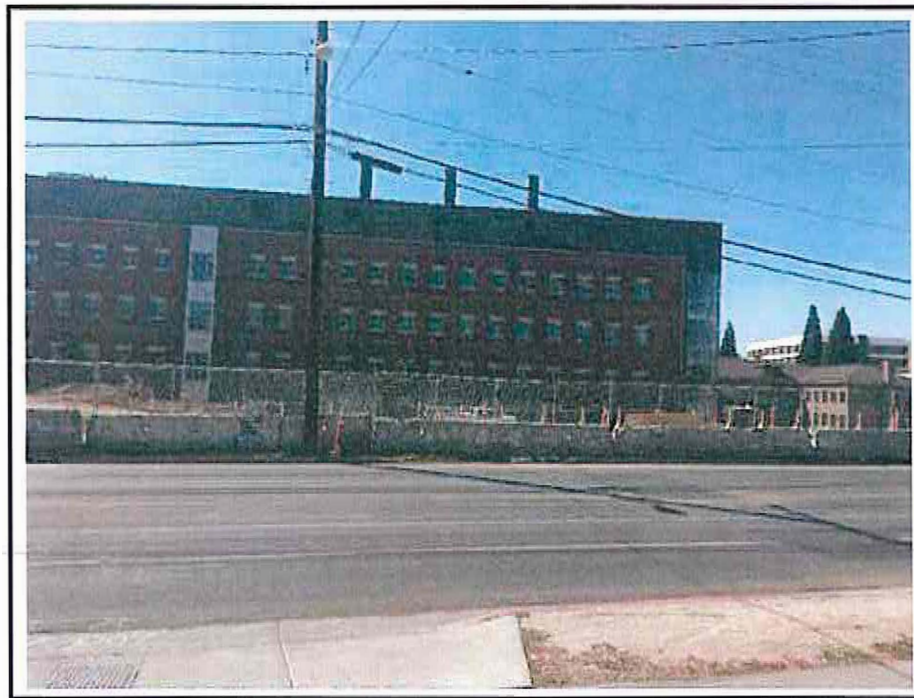
**Photograph 13:**  
**View of the north-adjointing residence.**



**Photograph 14:**  
**View of the south-adjointing residence.**



**Photograph 15:**  
**View of the east-adjointing drainage ditch with residences beyond.**



**Photograph 16:**  
**View of the west-adjointing Evans Avenue with a UNR construction site beyond.**



# **APPENDIX D**

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

---



**Ph I ESA, Residence**

1072 Evans Avenue

Reno, NV 89512

Inquiry Number: 5431570.8

September 21, 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)

# EDR Aerial Photo Decade Package

09/21/18

**Site Name:**

Ph I ESA, Residence  
1072 Evans Avenue  
Reno, NV 89512  
EDR Inquiry # 5431570.8

**Client Name:**

McGinley Associates  
815 Maestro Drive  
Reno, NV 89511  
Contact: Krista Wahnefried



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>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	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
1972	1"=500'	Flight Date: June 01, 1972	USGS
1966	1"=500'	Flight Date: May 17, 1966	USGS
1962	1"=500'	Flight Date: June 21, 1962	NHD
1953	1"=500'	Flight Date: April 01, 1953	USGS
1946	1"=500'	Flight Date: November 01, 1946	USGS
1939	1"=500'	Flight Date: June 29, 1939	USDA

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INQUIRY #: 5431570.8

YEAR: 2017

— = 500'





INQUIRY #: 5431570.8

YEAR: 2013

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





INQUIRY #: 5431570.8

YEAR: 2010

— = 500'





INQUIRY # 5431570.8

YEAR: 2006

— = 500'





INQUIRY #: 5431570.8

YEAR: 1999

 = 500'





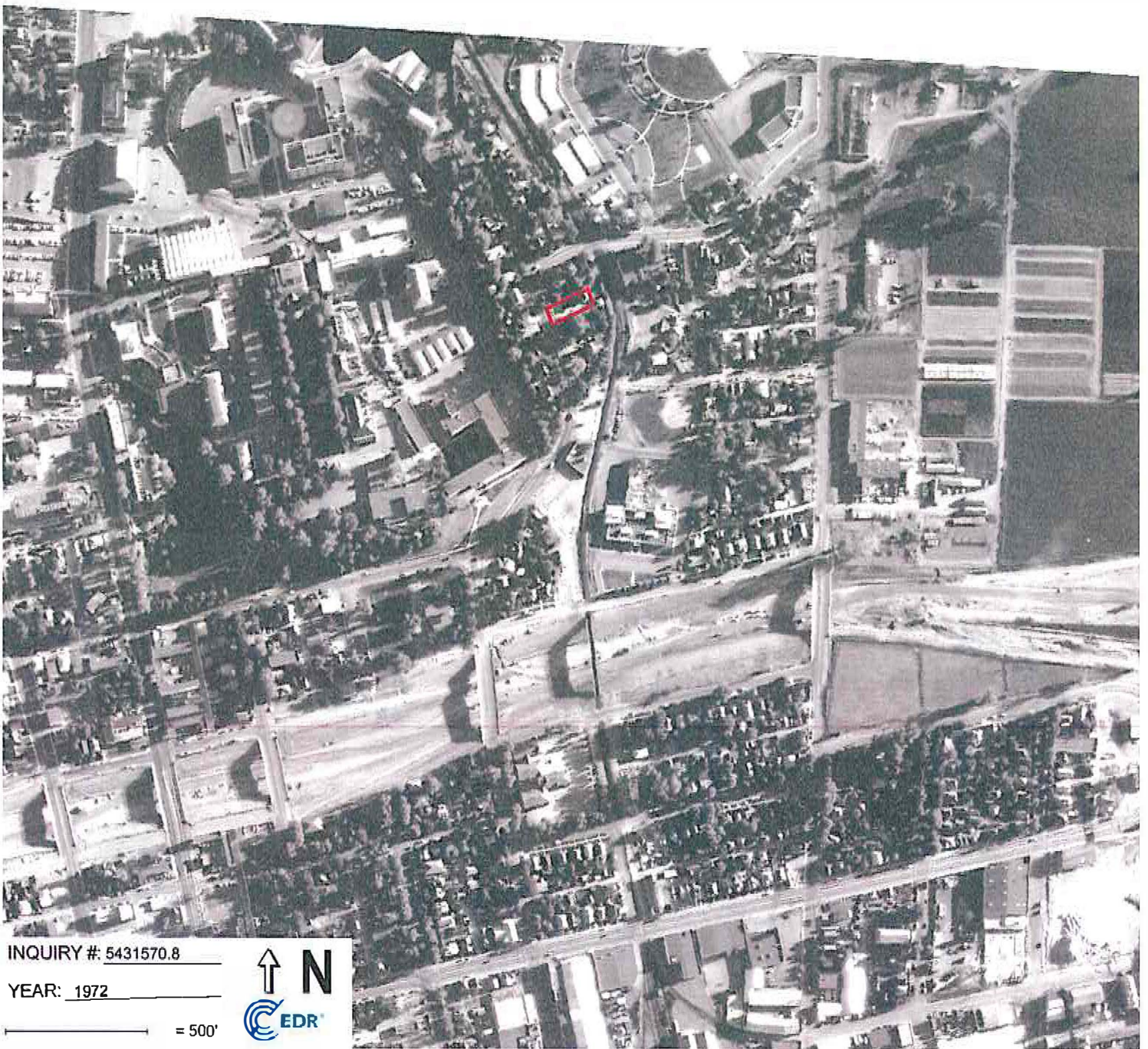
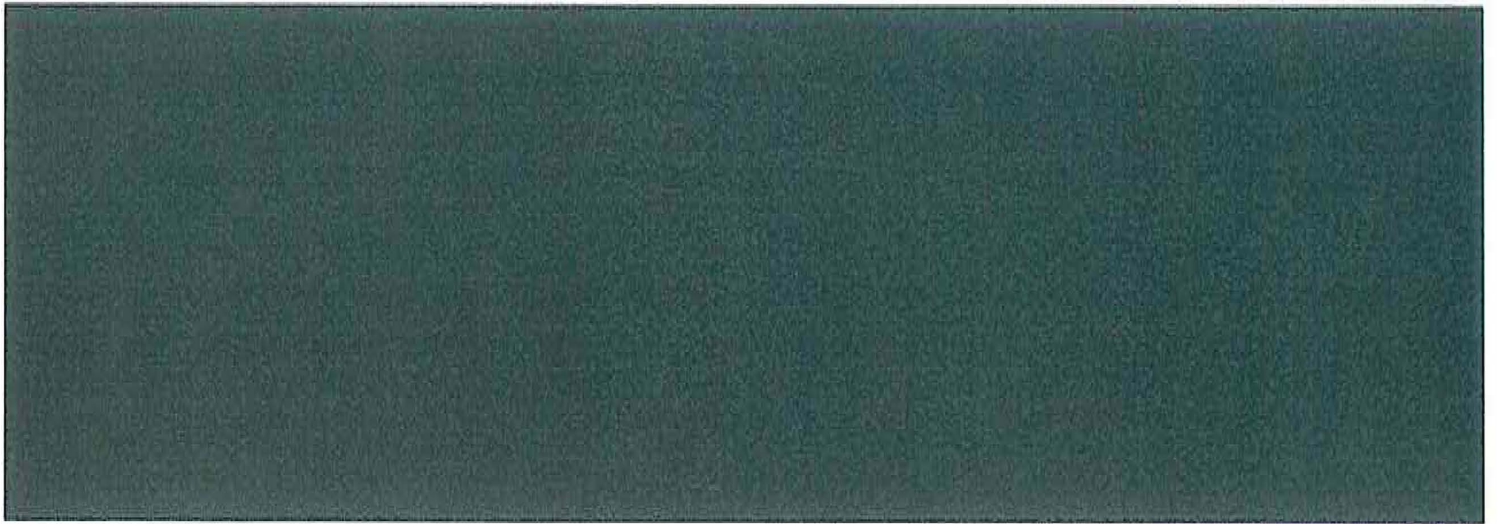


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YEAR: 1994

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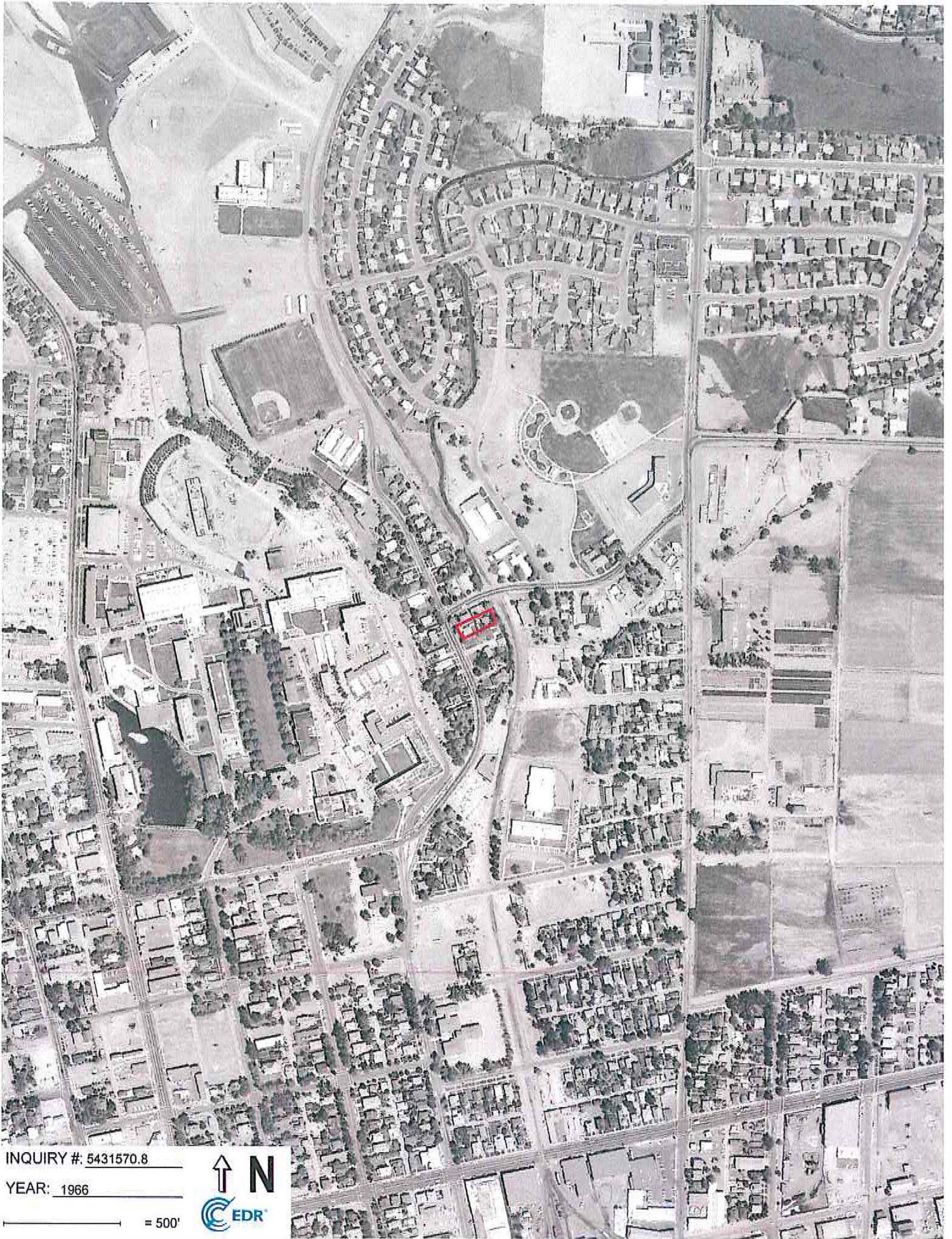


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YEAR: 1972

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INQUIRY # 5431570.8

YEAR: 1966

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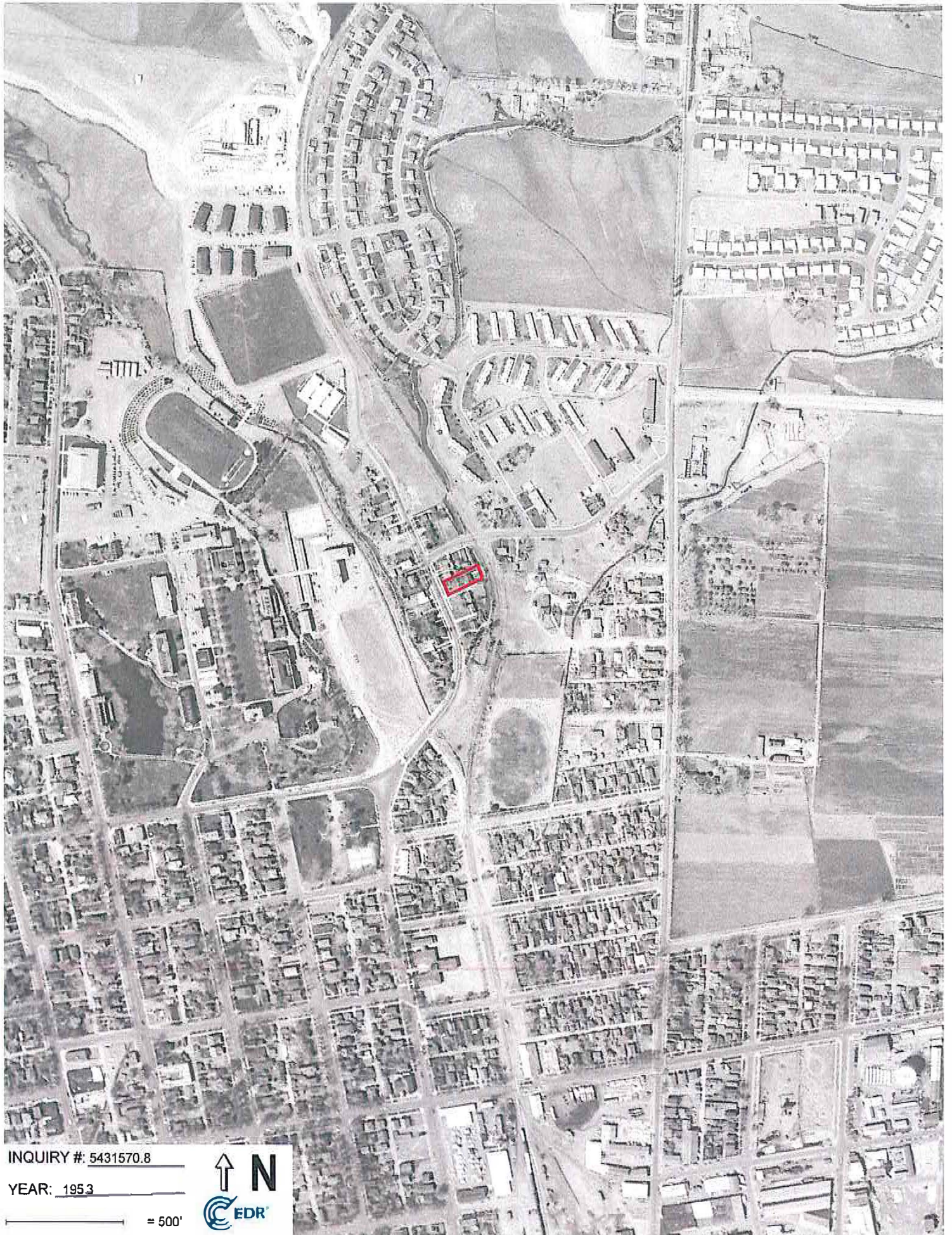


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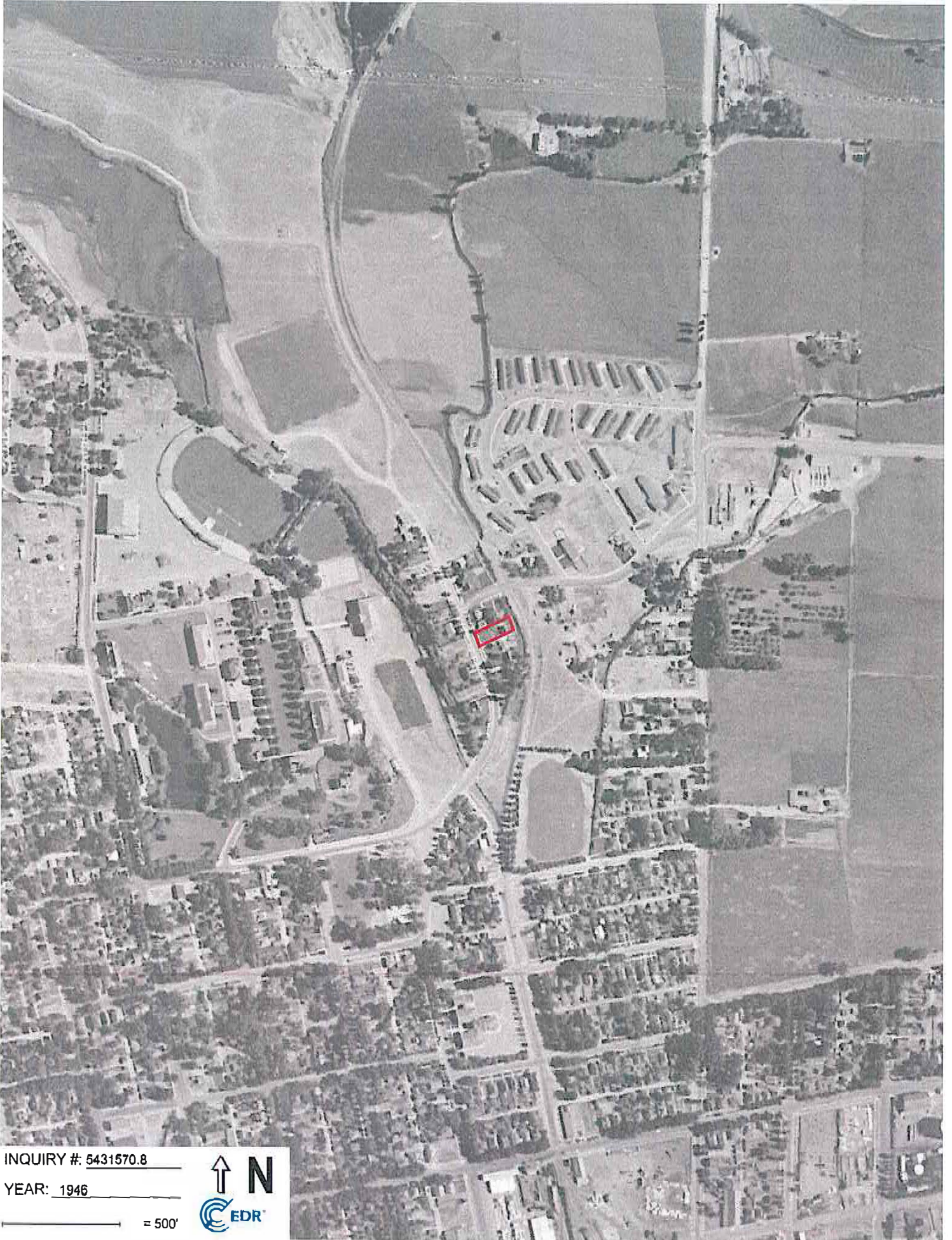


INQUIRY #: 5431570.8

YEAR: 1953

= 500'





INQUIRY #: 5431570.8

YEAR: 1946

— = 500'





INQUIRY #: 5431570.8

YEAR: 1939

— = 500'



Ph I ESA, Residence  
1072 Evans Avenue  
Reno, NV 89512

Inquiry Number: 5431570.4

September 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

09/21/18

**Site Name:**

Ph I ESA, Residence  
1072 Evans Avenue  
Reno, NV 89512  
EDR Inquiry # 5431570.4

**Client Name:**

McGinley Associates  
815 Maestro Drive  
Reno, NV 89511  
Contact: Krista Wahnefried



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

**Search Results:**

**P.O.#** NA  
**Project:** UNR070

**Coordinates:**

**Latitude:** 39.539395 39° 32' 22" North  
**Longitude:** -119.810938 -119° 48' 39" West  
**UTM Zone:** Zone 11 North  
**UTM X Meters:** 258436.26  
**UTM Y Meters:** 4380410.55  
**Elevation:** 4544.13' above sea level

**Maps Provided:**

2015  
1982  
1974  
1967  
1951  
1950  
1893  
1891

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## Topo Sheet Key

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

### 2015 Source Sheets



Reno

7.5-minute, 24000

### 1982 Source Sheets



Reno

7.5-minute, 24000  
Aerial Photo Revised 1978

### 1974 Source Sheets



Reno

7.5-minute, 24000  
Aerial Photo Revised 1974

### 1967 Source Sheets



Reno

7.5-minute, 24000  
Aerial Photo Revised 1966

## Topo Sheet Key

---

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

### 1951 Source Sheets



Reno

15-minute, 62500  
Aerial Photo Revised 1946

### 1950 Source Sheets



Reno

15-minute, 62500  
Aerial Photo Revised 1946

### 1893 Source Sheets



Reno

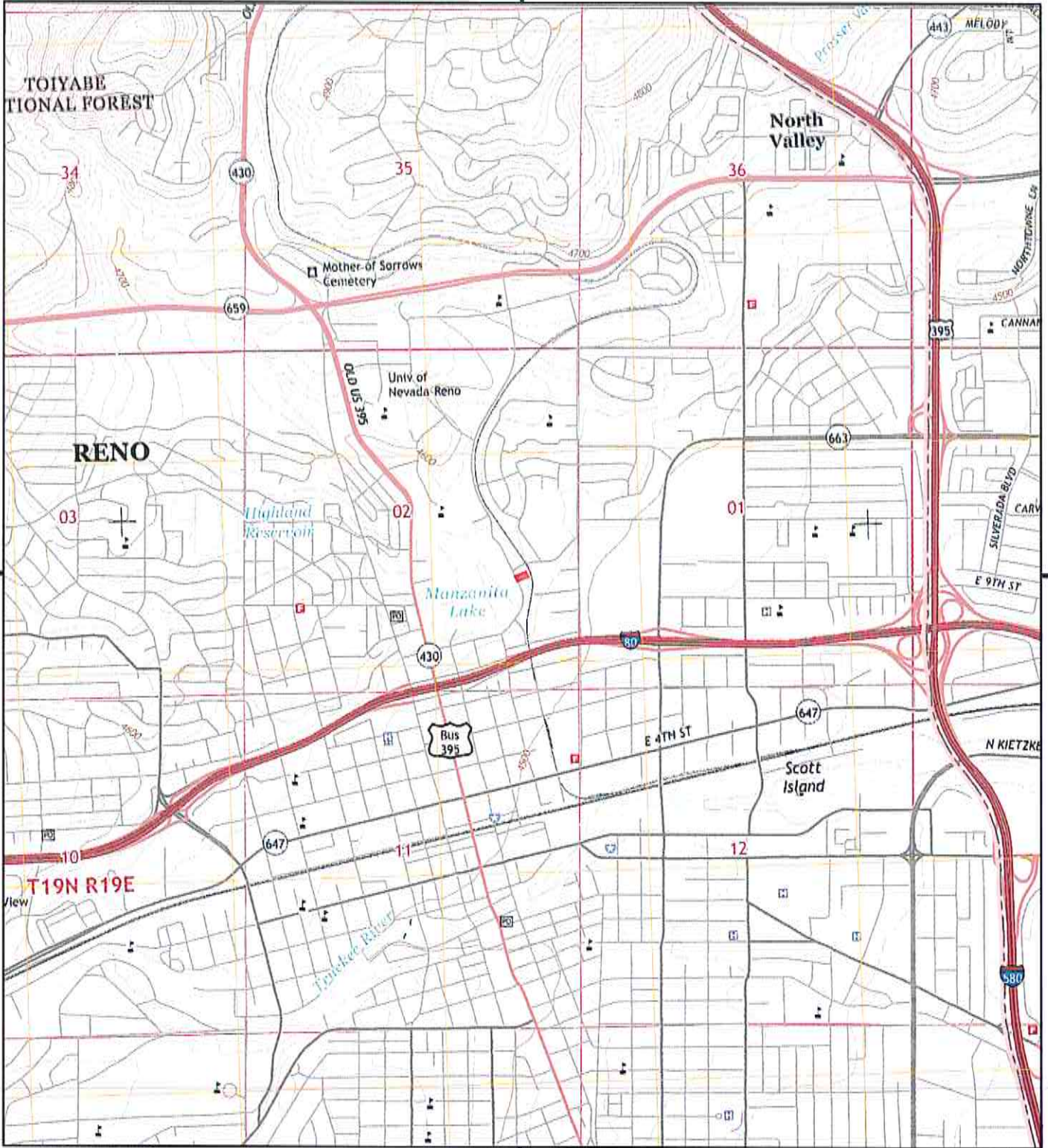
30-minute, 125000

### 1891 Source Sheets

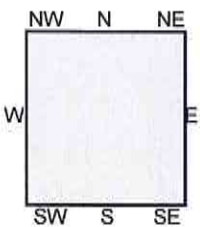
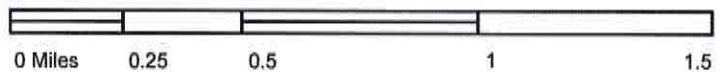


Reno

30-minute, 125000



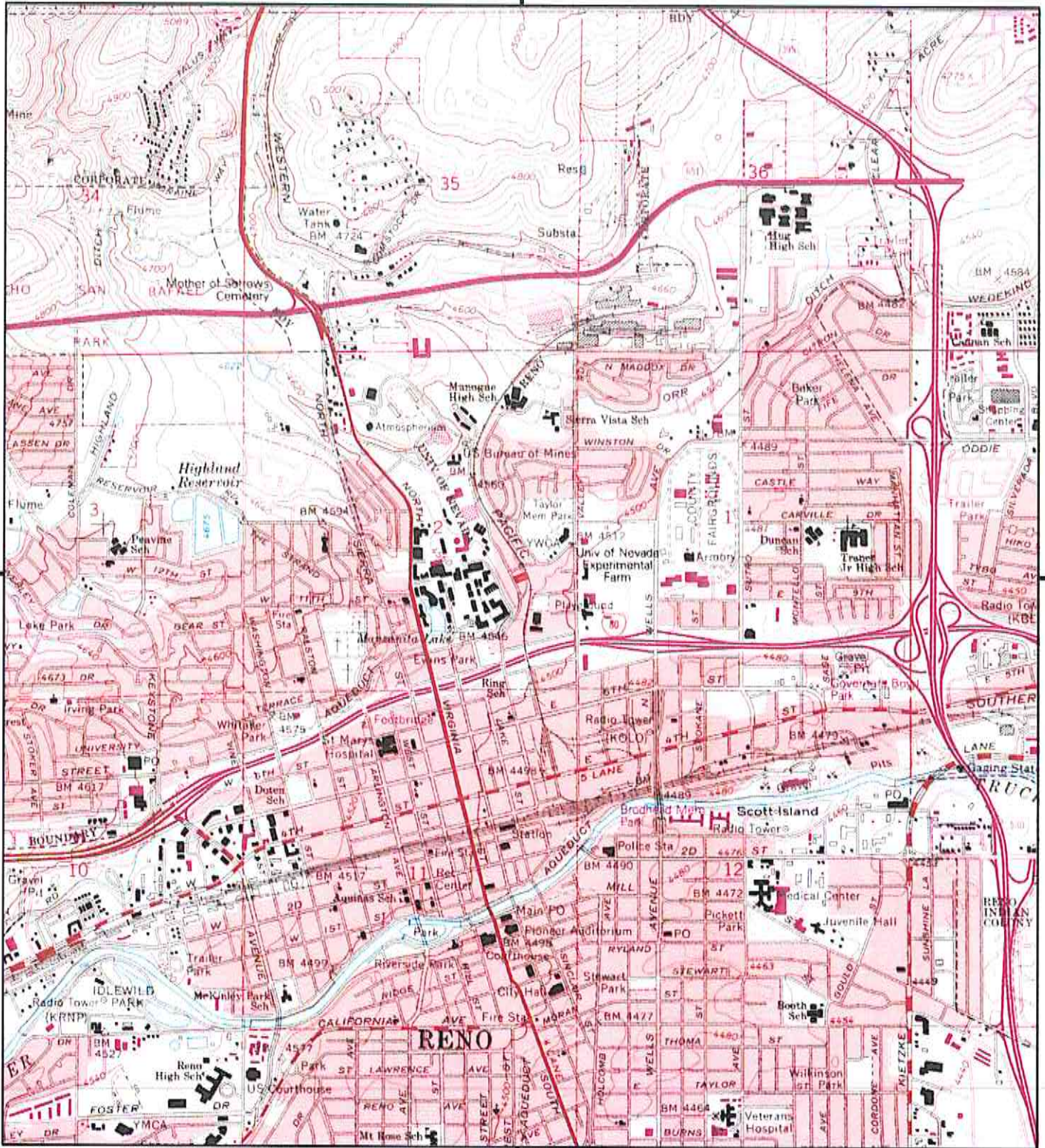
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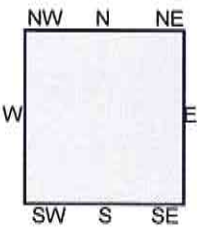
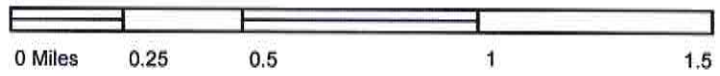
TP, Reno, 2015, 7.5-minute

SITE NAME: Ph I ESA, Residence  
 ADDRESS: 1072 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates





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



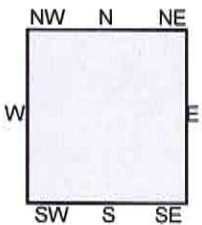
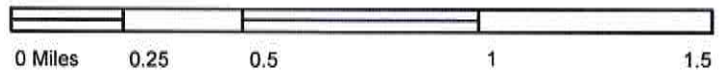
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SITE NAME: Ph I ESA, Residence  
 ADDRESS: 1072 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates





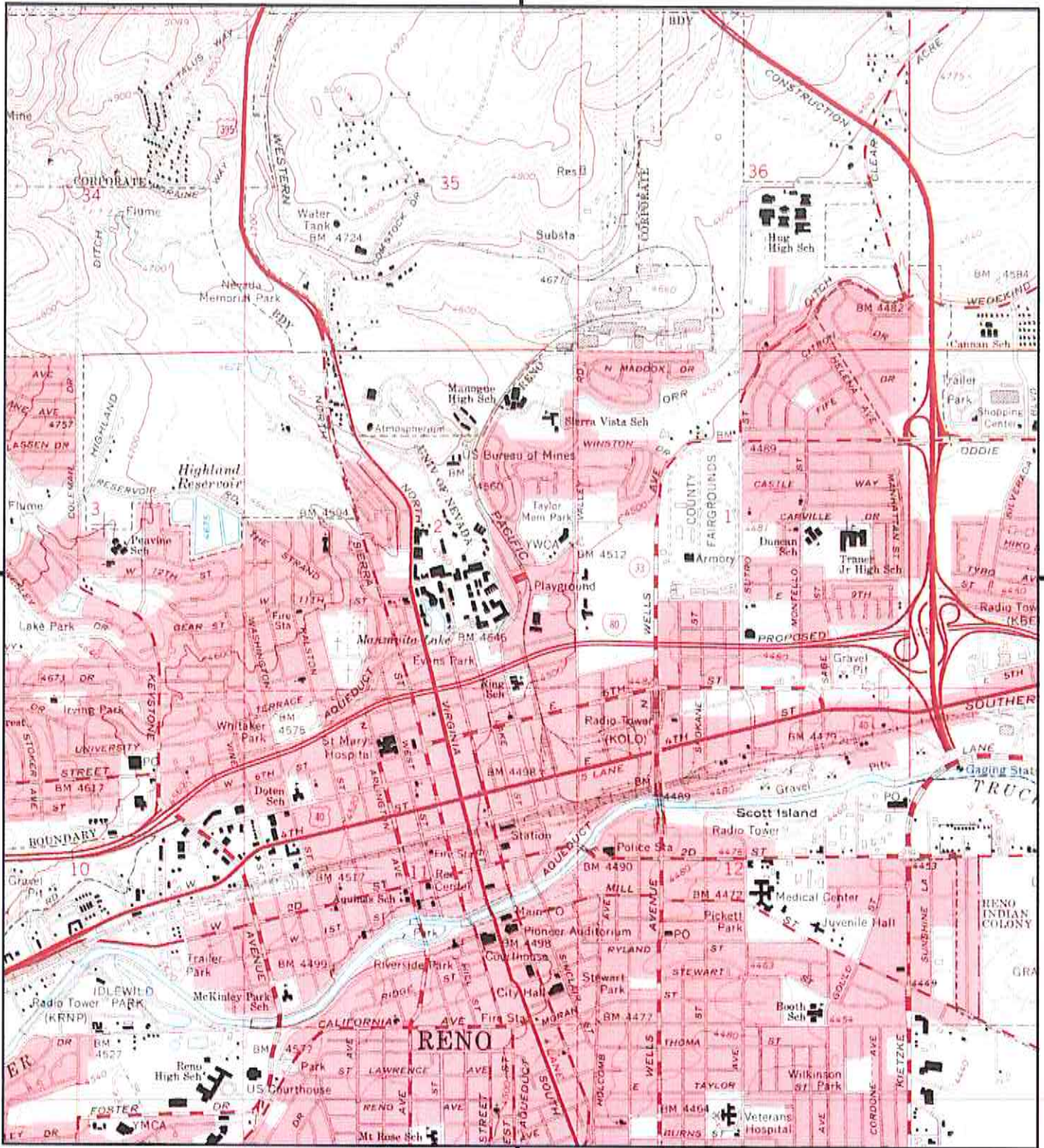
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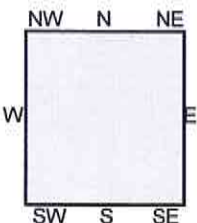
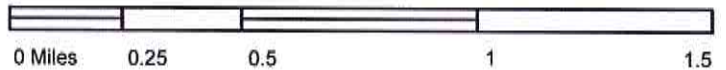
TP, Reno, 1974, 7.5-minute

