

BOARD OF REGENTS
BRIEFING PAPER

1. Agenda Item Title: Lease/Purchase of 450 Sinclair Street in Downtown Reno, Nevada.

Meeting Date: December 5-6, 2013

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

BACKGROUND

The University of Nevada, Reno (UNR) proposes to lease-to-purchase a commercial office building located in downtown Reno approximately 1.25 miles from UNR's main campus and three blocks from Reno's City Hall, in the new "Midtown District". The City of Reno recently relocated its Community Development Department to the City Hall building leaving the building at 450 Sinclair Street vacant. Both the University and the City of Reno have been working to develop and strengthen the concept of Reno's evolution to a "University Town". With this building the University sees an opportunity to locate certain community outreach programs, especially business-related, in a central downtown location that allows for easy access and abundant adjacent parking. Such a move would further enhance the University commitment to, and interaction with, downtown Reno to help spur economic development. Attached in Exhibit 1 are some examples of the types of programmatic uses currently being considered for the Sinclair Building which, in conjunction with community stakeholders, will be finalized over the coming months

THE TRANSACTION

The following is a summary of the building details and business terms associated with the proposed transaction and included in the Lease Agreement (see Exhibit 2):

Real Estate to be Leased/Purchased: The building is a 24,946 sq. ft., 3-story commercial office building with an improved basement. The land is parcel number 011-501-01 and is approximately 36,921 sq. ft. with an abundance of both on-site and street curb parking (see Exhibit 3).

Location: 450 Sinclair is centrally located in Downtown Reno directly across the street from the Federal Court House and Children's Discovery Museum and within a few blocks of; Reno City Hall, Midtown District, Freight House District, Truckee River/River Walk, Aces Baseball Stadium, and the commercial redevelopment of the Historic Post Office area. Less than 1 mile away is the proposed new Apple iCloud data center support facility, the National Bowling Stadium and the Reno Events Center (see Exhibit 4).

Lease/Purchase Terms, Financing and Schedule: Attractive seller-financing has been negotiated with the City of Reno. Terms are based on the appraised value of \$1,475,000 (\$59.13 gross sq. ft.) as appraised by Johnson, Perkins and Associates in August of 2013.

- Lease Term: 14 years
- Interest Rate: 3.67% APR
- Annual Lease Payments: Approximately \$134,900; Triple-Net, (\$5.41 sq. ft.) to be paid from the University's Real Estate Acquisition Account.

Schedule:

- Lease Commencement: January 1, 2014
- Termination of Lease and NSHE/UNR to assume ownership: December 31, 2027

Revised: June 2010

DUE DILIGENCE SUMMARY

- Appraised Value: \$1,475,000. Completed by Reese Perkins MAI, SRA of Johnson Perkins, and Associates, jointly engaged by NSHE and City of Reno (see Exhibit 5).
- Environmental Phase One Report: No evidence of recognized environmental conditions. Completed by McGinley and Associates commissioned by NSHE. It should be noted that it was recommended that a 55-gallon barrel, containing hazardous waste, within the building should be contained in a secondary structure, but, NSHE will require City of Reno to remove such prior to Lease commencement (see Exhibit 6).
- Asbestos Report: Report showed no existing asbestos concerns within the building with exception of detection under some mastic flooring within two specific areas located in the basement that will be removed, by those licensed to do such work, prior to occupancy by NSHE (see Exhibit 7)
- Physical Inspection of the Property: The University Facilities Department did a complete inspection of the building's mechanical, electrical, HVAC, roof, plumbing, structural, ADA, and other components. They found the building to be in good condition and well maintained with no major capital improvement concerns. Please see the list of recent energy retrofit improvements completed by City of Reno within the last 3 years at a cost in excess of \$1,000,000 (see Exhibit 8).

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

President Marc Johnson requests approval to Lease-to-purchase the 450 Sinclair Street building in Reno, Nevada from the City of Reno for a purchase price of \$1,475,000, annual payments of approximately \$134,900 for 14 years.

4. IMPETUS (WHY NOW?):

The City of Reno recently relocated its Community Development Department into the City Hall building leaving the building at 450 Sinclair Street vacant. The City decided to first approach the University to determine our level of interest in acquiring the property before it was listed in the open real estate market.

5. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- Current soft market conditions, though improving over the last 12 months, still allows for an attractive purchase price (\$59.13 sq. ft.).
- No down payment or security deposit is required and attractive seller financing (City of Reno) and terms have been negotiated.
- City of Reno in the last few years has invested more than \$1,000,000 into the proposed property (see Exhibit 8) and the property requires no major capital improvements to occupy.
- The University expects immediate benefits in both community awareness and program growth with this acquisition.

6. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

- Will require annual expenditure of funds from the Property Acquisitions Account (though it should be noted this is the intended purpose of this account).
- Will require additional O&M expenses for this community-based building.

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

If we do not move forward with this Lease Agreement:

- Continue to provide very limited community-based outreach programs to downtown.
- Continue to look within the community for other potential opportunities. It should be mentioned that current sales statistics and occupancy reports are showing an upturn in the commercial real estate market, which will put upward pressure on the future cost of property acquisitions in the area.

8. COMPLIANCE WITH BOARD POLICY:

- Consistent With Current Board Policy: Title #__ __ Chapter #__ Section #__
- Amends Current Board Policy: Title #__ Chapter #__ Section #__
- Amends Current Procedures & Guidelines Manual: Chapter #__ Section #__
- Other: Consistent with current NSHE Procedures and Guidelines Manual, Chapter 5, Section 3.
- Fiscal Impact: Yes __ X __ No __
Explain: Project will require expenditures of approximately \$134,900 annually for a term of 14 years.

Exhibit 1

Mission for the Use of the Sinclair Building

The primary mission for use of the Sinclair building is economic development with outreach to industry. Given its proximity to the Discovery Museum, outreach to k-12 students is also anticipated.

The following is a partial list of proposed University uses being discussed for the Sinclair Building:

A high level of interest for using the Sinclair building for industry collaborations to support economic development has been shown by the College of Engineering (CoEN), College of Business (CoB) and Nevada Industry Excellence (NVIE). There may also be an opportunity for a college readiness center.

The College of Engineering has discussed using space for a proposed center devoted to the development of advanced manufacturing and autonomous systems and for "big data" analytics. CoEN has also discussed a partnership with the Discovery Museum, located across the street from Sinclair, to increase students' awareness of engineering and the types of work engineers perform. CoEN may create a robotics demonstration project and may also have its senior engineering projects on display at the site.

The College of Business has envisioned outreach to the business community and may locate a satellite office for its business development services at the location. CoB has also discussed utilizing the building for its Hispanic Business Center and Imagine 2020 program.

Nevada Industry Excellence (NVIE) has demonstrated an interest in locating at the site. NVIE is the statewide Manufacturing Extension Partnership (MEP) that works directly with Nevada companies to strengthen their global competitiveness by providing information, decision support and implementation assistance in adopting new, more advanced technologies, techniques and best business practices. They have a successful track record for partnering with industry throughout the state.

There is also potential for a college readiness center, a one-stop suite that offers college advising to new or returning college students. The staffing of this center could consist of existing access and opportunity programs that are currently located on campus.

LEASE PURCHASE AGREEMENT
450 Sinclair

THIS LEASE PURCHASE AGREEMENT (“Agreement” or “Lease”) is made and entered into this ____ day of _____, 2013 (the “Effective Date”), by and between the **CITY OF RENO**, a Nevada municipal corporation, (the “City” or “Lessor”), and **BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION** on behalf of **THE UNIVERSITY OF NEVADA, RENO** (“UNR” or “Lessee”).

The Lessor and the Lessee, for and in consideration of the keeping by the parties of their respective obligations hereinafter contained agree as follows:

Article I. Premises

1. **Lessor's demise**. Upon the terms and conditions hereinafter set forth, and in consideration of the payment of the rents and the prompt performance by the Lessee of the covenants and agreements, to be kept and performed by the Lessee, the Lessor does lease, let, and demise to the Lessee and the Lessee hereby leases from the Lessor, that certain lot or parcel of land and related improvements which is more particularly described as and depicted in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter called the “Property” or “Premises”).

2. **Energy Conservation Fixtures**. For purposes of this Lease, Lessee shall have the use of the energy conservation fixtures affixed to the Premises set forth in Exhibit B attached hereto (the “Energy Conservation Fixtures” or “ECFs”). During the term of this Lease, Lessee shall have no ownership interest in the ECFs until such time as ownership of the Premises is conveyed to Lessee as set forth in Article III, Section 3 and this Lease does not constitute a lease or an encumbrance of any kind of the ECFs. Lessee acknowledges that the ECFs are subject to an Installment Purchase Agreement (Recovery Zone Economic Development Bond) and an Installment Purchase Agreement (Qualified Energy Conservation Bond) (collectively “RZED/QECB Agreements”) and this lease is subject in all respects to the RZED/QECB Agreements. At all times during the term of this Lease, Lessor shall have the obligation to maintain the ECFs. For the duration of this Lease, Lessee agrees that it will not take any action or omit to take any action with respect to the Lease, if the act or omission could affect the status of the RZED/QECB Agreements as a “recovery zone economic development bond” pursuant to Section 1400U-2 of the Internal Revenue Code of 1986, as amended (the “Tax Code”) or as a “qualified energy conservation bond” pursuant to Section 54D of the Tax Code, as applicable.

3. **Conditions**. This Lease is hereby made subject to the following conditions and limitations:

- (a) All conditions, restrictions, and limitations now appearing of record;
- (b) Lessee shall continue at all times to manage, operate, maintain and repair the Premises in decent, safe and sanitary condition;
- (c) Zoning ordinances of any municipality, the County of Washoe, State of Nevada, and any other competent governmental body now existing or which may hereafter exist during the life of this Lease;

(d) Any questions of survey, the Lessee having satisfied itself as to the boundary lines and contents of the Premises as well as with the sufficiency of the Lessor's present title; and,

(e) The Lessee's proper performance of all the terms and conditions contained in this Lease.

4. **Permitted use.** Lessor hereby grants to Lessee use of the Premises for all reasonable tax-exempt educational, business and office related uses associated with the activities of the University of Nevada, Reno or the Nevada System of Higher Education.

5. **Disclaimer of representations and warranties.** Lessee and Lessor agree that (i) except as specified in this Agreement, neither Lessor nor any agent or representative of Lessor has made any representations or warranties regarding the Premises, including without limitation any representations or warranties concerning the Premise's physical condition, access, zoning laws, environmental matters, utilities, physical equipment or fixtures on the Premises, or any other matter affecting the Premises or its use; and (ii) except for the representations and warranties in this Agreement, Lessee has not relied and will not rely on any implied warranties, guaranties, statements, representations, or information about the Premises, whether made by the Lessor or any agents or representatives of the Lessor. Lessee has examined the Premises, is familiar with its physical condition, and by leasing the Premises, Lessee will be deemed to have approved the condition of the property and, except as otherwise provided in this Lease, accepts the Premises "AS IS, WHERE IS" and in its current state and condition, without any warranties whatsoever regarding its condition except as specifically described in this Agreement, and with all faults and defects, if any, that may be located on, under, or around the Premises, whether known or unknown, suspected or unsuspected, actual or potential. Notwithstanding the foregoing, Lessor represents and warrants that no Hazardous Substances have been used, stored, manufactured or disposed in or upon the Premises. Furthermore, Lessor acknowledges that this representation and warrant is a material term of this Agreement.

Article II. Term

The term of this Agreement shall commence on the Effective Date and shall expire on December 31, 2027, unless sooner terminated as provided below.

Article III. Rent; Conveyance

1. **Base Rent.** Lessee agrees pay to Lessor, as Rent for the use and occupancy of the Premises, the sum of One Hundred Thirty-Eight Thousand Four Hundred Sixty-Four Dollars (\$138,464.00) per year, payable by Lessee in advance on the first day of each and every year during the term of this Lease commencing on January 1, 2014.

2. **Net Lease.** All rent shall be absolutely net to Lessor, so that this Lease shall, except as hereinafter provided to the contrary, yield net to Lessor the rent, to be paid in each year during the term of this Lease. Accordingly, the Lessee shall pay all costs, expenses, and obligations related to the care and maintenance of the Premises, or any improvements thereon, which may arise or become due during the term of this Lease, and shall indemnify and hold harmless the Lessor from and against the same. Nothing in this Lease shall be deemed to require the Lessee to pay or discharge any liens or mortgages of any character which may later be placed upon the Premises by the Lessor's affirmative acts.

3. **Conveyance of the Premises.** Provided the lease is not in default, or otherwise terminated or cancelled prior to its expiration on December 31, 2027, the Lessor agrees to convey marketable title to the Premises with the above described inclusions, by quitclaim deed (the “Deed”) free, clear, and unencumbered except for restrictions, and easements of record. The form of the Deed shall be agreed to by the parties prior to conveyance of title. For the purposes of this conveyance, the Premises shall also include all land, together with all improvements thereon, all appurtenant rights, privileges, easements, buildings, fixtures, heating, electrical, plumbing, air conditioning fixtures and facilities, window shades, venetian blinds, awnings, curtain rods, screens, storm windows and doors, affixed mirrors, wall-to-wall carpeting, stair carpeting, built-in kitchen appliances, bathroom fixtures, radio and television aeriels, landscaping and shrubbery, water softeners, garage door openers and operating devices, and all water rights, utility or storage buildings or sheds, range and refrigerator. When the Premises is conveyed to Lessee, ownership of the ECF’s described in Exhibit B shall also pass to Lessee and Lessor will execute any documents necessary to effectuate such transfer of ownership.

4. **Closing Documents.**

(a) Sixty (60) days prior to the expiration of the Lease, unless extended pursuant to mutual agreement of the parties, Lessor shall: (i) deposit into escrow the Deed in a recordable form conveying to Lessee the Premises in accordance with this Agreement, duly executed and acknowledged; and (ii) execute, deposit and deliver such additional instruments and documents as the title company and escrow company may reasonably require to consummate the transaction which is the subject of this Agreement.

(b) Prior to the expiration of the Lease, unless extended pursuant to mutual agreement of the parties, Lessee shall: (i) deposit into escrow monies in the amount necessary to pay all title insurance and title report costs, escrow, recording and other applicable fees; and (ii) execute, deposit and deliver such additional instruments and documents as the title company may reasonably require to consummate the transaction which is the subject of this Agreement.

5. **Close of Escrow.** Unless the parties mutually agree in writing to an extension, escrow shall close (“Close of Escrow” or “Closing”) and the Premises will be transferred on or before December 31, 2027. The escrow agent shall close escrow by (i) recording the Deed conveying the Premises from Lessor to Lessee in the official records of Washoe County, Nevada; (ii) delivering to Lessor and Lessee a certified copy of the Deed.

6. **Closing Costs.** Lessee shall pay all title insurance and title report costs, escrow fees (including the costs of preparing documents and instruments) and recording fees and any applicable documentary transfer tax. Lessor shall pay all costs of removing exceptions from title to the Premises reasonably objected to by Lessee that the Lessor agrees to remove.

7. **Prorations.** At the Close of Escrow, property taxes, if any, shall be prorated as of the date of Close of Escrow, including any additional property taxes which may be assessed after Close of Escrow, pertaining to the period prior to the transfer of title to Lessee, regardless of when notice is delivered or who receives the notice.

Article IV. Payment of Taxes

1. **Lessee's obligations.** The Lessee shall pay, before any fine, penalty, interest, or cost may be added, become due, or be imposed for nonpayment thereof, the following: all applicable taxes, assessments, water and sewer rents, rates and charges, transit taxes, charges for

public utilities, excises, levies, licenses and permit fees and other governmental charges, general and special, ordinary and extraordinary, unforeseen and foreseen, of any kind and nature, which at any time during the term of this Lease may be assessed, levied, confirmed, imposed upon, or grow or become due and payable out of or in respect of, or become a lien on, the Premises, or any improvements thereon, or any part thereof or any appurtenance thereto, or otherwise arising out of the any rent or income received by the Lessee from any subtenant, any use or occupation of the Premises, and such franchises as may be appurtenant to the use of the Premises, or any document (to which the Lessee is a party) creating or transferring an interest or estate in the Premises.

2. **Obligations altered.** Nothing herein shall require the Lessee to pay municipal, state, or federal income taxes assessed against the Lessor, the Lessor's municipal, state, or federal capital levy, estate, succession, inheritance, or transfer taxes, or corporate franchise taxes imposed upon any corporate owner of the fee of the Premises.

3. **Mode of payment.** Lessor shall deliver any invoices for taxes and other charges for which Lessee is responsible under this Lease to Lessee in writing at least sixty (60) days before the tax itself would become delinquent in accordance with the then applicable law governing such payments. The Lessee shall pay the taxes and other charges for which Lessee is responsible under this Lease and deliver to the Lessor official receipts evidencing payment, at least thirty (30) days before the tax itself would become delinquent in accordance with the then applicable law governing such payments. If, however, the Lessee desires to contest the validity of any tax or tax claim, it may do so without being in default hereunder, provided it gives the Lessor written notice of its intention to contest the tax or claim. Lessee shall give the Lessor the notice not later than sixty (60) days before the tax item or items it proposes to contest would otherwise become delinquent.

4. **Lessee's default.** If the Lessee fails, refuses, or neglects to make any payment required in this Article, the Lessor may make such payment on Lessees' behalf but must first give Lessee ten (10) business day's written notice that Lessor intends to make such payment on Lessee's behalf. The Lessor may collect or enforce any payment made on Lessees' behalf pursuant to this section in the same manner as though it were an installment of rent specifically required by the terms of the Lease to be paid by the Lessee, on the day when the Lessor demands repayment of or reimbursement therefor. However, the Lessor's election to pay the taxes shall not waive the Lessee's default.

5. **Proration.** Notwithstanding the above, the taxes for the first and last years of this Lease shall be prorated proportionately between Lessor and Lessee.

Article V. Mechanics' Liens

1. **No lien.** The Lessee and Lessor shall not subject the Premises to any mechanics' or materialmen's liens or other lien of any kind, except to the extent that the creation of such lien or liens is specifically authorized by a provision in this Lease.

2. **Release of lien.** If any lien is claimed or filed, the party responsible for the lien shall cause the lien to be released within thirty (30) days after it is given written notice that a claim has been filed. The party responsible for the lien shall cause such release either by paying the amount necessary to relieve and release the Premises from the claim, or in any other manner which, as a matter of law, will result, within the thirty (30) day period, in releasing the lien.

Article VI. Governing Law, Cumulative Remedies

1. **Governing law.** All of the rights and remedies of the parties shall be governed by the provisions of this instrument and by the laws of the State of Nevada. Any dispute arising under or in connection with this Lease or related to any matter which is the subject of this Lease shall be subject to the exclusive jurisdiction of the Second Judicial District Court of the State of Nevada.

2. **Cumulative remedies.** During the continuance of the Lease, the Lessor shall have all rights and remedies which this Lease and the laws of the State of Nevada assure to it. All rights and remedies accruing to the Lessor shall be cumulative; that is, the Lessor may pursue all rights that the law and this Lease afford to it, in whatever order the Lessor desires and the law permits without being compelled to resort to any one remedy in advance of any other.

Article VII. Indemnification

1. **Indemnification by Lessee.** To the extent limited in accordance with NRS Chapter 41 or other applicable law, the Lessee will indemnify and hold harmless the Lessor against any and all claims, debts, demands, or obligations which may be made against the Lessor or against its title in the Premises, arising out of, or in connection with, any alleged act or omission of the Lessee or any person for which Lessee is legally liable. If it becomes necessary for the Lessor to defend any action seeking to impose any such liability, the Lessee will pay the Lessor all reasonable costs and attorneys' fees incurred by the Lessor in effecting such defense.

2. **Indemnification by Lessor.** To the extent limited in accordance with NRS Chapter 41 or other applicable law, the Lessor will indemnify and hold harmless the Lessee against any and all claims, debts, demand, or obligations which may be made against the Lessee or against Lessees' interest in the Premises, arising out of or, or in connection with, any alleged act or omission of the Lessor or any person for which the Lessor is legally liable. If it becomes necessary for the Lessor to defend any action seeking to impose any such liability, the Lessor will pay the Lessee all reasonable costs and attorneys' fee incurred by the Lessee in effecting such defense.