SITE NAME: Ph I ESA, Residence  
 ADDRESS: 1072 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates





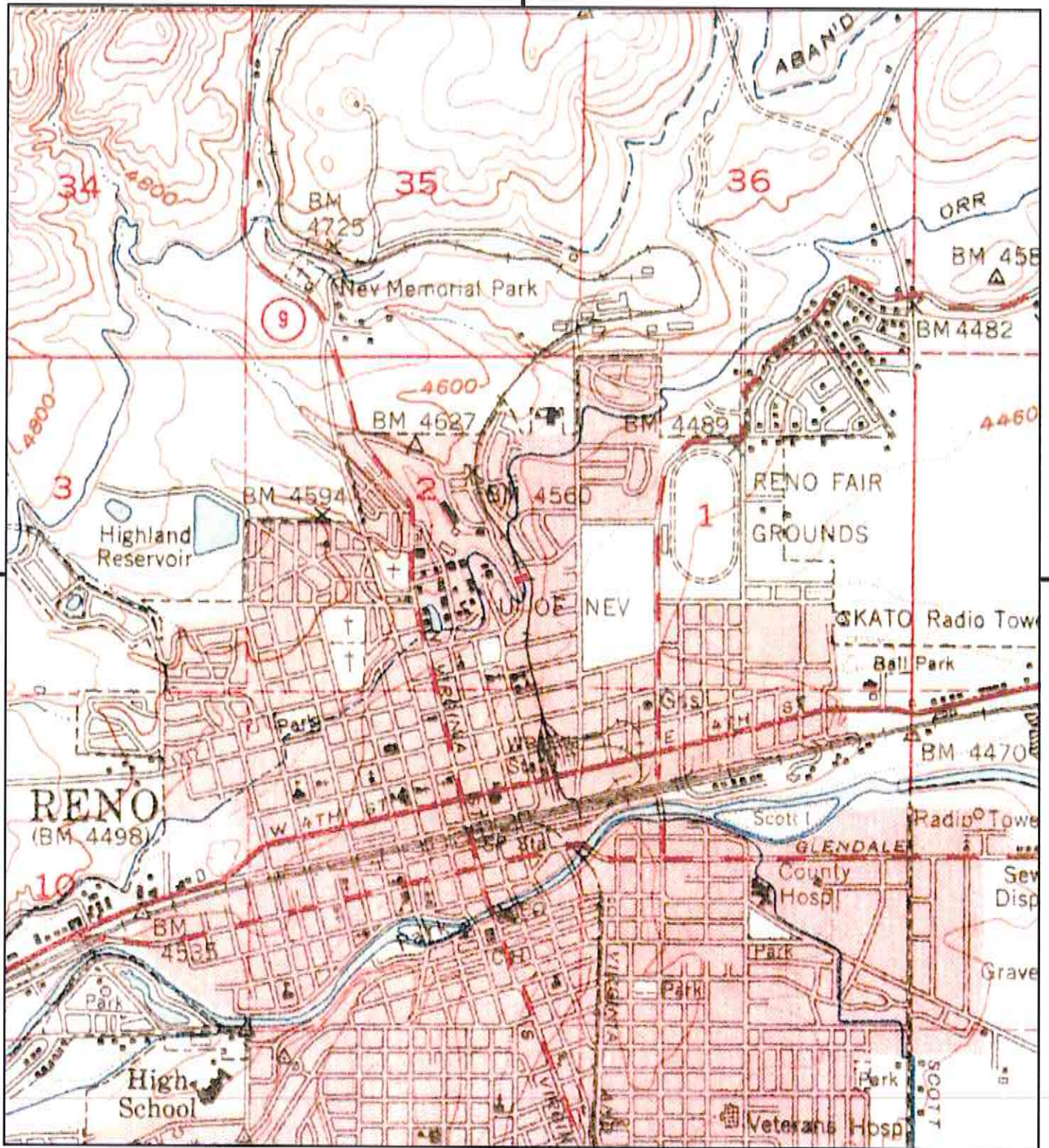
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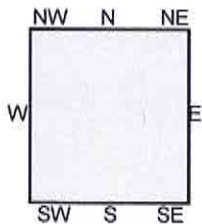
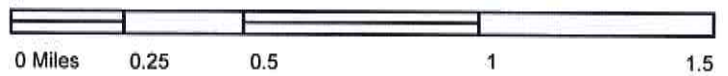
TP, Reno, 1967, 7.5-minute

**SITE NAME:** Ph I ESA, Residence  
**ADDRESS:** 1072 Evans Avenue  
 Reno, NV 89512  
**CLIENT:** McGinley Associates





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

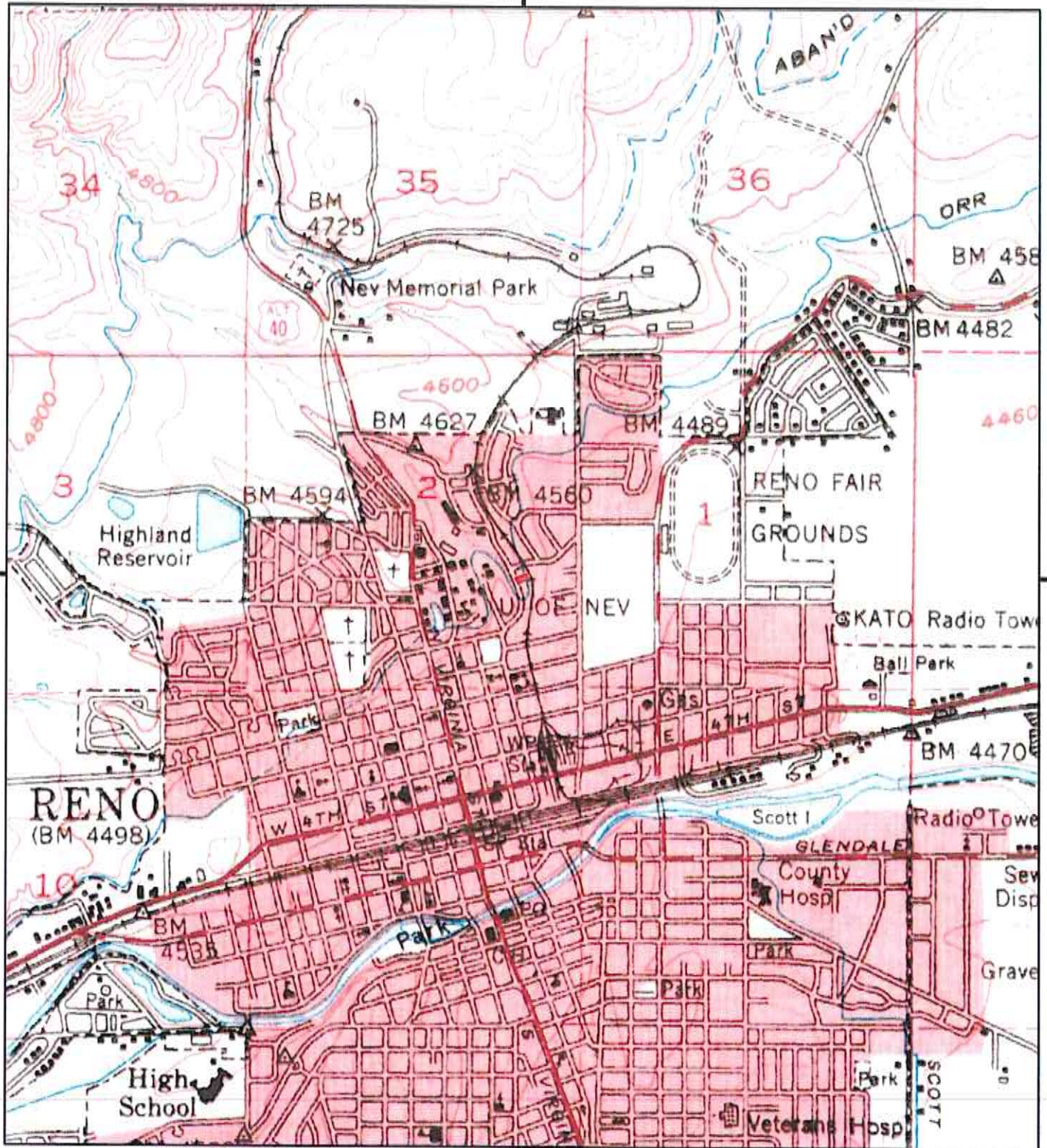


TP, Reno, 1951, 15-minute

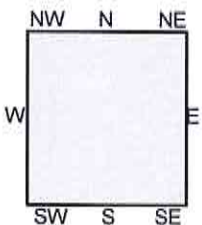
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 ADDRESS: 1072 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates







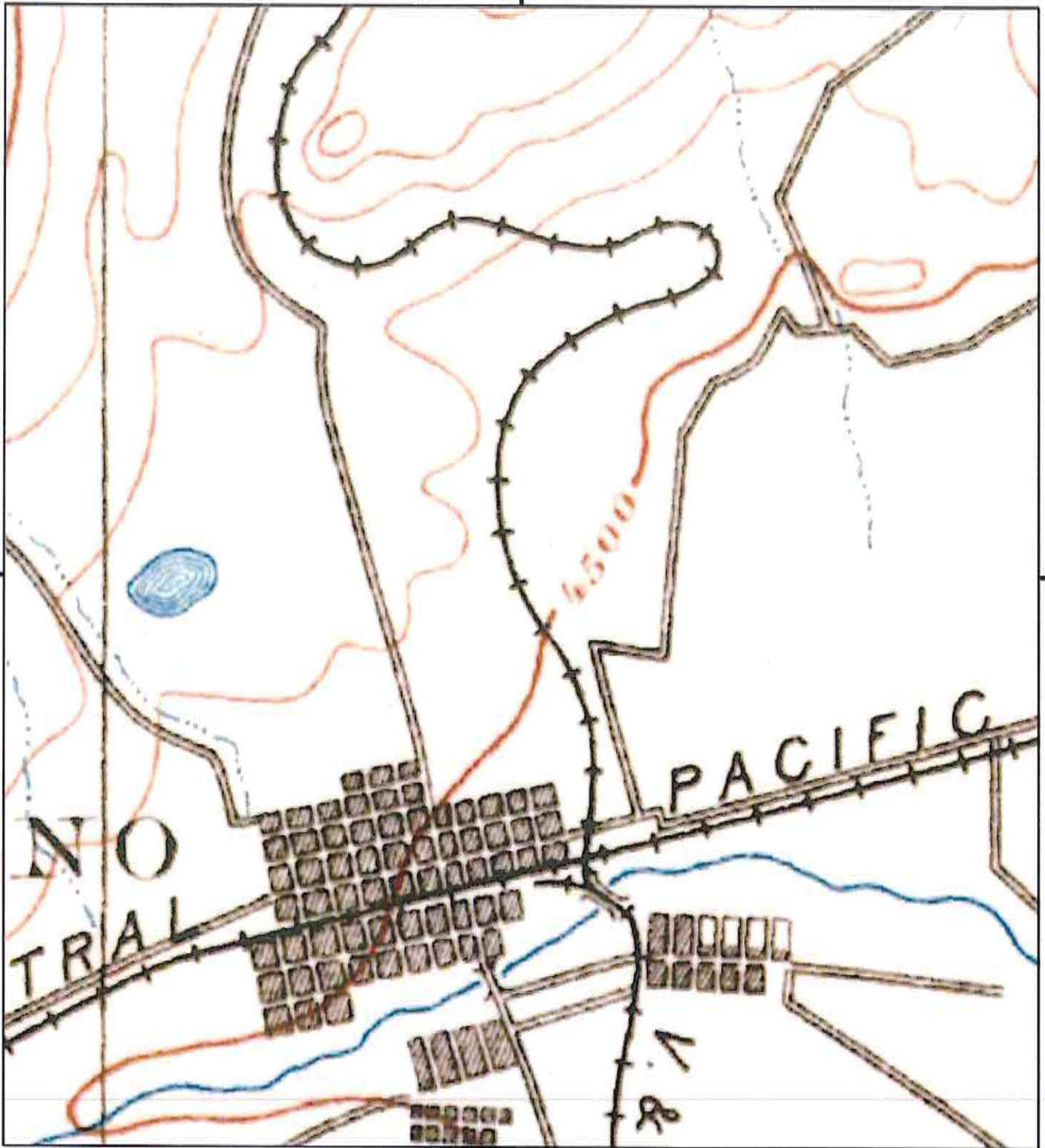
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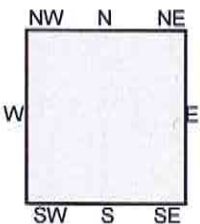
TP, Reno, 1950, 15-minute

SITE NAME: Ph I ESA, Residence  
 ADDRESS: 1072 Evans Avenue  
 Reno, NV 89512  
 CLIENT: McGinley Associates





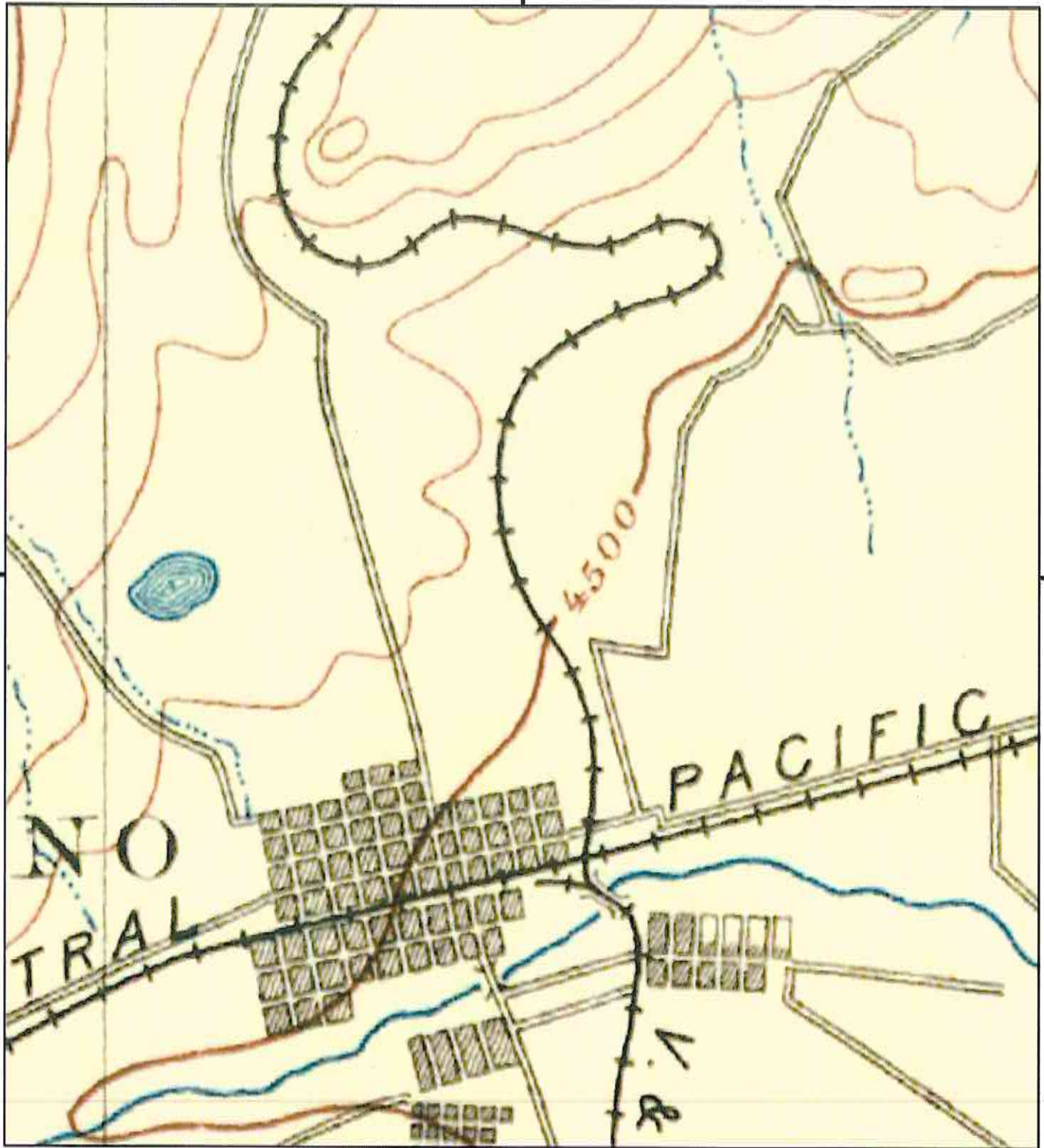
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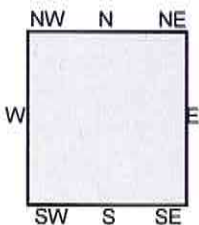
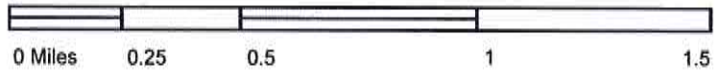
TP, Reno, 1893, 30-minute

SITE NAME: Ph I ESA, Residence  
ADDRESS: 1072 Evans Avenue  
Reno, NV 89512  
CLIENT: McGinley Associates





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



TP, Reno, 1891, 30-minute

SITE NAME: Ph I ESA, Residence  
ADDRESS: 1072 Evans Avenue  
Reno, NV 89512  
CLIENT: McGinley Associates



# **APPENDIX E**

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

---

Ph I ESA, Residence  
1072 Evans Avenue  
Reno, NV 89512

Inquiry Number: 5431570.3  
September 23, 2018

## Certified Sanborn® Map Report



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Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

09/23/18

**Site Name:**

Ph I ESA, Residence  
1072 Evans Avenue  
Reno, NV 89512  
EDR Inquiry # 5431570.3

**Client Name:**

McGinley Associates  
815 Maestro Drive  
Reno, NV 89511  
Contact: Krista Wahnefried



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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 #** BFED-464B-91B0  
**PO #** NA  
**Project** UNR070



Sanborn® Library search results

Certification #: BFED-464B-91B0

**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, Residence**

1072 Evans Avenue  
Reno, NV 89512

Inquiry Number: 5431570.5  
September 25, 2018

## The EDR-City Directory Image Report



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

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
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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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### 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
1986	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1981	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1976	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1971	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1968	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1964	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1960	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1932	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory

## EXECUTIVE SUMMARY

Year      Target Street      Cross Street      Source

## FINDINGS

### TARGET PROPERTY STREET

1072 Evans Avenue  
Reno, NV 89512

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<b><u>EVANS AVE</u></b>		
2014	pg A1	EDR Digital Archive
2010	pg A3	EDR Digital Archive
2005	pg A5	EDR Digital Archive
2000	pg A7	EDR Digital Archive
1995	pg A9	EDR Digital Archive
1992	pg A11	EDR Digital Archive
1986	pg A13	Polk's City Directory
1981	pg A15	Polk's City Directory
1976	pg A17	Polk's City Directory
1971	pg A19	Polk's City Directory
1968	pg A21	Polk's City Directory
1964	pg A24	Polk's City Directory
1960	pg A26	Polk's City Directory
1932	pg A28	Polk's City Directory

## FINDINGS

### CROSS STREETS

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

### HIGHLAND AVE

2014	pg. A2	EDR Digital Archive
2010	pg. A4	EDR Digital Archive
2005	pg. A6	EDR Digital Archive
2000	pg. A8	EDR Digital Archive
1995	pg. A10	EDR Digital Archive
1992	pg. A12	EDR Digital Archive
1986	pg. A14	Polk's City Directory
1981	pg. A16	Polk's City Directory
1976	pg. A18	Polk's City Directory
1971	pg. A20	Polk's City Directory
1968	pg. A22	Polk's City Directory
1968	pg. A23	Polk's City Directory
1964	pg. A25	Polk's City Directory
1960	pg. A27	Polk's City Directory
1932	pg. A29	Polk's City Directory

## **City Directory Images**

**EVANS AVE 2014**

920	LAWLER, JOHN R
928	MCCREADY, HANNAH
930	MAUSERT MARK ESQ
1045	OCCUPANT UNKNOWN,
1055	PLATZ, WADE D
1056	BOCKS, MICHAEL P BOCKSCO BUILDERS
1065	LUCAS, MARK K
1066	BRUCE, JANICE A
1071	BEAR, SARAH E DELTA GAMMA
1072	OAKIE, BRENTON
1080	DALEY, LESLIE
1081	ALVARADO, CHRISTIAN
1110	OCCUPANT UNKNOWN,
1115	OCCUPANT UNKNOWN,
1121	TRUDELL, JOSHUA
1125	HUNTER, JUNE OCCUPANT UNKNOWN,
1127	KNIGHT, CODY
1128	MICHELSSEN, LUKE
1130	ROLOFF, SPENCER M
1133	JONES, DAVID R

**HIGHLAND AVE 2014**

340	SPIKES, DAVID W
401	BUCK, STEVEN M
403	OCCUPANT UNKNOWN,
404	NAVARRO-RAMIREZ, ADRIAN
405	WHARTON, CECELIA P
406	OCCUPANT UNKNOWN,
407	HARVEY, AMANDA R
408	SINGH, VIJAY
409	AYERS, MONIQUE C
410	OCCUPANT UNKNOWN,
412	OCCUPANT UNKNOWN,
414	GALLEGOS, MAURILIO
420	BLANKENSHIP, AIDA MCPHAIL, JOSHUA D
434	THORNTON, HALE C
456	GLER INCORPORATED WELLS, RODNEY A
470	OCCUPANT UNKNOWN,
472	OCCUPANT UNKNOWN, TRUONG, NHAN N
475	PASTORINO, NORMAN F
490	BRUCATO, JOSEPH A CHEN, KELLY LUBEK, JORDAN N MCINTOSH, JASMINE M MORENO, MARY QU, TIAN TIAN ROBINSON, CYNTHIA ROMERO, KATHERINE SOTO, CYNDY G
496	CESPEDES, JOVANAH DAY, JENNIFER S
498	CLARK, HILLARY MILLER, JASMINE E

**EVANS AVE 2010**

729	JIANGSON DUKE LLC PICKER MARC ATTORNEY AT LAW
835	SIGMA ALPHA EPSILON HOUSE
912	GREAT BASIN INSTITUTE
930	ATCHESON FRED H MAUSERT MARK ESQ WILKIN LAW OFFICE
1055	QI, ALADAER
1056	BOCKS, MICHAEL P BOCKSCO BUILDERS
1065	LUCAS, MARK K
1066	BRUCE, JANICE A
1071	DIAZ, SHIRLEY
1072	MARTIN, AMBER J
1078	BRYAN, PHOEBE M
1081	SARRADEL, MICHAEL
1110	SHI, ZHIPEI
1120	MINTER, GARY D
1121	TRACY, ERIC M
1125	HUNTER, JUNE WHISTLER, EMILY A



**HIGHLAND AVE 2010**

340	SPIKES, DAVID W
404	NAVARRO-RAMIREZ, ADRIAN
405	WHARTON, CECELIA C
406	SAHTELI, KRISHNA
408	SOTO, M
409	AYERS, MONIQUE C
412	RODRIGUEZ, CARLOS B
414	GALLEGOS, MAURILIO
434	THORNTON, HALE C
438	MAEDEL, HELEN M
456	CAYAN LIMITED PARTNERSHIP GEDSA INC GLER INC WELLS, RODNEY A
472	TRUONG, NHAN N
475	PASTORINO, NORMAN F
486	CASHELL JAMES P SAFE HARBORS OF NEVADA
490	BRUCATO, CARMEN HOWARD, ROY W KRAMER, SUNSHINE LUBEK, JORDAN N MCINTOSH, JASMINE M MUDGE, JORDON PEARSON, TRAVIS RAMIREZ, KIMBERLY ROBEY, ADAM STANDIFER, JOHN ZARERES, ANGELA L
496	MACRAE, TOBY PARE, MARIA
498	POORANAMAILLAI, JEYASUTHAN

**EVANS AVE 2005**

930	ATCHESON FRED H MAUSERT MARK ESQ
1045	HAFEN, ARTHUR
1056	BOCKS, MICHAEL P BOCKSCO BUILDERS
1061	CRISIS CALL CENTER
1071	SPARKMAN, ELLIOT E
1072	URRUTIA, MARY C
1078	BRYAN, PHOEBE M
1081	ASHBAUGH, JONATHAN N
1110	SPETH, CHARLES F
1115	HEALY, ROSALIE S
1120	MINTER, GARY D
1121	OLSON, JESSE
1125	MARVIN, JESSICA
1126	SCHOFIELD, RYAN
1127	TOLL, JOHN P
1130	MOKI, DAIGO
1136	QUAGLIERI, MICHAEL
1137	SILVEIRA, EDWARD
1140	BUFFA, JOHN W
1147	GROW LANE J IVERSON, RODNEY D

**HIGHLAND AVE 2005**

340 AKERS, FLORENCE H  
400 ROBLES, FRANCISCA  
405 WHARTON, CECELIA C  
406 GUERRERO, ANTONIO  
408 MARIZAL, DOMINGO R  
409 CROWELL, DAVID J  
412 OAXACA, MARTIN  
414 GALLEGOS, MAURILIO  
434 THORNTON, HALE C  
438 MAEDEL, HELEN M  
456 CAYAN LIMITED PARTNERSHIP  
GEDSA INC  
GLER INC  
470 SOUTHAM, JON  
475 PASTORINO, NORMAN F  
486 MORALES, SUSANA R  
STAVA, CONNOR  
490 ALLIS, ERIC  
CASH, DAVE A  
DAHL, KINSEY K  
GAIN, GUADALUPE M  
HAFEN, RUSSELL S  
HOOVER, CARISSA A  
HOWARD, ROY W  
JOHNSON, SETH  
KYRIAKOU, MICHAIL  
LEARNED, THEODORE  
LEE, JIN S  
MCCOMBS, CRIS  
MCCOMBS, DALE B  
NORBY, JOSEPH  
OLSON, KEVIN  
ROBERTS, DARLA  
VALERA, DALBUIN  
496 BELLENGER, MARGERY  
DAHL, DIXIE  
GIPFORD, CHARLOTTE  
WILZBACHER, JAMES F  
498 BEHNOUD, ALI  
CALHOON, ANDREA M  
CROWTHER, DANIELLE  
JOHNSON, MARK

**EVANS AVE 2000**

912	GREGORY, M T
920	JOHNSON, JASON P
	ROBERTSON, YERDA
928	WOODWARD, ELI B
930	CAIN, RUSS
1039	BEITZ, KENNETH W
1050	STRICKLAND, JACK P
1055	FRICKE, AARON B
1056	BOCKS, MICHAEL P
1066	JOHNSON, C E
1081	SWOBODA, BEN D
1110	SPETH, CHARLES
1115	HEALY, JOHN V
1120	ARMSTRONG, SABIA
1125	KEARNEY, KEVIN
	SHUMANN, KEVIN
1126	WEBER, WILLIAM
1127	WOLD, NANCY
1128	VERMES, JOSEPH B
1130	GOPALAKRISHNAN, BALAJI
1133	FENDELANDER, DAVID D
1136	KROPF, C
1140	BUFFA, JOHN
1147	WOFFORD, ANN M
1150	BANTUM, BRIAN M
1170	JACKS, M L

**HIGHLAND AVE 2000**

401	MAXWELL, DIONNE M
402	MEADE, LESTER E
403	BIGGS, NORMAN
420	LIM, D
	PREITAUER, ERHARDT
	PYAT, S R
	PYATA, G R
	VARMA, RAVI
434	THORNTON, V A
438	MAEDEL, HELEN M
456	ST JOSEPH CARE HOME
472	AUSTIN, ROGER
475	PASTORINO, TED
490	BEHRENS, DALTON L
	DEAL, LISA M
	DERMODY, JOHN P
	ELLSWORTH, JAMES
	GAIN, ARLIS C
	MATASSA, THOMAS S
	NARAYANAN, KRISHNA
	PHILLIPS, DAN
	RYAN, TIM
	SCHUMACHER, KELLY A
	SMITH, SARAH L
	TOLETE, FRANK L
	WINDER, SHIRLEY A
	WOLFE, GEORGE E
497	FRIENDS RENO MEETING QUAKER



-

**EVANS AVE 1995**

908	FOCER, JOHN G
912	GREGORY, M T
	HICKS, BESSIE H
930	CAIN, RUSS
1056	BOCKS, MICHAEL P
1066	JOHNSON, CONNIE E
1110	SPETH, CHARLES
1115	HEALY, JOHN V
1125	BUTCHER, LARRY
1126	WEBER, WILLIAM
1130	MAES, MICHAEL C
1133	CRAWFORD, J
	VROMAN, HOLLY
1136	BELL, WILLIAM E
1140	BUFFA, JOHN
1150	COMMON SENSE JANITORIAL

**HIGHLAND AVE 1995**

400	SALGUERO, ELMER
404	HOUSE, B
408	PETERS, RUSSELL
434	THORNTON, V A
438	MAEDEL, HELEN M
456	ST JOSEPH CARE HOME
472	AUSTIN, ROGER
475	PASTORINO, TED
490	ALLISON, MATT
	FEIL, JOHN
	PIEKARZ, CAROL
	SHULL, RONALD
	SINGER, CLINTON
	TAYLOR, RICHARD L
	WALTMAN, DON
497	FRIENDS RENO MEETING QUAKER

**EVANS AVE 1992**

920	KUNITOMI, NORIKO
928	FITZHENRY, LESTER
930	CAIN, RUSS
1045	CALIZAYA, FELIPE ENNIS, JOHN
1049	ROGERS, DAN
1050	STRICKLAND, JACK P
1056	BOCKS, MICHAEL P SEIBERT, SCOTT
1065	CRANDALL, C
1066	JOHNSON, C E
1071	SHERETZ, BILL
1110	SPETH, CHARLES
1115	HEALY, JOHN V
1120	THORNTON, C J
1121	SIMPSON, RICHARD
1126	WEBER, WILLIAM
1127	BUDERUS, TODD
1133	PASCUCCI, LOUIS
1136	BELL, WILLIAM E



**HIGHLAND AVE 1992**

405	GARDELLA, KYLE
408	GUTHRIE, LLOYD
414	HOWELL, JANICE
434	THORNTON, V A
438	MAEDEL, HELEN M
456	ST JOSEPH CARE HOME
472	AUSTIN, ROGER
475	PASTORINO, TED
490	ABDELGHAFAR, SABER M
	BENNECKE, JASON
	PAUL, JEFFREY S
	PIEKARZ, C
49011	SHULL, RONALD
49025	FEIL, JOHN
49028	TAYLOR, RICHARD L
49029	WALTMAN, DON