Article VIII. Insurance Requirements

Lessee and Lessor shall maintain self-insurance sufficient to cover and protect their respective interests in the Premises. Lessee shall maintain a policy or policies of insurance or self-insurance covering loss or damage to all of the improvements and business contents located within the Premises in the amount of the full replacement value thereof. With respect to any third-party insurance policy held by Lessor and Lessee, including any excess or umbrella coverage, each hereby waives subrogation and all of rights of recovery against the other party and any other person or entity claiming subrogation or rights of recovery. Upon demand, each party shall provide the other a statement of self insurance.

Article IX. Environmental Compliance

1. "Hazardous substances" shall mean any hazardous or toxic substances, materials, or wastes, the removal of which is required, the maintenance of which is prohibited or penalized, or for which a permit is required under applicable Environmental Laws, including, but not limited to, any substance, material or waste which is (i) petroleum, (ii) gas (including natural, synthetic or liquefied), (iii) asbestos containing material, (iv) flammable, radioactive, corrosive or carcinogenic, (v) polychlorinated biphenyls, (vi) designated as a hazardous substance pursuant

to Section 311 of the Clean Water Act, 33 USC §1251, et seq. (33 USC §1321), or listed pursuant to §307 of the Clean Water Act (33 USC §1317), (vii) defined as a “hazardous waste” in the Resource Conservation and Recovery Act, 42 USC §6901, et seq. (42 USC §6903), (viii) defined as a “hazardous substance” or “toxic substance” pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, 42 USC §9601, et seq. (42 USC §9601), or the Hazardous Material Transportation Act, (49 USC §1801, et seq., (ix) listed in the United States Department of Transportation Hazardous Material Tables (49 CFR 172.101), (x) designated by the Environmental Protection Agency as hazardous substances (40 CFR Part 302), as amended, or (xi) is regulated pursuant to Chapters 444, 445, 445A, 445B, 459, 477, 590 or 618 of the Nevada Revised Statutes or the International Fire Code, as amended and as adopted by the City of Reno. Notwithstanding the foregoing, “hazardous substances” shall not include (a) those substances commonly used and found in an office setting, and (b) those substances used in cleaning and other products used in everyday commerce

2. In regards to Lessee’s use of the Premises, Lessee shall, at Lessee’s own expense, comply with all local, state, and federal regulations and any successor legislation and regulations including, but not limited to, the laws associated with the definition of hazardous substances above ("Environmental Requirements").

3. Lessee represents and warrants to Lessor that it will not use, or allow its agents to use, any hazardous substance on the Premises, with the exception of those substances reasonably necessary to the usual and customary operation of its business. This representation and warranty shall continue in full force and effect throughout the term of this Agreement, and should any fact or circumstance change during the term so that such representation and warranty is no longer correct, Lessee shall immediately notify Lessor of such change in fact or circumstance.

4. To the extent limited in accordance with NRS Chapter 41 or other applicable law, Lessee shall hold Lessor harmless from, and defend and indemnify Lessor against, any and all claims or liability for any injury or damage to any person or property caused by the presence of hazardous substances in, on, under, or about the Premises which are placed in, on, under or about the Premises by Lessee, and for any costs or liability incurred by Lessor in connection with the release, removal, or storage of any hazardous substance placed in, on, under or about the Premises by Lessee during the term of this Lease. The provisions of this indemnity shall remain in full force and effect and shall not be affected or impaired by any termination of this Agreement and shall survive any such termination. Lessee shall not be responsible or liable for, and shall have no duty to defend or indemnify Lessor for any claims or liability or for any injury or damage to any person or property caused by the presence of hazardous substances in, on, under or about the Premises which existed in, on, or about the Premises prior to the Effective Date of this Lease.

5. Lessee shall at all times maintain current permits required for all of its operations on the Premises, including those required for the use, storage, or disposal of hazardous substances, in, on, under or about the Premises; provided, however, that nothing in this paragraph shall imply Lessor’s consent to Lessee's storage, use, or disposal of any hazardous substance in, on, under or about the demised premises, with the exception of those substances reasonably necessary to the usual and customary operation of its business.

6. In the event of the release or spill of any hazardous substance on or from the Premises, Lessee shall immediately give Lessor notice thereof if such release or spill is in a quantity or of quality requiring notice to any public authority or agency.

7. Lessee shall promptly supply Lessor with copies of all notices, reports, correspondence, and submissions made by Lessee to the Environmental Protection Agency, the United States Occupational Safety and Health Administration, or any other local, state, or federal authority which required submission of any information concerning environmental matters or hazardous wastes or substances pursuant to laws, including, but not limited to, the Environmental Requirements set forth in this Agreement.

8. Upon the termination of this Agreement for whatever reason, Lessee shall promptly:

(a) Remove any and all hazardous substances that Lessee has placed, or allowed to be placed, in, on, under or about the Premises, and

(b) Remove and replace any fixture, mechanical, storage, distribution, or other system or improvement in and to the Premises that was involved in Lessee's use, storage, or disposal of hazardous substances and which cannot otherwise be returned to a completely uncontaminated condition, unless otherwise agreed between Lessor and Lessee.

9. Lessee shall not create with respect to the Premises, or permit any of its agents to create any lien, security interest, or other charge or encumbrance of any kind, including, without limitation, any lien imposed pursuant to §107(f) of the Superfund Amendments and Reauthorization Act of 1986 (42 U.S.C. §9607(1)).

10. Lessee shall permit Lessor and Lessor's agents, servants and employees, including, but not limited to, legal counsel and environmental consultants and engineers, reasonable access to the Premises for the purpose of environmental inspections and sampling during regular business hours, provided that Lessor first provides Lessee twenty-four (24) hours written notice, and further provided that such inspections and sampling do not interfere in any manner with Lessee's ability to conduct its usual business on the demised premises.

Article X. Condemnation

1. If, at any time during this Lease, all or any portion of the Premises or the improvement of any building located thereon is taken, appropriated or condemned by reason of eminent domain (including a conveyance in lieu of a taking) by a condemning authority, the Lessee shall retain the proceeds and awards in the condemnation proceedings attributable to the Lessee's leasehold interest

2. If, at any time during this Lease, all or any portion of the Premises or the improvements of any building located thereon is taken, appropriated or condemned by reason of eminent domain (including a conveyance in lieu of a taking) by a condemning authority, the Lessee may terminate the Lease by providing written notice to the Lessor. Within thirty (30) days after Lessee notifies Lessor that it is terminating this Lease, Lessee shall surrender possession of the Premises to Lessor and the parties' obligations under this Lease are terminated.

3. For purposes of this article, the term "condemning authority" shall not include Lessor or Lessee and neither shall condemn all or any portion of the Premises or the interest of

the other in the Premises.

Article XI. Changes and Alterations

1. **Lessee's changes and alterations.** Lessee, at Lessee's expense, shall have right, upon Lessor's written consent (which consent shall not be unreasonably withheld) to make any alterations, additions or improvements ("Alterations") to the Property. All Alterations shall be done promptly and in a good and workmanlike manner and in compliance with all laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments and appropriate departments, commissions, boards and officers thereof, and in accordance with the orders, rules and regulations of the Board of Fire Underwriters where the Premises is located, or any other body exercising similar functions. Along with any request for Lessor's consent and before commencement of the Alterations or delivery of any materials to be used in the Alterations to the Premises Lessee shall furnish Lessor with plans and specifications detailing the Alternations. Upon completion of the Alterations, Lessee shall, upon Lessor's request, furnish Lessor with contractor's affidavits or unconditional lien releases and full and final waivers of liens, and receipted bills covering all labor and materials expended and used. Lessee shall permit Lessor to inspect any construction operations in connection with the Alterations. Lessee shall promptly remove any Alterations constructed in violation of this Section upon Lessor's reasonable written request. All Alterations (other than Lessee's movable trade fixtures and equipment) made or installed by Lessee shall immediately, upon completion or installation thereof, become the property of Lessor without payment therefor by Lessor. Lessee shall have the right to place and install personal property, equipment, movable trade fixtures and other temporary installations in and upon the Premises. All personal property, equipment, moveable trade fixtures and other temporary installations, whether acquired by Lessee at commencement of this Lease or placed and installed on the Premises thereafter, shall remain Lessee's property, free and clear of any claim by Lessor.

2. **Liens.** Lessee and Lessor shall keep the Premises free from any mechanics', materialmen's, designer's or other liens arising out of any work performed, materials furnished or obligations incurred on the Premises. Lessor shall have the right at all times to post and keep posted on the Premises any notices which it deems necessary for protection from such liens. If any such liens are filed and are not released of record by payment or posting of a proper bond within thirty (30) days after such filing, Lessor may, without waiving its rights and remedies based on such breach by Lessee and without releasing Lessee from any obligations hereunder, cause such liens to be released by any means it shall deem proper, including payment of the claim giving rise to such lien or posting security to cause the discharge of such lien, in which event all reasonable amounts paid by Lessor shall immediately be due and payable by Lessee as Additional Rent. To the extent limited in accordance with NRS Chapter 41 or other applicable law, Lessee hereby indemnifies, protects, defends and holds Lessor harmless from any liability, cost, obligation, expense (including, without limitation, reasonable attorneys' fees and expenses and attorneys' fees incurred in enforcing of this indemnity), or claim of any mechanics', materialmen's, design professional's or other liens in any manner relating to any work performed, materials furnished or obligations incurred by or for Lessee or any person or entity claiming by, through or under Lessee. Lessee shall notify Lessor in writing thirty (30) days prior to commencing any Alterations so that Lessor shall have the right to record and post notices of non-responsibility or any other notices deemed necessary by Lessor on the demised premises. Lessee shall not create, and shall promptly discharge and satisfy of record, any other lien, encumbrance,

charge, security interest, or other right or interest which shall be or become a lien, encumbrance, charge or security interest upon the Premises, or any portion thereof.

Article XII. Fiscal Fund Out Right

It is understood and agreed, notwithstanding the provisions, terms, and conditions of this Lease, that, pursuant to NRS 354.626 or other applicable law, in the event any recognized funding authority fails to appropriate sufficient funds to the Nevada System of Higher Education or its Divisions, Colleges, or Departments, to enable obligations to be fulfilled under this Lease for the ensuing fiscal year or any part thereof, all rights and obligations of Lessor and Lessee under this Lease shall terminate upon thirty (30) days written notice to Lessor of Lessee's intent to exercise this "Fiscal Fund Out Right". Damages for any Lessee breach of this Agreement shall never exceed the amount of funds appropriated and legally authorized for payment under this Agreement, but not yet paid, for the fiscal year budget in existence at the time of the breach.

Article XIII. Default

1. **Effect of default by Lessee.** If at any time the Lessee:
 - (a) defaults in the payment of any rent on the day it is due and payable; or
 - (b) fails to perform any other covenant under this Lease;

the Lessor may declare this Lease terminated. Notwithstanding the foregoing, Lessor may not declare a default until after sixty (60) days written notice has been given to Lessee to cure the default (and if the default cannot be reasonably cured within sixty (60) days Lessor shall allow additional reasonable time to cure provided Lessee is diligently attempting to cure the default). If the default remains uncured for sixty (60) days after written notice thereof, and after any extensions granted hereunder, the Lessor may re-enter upon any part of the premises and the building or buildings and improvements situated on it, as provided by law. The Lessor shall also have all other remedies provided by law and this instrument.

2. **Lessor-Lessee relationship only.** The relationship between the parties is that of Lessor and Lessee. The Lessee specifically acknowledges that all statutory proceedings regulating the relationship of Lessor and Lessee respecting collection of rent or possession of the premises, accrue to the Lessor.

3. **Lessor's remedies.** Nothing herein shall be construed as authorizing the Lessor to declare this Lease in default, however, unless the default is for the nonpayment of rent, in violation of the terms of this Lease and the default remains uncured for sixty (60) days after written notice thereof and after any extensions allowed as set forth in subsection 1 above. If the alleged default consists of any other violation, the Lessor may not declare this Lease in default until the violation continues for ninety (90) days after the Lessor gives the Lessee written notice thereof. However, nothing contained herein shall be construed as precluding the Lessor from having any other remedy that may be necessary to preserve its right and its interest in the premises and this Lease, even before expiration of the grace or notice periods provided for in this Section, if under the then existing circumstances, the allowance of the grace or the giving of the

notice would prejudice or endanger the Lessor's rights and estate in this Lease and the demised premises, consistent with the intent of this Agreement as set forth in Article III, Section 2, above.

4. **Default period.** All default and grace periods shall be deemed to run concurrently and not consecutively.

5. **Legal costs; receiver.** Lessee covenants and agrees with the Lessor that, during the term of this lease, if the Lessor, upon the Lessee's default, elects to file suit to enforce the Lease and protect its rights, the Lessor may, as ancillary to such suit, apply to any court of competent jurisdiction for the appointment of a receiver of the Premises, and the improvements and buildings located thereon. Thereupon, the parties expressly covenant and agree that the court shall immediately appoint a receiver with the usual powers and duties of receivers in like cases. The court shall make the appointment as a matter of strict right to the Lessor, without reference to the adequacy or inadequacy of the value of the property subject to the Lessor's lien, to the Lessee's solvency or insolvency, or to the commission of waste. Nothing contained in this Section shall be construed as empowering the Lessor to collect rents accruing from the Premises, unless and until the Lessee is in default.

Article XIV. Repair Obligations

During the continuance of this Lease the Lessee shall keep in good state of repair and in decent, safe and sanitary condition all buildings, furnishings, fixtures, and equipment which Lessee has, brings, constructs, or places upon the demised premises. The Lessee shall not suffer or permit any waste, or neglect of any building or other property to be committed. The Lessee shall repair, replace, and renovate the property as often as necessary to keep the buildings and other property subject to this Lease in decent, safe and sanitary repair and condition.

Article XV. Demolition

Although it is the Lessee's duty under the terms hereof to keep and maintain all buildings and improvements on the premises in good repair, this shall not be construed as empowering the Lessee to demolish any buildings on the Premises except as otherwise provided in this Lease.

Article XVI. Additional Covenants of Lessee and Lessor

1. **Access during emergencies.** Notwithstanding anything to the contrary in this Lease, Lessee shall provide Lessor immediate access to the Premises in the event of any emergency. For purposes of this section, "emergency" shall mean a sudden or unforeseen happening that requires immediate action to protect lives or property.

2. **Early Termination.** Upon early termination only of this Lease for whatever reason, the Lessee shall peaceably and quietly deliver to the Lessor possession of the Premises.

3. **Fiber Optic Infrastructure.** By the first (1st) anniversary of the Effective Date of this Agreement, Lessor agrees to remove, or cause to be removed, Lessor's fiber optic infrastructure from the demised premises and the property.

Article XVII. Quiet Enjoyment

So long as the Lessee keeps and performs all of its covenants and conditions under this

Lease, it shall have quiet, undisturbed, and continued possession of the Premises, free from all claims against the Lessor and all persons claiming under, by, or through the Lessor.

Article XVIII. Right of Entry

The Lessor and its agents may enter upon the premises at all reasonable times, with at least forty-eight (48) hour written notice, to examine their condition and use, so long as that right is exercised in a manner that does not interfere with the Lessee in the conduct of its business on the premises. If the premises are damaged by fire, windstorm, or other casualty which causes them to be exposed to the elements, the Lessor may enter upon them to make emergency repairs. However, if it does so, the act or acts shall not be deemed to excuse the Lessee from its obligation to keep the premises in repair, and the Lessee shall, upon the Lessor's demand, immediately reimburse it for the reasonable cost of any required emergency repairs.

Article XIX. Miscellaneous

1. **Force majeure.** If the Lessor or Lessee is delayed, hindered, or prevented from performing any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure materials, failure of power, restrictive government laws or regulations, riots, insurrection, the act, failure to act or default of the other party, war, or other reason beyond its control, then performance of the act shall be excused for the period of the delay. In that event, the period for the performance of the act shall be extended for a period equivalent to the period of the delay.

2. **Estoppel certificates.** Either party shall, without charge, at any time and from time to time hereafter, within ten days after the others' written request of the other, certify by instrument duly executed and acknowledged to any mortgagee or purchaser or proposed mortgagee or proposed purchaser, or any other person, firm, or corporation specified in the request as to:

- (a) Whether this Lease has been supplemented or amended, and, if so, the substance and manner of the supplement or amendment;
- (b) The validity and force and effect of this Lease, in accordance with its tenor as then constituted;
- (c) The existence of any default thereunder;
- (d) The existence of all offsets, counterclaims, or defenses thereto on the part of the other party;
- (e) The commencement and expiration dates of the term of this Lease; and
- (f) All other matters that may reasonably be so requested.

Any such certificate may be relied upon by the party who requested it and any other person, firm, or corporation to whom it may be exhibited or delivered, and the contents of the certificate shall be binding on the party executing it.

3. **Duplicates; recordation.** Either party shall, at any time, at the other's request, promptly execute duplicate originals of an instrument, in recordable form, which shall constitute a short form of lease. This will set forth a description of the demised premises, the term of this Lease, and any other portion thereof, except for the rental provisions, requested by either party.

4. **No recourse.** Notwithstanding anything to the contrary, the Lessor shall look solely to the interest of the Lessee hereunder for the satisfaction of any remedy it may have hereunder or in connection herewith.

5. **Assignment.** Lessee shall have the right to assign, sublet or option any portion of the Premises without first obtaining the Lessor's prior written consent. Lessee acknowledges Lessor and Lessee may be required to comply with the Nevada Revised Statutes to process such arrangement.

6. **Consent not to be unreasonably withheld.** The Lessor shall not unreasonably withhold its consent, permission, or approval for any act which may be required or desired by the Lessee under the provisions of this Lease.

7. **Covenants running with land; binding effect.** All covenants, conditions, and obligations contained herein or implied by law are covenants running with the land and shall attach and bind and inure to the benefit of the Lessor and Lessee and their respective heirs, legal representatives, successors, and assigns, except as otherwise provided herein.

8. **Non-waiver.** No waiver of a breach of any covenant in this Lease shall be construed to be a waiver of any succeeding breach of the same covenant. No delay or failure by either party to exercise any right under this Lease, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

9. **Arrears.** All arrearages in the payment of rent shall bear interest from the date when due and payable at the then prime rate of CitiBank, New York, New York per annum until paid.

10. **Written modifications.** No modification, release, discharge, or waiver of any provision hereof shall be of any force, effect, or value unless signed in writing by the Lessor, or its duly authorized agent or attorney.

11. **Entire agreement.** This instrument contains the entire agreement between parties as of this date. The execution hereof has not been induced by either party by representations, promises, or understandings not expressed herein. There are no collateral agreements, stipulations, promises, or undertakings whatsoever upon the respective parties in any way touching the subject matter of this instrument which are not expressly contained in it.

12. **Notices.** All notices between the parties in connection with this Lease shall be in accordance with its terms. Notice shall be given by registered or certified mail, deposited in the United States mails with postage prepaid. The notices shall be addressed as follows:

For the Lessor:

Attn: Property Manager
Public Works
P.O. Box 1900
Reno, NV 89505

For the Lessee:

UNR
Attn: Director of Real Estate

895 N. Center Street
Reno Nevada 89501
(775) 784-4180

With a Copy to:

UNR, Office of General Counsel
Mail Stop 550
1664 N. Virginia Street
Reno, NV 89557-0550

Either party may change the place for giving notice by written notice in the manner set forth in this Section.

13. **Headings.** Headings in this Lease are for convenience and reference only and shall not be used to interpret or construe its provisions.

14. **Time of essence.** Time is expressly declared to be of the essence of this Lease.

In witness whereof the Lessor and the Lessee have hereunto set their hands and seals, the day and year above written.

IN WITNESS WHEREOF, the parties have executed this agreement effective as of the date first written above.