## EVANS AVE 1986

920 Robertson Jos H © 329-1649

928 No Return

930 Cain Russell R © 322-3765

## RECORD ST INTERSECTS

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

1039 Vacant

1045 Wilson Nathl © 322-2035

1049 Rogers Dan R © 329-1546

★Rogers Barbara A

1050 Stricklind Jack P © 322-1442

1055 Platz Craig D ©

1056 Bocks Spencer W © 323-8594

1061 No Return

1065 Crandall Harold 329-9632

1066 Johnson Constance E Mrs © 323-3882

1071 Sheretz Richd C © 323-2414

1072 Urrutia Mary C Mrs © 323-4512

1078 Bryan Phoebe

1080★Utin Mike D 329-0549

1081★Broadhead Barry D

## HIGHLAND AV INTERSECTS

1110 Speth Charles F © 323-4431

1115 Healy John V © 329-5033

1120 Thornton Clarence J © 323-5453

1121★Koslowski Todd M 329-4993

1125 Fragione Albert V © 322-5999

1126 Collings D A 786-6064

1127★Chhina S

1128 Busch Phillip F ©

1130 Vacant

1133 Pascucci Louis ©

1136 P. J. W. D. © 322-1000

## HIGHLAND AVE 1986

10

HIGHLAND AVE —FROM 1295  
VALLEY RD WEST

ZIP CODE 89512

400★Nguyen Mo

401 Vacant

403★Gregorio Chas A

404 Vacant

405★Ciesynski Tom 322-0142

406★Pura Richd J 786-5581

407 Steele Ora

408★St Andre Ted

409 Vacant

410★Shriver Donald 322-1746

412★Ngai Thai 323-8526

414 Seminara John 323-2334

420 Hill Sophia G Mrs © 323-4034

BEECH ST INTERSECTS

434 Thorton Hale Mrs © 323-7786

438 Maedel Helen M © 786-2260

456 Parkview Manor rest home 323-5629

## EVANS AVE 1981

300 Call Russell R © 322-3760

## RECORD ST INTERSECTS

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

1039 Linscott A

1045 Wilson Nathl © 322-2035

1049 Rogers Dan R © 329-1546

1050 Strickland Jack P © 322-1442

1055 Platz Craig D © 786-4458

1056 Bocks Spencer W 786-8364

1061 Martin Ray C ©

1065 Funk Alfred 323-4381

1066 Johnson Constance E Mrs © 323-3882

1071 Sheretz Richd C © 323-2414

1072 Urrutia Mary C Mrs © 323-4512

1078★Bryan Phoebe

1080★Mc Cree John 348-7416

1081★Fields-Murphy Tina 329-3628

## HIGHLAND AV INTERSECTS

1110 No Return

1115 Healy John V © 329-5033

1120 Thornton Clarence J © 323-5453

1121 Leeth Dan 786-8838

1125 Fragione Albert © 322-4346

1126★Taylor Tracy

1127 Chhina Sandra Y © 329-2734

## HIGHLAND AVE 1981

400 Highland Apartments

Bang Houg Mrs

401★Abos Richd 323-1536

403★Thompson Perry

404★Lee Mike

405★Mc Killip Guy 322-0995

406★Hazley Kelly 322-8446

408★Beezley M E 329-6877

409★Desjardin Brade E 329-2693

410★Peterson Sam

412★Greer Jon 322-6801

414★Austin Doug

420 Hill Sophia G Mrs © 323-4034

BEECH ST INTERSECTS

434 Thorton Hale Mrs © 323-7786

438 Maedel Helen M © 786-2260

456 Mc Bride's Golden Age Boarding Home  
Inc rest home 323-5629

## EVANS AVE 1976

500 Call Russell St © 322-3100

## RECORD ST INTERSECTS

1000 Sierra Pac Power Co (Univ Of Nev  
Sub Sta)

1039 Prescott Pearl E Mrs © 322-3747

1045 Wilson Nathl © 322-2035

1049 Rogers Dan R © 329-1546

1050 Strickland Jack P © 322-1442

1055 Fleming Vivian Mrs © 323-4246

1056 Knollhoff Gene N 788-0200

1061 Shumway Keith A © 323-0531

1065 Chhina Sandra Mrs 329-2734

1066 Johnson Constance E Mrs © 323-3882

1071 Sheretz Richd C ©

1072 Urrutia Mary C Mrs © 323-4512

1078 Hoge Earl E © 322-1866

1080 Stopper Lois Mrs © 329-0923

1081★Diversky Robt

## HIGHLAND AV INTERSECTS

1110 Cooper Douglas G 786-3378

HIGHLAND AVE 1976

**HIGHLAND AVE —FROM VALLEY  
RD WEST 4 NORTH OF 9TH ST****ZIP CODE 89502****340★Foxen John****400 Highland Apartments****Bay Cynthia****401★Kreiger John 322-7554****403 Ruffin Henry****404 Burroughs Lindee 786-6026****405 Boswell John 329-7479****406 No Return****407 Vacant****408 No Return****409★Long William****410★Weiner Lynn****412★Clune Dan 323-8748****414★Shek Dinesh T 323-0165****420 Hill Sophia G Mrs © 323-4034****BEECH ST INTERSECTS****438 Maedel Manly O © 323-4651****456 Mc Bride's Golden Age Home rest  
home 323-5629****470 Austin Irene B © 322-8313****472 Highland Manor 322 8313**

## EVANS AVE 1971

912 Gregory Maude T © 329-2808

920 Robertson Joseph H © 323-8955

Rear Fields Odie N

928 Daley Fred J 786-1302

930 Cain Russell R © 322-3765

## EAST ST INTERSECTS

1039 Prescott Pearl E Mrs © 322-3747

1045 Wilson Nathl © 322-2035

1049 Rogers Dan R © 329-1546

1050 Strickland Jack P © 322-1442

1055 Fleming Vivian Mrs © 323-4246

1056 Vacant

1061 Shumway Keith A © 323-0531

1065 Garra Gerard 329-5743

1066 Johnson Constance E Mrs © 323-3882

1071 Sheretz Richd C © 323-0728

1072 Urrutia Mary C Mrs © 323-4512

1078 Hoge Earl E © 322-1866

1080 Thomas L Geo ©

1081 Mc Mullen Howard L © 786-6838

## HIGHLAND AV INTERSECTS

1110 Rannells Robt

1115 Healy John V © 329-5033

1120 Thornton Clarence J © 323-5453

1121 Edsall Leonard

Berg Arth



HIGHLAND AVE 1971

10

**HIGHLAND AV —FROM VALLEY RD  
WEST, 4 NORTH OF 9TH ST****ZIP CODE 89502****340 Vacant****BEECH ST BEGINS****400 Taylor Dick Memorial Park****Woods Larry 786-2598****401 Keith Chester****403 Ronan Michl C 786-2172****404 Laville Ben 322-6488****405 Boswell John****406 Coluse Patricia M****407 Simmons Charles E****408 Ferrer Goldie****409 Saint Pierre Doris 329-1913****410 Hayes Margie****412 Alfonso Art 329-3700****414 Guthrie Jennifer L 323-3612****420 Hill Sophia G Mrs © 323-4034****438 Maedel Manly O © 323-4651****456 Mc Bride's Golden Age Home rest home****323-5629****Stofleth Vern ©**

## EVANS AVE 1968

908 POLLARD WELCOME R • 323-0057  
 908½ ARMSTRONG DAVID B • 323-8301  
 912 NIELSON MELDEN • 323-0560  
 920 ROBERTSON JOSEPH H • 323-8955  
 928 VACANT  
 930 CAIN RUSSELL R • 322-3765  
 1039 PRESCOTT PEARL E MRS •  
 322-3747  
 1045 WILSON NATHL • 322-2035  
 1049 ROGERS DAN R • 329-1546  
 1050 STRICKLAND JACK P • 322-1442  
 1055 FLEMING CHARLES E • 323-4246  
 1056 MORRISON WM H FA9-5025  
 1061 WILLIAMS LORING R • 323-8544  
 1065 SPEARS THEO • 329-9072  
 1066 JOHNSON MERVIN T • 323-3882  
 1071 SHERETZ RICH D C • 323-0728  
 1072 URRUTIA MARY MRS • 323-4512  
 1078 HOGE EARL E • 322-1866  
 1080 STOPPER LOIS V MRS •  
 329-8356  
 1081 NO RETURN  
 ---HIGHLAND AV INTERSECTS  
 1110 MAOSEN ELEANOR H MRS •  
 323-7593  
 1115 HEALY JOHN V • 329-5033  
 1120 THURNTON CLARENCE J •  
 323-5453  
 1121 MELZER CLARENCE W • 329-6033  
 1125 FRAGROVE ALBERT • 322-4346  
 1125½ CARRINGTON FRED 322-3516  
 1126 VACANT  
 1127 TULARSKI LURA B MRS •  
 323-3828  
 1128 BRIGNAND JOHN A • 329-4090  
 1130 DUGDALE ROBT J • 322-9984  
 1133 PASCUCCI LOUIS • 329-1288  
 1136 BELL WM E • 322-1226  
 1137 NOE PATK L • 322-8281  
 1140 FLORES ROBT E • 322-7701

HIGHLAND AVE 1968

10

HIGHLAND AV -FROM VALLEY RD WEST,  
4 NORTH OF 9TH

---ZIP CODE 89502

340 STITES LARKIN R

---BEECH ST BEGINS

400 TAYLOR DICK MEMORIAL PARK

401 WASELL EDDIE G • 322-7785

403 STRONG STARLA J

404 VACANT

405 BOSWELL HARRY 329-6735

406 VACANT (406 THRU 414)

407 VACANT (407 THRU 409)

420 HILL SOPHIA G MRS • 323-4034

HIGHLAND AVE 1968

116

R L POLK

**HIGHLAND AV—CONTD**

438 MAEDEL MANLY O • 322-1593  
 456 MC BRIDES GOLDEN AGE HOME  
 REST HOME 323-5629  
 470 AUSTIN IRENE MRS  
 472 WESSELLS CHARLES G 322-6652  
 473 PASTORINO ANDREW A • 322-6445  
 475 PASTORINO NORMAN F • 323-6472  
 486 MERRY BEE RANCH NURSERY DAY  
 NURSERIES 786-1698  
 490 HIGHLAND AVENUE APARTMENTS  
 323-3354  
 DDAN FRED 323-3354  
 1 FRY GED  
 2 VACANT  
 3 VACANT  
 4 VACANT  
 5 CHAMBERS DAVID  
 6 VACANT (6 THRU 8)  
 9 VACANT  
 10 SMITH ROLAND  
 496 DORN BENNETT • 323-8784  
 496½ VACANT  
 497 VACANT  
 ---BIRCH ST INTERSECTS

## EVANS AVE 1964

1050 Strickland Jack P 322-1442  
1055 Fleming Chas E © 323-4246  
1056 Bleving Robt L 322-0520  
1061 Williams Loring R © FA3-8544  
1065 Lowman Wm J 322-5515  
1066 Johnson Mervin T © 323-3882  
1071 Sheretz Richd C © 323-0723  
1072 Urrutia Mary C Mrs © 323-4512  
1078 Hoge Earl E © 322-1866  
1080 Stopper Mary L Mrs © 329-8356  
1081 McMullen Howard L © 322-1286

**Highland av intersects**

1110 Madsen Eleanor H Mrs © 323-7593  
1115 Healy John V © 329-5033  
1120 Thornton Clarence J © 323-5453  
1121 Melzer Clarence W 329-6033  
1125 Miller Ralph E © 323-3063  
1125<sup>1</sup>/<sub>2</sub> Vacant  
1126 Collings David A ©

HIGHLAND AVE 1964

10

**HIGHLAND AVENUE - From Valley rd  
west, 4 north of 9th**

340 Stites Larkin R

Beech begins

401 No Return

403 Nuzum Betty Mrs

405 H&amp;H Rentals 329-2557

Gillespie Jas

407 Norseth John A

409 Vacant

410 Carey Chas E 323-1247

420 Hill Sophia G Mrs © 323-4034

438 Maedel Manly O © 322-1593

456 McBride's Golden Age Home  
323-5629

472 Bartlett Ruth M Mrs © 322-3321

473 Pastorino Andrew A © 322-6445

475 Pastorino Norman F © 323-6472

486 Merry Bee Ranch Nursery day  
nurseries 329-4840

## EVANS AVE 1960

912 Stichter Geo H © ΔFA3-5894  
 920 Robertson Jos © ΔFA3-7569  
 928 Cowgill Phillip S ΔFA3-8116  
 930 Cain Russell R © ΔFA2-3765  
 1039 Prescott Pearl E Mrs © ΔFA2-3747  
 1045 Wilson Nathl E © ΔFA2-2035  
 1049 Rogers Dan R bldg contr  
     ΔFA9-1546  
 1050 Clark Jane M Mrs ΔFA3-7580  
 1055 Fleming Chas E © ΔFA3-4246  
 1056 Collins Joseph J ΔFA2-6624  
 1061 Williams Loring R © ΔFA3-8544  
 1065 Bumbalough Robt T ΔFA2-2977  
 1066 Johnson Mervin T © ΔFA3-3882  
 1071 Sheretz Richd C © ΔFA3-0728  
 1072 Urrutia Angelo © ΔFA3-4512  
 1078 Hoge Earl E © ΔFA2-1866  
 1080 Devine Wm E © ΔFA2-7340  
 1081 McMullen Howard L © ΔFA2-1286  
     Highland av intersects  
 1110 Madsen Eleanor E Mrs ©  
     ΔFA3-7593  
 1120 Thornton Clarence J ©  
     ΔFA3-5453  
 1121 Jackson Wm H ΔFA2-4484  
 1125 Miller Ralph E © ΔFA3-3063  
 1125 $\frac{1}{2}$  Vacant  
 1126 Smith Jas E © ΔFA2-5364  
 1127 Smith Lura B Mrs ©  
     ΔFA3-3823  
 1128 Backus Leland W ΔFA2-2738  
 1130 Dugdale Robt J © ΔFA2-9984  
 1133 Pascucci Louis © ΔFA9-1288

## HIGHLAND AVE 1960

10

**HIGHLAND AV—From Valley rd west,  
4 north of 9th****340 Birbaum Billie M Mrs ΔFA2-6519****Beech begins****407 Hart John C © ΔFA2-3325****410 Drury Gladys Mrs © ΔFA2-9198****420 Hill Sophia G Mrs © ΔFA3-4034****438 Maedel Manly O © ΔFA3-4651****456 Fort Highland playground****Lessard Emory L ©****472 Bartlett Ruth M Mrs © ΔFA2-3321****473 Pastorino Andrew A © ΔFA2-6445****475 Pastorino Norman F © ΔFA3-6472****486 Trading Post gro ΔFA3-9448****490 Apartments****Brubaker Eug D ΔFA2-3106****1 Kern Harry****2 Scott Dwight****3 Fast Jos****4 Kadao Steve****5 Vacant****Street continued****496 Dorn Bernice****496½ Ellis John E ©****497 Rogoff Louis S ©**



## EVANS AVE 1932

900 Lewis J V  
908 Luke Cath Mrs (o)  
rear Vacant  
912 Corris Caeser  
Elander C G bldg contr (o)  
920 McDonough J J  
1045 Davis C W (o)  
1050 Clark T W (o)  
1056 Johnson H A  
1061 Scranton C M (o)  
1078 Calhoun Belle Mrs (o)  
1121 Hooper C J  
1127 Rhodes J M  
1137 Harris Edwin

HIGHLAND AVE 1932

**HIGHLAND AV—West from Surprise Valley rd to Evans av, 1 s of city limits**

407 Hart J C (o)

410 Lewis John (o)

420 Hill D D (o)

427 Vacant

430 Block Hayward (o)

490 Carter Henry

# **APPENDIX F**

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## **Environmental Questionnaire**

# ENVIRONMENTAL QUESTIONNAIRE

Site Address: 1072 Evans Avenue (APN 007-082-04), Reno, Nevada

QUESTION:		ANSWER
IF "YES" IS ANSWERED, PLEASE PROVIDE A WRITTEN EXPLANATION IN THE SPACE BELOW THE QUESTION.		
1.	Is the <i>property</i> or any <i>adjoining property</i> used for an <i>industrial use</i> ?	Yes <input checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 property or at the facility?	Yes <input checked="" type="radio"/> No Unknown


Initials: LS

Date: 10-2-18

# ENVIRONMENTAL QUESTIONNAIRE

Site Address: 1072 Evans Avenue (APN 007-082-04), Reno, Nevada

QUESTION:		ANSWER
IF "YES" IS ANSWERED, PLEASE PROVIDE A WRITTEN EXPLANATION IN THE SPACE BELOW THE QUESTION.		
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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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> ?  <i>Heating oil tank on rear of house, below ground.</i>	<input checked="" type="radio"/> Yes <input type="radio"/> No 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 checked="" type="radio"/> No Unknown

Initials: 

Date: 10-2-18

## ENVIRONMENTAL QUESTIONNAIRE

Site Address: 1072 Evans Avenue (APN 007-082-04), Reno, Nevada

QUESTION:		ANSWER
IF "YES" IS ANSWERED, PLEASE PROVIDE A WRITTEN EXPLANATION IN THE SPACE BELOW THE QUESTION.		
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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 checked="" type="radio"/> No 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 checked="" type="radio"/> No Unknown


Initials: LS

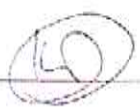
Date: 10-1-18

# ENVIRONMENTAL QUESTIONNAIRE

Site Address: 1072 Evans Avenue (APN 007-082-04), 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="radio"/> No <input checked="" type="radio"/> Unknown
19.	To the best of your 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="radio"/> No <input checked="" type="radio"/> Unknown
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="radio"/> No <input checked="" type="radio"/> Unknown

Printed Name: Kevin John  
Title: \_\_\_\_\_  
Signature:   
Date: 10-2-14

Initials: 

Date: 10-2-14

# **APPENDIX G**

---

## **EDR Radius Map Report**



**Ph I ESA, Residence**

1072 Evans Avenue

Reno, NV 89512

Inquiry Number: 5431570.2s

September 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

1072 EVANS AVENUE  
RENO, NV 89512

#### COORDINATES

Latitude (North): 39.5393950 - 39° 32' 21.82"  
Longitude (West): 119.8109380 - 119° 48' 39.37"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 258430.0  
UTM Y (Meters): 4380201.5  
Elevation: 4545 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property 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:  
1072 EVANS AVENUE  
RENO, NV 89512

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	BRAD PREITAUER PROPE	420 HIGHLAND AVENUE	SHWS	Lower	190, 0.036, ENE
B2	ALBERT FRAGIONE PROP	1125 EVANS AVENUE	SHWS	Higher	343, 0.065, NW
A3	STANLEY M. KANAROWSK	456 HIGHLAND AVENUE	SHWS	Lower	404, 0.077, ENE
4	ODDFELLOW SIERRA HOM	1155 BEECH STREET	SHWS	Lower	503, 0.095, North
B5	UNIVERSITY OF NEVADA	1147 EVANS AVENUE	SHWS	Higher	565, 0.107, NW
C6	WASHOE COUNTY SCHOOL	490 POPLAR STREET	SHWS	Lower	766, 0.145, ESE
D7	WASHOE COUNTY SCHOOL	467 LAUREL STREET	SHWS	Lower	803, 0.152, SE
C8	NDOW-MAIN OFFICE-CLO	1100 VALLEY RD	UST	Lower	817, 0.155, East
C9	UNIVERSITY OF NEVADA	1000 VALLEY RD	RCRA-CESQG, FINDS, ECHO	Lower	840, 0.159, ESE
E10	WASHOE COUNTY SCHOOL	425 E 9TH ST	UST	Lower	928, 0.176, SSE
E11	WASHOE COUNTY SCHOOL	425 E 9TH ST	RCRA NonGen / NLR, FINDS, ECHO	Lower	928, 0.176, SSE
D12	UNR ARS SHOP	910 VALLEY RD	UST	Lower	1023, 0.194, ESE
F13	SATRE CENTER STREET	820 NORTH CENTER STR	SHWS	Lower	1576, 0.298, SW
F14	SPANISH SPRINGS INVE	810 NORTH CENTER STR	SHWS	Lower	1607, 0.304, SW
F15	UNIVERSITY OF NEVADA	819-821 NORTH CENTER	SHWS	Lower	1671, 0.316, SW
G16	UNIVERSITY OF NEVADA	904 NORTH VIRGINIA S	SHWS	Lower	1780, 0.337, SW
G17	UNR MAIN CAMPUS HART	900 NORTH VIRGINIA S	SHWS	Lower	1790, 0.339, SW
18	JOHN UTTER RESIDENCE	1305 NORTH VIRGINIA	SHWS	Higher	1807, 0.342, WNW
19	WARNER GRISWOLD PROP	643 ELKO AVENUE	SHWS	Lower	1996, 0.378, SE
20	SILVER DOLLAR MOTOR	817 NORTH VIRGINIA S	SHWS	Lower	2017, 0.382, SW
21	STEVE MORAN PROPERTY	646 NORTH LAKE STREE	SHWS	Lower	2093, 0.396, SSW
22	RENO ARMORY	1000 N WELLS AVE	SHWS, UST	Lower	2093, 0.396, East
23	STAN JEROME PROPERTY	1264 SATCHELL ALLEY	SHWS	Higher	2123, 0.402, West
24	BANK OF AMERICA	700 NORTH VIRGINIA S	SHWS	Lower	2127, 0.403, SSW
25	UNIVERSITY OF NEVADA	1059 NORTH SIERRA ST	SHWS	Higher	2176, 0.412, WSW
26	LEO ROBERT LEGOY PRO	1001 NORTH SIERRA ST	SHWS	Higher	2185, 0.414, WSW
27	MARK RYAN DEVELOPMEN	1115-1130 NORTH SIER	SHWS	Higher	2206, 0.418, West
28	MAREN TEILMAN RESIDE	1361 HILLSIDE DRIVE	SHWS	Higher	2255, 0.427, WNW
29	JOHN COSTERE PROPERT	1451/1459 NORTH VIRG	SHWS	Higher	2284, 0.433, NW
30	FORMER BISHOP MANOGU	400 BARTLETT STREET	SHWS	Higher	2326, 0.441, North
31	SAVOY MOTOR LODGE	705 NORTH VIRGINIA S	SHWS	Lower	2374, 0.450, SW
H32	WASHOE COUNTY PUBLIC	829 MORRILL AVENUE	SHWS	Lower	2422, 0.459, ESE
33	MARSH PROPERTIES LLC	321 E 5TH ST	LUST	Lower	2445, 0.463, South
34	ELKO AVENUE PROPERTI	550 ELKO STREET	SHWS	Lower	2492, 0.472, SSE
35	JACKSONS FOOD STORES	695 NORTH WELLS AVEN	LUST	Lower	2496, 0.473, SE
H36	WASHOE COUNTY PUBLIC	854 MORRILL AVENUE	SHWS	Lower	2525, 0.478, East
37	SIERRA PACIFIC POWER	590 EUREKA AVENUE	SHWS	Lower	2652, 0.502, SE
38	JEF ENTERPRISES, LLC	1505 NORTH VIRGINIA	SHWS	Higher	2727, 0.516, NW
39	SAINT MARY'S REGIONA	190 WEST MAPLE STREE	SHWS	Lower	2809, 0.532, SW

MAPPED SITES SUMMARY

Target Property Address:  
1072 EVANS AVENUE  
RENO, NV 89512

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
I40	ROY KEMPLEY PROPERTY	1503 HILLSIDE DRIVE	SHWS	Higher	2818, 0.534, WNW
41	WASHOE COUNTY PUBLIC	842 SPOKANE STREET	SHWS	Lower	2896, 0.548, East
J42	JOHN WILLIAM MCCANN	1308 BUENA VISTA AVE	SHWS	Higher	2900, 0.549, West
43	UNIVERSITY OF NEVADA	VARIOUS LOCATIONS	SHWS	Higher	2906, 0.550, NW
44	RENO POWER LIGHT AND	500-510 EUREKA AVE	EDR MGP	Lower	2929, 0.555, SE
J45	JACK DARNELL PROPERT	1165 BUENA VISTA AVE	SHWS	Higher	2960, 0.561, West
I46	JUDITH WHITENACK RES	1530 HILLSIDE DRIVE	SHWS	Higher	2991, 0.566, WNW
K47	SAINT MARY'S REGIONA	688 WEST STREET	SHWS	Lower	3058, 0.579, SW
K48	SAINT MARY'S REGIONA	656 WEST STREET	SHWS	Lower	3094, 0.586, SW
L49	FIRESIDE MARKET (RPM	205 E 4TH STREET	SHWS	Lower	3120, 0.591, South
50	DONALD STRAIGHT RESI	1555 HILLSIDE DRIVE	SHWS	Higher	3130, 0.593, WNW
K51	SAINT MARY'S REGIONA	235 WEST SIXTH STREE	SHWS	Lower	3181, 0.602, SW
L52	REGIONAL TRANSPORTAT	PRIMARY STREET: EAST	SHWS, BROWNFIELDS	Lower	3213, 0.609, South
M53	UNION 76 STATION #00	103 EAST FOURTH STRE	SHWS, BROWNFIELDS	Lower	3265, 0.618, South
M54	NATIONAL BOWLING CEN	350 NORTH CENTER STR	SHWS	Lower	3333, 0.631, South
M55	NEVADA DEPARTMENT OF	PRIMARY STREET: EAST	SHWS	Lower	3336, 0.632, South
56	JUNIPER COURT HOTEL	320 EVANS AVENUE	SHWS	Lower	3402, 0.644, South
57	JAMES R. BROWN PROPE	1152 RALSTON STREET	SHWS	Higher	3454, 0.654, West
58	A.B.B. INVESTMENTS L	1032 RALSTON STREET	SHWS	Higher	3477, 0.659, WSW
N59	PROJECT C PUMP TEST	PRIMARY STREET: NORT	SHWS	Lower	3507, 0.664, SSW
N60	CHEVRON #90537	11 WEST FOURTH STREE	SHWS	Lower	3514, 0.666, SSW
O61	U.S. BUREAU OF MINES	1605 EVANS AVENUE	FUSRAP	Higher	3518, 0.666, North
O62	U.S. BUREAU OF MINES	1605 EVANS AVENUE	SHWS	Higher	3518, 0.666, North
P63	SAINT MARY'S REGIONA	607 NORTH ARLINGTON	SHWS	Lower	3577, 0.677, SW
64	DESERT GLASS / NEVAD	310 NORTH PARK STREE	SHWS	Lower	3588, 0.680, SSE
65	BUTTERS PROPERTY	937 RALSTON STREET	SHWS	Higher	3614, 0.684, WSW
N66	ELDORADO HOTEL & CAS	345 NORTH VIRGINIA S	SHWS	Lower	3664, 0.694, SSW
P67	SAINT MARY'S REGIONA	345 WEST SIXTH STREE	SHWS	Lower	3745, 0.709, SW
Q68	ST. MARYS REGIONAL M	405 ELM STREET	SHWS	Lower	3748, 0.710, SW
69	JIM SEBASTIAN PROPER	2395 VALLEY ROAD	SHWS	Higher	3749, 0.710, North
70	REGIONAL TRANSPORTAT	630 SUTRO STREET	SHWS	Lower	3817, 0.723, ESE
71	SAINT MARY'S REGIONA	443 WEST STREET	SHWS	Lower	3855, 0.730, SSW
Q72	SAINT MARY'S REGIONA	425 ELM STREET	SHWS	Lower	3867, 0.732, SW
Q73	SAINT MARY'S REGIONA	440 ELM STREET	SHWS	Lower	3910, 0.741, SW
R74	HOWARD WENNERHOLM RE	1289 BON RAE WAY	SHWS	Higher	3913, 0.741, West
75	LUELLA LILLY PROPERT	605 IMPERIAL BOULEVA	SHWS	Higher	3935, 0.745, West
S76	SAINT MARY'S REGIONA	435 WEST SIXTH STREE	SHWS	Lower	3966, 0.751, SW
77	ALBERS OF NEVADA	755 TIMBER WAY	SHWS	Higher	3983, 0.754, NNE
S78	SAINT MARY'S REGIONA	535 NEVADA STREET	SHWS	Lower	4001, 0.758, SW

MAPPED SITES SUMMARY

Target Property Address:  
1072 EVANS AVENUE  
RENO, NV 89512

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
R79	BARBARA M. HIGHTOWER	695 CLEVELAND AVENUE	SHWS	Higher	4033, 0.764, West
80	OTTO SCHULTZ PROPERT	901 BELL STREET	SHWS	Higher	4033, 0.764, WSW
S81	SAINT MARY'S REGIONA	420 WEST SIXTH STREE	SHWS	Lower	4056, 0.768, SW
S82	SAINT MARY'S REGIONA	428 WEST SIXTH STREE	SHWS	Lower	4121, 0.780, SW
83	NORTHERN NEVADA CHIL	2655 ENTERPRISE ROAD	SHWS	Higher	4154, 0.787, North
T84	LEO ROBERT LEGOY PRO	461 NEVADA STREET	SHWS	Lower	4154, 0.787, SW
85	RENO ACES BASEBALL S	200 EVANS AVENUE	SHWS	Lower	4186, 0.793, South
86	CITY OF RENO REDEVEL	111 MORRILL AVENUE	SHWS, VCP	Lower	4212, 0.798, SE
87	CHARLES T. MAZZA PRO	1240 OLIVER AVENUE	SHWS	Lower	4234, 0.802, ENE
88	VAUGHN INDUSTRIAL PA	2500 VALLEY ROAD #4	SHWS	Higher	4236, 0.802, NNE
T89	LEO ROBERT LEGOY PRO	418 WEST FIFTH STREE	SHWS	Lower	4238, 0.803, SW
90	CHARLES E. CLOCK RES	1234 WASHINGTON STRE	SHWS	Higher	4266, 0.808, West
91	BENDER WAREHOUSE COM	800 STILLWELL ROAD	SHWS	Higher	4274, 0.809, NNE
92	DYNA GRAPH PRINTING	2001 TIMBER WAY	SHWS	Higher	4302, 0.815, NE
93	BASTA INVESTMENT COM	1010 EAST COMMERCIAL	SHWS	Lower	4401, 0.834, SE
94	DUNCAN GLENN ELEMENT	1200 MONTELLO STREET	SHWS	Lower	4457, 0.844, East
U95	IQBAL SARWAR - RANCH	411 WEST 4TH STREET	SHWS	Lower	4505, 0.853, SW
96	CHRIS LOOMIS PROPERT	PROPERTY BOUNDED BY	SHWS	Lower	4511, 0.854, South
97	GRANITE CONSTRUCTION	PRIMARY STREET: ARLI	SHWS	Lower	4536, 0.859, SSW
V98	NORTHERN NEVADA HOPE	467 RALSTON STREET	SHWS	Lower	4541, 0.860, SW
99	BEVILACQUA PROPERTY	505 MONTELLO STREET	SHWS	Lower	4552, 0.862, ESE
U100	ELMWOOD PROPERTIES,	435 WEST 4TH STREET	SHWS	Lower	4599, 0.871, SW
V101	THE STACIE MATHEWSON	580 WEST 5TH STREET	SHWS	Lower	4629, 0.877, SW
W102	C. READO KALEY PROPE	900 VINE STREET	SHWS	Higher	4647, 0.880, WSW
103	UNIVERSITY OF NEVADA	135 ANELLI LANE	SHWS	Higher	4699, 0.890, NNW
W104	PETE FINN PROPERTY	15 HASTINGS DRIVE	SHWS	Higher	4736, 0.897, WSW
105	A. L. COLLINS TEXACO	501 WEST 4TH STREET	SHWS	Lower	4753, 0.900, SW
W106	LINDA MANHA PROPERTY	880 VINE STREET	SHWS	Higher	4762, 0.902, WSW
X107	CLUB CAL-NEVA PARKIN	10-100 NORTH CENTER	SHWS	Lower	4804, 0.910, South
108	THOMAS MYATT PROPERT	747 WEST 7TH STREET	SHWS	Higher	4840, 0.917, WSW
X109	RENO GAS CO	N CENTER AND E 1ST S	EDR MGP	Lower	4872, 0.923, South
110	SENATOR HOTEL	SECOND AND WEST STRE	SHWS	Lower	4931, 0.934, SSW
Y111	KEVIN L. REILLY RESI	810 BROOKFIELD DRIVE	SHWS	Higher	4982, 0.944, West
Y112	KEVIN REILLY RESIDEN	810 BROOKFIELD DRIVE	SHWS	Higher	4982, 0.944, West
113	GRANADA THEATER	60 WEST FIRST STREET	SHWS	Lower	5081, 0.962, South
114	ROBERTA ROSS RESIDEN	118 WEST STREET	SHWS	Lower	5119, 0.970, SSW
115	FETTIG CONSTRUCTION	789 EAST SECOND STRE	SHWS	Lower	5135, 0.973, SSE
116	SANDS REGENCY HOTEL/	251 RALSTON STREET	SHWS	Lower	5159, 0.977, SSW
117	TRANER MIDDLE SCHOOL	1700 CARVILLE DRIVE	SHWS	Lower	5166, 0.978, East

**MAPPED SITES SUMMARY**

Target Property Address:  
1072 EVANS AVENUE  
RENO, NV 89512

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
118	CLIFF DOBLER PROPERT	252 MILL STREET	SHWS	Lower	5204, 0.986, South
119	NEVADA DEPARTMENT OF	PRIMARY STREET: INTE	SHWS	Higher	5228, 0.990, SW
120	GEORGE W. ROOPE PROP	17 SUNNYSIDE DRIVE	SHWS	Higher	5263, 0.997, WSW

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

#### ***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***

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
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 Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

### **EDR RECOVERED GOVERNMENT ARCHIVES**

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

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
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## 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-CESQG: 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.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>UNIVERSITY OF NEVADA</i></b> EPA ID:: NVD986775039	<b><i>1000 VALLEY RD</i></b>	<b><i>ESE 1/8 - 1/4 (0.159 mi.)</i></b>	<b><i>C9</i></b>	<b><i>11</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 06/18/2018 has revealed that there are 110 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALBERT FRAGIONE PROP Facility Id: D-000412 Date Closed: 8/11/1992	1125 EVANS AVENUE	NW 0 - 1/8 (0.065 mi.)	B2	7
UNIVERSITY OF NEVADA Facility Id: D-000215 Date Closed: 11/8/1995	1147 EVANS AVENUE	NW 0 - 1/8 (0.107 mi.)	B5	8
JOHN UTTER RESIDENCE	1305 NORTH VIRGINIA	WNW 1/4 - 1/2 (0.342 mi.)	18	22