LESSEE:

**NEVADA SYSTEM OF HIGHER
EDUCATION on behalf of the
UNIVERSITY OF NEVADA, RENO**

By: _____
Daniel Klaich, Chancellor

Recommended by:

Marc Johnson, UNR President

LESSOR:

**CITY OF RENO, a Nevada municipal
corporation**

By: _____
Robert A. Cashell, Sr.
Mayor

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM

By: _____
City Attorney's Office

Exhibits: Exhibit A: Demised Premises

Exhibit B: Energy Conservation Fixtures

EXHIBIT A:
Premises

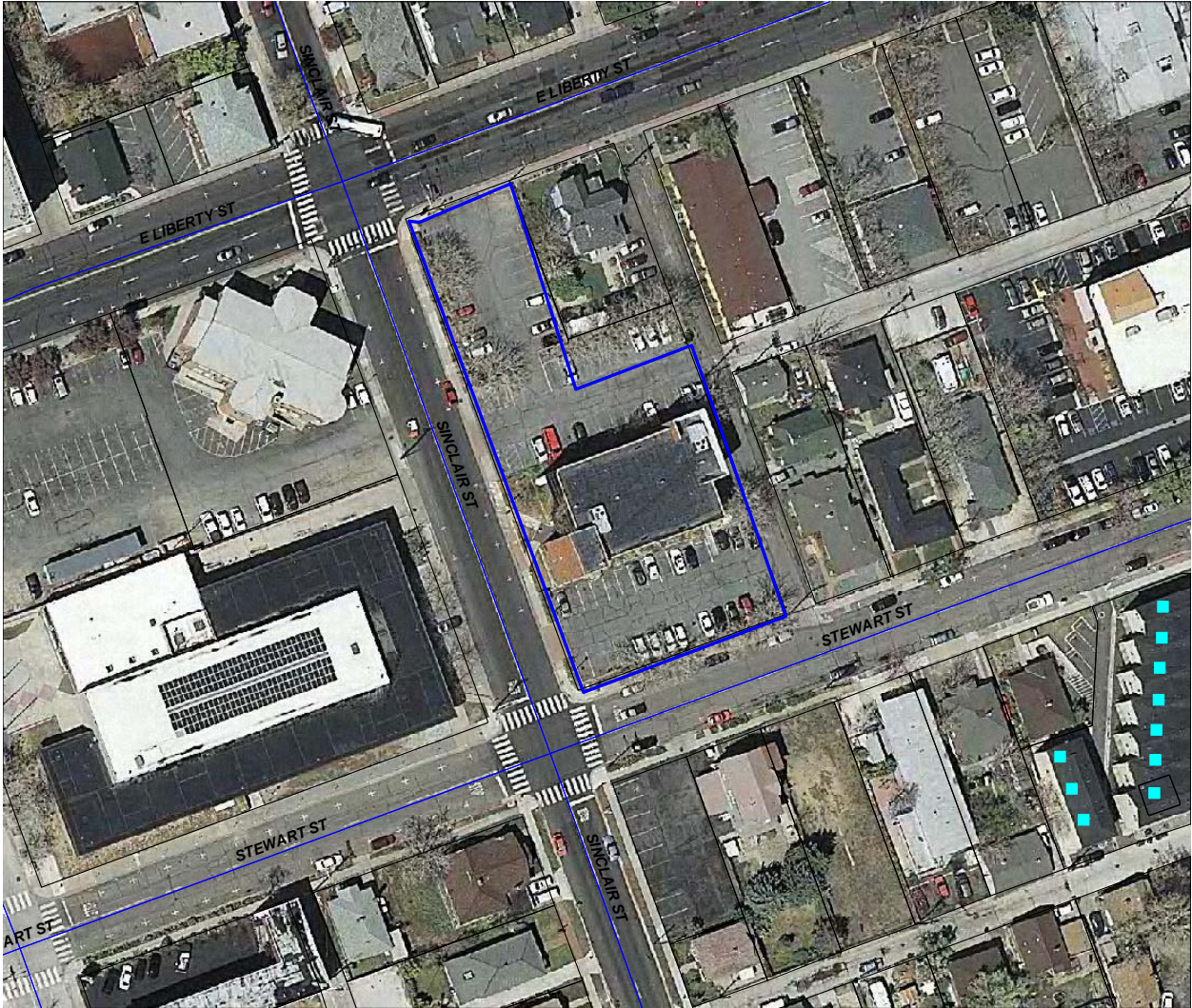


EXHIBIT B:
Energy Conservation Fixtures

For the duration of this Lease, the Premises shall not include the following energy conservation measures installed by the Lessor:

(a) ECM #016-01: Lighting System Improvements (Control & Vending Misers
Included where applicable);

(b) ECM #016-04a: New Packaged or Split Unit(s) – includes server room air conditioning unit addition – Tier 1;

(c) ECM #016-25: Water system improvements; and,

(d) ECM 016-07: VAV Conversion – Tier 1

Exhibit 3

- 18,495 Sq Ft +6,451 SF Basement
- Built in 1981
- Building will allow for multi-tenancy



- Property was appraised for \$1,475,000 in June 2013
- Building was in "good condition" at the time of appraisal

- A Phase I Environmental analysis was performed by McGinley & Associates in September 2013
- McGinley found "no evidence of recognized environmental conditions in connection with the property."





- 3 Main floors with a combination of open space and offices
- Basement is finished with a large class-room area
- Building has 1 elevator and 2 stairwells

- 2 main surface parking lots provide 82 parking spaces



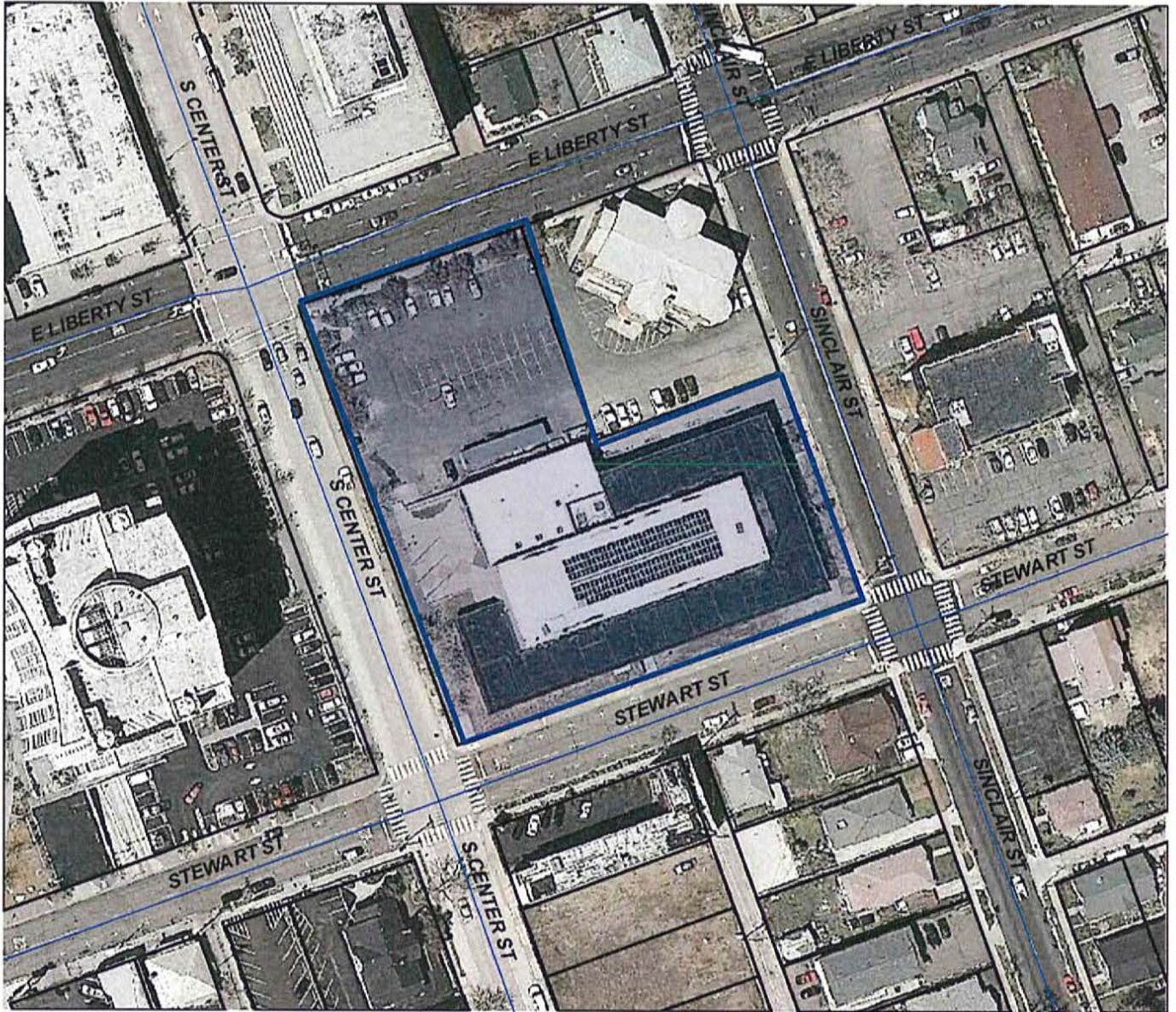
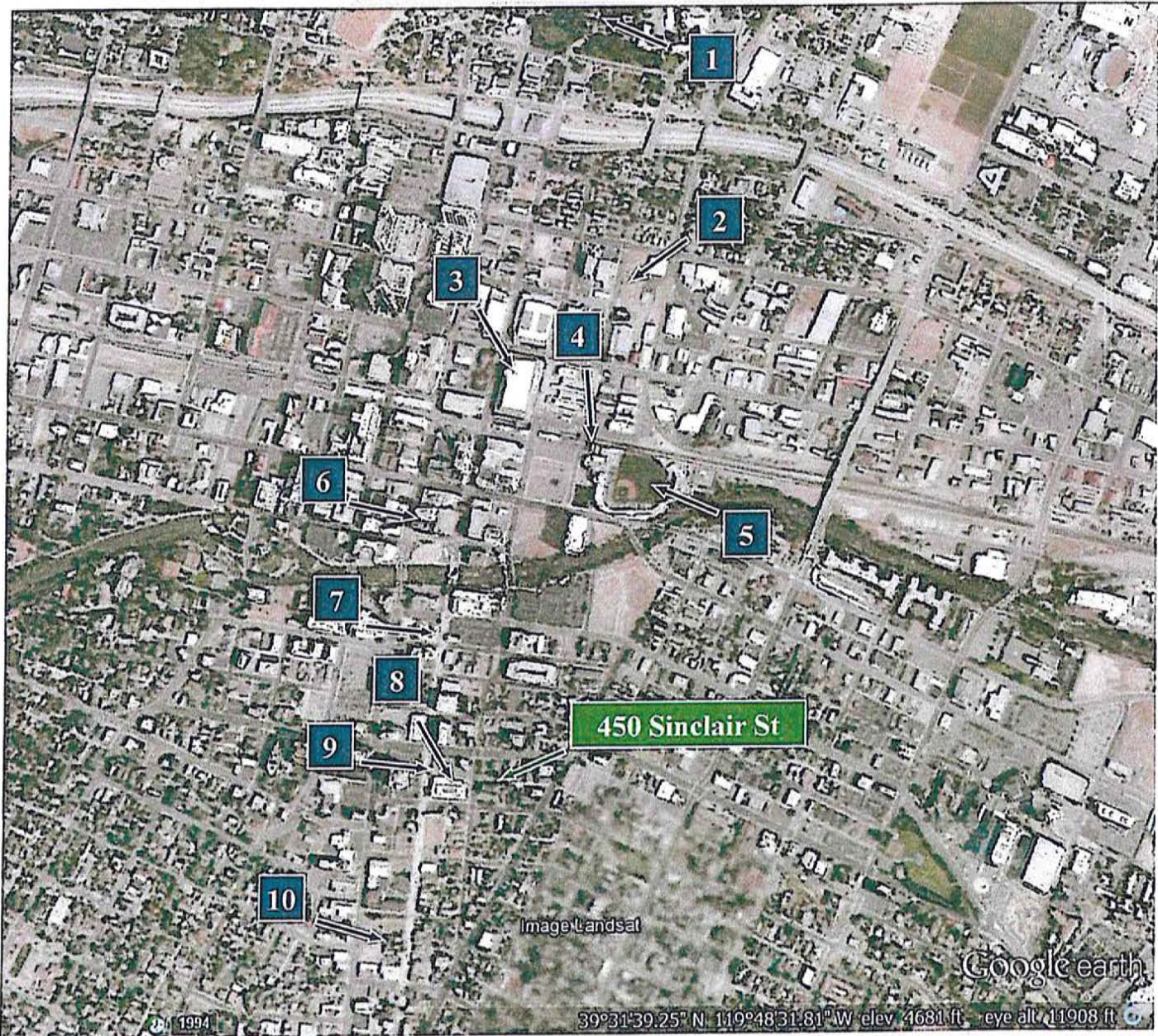


Exhibit 4



- | | |
|-------------------------------|----------------------------|
| 1– University of Nevada, Reno | 6– City of Reno, City Hall |
| 2– Proposed Apple Site | 7– Financial District |
| 3– National Bowling Stadium | 8– Federal Courthouse |
| 4– Freight House District | 9– The Discovery Museum |
| 5– Aces Ballpark | 10– Mid Town District |

Exhibit 5

JOHNSON-PERKINS & ASSOCIATES, INC.
 REAL ESTATE APPRAISERS & CONSULTANTS

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

Property Name	City of Reno Community Development Building
Property Type	Owner Occupied Professional Office Building
Address	450 Sinclair Street, Reno, Washoe County, Nevada
Assessor's Parcel Number	011-501-01
Owner of Record	The City of Reno
Land Area	36,921± Square Feet (0.8476± Acres)
City of Reno Zoning	Mixed Use-Downtown Reno Regional Overlay Zoning District

Master Plan Special Planning Area

Improvements

Building Type	Owner Occupied Professional Office
Year Built	1981
Number of Floors	3 + Basement
Quality/Condition	Average/Average to Good
Gross Building Area	18,495± Square Feet + 6,451± SF Basement

Highest and Best Use

As Vacant	Future High Density Development Once Demand Warrants (Currently Not Sufficient Demand)
-----------	--

As Improved	Current Use
-------------	-------------

Effective Date of Valuation June 14, 2013

Completion Date of Appraisal Report June 26, 2013

Type of Report Summary Appraisal Report

Ownership Interest Appraised Fee Simple Estate

"AS-IS" FINAL PROPERTY VALUE CONCLUSION **\$1,475,000**
 (Fee Simple Market Value-As Of June 14, 2013)

A SUMMARY APPRAISAL
OF THE

CITY OF RENO COMMUNITY
DEVELOPMENT BUILDING

LOCATED AT

450 SINCLAIR STREET,
RENO, WASHOE COUNTY, NEVADA

OWNED BY

THE CITY OF RENO

PREPARED FOR

THE CITY OF RENO
AND
THE UNIVERSITY OF NEVADA, RENO



JOHNSON~PERKINS & ASSOCIATES, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

A Summary Appraisal
Of The

**CITY OF RENO COMMUNITY
DEVELOPMENT BUILDING**

Located At

450 Sinclair Street,
Reno, Washoe County, Nevada

Owned By

The City Of Reno

Prepared For

The City Of Reno
And
The University of Nevada, Reno

For the Purpose of
Estimating Market Value
As Of
June 14, 2013

JOHNSON~PERKINS & ASSOCIATES, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

Main Office: 295 Holcomb Avenue, Suite 1 ■ Reno, Nevada 89502 ■ Telephone (775) 322-1155
Lake Tahoe Office: P.O. Box 11430 ■ Zephyr Cove, Nevada 89448 ■ Telephone (775) 588-4787
FAX: Main Office (775) 322-1156 ■ Lake Tahoe Office (775) 588-8295
E-mail: jpareno@johnsonperkins.com ■ jpatahoe@johnsonperkins.com

Stephen R. Johnson, MAI, SREA
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Cindy Lund Fogel, MAI
Scott Q. Griffin, MAI
Daniel B. Oaks, MAI
Benjamin Q. Johnson, MAI

Karen K. Sanders
Gregory D. Ruzzine
Chad Gerken

June 26, 2013

Ms. Lori Miles, Property Program Technician
City of Reno-Public Works
1 East 1st Street, 8th Floor
Reno, Nevada 89501

Mr. Troy Miller, Director, Real Estate
University of Nevada, Reno
895 N. Center Street
Reno, Nevada 89501

Dear Ms. Miles and Mr. Miller:

This is in response to your request for a summary appraisal of the City of Reno Community Development Building located at 450 Sinclair Street, Reno, Washoe County, Nevada. The subject property, which is identified as Assessor's Parcel Number 011-501-01, is currently owned by The City of Reno. The subject is more completely described in the following report.

This appraisal is being prepared for the purpose of estimating the fee simple Market Value of the subject property as of a current date of valuation. The intended users of this appraisal report are the City of Reno, the University of Nevada, Reno and their designated representatives. The intended use of this appraisal report is to assist in negotiations for the possible acquisition of the subject property by the University of Nevada, Reno. Any other use of this appraisal report requires the written authorization of this appraisal firm.

This is a summary appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary appraisal report. The report was prepared in accordance with the City of Reno Appraisal Standards. The report adheres to the current version of the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal firm is not responsible for unauthorized use of this report.

Reno ■ Lake Tahoe

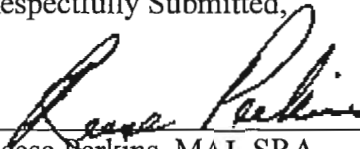
JOHNSON~PERKINS & ASSOCIATES, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

After careful consideration of all data available, and upon thorough personal investigation of the subject property and comparable properties analyzed, it is my opinion that the fee simple Market Value of the subject is:

“AS-IS” FINAL PROPERTY VALUE CONCLUSION
(Fee Simple Market Value As Of June 14, 2013)

\$1,475,000

Respectfully Submitted,



Reese Perkins, MAI, SRA
Nevada Certified General Appraiser
License Number A.0000120-CG

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SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

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City of Reno Zoning	Mixed Use-Downtown Reno Regional Overlay Zoning District
Master Plan	Special Planning Area
Improvements	
Building Type	Owner Occupied Professional Office
Year Built	1981
Number of Floors	3 + Basement
Quality/Condition	Average/Average to Good
Gross Building Area	18,495± Square Feet + 6,451± SF Basement
Highest and Best Use	
As Vacant	Future High Density Development Once Demand Warrants (Currently Not Sufficient Demand)
As Improved	Current Use
Effective Date of Valuation	June 14, 2013
Completion Date of Appraisal Report	June 26, 2013
Type of Report	Summary Appraisal Report
Ownership Interest Appraised	Fee Simple Estate

<u>"AS-IS" FINAL PROPERTY VALUE CONCLUSION</u>	\$1,475,000
(Fee Simple Market Value-As Of June 14, 2013)	

PURPOSE OF APPRAISAL

This appraisal is being prepared for the purpose of forming an opinion of the “as-is” Market Value of the subject’s fee simple estate, as of a current date of value.

“AS-IS” MARKET VALUE DEFINED

The “as-is” market value is represents the market value of a property as of a specified date of value. In this appraisal report, the “as-is” market value represents the market value of the subject property as of June 14, 2013.

PROPERTY RIGHTS APPRAISED

The appraisal report will address the fee simple market value of the subject property. Fee simple estate is defined as “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”¹

CLIENTS AND INTENDED USERS

The clients and intended users of this appraisal report are the City of Reno, the University of Nevada, Reno and their designated representatives.

INTENDED USE OF APPRAISAL

The intended use of this appraisal report is to assist in negotiations for the possible acquisition of the subject property by the University of Nevada, Reno. Any other use of this appraisal report requires the written authorization of this appraisal firm.

¹ Source: The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, 2010, page 78.

SCOPE OF APPRAISAL

The preparation of this appraisal included:

- An inspection of the subject property;
- Identification and analysis of the subject neighborhood;
- Interviews with representatives of the City of Reno;
- Analysis of the physical and legal attributes of the subject property;
- Completion of a Highest and Best Use Analysis;
- Analysis of the subject's expense operating history;
- Investigation of current rental rates, expenses and vacancies in similar buildings;
- Analysis of an appropriate stabilized occupancy rate for the subject building, including stabilized rents and expenses;
- Completion of an Income Approach to Value, utilizing a Direct Capitalization Approach Analysis to arrive at the "As-Is" Market Value of the subject property;
- Analysis of comparable building sales and listings;
- Completion of a Sales Comparison Approach to Value, utilizing a Price Per Square Foot Analysis, in order to arrive at the "As-Is" Market Value of the subject property;
- Correlation of the value indications to establish the "As-Is" Market Value of the subject property;
- Projection of an appropriate exposure and marketing time for the subject property, based upon the final "As-Is" Market Value conclusion;
- Preparation of a Summary appraisal report.

MARKET VALUE DEFINED

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

- 1) Buyer and seller are typically motivated;
- 2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- 3) A reasonable time is allowed for exposure in the open market;
- 4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by any one associated with the sale.²

DATE OF INSPECTION

The subject property was inspected on June 14, 2013.

EFFECTIVE DATE OF VALUATION

The opinions of value, as set forth in this report, are effective as of June 14, 2013, which coincides with the latest date of inspection.

COMPLETION DATE OF REPORT

This appraisal report was completed on June 26, 2013.

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

REGIONAL MAP



RENO-SPARKS AREA MAP



Reno ■ Lake Tahoe

NEIGHBORHOOD DESCRIPTION

The subject property is located in the south-central portion of the downtown section of the City of Reno, within the downtown financial district. The neighborhood includes the downtown Reno casino core, the financial district, as well as the Truckee River district. Generally speaking, the neighborhood encompasses a relatively large geographic area within which a variety of residential, commercial and industrial uses can be found.

Interstate 80 forms the north boundary of the neighborhood, while Liberty Street forms the south boundary. Arlington Avenue forms the western boundary of the subject neighborhood, and Wells Avenue forms the eastern portion of the neighborhood.

Residential uses range from exclusive, upper income level single family homes just southwest of the subject neighborhood, to lower priced, entry level housing in the northeastern portion of the neighborhood. In addition, a variety of multi-family housing is scattered throughout central Reno. This multi-family housing varies from rooming houses in the downtown area to luxury condominiums located along the Truckee River.

Commercial uses in central Reno include casinos and hotel-casinos in the heart of downtown, high rise office buildings in the financial district to the south of the subject neighborhood, as well as a variety of older commercial buildings and shopping centers.

Industrial utilizations are found east and west of the downtown casinos, adjacent to the Union Pacific Railroad tracks and include small manufacturing and repair facilities, auto wreckers and outside storage yards. Transit warehouses and truck terminals are prominent uses in the eastern portions of the subject neighborhood. These facilities are typically operated by interstate trucking firms for redistribution and reloading of interstate freight.

The casino core area is located between Interstate 80 and the Truckee River, while the downtown financial district occupies the area between the Truckee River and California Avenue in the southern portion of the subject neighborhood.

The Truckee River bisects the neighborhood, and runs from west to east. Generally speaking, the major commercial and casino developments are located on the north side of the river, while the financial district and major office buildings are located south of the Truckee River. The Union Pacific Railroad right-of-way also bisects the central portion of the neighborhood in an east-west direction.

Due to its proximity to the river, many portions of the subject neighborhood lie within the river's floodplain. Of the various floodplain classifications promulgated by the Federal Emergency Management Agency (FEMA), those which have the greatest impact on property values are the "A" and "floodway" designations. Properties located in the "A" zone can, and frequently are, developed with a variety of uses (commercial, industrial, residential, etc.) in both the cities of Reno and Sparks. The main constraints to development of properties in the "A" zone are the cost of additional engineering and fill material required to raise the bottom of the lowest floor beam or basement floor one foot above the base flood elevation.

The primary casino core and tourist commercial area is located north of the Truckee River, south of Interstate 80 and west of Lake Street. This area is primarily improved with tourist-commercial uses. Although the primary tourist-commercial uses are casinos and hotel-casinos, the casino core area also supports a number of ancillary uses such as motels, gift shops, restaurants, lounges and other retail businesses. The eastern portions of this area are improved with a variety of older residential uses.

A majority of the area's tourist commercial development, which consists of hotel-casino uses and smaller tourist commercial retail uses, are situated in the downtown Reno core. The Reno casino core area contains the largest concentration of hotel casino utilizations in northern Nevada. The major hotel casinos include the Silver Legacy Hotel Casino, the Circus-Circus Hotel Casino, the Eldorado Hotel Casino, the Sands Hotel Casino, Harrah's Hotel Casino, and the Cal-Neva Casino. As a result, this area does involve a major employment center for the Reno-Sparks area.

Within the past several years, legalized gaming has continued to spread across the country and gaming revenues for northern Nevada have been impacted. Recently, the opening of several Indian casinos in the State of California and the proposed openings of several other Indian Casinos in California have had a dramatic effect on the gaming economy in the Reno-Sparks area. Over the past 15 years, several casinos in the downtown Reno market, including the Sundowner Hotel Casino, the Comstock Hotel Casino, the Golden Phoenix Hotel Casino, and the Fitzgerald's Hotel Casino have closed.

In response to the increased competition from across the country, the Reno-Sparks area began to take steps to insure its competitive position in the tourism industry, such as the construction of the National Bowling Stadium in downtown Reno. The City of Reno and the Reno-Sparks Convention and Visitors Authority constructed the Reno Events Center, which is a multi-use convention facility located just north of the National Bowling Stadium. This facility can seat 7,000 people, and is utilized for sporting events, concerts and other uses. A ballroom with kitchen facilities was also completed across Center Street from the Reno Events Center.

Several casinos within the downtown Reno area, including the Sundowner Hotel Casino, the Comstock Hotel Casino, the Golden Phoenix Hotel Casino, and the Fitzgerald's Hotel Casino were closed within the past 15 years. Several of these projects were being converted and developed into high-rise condominium projects. The former Comstock is now known as the Residences at Riverwalk. This project includes 125 condos on 15 floors, ranging between 386± square foot studios to over 1,800± square foot penthouses. A majority of the condominiums in this tower were sold prior to the housing crisis.

The former Sundowner Hotel Casino is now known as Belvedere Towers. This project was approved for 377 residential condominium units, which includes 176 condos in Phase I, also known as the north tower. The remaining residential units were proposed for the south tower, and the project was also approved for 17 commercial units within the mid-tower and the south tower. The north tower of this project is finished to the 10th floor, while

construction was not finished in the remaining units on the 11th, 12th and 14th floors (no 13th floor). The north tower of this project includes an outdoor pool and spa, a large common room with a movie theater, as well as a fitness and workout room. The common area lobby is located on the mid-tower, which was proposed to also be finished with commercial space. In 2008, construction on this project was halted, amid numerous lawsuits. The south tower of this project was never started, other than initial demolition. Sales of units in this project have halted, and units within the project are now being rented.

Construction was completed on the Palladio in 2007. This project consists of 92 high-end luxury condominiums in a 13-story tower. The tower includes two floors of retail space, as well as a gym on the second floor, an outdoor pool, and three floors of parking. This project experienced substantial delays and cost overruns, and the project was put into receivership. Although many of the units were sold upon completion of the project, the initial inventory has not been fully sold.

The Montage is a project involving the total rehabilitation and conversion of the former Golden Phoenix Hotel. This project is a total reconstruction of the hotel tower with new exterior cladding, interior walls, mechanical, electrical, and plumbing systems. This project opened in early 2009. The project has 380± condominium units, extensive commercial space on the first floor, and a 17,000± square foot rooftop activity deck with year-round pool, two spas, and a 1,100± square foot member's clubhouse with full kitchen. The project includes 56 distinct unit types, four elevators, a 3,000± square foot fitness center, 24 hour doorman, storage lockers, bike storage, and a large lobby area. A 10,000± square foot Ruth's Chris Steak House was planned to be located at the northeast corner of the building, but due to economic conditions, no retail has been constructed on the first floors. This project was transferred back to the lending bank in December 2008 through a deed in lieu of foreclosure; subsequently, the lender was taken over by the FDIC, and the project was sold as part of a larger transaction. The new ownership has restarted selling units in the project, at much lower prices than in 2008-2009.

The Fitzgerald's Hotel Casino was closed in November of 2009. The owners (CommRow) renovated the property into a boutique hotel. The first three floors have been opened, and once fully complete, the project will be downtown Reno's first non-smoking, non-gaming resort. A massive 167 foot high outdoor climbing wall facing Virginia Street and an indoor bouldering park has been completed.

Several other condominium projects were being planned for the downtown Reno area. Most have been put on hold, cancelled, or are in the redesign phase.

The primary attraction of the subject neighborhood is its central location between a number of employment centers. These include the downtown Reno casino and financial core areas and St Mary's Hospital. A number of apartments have been constructed in the subject neighborhood. In addition several of the older hotels in the downtown area are operating on a weekly or monthly rental basis and provide additional housing units.

The majority of the better quality professional offices are located around the center of the downtown Reno financial district, which is located at the intersection of South Virginia Street and Liberty Street. Several major financial institutions active in Northern Nevada have administrative offices and/or main branches located within a short distance of this downtown financial core. The four most prominent buildings in the financial core area include the Bank of America Plaza building, the U.S. Bank building, the Wells Fargo tower, and the Museum Towers building. These structures range in height between 6 and 12 stories and are good quality Class "A" professional office buildings. The Museum Towers building sold in 2007 for \$38,500,000, which is the highest price ever paid for a downtown Reno office building.

According to the Colliers International Reno 1st Quarter 2013 Office Market Review, the Downtown Reno Office Market had an overall vacancy rate of 17.7% in comparison to the overall vacancy rate of 15.2% in the previous quarter. The average asking rental rate in the Downtown Market is \$1.63 per square foot per month, based upon full service gross lease terms.

The subject property is within the south-central portion of the downtown financial district. The building has a competitive location to the most prestigious buildings in the downtown Reno market, although the subject is felt to be a Class "B" building in this submarket.

In addition to the major financial institutions, the Washoe County Courthouse is located on the northwest corner of South Virginia Street and Court Street in the eastern portion of the subject neighborhood. The Mills B. Lane Justice Center is located in the market. Washoe County also utilizes a newer courthouse complex located at the southwest corner of South Sierra Street and Island Avenue.

The old Reno City Hall, located at the intersection of Liberty Street and Sinclair Street, has been converted into Nevada Discovery Museum, a hands-on children's museum. The City of Reno City Hall is located in the former First Interstate Bank office building, a 15-story professional office building located at 1 East First Street. The main branch of the Washoe County library system is located on the northwest corner of Liberty Street and Center Street, and the William F. Harrah National Automobile Museum is located on the northeast corner of Mill Street and Sinclair Street. Additionally, the Nevada Museum of Art is located on Liberty Street in the financial district of downtown Reno.

The Downtown Reno United States Post Office, located on the south side of the Truckee River, between South Virginia Street and Center Street and designed by renowned architect Fredrick DeLongchamps was recently purchased from the City of Reno by a group of local investors, who plan to redevelop the property with retail and restaurant uses.

Also in downtown Reno, Granite Construction constructed the ReTRAC train trench project, which involved the depression of the railroad tracks through downtown Reno. This resulted in a fully grade-separated two-track main line railroad corridor through the central portion of downtown Reno. The depressed railway begins at a point approximately 250± feet west of West Second Street and extends approximately 12,500± lineal feet, or approximately

2.25± miles, to a point approximately 50± feet west of Sutro Street. The depressed railway is 54 feet in width, and approximately 30± deep at its deepest point.

As part of the ReTRAC Project, 11 at-grade crossings of the railroad tracks through downtown Reno have been eliminated and replaced with completely grade-separated intersections. At each intersection, a bridge has been constructed at ground level, with the depressed railway passing under the intersections. This project was the largest public works project ever constructed in the City of Reno. The portion of the trench located between West Street and Virginia Street in the downtown core has been covered for the construction of a public plaza.

The Truckee River corridor in downtown Reno has seen a number of developments over the past 20 years. A 12-screen movie theater is located along the Truckee River on the west side of Sierra Street. A multi-tenant retail building was constructed adjacent to the theater. Additionally, the Truckee River Whitewater Park was completed along the river near Arlington Avenue. This whitewater park has been a successful draw for downtown Reno.

A shopping district, known as the West Street Market, was opened in 2009. This project is located in the heart of the Riverwalk District, and was comprised of several stores and restaurants arranged in a U-shape around a central plaza. The market construction was funded by Community Development Block Grants, and tenants who invested their own money into each of their spaces. This market did struggle after the initial opening, and many original tenants vacated.

Also along the river, the Mapes Hotel was demolished several years ago, and the City of Reno has constructed a public plaza with an ice skating rink on the site. The Riverside Hotel was been renovated into 35 artist lofts, and several retail shops are located on the first floor.

In April 2009, construction was completed on a new AAA professional baseball development. This project is generally located on the northeast corner of East Second Street and Evans Avenue, although the developer has plans to also develop a large retail project on other properties in the vicinity of the baseball stadium. The stadium utilized the historic Freight House in its design and has a seating capacity for 9,000± fans.

On the block south of East Fourth Street, east of Lake Street and west of Evans Avenue, the Regional Transportation Commission completed a newer bus transfer station, known as the 4th Street Station.

The Saint Mary's Regional Medical Center lies at the intersection of West Sixth Street and North Arlington Avenue within the northern portion of the subject neighborhood. Numerous low-rise medical office buildings have also been developed within the proximity of Saint Mary's Regional Medical Center. Many of the older residences have been converted into medical offices and other professional or commercial uses.

All public and community services, including potable water, sewage, power and telephone are available to all parts of the subject neighborhood. Police and fire protection are provided by the City of Reno. There is a fire station just outside the eastern boundary of the subject neighborhood in downtown Reno. Adequate public transportation is available through the Regional Transportation Commission to most parts of the subject neighborhood.

There are no public schools within the immediate confines of the subject neighborhood as defined above. Reno High School lies just outside the subject neighborhood, south of the Truckee River and immediately west of the southern extension of Keystone Avenue. Both elementary and intermediate schools are located north of the subject neighborhood off of upper Keystone Avenue and West Seventh Street.

The downtown market involves an area of approximately 85% build-out, although much of the developed properties are in disrepair. Over the past ten years, development of

land in downtown Reno has not been cost effective to private ownership groups; most development that has occurred has involved government projects.

To summarize, the subject neighborhood is a mature, commercial and residential neighborhood located within the downtown Reno area. The subject neighborhood includes a variety of uses, including hotel-casinos, the downtown financial district, public facilities, St. Mary's Hospital, high-rise and low-rise residential uses, and a variety of commercial uses.

SUBJECT AERIAL PHOTOGRAPHS



SUBJECT AERIAL PHOTOGRAPH



SUBJECT STREET SCENE PHOTOGRAPHS



**VIEW OF SINCLAIR STREET FACING NORTH
IN THE VICINITY OF THE SUBJECT PROPERTY**



**VIEW OF SINCLAIR STREET FACING SOUTH
IN THE VICINITY OF THE SUBJECT PROPERTY**

SUBJECT STREET SCENE PHOTOGRAPHS



**VIEW OF EAST LIBERTY STREET FACING EAST
IN THE VICINITY OF THE SUBJECT PROPERTY**



**VIEW OF EAST LIBERTY STREET FACING WEST
IN THE VICINITY OF THE SUBJECT PROPERTY**

SUBJECT STREET SCENE PHOTOGRAPHS



**VIEW OF STEWART STREET FACING EAST
IN THE VICINITY OF THE SUBJECT PROPERTY**



**VIEW FACING NORTH OF AN ALLEYWAY LOCATED
ALONG THE SUBJECT'S EAST PROPERTY LINE**

EXTERIOR SUBJECT PHOTOGRAPHS



**VIEW OF THE SUBJECT PROPERTY FACING NORTHEAST
FROM THE INTERSECTION OF SINCLAIR STREET AND STEWART STREET**



**VIEW OF THE SUBJECT PROPERTY FACING NORTHWEST
FROM STEWART STREET**

EXTERIOR SUBJECT PHOTOGRAPHS



**VIEW OF THE SUBJECT BUILDING FACING SOUTH
FROM THE NORTH PARKING LOT**



**VIEW OF THE SUBJECT BUILDING FACING SOUTHWEST
FROM THE ALLEYWAY**

EXTERIOR SUBJECT PHOTOGRAPHS

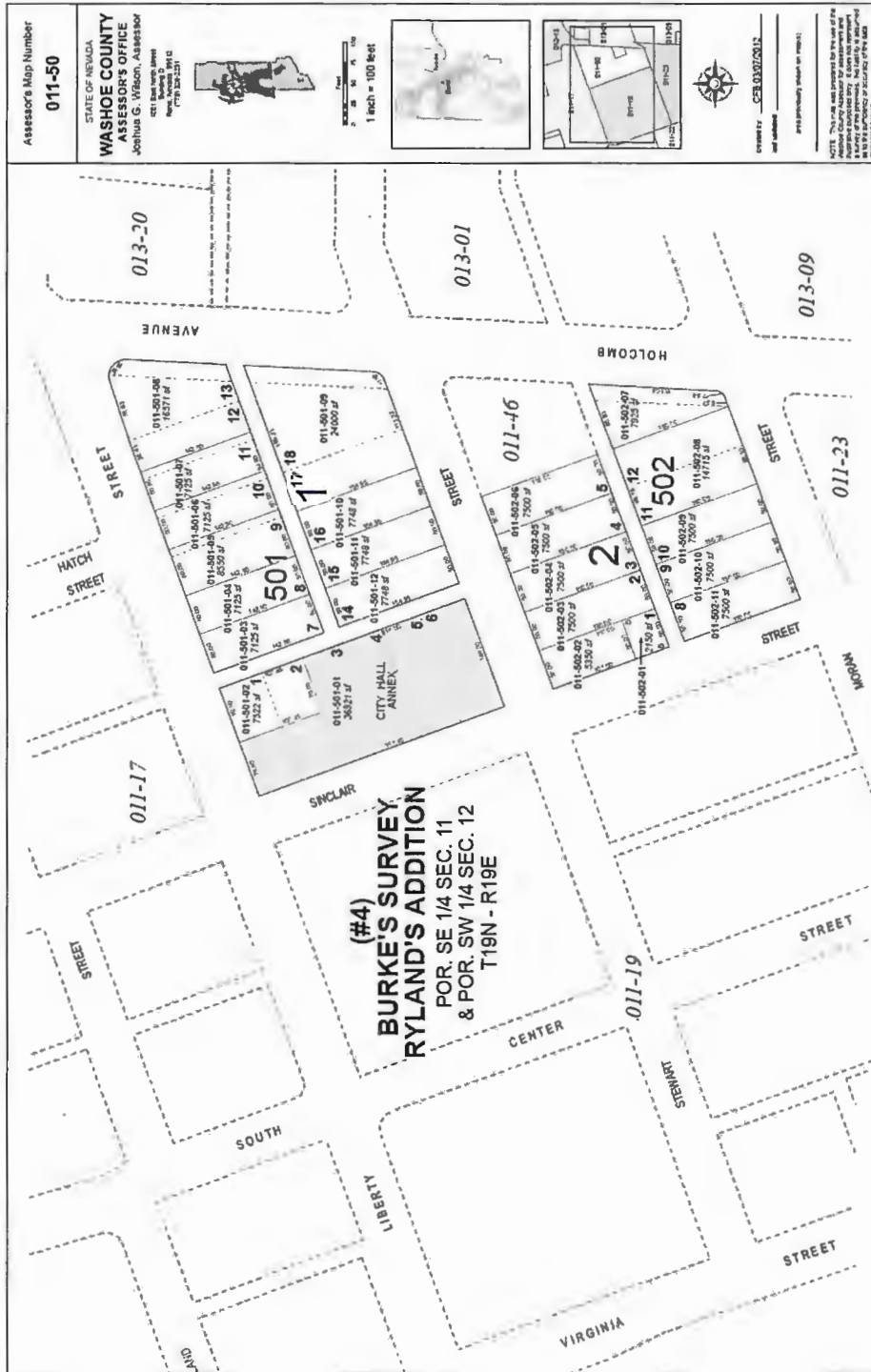


**VIEW OF THE NORTH PARKING LOT FACING WEST
FROM THE ALLEYWAY**



**VIEW OF THE SOUTH PARKING LOT FACING WEST
FROM THE ALLEYWAY**

SUBJECT PLOT MAP



Subject Property Filled In Yellow
Washoe County Assessor's Parcel Number 011-501-01
Total Land Area: 36,921± Square Feet (0.8476± Acres)