## EXECUTIVE SUMMARY

Facility Id: D-000352 Date Closed: 11/1/1996					
STAN JEROME PROPERTY Facility Id: D-000333 Date Closed: 11/23/1993	1264 SATCHELL ALLEY	W 1/4 - 1/2 (0.402 mi.)	23		24
UNIVERSITY OF NEVADA Facility Id: D-000701 Date Closed: 6/18/2002	1059 NORTH SIERRA ST	WSW 1/4 - 1/2 (0.412 mi.)	25		25
LEO ROBERT LEGOY PRO Facility Id: D-000138 Date Closed: 8/2/2004	1001 NORTH SIERRA ST	WSW 1/4 - 1/2 (0.414 mi.)	26		25
MARK RYAN DEVELOPMEN Facility Id: D-000223 Date Closed: 10/22/1992	1115-1130 NORTH SIER	W 1/4 - 1/2 (0.418 mi.)	27		26
MAREN TEILMAN RESIDE Facility Id: D-000399 Date Closed: 8/6/1997	1361 HILLSIDE DRIVE	WNW 1/4 - 1/2 (0.427 mi.)	28		26
JOHN COSTERE PROPERT Facility Id: D-000071 Date Closed: 7/29/2002	1451/1459 NORTH VIRG	NW 1/4 - 1/2 (0.433 mi.)	29		26
FORMER BISHOP MANOGU Facility Id: D-000166 Date Closed: 8/18/2005	400 BARTLETT STREET	N 1/4 - 1/2 (0.441 mi.)	30		27
JEF ENTERPRISES, LLC Facility Id: D-000877 Date Closed: 11/14/2014	1505 NORTH VIRGINIA	NW 1/2 - 1 (0.516 mi.)	38		30
ROY KEMPLEY PROPERTY Facility Id: D-000336 Date Closed: 5/15/1990	1503 HILLSIDE DRIVE	WNW 1/2 - 1 (0.534 mi.)	140		30
JOHN WILLIAM MCCANN Facility Id: D-001007 Date Closed: 4/26/2018	1308 BUENA VISTA AVE	W 1/2 - 1 (0.549 mi.)	J42		31
UNIVERSITY OF NEVADA Facility Id: D-001285 Date Closed: 3/26/2014 Date Closed: 3/25/2014 Date Closed: 3/1/2004 Date Closed: 6/5/2000 Date Closed: 2/24/2000 <i>*Additional key fields are available in the Map Findings section</i>	VARIOUS LOCATIONS	NW 1/2 - 1 (0.550 mi.)	43		31
JACK DARNELL PROPERT Facility Id: D-000552 Date Closed: 8/21/1991	1165 BUENA VISTA AVE	W 1/2 - 1 (0.561 mi.)	J45		34
JUDITH WHITENACK RES Facility Id: D-000917 Date Closed: 11/24/2015	1530 HILLSIDE DRIVE	WNW 1/2 - 1 (0.566 mi.)	146		34
DONALD STRAIGHT RESI Facility Id: D-000017 Date Closed: 1/21/2000	1555 HILLSIDE DRIVE	WNW 1/2 - 1 (0.593 mi.)	50		36
JAMES R. BROWN PROPE	1152 RALSTON STREET	W 1/2 - 1 (0.654 mi.)	57		40

## EXECUTIVE SUMMARY

Facility Id: D-000869 Date Closed: 10/29/2013					
A.B.B. INVESTMENTS L Facility Id: D-000736 Date Closed: 6/29/2006	1032 RALSTON STREET	WSW 1/2 - 1 (0.659 mi.)	58		40
U.S. BUREAU OF MINES Facility Id: D-000411 Date Closed: 10/22/1992	1605 EVANS AVENUE	N 1/2 - 1 (0.666 mi.)	O62		42
BUTTERS PROPERTY Facility Id: D-000027 Date Closed: 8/7/2000	937 RALSTON STREET	WSW 1/2 - 1 (0.684 mi.)	65		43
JIM SEBASTIAN PROPER Facility Id: D-000260 Date Closed: 3/10/1995	2395 VALLEY ROAD	N 1/2 - 1 (0.710 mi.)	69		45
HOWARD WENNERHOLM RE Facility Id: D-000037 Date Closed: 12/27/2000	1289 BON RAE WAY	W 1/2 - 1 (0.741 mi.)	R74		47
LUELLA LILLY PROPERT Facility Id: D-000191 Date Closed: 3/18/1996	605 IMPERIAL BOULEVA	W 1/2 - 1 (0.745 mi.)	75		47
ALBERS OF NEVADA Facility Id: 4-000135 Date Closed: 12/15/2015	755 TIMBER WAY	NNE 1/2 - 1 (0.754 mi.)	77		48
BARBARA M. HIGHTOWER Facility Id: D-000731 Date Closed: 3/22/2006	695 CLEVELAND AVENUE	W 1/2 - 1 (0.764 mi.)	R79		48
OTTO SCHULTZ PROPERT Facility Id: D-000704 Date Closed: 3/13/1989 Date Closed: 03/13/1989	901 BELL STREET	WSW 1/2 - 1 (0.764 mi.)	80		49
NORTHERN NEVADA CHIL Facility Id: 4-001071 Date Closed: 4/10/2000	2655 ENTERPRISE ROAD	N 1/2 - 1 (0.787 mi.)	83		50
VAUGHN INDUSTRIAL PA Facility Id: D-000257 Date Closed: 10/26/1994	2500 VALLEY ROAD #4	NNE 1/2 - 1 (0.802 mi.)	88		52
CHARLES E. CLOCK RES Facility Id: D-000893 Date Closed: 12/2/2014	1234 WASHINGTON STRE	W 1/2 - 1 (0.808 mi.)	90		53
BENDER WAREHOUSE COM Facility Id: D-000760 Date Closed: 11/15/2007	800 STILLWELL ROAD	NNE 1/2 - 1 (0.809 mi.)	91		53
DYNA GRAPH PRINTING Facility Id: D-000328 Date Closed: 9/23/1996	2001 TIMBER WAY	NE 1/2 - 1 (0.815 mi.)	92		53
C. READO KALEY PROPE Facility Id: D-000529 Date Closed: 6/28/1990	900 VINE STREET	WSW 1/2 - 1 (0.880 mi.)	W102		57
UNIVERSITY OF NEVADA	135 ANELLI LANE	NNW 1/2 - 1 (0.890 mi.)	103		57

## EXECUTIVE SUMMARY

Facility Id: D-000327 Date Closed: 9/27/1991				
PETE FINN PROPERTY Facility Id: D-000702 Date Closed: 11/9/1989 Date Closed: 11/09/1989	15 HASTINGS DRIVE	WSW 1/2 - 1 (0.897 mi.)	W104	57
LINDA MANHA PROPERTY Facility Id: D-000460 Date Closed: 6/7/1993	880 VINE STREET	WSW 1/2 - 1 (0.902 mi.)	W106	58
THOMAS MYATT PROPERT Facility Id: D-000451 Date Closed: 2/24/1994	747 WEST 7TH STREET	WSW 1/2 - 1 (0.917 mi.)	108	59
KEVIN L. REILLY RESI Facility Id: D-001002 Date Closed: 3/20/2018	810 BROOKFIELD DRIVE	W 1/2 - 1 (0.944 mi.)	Y111	60
KEVIN REILLY RESIDEN Facility Id: D-001002	810 BROOKFIELD DRIVE	W 1/2 - 1 (0.944 mi.)	Y112	60
NEVADA DEPARTMENT OF Facility Id: D-000841 Date Closed: 6/5/2012	PRIMARY STREET: INTE	SW 1/2 - 1 (0.990 mi.)	119	63
GEORGE W. ROOPE PROP Facility Id: D-000915 Date Closed: 10/27/2015	17 SUNNYSIDE DRIVE	WSW 1/2 - 1 (0.997 mi.)	120	63
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction / Distance</u></b>	<b><u>Map ID</u></b>	<b><u>Page</u></b>
BRAD PREITAUER PROPE Facility Id: D-000296 Date Closed: 4/5/1994	420 HIGHLAND AVENUE	ENE 0 - 1/8 (0.036 mi.)	A1	7
STANLEY M. KANAROWSK Facility Id: D-001006 Date Closed: 4/9/2018	456 HIGHLAND AVENUE	ENE 0 - 1/8 (0.077 mi.)	A3	7
ODDFELLOW SIERRA HOM Facility Id: D-000265 Date Closed: 12/21/1994	1155 BEECH STREET	N 0 - 1/8 (0.095 mi.)	4	8
WASHOE COUNTY SCHOOL Facility Id: D-000457 Date Closed: 3/5/1996	490 POPLAR STREET	ESE 1/8 - 1/4 (0.145 mi.)	C6	9
WASHOE COUNTY SCHOOL Facility Id: D-000743 Date Closed: 1/30/2007	467 LAUREL STREET	SE 1/8 - 1/4 (0.152 mi.)	D7	9
SATRE CENTER STREET Facility Id: D-000788 Date Closed: 6/2/2009	820 NORTH CENTER STR	SW 1/4 - 1/2 (0.298 mi.)	F13	20
SPANISH SPRINGS INVE Facility Id: D-000780 Date Closed: 7/10/2008	810 NORTH CENTER STR	SW 1/4 - 1/2 (0.304 mi.)	F14	21
UNIVERSITY OF NEVADA Facility Id: D-000273 Date Closed: 3/20/2000	819-821 NORTH CENTER	SW 1/4 - 1/2 (0.316 mi.)	F15	21
UNIVERSITY OF NEVADA	904 NORTH VIRGINIA S	SW 1/4 - 1/2 (0.337 mi.)	G16	21

## EXECUTIVE SUMMARY

Facility Id: D-000256 Date Closed: 2/27/1995					
UNR MAIN CAMPUS HART Facility Id: D-000515 Date Closed: 4/2/1996	900 NORTH VIRGINIA S	SW 1/4 - 1/2 (0.339 mi.)	G17	22	
WARNER GRISWOLD PROP Facility Id: D-000458 Date Closed: 8/4/1993	643 ELKO AVENUE	SE 1/4 - 1/2 (0.378 mi.)	19	22	
SILVER DOLLAR MOTOR Facility Id: D-000521 Date Closed: 12/3/1991	817 NORTH VIRGINIA S	SW 1/4 - 1/2 (0.382 mi.)	20	23	
STEVE MORAN PROPERTY Facility Id: D-000535 Date Closed: 5/14/1991	646 NORTH LAKE STREE	SSW 1/4 - 1/2 (0.396 mi.)	21	23	
<b>RENO ARMORY</b> Facility Id: 4-000464 Date Closed: 1/18/1991	<b>1000 N WELLS AVE</b>	<b>E 1/4 - 1/2 (0.396 mi.)</b>	<b>22</b>	<b>23</b>	
BANK OF AMERICA Facility Id: D-000625 Date Closed: 6/6/1994	700 NORTH VIRGINIA S	SSW 1/4 - 1/2 (0.403 mi.)	24	25	
SAVOY MOTOR LODGE Facility Id: D-000745 Date Closed: 2/13/2007	705 NORTH VIRGINIA S	SW 1/4 - 1/2 (0.450 mi.)	31	27	
WASHOE COUNTY PUBLIC Facility Id: D-000019 Date Closed: 2/28/2000	829 MORRILL AVENUE	ESE 1/4 - 1/2 (0.459 mi.)	H32	27	
ELKO AVENUE PROPERTI Facility Id: 4-000922 Date Closed: 7/19/2000 Date Closed: 1/24/2006	550 ELKO STREET	SSE 1/4 - 1/2 (0.472 mi.)	34	28	
WASHOE COUNTY PUBLIC Facility Id: D-000197 Date Closed: 5/1/1996	854 MORRILL AVENUE	E 1/4 - 1/2 (0.478 mi.)	H36	29	
SIERRA PACIFIC POWER Facility Id: D-000836 Date Closed: 10/10/1997	590 EUREKA AVENUE	SE 1/2 - 1 (0.502 mi.)	37	29	
SAINT MARY'S REGIONA Facility Id: D-000093 Date Closed: 6/10/2003	190 WEST MAPLE STREE	SW 1/2 - 1 (0.532 mi.)	39	30	
WASHOE COUNTY PUBLIC Facility Id: D-000856 Date Closed: 4/29/2013	842 SPOKANE STREET	E 1/2 - 1 (0.548 mi.)	41	31	
SAINT MARY'S REGIONA Facility Id: D-000423 Date Closed: 4/10/1992	688 WEST STREET	SW 1/2 - 1 (0.579 mi.)	K47	35	
SAINT MARY'S REGIONA Facility Id: D-000708 Date Closed: 5/1/1991	656 WEST STREET	SW 1/2 - 1 (0.586 mi.)	K48	35	
FIRESIDE MARKET (RPM)	205 E 4TH STREET	S 1/2 - 1 (0.591 mi.)	L49	35	

## EXECUTIVE SUMMARY

Facility Id: D-000771 Date Closed: 10/30/2017					
SAINT MARY'S REGIONA Facility Id: D-000340 Date Closed: 8/29/1996	235 WEST SIXTH STREE	SW 1/2 - 1 (0.602 mi.)	K51	36	
<b>REGIONAL TRANSPORTAT</b> Facility Id: D-000144 Date Closed: 12/31/2008 Date Closed: 10/21/2009	<b>PRIMARY STREET: EAST</b>	<b>S 1/2 - 1 (0.609 mi.)</b>	<b>L52</b>	<b>36</b>	
<b>UNION 76 STATION #00</b> Facility Id: 4-000415 Date Closed: 2/9/2000	<b>103 EAST FOURTH STRE</b>	<b>S 1/2 - 1 (0.618 mi.)</b>	<b>M53</b>	<b>38</b>	
NATIONAL BOWLING CEN Facility Id: D-000212 Date Closed: 3/26/2002	350 NORTH CENTER STR	S 1/2 - 1 (0.631 mi.)	M54	39	
NEVADA DEPARTMENT OF Facility Id: D-000126 Date Closed: 3/10/2004	PRIMARY STREET: EAST	S 1/2 - 1 (0.632 mi.)	M55	39	
JUNIPER COURT HOTEL Facility Id: D-001295 Date Closed: 11/17/1998	320 EVANS AVENUE	S 1/2 - 1 (0.644 mi.)	56	40	
PROJECT C PUMP TEST Facility Id: D-000776 Date Closed: 2/23/1995	PRIMARY STREET: NORT	SSW 1/2 - 1 (0.664 mi.)	N59	41	
CHEVRON #90537 Facility Id: 4-000056 Date Closed: 2/12/1990	11 WEST FOURTH STREE	SSW 1/2 - 1 (0.666 mi.)	N60	41	
SAINT MARY'S REGIONA Facility Id: D-000551 Date Closed: 3/26/1997 Date Closed: 6/30/1992	607 NORTH ARLINGTON	SW 1/2 - 1 (0.677 mi.)	P63	42	
DESERT GLASS / NEVAD Facility Id: D-000722 Date Closed: 3/9/2006	310 NORTH PARK STREE	SSE 1/2 - 1 (0.680 mi.)	64	43	
ELDORADO HOTEL & CAS Facility Id: 4-000971 Date Closed: 11/12/1999 Date Closed: 5/3/2006	345 NORTH VIRGINIA S	SSW 1/2 - 1 (0.694 mi.)	N66	44	
SAINT MARY'S REGIONA Facility Id: D-000096 Date Closed: 6/10/2003	345 WEST SIXTH STREE	SW 1/2 - 1 (0.709 mi.)	P67	44	
ST. MARYS REGIONAL M Facility Id: D-000707 Date Closed: 6/7/1989 Date Closed: 06/07/1989	405 ELM STREET	SW 1/2 - 1 (0.710 mi.)	Q68	44	
REGIONAL TRANSPORTAT Facility Id: D-000427 Date Closed: 1/29/1992	630 SUTRO STREET	ESE 1/2 - 1 (0.723 mi.)	70	45	
SAINT MARY'S REGIONA	443 WEST STREET	SSW 1/2 - 1 (0.730 mi.)	71	46	



## EXECUTIVE SUMMARY

Facility Id: D-000466 Date Closed: 8/23/1993				
SAINT MARY'S REGIONA Facility Id: D-000526 Date Closed: 2/24/1992 Date Closed: 9/28/1992	425 ELM STREET	SW 1/2 - 1 (0.732 mi.)	Q72	46
SAINT MARY'S REGIONA Facility Id: D-001233 Date Closed: 11/5/1997	440 ELM STREET	SW 1/2 - 1 (0.741 mi.)	Q73	46
SAINT MARY'S REGIONA Facility Id: D-000221 Date Closed: 10/20/1992	435 WEST SIXTH STREE	SW 1/2 - 1 (0.751 mi.)	S76	47
SAINT MARY'S REGIONA Facility Id: D-000097 Date Closed: 6/18/2003	535 NEVADA STREET	SW 1/2 - 1 (0.758 mi.)	S78	48
SAINT MARY'S REGIONA Facility Id: D-000094 Date Closed: 6/10/2003	420 WEST SIXTH STREE	SW 1/2 - 1 (0.768 mi.)	S81	49
SAINT MARY'S REGIONA Facility Id: D-000095 Date Closed: 6/10/2003	428 WEST SIXTH STREE	SW 1/2 - 1 (0.780 mi.)	S82	50
LEO ROBERT LEGOY PRO Facility Id: D-000135 Date Closed: 7/12/2004	461 NEVADA STREET	SW 1/2 - 1 (0.787 mi.)	T84	50
RENO ACES BASEBALL S Facility Id: D-000790 Date Closed: 4/1/2009	200 EVANS AVENUE	S 1/2 - 1 (0.793 mi.)	85	51
<b>CITY OF RENO REDEVEL</b> Facility Id: D-000100 Date Closed: 10/17/2006	<b>111 MORRILL AVENUE</b>	<b>SE 1/2 - 1 (0.798 mi.)</b>	<b>86</b>	<b>51</b>
CHARLES T. MAZZA PRO Facility Id: D-000894 Date Closed: 12/2/2014	1240 OLIVER AVENUE	ENE 1/2 - 1 (0.802 mi.)	87	52
LEO ROBERT LEGOY PRO Facility Id: D-000150 Date Closed: 7/1/2004	418 WEST FIFTH STREE	SW 1/2 - 1 (0.803 mi.)	T89	52
BASTA INVESTMENT COM Facility Id: 4-000262 Date Closed: 3/7/2018	1010 EAST COMMERCIAL	SE 1/2 - 1 (0.834 mi.)	93	54
DUNCAN GLENN ELEMENT Facility Id: D-000323 Date Closed: 9/12/1996	1200 MONTELLO STREET	E 1/2 - 1 (0.844 mi.)	94	54
IQBAL SARWAR - RANCH Facility Id: D-000248 Date Closed: 7/18/1994	411 WEST 4TH STREET	SW 1/2 - 1 (0.853 mi.)	U95	54
CHRIS LOOMIS PROPERT Facility Id: D-000473 Date Closed: 12/11/1990 Date Closed: 9/21/2001	PROPERTY BOUNDED BY	S 1/2 - 1 (0.854 mi.)	96	55
GRANITE CONSTRUCTION	PRIMARY STREET: ARLI	SSW 1/2 - 1 (0.859 mi.)	97	55

## EXECUTIVE SUMMARY

Facility Id: D-000139					
NORTHERN NEVADA HOPE Facility Id: D-000901 Date Closed: 2/18/2015	467 RALSTON STREET	SW 1/2 - 1 (0.860 mi.)	V98	55	
BEVILACQUA PROPERTY Facility Id: D-000389 Date Closed: 9/2/1997	505 MONTELLO STREET	ESE 1/2 - 1 (0.862 mi.)	99	56	
ELMWOOD PROPERTIES, Facility Id: D-000763 Date Closed: 11/2/2007	435 WEST 4TH STREET	SW 1/2 - 1 (0.871 mi.)	U100	56	
THE STACIE MATHEWSON Facility Id: D-000899 Date Closed: 2/5/2015	580 WEST 5TH STREET	SW 1/2 - 1 (0.877 mi.)	V101	56	
A. L. COLLINS TEXACO Facility Id: 4-000085 Date Closed: 5/30/2006	501 WEST 4TH STREET	SW 1/2 - 1 (0.900 mi.)	105	58	
CLUB CAL-NEVA PARKIN Facility Id: D-000398 Date Closed: 5/29/1996 Date Closed: 10/30/1995	10-100 NORTH CENTER	S 1/2 - 1 (0.910 mi.)	X107	59	
SENATOR HOTEL Facility Id: D-001313 Date Closed: 9/19/2000	SECOND AND WEST STRE	SSW 1/2 - 1 (0.934 mi.)	110	60	
GRANADA THEATER Facility Id: D-000009 Date Closed: 8/31/1998	60 WEST FIRST STREET	S 1/2 - 1 (0.962 mi.)	113	61	
ROBERTA ROSS RESIDEN Facility Id: D-000030 Date Closed: 9/27/2000	118 WEST STREET	SSW 1/2 - 1 (0.970 mi.)	114	61	
FETTIG CONSTRUCTION Facility Id: D-000225 Date Closed: 8/21/1992	789 EAST SECOND STRE	SSE 1/2 - 1 (0.973 mi.)	115	61	
SANDS REGENCY HOTEL/ Facility Id: D-000181 Date Closed: 1/24/2000	251 RALSTON STREET	SSW 1/2 - 1 (0.977 mi.)	116	62	
TRANER MIDDLE SCHOOL Facility Id: D-000184 Date Closed: 11/8/2001	1700 CARVILLE DRIVE	E 1/2 - 1 (0.978 mi.)	117	62	
CLIFF DOBLER PROPERT Facility Id: D-000078 Date Closed: 1/7/2003	252 MILL STREET	S 1/2 - 1 (0.986 mi.)	118	62	

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

LUST: Leaking UST List.

A review of the LUST list, as provided by EDR, and dated 06/18/2018 has revealed that there are 2

## EXECUTIVE SUMMARY

LUST sites within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MARSH PROPERTIES LLC Facility Id: 4-000232 Date Closed: 5/2/2018	321 E 5TH ST	S 1/4 - 1/2 (0.463 mi.)	33	28
JACKSONS FOOD STORES Facility Id: 4-000931 Date Closed: 12/22/2014	695 NORTH WELLS AVEN	SE 1/4 - 1/2 (0.473 mi.)	35	29

### ***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 3 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NDOW-MAIN OFFICE-CLO Database: UST, Date of Government Version: 01/25/2018 Database: Washoe Co. UST, Date of Government Version: 07/03/2018 Tank Status: PERMANENTLY OUT OF USE Facility Status: CLOSED Facility Id: 4-000635 State ID: 4-000635	1100 VALLEY RD	E 1/8 - 1/4 (0.155 mi.)	C8	9
WASHOE COUNTY SCHOOL Database: UST, Date of Government Version: 01/25/2018 Tank Status: PERMANENTLY OUT OF USE Facility Id: D-000329 Facility Id: 4-000481	425 E 9TH ST	SSE 1/8 - 1/4 (0.176 mi.)	E10	15
UNR ARS SHOP Database: UST, Date of Government Version: 01/25/2018 Database: Washoe Co. UST, Date of Government Version: 07/03/2018 Tank Status: PERMANENTLY OUT OF USE Tank Status: CURRENTLY IN USE Facility Status: OPEN Facility Id: 4-001057	910 VALLEY RD	ESE 1/8 - 1/4 (0.194 mi.)	D12	19

### **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 03/01/2018 has revealed that

## EXECUTIVE SUMMARY

there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WASHOE COUNTY SCHOOL EPA ID:: NVD100049469	425 E 9TH ST	SSE 1/8 - 1/4 (0.176 mi.)	E11	16

FUSRAP: 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.

A review of the FUSRAP list, as provided by EDR, and dated 08/08/2017 has revealed that there is 1 FUSRAP site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
U.S. BUREAU OF MINES Site Status: Eliminated from consideration under FUSRAP Site ID: NV.06	1605 EVANS AVENUE	N 1/2 - 1 (0.666 mi.)	O61	42

### EDR HIGH RISK HISTORICAL RECORDS

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

EDR MGP: 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.

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

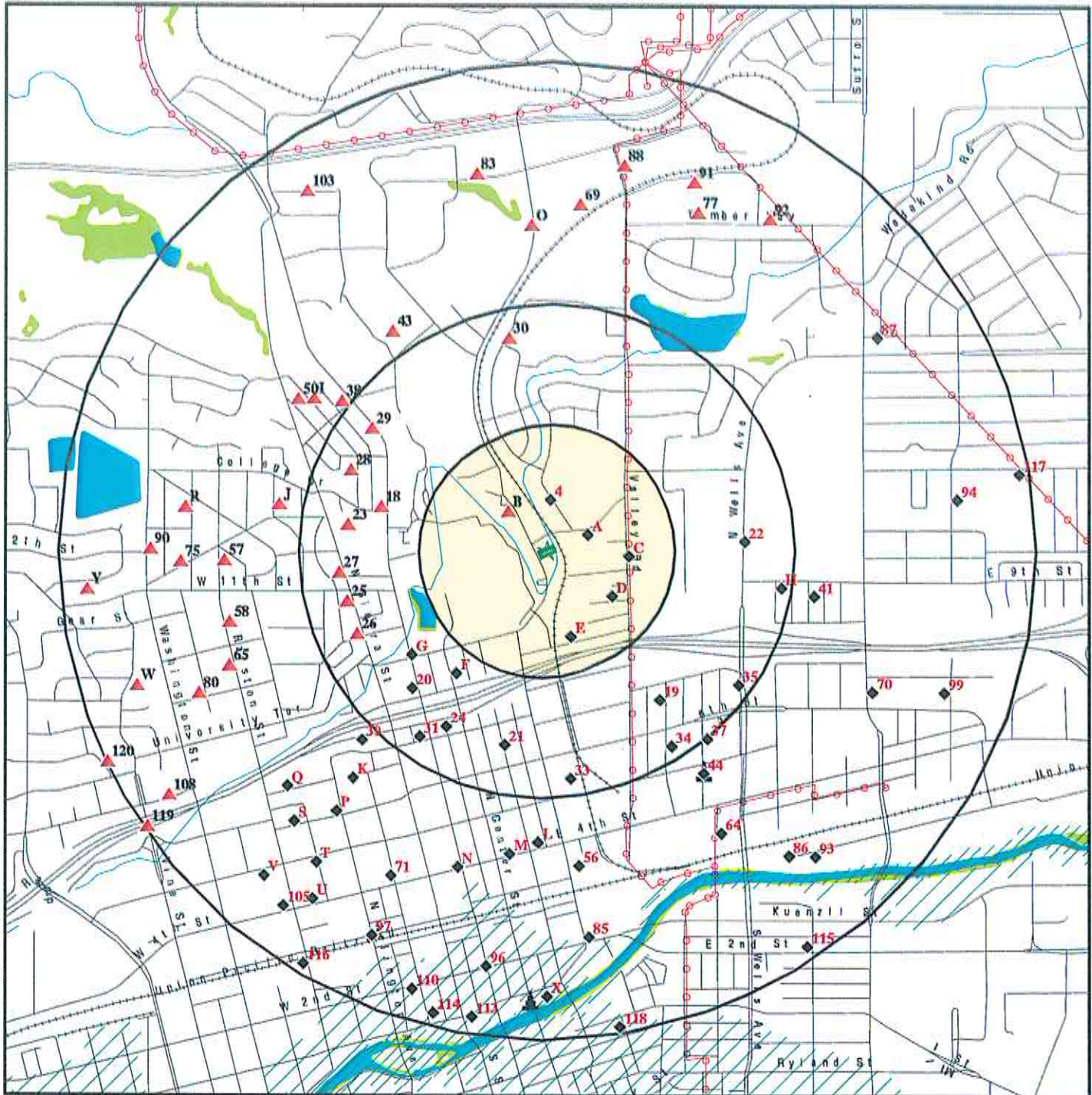
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RENO POWER LIGHT AND	500-510 EUREKA AVE	SE 1/2 - 1 (0.555 mi.)	44	34
RENO GAS CO	N CENTER AND E 1ST S	S 1/2 - 1 (0.923 mi.)	X109	60

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 44 records.

<u>Site Name</u>	<u>Database(s)</u>
UNR - FUTURE PARKING GARAGE	SHWS
VALLEY BANK OF NEVADA	SHWS
NV ENERGY	SHWS
4TH STREET IMPROVEMENT, WOOD RODGE	SHWS
4TH STREET AND RECORD ABANDONED TA	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS
NEVADA DEPARTMENT OF TRANSPORTATIO	SHWS
RETRAC PROJECT	SHWS
KEYSTONE SQUARE SHOPPING CENTER	SHWS
ROSENDIN ELECTRIC, INC.	SHWS
RIVERFRONT VILLAGE, LLC	SHWS
HARRAH'S - HAMPTON TOWER	SHWS
NORTHWEST LIQUIDATORS MOBILE SOURC	SHWS
ALUM CREEK PATIO HOMES	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS
NEVADA DEPARTMENT OF TRANSPORTATIO	SHWS
RETRAC PROJECT	SHWS
UNION PACIFIC RAILROAD COMPANY	SHWS
CITY OF RENO	SHWS
RETRAC PROJECT	SHWS
T.K.E. TRUCKING	SHWS
ORPHANED UST DISCOVERED DURING 4TH	SHWS
NEVADA DEPARTMENT OF TRANSPORTATIO	SHWS
RETRAC PROJECT	SHWS
FEDERAL SAVINGS AND LOAN / FIRST I	SHWS
NEVADA FIELD LABORATORY-AREA C	SHWS
NEVADA FIELD LABORATORY-AREA D	SHWS
NEVADA FIELD LABORATORY-AREA B	SHWS
TORRES BROTHERS TRUCKING MOBILE SO	SHWS
WOODMAN TRANSPORT MOBILE SOURCE	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS
DAVID P. SINAI PROPERTY	SHWS
PATRICK D. FITZGERALD PROPERTY	SHWS
PETRO SOURCE	SHWS
U.S. FOREST SERVICE	SHWS
INCLINE LAKE CORPORATION	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS

# OVERVIEW MAP - 5431570.2S

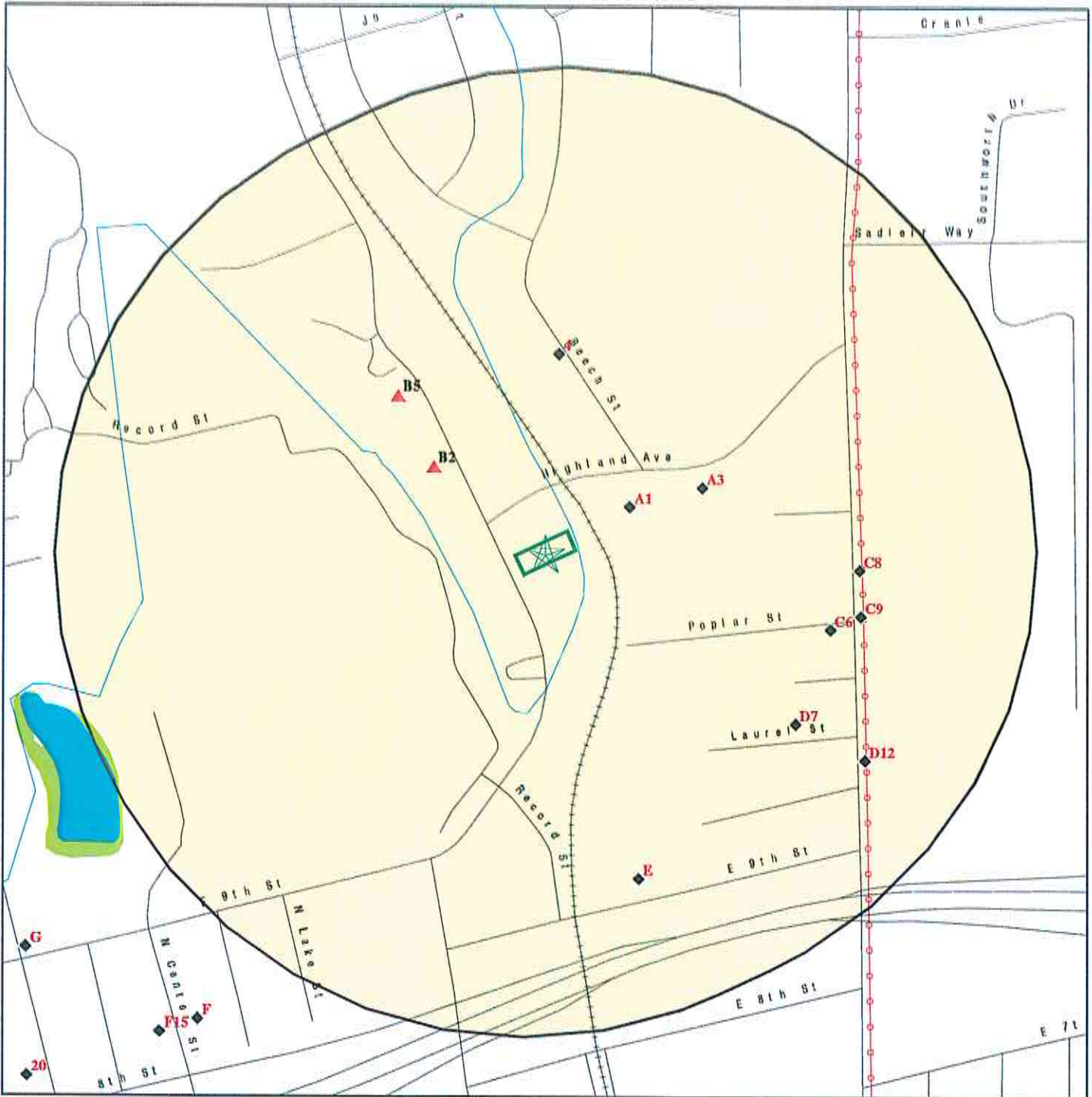


- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year 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.

<p><b>SITE NAME:</b> Ph I ESA, Residence  <b>ADDRESS:</b> 1072 Evans Avenue  Reno NV 89512  <b>LAT/LONG:</b> 39.539395 / 119.810938</p>	<p><b>CLIENT:</b> McGinley Associates  <b>CONTACT:</b> Krista Wahnefried  <b>INQUIRY #:</b> 5431570.2s  <b>DATE:</b> September 21, 2018 1:06 pm</p>
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# DETAIL MAP - 5431570.2S



- 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, Residence ADDRESS: 1072 Evans Avenue Reno NV 89512 LAT/LONG: 39.539395 / 119.810938	CLIENT: McGinley Associates CONTACT: Krista Wahnefried INQUIRY #: 5431570.2s DATE: September 21, 2018 1:09 pm
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## 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		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
<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		5	2	22	81	NR	110
<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	2	NR	NR	2
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		0	3	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
SWRCY	0.500		0	0	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>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	0.001		0	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A1  
ENE  
< 1/8  
0.036 mi.  
190 ft.

BRAD PREITAUER PROPERTY  
420 HIGHLAND AVENUE  
RENO, NV

SHWS S107523825  
N/A

Site 1 of 2 in cluster A

Relative:  
Lower  
Actual:  
4532 ft.

SHWS:  
Facility ID: D-000296  
Date Release Reported to NDEP: 3/21/1994  
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: 4/5/1994  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

B2  
NW  
< 1/8  
0.065 mi.  
343 ft.