SUBJECT ZONING MAP



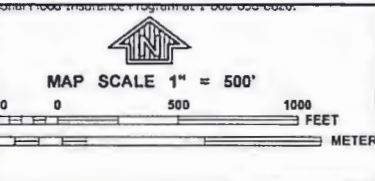
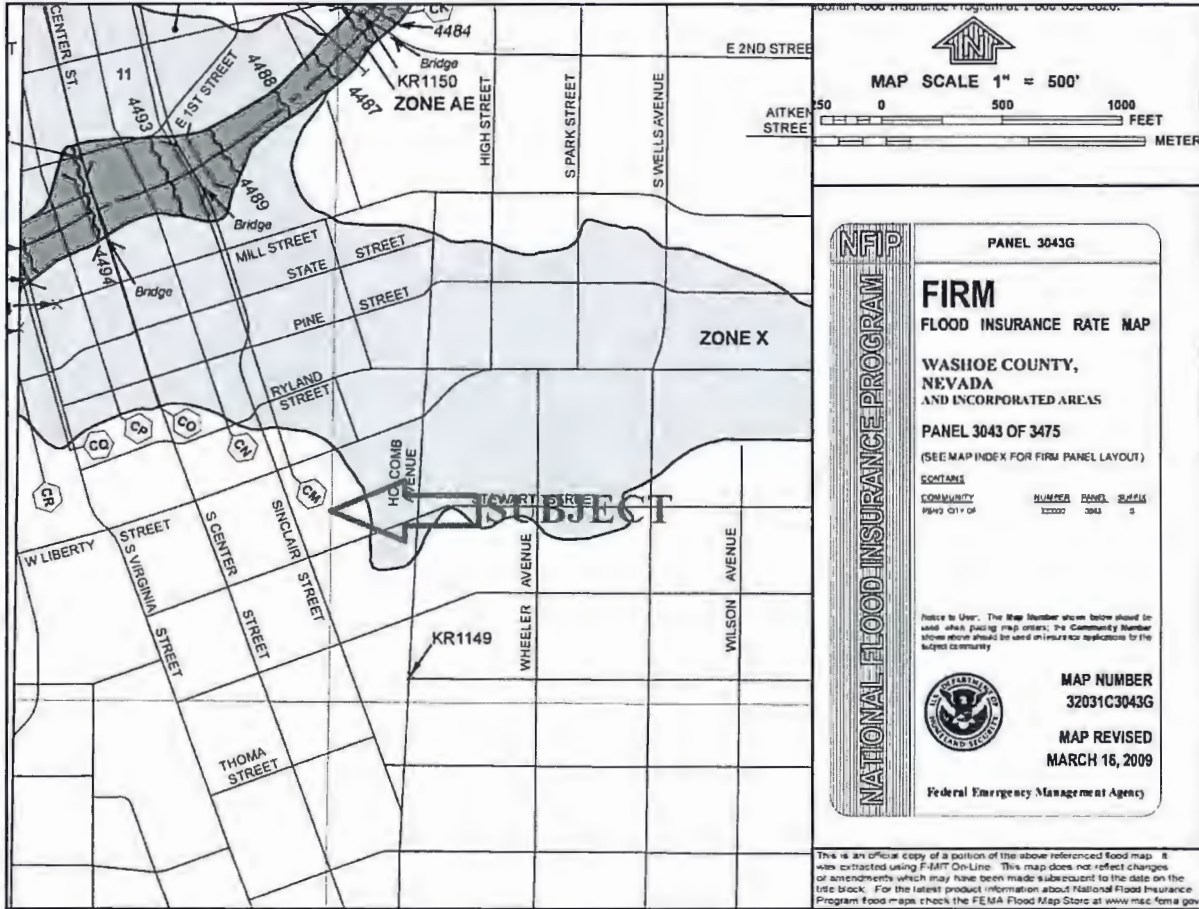
Subject Zoned Mixed Use-Downtown Reno Regional Overlay

SUBJECT MASTER PLAN MAP



Master Plan Designation-Special Planning Area (Downtown Reno Regional Plan)

SUBJECT FLOOD ZONE MAP



NFIP PANEL 3043G

FIRM
 FLOOD INSURANCE RATE MAP

WASHOE COUNTY,
 NEVADA
 AND INCORPORATED AREAS

PANEL 3043 OF 3475
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS
 COMMUNITY NUMBER PANEL SUFFIX
 19472 017 04 32007 3043 5

Please to User: The map number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 32031C3043G

MAP REVISED
 MARCH 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov.

**Federal Emergency Management Agency's Flood Insurance Rate Map
 Community Panel Number 32031C3043G
 Effective Date: March 16, 2009**

PROPERTY IDENTIFICATION AND SITE DESCRIPTION

Property Name City of Reno Community Development Building

Address 450 Sinclair Street, Reno, Washoe County,
Nevada

General Location Between Liberty Street to the north and Stewart
Street to the south, and between Sinclair Street to
the west and an alleyway to the east, Reno,
Washoe County, Nevada

Legal Descriptions

Washoe County A.P.N. 011-501-01

Lot, Block & Map The subject includes the West ½ of Lots 1 and 2,
and All of Lots 3, 4, 5 and 6 in Block 1 of
Burke's Survey Ryland's Addition, filed in the
Official Records of Washoe County, State of
Nevada, on December 1, 1902.

Section, Township & Range Portion of the Southeast ¼ of Section 11,
Township 19 North, Range 19 East, M.D.B.&M.

Site Description

Assessor's Parcel Number 011-501-01
Land Acreage 0.8476± Acres
Land Square Feet 36,921± Square Feet
Excess Land None Based On Current Improvements

Site Dimensions (Clockwise-Beginning at Northwest Property Corner)

70.00± Feet Heading Northeast Along North Property Line, Abutting Liberty Street;
107.45± Feet Heading Southeast Along Northeast Property Line, Abutting A.P.N. 011-501-02;
70.00± Feet Heading Northeast Along Northeast Property Line, Abutting A.P.N. 011-501-02;
210.00± Feet Heading Southeast Along East Property Line, Abutting Adjacent Alleyway;
140.00± Feet Heading Southwest Along South Property Line, Abutting Stewart Street;
317.45± Feet Heading Northwest Along West Property Line, Abutting Sinclair Street.

Roadway Frontages

Liberty Street 70.00± Feet of Frontage
Alleyway 210.00± Feet of Frontage
Stewart Street 140.00± Feet of Frontage
Sinclair Street 317.45± Feet of Frontage

Roadway Descriptions/Access

In the vicinity of the subject property, Liberty Street is an east-west, two-way, four-lane asphalt paved roadway. This roadway is improved with concrete curbs, gutters and sidewalks along its frontage with the subject. Liberty Street is the main east-west roadway through the downtown Reno financial district. The intersection of Liberty Street and Sinclair Street is fully signalized; one block west of this intersection is the intersection of Liberty Street and South Virginia Street, which is considered the central corner of the financial district in downtown Reno. Access onto the subject site is available to eastbound traffic from Liberty Street via a curb cut which provides ingress into the subject's north parking lot. Additionally, a curb cut from Liberty Street provides access to the alleyway which runs along the subject site's east property line; this alleyway provides ingress/egress to both the north and south parking lots.

In the vicinity of the subject property, Sinclair Street is a north-south two way, two lane asphalt paved roadway. This roadway is improved with concrete curbs, gutters and sidewalks along its frontage with the subject. Additionally, on-street parking is available on both sides of Sinclair Street. Access onto the subject site is available to northbound and southbound traffic from Sinclair Street via two curb cuts; one curb cut provides access to the subject's north parking lot, while the other curb cut provides access to the subject's south parking lot.

In the vicinity of the subject property, Stewart Street is an east-west two way, two lane asphalt paved roadway. This roadway is improved with concrete curbs, gutters and sidewalks along its frontage with the subject. Additionally, on-street parking is available on both sides of Stewart Street. Access onto the subject site is available to eastbound and westbound traffic from Stewart Street via the north-south alleyway which runs along the east property line of the subject site; a curb cut provides access to this alleyway, which runs between Liberty Street to the north and Stewart Street to the south.

Legal Restrictions

City of Reno Zoning

Mixed Use-Downtown Reno Regional Overlay

According to the City of Reno Community Development Department, the entire subject property is zoned Mixed Use (MU), and is located within the Downtown Reno Regional Overlay Zoning District (DRRC). The purpose of the Mixed Use zoning district is to promote high intensity mixed use development in designated regional centers and transit-oriented development (TOD) corridors. Mixed Use zoning is permitted only where there is a regional center or TOD corridor plan adopted as part of the City of Reno Master Plan.

The purpose of the Downtown Regional Overlay Zoning District (DRRC) is to modify the Mixed Use land uses, development standards, and development review procedures within the DRRC. This district is intended to maintain and enhance the Downtown area and promote compatible land use in the immediate vicinity.

Master Plan

(SPA) Special Planning Area

The Special Planning Area designation allows any individual land use, or land uses in combination which are compatible and complementary within the project boundaries and with adjoining properties; gaming may be appropriate within the Regional Centers and transit corridors. The SPA designation is appropriate for large holdings which could be developed with a mix of land uses (e.g., planned unit developments, regional centers, and transit corridors). The Special Planning Area designation is also appropriate for areas undergoing a transition in land use to more intense development, areas that would become more stable with development of mixed uses that complement each other, or areas where the City of Reno wants to encourage investment.

The subject is located within the Downtown Reno Regional Center Plan, which is an element of the City of Reno Master Plan prepared in accordance with Nevada Revised Statutes. The City of Reno Master Plan has three different levels of applicability: Citywide, Center and Transit Corridor, and Neighborhood. The Downtown Reno Regional Center Plan

is one of the eight regional centers and five transit oriented development corridors in the City and its sphere of influence.

The Plan divides the regional center into five districts: Entertainment District, Truckee River District, California Avenue District, Wells Avenue District, and Keystone Avenue District.

The subject is located in the California Avenue District. The California Avenue District has been established to preserve the office portion of the district. Although office and other employment land uses are common in this area, supporting land uses, including, but not limited to, residential, retail, restaurant, and cultural facilities play a key role in enhancing this vibrant district.

The entire area of the Regional Center has been rezoned to MU/DRRC (Mixed Use/Downtown Reno Regional Center Overlay Zoning District). Mixed use development (i.e., combination of uses) is permitted by the underlying Mixed Use base zoning district. Specific modifications to allowed land uses, development standards and processing requirements are identified in the DRRC in the Reno Municipal Code. The planning area overlay designation permits continuation of existing uses when a currently established use is going to be maintained or expanded. As long as the use remains the same it is considered a conforming use. Any change in the use must be in conformance with the DRRC.

Subject Compliance

The subject is currently improved with a three-story professional office building. Based upon a review of the subject's current improvements, and the Mixed Use zoning designation, the subject's current improvements are a legally conforming use for the site.

Topography

The topography of the subject property is level and at grade with surrounding streets. The site appears to provide adequate drainage.

Soils

A soil survey of the subject property was not provided to me. However, based upon surrounding utilizations, and the current building on the subject site, the subject soils are assumed to be sufficient for development.

Hazardous Substances

A physical inspection of the subject site did not reveal any overt signs of hazardous waste or contamination on the site. The valuation analysis as set forth herein assumes that the subject property is not negatively impacted by the existence of toxic materials or hazardous wastes. The reader is cautioned, however, that I am not an expert at detecting hazardous substances. Should remediation for hazardous substances be required in the future, the value conclusions set forth in this appraisal report could change significantly.

Utilities & Public Services

Utility & Public Service	Provider	Availability
Electricity	NV Energy	On-Site
Natural Gas	NV Energy	On-Site
Telephone	Various Carriers	On-Site
Water	Truckee Meadows Water Authority (TMWA)	On-Site
Sewer	City of Reno	On-Site
Waste Disposal	Waste Management	Service Available
Cable	Charter Communications	On-Site
Internet	Various Providers	On-Site
Fire Protection	City of Reno Fire Department	Covered
Police Protection	City of Reno Police Department	Covered
Public Transportation	RTC Ride	Stops In Vicinity

Flood Zone

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 32031C3043G, with an effective date of March 16, 2009, the subject property is located in a Flood Zone "X", which designates areas within the 500-year floodplain. Flood insurance is not required in a Flood Zone "X". Just east of the subject site, there are areas which are within a Shaded Flood Zone "X". Reference is made to the flood map set forth in a prior section of this report.

Earthquake Zone

The Reno-Sparks area is located in a Seismic Risk Zone 3. This zone encompasses areas which have a number of local faults and where there is a relatively strong probability of moderate to strong seismic activity. The *Uniform Building Code* does require special construction techniques as a result of earthquake hazards. Additionally, a structural engineer typically reviews plans for residential and commercial buildings in order to assess earthquake hazards. As a result, for the purposes of this analysis, it is being assumed that the subject property is not impacted by earthquake hazards to a greater degree than is typical for the Reno-Sparks area.

Easements

This appraisal firm was not provided with a Preliminary Title Report prior to issuance of this report. It is assumed that the subject is encumbered by typical utility easements. This appraisal has been conducted based upon the assumption that there are no easements, encumbrances or restrictions which would adversely affect the subject's development potential or market value.

Subject Sales History

There have been no arm's length sales of the subject property in the past five years. According to representatives of The City of Reno, the subject is not currently subject to a purchase agreement and is not currently listed for sale.

Assessments/Taxable Values/Real Property Taxes

Under Nevada State Law, the Washoe County Assessor's Office estimates the taxable value of the subject site through direct comparison with recent land sales in the area. The Assessor's Office estimates the replacement cost new of the improvements based upon *Marshall Valuation Service* and deducts straight-line depreciation at 1.5% per year to arrive at an estimate of the taxable value of the subject improvements. A 35% assessment ratio is then applied to the taxable value to arrive at the assessed value of the property.

APN 011-501-01
Washoe County Assessor's Valuation History

Roll Year	Land Taxable Value	Buildings Taxable Value	Total Taxable Value	Land Assessed	Building Assessed	Secured Total Assessed
2012 NR	664,578	2,131,853	2,796,431	232,602	746,149	978,751
2011 FV	664,578	2,030,028	2,694,606	232,602	710,510	943,112
2010 FV	812,300	2,097,820	2,910,120	284,305	734,237	1,018,542
2009 FV	941,460	2,152,968	3,094,428	329,511	753,539	1,083,050
2008 FV	1,071,714	2,202,224	3,273,938	375,100	770,778	1,145,878
2007 FV	908,232	2,006,834	2,915,066	317,881	702,392	1,020,273
2006 FV	738,400	1,987,280	2,725,680	258,440	695,548	953,988
2005 FV	458,400	1,799,258	2,257,658	160,440	629,740	790,180

* FV=Final Value; NR=Newspaper Roll

The subject property is owned by the City of Reno, and is therefore exempt from real property taxes. If the property were to be owned by a private entity, the property would be subject to real property taxes. Therefore, an analysis of the subject's potential real property taxes, under private ownership, has been analyzed.

The subject is located within Tax District 1055. The taxable rate for this district for the 2012-2013 tax year is \$3.6600 for every \$100 of assessed value. Based upon the subject's total secured assessed value for the 2013 tax year (\$893,708), the subject's real property taxes, if it were held in private ownership, would be \$32,708 for the tax year, if the tax rate remained unchanged.

Nevada Assembly Bill (AB) 489 was signed into law by the Governor on April 6, 2005. This bill provides for a partial abatement of property taxes. The level of abatement is based on the type and use of the property. If the property is your primary residence within the State of Nevada, the abatement equals the amount of taxes that exceed last year's tax bill plus 3%. If the property contains rental unit and the rent on all units within the property are at or below the fair market rent for the county in which the dwelling is located, as most recently published by the United States Department of Housing and Urban Development, the abatement equals the amount of taxes which exceed last year's tax bill plus 3%. Most other properties (rental units where the rent exceeds the HUD guidelines, commercial, industrial,

vacant land, mixed use, etc.) are subject to abatement at a higher level, which is calculated by comparing the lesser of:

1. The average percentage of change in the assessed valuation of all taxable property in the county as determined by the Department of Taxation, over the fiscal year in which the levy is made and the nine immediately preceding fiscal years; or
2. Eight percent; or
3. Twice the percentage of increase in the Consumer Price Index (All Items) for the immediately preceding calendar year, whichever is greater.

Additionally, if the subject were taxed, an owner would have the ability to appeal the taxable value of the property, based upon current market value of the property.

Special Assessments

According to Assessment Management Group, which tracks Special Assessments within Washoe County, the subject property does not have any special assessments.

Summary

The subject contains a total land area of .8476± acres (36,921± square feet). The subject property is currently improved with a three-story professional office building which is summarized in the Description of Subject Improvements section of this appraisal report. The topography of the site is generally level, with typical soils and adequate drainage for development. The site is not considered to be adversely impacted by geological hazards to a greater degree than is typical for the Reno area. Additionally, the site has immediate access to all utilities and public services. The subject property is considered to have good frontage, access and exposure. The subject property has good accessibility to all portions of the Reno area. Reference is made to photographs and a plot plan of the subject property contained elsewhere in this appraisal report, which will enable the reader to more clearly visualize the subject property.