ALBERT FRAGIONE PROPERTY  
1125 EVANS AVENUE  
RENO, NV

SHWS S107523796  
N/A

Site 1 of 2 in cluster B

Relative:  
Higher  
Actual:  
4547 ft.

SHWS:  
Facility ID: D-000412  
Date Release Reported to NDEP: 6/16/1992  
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: 8/11/1992  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Facility ID: D-000412  
Date Release Reported to NDEP: 10/27/2016  
Program: non-LUST Corrective Action  
NDEP Case Officer: aoakley  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Confirmed Release  
Date of Closure: Not reported  
Regulatory Type of Closure: Not reported  
Contaminant: Heating Oil

A3  
ENE  
< 1/8  
0.077 mi.  
404 ft.

STANLEY M. KANAROWSKI PROPERTY  
456 HIGHLAND AVENUE  
RENO, NV

SHWS S121604153  
N/A

Site 2 of 2 in cluster A

Relative:  
Lower  
Actual:  
4527 ft.

SHWS:  
Facility ID: D-001006  
Date Release Reported to NDEP: 2/27/2018  
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

STANLEY M. KANAROWSKI PROPERTY (Continued)

S121604153

Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 4/9/2018  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

Facility ID: D-001006  
Date Release Reported to NDEP: 2/27/2018  
Program: non-LUST Corrective Action  
NDEP Case Officer: Ipeterso  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Confirmed Release  
Date of Closure: Not reported  
Regulatory Type of Closure: Not reported  
Contaminant: Heating Oil

4  
North  
< 1/8  
0.095 mi.  
503 ft.

ODDFELLOW SIERRA HOMES  
1155 BEECH STREET  
RENO, NV

SHWS S107524043  
N/A

Relative:  
Lower  
Actual:  
4538 ft.

SHWS:  
Facility ID: D-000265  
Date Release Reported to NDEP: 12/6/1994  
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: 12/21/1994  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

B5  
NW  
< 1/8  
0.107 mi.  
565 ft.

UNIVERSITY OF NEVADA SYSTEM  
1147 EVANS AVENUE  
RENO, NV

SHWS S107524148  
N/A

Relative:  
Higher  
Actual:  
4550 ft.

Site 2 of 2 in cluster B

SHWS:  
Facility ID: D-000215  
Date Release Reported to NDEP: 6/26/1995  
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: 11/8/1995  
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

C6  
ESE  
1/8-1/4  
0.145 mi.  
766 ft.

WASHOE COUNTY SCHOOL DISTRICT  
490 POPLAR STREET  
RENO, NV

SHWS S107524169  
N/A

Site 1 of 3 in cluster C

Relative:  
Lower  
Actual:  
4503 ft.

SHWS:  
Facility ID: D-000457  
Date Release Reported to NDEP: 11/17/1994  
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: 3/5/1996  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

D7  
SE  
1/8-1/4  
0.152 mi.  
803 ft.

WASHOE COUNTY SCHOOL DISTRICT  
467 LAUREL STREET  
RENO, NV

SHWS S108250387  
N/A

Site 1 of 2 in cluster D

Relative:  
Lower  
Actual:  
4504 ft.

SHWS:  
Facility ID: D-000743  
Date Release Reported to NDEP: 9/29/2006  
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: 1/30/2007  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

C8  
East  
1/8-1/4  
0.155 mi.  
817 ft.

NDOW-MAIN OFFICE-CLOSED  
1100 VALLEY RD  
RENO, NV 89512

UST U003287245  
N/A

Site 2 of 3 in cluster C

Relative:  
Lower  
Actual:  
4502 ft.

UST:  
Facility ID: 4-000635  
Tank ID: 1  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 550  
Tank Substance: HEATING OIL  
Install Date: 01/01/1968  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: FALSE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE  
  
Tank ID: 2  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 1000

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NDOW-MAIN OFFICE-CLOSED (Continued)

U003287245

Tank Substance: HEATING OIL  
Install Date: 02/27/1977  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: FALSE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 3  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 550  
Tank Substance: HEATING OIL  
Install Date: 01/01/1974  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: FALSE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 4  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 1000  
Tank Substance: GASOLINE  
Install Date: 02/27/1982  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 5  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 550  
Tank Substance: HEATING OIL  
Install Date: 01/01/1968  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: FALSE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 6  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 550  
Tank Substance: KEROSENE  
Install Date: 01/01/1968  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 7  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 550  
Tank Substance: KEROSENE  
Install Date: 01/01/1969

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NDOW-MAIN OFFICE-CLOSED (Continued)**

**U003287245**

Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

**NV UST Washoe County:**

State ID: 4-000635  
UST Number: 765  
Facility Status: Closed  
Number of Tanks: 2  
Number of Closed Tanks: 2  
Number of Confirmed Releases: 0  
Emergency Action: 0  
Cleanup Complete: Remediation at the site has not been completed  
Under Control: 0  
Initiated Cleanup: 0  
Remediation Ordered: 0

**C9  
ESE  
1/8-1/4  
0.159 mi.  
840 ft.**

**UNIVERSITY OF NEVADA RENO - VALLEY  
1000 VALLEY RD  
RENO, NV 89512**

**RCRA-CESQG 1000833230  
FINDS NVD986775039  
ECHO**

**Site 3 of 3 in cluster C**

**Relative:  
Lower  
Actual:  
4502 ft.**

**RCRA-CESQG:**  
Date form received by agency: 02/28/2002  
Facility name: UNIVERSITY OF NEVADA RENO - VALLEY  
Facility address: 1000 VALLEY RD  
RENO, NV 89512  
EPA ID: NVD986775039  
Mailing address: EH&S DEPT M/S 328  
RENO, NV 89557  
Contact: WOODY WRIGHT  
Contact address: EH&S DEPT M/S 328  
RENO, NV 89557  
Contact country: US  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Land type: State  
Classification: Conditionally Exempt Small Quantity Generator  
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

UNIVERSITY OF NEVADA RENO - VALLEY (Continued)

1000833230

Owner/Operator Summary:

Owner/operator name: STATE OF NEVADA U N S  
Owner/operator address: 2601 ENTERPRISE RD  
RENO, NV 89557  
Owner/operator country: Not reported  
Owner/operator telephone: 702-784-4901  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: State  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: UNIVERSITY OF NEVADA RENO  
Owner/operator address: Not reported  
Not reported  
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: State  
Owner/Operator Type: Owner  
Owner/Op start date: 01/01/1887  
Owner/Op end date: Not reported

Owner/operator name: UNIVERSITY OF NEVADA RENO  
Owner/operator address: Not reported  
Not reported  
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: State  
Owner/Operator Type: Operator  
Owner/Op start date: 01/01/1887  
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



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

UNIVERSITY OF NEVADA RENO - VALLEY (Continued)

1000833230

Universal Waste Summary:

Waste type: Batteries  
Accumulated waste on-site: Yes  
Generated waste on-site: Not reported

Waste type: Lamps  
Accumulated waste on-site: Yes  
Generated waste on-site: Not reported

Waste type: Pesticides  
Accumulated waste on-site: Yes  
Generated waste on-site: Not reported

Waste type: Thermostats  
Accumulated waste on-site: Yes  
Generated waste on-site: Not reported

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002

Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D007

Waste name: CHROMIUM

Waste code: D009

Waste name: MERCURY

Waste code: D018

Waste name: BENZENE

Waste code: U154

Waste name: METHANOL (l)

Historical Generators:

Date form received by agency: 05/15/1996

Site name: UNIVERSITY OF NEVADA, RENO-VALLEY

Classification: Large Quantity Generator

Date form received by agency: 10/14/1992

Site name: UNIVERSITY OF NEVADA RENO VALLEY

Classification: Small Quantity Generator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

UNIVERSITY OF NEVADA RENO - VALLEY (Continued)

1000833230

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 05/26/2011  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 03/04/2010  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 11/18/2008  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 01/05/2007  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 06/07/2005  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110000891802

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: 1000833230  
Registry ID: 110000891802  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110000891802>

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

E10  
SSE  
1/8-1/4  
0.176 mi.  
928 ft.

WASHOE COUNTY SCHOOL DISTRICT  
425 E 9TH ST  
RENO, NV 89512

UST U003298022  
N/A

Site 1 of 2 in cluster E

Relative:  
Lower  
Actual:  
4516 ft.

UST:

Facility ID:	D-000329
Tank ID:	1
Tank Status:	PERMANENTLY OUT OF USE
Tank Capacity:	500
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
Tank ID:	1
Tank Status:	PERMANENTLY OUT OF USE
Tank Capacity:	550
Tank Substance:	HEATING OIL
Install Date:	03/02/1965
Tank Material:	ASPHALT COATED OR BARE STEEL
TANK SECONDARY CONTAMINMENT:	NONE
FEDERALLY REGULATED UST:	FALSE
Pipe Material:	UNKNOWN
PIPE SECONDARY CONTAMINMENT:	NONE
Tank ID:	2
Tank Status:	PERMANENTLY OUT OF USE
Tank Capacity:	10000
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
Tank ID:	2
Tank Status:	PERMANENTLY OUT OF USE
Tank Capacity:	10000
Tank Substance:	HEATING OIL
Install Date:	03/02/1965
Tank Material:	ASPHALT COATED OR BARE STEEL
TANK SECONDARY CONTAMINMENT:	NONE
FEDERALLY REGULATED UST:	FALSE
Pipe Material:	UNKNOWN
PIPE SECONDARY CONTAMINMENT:	NONE
Tank ID:	3
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

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

WASHOE COUNTY SCHOOL DISTRICT (Continued)

U003298022

FEDERALLY REGULATED UST: FALSE  
Pipe Material: UNKNOWN  
PIPE SECONDARY CONTAMINMENT: NONE

E11  
SSE  
1/8-1/4  
0.176 mi.  
928 ft.

WASHOE COUNTY SCHOOL DISTRICT  
425 E 9TH ST  
RENO, NV 89520

RCRA NonGen / NLR  
FINDS  
ECHO  
1000243323  
NVD100049469

Site 2 of 2 in cluster E

Relative:  
Lower  
Actual:  
4516 ft.

RCRA NonGen / NLR:  
Date form received by agency: 01/08/2009  
Facility name: WASHOE COUNTY SCHOOL DISTRICT  
Facility address: 425 E 9TH ST  
RENO, NV 89520  
EPA ID: NVD100049469  
Mailing address: PO BOX 30425  
RENO, NV 89520-3425  
Contact: CHARLIE FONG  
Contact address: PO BOX 30425  
RENO, NV 89520-3425  
Contact country: US  
Contact telephone: 775-348-0343  
Contact email: CFONG@WASHOE.K12.NV.US  
EPA Region: 09  
Land type: County  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: WASHOE COUNTY SCHOOL DISTRICT  
Owner/operator address: PO BOX 30425  
RENO, NV 89520  
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: County  
Owner/Operator Type: Owner  
Owner/Op start date: 01/01/1950  
Owner/Op end date: Not reported

Owner/operator name: WASHOE CO SCH DIST  
Owner/operator address: 425 E 9TH ST  
RENO, NV 89520  
Owner/operator country: Not reported  
Owner/operator telephone: 702-348-0343  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: County  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: WASHOE CO SCHOOL DIST ADMIN COMPLEX

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number  
EPA ID Number

WASHOE COUNTY SCHOOL DISTRICT (Continued)

1000243323

Owner/operator address: 425 E 9TH ST  
RENO, NV 89520  
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: County  
Owner/Operator Type: Operator  
Owner/Op start date: 01/01/1990  
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: District  
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

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D008  
Waste name: LEAD

Waste code: D011  
Waste name: SILVER

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

WASHOE COUNTY SCHOOL DISTRICT (Continued)

1000243323

Historical Generators:

Date form received by agency: 04/08/2005

Site name: WASHOE COUNTY SCHOOL DISTRICT

Classification: Conditionally Exempt Small Quantity Generator

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D008

Waste name: LEAD

Waste code: D011

Waste name: SILVER

Date form received by agency: 10/03/1995

Site name: WASHOE CO SCH DIST

Classification: Small Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 03/11/2008

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State Contractor/Grantee

Evaluation date: 12/28/2006

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State Contractor/Grantee

Evaluation date: 03/31/2005

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State Contractor/Grantee

Evaluation date: 01/23/1987

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE

Area of violation: Not reported

Date achieved compliance: Not reported

Evaluation lead agency: State

FINDS:

Registry ID: 110000805308

Environmental Interest/Information System  
COMPLIANCE AND EMISSIONS REPORTING

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

WASHOE COUNTY SCHOOL DISTRICT (Continued)

1000243323

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: 1000243323  
Registry ID: 110000805308  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110000805308>

D12  
ESE  
1/8-1/4  
0.194 mi.  
1023 ft.

UNR ARS SHOP  
910 VALLEY RD  
RENO, NV 89512

UST U003383261  
N/A

Site 2 of 2 in cluster D

Relative:  
Lower  
Actual:  
4501 ft.

UST:

Facility ID: 4-001057

Owner:

ASSOCIATED FACILITY: UNR Ars Shop  
OWNER/OPERATOR NAME: University of Nevada Reno / NSHE  
Owner Address, City, State, Zip: Environmental Health & Safety 1664 N Virginia St MS # 328 Reno, NV 89557-0001

Tank ID: 1  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 500  
Tank Substance: GASOLINE  
Install Date: 01/01/1988  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 2  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 500  
Tank Substance: GASOLINE  
Install Date: 11/01/1999  
Tank Material: FIBERGLASS REINFORCED PLASTIC  
TANK SECONDARY CONTAMINMENT: DOUBLE-WALLED  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FLEXIBLE PLASTIC  
PIPE SECONDARY CONTAMINMENT: DOUBLE-WALLED

Tank ID: 3  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 500  
Tank Substance: DIESEL  
Install Date: 11/01/1999  
Tank Material: FIBERGLASS REINFORCED PLASTIC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

UNR ARS SHOP (Continued)

U003383261

TANK SECONDARY CONTAMINMENT: DOUBLE-WALLED  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: FLEXIBLE PLASTIC  
PIPE SECONDARY CONTAMINMENT: DOUBLE-WALLED

Tank ID: 4  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 250  
Tank Substance: USED OIL  
Install Date: 01/01/1988  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

NV UST Washoe County:

State ID: Not reported  
UST Number: 929  
Facility Status: Open  
Number of Tanks: 3  
Number of Closed Tanks: 2  
Number of Confirmed Releases: 0  
Emergency Action: 0  
Cleanup Complete: Remediation at the site has not been completed  
Under Control: 0  
Initiated Cleanup: 0  
Remediation Ordered: 0

F13  
SW  
1/4-1/2  
0.298 mi.  
1576 ft.

SATRE CENTER STREET PROPERTIES, LLC  
820 NORTH CENTER STREET  
RENO, NV

SHWS S109521950  
N/A

Site 1 of 3 in cluster F

Relative:  
Lower  
Actual:  
4520 ft.

SHWS:  
Facility ID: D-000788  
Date Release Reported to NDEP: 12/8/2008  
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: 6/2/2009  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F14 SW 1/4-1/2 0.304 mi. 1607 ft.	<b>SPANISH SPRINGS INVESTMENTS, LLC</b> 810 NORTH CENTER STREET RENO, NV  Site 2 of 3 in cluster F	SHWS	S109272969 N/A
Relative: Lower	SHWS: Facility ID: D-000780		
Actual: 4520 ft.	Date Release Reported to NDEP: 5/6/2008 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: 7/10/2008 Regulatory Type of Closure: NAC 445A A-K Contaminant: Heating Oil		
F15 SW 1/4-1/2 0.316 mi. 1671 ft.	<b>UNIVERSITY OF NEVADA, RENO</b> 819-821 NORTH CENTER STREET WASHOE (County), NV  Site 3 of 3 in cluster F	SHWS	S107524150 N/A
Relative: Lower	SHWS: Facility ID: D-000273		
Actual: 4521 ft.	Date Release Reported to NDEP: 2/1/2000 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: 3/20/2000 Regulatory Type of Closure: NAC 445A A-K Contaminant: Heating Oil		
	Facility ID: D-000273 Date Release Reported to NDEP: 2/1/2000 Program: non-LUST Corrective Action NDEP Case Officer: jmcrae Location of Paper File: NDEP: CC-Storage Type of Media Impacted: Soil Event: Confirmed Release Date of Closure: Not reported Regulatory Type of Closure: Not reported Contaminant: Heating Oil		
G16 SW 1/4-1/2 0.337 mi. 1780 ft.	<b>UNIVERSITY OF NEVADA, RENO</b> 904 NORTH VIRGINIA STREET RENO, NV  Site 1 of 2 in cluster G	SHWS	S108250375 N/A
Relative: Lower	SHWS: Facility ID: D-000256		
Actual: 4539 ft.	Date Release Reported to NDEP: 9/27/1994 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

UNIVERSITY OF NEVADA, RENO (Continued)

S108250375

Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 2/27/1995  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

G17  
SW  
1/4-1/2  
0.339 mi.  
1790 ft.

UNR MAIN CAMPUS HARTMAN HALL-OLD BUILDING #43 ROTC  
900 NORTH VIRGINIA STREET  
RENO, NV  
Site 2 of 2 in cluster G

SHWS S107524153  
N/A

Relative:  
Lower  
Actual:  
4537 ft.

SHWS:  
Facility ID: D-000515  
Date Release Reported to NDEP: 3/26/1996  
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: 4/2/1996  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

18  
WNW  
1/4-1/2  
0.342 mi.  
1807 ft.

JOHN UTTER RESIDENCE  
1305 NORTH VIRGINIA STREET  
RENO, NV

SHWS S103877794  
N/A

Relative:  
Higher  
Actual:  
4590 ft.

SHWS:  
Facility ID: D-000352  
Date Release Reported to NDEP: 10/14/1996  
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: 11/1/1996  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

19  
SE  
1/4-1/2  
0.378 mi.  
1996 ft.

WARNER GRISWOLD PROPERTY  
643 ELKO AVENUE  
RENO, NV

SHWS S107524166  
N/A

Relative:  
Lower  
Actual:  
4495 ft.

SHWS:  
Facility ID: D-000458  
Date Release Reported to NDEP: 3/23/1993  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

WARNER GRISWOLD PROPERTY (Continued)

S107524166

Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 8/4/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

20  
SW  
1/4-1/2  
0.382 mi.  
2017 ft.

SILVER DOLLAR MOTOR LODGE  
817 NORTH VIRGINIA STREET  
RENO, NV

SHWS S107524109  
N/A

Relative:  
Lower  
Actual:  
4522 ft.

SHWS:  
Facility ID: D-000521  
Date Release Reported to NDEP: 11/25/1991  
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: 12/3/1991  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

21  
SSW  
1/4-1/2  
0.396 mi.  
2093 ft.

STEVE MORAN PROPERTY  
646 NORTH LAKE STREET  
RENO, NV

SHWS S107524123  
N/A

Relative:  
Lower  
Actual:  
4504 ft.

SHWS:  
Facility ID: D-000535  
Date Release Reported to NDEP: 5/13/1991  
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: 5/14/1991  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

22  
East  
1/4-1/2  
0.396 mi.  
2093 ft.

RENO ARMORY  
1000 N WELLS AVE  
RENO, NV 89512

SHWS U001110581  
UST N/A

Relative:  
Lower  
Actual:  
4489 ft.

SHWS:  
Facility ID: 4-000464  
Date Release Reported to NDEP: 1/3/1990  
Program: Not reported  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

RENO ARMORY (Continued)

U001110581

Event: Not reported  
Date of Closure: 1/18/1991  
Regulatory Type of Closure: Other  
Contaminant: Gasoline

UST:

Facility ID: 4-000464

Owner:

ASSOCIATED FACILITY: Reno Armory  
OWNER/OPERATOR NAME: State of Nevada Office of the Military  
Owner Address, City, State, Zip: USPFO-FMO 2601 S Carson St Carson City, NV 89701-5502

Tank ID: 1  
Tank Status: PERMANENTLY OUT OF USE  
Tank Capacity: 500  
Tank Substance: GASOLINE  
Install Date: 05/06/1960  
Tank Material: ASPHALT COATED OR BARE STEEL  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: TRUE  
Pipe Material: BARE STEEL  
PIPE SECONDARY CONTAMINMENT: NONE

Tank ID: 2  
Tank Status: CURRENTLY IN USE  
Tank Capacity: 3000  
Tank Substance: HEATING OIL  
Install Date: 01/01/1992  
Tank Material: NOT LISTED  
TANK SECONDARY CONTAMINMENT: NONE  
FEDERALLY REGULATED UST: FALSE  
Pipe Material: NOT LISTED  
PIPE SECONDARY CONTAMINMENT: NONE

23  
West  
1/4-1/2  
0.402 mi.  
2123 ft.

STAN JEROME PROPERTY  
1264 SATCHELL ALLEY  
RENO, NV

SHWS S107524118  
N/A

Relative:  
Higher  
Actual:  
4592 ft.

SHWS:  
Facility ID: D-000333  
Date Release Reported to NDEP: 7/12/1993  
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: 11/23/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

24  
SSW  
1/4-1/2  
0.403 mi.  
2127 ft.

BANK OF AMERICA  
700 NORTH VIRGINIA STREET  
RENO, NV

SHWS S107523813  
N/A

Relative:  
Lower  
Actual:  
4514 ft.

SHWS:  
Facility ID: D-000625  
Date Release Reported to NDEP: 5/16/1994  
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: 6/6/1994  
Regulatory Type of Closure: Other  
Contaminant: Gasoline

25  
WSW  
1/4-1/2  
0.412 mi.  
2176 ft.

UNIVERSITY OF NEVADA, RENO  
1059 NORTH SIERRA STREET  
RENO, NV

SHWS S107524152  
N/A

Relative:  
Higher  
Actual:  
4575 ft.

SHWS:  
Facility ID: D-000701  
Date Release Reported to NDEP: 6/17/2002  
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: 6/18/2002  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

26  
WSW  
1/4-1/2  
0.414 mi.  
2185 ft.

LEO ROBERT LEGOY PROPERTY  
1001 NORTH SIERRA STREET  
RENO, NV

SHWS S106870728  
N/A

Relative:  
Higher  
Actual:  
4565 ft.

SHWS:  
Facility ID: D-000138  
Date Release Reported to NDEP: 5/27/2004  
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: 8/2/2004  
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

27  
West  
1/4-1/2  
0.418 mi.  
2206 ft.

MARK RYAN DEVELOPMENT  
1115-1130 NORTH SIERRA STREET  
WASHOE (County), NV

SHWS S107524022  
N/A

Relative:  
Higher  
Actual:  
4564 ft.

SHWS:  
Facility ID: D-000223  
Date Release Reported to NDEP: 8/12/1992  
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: 10/22/1992  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

28  
WNW  
1/4-1/2  
0.427 mi.  
2255 ft.

MAREN TEILMAN RESIDENCE  
1361 HILLSIDE DRIVE  
RENO, NV

SHWS S103877819  
N/A

Relative:  
Higher  
Actual:  
4624 ft.

SHWS:  
Facility ID: D-000399  
Date Release Reported to NDEP: 7/14/1997  
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: 8/6/1997  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

29  
NW  
1/4-1/2  
0.433 mi.  
2284 ft.

JOHN COSTERE PROPERTY  
1451/1459 NORTH VIRGINIA STREET  
WASHOE (County), NV

SHWS S105488601  
N/A

Relative:  
Higher  
Actual:  
4585 ft.

SHWS:  
Facility ID: D-000071  
Date Release Reported to NDEP: 6/24/2002  
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: 7/29/2002  
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

30 FORMER BISHOP MANOGUE HIGH SCHOOL SHWS S106870848  
North 400 BARTLETT STREET N/A  
1/4-1/2 RENO, NV

0.441 mi.  
2326 ft.

Relative:  
Higher

Actual:  
4560 ft.

SHWS:  
Facility ID: D-000166  
Date Release Reported to NDEP: 10/15/2004  
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: 8/18/2005  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

31 SAVOY MOTOR LODGE SHWS S108250316  
SW 705 NORTH VIRGINIA STREET N/A  
1/4-1/2 RENO, NV

0.450 mi.  
2374 ft.

Relative:  
Lower

Actual:  
4516 ft.

SHWS:  
Facility ID: D-000745  
Date Release Reported to NDEP: 11/21/2006  
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: 2/13/2007  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

H32 WASHOE COUNTY PUBLIC WORKS DEPARTMENT SHWS S104235259  
ESE 829 MORRILL AVENUE N/A  
1/4-1/2 RENO, NV

0.459 mi.  
2422 ft.

Relative:  
Lower

Actual:  
4484 ft.

Site 1 of 2 in cluster H

SHWS:  
Facility ID: D-000019  
Date Release Reported to NDEP: 12/30/1999  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: WCDHD: Reno  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 2/28/2000  
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

33  
 South  
 1/4-1/2  
 0.463 mi.  
 2445 ft.

**MARSH PROPERTIES LLC**  
 321 E 5TH ST  
 RENO, NV

LUST S121604160  
 N/A

Relative:  
 Lower  
 Actual:  
 4500 ft.

LUST:  
 Facility ID: 4-000232  
 Program: LUST  
 Type of Media Impacted: Soil  
 Event: Not reported  
 Contaminant: Heating Oil  
 Closure Date: 5/2/2018  
 Closure Type: Clean w/ Remed  
 Date Reported to NDEP: 2/8/2018  
 Flag: CLOSED  
 NDEP Case Officer: Not reported  
 Location of Paper File: NDEP: Carson City

Facility ID: 4-000232  
 Program: LUST  
 Type of Media Impacted: Soil  
 Event: Confirmed Release  
 Contaminant: Heating Oil  
 Closure Date: Not reported  
 Closure Type: Not reported  
 Date Reported to NDEP: 2/8/2018  
 Flag: ACTIVE  
 NDEP Case Officer: rshort  
 Location of Paper File: NDEP: Carson City

34  
 SSE  
 1/4-1/2  
 0.472 mi.  
 2492 ft.

**ELKO AVENUE PROPERTIES**  
 550 ELKO STREET  
 RENO, NV

SHWS S104535005  
 N/A

Relative:  
 Lower  
 Actual:  
 4493 ft.

SHWS:  
 Facility ID: 4-000922  
 Date Release Reported to NDEP: 4/3/2000  
 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: 7/19/2000  
 Regulatory Type of Closure: NAC 445A A-K  
 Contaminant: Heating Oil

Facility ID: 4-000922  
 Date Release Reported to NDEP: 8/30/2004  
 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: 1/24/2006  
 Regulatory Type of Closure: NAC 445A A-K  
 Contaminant: TPH



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number  
EPA ID Number

35 JACKSONS FOOD STORES #19 LUST S117667153  
SE 695 NORTH WELLS AVENUE N/A  
1/4-1/2 RENO, NV  
0.473 mi.  
2496 ft.

Relative: LUST:  
Lower Facility ID: 4-000931  
Actual: Program: LUST  
4487 ft. Type of Media Impacted: Soil  
Event: Not reported  
Contaminant: Diesel  
Closure Date: 12/22/2014  
Closure Type: Clean w/ Remed  
Date Reported to NDEP: 11/24/2014  
Flag: CLOSED  
NDEP Case Officer: Not reported  
Location of Paper File: WCDHD: Reno

H36 WASHOE COUNTY PUBLIC WORKS DEPARTMENT SHWS S111027628  
East 854 MORRILL AVENUE N/A  
1/4-1/2 RENO, NV  
0.478 mi.  
2525 ft. Site 2 of 2 in cluster H

Relative: SHWS:  
Lower Facility ID: D-000197  
Actual: Date Release Reported to NDEP: 9/14/1995  
4482 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: 5/1/1996  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

37 SIERRA PACIFIC POWER COMPANY SHWS S109521954  
SE 590 EUREKA AVENUE N/A  
1/2-1 RENO, NV  
0.502 mi.  
2652 ft.

Relative: SHWS:  
Lower Facility ID: D-000836  
Actual: Date Release Reported to NDEP: 3/8/1994  
4492 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: 10/10/1997  
Regulatory Type of Closure: Not reported  
Contaminant: TPH

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

38  
NW  
1/2-1  
0.516 mi.  
2727 ft.

JEF ENTERPRISES, LLC  
1505 NORTH VIRGINIA STREET  
RENO, NV

SHWS S116161987  
N/A

Relative:  
Higher  
Actual:  
4589 ft.

SHWS:  
Facility ID: D-000877  
Date Release Reported to NDEP: 1/6/2014  
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: 11/14/2014  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

39  
SW  
1/2-1  
0.532 mi.  
2809 ft.

SAINT MARY'S REGIONAL MEDICAL CENTER  
190 WEST MAPLE STREET  
RENO, NV

SHWS S106514552  
N/A

Relative:  
Lower  
Actual:  
4521 ft.

SHWS:  
Facility ID: D-000093  
Date Release Reported to NDEP: 5/20/2003  
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: 6/10/2003  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

140  
WNW  
1/2-1  
0.534 mi.  
2818 ft.

ROY KEMPLEY PROPERTY  
1503 HILLSIDE DRIVE  
RENO, NV

SHWS S107524094  
N/A

Site 1 of 2 in cluster I

Relative:  
Higher  
Actual:  
4617 ft.

SHWS:  
Facility ID: D-000336  
Date Release Reported to NDEP: 10/17/1989  
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: 5/15/1990  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

41  
East  
1/2-1  
0.548 mi.  
2896 ft.

WASHOE COUNTY PUBLIC WORKS DEPARTMENT  
842 SPOKANE STREET  
RENO, NV

SHWS S113711040  
N/A

Relative:  
Lower  
Actual:  
4480 ft.

SHWS:  
Facility ID: D-000856  
Date Release Reported to NDEP: 1/16/2013  
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: 4/29/2013  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

J42  
West  
1/2-1  
0.549 mi.  
2900 ft.

JOHN WILLIAM MCCANN PROPERTY  
1308 BUENA VISTA AVENUE  
RENO, NV

SHWS S121604154  
N/A

Relative:  
Higher  
Actual:  
4596 ft.

Site 1 of 2 in cluster J

SHWS:  
Facility ID: D-001007  
Date Release Reported to NDEP: 3/5/2018  
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: 4/26/2018  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil  
  
Facility ID: D-001007  
Date Release Reported to NDEP: 3/5/2018  
Program: non-LUST Corrective Action  
NDEP Case Officer: Ipeterso  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Confirmed Release  
Date of Closure: Not reported  
Regulatory Type of Closure: Not reported  
Contaminant: Heating Oil

43  
NW  
1/2-1  
0.550 mi.  
2906 ft.

UNIVERSITY OF NEVADA, RENO  
VARIOUS LOCATIONS  
WASHOE (County), NV

SHWS S103877856  
N/A

Relative:  
Higher  
Actual:  
4617 ft.

SHWS:  
Facility ID: D-001285  
Date Release Reported to NDEP: 2/26/2014  
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

UNIVERSITY OF NEVADA, RENO (Continued)

S103877856

Location of Paper File:	NDEP: Carson City
Type of Media Impacted:	Soil
Event:	Not reported
<b>Date of Closure:</b>	<b>3/26/2014</b>
Regulatory Type of Closure:	Petro Constituents
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	2/26/2014
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
<b>Date of Closure:</b>	<b>3/25/2014</b>
Regulatory Type of Closure:	Petro Constituents
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	12/31/2003
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
<b>Date of Closure:</b>	<b>3/1/2004</b>
Regulatory Type of Closure:	NAC 445A A-K
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	8/16/1999
Program:	Not reported
NDEP Case Officer:	Not reported
Location of Paper File:	NDEP: CC-Storage
Type of Media Impacted:	Soil
Event:	Not reported
<b>Date of Closure:</b>	<b>6/5/2000</b>
Regulatory Type of Closure:	NAC 445A A-K
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	8/16/1999
Program:	Not reported
NDEP Case Officer:	Not reported
Location of Paper File:	NDEP: CC-Storage
Type of Media Impacted:	Soil
Event:	Not reported
<b>Date of Closure:</b>	<b>2/24/2000</b>
Regulatory Type of Closure:	NAC 459.9978
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	8/27/1999
Program:	Not reported
NDEP Case Officer:	Not reported
Location of Paper File:	NDEP: CC-Storage
Type of Media Impacted:	Soil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

UNIVERSITY OF NEVADA, RENO (Continued)

S103877856

Event:	Not reported
<b>Date of Closure:</b>	<b>2/24/2000</b>
Regulatory Type of Closure:	NAC 445A A-K
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	9/10/1999
Program:	Not reported
NDEP Case Officer:	Not reported
Location of Paper File:	NDEP: CC-Storage
Type of Media Impacted:	Soil
Event:	Not reported
<b>Date of Closure:</b>	<b>2/28/2000</b>
Regulatory Type of Closure:	NAC 445A A-K
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	8/16/1999
Program:	Not reported
NDEP Case Officer:	Not reported
Location of Paper File:	NDEP: CC-Storage
Type of Media Impacted:	Soil
Event:	Not reported
<b>Date of Closure:</b>	<b>2/24/2000</b>
Regulatory Type of Closure:	NAC 445A A-K
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	4/15/2014
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
<b>Date of Closure:</b>	<b>6/19/2014</b>
Regulatory Type of Closure:	Petro Constituents
Contaminant:	Heating Oil
Facility ID:	D-001285
Date Release Reported to NDEP:	8/6/2008
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
<b>Date of Closure:</b>	<b>10/14/2008</b>
Regulatory Type of Closure:	UST Clean Closure
Contaminant:	Heating Oil

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
44 SE 1/2-1 0.555 mi. 2929 ft.	<b>RENO POWER LIGHT AND WATER CO</b> 500-510 EUREKA AVE RENO, NV 89512  Relative: Lower Actual: 4495 ft.	EDR MGP	1008408997 N/A
Manufactured Gas Plants: Alternate Name: SIERRA PACIFIC POWER CO. No additional information available			
J45 West 1/2-1 0.561 mi. 2960 ft.	<b>JACK DARNELL PROPERTY</b> 1165 BUENA VISTA AVENUE RENO, NV  Site 2 of 2 in cluster J  Relative: Higher Actual: 4604 ft.	SHWS	S107523963 N/A
SHWS: Facility ID: D-000552 Date Release Reported to NDEP: 8/19/1991 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: 8/21/1991 Regulatory Type of Closure: Other Contaminant: Heating Oil			
I46 WNW 1/2-1 0.566 mi. 2991 ft.	<b>JUDITH WHITENACK RESIDENCE</b> 1530 HILLSIDE DRIVE RENO, NV  Site 2 of 2 in cluster I  Relative: Higher Actual: 4606 ft.	SHWS	S118399582 N/A
SHWS: Facility ID: D-000917 Date Release Reported to NDEP: 9/17/2015 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: 11/24/2015 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

K47  
SW  
1/2-1  
0.579 mi.  
3058 ft.