INTERIOR SUBJECT PHOTOGRAPHS



VIEW OF A CLASSROOM AREA IN THE BASEMENT



VIEW OF A WORK AREA IN THE BASEMENT

INTERIOR SUBJECT PHOTOGRAPHS



VIEW OF THE LOBBY AREA ON THE FIRST FLOOR



VIEW OF WORK/OFFICE AREAS ON THE FIRST FLOOR

INTERIOR SUBJECT PHOTOGRAPHS



VIEW OF AN OFFICE ON THE SECOND FLOOR



VIEW OF WORK/OFFICE AREAS ON THE SECOND FLOOR

INTERIOR SUBJECT PHOTOGRAPHS

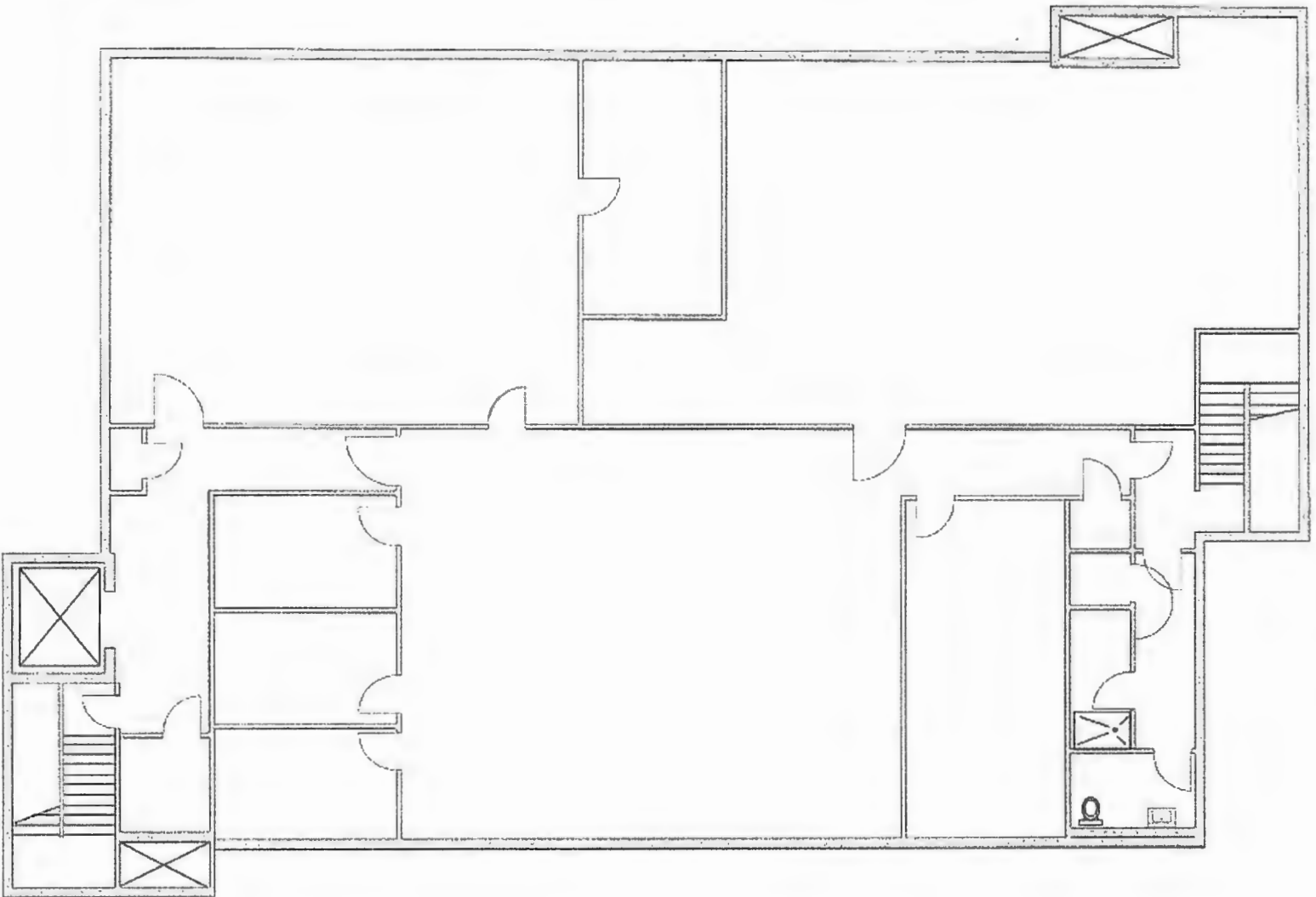


VIEW OF A HALLWAY ON THE THIRD FLOOR



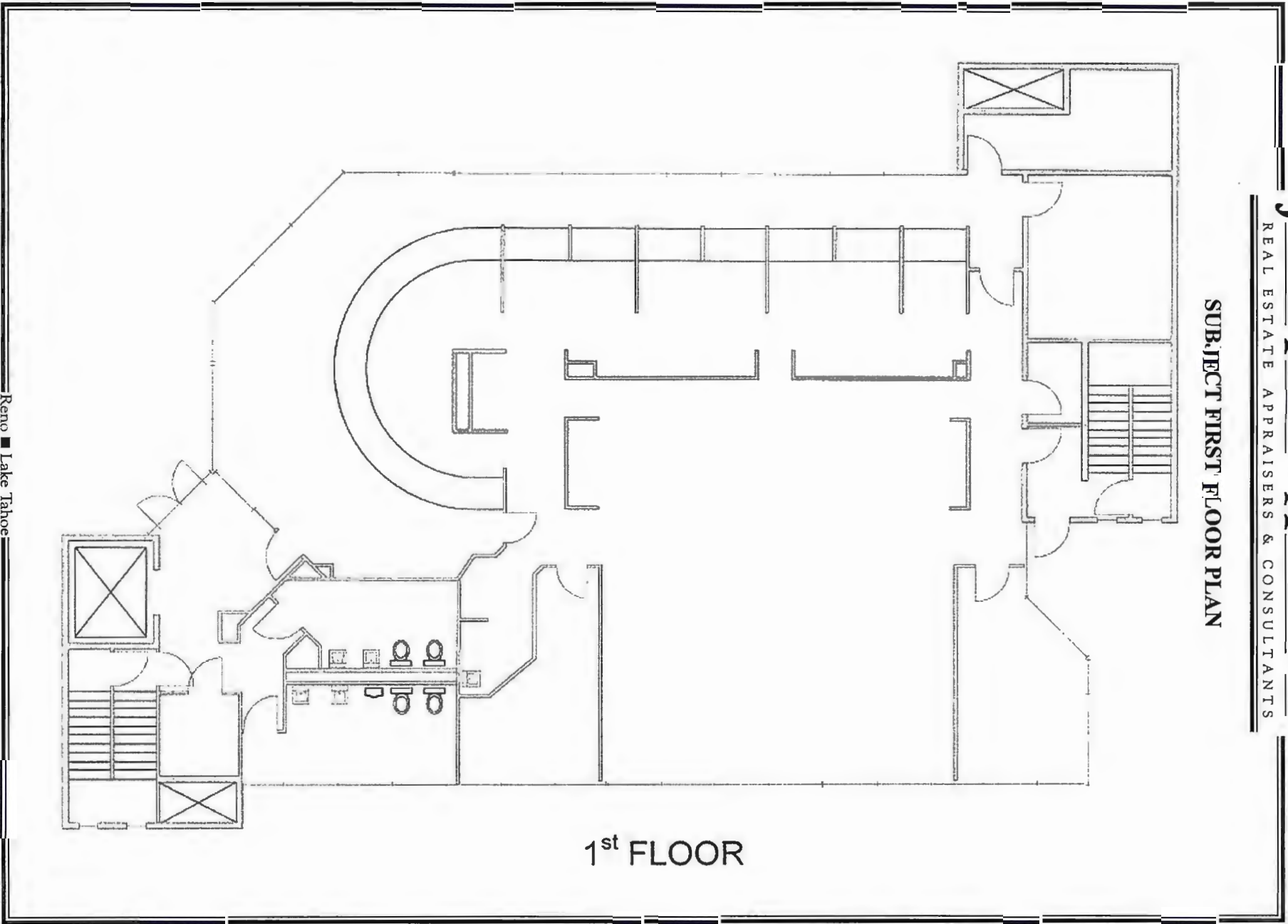
VIEW OF WORK/CONFERENCE AREA ON THE THIRD FLOOR

SUBJECT BASEMENT FLOOR PLAN



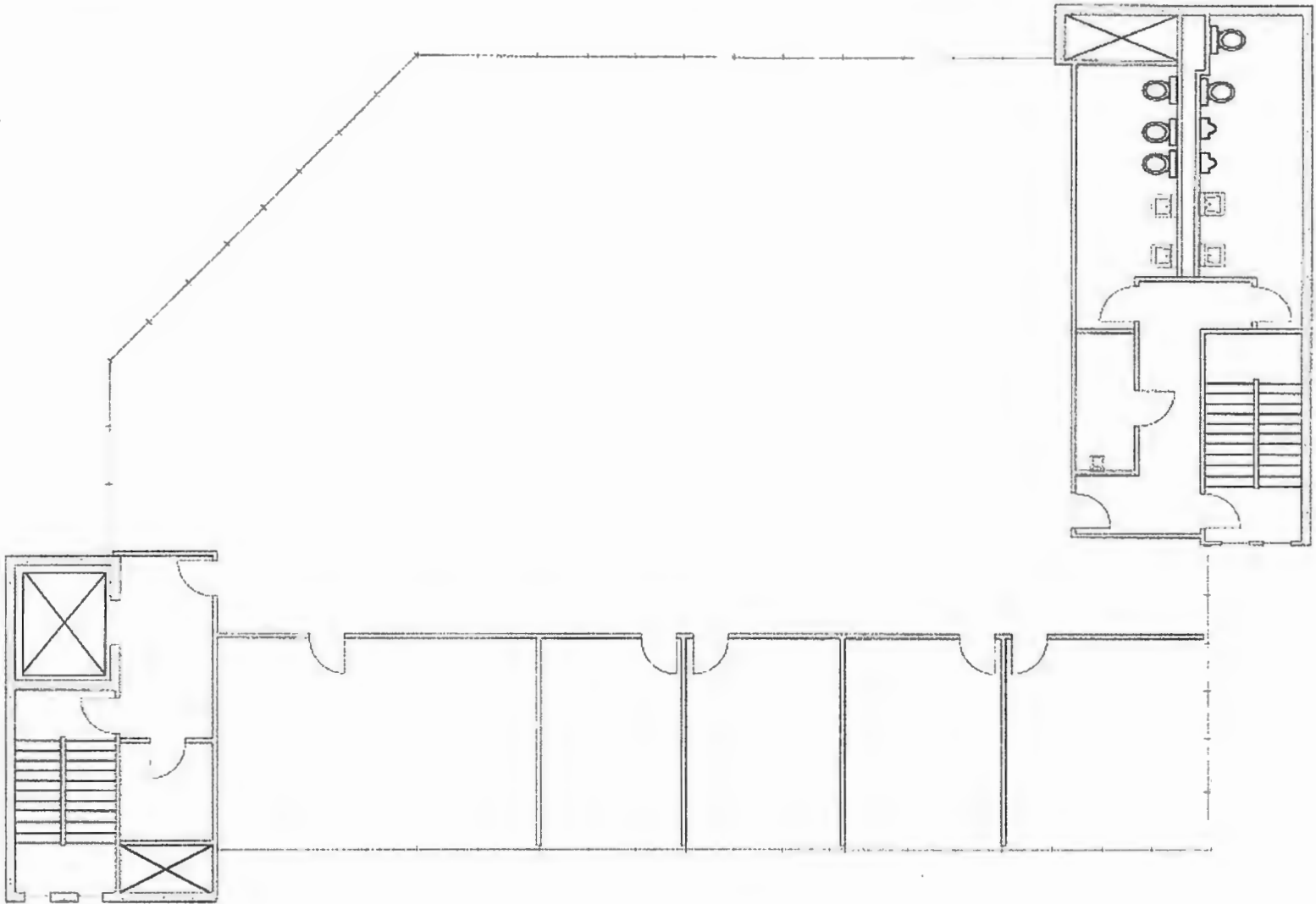
BASEMENT

SUBJECT FIRST FLOOR PLAN



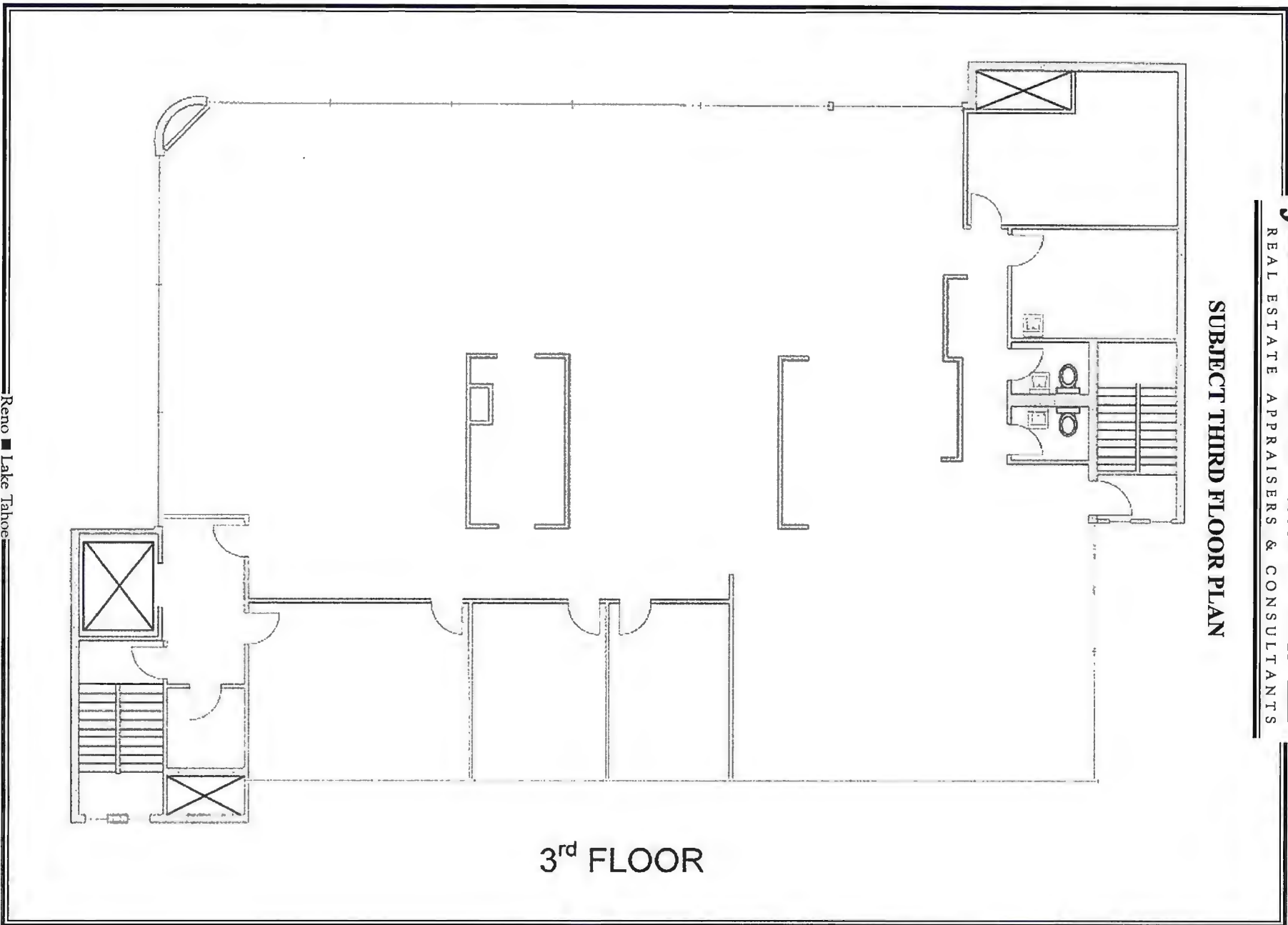
1st FLOOR

SUBJECT SECOND FLOOR PLAN



2nd FLOOR

SUBJECT THIRD FLOOR PLAN



3rd FLOOR

DESCRIPTION OF SUBJECT IMPROVEMENTS

The subject property is improved with an average quality, three-story professional office building with a basement. The subject building has Class “B” construction, consisting of a steel and masonry curtain and glass structure. The building is considered to be in average condition, and enjoys average curb appeal. The following descriptions are based upon my physical inspection of the subject site and building on June 14, 2013, and upon interviews with representatives of the City of Reno.

Building Name	City of Reno Community Development Building
Building Type	Mid-Rise Professional Office Building
Construction	Three-Story, steel frame structure on a concrete foundation
Year Built	1981
Gross Building Areas	18,495± Square Feet + 6,451± SF Basement

Quality/Condition

The office building has average quality, Class “B” construction. As of the date of inspection, the subject improvements were in average to good condition, with no overt signs of deferred maintenance.

Occupancy/Suite Layout

The subject property is currently owner-occupied by the City of Reno. However, the City of Reno is currently moving most of their personnel from the subject building to the City Hall building. The subject building has the potential for multi-tenancy, due to its three story layout.

Layout/Interior Finish

The main entrance into the subject building is through a set of double glass doors along the building’s west end. The doors lead into a small lobby area, which also houses the

single elevator and a staircase, both of which provide access between the basement, first floor, second floor and third floor.

The first floor of the building includes a large lobby area with a built-in customer service counter. The north end of the first floor is improved with a series of built-in desk areas which had been utilized by planners to meet with the public. The remaining portions of the first floor have average quality office finishes, including commercial grade wall-to-wall carpeting, sheetrock walls, and acoustical tile ceilings in a t-bar grid with recessed lighting. The first floor includes a set of restrooms near the main entry lobby.

The second and third floors both have large open cubicle areas off of the main entries, and a series of private office and conference areas on the south end of the building. These floors are finished similarly to the first floor, although the restrooms are located toward the northeast corner of the second and third floors. The areas around the restrooms also include storage and employee break areas. Some areas are finished with vinyl flooring, but a majority of the office areas are finished with commercial grade wall-to-wall carpeting.

The basement is finished with a large classroom area which has vinyl flooring. The basement houses the retrographics area for the City of Reno. The basement is fully finished, although floors are vinyl. The basement has a single unisex restroom with a shower toward the southeast corner of the basement.

The subject building has a single elevator, and two sets of stairs which provide access to all floors. The stairs are located toward the northeast corner and southwest corners of the building.

Exterior Finish

The exterior of the subject building is a combination of glass and masonry curtain walls. The exterior has average to good curb appeal.

Windows

Windows throughout the building are dual pane glazing set in aluminum frames.

Roof

An inspection of the roof was not completed, although according to representatives of the City of Reno, the roof is in good condition. No signs of roof leakage were noted during my inspection of the subject property.

Heating, Ventilation and Air Conditioning

The subject property has recently been retrofitted with new a new HVAC system, which has greatly reduced the costs associated with electricity and gas.

Recent Upgrades/Maintenance Issues

The following summarizes the recent Capital improvements completed in the subject building, according to the City of Reno.

- Elevator controls retrofit bringing the equipment up to current ADA and Fire Life/Safety code. The controls installed are made by Smart Rise and are nonproprietary so any elevator service company can work on them. Cost-\$41,500.
- Two (2) each, CARRIER CORPORATION single package Gas Heat/ Electric Cooling roof top units, Model # 48A3D030GDV61AHT. Cost-\$170,000.
- One (1) each, Mitsubishi Split System Air Conditioner servicing the server room, Model # PYU-A18NHA3, and new exhausting duct work, fan, and controls. Cost-\$12,000.
- All three (3) floors including the basement received new single duct VAV boxes for better air distribution and balancing for comfort. Cost-\$530,000.
- Direct Digital Controls were installed to automate the whole heating and cooling for this building, new valves and Belimo actuators were also installed to control the hot water baseboard heat. Cost-\$210,000.
- Lighting was installed throughout the building and new parking lot lighting with induction for the parking lot and 25 Watt lamps & motion sensors on each floor for the building. Cost-\$60,000.
- Re-sealed and cleaned all of the exterior windows to eliminate the terrible draft that was occurring. Cost-\$52,000.
- Testing and balancing of HVA/C system. Cost-\$20,000.
- These project total \$1,095,500 spent in last 2 year for Capital Maintenance

Parking

The subject complex offers two main surface parking areas, with a total of approximately 82 parking spaces. Based upon the subject's total gross building area of 24,946± square feet (including basement), this indicates one parking space per 304± square feet of gross building area.

American's With Disabilities Act (ADA)

Although an ADA compliance survey of the subject property was not completed, it was noted that the subject's public restrooms do provide handicap access and there is a ramp providing access to the first floor entry along the north wall of the building. Generally, based upon my physical inspection there are no significant barriers to handicap entry to the subject property.

However, the reader is cautioned that I am not qualified to conduct a specific compliance survey or analysis of the subject property to determine whether or not it is in conformance with the various detailed requirements of the Americans With Disabilities Act. For the purpose of this appraisal, it has been assumed that compliance with the Americans with Disabilities Act could be achieved with a minimal capital expenditure. Should a subsequent compliance survey conclude that a significant expenditure would be required to bring the subject into compliance, the values reported herein could be negatively impacted.

Fire Protection

The subject property is serviced by a central fire alarm system. Fire sprinklers are provided throughout the building.

Summary

The subject property is improved with an average quality, three-story professional office building with a basement. The subject building has Class "B" construction, consisting of a steel and masonry curtain and glass structure. The building is considered to be in average

to good condition, and enjoys average curb appeal. Over the past two years, over \$1,000,000 has been spent by the City of Reno on renovations and retrofit of the subject building.

Reference is made to a plot plan, building sketches and photographs contained elsewhere in this appraisal report which will enable the reader to more clearly visualize the subject improvements.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined in the 5th Edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2010) as “The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

Highest and best use is a three-step process. The first step is to determine the highest and best use of the subject site as vacant and available to be developed to its highest and best use. The determination must be made to leave the site vacant or to improve it. If the conclusion is to improve the site, the second step is to determine the ideal improvement.

The final step is a comparison between the ideal improvement on the site and the existing improvement. A determination must be made to maintain the property in its present form, or to modify the improvements with a more ideal development.

Highest And Best Use Assuming Vacant-Physically Possible

The subject site is located on the east side of Sinclair Street, between Liberty Street to the north and Stewart Street to the south, in the south-central portion of the downtown Reno financial district. The intersection of Sinclair Street and Liberty Street is fully signalized. Due to its corner site and frontage along three roadways, the site has good visibility and good street frontage. Access is also provided to the site from an alleyway which abuts the subject to the east. Overall, the subject has good access.

The subject site is level and at grade with the surrounding streets. The subject site contains a total land area of 36,921± square feet (0.8476± acre). The subject has all utilities immediately available. Overall, the subject property has adequate physical features for many types of development.

Legally Permissible

According to the City of Reno Community Development Department, the entire subject property is zoned Mixed Use (MU), and is located within the Downtown Reno Regional Overlay Zoning District (DRRC). The purpose of the Mixed Use zoning district is to promote high intensity mixed use development in designated regional centers and transit-oriented development (TOD) corridors. Mixed Use zoning is permitted only where there is a regional center or TOD corridor plan adopted as part of the City of Reno Master Plan.

The purpose of the Downtown Regional Overlay Zoning District (DRRC) is to modify the Mixed Use land uses, development standards, and development review procedures within the DRRC. This district is intended to maintain and enhance the Downtown area and promote compatible land use in the immediate vicinity.

The subject is located within the Downtown Reno Regional Center Plan, which is an element of the City of Reno Master Plan prepared in accordance with Nevada Revised Statutes. The City of Reno Master Plan has three different levels of applicability: Citywide, Center and Transit Corridor, and Neighborhood. The Downtown Reno Regional Center Plan is one of the eight regional centers and five transit oriented development corridors in the City and its sphere of influence.

The subject is located in the California Avenue District. The California Avenue District has been established to preserve the office portion of the district. Although office and other employment land uses are common in this area, supporting land uses, including, but not limited to, residential, retail, restaurant, and cultural facilities play a key role in enhancing this vibrant district.

The subject's current zoning and master plan designations allow a variety of commercial and residential uses, including professional office uses, retail developments, and high density multi-family residential uses. A full description of the Mixed Use zoning designation is set forth in a prior section of this report.

Financially Feasible

The highest and best use of the subject site must be financially feasible. In order to be financially feasible, there must be adequate demand at sufficient rental levels to support the proposed use. Surrounding development and utilizations in the subject neighborhood are primarily office and residential uses. Older single family residences, smaller multi-family residential and attached single family developments are located around the periphery of the neighborhood.

Uses within the immediate area include several good quality Class "A" professional office building, including the Bank of America Plaza, the Wells Fargo Tower, Nevada State Bank, Museum Towers, and a variety of other multi-story office buildings. The Federal Courthouse is located in close proximity to the subject, and the Nevada Museum of Art is located three blocks west of the subject. The new Discover Museum (former City Hall building) is located directly across Sinclair Street from the subject.

The professional office buildings within the immediate subject neighborhood have historically met with average to good market acceptance. However, over the past five years, the downtown office market, along with the other office sub-markets, has struggled due to the economic downturn triggered by the collapse of the housing market.

The subject property is located in the Downtown submarket of Reno. A majority of office buildings within this market are average to good quality multi-tenant office buildings. Office buildings within this market include multi-story Class "A" office buildings, one to five story Class "B" buildings, as well as a large number of older residential buildings which have been converted to office space.

The current average asking rental rate for office space in the Downtown Reno market is \$1.63 per square foot per month, based upon full service gross lease terms. During the 1st Quarter 2013, Colliers International-Reno reported an overall vacancy rate in Downtown Reno of 17.7%, an increase from 15.2% during the prior quarter.

The following summarizes the current downtown Reno office market data, as reported by Colliers International. It is noted that in the downtown Reno market, overall vacancies have remained above 15% for several years.

Downtown Reno Submarket

MARKET COMPARISONS														
OFFICE MARKET														
CLASS	BLDGS	TOTAL RBA	DIRECT VACANT SF	DIRECT VACANCY RATE	SUBLEASE VACANT SF	SUBLEASE VACANCY RATE	TOTAL VACANT SF	TOTAL VACANCY RATE	VACANCY RATE PRIOR QUARTER	NET ABSORPTION CURRENT QTR SF	NET ABSORPTION YTD SF	COMPLETIONS CURRENT QTR SF	UNDER CONSTRUCTION SF	AVG ASKING RENTAL RATE
DOWNTOWN SECTION														
A	4	557,695	104,877	18.8%	-	0.0%	104,877	18.5%	18.0%	17,227	17,227	-	-	\$1.97
B	16	529,384	91,832	17.3%	1,676	-	93,508	17.7%	18.7%	24,191	24,191	-	-	\$1.59
C	15	301,059	47,570	15.8%	-	-	47,570	15.8%	18.0%	6,490	6,490	-	-	\$1.37
Total	35	1,388,078	244,279	17.6%	1,676	0.1%	245,955	17.7%	18.2%	23,454	23,454	-	-	\$1.63

The cost of constructing the current improvements on the site greatly exceeds the indicated value of the property, as currently improved. The value indication is far less than 50% of the current cost to construct the subject improvements (land included). This indicates that the subject property, in current economic conditions, would not warrant development of a high-rise property similar to the subject improvements.

Additionally, development of any type of office building would not be feasible, as current market rents, along with the large amount of vacant office space in downtown Reno, would not make development with a high-rise office feasible.

As development of an office project on the site is not currently feasible, I have also analyzed other potential uses on the property. Other potential uses for the subject site, if vacant, would be for a for-sale residential project or multi-family apartment complex. However, development of a for-sale residential project would not be feasible due to the large number of unsold units within the downtown Reno market, including those remaining in the Palladio, the Montage, and the Belvedere. These three projects were each started during the housing boom, and the resulting housing crash stalled sales within each of these projects. The downtown market has a large over-supply of for-sale residential units, and future development of the site with a new for-sale project, if the site was vacant, would not be feasible.

Another possible use of the property, if vacant, would be for a high density apartment project. However, in current market conditions, rents for apartment units in the downtown area would not support the cost of development with a new project in the short-term.

Although the decline in the multi-family market was considered to have bottomed out in 2009-2010, current market rents for units in the downtown market would not support development of the property in the short-term, if the subject were vacant. The cost of developing a new project would be greater, on a per unit basis, than the value that current market rents would support. Prior to development of the site, if vacant, market rental rates within the Reno market would have to rise significantly to make development feasible.

Another possible use for the site would be a casino use. However, over the past 10 years, the emergence of Indian gaming establishments in Reno's traditional gaming "feeder" markets, along with the development of outlying "slot shops" in areas outside of downtown, has resulted in a decline in gaming win and profit for downtown Reno casinos. Future development of the subject site with a casino, if vacant, would not be feasible. Additionally, the subject is located south of the casino core area, which would limit its desirability for a casino use.

The Reno real estate market has been hard hit by the current economic crisis. The State of Nevada has the highest rate of foreclosures in the country. The residential (for-sale and for-lease) market, retail sector, industrial sector, and the office market have all struggled significantly over the past several years. Vacancies in all sectors have remained at or near record highs, which has resulted in lowered rents, concessions, and negative absorption.

Current economic conditions would limit the financial feasibility of development of the subject parcel, if vacant, in the short-term, although it is likely that the parcel would be attractive to investors and developers for a future high density development upon a recovery in the market. In the short-term, the most financially feasible use of the property, if vacant, would be for speculative holding.

In current economic conditions, private development of the subject parcel may not be feasible. However, the subject's location in the downtown financial district would most likely generate interest from private developers upon a change in market conditions. Additionally, as local governments currently have no funds for new redevelopment assistance, government assistance in developing the site would not be practical in the short term.

Overall, with consideration given to the subject's physically possible and legally permissible uses, and in particular current market conditions, it is my opinion that the most financially feasible use of the subject site, if vacant, would be for speculative holding, until such time that demand warrants new development. It is unlikely that development of the site, if privately owned, would occur over the next five years.

Maximally Productive

The most financially feasible use of the subject site, if vacant, was determined to be for speculative holding, until such time as demand warrants new development. Therefore, the maximally productive use of the site, if vacant, is limited. In current market conditions, the site would not be developed by a private developer. The subject site's location in the downtown financial market would possibly warrant development of a parking lot, in the short term. A parking lot could be utilized by adjoining office and governmental properties, and could generate interim income.

Upon a change in market conditions, development of the site would most likely require a high density project, due to the subject's location in the financial district of downtown Reno, and the requirements set forth in the Mixed Use zoning district. However, a projection of the maximally productive use, upon a change in market conditions, would be highly speculative. In order to develop the site with an high density use, and in particular an office development, office rents in the downtown submarket would have to increase dramatically, and the vacancy rates indicated by the office buildings in downtown Reno over the past several years would have to decrease dramatically.

Highest and Best Use As Improved

The next step in the highest and best use analysis is to consider the subject property as presently improved. The subject property is presently improved with an average quality three-story professional office building, currently utilized by the City of Reno for its Community Development department. It is my opinion that the value of the subject property, as presently improved, exceeds the value of the site “as if” vacant. As a result, it is my opinion that the Highest and Best Use of the subject property, as presently improved, is for continuation of the subject’s present use as a professional office building.

Most Likely Purchaser

The subject building is located within the central financial district of downtown Reno, and is currently owned by The City of Reno. Based upon the subject’s size and location, and with consideration given to sales of similar multi-story professional office buildings in the financial district of downtown Reno, it is my opinion that the most likely purchaser of the subject property would be an partial owner-user or regional investor.

INTRODUCTION TO VALUATION ANALYSIS

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

Methodology

The purpose of this appraisal report is to estimate the “as-is” market value of the fee simple interest of the subject property.

The Cost Approach to Value is based upon the premise that the value of a property can be derived by adding the estimated value of the land to the current cost of constructing improvements of equal desirability and utility, less any accrued depreciation. The Cost Approach to Value is typically most reliable when valuing a proposed or new project. Given the age of the subject improvements and the difficulty in accurately estimating accrued depreciation, the Cost Approach to Value is considered to be less reliable. In addition, investors contemplating the purchase of a property such as the subject are more motivated by the income producing capabilities of the property, rather than replacement cost new less depreciation. As a result, for the purposes of this analysis, the Cost Approach to Value will not be utilized.

The Income Approach to Value is based upon the principal that value is created by the anticipation of future benefits. In this appraisal analysis, the Income Approach to Value, utilizing the Direct Capitalization Analysis, will be utilized.

The Sales Comparison Approach is based upon the principal of substitution which holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability. The subject property is compared to similar properties which have recently sold or which are currently available for sale. The Sales Comparison Approach will be completed as a second indicator of value.

INCOME APPROACH TO VALUE

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

Direct Capitalization Analysis

In this analysis, I will estimate the market value of the subject property by utilizing a Direct Capitalization Analysis. The first step in the Direct Capitalization Analysis is to project the potential gross annual income that the subject property could reasonably be expected to produce as of the effective date of valuation. As the subject building is currently owner occupied, the potential gross annual income will be established through an analysis of rents and income generated by competing professional office buildings in the area.

The next step in the Direct Capitalization Approach is to establish a realistic estimate of the vacancy and credit loss that the subject will most likely incur over a normal holding period. An appropriate vacancy and credit loss will be established through an analysis of similar properties in the Reno area, and in particular the downtown Reno office market. The total effective gross annual income that the subject property can produce will be estimated by subtracting the vacancy and credit loss allowance from the potential gross annual income estimate.

The next step in this analysis is to establish a realistic estimate of the operating expenses that would most likely be incurred in order to generate the effective gross income. An appropriate expense deduction will be established through an analysis of the subject's operating expense history, through comparisons with similar professional office buildings, and by analyzing national expense indicators. The total operating expenses will then be deducted from the total effective gross income in order to arrive at an estimate of the net operating income which the subject property could reasonably be expected to generate as of the effective date of valuation.

An overall capitalization rate will then be applied to the net operating income to arrive at an indication of value by the Direct Capitalization Approach. The overall capitalization rate will be developed through the direct extraction from sales of competing properties, as well as from an analysis of national indicators. The resulting value will represent the "As-Is" Fee Simple Market Value of the subject property utilizing the Direct Capitalization Analysis.

MARKET RENTAL ANALYSIS

To establish an estimate of the market rental rate which the subject property can reasonably be expected to generate, a rental survey was completed of competitive office buildings. All office rentals found were investigated, analyzed and compared to the subject.

The comparable office buildings set forth on the following chart were considered to be most competitive to the subject, as they are all located in the downtown submarket. The chart summarizes current asking rental rates in each of these buildings. The chart is followed by a map and individual profile sheets of each building.

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 REAL ESTATE APPRAISERS & CONSULTANTS

COMPARABLE OFFICE BUILDING RENTAL CHART

Rent Number	A.P.N. Building Name Address	Year Built Quality Condition	Square Feet Parking	Lease Terms Expenses	Direct Vacancy Sublease Vac. Total Vacancy	Asking Rents Rent/SF/Year Rent/SF/Month
OBR-1	012-133-10 Comstock Building 295 Holcomb Avenue	1982 Average Average	6,569 Usable 8,983 Rentable Garage	M-M to 3 Years Full Service	11.67% 0.00% 11.67%	\$12.00 \$1.00 (Usable Basis)
OBR-2	011-501-09 Holcomb Professional Center 333 Holcomb Avenue	1986 Average Average	14,017 Gross Surface	Varies Modified Gross	81.93% 0.00% 81.93%	\$13.80 \$1.15
OBR-3	012-135-10 Bosma Business Center 401 Ryland Street	1979 Average Good	26,445 Gross Garage & Surface	M-M to 5 Years Full Service	20.0% 0.00% 20.0%	\$20.40-\$21.00 \$1.70-\$1.75
OBR-4	011-176-09 McKenzie Building 245 East Liberty Street	1981 Average Average	46,101 Gross Garage & Surface	3-10 Years Full Service	26.56% 0.00% 26.56%	\$15.60-\$17.40 \$1.30-\$1.45
OBR-5	011-161-08 Flint-Ridge Building 241 Ridge Street	1973 Average Good	32,000 Rentable Surface	3-5 Years Full Service	53.02% 0.00% 53.02%	\$20.40-\$21.00 \$1.70-\$1.75
OBR-6	011-162-21 201 West Liberty 201 West Liberty	1973 Good Good	29,000 Rentable Surface	3-5 Years Full Service	17.57% 0.00% 17.57%	\$22.80 \$1.90
Subject Property	011-501-01 City of Reno Community Development 450 Sinclair Street	1981 Average Average	18,495 Above Ground 6,501 Basement 24,996 Total	Owner Occupied Assuming Full Service	0.00% 0.00% 0.00%	N/A N/A

COMPARABLE OFFICE BUILDING RENTAL MAP



**COMPARABLE OFFICE BUILDING RENTAL PHOTO AND DISCUSSION
RENTAL OBR-1**



**Comstock Building
295 Holcomb Avenue**

This comparable is a professional office building located toward the eastern portion of the financial district in downtown Reno. This building includes a covered 14-space first level parking garage, a small office on the first floor, second floor office space, and a storage attic. This building was constructed in 1982, and is generally in average condition for its age. This Tudor styled building has concrete block and wood frame construction. The building is considered a Class B building in the local market. In addition to the 14 garage parking spaces, there are two additional on-site spaces, as well as on-street parking on Holcomb Avenue and Ryland Street.

This building currently has 1,048± square feet available, indicating a vacancy rate of 11.67%. The asking rent for this space is \$1.00 per square foot per month, based upon a usable basis. Current actual rents in-place within this building range between \$0.86 per square foot and \$1.31 per square foot, based upon a usable basis and full service gross lease terms. This building has extensive common areas and storage areas. Lease terms range from month-to-month to three years, and 2,794± square feet of usable space (largest space in building) is owner occupied.

**COMPARABLE OFFICE BUILDING RENTAL PHOTO AND DISCUSSION
RENTAL OBR-2**



**Holcomb Professional Center
333 Holcomb Avenue**

This comparable is a professional office building located toward the southeastern portion of the financial district in downtown Reno. This building has surface parking and three floors of above ground office space. This building was constructed in 1986, and is generally in average condition for its age. The building has reinforced concrete construction, with metal and wood curtain walls. The building is considered a Class B building in the local market. Parking is provided by a surface parking lot. The building has 110 total parking spaces.

This comparable's second and third floors are currently vacant. The asking rental rate is \$1.15 per square foot per month, modified gross. In addition, the first floor has 1,484± square feet available at the same asking rent.

**COMPARABLE OFFICE BUILDING RENTAL PHOTO AND DISCUSSION
RENTAL OBR-3**



**Bosma Business Center
401 Ryland Street**

This comparable is a professional office building located toward the eastern portion of the financial district in downtown Reno. This building includes a subterranean parking garage, and three above ground stories of office space. This building was constructed in 1979, and is generally in good condition for its age. The building has reinforced concrete construction, with masonry curtain walls. The building is considered a Class B building in the local market. Recently, new ownership of this building renovated the entire building, which involved gutting each floor of the building down to its structural framework. The first floor houses smaller executive suites and a central conference area, while the upper two floors have typical office layouts.

This building currently has 5,289± square feet available for lease, with an asking lease rate of between \$1.70 and \$1.75 per square foot per month, on a full service gross lease basis. In addition, first level smaller spaces are available, which are leased furnished as executive spaces.

**COMPARABLE OFFICE BUILDING RENTAL PHOTO AND DISCUSSION
RENTAL OBR-4**



**McKenzie Building
245 East Liberty Street**

This comparable is a professional office building located toward the eastern portion of the financial district in downtown Reno. This building includes a parking garage, and five above ground stories of office space. This building was constructed in 1981, and is generally in average condition for its age. The building has reinforced concrete construction, with metal curtain walls. The building is considered a Class B building in the local market. Parking is provided by two levels of parking, one that is underground and one at surface level. The building has 110 total parking spaces.

This building is currently 26.56% vacant, and the current asking rental rate within this building is between \$1.30 and \$1.45 per square foot per month, on full service gross lease terms. Available spaces in this building range between 504± square feet and 3,402± square feet.

**COMPARABLE OFFICE BUILDING RENTAL PHOTO AND DISCUSSION
RENTAL OBR-5**



**Flint-Ridge Building
241 Ridge Street**

This comparable is a professional office building located toward the western portion of the financial district in downtown Reno. This building includes a parking garage, and four above ground stories of office space. This building was constructed in 1973, and is generally in good condition for its age. The building has reinforced concrete construction, with a concrete and glass exterior. The building is considered a Class B building in the local market. Parking is provided by one level of garage parking, and a surface parking areas.

This building is currently 53% vacant, and the current asking rental rate within this building is between \$1.70 and \$1.75 per square foot per month, on full service gross lease terms. According to Ms. Marion Hose of AMH Properties, the most recent lease in this comparable occurred in 2011 for 3,135± square feet on the ground floor, with a beginning lease rate of \$1.55 per square foot per month, with 4 months of free rent. Available spaces in these buildings range between 1,103± square feet and 8,800± square feet.

**COMPARABLE OFFICE BUILDING RENTAL PHOTO AND DISCUSSION
RENTAL OBR-6**



201 West Liberty Street

This comparable is a professional office building located toward the western portion of the financial district in downtown Reno. This building includes three above ground stories and one basement level of office space. This building was constructed in 1973, and is generally in good condition for its age. The building has reinforced concrete construction, with a concrete and glass exterior. The building is considered a Class B building in the local market. Parking is provided by surface parking areas, and the building has some of the highest parking ratios in the downtown market.

This building is currently 17.57% vacant, and the current asking rental rate within this building is \$1.90 per square foot per month, on full service gross lease terms.

MARKET RENT CORRELATION AND CONCLUSION

The comparable rentals utilized in this analysis are professional office buildings located in and around the periphery of the downtown Reno financial district. All of the comparables are multi-tenant office buildings which are leased on a full service gross basis.

In general, the subject has a good location, average to good quality and appeal, average parking, average views, and is considered a Class B building in the local market.

In projecting a market rent for the subject, the gross building area will be utilized, as detailed plans of the subject building were not available. The subject contains 18,495± square feet of above ground gross building area, and 6,501± square feet of basement gross building area. The subject's rentable area would likely be close to the gross building area. Rentable area consists of all the space consisting of everything other than major vertical penetrations. It is typically measured by subtracting from Gross Area any major vertical penetrations. No deductions are made for columns or projections necessary to the building. Typically, elevator shafts, stairwells, and ventilation shafts are deducted.

Rental OBR-1 indicates an asking rental rate of \$1.00 per square foot on a usable basis. The actual total rents in this building equate to an average of \$1.13 per square foot on a usable basis; on a rentable basis, the average rental rate is just \$0.83 per square foot per month, as this building contains a very large amount of common area and storage space. The subject is felt to be superior to this building, due to its location and current condition.

Rental OBR-2 indicates an asking rental rate of \$1.15 per square foot on a usable basis. Although the rentable area of this building is unknown, the asking rate on a rentable basis would fall below this range. The subject is felt to be superior to this building, due to its location and current condition and as it is projected to be leased on a full service gross basis.

Rental OBR-3 indicates an asking rental rate of \$1.70 to \$1.75 per square foot on a usable basis. The asking rate on a rentable basis would fall below this range. The subject is

felt to be inferior to this building; although the subject has a superior general location, this building has been extensively remodeled, and has higher quality of tenant improvements.

Rental OBR-4 indicates an asking rental rate of \$1.30 to \$1.45 per square foot on a rentable basis. The asking rent includes a load factor to account for common areas. The subject is felt to be competitive to slightly inferior to this building; although the subject has a competitive location, this building does have a parking garage, and similar to slightly superior quality of tenant improvements.

Rental OBR-5 indicates an asking rental rate of \$1.70 to \$1.75 per square foot on a rentable basis. The asking rent includes a load factor to account for common areas. The subject is felt to be inferior to this building; although the subject has a competitive location, this building does have a parking garage, and superior quality of tenant improvements.

Rental OBR-6 indicates an asking rental rate of \$1.90 per square foot on a rentable basis. The asking rent includes a load factor to account for common areas. The subject is felt to be inferior to this building; although the subject has a competitive location, this building does have superior quality of tenant improvements.