SAINT MARY'S REGIONAL MEDICAL CENTER  
688 WEST STREET  
RENO, NV

SHWS S107524102  
N/A

Site 1 of 3 in cluster K

Relative:  
Lower  
Actual:  
4518 ft.

SHWS:  
Facility ID: D-000423  
Date Release Reported to NDEP: 1/15/1992  
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: 4/10/1992  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

K48  
SW  
1/2-1  
0.586 mi.  
3094 ft.

SAINT MARY'S REGIONAL MEDICAL CENTER  
656 WEST STREET  
RENO, NV

SHWS S107524117  
N/A

Site 2 of 3 in cluster K

Relative:  
Lower  
Actual:  
4518 ft.

SHWS:  
Facility ID: D-000708  
Date Release Reported to NDEP: 4/15/1991  
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: 5/1/1991  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

L49  
South  
1/2-1  
0.591 mi.  
3120 ft.

FIRESIDE MARKET (RPMSS REALTY, LLC)  
205 E 4TH STREET  
RENO, NV

SHWS S121348672  
N/A

Site 1 of 2 in cluster L

Relative:  
Lower  
Actual:  
4500 ft.

SHWS:  
Facility ID: D-000771  
Date Release Reported to NDEP: 9/1/2017  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: WCDHD: Reno  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 10/30/2017  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: TPH

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

50  
WNW  
1/2-1  
0.593 mi.  
3130 ft.

**DONALD STRAIGHT RESIDENCE**  
1555 HILLSIDE DRIVE  
RENO, NV

SHWS S104235256  
N/A

Relative:  
Higher  
Actual:  
4620 ft.

SHWS:  
Facility ID: D-000017  
Date Release Reported to NDEP: 12/6/1999  
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: 1/21/2000  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

K51  
SW  
1/2-1  
0.602 mi.  
3181 ft.

**SAINT MARY'S REGIONAL MEDICAL CENTER**  
235 WEST SIXTH STREET  
RENO, NV  
Site 3 of 3 in cluster K

SHWS S103877787  
N/A

Relative:  
Lower  
Actual:  
4520 ft.

SHWS:  
Facility ID: D-000340  
Date Release Reported to NDEP: 8/16/1996  
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: 8/29/1996  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

L52  
South  
1/2-1  
0.609 mi.  
3213 ft.

**REGIONAL TRANSPORTATION COMMISSION WASHOE COUNTY**  
PRIMARY STREET: EAST FOURTH STREET CROSS STREET: LAKE STREET  
RENO, NV  
Site 2 of 2 in cluster L

SHWS S108855810  
BROWNFIELDS N/A

Relative:  
Lower  
Actual:  
4501 ft.

SHWS:  
Facility ID: D-000144  
Date Release Reported to NDEP: 5/6/2008  
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: 12/31/2008  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Other  
  
Facility ID: D-000144  
Date Release Reported to NDEP: 10/2/2009  
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

REGIONAL TRANSPORTATION COMMISSION WASHOE COUNTY (Continued)

S108855810

Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 10/21/2009  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

BROWNFIELDS:

Site Id: D-000144  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 10/22/2008  
Closure Date: 12/11/2008  
Closure Type: NAC 445A A-K  
Program: Brownfields  
File Loc: NDEP: CC-Storage  
Contaminant: Heating Oil

Site Id: D-000144  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 10/23/2008  
Closure Date: 12/11/2008  
Closure Type: NAC 445A A-K  
Program: Brownfields  
File Loc: NDEP: CC-Storage  
Contaminant: Heating Oil

Site Id: D-000144  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 10/13/2008  
Closure Date: 12/11/2008  
Closure Type: NAC 445A A-K  
Program: Brownfields  
File Loc: NDEP: CC-Storage  
Contaminant: Heating Oil

Site Id: D-000144  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 12/3/2007  
Closure Date: 12/11/2008  
Closure Type: NAC 445A A-K  
Program: Brownfields  
File Loc: NDEP: CC-Storage  
Contaminant: Heating Oil

Site Id: D-000144  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 9/16/2008

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

REGIONAL TRANSPORTATION COMMISSION WASHOE COUNTY (Continued)

S108855810

Closure Date: 12/11/2008  
Closure Type: UST Clean Closure  
Program: Brownfields  
File Loc: NDEP: CC-Storage  
Contaminant: Motor Oil

Site Id: D-000144  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 9/24/2008  
Closure Date: 12/11/2008  
Closure Type: NAC 445A A-K  
Program: Brownfields  
File Loc: NDEP: CC-Storage  
Contaminant: Heating Oil

Site Id: D-000144  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 12/3/2007  
Closure Date: 12/11/2008  
Closure Type: NAC 445A A-K  
Program: Brownfields  
File Loc: NDEP: CC-Storage  
Contaminant: Heating Oil

Site Id: D-000144  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 12/3/2007  
Closure Date: 12/11/2008  
Closure Type: NAC 445A A-K  
Program: Brownfields  
File Loc: NDEP: CC-Storage  
Contaminant: Heating Oil

M53  
South  
1/2-1  
0.618 mi.  
3265 ft.

UNION 76 STATION #0077  
103 EAST FOURTH STREET  
RENO, NV

SHWS S104395317  
BROWNFIELDS N/A

Site 1 of 3 in cluster M

Relative:  
Lower  
Actual:  
4502 ft.

SHWS:  
Facility ID: 4-000415  
Date Release Reported to NDEP: 1/1/1900  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: WCDHD: Reno  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 2/9/2000  
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

UNION 76 STATION #0077 (Continued)

S104395317

BROWNFIELDS:

Site Id: 4-000415  
Officer: Not reported  
Media: Soil  
Event: Not reported  
Report Date: 12/22/2003  
Closure Date: 1/7/2005  
Closure Type: NAC 459 A-K  
Program: Brownfields  
File Loc: NDEP: Carson City  
Contaminant: Gasoline

Site Id: 4-000415  
Officer: Not reported  
Media: Ground Water  
Event: Not reported  
Report Date: 12/22/2003  
Closure Date: 1/7/2005  
Closure Type: NAC 459 A-K  
Program: Brownfields  
File Loc: NDEP: Carson City  
Contaminant: Gasoline

M54  
South  
1/2-1  
0.631 mi.  
3333 ft.

NATIONAL BOWLING CENTER  
350 NORTH CENTER STREET  
RENO, NV

SHWS S120860222  
N/A

Site 2 of 3 in cluster M

Relative:  
Lower  
Actual:  
4503 ft.

SHWS:  
Facility ID: D-000212  
Date Release Reported to NDEP: 2/17/1993  
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: 3/26/2002  
Regulatory Type of Closure: NAC 459 A-K  
Contaminant: Heating Oil

M55  
South  
1/2-1  
0.632 mi.  
3336 ft.

NEVADA DEPARTMENT OF TRANSPORTATION  
PRIMARY STREET: EAST FOURTH STREET CROSS STREET: CENTER STRE  
RENO, NV

SHWS S106514564  
N/A

Site 3 of 3 in cluster M

Relative:  
Lower  
Actual:  
4503 ft.

SHWS:  
Facility ID: D-000126  
Date Release Reported to NDEP: 2/6/2004  
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: 3/10/2004

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NEVADA DEPARTMENT OF TRANSPORTATION (Continued)

S106514564

Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

56  
South  
1/2-1  
0.644 mi.  
3402 ft.

JUNIPER COURT HOTEL  
320 EVANS AVENUE  
RENO, NV

SHWS S114374345  
N/A

Relative:  
Lower  
Actual:  
4498 ft.

SHWS:  
Facility ID: D-001295  
Date Release Reported to NDEP: 11/6/1998  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: WCDHD: Reno  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 11/17/1998  
Regulatory Type of Closure: Not reported  
Contaminant: Motor Oil

57  
West  
1/2-1  
0.654 mi.  
3454 ft.

JAMES R. BROWN PROPERTY  
1152 RALSTON STREET  
RENO, NV

SHWS S114562218  
N/A

Relative:  
Higher  
Actual:  
4631 ft.

SHWS:  
Facility ID: D-000869  
Date Release Reported to NDEP: 10/9/2013  
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: 10/29/2013  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

58  
WSW  
1/2-1  
0.659 mi.  
3477 ft.

A.B.B. INVESTMENTS LLC  
1032 RALSTON STREET  
RENO, NV

SHWS S108249992  
N/A

Relative:  
Higher  
Actual:  
4606 ft.

SHWS:  
Facility ID: D-000736  
Date Release Reported to NDEP: 6/20/2006  
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: 6/29/2006  
Regulatory Type of Closure: Clean w/ Remed

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**A.B.B. INVESTMENTS LLC (Continued)**

S108249992

Contaminant: Heating Oil

**N59**  
**SSW**  
 1/2-1  
 0.664 mi.  
 3507 ft.

**PROJECT C PUMP TEST DEWATER SYSTEM**  
**PRIMARY STREET: NORTH VIRGINIA STREET CROSS STREET: FOURTH S**  
**RENO, NV**

**SHWS** S106870748  
 N/A

Site 1 of 3 in cluster N

**Relative:**  
**Lower**  
**Actual:**  
**4506 ft.**

**SHWS:**  
 Facility ID: D-000776  
 Date Release Reported to NDEP: 10/22/1993  
 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: 2/23/1995**  
 Regulatory Type of Closure: Not reported  
 Contaminant: Solvents

Facility ID: D-000776  
 Date Release Reported to NDEP: 10/22/1993  
 Program: Not reported  
 NDEP Case Officer: Not reported  
 Location of Paper File: NDEP: CC-Storage  
 Type of Media Impacted: Ground Water  
 Event: Not reported  
**Date of Closure: 2/23/1995**  
 Regulatory Type of Closure: Not reported  
 Contaminant: Solvents

**N60**  
**SSW**  
 1/2-1  
 0.666 mi.  
 3514 ft.

**CHEVRON #90537**  
**11 WEST FOURTH STREET**  
**RENO, NV**

**SHWS** S103877477  
 N/A

Site 2 of 3 in cluster N

**Relative:**  
**Lower**  
**Actual:**  
**4507 ft.**

**SHWS:**  
 Facility ID: 4-000056  
 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: Ground Water  
 Event: Not reported  
**Date of Closure: 2/12/1990**  
 Regulatory Type of Closure: Other  
 Contaminant: Gasoline

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**O61** U.S. BUREAU OF MINES RENO STATION  
North 1605 EVANS AVENUE  
1/2-1 RENO, NV

FUSRAP 1016603325  
N/A

0.666 mi.  
3518 ft.

Site 1 of 2 in cluster O

Relative:  
Higher  
Actual:  
4584 ft.

FUSRAP:  
Site Name: U.S. BUREAU OF MINES RENO STATION  
Site Id: NV.06  
Site Status: Eliminated from consideration under FUSRAP  
Designated Name: Not Designated  
Alternate Name: U.S. BOM Metallurgy Research Center, Dept of the I  
Location Street Address: 1605 EVANS AVENUE  
Location City: RENO  
Location State: NV  
Location County: Not reported  
Evaluation Year: 1987  
Site Operations: Research and development activities involving uranium.  
Site Disposition: Eliminated - Potential for contamination remote  
Radioactive Materials Handled: Yes  
Primary Radioactive Materials Handled: Uranium  
Radiological Survey(S): None Indicated  
Long Term Care Requirements: Not reported  
Historical Operations: Not reported  
Website URL: www.lm.doe.gov/Considered\_Sites/U\_S\_Bureau\_of\_Mines\_Reno\_Station\_-\_NV\_06.aspx

**O62** U.S. BUREAU OF MINES  
North 1605 EVANS AVENUE  
1/2-1 RENO, NV

SHWS S107524144  
N/A

0.666 mi.  
3518 ft.

Site 2 of 2 in cluster O

Relative:  
Higher  
Actual:  
4584 ft.

SHWS:  
Facility ID: D-000411  
Date Release Reported to NDEP: 10/9/1992  
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: 10/22/1992  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

**P63** SAINT MARY'S REGIONAL MEDICAL CENTER  
SW 607 NORTH ARLINGTON AVENUE  
1/2-1 RENO, NV

SHWS S107524101  
N/A

0.677 mi.  
3577 ft.

Site 1 of 2 in cluster P

Relative:  
Lower  
Actual:  
4522 ft.

SHWS:  
Facility ID: D-000551  
Date Release Reported to NDEP: 2/10/1992  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

SAINT MARY'S REGIONAL MEDICAL CENTER (Continued)

S107524101

Event: Not reported  
Date of Closure: 3/26/1997  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil  
  
Facility ID: D-000551  
Date Release Reported to NDEP: 6/25/1992  
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: 6/30/1992  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

64  
SSE  
1/2-1  
0.680 mi.  
3588 ft.

DESERT GLASS / NEVADA FORKLIFT (RETRAC PROJECT)  
310 NORTH PARK STREET  
RENO, NV

SHWS S107523890  
N/A

Relative:  
Lower  
Actual:  
4487 ft.

SHWS:  
Facility ID: D-000722  
Date Release Reported to NDEP: 11/7/2005  
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: 3/9/2006  
Regulatory Type of Closure: Other  
Contaminant: TPH

65  
WSW  
1/2-1  
0.684 mi.  
3614 ft.

BUTTERS PROPERTY  
937 RALSTON STREET  
RENO, NV

SHWS S104534669  
N/A

Relative:  
Higher  
Actual:  
4598 ft.

SHWS:  
Facility ID: D-000027  
Date Release Reported to NDEP: 5/25/2000  
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: 8/7/2000  
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

**N66** **ELDORADO HOTEL & CASINO** **SHWS** **S104235268**  
**SSW** **345 NORTH VIRGINIA STREET** **N/A**  
**1/2-1** **RENO, NV**  
**0.694 mi.**  
**3664 ft.** **Site 3 of 3 in cluster N**

**Relative:** **SHWS:**  
**Lower** Facility ID: 4-000971  
Date Release Reported to NDEP: 10/22/1999  
**Actual:** Program: Not reported  
**4506 ft.** NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
**Date of Closure:** 11/12/1999  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Diesel

Facility ID: 4-000971  
Date Release Reported to NDEP: 9/16/2005  
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:** 5/3/2006  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

**P67** **SAINT MARY'S REGIONAL MEDICAL CENTER** **SHWS** **S106514555**  
**SW** **345 WEST SIXTH STREET** **N/A**  
**1/2-1** **RENO, NV**  
**0.709 mi.**  
**3745 ft.** **Site 2 of 2 in cluster P**

**Relative:** **SHWS:**  
**Lower** Facility ID: D-000096  
Date Release Reported to NDEP: 5/20/2003  
**Actual:** Program: Not reported  
**4524 ft.** NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
**Date of Closure:** 6/10/2003  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

**Q68** **ST. MARYS REGIONAL MEDICAL CENTER** **SHWS** **S110169768**  
**SW** **405 ELM STREET** **N/A**  
**1/2-1** **RENO, NV 89503**  
**0.710 mi.**  
**3748 ft.** **Site 1 of 3 in cluster Q**

**Relative:** **SHWS:**  
**Lower** Facility ID: D-000707  
Date Release Reported to NDEP: 5/16/1989  
**Actual:** Program: non-LUST Corrective Action  
**4534 ft.** NDEP Case Officer: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ST. MARYS REGIONAL MEDICAL CENTER (Continued)**

**S110169768**

Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 6/7/1989  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

Facility ID: D-000707  
Date Release Reported to NDEP: 05/16/1989  
Program: non-LUST  
NDEP Case Officer: WCDHD  
Location of Paper File: Not reported  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 06/07/1989  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

69  
North  
1/2-1  
0.710 mi.  
3749 ft.

**JIM SEBASTIAN PROPERTY**  
2395 VALLEY ROAD  
RENO, NV

SHWS S107523976  
N/A

Relative:  
Higher  
Actual:  
4613 ft.

SHWS:  
Facility ID: D-000260  
Date Release Reported to NDEP: 3/9/1995  
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: 3/10/1995  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

70  
ESE  
1/2-1  
0.723 mi.  
3817 ft.

**REGIONAL TRANSPORTATION COMMISSION WASHOE COUNTY**  
630 SUTRO STREET  
RENO, NV

SHWS S107524067  
N/A

Relative:  
Lower  
Actual:  
4486 ft.

SHWS:  
Facility ID: D-000427  
Date Release Reported to NDEP: 12/6/1991  
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: 1/29/1992  
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

71 SAINT MARY'S REGIONAL MEDICAL CENTER SHWS S107524100  
SSW 443 WEST STREET N/A  
1/2-1 RENO, NV

0.730 mi.  
3855 ft.

Relative:  
Lower

Actual:  
4513 ft.

SHWS:  
Facility ID: D-000466  
Date Release Reported to NDEP: 8/19/1993  
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: 8/23/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Q72 SAINT MARY'S REGIONAL MEDICAL CENTER SHWS S107524098  
SW 425 ELM STREET N/A  
1/2-1 RENO, NV

0.732 mi.  
3867 ft.

Relative:  
Lower

Actual:  
4536 ft.

Site 2 of 3 in cluster Q

SHWS:  
Facility ID: D-000526  
Date Release Reported to NDEP: 2/18/1992  
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: 2/24/1992  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil  
  
Facility ID: D-000526  
Date Release Reported to NDEP: 9/25/1992  
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: 9/28/1992  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Q73 SAINT MARY'S REGIONAL MEDICAL CENTER SHWS S103877822  
SW 440 ELM STREET N/A  
1/2-1 RENO, NV

0.741 mi.  
3910 ft.

Relative:  
Lower

Actual:  
4536 ft.

Site 3 of 3 in cluster Q

SHWS:  
Facility ID: D-001233  
Date Release Reported to NDEP: 10/29/1997  
Program: Not reported  
NDEP Case Officer: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAINT MARY'S REGIONAL MEDICAL CENTER (Continued)**

**S103877822**

Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 11/5/1997  
Regulatory Type of Closure: NAC 459 A-K  
Contaminant: Heating Oil

**R74**  
West  
1/2-1  
0.741 mi.  
3913 ft.  
**HOWARD WENNERHOLM RESIDENCE**  
1289 BON RAE WAY  
RENO, NV  
Site 1 of 2 in cluster R

**SHWS S106878449**  
N/A

Relative: Higher  
Actual: 4652 ft.  
SHWS:  
Facility ID: D-000037  
Date Release Reported to NDEP: 10/30/2000  
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: 12/27/2000  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

**75**  
West  
1/2-1  
0.745 mi.  
3935 ft.  
**LUELLA LILLY PROPERTY**  
605 IMPERIAL BOULEVARD  
RENO, NV

**SHWS S107524016**  
N/A

Relative: Higher  
Actual: 4636 ft.  
SHWS:  
Facility ID: D-000191  
Date Release Reported to NDEP: 3/12/1996  
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: 3/18/1996  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

**S76**  
SW  
1/2-1  
0.751 mi.  
3966 ft.  
**SAINT MARY'S REGIONAL MEDICAL CENTER**  
435 WEST SIXTH STREET  
RENO, NV  
Site 1 of 4 in cluster S

**SHWS S107524099**  
N/A

Relative: Lower  
Actual: 4529 ft.  
SHWS:  
Facility ID: D-000221  
Date Release Reported to NDEP: 10/1/1992  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

SAINT MARY'S REGIONAL MEDICAL CENTER (Continued)

S107524099

Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 10/20/1992  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

77  
NNE  
1/2-1  
0.754 mi.  
3983 ft.

ALBERS OF NEVADA  
755 TIMBER WAY  
RENO, NV

SHWS S117667152  
N/A

Relative:  
Higher

Actual:  
4600 ft.

SHWS:  
Facility ID: 4-000135  
Date Release Reported to NDEP: 11/26/2014  
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: 12/15/2015  
Regulatory Type of Closure: Petro Constituents  
Contaminant: Heating Oil

S78  
SW  
1/2-1  
0.758 mi.  
4001 ft.

SAINT MARY'S REGIONAL MEDICAL CENTER  
535 NEVADA STREET  
RENO, NV

SHWS S106514556  
N/A

Relative:  
Lower

Actual:  
4527 ft.

Site 2 of 4 in cluster S

SHWS:  
Facility ID: D-000097  
Date Release Reported to NDEP: 5/20/2003  
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: 6/18/2003  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

R79  
West  
1/2-1  
0.764 mi.  
4033 ft.

BARBARA M. HIGHTOWER PROPERTY  
695 CLEVELAND AVENUE  
RENO, NV

SHWS S107523814  
N/A

Relative:  
Higher

Actual:  
4647 ft.

Site 2 of 2 in cluster R

SHWS:  
Facility ID: D-000731  
Date Release Reported to NDEP: 1/19/2006  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number  
EPA ID Number

**BARBARA M. HIGHTOWER PROPERTY (Continued)**

S107523814

Event: Not reported  
Date of Closure: 3/22/2006  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

80  
WSW  
1/2-1  
0.764 mi.  
4033 ft.

**OTTO SCHULTZ PROPERTY**  
901 BELL STREET  
RENO, NV 89503

SHWS S110169767  
N/A

Relative:  
Higher  
Actual:  
4600 ft.

SHWS:  
Facility ID: D-000704  
Date Release Reported to NDEP: 3/13/1989  
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: 3/13/1989  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil  
  
Facility ID: D-000704  
Date Release Reported to NDEP: 03/13/1989  
Program: non-LUST  
NDEP Case Officer: WCDHD  
Location of Paper File: Not reported  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 03/13/1989  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

S81  
SW  
1/2-1  
0.768 mi.  
4056 ft.

**SAINT MARY'S REGIONAL MEDICAL CENTER**  
420 WEST SIXTH STREET  
RENO, NV

SHWS S106514553  
N/A

Relative:  
Lower  
Actual:  
4528 ft.

Site 3 of 4 in cluster S  
SHWS:  
Facility ID: D-000094  
Date Release Reported to NDEP: 5/20/2003  
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: 6/10/2003  
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

S82  
SW  
1/2-1  
0.780 mi.  
4121 ft.

SAINT MARY'S REGIONAL MEDICAL CENTER  
428 WEST SIXTH STREET  
RENO, NV

SHWS S106514554  
N/A

Site 4 of 4 in cluster S

Relative:  
Lower

SHWS:  
Facility ID: D-000095  
Date Release Reported to NDEP: 5/20/2003  
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: 6/10/2003  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

Actual:  
4529 ft.

83  
North  
1/2-1  
0.787 mi.  
4154 ft.

NORTHERN NEVADA CHILD & ADOLESCENT SERVICES  
2655 ENTERPRISE ROAD  
RENO, NV

SHWS S104395322  
N/A

Relative:  
Higher

SHWS:  
Facility ID: 4-001071  
Date Release Reported to NDEP: 1/11/2000  
Program: Not reported  
NDEP Case Officer: Not reported  
Location of Paper File: WCDHD: Reno  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 4/10/2000  
Regulatory Type of Closure: NAC 459 A-K  
Contaminant: Diesel

Actual:  
4596 ft.

T84  
SW  
1/2-1  
0.787 mi.  
4154 ft.

LEO ROBERT LEGOY PROPERTY  
461 NEVADA STREET  
RENO, NV

SHWS S106514569  
N/A

Site 1 of 2 in cluster T

Relative:  
Lower

SHWS:  
Facility ID: D-000135  
Date Release Reported to NDEP: 4/28/2004  
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: 7/12/2004  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

Actual:  
4523 ft.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

85  
South  
1/2-1  
0.793 mi.  
4186 ft.

RENO ACES BASEBALL STADIUM  
200 EVANS AVENUE  
RENO, NV

SHWS S109521922  
N/A

Relative:  
Lower

SHWS:  
Facility ID: D-000790  
Date Release Reported to NDEP: 12/23/2008  
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: 4/1/2009  
Regulatory Type of Closure: UST Clean Closure  
Contaminant: TPH

Actual:  
4489 ft.

86  
SE  
1/2-1  
0.798 mi.  
4212 ft.

CITY OF RENO REDEVELOPMENT AGENCY  
111 MORRILL AVENUE  
RENO, NV

SHWS S106514284  
VCP N/A

Relative:  
Lower

SHWS:  
Facility ID: D-000100  
Date Release Reported to NDEP: 7/9/2003  
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: 10/17/2006  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: TPH

Actual:  
4474 ft.

Facility ID: D-000100  
Date Release Reported to NDEP: 4/23/2008  
Program: non-LUST Corrective Action  
NDEP Case Officer: Archive  
Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Confirmed Release  
Date of Closure: Not reported  
Regulatory Type of Closure: Not reported  
Contaminant: TPH

Facility ID: D-000100  
Date Release Reported to NDEP: 4/23/2008  
Program: non-LUST Corrective Action  
NDEP Case Officer: Archive  
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: TPH

VCP:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

CITY OF RENO REDEVELOPMENT AGENCY (Continued)

S106514284

Facility Status: ACTIVE

87  
ENE  
1/2-1  
0.802 mi.  
4234 ft.

CHARLES T. MAZZA PROPERTY  
1240 OLIVER AVENUE  
RENO, NV

SHWS S117667147  
N/A

Relative:  
Lower  
Actual:  
4493 ft.

SHWS:  
Facility ID: D-000894  
Date Release Reported to NDEP: 11/13/2014  
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: 12/2/2014  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

88  
NNE  
1/2-1  
0.802 mi.  
4236 ft.

VAUGHN INDUSTRIAL PARK  
2500 VALLEY ROAD #4  
RENO, NV

SHWS S107524156  
N/A

Relative:  
Higher  
Actual:  
4631 ft.

SHWS:  
Facility ID: D-000257  
Date Release Reported to NDEP: 9/2/1994  
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: 10/26/1994  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

T89  
SW  
1/2-1  
0.803 mi.  
4238 ft.

LEO ROBERT LEGOY PROPERTY  
418 WEST FIFTH STREET  
RENO, NV

SHWS S106870732  
N/A

Site 2 of 2 in cluster T

Relative:  
Lower  
Actual:  
4524 ft.

SHWS:  
Facility ID: D-000150  
Date Release Reported to NDEP: 6/18/2004  
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: 7/1/2004  
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

90  
West  
1/2-1  
0.808 mi.  
4266 ft.

CHARLES E. CLOCK RESIDENCE  
1234 WASHINGTON STREET  
RENO, NV

SHWS S117386822  
N/A

Relative:  
Higher  
Actual:  
4644 ft.

SHWS:  
Facility ID: D-000893  
Date Release Reported to NDEP: 10/15/2014  
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: 12/2/2014  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

91  
NNE  
1/2-1  
0.809 mi.  
4274 ft.

BENDER WAREHOUSE COMPANY  
800 STILLWELL ROAD  
RENO, NV

SHWS S108855756  
N/A

Relative:  
Higher  
Actual:  
4620 ft.

SHWS:  
Facility ID: D-000760  
Date Release Reported to NDEP: 7/12/2007  
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: 11/15/2007  
Regulatory Type of Closure: RBCA  
Contaminant: Heating Oil

92  
NE  
1/2-1  
0.815 mi.  
4302 ft.

DYNA GRAPH PRINTING  
2001 TIMBER WAY  
RENO, NV

SHWS S103877781  
N/A

Relative:  
Higher  
Actual:  
4591 ft.

SHWS:  
Facility ID: D-000328  
Date Release Reported to NDEP: 7/25/1996  
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: 9/23/1996  
Regulatory Type of Closure: NAC 459 A-K  
Contaminant: Heating Oil

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**93**  
**SE**  
**1/2-1**  
**0.834 mi.**  
**4401 ft.**

**BASTA INVESTMENT COMPANY, LLC**  
**1010 EAST COMMERCIAL ROW**  
**RENO, NV**

**SHWS** **S120860195**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**4467 ft.**

**SHWS:**  
Facility ID: 4-000262  
Date Release Reported to NDEP: 3/30/2017  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: WCDHD: Reno  
Type of Media Impacted: Soil  
Event: Not reported  
**Date of Closure: 3/7/2018**  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Diesel

**94**  
**East**  
**1/2-1**  
**0.844 mi.**  
**4457 ft.**

**DUNCAN GLENN ELEMENTARY SCHOOL**  
**1200 MONTELLO STREET**  
**RENO, NV**

**SHWS** **S103876466**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**4474 ft.**

**SHWS:**  
Facility ID: D-000323  
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: 9/12/1996**  
Regulatory Type of Closure: Not reported  
Contaminant: Not reported

**U95**  
**SW**  
**1/2-1**  
**0.853 mi.**  
**4505 ft.**

**IQBAL SARWAR - RANCHO SIERRA MOTEL**  
**411 WEST 4TH STREET**  
**RENO, NV**

**SHWS** **S107523960**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**4522 ft.**

**Site 1 of 2 in cluster U**  
**SHWS:**  
Facility ID: D-000248  
Date Release Reported to NDEP: 6/9/1994  
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: 7/18/1994**  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**96**  
**South**  
**1/2-1**  
**0.854 mi.**  
**4511 ft.**

**CHRIS LOOMIS PROPERTY**  
**PROPERTY BOUNDED BY E 1ST, E 2ND, AND LAKE STREET**  
**WASHOE (County), NV**

**SHWS** **S107523843**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**4501 ft.**

**SHWS:**

Facility ID:	D-000473
Date Release Reported to NDEP:	11/6/1990
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
<b>Date of Closure:</b>	<b>12/11/1990</b>
Regulatory Type of Closure:	Clean w/ Remed
Contaminant:	Heating Oil

Facility ID:	D-000473
Date Release Reported to NDEP:	6/18/2001
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
<b>Date of Closure:</b>	<b>9/21/2001</b>
Regulatory Type of Closure:	NAC 445A A-K
Contaminant:	Diesel

**97**  
**SSW**  
**1/2-1**  
**0.859 mi.**  
**4536 ft.**

**GRANITE CONSTRUCTION COMPANY MOBILE SOURCE**  
**PRIMARY STREET: ARLINGTON AVENUE CROSS STREET: THIRD STREET**  
**RENO, NV**

**SHWS** **S106514306**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**4513 ft.**

**SHWS:**

Facility ID:	D-000139
Date Release Reported to NDEP:	5/10/2004
Program:	non-LUST Corrective Action
NDEP Case Officer:	jmcræ
Location of Paper File:	WCDHD: Reno
Type of Media Impacted:	Soil
Event:	Confirmed Release
<b>Date of Closure:</b>	<b>Not reported</b>
Regulatory Type of Closure:	Not reported
Contaminant:	Diesel

**V98**  
**SW**  
**1/2-1**  
**0.860 mi.**  
**4541 ft.**

**NORTHERN NEVADA HOPES**  
**467 RALSTON STREET**  
**RENO, NV**

**Site 1 of 2 in cluster V**

**SHWS** **S117937750**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**4528 ft.**

**SHWS:**

Facility ID:	D-000901
Date Release Reported to NDEP:	2/3/2015
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

**NORTHERN NEVADA HOPES (Continued)**

S117937750

Location of Paper File: NDEP: Carson City  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 2/18/2015  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

99  
ESE  
1/2-1  
0.862 mi.  
4552 ft.

**BEVILACQUA PROPERTY**  
505 MONTELLO STREET  
RENO, NV

SHWS S103877813  
N/A

Relative:  
Lower

SHWS:  
Facility ID: D-000389  
Date Release Reported to NDEP: 6/6/1997  
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: 9/2/1997  
Regulatory Type of Closure: NAC 459 A-K  
Contaminant: Heating Oil

Actual:  
4484 ft.

U100  
SW  
1/2-1  
0.871 mi.  
4599 ft.

**ELMWOOD PROPERTIES, LLC**  
435 WEST 4TH STREET  
RENO, NV

SHWS S108932975  
N/A

Relative:  
Lower

Site 2 of 2 in cluster U

SHWS:  
Facility ID: D-000763  
Date Release Reported to NDEP: 10/18/2007  
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: 11/2/2007  
Regulatory Type of Closure: UST Clean Closure  
Contaminant: Motor Oil

Actual:  
4523 ft.

V101  
SW  
1/2-1  
0.877 mi.  
4629 ft.

**THE STACIE MATHEWSON COMMUNITY WELLNESS CENTER**  
580 WEST 5TH STREET  
RENO, NV

SHWS S117937748  
N/A

Relative:  
Lower

Site 2 of 2 in cluster V

SHWS:  
Facility ID: D-000899  
Date Release Reported to NDEP: 1/19/2015  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: Carson City

Actual:  
4530 ft.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

THE STACIE MATHEWSON COMMUNITY WELLNESS CENTER (Continued)

S117937748

Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 2/5/2015  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

W102  
WSW  
1/2-1  
0.880 mi.  
4647 ft.

C. READO KALEY PROPERTY  
900 VINE STREET  
RENO, NV

SHWS S107523830  
N/A

Site 1 of 3 in cluster W

Relative:  
Higher  
Actual:  
4598 ft.

SHWS:  
Facility ID: D-000529  
Date Release Reported to NDEP: 6/26/1990  
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: 6/28/1990  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

103  
NNW  
1/2-1  
0.890 mi.  
4699 ft.

UNIVERSITY OF NEVADA, RENO  
135 ANELLI LANE  
RENO, NV

SHWS S107524149  
N/A

Relative:  
Higher  
Actual:  
4646 ft.

SHWS:  
Facility ID: D-000327  
Date Release Reported to NDEP: 8/20/1991  
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: 9/27/1991  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

W104  
WSW  
1/2-1  
0.897 mi.  
4736 ft.

PETE FINN PROPERTY  
15 HASTINGS DRIVE  
RENO, NV 89503

SHWS S110169779  
N/A

Site 2 of 3 in cluster W

Relative:  
Higher  
Actual:  
4586 ft.

SHWS:  
Facility ID: D-000702  
Date Release Reported to NDEP: 11/7/1989  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

PETE FINN PROPERTY (Continued)

S110169779

Event: Not reported  
Date of Closure: 11/9/1989  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Facility ID: D-000702  
Date Release Reported to NDEP: 11/07/1989  
Program: non-LUST  
NDEP Case Officer: WCDHD  
Location of Paper File: Not reported  
Type of Media Impacted: Soil  
Event: Not reported  
Date of Closure: 11/09/1989  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

105  
SW  
1/2-1  
0.900 mi.  
4753 ft.

A. L. COLLINS TEXACO  
501 WEST 4TH STREET  
RENO, NV

SHWS S104178951  
N/A

Relative:  
Lower  
Actual:  
4525 ft.

SHWS:  
Facility ID: 4-000085  
Date Release Reported to NDEP: 1/1/1900  
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: 5/30/2006  
Regulatory Type of Closure: Investigation Closed  
Contaminant: Not reported

W106  
WSW  
1/2-1  
0.902 mi.  
4762 ft.

LINDA MANHA PROPERTY  
880 VINE STREET  
RENO, NV

SHWS S107524015  
N/A

Relative:  
Higher  
Actual:  
4590 ft.

Site 3 of 3 in cluster W

SHWS:  
Facility ID: D-000460  
Date Release Reported to NDEP: 6/2/1993  
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: 6/7/1993  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**X107** CLUB CAL-NEVA PARKING GARAGE  
**South** 10-100 NORTH CENTER STREET  
**1/2-1** WASHOE (County), NV  
**0.910 mi.**  
**4804 ft.** Site 1 of 2 in cluster X

**SHWS** S107523867  
N/A

**Relative:**  
**Lower**  
**Actual:**  
**4481 ft.**

SHWS:  
Facility ID: D-000398  
Date Release Reported to NDEP: 11/1/1994  
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: 5/29/1996**  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

Facility ID: D-000398  
Date Release Reported to NDEP: 11/1/1994  
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: 5/29/1996**  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

Facility ID: D-000398  
Date Release Reported to NDEP: 9/25/1995  
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: 10/30/1995**  
Regulatory Type of Closure: Other  
Contaminant: Heating Oil

**108**  
**WSW**  
**1/2-1**  
**0.917 mi.**  
**4840 ft.**

**THOMAS MYATT PROPERTY**  
**747 WEST 7TH STREET**  
**RENO, NV**

**SHWS** S107524135  
N/A

**Relative:**  
**Higher**  
**Actual:**  
**4560 ft.**

SHWS:  
Facility ID: D-000451  
Date Release Reported to NDEP: 2/1/1994  
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: 2/24/1994**  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
X109 South 1/2-1 0.923 mi. 4872 ft.	RENO GAS CO N CENTER AND E 1ST STREET RENO, NV 89501  Site 2 of 2 in cluster X  Manufactured Gas Plants: Alternate Name:RENO POWER LIGHT AND WATER CO. No additional information available	EDR MGP	1008408996 N/A
110 SSW 1/2-1 0.934 mi. 4931 ft.	SENATOR HOTEL SECOND AND WEST STREETS WASHOE (County), NV  SHWS: Facility ID: D-001313 Date Release Reported to NDEP: 11/18/1999 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: 9/19/2000 Regulatory Type of Closure: NAC 445A A-K Contaminant: Heating Oil	SHWS	S104235254 N/A
Y111 West 1/2-1 0.944 mi. 4982 ft.	KEVIN L. REILLY RESIDENCE 810 BROOKFIELD DRIVE RENO, NV  Site 1 of 2 in cluster Y  SHWS: Facility ID: D-001002 Date Release Reported to NDEP: Not reported 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: 3/20/2018 Regulatory Type of Closure: Petro Constituents Contaminant: Heating Oil	SHWS	S121604148 N/A
Y112 West 1/2-1 0.944 mi. 4982 ft.	KEVIN REILLY RESIDENCE 810 BROOKFIELD DRIVE RENO, NV  Site 2 of 2 in cluster Y  SHWS: Facility ID: D-001002 Date Release Reported to NDEP: Not reported Program: non-LUST Corrective Action NDEP Case Officer: Ipeterso Location of Paper File: NDEP: Carson City	SHWS	S121604149 N/A



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

KEVIN REILLY RESIDENCE (Continued)

S121604149

Type of Media Impacted: Soil  
Event: Confirmed Release  
Date of Closure: Not reported  
Regulatory Type of Closure: Not reported  
Contaminant: Heating Oil

113  
South  
1/2-1  
0.962 mi.  
5081 ft.

GRANADA THEATER  
60 WEST FIRST STREET  
RENO, NV

SHWS S104178903  
N/A

Relative:  
Lower  
Actual:  
4488 ft.

SHWS:  
Facility ID: D-000009  
Date Release Reported to NDEP: 8/27/1997  
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: 8/31/1998  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

114  
SSW  
1/2-1  
0.970 mi.  
5119 ft.

ROBERTA ROSS RESIDENCE  
118 WEST STREET  
RENO, NV

SHWS S104534674  
N/A

Relative:  
Lower  
Actual:  
4500 ft.

SHWS:  
Facility ID: D-000030  
Date Release Reported to NDEP: 6/19/2000  
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: 9/27/2000  
Regulatory Type of Closure: NAC 445A A-K  
Contaminant: Heating Oil

115  
SSE  
1/2-1  
0.973 mi.  
5135 ft.

FETTIG CONSTRUCTION  
789 EAST SECOND STREET  
RENO, NV

SHWS S107523913  
N/A

Relative:  
Lower  
Actual:  
4482 ft.

SHWS:  
Facility ID: D-000225  
Date Release Reported to NDEP: 8/18/1992  
Program: non-LUST Corrective Action  
NDEP Case Officer: Not reported  
Location of Paper File: NDEP: CC-Storage  
Type of Media Impacted: Soil

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site \_\_\_\_\_ Database(s) \_\_\_\_\_ EDR ID Number  
 \_\_\_\_\_ EPA ID Number

**FETTIG CONSTRUCTION (Continued)**

**S107523913**

Event: Not reported  
 Date of Closure: 8/21/1992  
 Regulatory Type of Closure: Other  
 Contaminant: Heating Oil

116  
 SSW  
 1/2-1  
 0.977 mi.  
 5159 ft.

**SANDS REGENCY HOTEL/CASINO**  
**251 RALSTON STREET**  
**RENO, NV**

**SHWS S107524103**  
**N/A**

Relative: Lower  
 Actual: 4519 ft.

SHWS:  
 Facility ID: D-000181  
 Date Release Reported to NDEP: 12/23/1999  
 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: 1/24/2000  
 Regulatory Type of Closure: Clean w/ Remed  
 Contaminant: Heating Oil

117  
 East  
 1/2-1  
 0.978 mi.  
 5166 ft.

**TRANER MIDDLE SCHOOL**  
**1700 CARVILLE DRIVE**  
**RENO, NV**

**SHWS S107524138**  
**N/A**

Relative: Lower  
 Actual: 4469 ft.

SHWS:  
 Facility ID: D-000184  
 Date Release Reported to NDEP: 7/9/2001  
 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: 11/8/2001  
 Regulatory Type of Closure: NAC 445A A-K  
 Contaminant: Heating Oil

118  
 South  
 1/2-1  
 0.986 mi.  
 5204 ft.

**CLIFF DOBLER PROPERTY**  
**252 MILL STREET**  
**RENO, NV**

**SHWS S105805061**  
**N/A**

Relative: Lower  
 Actual: 4492 ft.

SHWS:  
 Facility ID: D-000078  
 Date Release Reported to NDEP: 11/25/2002  
 Program: Not reported  
 NDEP Case Officer: Not reported  
 Location of Paper File: NDEP: CC-Storage  
 Type of Media Impacted: Soil  
 Event: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

CLIFF DOBLER PROPERTY (Continued)

S105805061

Date of Closure: 1/7/2003  
Regulatory Type of Closure: Clean w/ Remed  
Contaminant: Heating Oil

119  
SW  
1/2-1  
0.990 mi.  
5228 ft.

NEVADA DEPARTMENT OF TRANSPORTATION  
PRIMARY STREET: INTERSTATE 80 CROSS STREET: VINE STREET  
RENO, NV

SHWS S112163023  
N/A

Relative:  
Higher  
Actual:  
4555 ft.

SHWS:  
Facility ID: D-000841  
Date Release Reported to NDEP: 3/20/2012  
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: 6/5/2012  
Regulatory Type of Closure: UST Clean Closure  
Contaminant: Heating Oil

120  
WSW  
1/2-1  
0.997 mi.  
5263 ft.

GEORGE W. ROOPE PROPERTY  
17 SUNNYSIDE DRIVE  
RENO, NV

SHWS S103876485  
N/A

Relative:  
Higher  
Actual:  
4576 ft.

SHWS:  
Facility ID: D-000915  
Date Release Reported to NDEP: 9/1/2015  
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: 10/27/2015  
Regulatory Type of Closure: Petro Constituents  
Contaminant: Heating Oil

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
RENO	S107524151	UNR - FUTURE PARKING GARAGE	1500 BLOCK NORTH VIRGINIA STRE		SHWS
RENO	S110169773	VALLEY BANK OF NEVADA	CORNER OF CRUMMER LN AND SOUTH	89502	SHWS
RENO	S111987256	NV ENERGY	0 GASLIGHT LANE		SHWS
RENO	S121604151	4TH STREET IMPROVEMENT, WOOD RODGE	PRIMARY STREET: 4TH STREET CRO		SHWS
RENO	S122364039	4TH STREET AND RECORD ABANDONED TA	PRIMARY STREET: 4TH STREET CRO		SHWS
RENO	S107524071	RETRAC PROJECT	PRIMARY STREET: 4TH STREET CRO		SHWS
RENO	S109521923	RETRAC PROJECT	PRIMARY STREET: WEST FOURTH ST		SHWS
RENO	S120860232	NEVADA DEPARTMENT OF TRANSPORTATIO	PRIMARY STREET: U.S. HIGHWAY 3		SHWS
RENO	S109521936	RETRAC PROJECT	PRIMARY STREET: UPRR TRACKS CR		SHWS
RENO	S108250180	KEYSTONE SQUARE SHOPPING CENTER	PRIMARY STREET: KEYSTONE AVENU		SHWS
RENO	S120860272	ROSENDIN ELECTRIC, INC.	21505 RENO TECHNOLOGY PARKWAY		SHWS
RENO	S110776972	RIVERFRONT VILLAGE, LLC	0 WILD WAVES WAY		SHWS
WASHOE COUNTY	S107523944	HARRAH'S - HAMPTON TOWER	EAST 2ND STREET/LAKE STREET		SHWS
WASHOE COUNTY	S110768030	NORTHWEST LIQUIDATORS MOBILE SOURC	EAST 5TH STREET		SHWS
WASHOE COUNTY	S118871710	ALUM CREEK PATIO HOMES	SOUTH BANK OF TRUCKEE RIVER		SHWS
WASHOE COUNTY	S109521941	RETRAC PROJECT	CENTER STREET TO RECORD STREET		SHWS
WASHOE COUNTY	S109521932	RETRAC PROJECT	CENTER STREET AT PLAZA (SPPCO		SHWS
WASHOE COUNTY	S107524039	NEVADA DEPARTMENT OF TRANSPORTATIO	CENTER STREET BRIDGE		SHWS
WASHOE COUNTY	S109521935	RETRAC PROJECT	COMMERCIAL ROW EAST OF MORRILL		SHWS
WASHOE COUNTY	S107524146	UNION PACIFIC RAILROAD COMPANY	NORTHEAST CORNER EAST 4TH STRE		SHWS
WASHOE COUNTY	S107523849	CITY OF RENO	NW CORNER WEST 1ST STREET AND		SHWS
WASHOE COUNTY	S109521931	RETRAC PROJECT	EVANS AVENUE (CRUCIBLES)		SHWS
WASHOE COUNTY	S118871716	T.K.E. TRUCKING	KUENZLI STREET		SHWS
WASHOE COUNTY	S122364040	ORPHANED UST DISCOVERED DURING 4TH	LOCATED ON THE RIGHT AWAY ON E		SHWS
WASHOE COUNTY	S103876478	NEVADA DEPARTMENT OF TRANSPORTATIO	MAINTENANCE STATION ON STATE R		SHWS
WASHOE COUNTY	S109521924	RETRAC PROJECT	EAST OF SAGE STREET		SHWS
WASHOE COUNTY	S107523912	FEDERAL SAVINGS AND LOAN / FIRST I	ONE WEST LIBERTY STREET		SHWS
WASHOE COUNTY	S104535029	NEVADA FIELD LABORATORY-AREA C	PALAMINO VALLEY		SHWS
WASHOE COUNTY	S104535030	NEVADA FIELD LABORATORY-AREA D	PALAMINO VALLEY		SHWS
WASHOE COUNTY	S103876471	NEVADA FIELD LABORATORY-AREA B	PALAMINO VALLEY		SHWS
WASHOE COUNTY	S106514280	TORRES BROTHERS TRUCKING MOBILE SO	PRIMARY STREET: STATE ROUTE 44		SHWS
WASHOE COUNTY	S120860244	WOODMAN TRANSPORT MOBILE SOURCE	PRIMARY STREET: STATE ROUTE 44		SHWS
WASHOE COUNTY	S109521938	RETRAC PROJECT	RAIL CORRIDOR EAST OF LAKE ST		SHWS
WASHOE COUNTY	S109521929	RETRAC PROJECT	RALSTON YARD, RALSTON AND WASH		SHWS
WASHOE COUNTY	S109521940	RETRAC PROJECT	RALSTON AND OLD RR UST #3 TANK		SHWS
WASHOE COUNTY	S109521930	RETRAC PROJECT	SANDS PARKING LOT BETWEEN RALS		SHWS
WASHOE COUNTY	S107768916	DAVID P. SINAI PROPERTY	SOUTH SIERRA STREET		SHWS
WASHOE COUNTY	S111335416	PATRICK D. FITZGERALD PROPERTY	STATE ROUTE 34		SHWS
WASHOE COUNTY	S106870749	PETRO SOURCE	STATE ROUTE 447		SHWS
WASHOE COUNTY	S109521971	U.S. FOREST SERVICE	STATE ROUTE 431		SHWS
WASHOE COUNTY	S107523956	INCLINE LAKE CORPORATION	STATE ROUTE 431		SHWS
WASHOE COUNTY	S109521934	RETRAC PROJECT	UPRR TRACKS EAST OF LAKE STREE		SHWS
WASHOE COUNTY	S109521928	RETRAC PROJECT	VINE STREET NORTH OF SECOND ST		SHWS

Count: 44 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WASHOE COUNTY	S109521939	RETRAC PROJECT	VIRGINIA STREET BRIDGE ABUTMEN		SHWS

# 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: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: N/A
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 08/09/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/15/2018
	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 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: N/A
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 08/09/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/15/2018
	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.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991  
Date Data Arrived at EDR: 02/02/1994  
Date Made Active in Reports: 03/30/1994  
Number of Days to Update: 56

Source: EPA  
Telephone: 202-564-4267  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

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

### **Delisted NPL: National Priority List Deletions**

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/17/2018  
Date Data Arrived at EDR: 08/09/2018  
Date Made Active in Reports: 09/07/2018  
Number of Days to Update: 29

Source: EPA  
Telephone: N/A  
Last EDR Contact: 08/09/2018  
Next Scheduled EDR Contact: 10/15/2018  
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  
Date Data Arrived at EDR: 01/05/2017  
Date Made Active in Reports: 04/07/2017  
Number of Days to Update: 92

Source: Environmental Protection Agency  
Telephone: 703-603-8704  
Last EDR Contact: 07/06/2018  
Next Scheduled EDR Contact: 10/15/2018  
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: 07/17/2018  
Date Data Arrived at EDR: 08/09/2018  
Date Made Active in Reports: 09/07/2018  
Number of Days to Update: 29

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 08/09/2018  
Next Scheduled EDR Contact: 10/29/2018  
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: 07/17/2018	Source: EPA
Date Data Arrived at EDR: 08/09/2018	Telephone: 800-424-9346
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 08/09/2018
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/29/2018
	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: 03/01/2018	Source: EPA
Date Data Arrived at EDR: 03/28/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	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: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	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: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	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: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	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: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	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: 05/14/2018	Source: Department of the Navy
Date Data Arrived at EDR: 05/18/2018	Telephone: 843-820-7326
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/16/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/26/2018
	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: 07/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/28/2018	Telephone: 703-603-0695
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 17	Next Scheduled EDR Contact: 12/10/2018
	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: 07/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/28/2018	Telephone: 703-603-0695
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 08/28/2018
Number of Days to Update: 17	Next Scheduled EDR Contact: 12/10/2018
	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: 06/18/2018  
Date Data Arrived at EDR: 06/27/2018  
Date Made Active in Reports: 09/14/2018  
Number of Days to Update: 79

Source: National Response Center, United States Coast Guard  
Telephone: 202-267-2180  
Last EDR Contact: 06/27/2018  
Next Scheduled EDR Contact: 10/08/2018  
Data Release Frequency: Quarterly

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

### **SHWS: Sites Database**

A listing of correction action sites.

Date of Government Version: 06/18/2018  
Date Data Arrived at EDR: 06/20/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 30

Source: Department of Conservation and Natural Resources  
Telephone: 775-687-5872  
Last EDR Contact: 09/18/2018  
Next Scheduled EDR Contact: 12/31/2018  
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: 05/29/2018  
Date Data Arrived at EDR: 05/31/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 50

Source: Department of Conservation and Natural Resources  
Telephone: 775-687-5872  
Last EDR Contact: 08/29/2018  
Next Scheduled EDR Contact: 12/10/2018  
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: 06/18/2018  
Date Data Arrived at EDR: 06/20/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 30

Source: Department of Conservation and Natural Resources  
Telephone: 775-687-5872  
Last EDR Contact: 09/18/2018  
Next Scheduled EDR Contact: 12/31/2018  
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: 04/13/2018  
Date Data Arrived at EDR: 05/18/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 63

Source: EPA Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
Data Release Frequency: Varies

### **INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land**

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/12/2018  
Date Data Arrived at EDR: 05/18/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 63

Source: EPA, Region 5  
Telephone: 312-886-7439  
Last EDR Contact: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018  
Date Data Arrived at EDR: 05/18/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 63

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
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: 04/10/2018  
Date Data Arrived at EDR: 05/18/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 63

Source: Environmental Protection Agency  
Telephone: 415-972-3372  
Last EDR Contact: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
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: 04/25/2018  
Date Data Arrived at EDR: 05/18/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 63

Source: EPA Region 8  
Telephone: 303-312-6271  
Last EDR Contact: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
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: 04/24/2018  
Date Data Arrived at EDR: 05/18/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 63

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
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: 04/01/2018  
Date Data Arrived at EDR: 05/18/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 63

Source: EPA Region 6  
Telephone: 214-665-6597  
Last EDR Contact: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
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: 05/08/2018  
Date Data Arrived at EDR: 05/18/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 63

Source: EPA Region 4  
Telephone: 404-562-8677  
Last EDR Contact: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
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: 07/11/2018
Number of Days to Update: 136	Next Scheduled EDR Contact: 10/22/2018
	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: 01/25/2018	Source: Department of Conservation and Natural Resources
Date Data Arrived at EDR: 03/21/2018	Telephone: 775-687-5872
Date Made Active in Reports: 04/23/2018	Last EDR Contact: 03/21/2018
Number of Days to Update: 33	Next Scheduled EDR Contact: 07/02/2018
	Data Release Frequency: Semi-Annually

### AST: Aboveground Storage Tank List

Registered Aboveground Storage Tanks.

Date of Government Version: 01/25/2018	Source: Department of Conservation and Natural Resources
Date Data Arrived at EDR: 03/21/2018	Telephone: 775-687-5872
Date Made Active in Reports: 04/23/2018	Last EDR Contact: 06/22/2018
Number of Days to Update: 33	Next Scheduled EDR Contact: 10/01/2018
	Data Release Frequency: Semi-Annually

### 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: 04/10/2018	Source: EPA Region 9
Date Data Arrived at EDR: 05/18/2018	Telephone: 415-972-3368
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	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: 04/12/2018	Source: EPA Region 10
Date Data Arrived at EDR: 05/18/2018	Telephone: 206-553-2857
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

### INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018	Source: EPA, Region 1
Date Data Arrived at EDR: 05/18/2018	Telephone: 617-918-1313
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### 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: 04/12/2018	Source: EPA Region 5
Date Data Arrived at EDR: 05/18/2018	Telephone: 312-886-6136
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	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: 04/25/2018	Source: EPA Region 8
Date Data Arrived at EDR: 05/18/2018	Telephone: 303-312-6137
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	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: 05/08/2018	Source: EPA Region 4
Date Data Arrived at EDR: 05/18/2018	Telephone: 404-562-9424
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

### 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: 04/01/2018	Source: EPA Region 6
Date Data Arrived at EDR: 05/18/2018	Telephone: 214-665-7591
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

### INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018	Source: EPA Region 7
Date Data Arrived at EDR: 05/18/2018	Telephone: 913-551-7003
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 07/27/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/05/2018
	Data Release Frequency: Varies

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

#### 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: 06/18/2018	Source: Department of Conservation & Natural Resources
Date Data Arrived at EDR: 06/20/2018	Telephone: 775-687-9381
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 12/31/2018
	Data Release Frequency: Semi-Annually

# 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	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/22/2018
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Varies

## 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

### ***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: 06/18/2018	Source: Division of Environmental Protection
Date Data Arrived at EDR: 06/20/2018	Telephone: 775-687-9384
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 09/18/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 12/31/2018
	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: 06/18/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/20/2018	Telephone: 202-566-2777
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 09/18/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 12/31/2018
	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: 05/01/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 08/01/2018	Telephone: 775-687-9463
Date Made Active in Reports: 08/31/2018	Last EDR Contact: 08/08/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/26/2018
	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  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 07/30/2018  
Next Scheduled EDR Contact: 11/12/2018  
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  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 07/17/2018  
Next Scheduled EDR Contact: 11/05/2018  
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  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 08/06/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 08/03/2018  
Next Scheduled EDR Contact: 11/12/2018  
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: 05/18/2018  
Date Data Arrived at EDR: 06/20/2018  
Date Made Active in Reports: 09/14/2018  
Number of Days to Update: 86

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 05/30/2018  
Next Scheduled EDR Contact: 09/10/2018  
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: 05/18/2018  
Date Data Arrived at EDR: 06/20/2018  
Date Made Active in Reports: 09/14/2018  
Number of Days to Update: 86

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/28/2018  
Next Scheduled EDR Contact: 12/10/2018  
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: 05/13/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/30/2018	Telephone: 202-564-6023
Date Made Active in Reports: 06/29/2018	Last EDR Contact: 08/09/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 11/05/2018
	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: 03/26/2018	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/27/2018	Telephone: 202-366-4555
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 03/27/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/09/2018
	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: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 09/19/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	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: 08/24/2018
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/03/2018
	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: 07/11/2018
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/22/2018
	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: 07/13/2018
Number of Days to Update: 339	Next Scheduled EDR Contact: 10/22/2018
	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: 08/17/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/26/2018
	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: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2018	Telephone: 202-566-1917
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/27/2018
Number of Days to Update: 87	Next Scheduled EDR Contact: 10/08/2018
	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: 08/03/2018
Number of Days to Update: 88	Next Scheduled EDR Contact: 11/19/2018
	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: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 08/10/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 11/19/2018
	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: 06/22/2018
Number of Days to Update: 198	Next Scheduled EDR Contact: 10/01/2018
	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: 08/24/2018
Number of Days to Update: 2	Next Scheduled EDR Contact: 12/03/2018
	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: 07/27/2018
Number of Days to Update: 77	Next Scheduled EDR Contact: 11/05/2018
	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: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: 703-416-0223
Date Made Active in Reports: 06/29/2018	Last EDR Contact: 09/07/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 12/17/2018
	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: 05/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/17/2018	Telephone: 202-564-8600
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 07/20/2018
Number of Days to Update: 113	Next Scheduled EDR Contact: 11/05/2018
	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: 08/09/2018
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/19/2018
	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: 07/13/2018
Number of Days to Update: 126	Next Scheduled EDR Contact: 10/22/2018
	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: 07/09/2018
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/22/2018
	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: 07/23/2018  
Next Scheduled EDR Contact: 11/05/2018  
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: 09/07/2018  
Next Scheduled EDR Contact: 12/17/2018  
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: 09/04/2018  
Next Scheduled EDR Contact: 12/17/2018  
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: 07/27/2018  
Next Scheduled EDR Contact: 11/05/2018  
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: 04/03/2018  
Date Data Arrived at EDR: 04/05/2018  
Date Made Active in Reports: 06/29/2018  
Number of Days to Update: 85

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 07/05/2018  
Next Scheduled EDR Contact: 10/15/2018  
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  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012  
Date Data Arrived at EDR: 08/07/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 08/09/2018  
Next Scheduled EDR Contact: 11/12/2018  
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: 03/31/2018  
Date Data Arrived at EDR: 04/16/2018  
Date Made Active in Reports: 06/29/2018  
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 09/17/2018  
Next Scheduled EDR Contact: 12/31/2018  
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  
Date Data Arrived at EDR: 02/22/2017  
Date Made Active in Reports: 09/28/2017  
Number of Days to Update: 218

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 08/24/2018  
Next Scheduled EDR Contact: 12/03/2018  
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	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 07/11/2018
Number of Days to Update: 546	Next Scheduled EDR Contact: 10/22/2018
	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: 08/08/2017	Source: Department of Energy
Date Data Arrived at EDR: 09/11/2018	Telephone: 202-586-3559
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 09/11/2018
Number of Days to Update: 3	Next Scheduled EDR Contact: 11/19/2018
	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	Source: Department of Energy
Date Data Arrived at EDR: 10/11/2017	Telephone: 505-845-0011
Date Made Active in Reports: 11/03/2017	Last EDR Contact: 08/20/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/30/2018	Telephone: 703-603-8787
Date Made Active in Reports: 06/29/2018	Last EDR Contact: 08/09/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 10/15/2018
	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	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	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: 05/03/2018  
Date Data Arrived at EDR: 05/31/2018  
Date Made Active in Reports: 06/29/2018  
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 08/29/2018  
Next Scheduled EDR Contact: 12/10/2018  
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: 08/31/2018  
Next Scheduled EDR Contact: 12/10/2018  
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: 08/31/2018  
Next Scheduled EDR Contact: 12/10/2018  
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: 09/10/2018  
Date Data Arrived at EDR: 09/11/2018  
Date Made Active in Reports: 09/14/2018  
Number of Days to Update: 3

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 09/10/2018  
Next Scheduled EDR Contact: 12/24/2018  
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: 02/21/2018	Source: EPA
Date Data Arrived at EDR: 02/23/2018	Telephone: (415) 947-8000
Date Made Active in Reports: 03/23/2018	Last EDR Contact: 09/18/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/17/2018
	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: 01/04/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/19/2018	Telephone: 202-564-0527
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 08/31/2018
Number of Days to Update: 84	Next Scheduled EDR Contact: 12/10/2018
	Data Release Frequency: Varies

### UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2017	Source: Department of Defense
Date Data Arrived at EDR: 06/19/2018	Telephone: 703-704-1564
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 07/13/2018
Number of Days to Update: 87	Next Scheduled EDR Contact: 10/29/2018
	Data Release Frequency: Varies

### ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/02/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/05/2018	Telephone: 202-564-2280
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 09/05/2018
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/17/2018
	Data Release Frequency: Quarterly

### 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: 05/21/2018	Source: EPA
Date Data Arrived at EDR: 05/23/2018	Telephone: 800-385-6164
Date Made Active in Reports: 09/07/2018	Last EDR Contact: 08/22/2018
Number of Days to Update: 107	Next Scheduled EDR Contact: 12/03/2018
	Data Release Frequency: Quarterly

### AIRS: Permitted Airs Facility Listing

A listing of permitted Airs facilities and their associated emissions information.

Date of Government Version: 02/07/2018	Source: Division of Environmental Protection
Date Data Arrived at EDR: 03/21/2018	Telephone: 775-687-9359
Date Made Active in Reports: 04/24/2018	Last EDR Contact: 03/21/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/02/2018
	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: 09/10/2018  
Next Scheduled EDR Contact: 12/10/2018  
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: 09/17/2018  
Next Scheduled EDR Contact: 12/31/2018  
Data Release Frequency: Varies

## Financial Assurance 2: Financial Assurance Information

Solid waste facility financial assurance information.

Date of Government Version: 05/29/2018  
Date Data Arrived at EDR: 05/31/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 50

Source: Division of Environmental Protection  
Telephone: 775-687-9477  
Last EDR Contact: 08/29/2018  
Next Scheduled EDR Contact: 12/10/2018  
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: 08/08/2018  
Next Scheduled EDR Contact: 11/26/2018  
Data Release Frequency: Semi-Annually

## NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 06/21/2018  
Date Data Arrived at EDR: 06/26/2018  
Date Made Active in Reports: 07/31/2018  
Number of Days to Update: 35

Source: Department of Environmental Protection  
Telephone: 775-687-9414  
Last EDR Contact: 09/17/2018  
Next Scheduled EDR Contact: 12/31/2018  
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:

#### UST - WASHOE: Underground Storage Tank in Washoe County

A listing of underground storage tank sites located in Washoe County.

Date of Government Version: 07/03/2018

Date Data Arrived at EDR: 07/10/2018

Date Made Active in Reports: 08/31/2018

Number of Days to Update: 52

Source: Washoe County Department of Environmental Health

Telephone: 775-328-2493

Last EDR Contact: 08/27/2018

Next Scheduled EDR Contact: 12/10/2018

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: 08/10/2018

Date Data Arrived at EDR: 08/10/2018

Date Made Active in Reports: 09/10/2018

Number of Days to Update: 31

Source: Department of Energy & Environmental Protection

Telephone: 860-424-3375

Last EDR Contact: 08/09/2018

Next Scheduled EDR Contact: 11/26/2018

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: 07/01/2018

Date Data Arrived at EDR: 08/01/2018

Date Made Active in Reports: 08/31/2018

Number of Days to Update: 30

Source: Department of Environmental Conservation

Telephone: 518-402-8651

Last EDR Contact: 08/01/2018

Next Scheduled EDR Contact: 11/12/2018

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, Residence**

1072 Evans Avenue

Reno, NV 89512

Inquiry Number: 5431570.2s

September 25, 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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## 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).

<b>STANDARD ENVIRONMENTAL RECORDS</b>	<b>Default Area of Concern (Miles)*</b>	<b>property</b>	<b>1/10</b>	<b>&gt; 1/10</b>
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	1	1
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, RESIDENCE  
1072 EVANS AVENUE  
RENO, NV 89512

#### COORDINATES

Latitude (North):	39.539395 - 39° 32' 21.819763"
Longitude (West):	119.810938 - 119° 48' 39.369507"
Elevation:	4545 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>
ALBERT FRAGIONE PROPERTY SHWS: SHWS	1125 EVANS AVENUE	<1/10 NW	▲ B1	8
UNIVERSITY OF NEVADA SYSTEM SHWS: SHWS	1147 EVANS AVENUE	1/10 - 1/3 NW	▲ B2	8

## ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

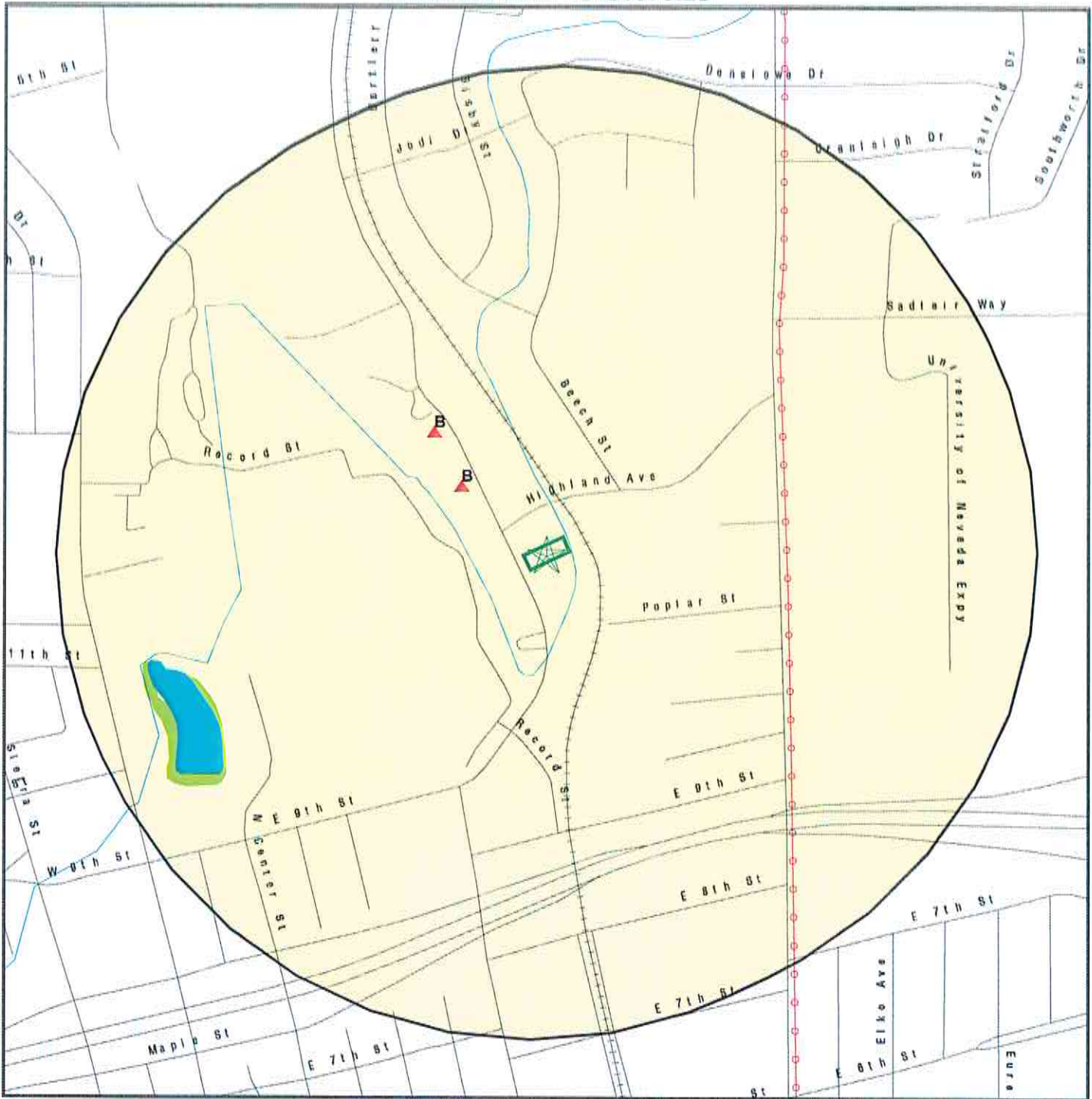
## EDR HIGH RISK HISTORICAL RECORDS

<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 - 5431570.2S**

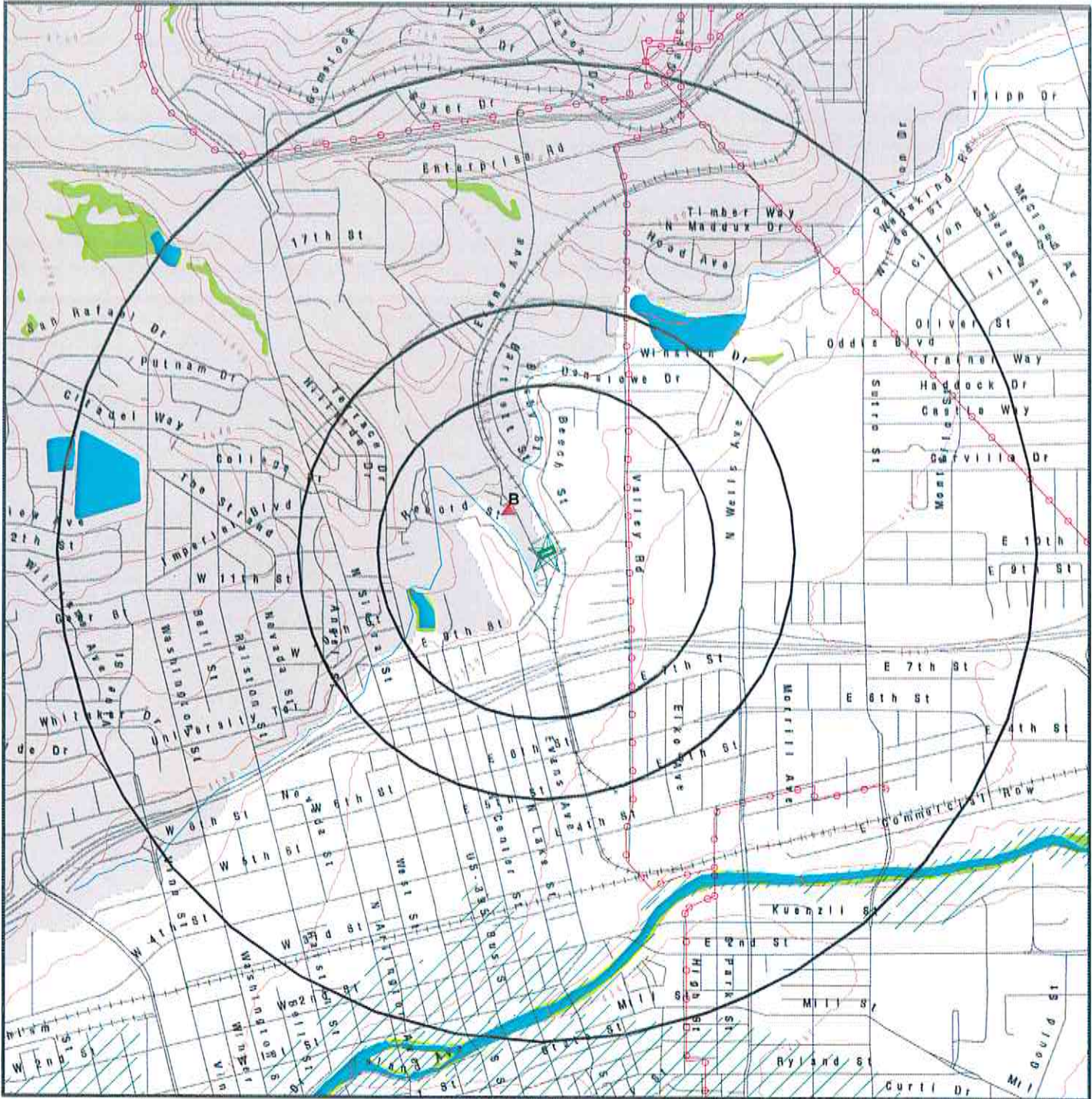


- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year 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.

<p><b>SITE NAME:</b> Ph I ESA, Residence  <b>ADDRESS:</b> 1072 Evans Avenue                  Reno NV 89512  <b>LAT/LONG:</b> 39.539395 / 119.810938</p>	<p><b>CLIENT:</b> McGinley Associates  <b>CONTACT:</b> Krista Wahnefried  <b>INQUIRY #:</b> 5431570.2s  <b>DATE:</b> September 21, 2018 1:07 pm</p>
---	---

# SECONDARY MAP - 5431570.2S



- 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.

<p><b>SITE NAME:</b> Ph I ESA, Residence  <b>ADDRESS:</b> 1072 Evans Avenue                  Reno NV 89512  <b>LAT/LONG:</b> 39.539395 / 119.810938</p>	<p><b>CLIENT:</b> McGinley Associates  <b>CONTACT:</b> Krista Wahnefried  <b>INQUIRY #:</b> 5431570.2s  <b>DATE:</b> September 21, 2018 1:05 pm</p>
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MAP FINDINGS

**LEGEND**

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

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

<b>ALBERT FRAGIONE PROPERTY</b> 1125 EVANS AVENUE, RENO, NV,		S107523796
▲ B1	NW <1/10 (343 ft. / 0.065 mi.) 2 ft. Higher Elevation 4547 ft. Above Sea Level	State- and tribal - equivalent CERCLIS

**Worksheet:**

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

<b>UNIVERSITY OF NEVADA SYSTEM</b> 1147 EVANS AVENUE, RENO, NV,		S107524148
▲ B2	NW 1/10 - 1/3 (565 ft. / 0.107 mi.) 5 ft. Higher Elevation 4550 ft. Above Sea Level	State- and tribal - equivalent CERCLIS

**Worksheet:**

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

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
<b>ENVIRONMENTAL RECORDS</b>						
<i>Federal NPL site list</i>						
US	NPL	National Priority List	EPA	07/17/2018	08/09/2018	09/07/2018
US	Proposed NPL	Proposed National Priority List Sites	EPA	07/17/2018	08/09/2018	09/07/2018
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
<i>Federal CERCLIS list</i>						
US	SEMS	Superfund Enterprise Management System	EPA	07/17/2018	08/09/2018	09/07/2018
<i>Federal RCRA CORRACTS facilities list</i>						
US	CORRACTS	Corrective Action Report	EPA	03/01/2018	03/28/2018	06/22/2018
<i>Federal RCRA TSD facilities list</i>						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
<i>Federal RCRA generators list</i>						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
<i>Federal institutional controls / engineering controls registries</i>						
US	LUCIS	Land Use Control Information System	Department of the Navy	05/14/2018	05/18/2018	07/20/2018
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	07/31/2018	08/28/2018	09/14/2018
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	07/31/2018	08/28/2018	09/14/2018
<i>Federal ERNS list</i>						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/18/2018	06/27/2018	09/14/2018
<i>State and tribal - equivalent CERCLIS</i>						
NV	SHWS	Sites Database	Department of Conservation and Natural Resour	06/18/2018	06/20/2018	07/20/2018
<i>State and tribal landfill / solid waste disposal</i>						
NV	SWF/LF	Landfill List	Department of Conservation and Natural Resour	05/29/2018	05/31/2018	07/20/2018
<i>State and tribal leaking storage tank lists</i>						
NV	LUST	Sites Database	Department of Conservation and Natural Resour	06/18/2018	06/20/2018	07/20/2018
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/10/2018	05/18/2018	07/20/2018
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/01/2018	05/18/2018	07/20/2018
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/12/2018	05/18/2018	07/20/2018
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/12/2018	05/18/2018	07/20/2018
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/24/2018	05/18/2018	07/20/2018
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2018	05/18/2018	07/20/2018
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/13/2018	05/18/2018	07/20/2018
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/08/2018	05/18/2018	07/20/2018



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
<b>State and tribal registered storage tank lists</b>						
NV	UST	Underground Storage Tank List	Department of Conservation and Natural Resour	01/25/2018	03/21/2018	04/23/2018
NV	AST	Aboveground Storage Tank List	Department of Conservation and Natural Resour	01/25/2018	03/21/2018	04/23/2018
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/13/2018	05/18/2018	07/20/2018
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/08/2018	05/18/2018	07/20/2018
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/12/2018	05/18/2018	07/20/2018
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/01/2018	05/18/2018	07/20/2018
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/24/2018	05/18/2018	07/20/2018
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/12/2018	05/18/2018	07/20/2018
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/10/2018	05/18/2018	07/20/2018
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/25/2018	05/18/2018	07/20/2018
US	FEMA UST	Underground Storage Tank Listing	FEMA	05/15/2017	05/30/2017	10/13/2017
<b>State and tribal voluntary cleanup sites</b>						
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
NV	VCP	Voluntary Cleanup Program Sites	Department of Conservation & Natural Resource	06/18/2018	06/20/2018	07/20/2018
<b>State and tribal Brownfields sites</b>						
NV	BROWNFIELDS	Project Tracking Database	Division of Environmental Protection	06/18/2018	06/20/2018	07/20/2018
<b>Other Records</b>						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	03/31/2018	04/16/2018	06/29/2018
US	ROD	Records Of Decision	EPA	05/13/2018	05/30/2018	06/29/2018
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	05/13/2018	05/30/2018	06/29/2018
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
NV	SWRCY	Recycling Information Listing	Department of Environmental Protection	05/01/2018	08/01/2018	08/31/2018
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	05/24/2017	11/30/2017	12/15/2017
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	03/01/2018	03/27/2018	06/22/2018
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	05/13/2018	05/30/2018	06/29/2018
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/18/2018	06/20/2018	09/14/2018
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	Delisted NPL	National Priority List Deletions	EPA	07/17/2018	08/09/2018	09/07/2018
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	07/17/2018	08/09/2018	09/07/2018
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	03/01/2018	03/28/2018	06/22/2018
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	03/26/2018	03/27/2018	06/08/2018
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/18/2018	06/20/2018	09/14/2018

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/18/2018	06/20/2018	09/14/2018
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	06/23/2017	10/11/2017	11/03/2017
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/03/2018	05/31/2018	06/29/2018
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2016	01/10/2018	01/12/2018
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/21/2017	01/05/2018
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	06/01/2017	06/09/2017	10/13/2017
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/03/2018	04/05/2018	06/29/2018
US	FINDS	Facility Index System/Facility Registry System	EPA	02/21/2018	02/23/2018	03/23/2018
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	05/01/2018	05/17/2018	09/07/2018
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2015	02/22/2017	09/28/2017
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
NV	AIRS	Permitted Airs Facility Listing	Division of Environmental Protection	02/07/2018	03/21/2018	04/24/2018
NV	COAL ASH	Coal Ash Disposal Sites	Division of Environmental Protection	05/30/2017	05/30/2017	09/28/2017
NV	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	06/01/2017	06/19/2017	09/28/2017
NV	Financial Assurance 2	Financial Assurance Information	Division of Environmental Protection	05/29/2018	05/31/2018	07/20/2018
NV	HMRI	Hazardous Materials Repository Information Data	State Emergency Response Commission	08/05/2008	08/05/2008	08/13/2008
NV	NPDES	Permitted Facility Listing	Department of Environmental Protection	06/21/2018	06/26/2018	07/31/2018
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	01/04/2018	01/19/2018	04/13/2018
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/02/2018	09/05/2018	09/14/2018
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/30/2017	06/19/2018	09/14/2018
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	05/21/2018	05/23/2018	09/07/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/10/2018	09/11/2018	09/14/2018
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
<b><u>HISTORICAL USE RECORDS</u></b>						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
NV	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Conservation and Natural Resour		07/01/2013	12/26/2013
NV	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Conservation and Natural Resour		07/01/2013	01/16/2014
NV	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Conservation and Natural Resour		07/01/2013	12/26/2013
<b><u>COUNTY RECORDS</u></b>						
NV	UST - WASHOE	Underground Storage Tank in Washoe County	Washoe County Department of Environmental Hea	07/03/2018	07/10/2018	08/31/2018

### **STREET AND ADDRESS INFORMATION**

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# **APPENDIX I**

## **Tank Tightness Testing Report**

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# Afforda-TeSt

416 2<sup>nd</sup> Street Phone: (209) 744-0112  
 Galt, CA 95632 Fax: (209) 744-0116  
 afforda@softcom.net

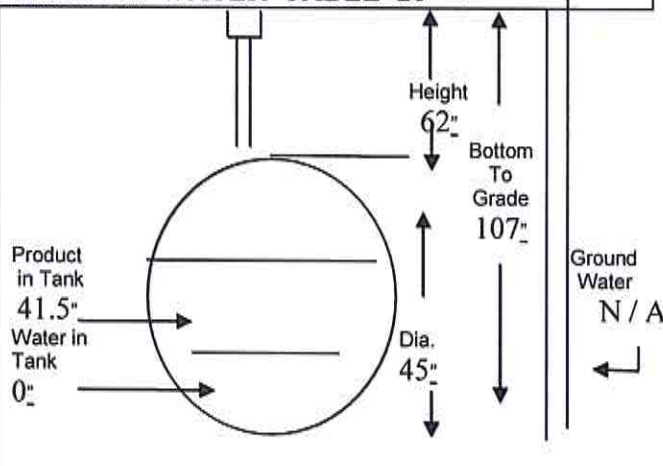
## PRECISION TANK TEST

Site Name: UNIVERSITY OF NEVADA  
 Site Address: 1072 EVANS AVENUE  
 City/ State: RENO, NV 89512

Equipment: **Triangle TEI System 5000W** Test Date: 9/21/2018  
**TEI Ullage System**  
 Tank 1 Tank Product: KERO Ullage: 43 Volume: 507 Tank Size: 550

PRESSURE SENSOR CALCULATION				WATER SENSOR CALIBRATION			
Prod. " 41.5	x	Prod. Wt. .031	=	PSI (1) 1.29	Cal #1 _____	Cal #2 _____	Cal #3 _____
" Water In Tank 0	x	.036	=	PSI (2) 0.00	: AVERAGE _____		
(1) + (2) =	Positive Head Pressure In Tank		=	PSI (3) 1.29	Water Intrusion Test Period: Began _____ Ended _____		
"Water Outside Tank 0	x	.036	=	PSI (4) 0.00	Test Period Calculation:		
(3) Head Pressure - (4) Outside Water Pressure	=	PSI (5) 1.29 +/-	_____ / 3780 = _____ "A" Factor / .05 = _____ Test Time				
(5) 1.29 + .5 PSI	=	PSI (6) 0.50	Groundwater Depth Determination:				
TEST PRESSURE				PSI (7) 1.79 +/-	By: TESTER		
If (6) is less than .5 PSI, (7) shall be .5 PSI				1.79	Where or How: WATER TABLE 20' +		

	TIME	PRESSURE
Blower Started	1439	0.00
Test Pressure Reached	1439	1.79
Blower Turned Off	1440	2.05
Test Began	1440	2.05
Test Ended	1445	2.05



**Water Sensor Indication:**

Water Intrusion \_\_\_\_\_ No Water XXX N/A

XXX PASS \_\_\_\_\_ INCONCLUSIVE  
 \_\_\_\_\_ FAIL Ullage (Dry)

Comments: TEST QUIET NO LOSS

I declare under penalty of perjury that testing was done by a licensed tank tester in the State of California and the information in this report true and correct to the best of my knowledge.

Technician: **ZANE NIMMO**

Signature: *[Signature]*  
 OTTL# 04-1676 ICC 5263322-UT ICC 5263322-U3 Oregon UST  
 Service # 26755 Oregon UST Tank Tightness # 26756  
 Nevada UT-2206

# APPENDIX J

## Resumes

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**Krista J. Wahnefried**  
**Environmental Scientist**

**Professional Experience**

Ms. Wahnefried is an Environmental Scientist with over eight years of experience in environmental consulting and scientific research. Ms. Wahnefried's expertise in environmental consulting focuses on environmental due diligence assessments for commercial real estate transactions (Phase I and II Environmental Site Assessments), water quality monitoring, hazardous material inspections, Indoor Air Quality (IAQ) investigations, NEPA Land Use Compliance, natural resource surveys, litigation support, project management, technical report writing, cost estimations, and proposals.

**Education**

- B.S., Environmental Science, Northern Arizona University, 2010
- Graduate Coursework, Ecology & Evolutionary Biology, University of Nevada, Las Vegas, 2013

**Certifications**

- OSHA, 29 CFR 1910 40-Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER)
- Asbestos Abatement Consultant, NV Lic. No. I-1813

**Project Experience**

*Phase I Environmental Site Assessments and Transaction Screen Assessments*

Environmental Scientist/Project Manager responsible for conducting and managing over 200 environmental site assessments (ESAs) and transaction screens in Nevada, Arizona, New Mexico, California, Colorado, Texas, and Utah for commercial real estate transactions. Properties assessed include: gasoline stations, automotive service stations, dry cleaning facilities, multi-family properties, agricultural and raw land, telecommunications leases, various industrial facilities, and office/retail sites. Assessments conducted following generally accepted consulting practices and in accordance with applicable ASTM International Standards, the All Appropriate Inquiry (AAI) ruling, and individual client scopes including Vapor Encroachment Concern screening and evaluation of Business Environmental Risks.

*Phase II Limited Site Investigations*

Environmental Scientist responsible for conducting environmental media sampling of commercial properties and private land in Nevada and Arizona to assess for the presence of contamination in soil and/or groundwater. Projects include evaluation of petroleum releases associated with underground storage tanks, dry cleaning chemicals, and residual contamination from historic use of pesticides, herbicides, fertilizers, and other chemicals of concern. Responsible for identification of contaminant delineation and preparing a report of findings following review of analytical results.

### *Water Quality Monitoring*

Environmental Scientist responsible for conducting on-site groundwater monitoring well sampling for Phase II ESA investigations and on-going remediation projects in southern Nevada. Responsible for collecting quarterly water discharge samples for NPDES permit compliance and report preparation for properties including multi-tenant residential sites and resort casinos. Responsible for conducting water quality evaluations including sampling and providing recommendations for lead in drinking water and *Legionella* policy compliance for both commercial and residential properties.

### *Hazardous Material Inspections*

Environmental Scientist/Project Manager responsible for conducting asbestos building material inspections in Nevada and Arizona for various commercial, industrial, residential, and school facilities. Inspections range from limited surveys in preparation for renovations or in response to losses, as well as pre-demolition comprehensive surveys. Responsibilities include documenting and sampling suspect building materials, data interpretation, and report preparation in compliance with applicable regulations.

### *Indoor Air Quality and Microbial Investigations*

Environmental Scientist/Project Manager responsible for industrial hygiene projects including indoor air quality assessments of various commercial, industrial, residential, and school facilities. Projects include visual inspections, moisture mapping, documentation of observations, various surface and air sampling techniques, data interpretation, and providing remediation recommendations guidance. Responsible for performing indoor air quality sampling to evaluate the presence of VOCs, carbon monoxide, carbon dioxide, and other air quality parameters. Experienced in assessment of fungal and bacterial presence and conducting site clearance following microbial abatement.

### *Natural Resources*

Environmental Scientist/Project Manager responsible for conducting and managing field work and report preparation for Threatened and Endangered species habitat evaluations, biological assessments, ecological restoration projects, and Environmental Information Documents. Prepared NEPA Land Use Compliance reports for telecommunications projects in Arizona, Nevada, California, Colorado, Utah, New Mexico, and Texas. Designed restoration and vegetation transplanting protocols and evaluated success of various long-term restoration techniques using GPS and GIS. Projects included close collaboration with public stakeholders plus Federal, State, and Tribal agencies with jurisdiction over specific land areas and protected species.



**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 30 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.

**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) and subsequent 8-hour Annual Refreshers

MSHA Part 48, Surface Miner Training

**Selected Project Experience**

*Phase I Environmental Site Assessments*

- Project Principal responsible for the completion of over 500 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 ASTM International standard E1527-13 and the All Appropriate Inquires (AAI) as promulgated in the USEPA ruling 40 CFR part 312.

*Select Environmental Site Assessment and Remediation Projects – Solvent Sites*

- **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.
- **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.
- **State of Nevada Division of Environmental Protection** – Project Manager for the administration of the State of Nevada Environmental Mitigation and Assessment program (EMAR), State of Nevada.

#### *Select Environmental Site Assessment and Remediation Projects – Petroleum Sites*

- **State of Nevada, Leaking Underground Storage Tank (LUST) Trust contract, NV** – Underground storage tanks at a gas station located in Carson City were removed along with all associated dispensers, underground piping, and vent piping. Subsequently, the site was further assessed and a conceptual site model was prepared for the site. Based on the conceptual site model, a corrective action plan was prepared and an Air Sparge/Soil Vapor Extraction remediation system was designed and installed.
- **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.
- **Al Park Petroleum, various sites, Norther 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.
- **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.

- **Cröse 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.
- **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.
- **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.
- **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 Environmental Site Assessment and Remediation Projects – Other CoCs*

- **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.
- **Diamond X Ranch, Douglas County, NV** – Project Principal responsible for administering and directing the technical review team services for the assessment of Acid Mine Drainage (AMD) impacts to rural ranch property. All sampling and analyses activities were National Contingency Planning (NCP) compliant.
- **Trap and Skeet Shooting Club, Washoe County, 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.
- **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, 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.
- **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.

#### *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)



# Environmental Inspection & Control Services

September 27, 2018

**CLIENT**

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

**PROJECT LOCATION**

1072 Evans Ave.  
Reno, NV

**PURPOSE OF INSPECTION**

Pre-purchase asbestos inspection

**REFERENCE**

Hayes Microbial Consulting report #18033407  
Exhibit A

**Background**

On September 24, 2018, EICS was engaged by the client to perform a pre-purchase asbestos inspection at the above noted location, a one-story single-family dwelling with partially finished basement in Reno, NV. The age of the building is approximately 82 years. The client discussed with me plans to possibly renovate portions of the space. Lauren A. Speelman, Business Manager and Industrial Hygienist for EICS performed the inspection.

**Inspection and Sampling**

I carefully inspected the home for suspect asbestos containing materials (acm). Using a clean, sharp instrument, I wetted and extracted 15 bulk samples of suspect acm. The samples were placed in individual sealed and labeled containers and logged onto a chain-of-custody. The samples were packaged and shipped via FedEx to Hayes Microbial Consulting in Midlothian, VA for laboratory analysis by Polarized Light Microscopy (PLM), using method 600/R-93/116. Upon discovery of multiple layers of homogenous materials, the lab microscopist split 2 of the 15 samples analyzed in accordance with American Industrial Hygiene Association (AIHA) protocol. Upon receipt of the laboratory results, I discovered that the window putty from Bedroom #1 to contain less than 1% Chrysotile asbestos. As per OSHA and EPA regulations, the sample with less than 1% asbestos must be point counted to ensure that the asbestos content is indeed less than 1%. I directed the laboratory to point count sample #15.

**Laboratory Results**

Sample no.	Location	Description	%ACM	Fri/non-friable
1	Kitchen, East wall	dark brown cove base mastic	none detected	n/a
2	Kitchen, East wall	light brown cove base mastic	none detected	n/a
3	Bedroom 1 closet	wall plaster	none detected	n/a
4	Bedroom 2, S. closet	wall plaster	none detected	n/a
5	Bedroom 3 closet	wall plaster	none detected	n/a
6a	Dining room, S. wall	drywall	none detected	n/a
6b	Dining room, S. wall	wall surface texture	none detected	n/a
7a	Dining room, W. wall	drywall	none detected	n/a
7b	Dining room, W. wall	wall surface texture	none detected	n/a
8	Laundry area, W. wall	wall plaster	none detected	n/a
9	Basement stairwell	wall plaster	none detected	n/a
10	Basement furnace	joint tape	85% Chrysotile	friable
11	Basement furnace	joint tape	85% Chrysotile	friable
12	Basement floor	12x12 floor tile	2% Chrysotile	non-friable
13	Family room window exterior	window putty	none detected	n/a
14	Kitchen window exterior	window putty	none detected	n/a
15	Bedroom 1 window exterior	window putty	0.25% Chrysotile	n/a

### Discussion and Recommendations

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

Materials to be removed				
Location	Description	%ACM	Fri/non-friable	Approx. footage
Basement furnace	joint tape	85% Chrysotile	friable	25 linear feet
Basement floor	12x12 floor tile	2% Chrysotile	non-friable	100 square feet

### Limitations

The survey provided is applicable only to the materials and areas, herein discussed. No representation is made as to the presence or absence of asbestos content in any other building material including but not limited to subterranean building components, or other concealed materials. Quantifications of asbestos containing materials are estimations only. EICS does not guarantee accuracy. Owner and/or contractors should verify quantifications as needed.

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

Respectfully submitted

  
Lauren A. Speelman  
EICS IM 1193



## PRELIMINARY REPORT

**Proposed Buyer:** Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno

**Proposed Lender**

**Proposed Loan Amount:** \$0.00

**Property Address:** 1072 Evans Avenue, Reno, Nevada

**Escrow Office:**  
**Ticor Title of Nevada, Inc.**  
**5441 Kietzke Lane, Suite 100**  
**Reno, NV 89511**  
**Phone: (775) 324-7400 Fax: (775) 824-3233**  
**Escrow Officer: Commercial Division**  
**Customer No.: /**

**Title Office:**  
**Ticor Title of Nevada, Inc.**  
**5441 Kietzke Lane, Suite 100**  
**Reno, NV 89511**  
**Phone: (775) 324-7400 Fax: (775) 324-7402**  
**Order No.: 01805118-CD**

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**The information contained in this report is through the date of  
September 19, 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'.

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Shelly Saltz, Title Officer



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

1. 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

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

**Kurt Jahn and Amber Martin-Jahn, husband and wife as joint tenants with rights of survivorship**

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. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:  
Assessor's Parcel No.: 007-082-04  
Fiscal Year: 2018-2019  
Total Taxes: \$1,002.28  
1st Installment: \$ 256.48 PAID  
2nd Installment: \$ 248.60 OPEN  
3rd Installment: \$ 248.60 OPEN  
4th Installment: \$ 248.60 OPEN
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 the Old English Mill Ditch, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.
12. Rights of way for the Orr Ditch, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.

13. Reservations, exceptions and provisions contained in the patent from the State of Nevada, and in the acts authorizing the issuance thereof.  
 Recording Date: March 27, 1875  
 Recording No: Book A, Page 169, Patent Records
  
14. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Tract Map No. 134  
 Recording Date: July 2, 1907  
 Recording No: 2091, Official Records
  
15. A deed of trust to secure an indebtedness in the amount shown below,  
 Amount: \$205,240.00  
 Dated: June 5, 2017  
 Trustor/Grantor: Kurt Jahn and Amber J. Martin-Jahn, husband and wife  
 Trustee: Old Republic National Title Insurance Company  
 Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Quicken Loans Inc.  
 MIN No.: 100039033782453843/3378245384  
 Recording Date: June 12, 2017  
 Recording No: 4712447, Official Records
  
16. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

## INFORMATIONAL NOTES

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:

Type of Dwelling: Single Family Residence  
Address: 1072 Evans Avenue, Reno, Nevada

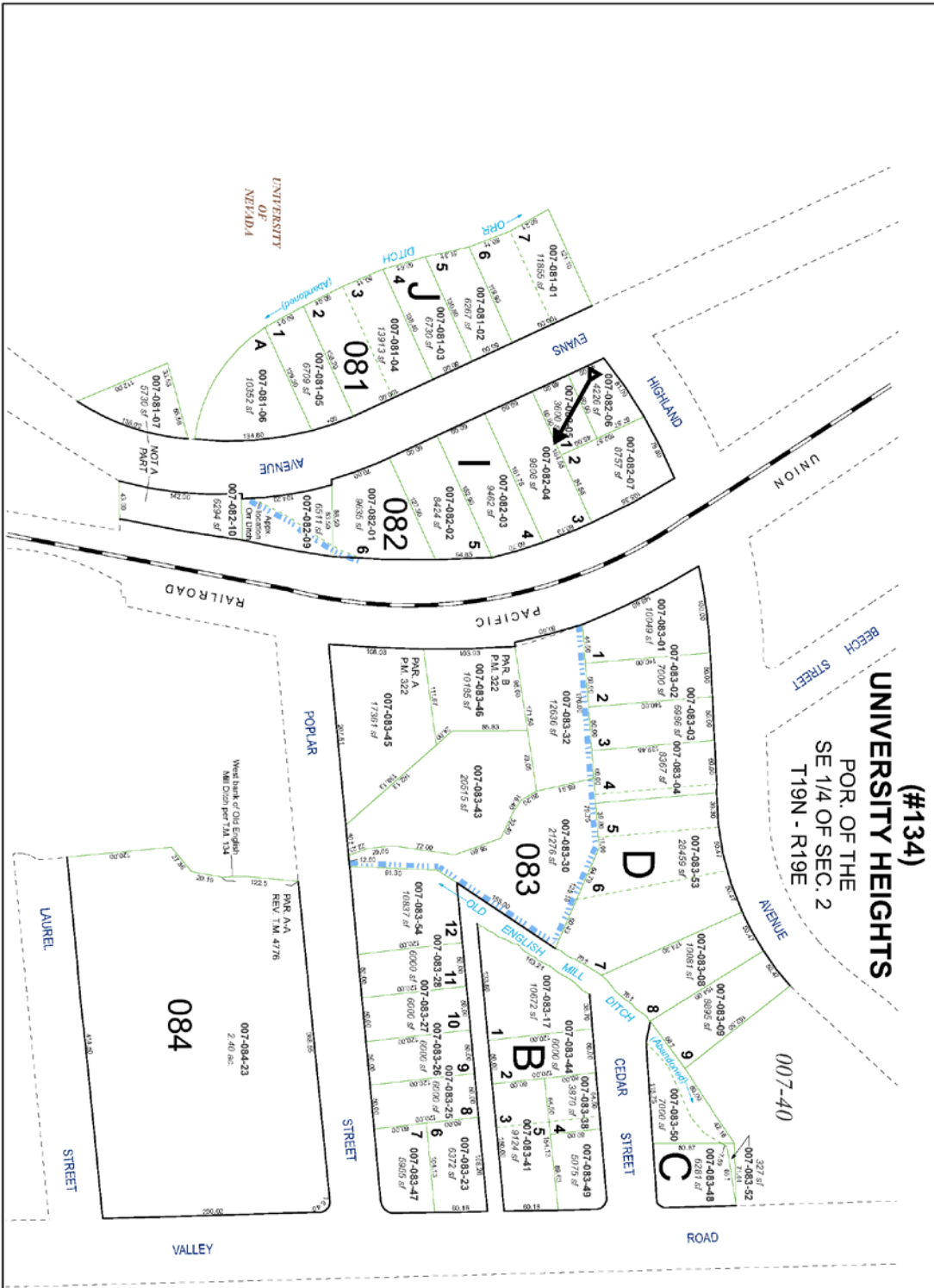
**Order No.: 01805118-CD**

**EXHIBIT A**

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

Lot 3 in Block I as shown on the official plat of University Heights, Tract Map No. 134, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on July 2, 1907, as File No. 2091, Official Records.

APN: 007-082-04

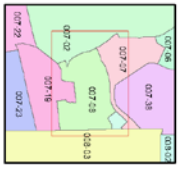
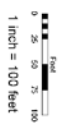


**(#134)**  
**UNIVERSITY HEIGHTS**  
 POR. OF THE  
 SE 1/4 OF SEC. 2  
 T19N - R19E

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

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

101 East Main Street  
 Reno, Nevada 89502  
 (775) 338-2225



created by: **TW/T 8/23/2012**  
 total applicant:  
 (does not necessarily represent an owner)

**NOTICE:** This map was prepared from the most current available information. It is not a survey and should not be used for title insurance purposes. All dimensions and bearings are based on the best available information. The Assessor's Office is not responsible for any errors or omissions. The Assessor's Office is not a surveying firm and does not provide surveying services.

## 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.

## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

***Federal Bureau of Investigation:***

<http://www.fbi.gov>

***Internet Crime Complaint Center:***

<http://www.ic3.gov>

## FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

### 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);
- identity information (e.g., Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

**Browsing Information.** FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

### How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### Other Online Specifics

**Cookies.** When you visit an FNF 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. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

### Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and third parties’ products and services, jointly or independently.

### When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or



- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

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 bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see “**Choices With Your Information**” to learn the disclosures you can restrict.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

### **Choices With Your Information**

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an “opt out” request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

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.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

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 information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). 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.

### **International Users**

FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence 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, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

### **Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice 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 for affiliate marketing, send your requests via email to [privacy@fnf.com](mailto:privacy@fnf.com), by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

# EXHIBIT 8

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION PERTAINING TO THE APPROVAL OF THE PURCHASE OF REAL PROPERTY LOCATED AT 1072 EVANS AVENUE, RENO, NEVADA AND TO THE AUTHORIZATION OF CHANCELLOR TO APPROVE AND SIGN THE CORRESPONDING ESCROW AND TITLE DOCUMENTS AFTER CONSULTATION WITH THE BUSINESS, FINANCE AND FACILITIES COMMITTEE CHAIR AND REVIEW BY THE NSHE CHIEF GENERAL COUNSEL.**

**BE IT RESOLVED** that the Board of Regents approves the request to purchase the Real Property located at 1072 Evans Avenue Reno, in Washoe County, Nevada

**BE IT FURTHER RESOLVED** that the Board of Regents hereby authorizes the Chancellor, or Designee, after consultation with the Business, Finance and Facilities Committee Chair and review by NSHE Chief 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 facto Secretary of the Board of Regents