In general, recent office leases in the downtown Reno market range in starting rent between \$1.00 per square foot per month and \$2.00 per square foot; many of the leases included free rent, and a majority of the leases were for 5 years.

To summarize, the comparable rentals utilized in this analysis are multi-story average to good quality professional office complexes located in and around the periphery of the downtown Reno financial district. A total of six comparable office complexes were utilized in this analysis. With the exception of Rental OBR-2, the comparable rentals utilized in this analysis lease space based upon a full service gross basis.

Based upon an analysis of the competitive office buildings within the submarket, it is my opinion that the market rent for the subject is \$1.25 per square foot per month for the above ground space on a gross basis, and \$0.50 per square foot for the basement space on a gross basis; within the downtown Reno market, typical basement rents range from \$0.25 to \$1.00 per square foot per month, depending on finish.

It is my opinion that under any new leases, any operating expenses over a base year expense stop would be passed on to the tenant. This is typical for the Reno market, and in particular, the downtown financial district. The following is a summary of the potential gross rental income for the subject office building, based upon my projected market rent projections for space within the building.

Projected Potential Gross Annual Rental Income

Suite	Buildout	Square Feet	Rent/SF/ Month	Monthly Rent	Rent/SF/ Year	Potential Gross Annual Income
Suites						
1st-3rd Floors	Office	18,495	\$1.25	\$23,119	\$15.00	\$277,425
Basement	Office/Storage	6,501	\$0.50	\$3,251	\$6.00	\$39,006
TOTALS/AVERAGES		24,996	\$1.05	\$26,369	\$12.66	\$316,431
Total Potential Gross Annual Income						\$316,431

VACANCY AND CREDIT LOSS ANALYSIS

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

In order to establish an estimate of an appropriate vacancy and credit loss applicable to the subject property, the current vacancies indicated by the comparable rentals utilized in this analysis have been considered. As indicated in the Comparable Office Building Rental Chart, the comparable rentals indicate the following range in vacancy rates.

Comparable Vacancy Rates

Rent Number	A.P.N. Building Name Address	Total Vacancy
OBR-1	012-133-10 Comstock Building 295 Holcomb Avenue	11.67%
OBR-2	011-501-09 Holcomb Professional Center 333 Holcomb Avenue	81.93%
OBR-3	012-135-10 Bosma Business Center 401 Ryland Street	20%
OBR-4	011-176-09 McKenzie Building 245 East Liberty Street	26.56%
OBR-5	011-161-08 Flint-Ridge Building 241 Ridge Street	53%
OBR-6	011-162-21 201 West Liberty 201 West Liberty	17.57%
Subject Property	011-501-01 City of Reno Community Development 450 Sinclair Street	N/A

The comparable office rentals utilized in this analysis indicate total vacancy rates ranging from 11.67% to 81.43%. The downtown Reno submarket has historically experienced overall vacancy rates ranging from 15% to 20%. The Colliers International Reno Office Market Review 1st Quarter 2013 indicates a total vacancy rate of 17.7% in the downtown Reno submarket. In comparison, the total Reno-Sparks vacancy rate is indicated to be 16.1%.

Based upon a review of the available data, it is my opinion that an appropriate vacancy and credit loss applicable to the subject's projected gross annual income is 15%.

POTENTIAL GROSS ANNUAL INCOME	\$316,431
VACANT AND CREDIT LOSS (15%)	<u>(\$47,465)</u>
EFFECTIVE GROSS ANNUAL INCOME	\$268,966

OPERATING EXPENSE ANALYSIS

The next step in the Income Approach is to project the operating expenses that would be incurred by the subject office building in generating the effective gross income. The subject property is currently leased based upon full service gross lease terms. In order to generate the effective gross income, the subject property incurs expenses including utilities, repairs and maintenance, office and miscellaneous expenses. Although the subject is currently tax exempt (owned by City of Reno), a projection of real property taxes will be completed, as a buyer would be responsible for these expenses.

It is noted that the subject property is currently owned by the City of Reno. I have only been provided with expenses associated with the subject's utilities, which are summarized below.

**Subject Utility Operating Expenses
 2006-2011 Calendar Years**

Year Actual or Budget	2006 Actual	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Actual
Utility Expenses						
Electricity	\$54,803	\$48,795	\$48,876	\$44,933	\$35,546	\$22,592
Gas	\$7,514	\$6,922	\$7,444	\$5,692	\$7,228	\$6,293
Total Utilities	\$62,317	\$55,717	\$56,320	\$50,625	\$42,774	\$28,885
Total Utilities/SF Gross Above Ground	\$3.37	\$3.01	\$3.05	\$2.74	\$2.31	\$1.56
Total Utilities/SF Gross With Basement	\$2.49	\$2.23	\$2.25	\$2.03	\$1.71	\$1.16

The subject's utility expenses have dropped significantly in 2010 and 2011. This is partially due to the installation of new HVAC units, new exhaust and duct work, new digital controls, new lighting controls, and resealing of windows. As indicated, utility expenses were reduced to \$28,885 in 2011, subsequent to completion of the retrofit, reflecting the energy efficiency as a result of the retrofit.

Projected Operating Expenses

In order to project operating expense for the subject building, I have analyzed utility expenses of other, similar office buildings. The following describes my operating expense

projections for the subject property. It is noted that I will include an allowance for taxes, insurance and management, which are considered typical expenses for similar professional office buildings in the market.

Projected Operating Expenses

Projected Operating Expenses	Per SF	% of EGI	Total
Utilities	\$1.40	13.01%	(\$29,000)
Real Estate Taxes	\$1.00	9.29%	(\$25,000)
Building Services/Maint.	\$1.40	13.01%	(\$35,000)
Cleaning	\$1.00	9.29%	(\$25,000)
Grounds	\$0.40	3.72%	(\$10,000)
Management	\$0.40	3.72%	(\$10,000)
Insurance	\$0.32	2.97%	(\$8,000)
Miscellaneous	\$0.20	1.86%	(\$5,000)
Total Operating Expenses	\$6.12	56.88%	(\$147,000)

The projected operating expenses are based upon the subject's utility operating history, as well as through a comparison of other office buildings in the market. In order to determine the reasonableness of the projected operating expenses, a comparison of operating expenses of other professional office buildings was conducted. The following summarizes the operating expenses for two similar professional office buildings in the Reno market, and includes an analysis of operating expenses per square foot of gross building area.

Comparable Reno Office Building Expenses

BUILDING GROSS SQUARE FEET	Airport Plaza		745 West Moana	
	81,202	Square Feet	58,530	Square Feet
EXPENSE YEAR	2009	2009/SF	2011	2011/SF
OPERATING EXPENSES				
Utilities	\$139,816	\$1.72	\$119,855	\$2.05
Repairs & Maintenance	\$88,969	\$1.10	\$40,634	\$0.69
Real Estate Taxes	\$82,687	\$1.02	\$93,535	\$1.60
Janitorial/Cleaning	\$67,000	\$0.83	\$47,763	\$0.82
Landscaping/Grounds	\$14,619	\$0.18	In Repairs	N/A
Management	\$41,894	\$0.52	\$62,417	\$1.07
Insurance	\$0	\$0.00	\$8,270	\$0.14
Security/Fire Safety	\$0	\$0.00	\$963	\$0.02
Miscellaneous	\$0	\$0.00	\$5,282	\$0.09
TOTAL EXPENSES	\$434,985	\$5.36	\$378,719	\$6.47

The comparable office buildings indicate total operating expenses per square foot of between \$5.36 and \$6.47. The lowest indicator, Airport Plaza, is a Class B building located

near the Reno-Tahoe International Airport. This property's management fees are generally lower than other comparable office buildings, as the ownership manages the property themselves; additionally, this property has an umbrella insurance policy with other properties, and no insurance expense is allocated to this building.

The highest indicator, 745 Moana Lane, is a Class A/B building located on Moana Lane. This building is a newer building, but also has a parking garage.

Overall, the projected stabilized operating expenses are felt to be reasonable. The following summarizes the projected Net Operating Income for the subject.

Effective Gross Annual Income			\$268,966
Less Operating Expenses	Per SF	% of EGI	Total
Utilities	\$1.40	13.01%	(\$29,000)
Real Estate Taxes	\$1.00	9.29%	(\$25,000)
Building Services/Maint.	\$1.40	13.01%	(\$35,000)
Cleaning	\$1.00	9.29%	(\$25,000)
Grounds	\$0.40	3.72%	(\$10,000)
Management	\$0.40	3.72%	(\$10,000)
Insurance	\$0.32	2.97%	(\$8,000)
Miscellaneous	\$0.20	1.86%	(\$5,000)
Total Operating Expenses	\$6.12	56.88%	(\$147,000)
Stabilized Net Operating Income			\$121,966

OVERALL CAPITALIZATION RATE ANALYSIS

Capitalization is the process in the appraisal analysis that converts anticipated future benefits (income) to be derived from the ownership of property into a value estimate. This approach to value is predicated on the assumption that value is typically viewed and measured as the present worth of anticipated future income to be derived from the possession of ownership rights in real estate.

I have analyzed recent sales of office buildings in the Reno market for which overall capitalization rates were available. The chart below summarizes these sales.

Comparable Office Building Capitalization Rates

Sale Number	A.P.N. Building Name Address	Sale Date Sale Price	Net Operating Income Overall Cap Rate % Occupied at Sale
OBS-1	160-070-24 Reno-Tahoe Tech Center II 10345 Professional Circle Reno, NV	5/31/2012 \$7,550,000 \$300,000 \$7,850,000	\$750,000 9.55% 88% Occupied at Sale
OBS-2	163-031-16 Bally Manufacturing 900 Sandhill Road Reno, NV	8/7/2012 \$6,000,000	\$572,074 9.53% 100% Occupied at Sale
OBS-3	240-031-04 Rock Boulevard Office 1170 South Rock Boulevard Reno, NV	12/21/2012 \$2,512,000	N/A N/A 50% Occupied at Sale
OBS-4	040-141-31 Bank of America Building 5905 South Virginia Street Reno, NV	1/10/2013 \$1,625,000	\$117,975 7.26% 50% Occupied at Sale
OBS-5	163-061-03 Thomas Creek III 9855 Double R Boulevard Reno, NV	03/29/2013 \$2,025,000	\$165,055 8.15% 100% Occupied at Sale

The comparable sales indicate overall rates ranging between 7.26% and 9.55%. The first two sales occurred in 2012. Sale OBS-1 involved a multi-tenant office building in South Meadows, which was 88% occupied at the time of sale, but did have above market leases. Sale OBS-2 involved the sale of a single-tenant office building, which had several years remaining on the lease.

Sale OBS-4 indicates an overall rate of 7.26%; however, this rate is based upon only in-place income for a property that was 50% vacant. Finally, OBS-5 is the recent sale of a

100% occupied, multi-tenant property in South Meadows, which closed escrow in March 2013; this overall rate of 8.15% is based upon actual income from calendar year 2012.

In addition, consideration is given to several other office building sales which have occurred in the Reno-Sparks market. These sales are summarized below.

Comparable Office Building Capitalization Rates

A.P.N. Project Name Address	Date of Sale Sale Price	Year Built Quality Condition	Net Operating Income Overall Cap Rate
163-281-09 US Citizenship & Immigration 790 Sandhill Road Reno, NV	07/29/2011 \$7,781,000	2010 Good Good	\$617,005 7.93%
164-352-25 Department of Veterans Affairs 5460 Reno Corporate Drive Reno, NV	09/01/2011 \$8,700,000	2006 Above Average Above Average	\$687,914 7.91%
160-852-15 10381 Double R Boulevard Reno, NV	07/19/2012 \$1,979,000	2002 Above Average Good	\$156,922 7.93%
040-972-18 5555 Kietzke Lane Reno, NV	Current Listing \$2,625,000	2003 Good Good	\$208,365 7.94%

The first two sales involve long-term leased properties to the U.S. Government, while the third sale involves a building subject to a master lease to Stantec (which has subleased the building); this lease had 12± years remaining at the time the building was sold. The final property is a listing.

Conclusion

In estimating an appropriate overall capitalization rate applicable to the subject property, consideration is given the subject’s physical characteristics, and the fee simple value being estimated. Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is my opinion that an appropriate overall capitalization rate is 8.25%.

OVERALL CAPITALIZATION RATE CONCLUSION 8.25%

DIRECT CAPITALIZATION APPROACH SUMMARY AND CONCLUSION

Suite	Buildout	Square Feet	Rent/SF/ Month	Monthly Rent	Rent/SF/ Year	Potential Gross Annual Income
Suites						
1st-3rd Floors	Office	18,495	\$1.25	\$23,119	\$15.00	\$277,425
Basement	Office/Storage	6,501	\$0.50	\$3,251	\$6.00	\$39,006
TOTALS/AVERAGES		24,996	\$1.05	\$26,369	\$12.66	\$316,431
Total Potential Gross Annual Income		Per SF	% of PGI	Total		\$316,431
Less Vacancy & Credit Loss		\$1.90	-15.00%	(\$47,465)		(\$47,465)
Effective Gross Annual Income						\$268,966
Less Operating Expenses		Per SF	% of EGI	Total		
	Utilities	\$1.40	13.01%	(\$29,000)		
	Real Estate Taxes	\$1.00	9.29%	(\$25,000)		
	Building Services/Maint.	\$1.40	13.01%	(\$35,000)		
	Cleaning	\$1.00	9.29%	(\$25,000)		
	Grounds	\$0.40	3.72%	(\$10,000)		
	Management	\$0.40	3.72%	(\$10,000)		
	Insurance	\$0.32	2.97%	(\$8,000)		
	Miscellaneous	\$0.20	1.86%	(\$5,000)		
Total Operating Expenses		\$6.12	56.88%	(\$147,000)		
Stabilized Net Operating Income						\$121,966
Overall Capitalization Rate				Per SF/Above	Per SF/Total	8.25%
Indicated Market Value-Direct Capitalization Analysis (Unrounded)				\$79.93	\$59.26	\$1,478,376

"AS-IS" MARKET VALUE CONCLUSION-DIRECT CAPITALIZATION

\$1,480,000

(Fee Simple Market Value-June 14, 2013)

SALES COMPARISON APPROACH TO VALUE

To estimate the market value of the subject property utilizing the Sales Comparison Approach to Value, the Official Records of Washoe County were searched for recent sales of similar properties. The chart on the following page summarizes the most comparable office building sales in the market which have occurred. The chart is followed by profile sheets discussing the sales. This is followed by a correlation of the sales to the subject. Due to a lack of paired sales, adjustments made to the sales are qualitative.

COMPARABLE OFFICE BUILDING SALES CHART

Sale Number	A.P.N. Building Name Address	Sale Date Sale Price	Age Quality Condition	Office Type Tenancy Occupied/Vacant	Gross Building Area Price Per SF	Total Area w/Basement Total Price Per SF
OBS-1	012-135-10 Former Stewart Title 401 Ryland Street Reno, NV	05/2011 \$1,615,134	1979 Above Average Average	Professional Office Multi-Tenant 25%	26,445 \$61.08	N/A N/A
OBS-2	013-011-27, 29 & 30 Professional Office 500 Ryland Street Reno, NV	05/02/2012 \$850,000	1986 Average Average	Professional Office Multi-Tenant 66%	10,922 77.82	15,687 \$54.18
OBS-3	240-031-04 Rock Boulevard Office 1170 South Rock Boulevard Reno, NV	12/21/2012 \$2,512,000	2006 Good Average	Professional Multi-Tenant 50% Occupied at Sale	32,376 \$77.59	N/A N/A
OBS-4	040-141-31 Bank of America Building 5905 South Virginia Street Reno, NV	01/10/2013 \$1,625,000	1989 Average Average	Professional Multi-Tenant 50% Occupied at Sale	29,049 \$55.94	N/A N/A
OBS-5	015-220-30 Heritage Bank 2330 South Virginia Street Reno, NV	05/17/2013 \$2,500,000	1973 Average Average	Professional Office Bank/Office Vacant	18,156 \$137.70	23,524 \$106.27
OBS-6	163-062-10 Reno Com 500 Double Eagle Court Reno, NV	05/24/2013 \$1,200,000	1996 Average/Good Average	Professional Office Corporate N/A	12,192 \$98.43	N/A N/A
Subject Property	011-501-01 City of Reno Community Development 450 Sinclair Street, Reno, NV	Date of Appraisal 06/14/2013 ---	1991 Average Average +	Professional Multi-Tenant	18,495 ---	18,495 6,501 24,996

**COMPARABLE BUILDING SALE PHOTOGRAPH AND DISCUSSION
 SALE OBS-1**



Property Name:	Former Stewart Title Building (Now Bosma Building)	City:	Reno
Address Or Location:	401 Ryland Street	County:	Washoe
A.P.N.:	012-135-10	State:	Nevada
Year Built:	1979	Building Area:	26,445± SF
Construction Type:	Steel/Brick	Parcel Size:	27,918± SF
Quality/Condition:	Average/Average	Parking:	Garage/Surface/Street
Sale Date:	May 2011	Grantor:	Holcomb-Ryland, LLC
Sale Price:	\$1,615,134	Grantee:	Bosma Business Center, LLC
Document Number:	N/A-LLC Transferred 11/15/2011-Doc #4059015	Terms Of Sale:	Assumption (Loan Modified Subsequent to Sale)
Price Per Square Foot:	\$61.08	Verified By:	Pat Morrissey-Morrissey Realty; Ed Killian-Seller
Income Based On:	N/A-25%± Occupied	NOI Per Square Foot:	N/A
Effective Gross Income:	N/A	E.G.I.M.:	N/A
Expenses:	N/A	Expense Percentage:	N/A
Net Operating Income:	N/A	Overall Cap Rate:	N/A

This sale is the former Stewart Title Building located at 401 Ryland Street in the eastern portion of the downtown financial district of Reno, Nevada. This three story building was constructed in 1979, and was in average condition at the time of sale. The building contains a subterranean parking garage. This sale involved the purchase of an LLC, which solely owned this property. According to Mr. Pat Morrissey, the buyer purchased the LLC in order to keep the existing loan in place; subsequent to the sale, the buyer renegotiated the loan with the existing lender. At the time of sale, this building was approximately 25% occupied. Subsequent to the sale, the buyer renovated the entire building, which involved gutting each floor of the building down to its structural framework. The buyer has leased a significant portion of the building since purchasing the building. The first floor houses smaller executive suites and a central conference area, while the Bosma Group occupies the entire third floor.

**COMPARABLE BUILDING SALE PHOTOGRAPH AND DISCUSSION
 SALE OBS-2**



Property Name:	NA	City:	Reno
Address Or Location:	500 Ryland Street	County:	Washoe
A.P.N.:	013-011-27, 29, 30	State:	Nevada
Year Built:	1986	Building Area:	10,922±SF
Construction Type:	Brick/Concrete	Parcel Size:	25,265± Square Feet
Quality:		Land-to-building Ratio:	2.31:1 (Excluding Basement)
Condition:	Average/Average	Parking:	On-Site
Recording Date:	May 2, 2012	Grantor:	Madison Properties, LLC
Sale Price:	\$850,000	Grantee:	Peter E. Theriot, Trustee of the Pet Family Trust
Price Per Square Foot:	\$77.82	Terms Of Sale:	Cash
Document Number:	4108284	Verified By:	Ken Stark of Stark and Associates-Selling Broker

This comparable is the sale of a professional office building located at 500 Ryland Street. This property is situated approximately five blocks east of Downtown Reno. The property is improved with a good quality masonry three story professional office building which was built in 1986. The building was in average condition at the time of sale. The property was reported to be about 50% occupied at the time of sale with rents in ranging from about \$0.80 to \$1.25 based on full service lease terms. The comparable was reported to include a higher than typical amount of common area. The comparable also included 4,765± square feet of finished basement space. The buyer was an investor who owns other commercial office buildings in Northern Nevada.

**COMPARABLE BUILDING SALE PHOTOGRAPH AND DISCUSSION
 SALE OBS-3**



Property Name:	Rock Boulevard Office	City:	Reno
Address:	1170 South Rock Blvd.	County:	Washoe
A.P.N.:	240-031-04	State:	Nevada
Year Built:	2006	Gross Building Area:	32,376± SF
Construction Type:	Concrete Tilt-Up	Parcel Size:	2.688± Acres
Quality/Condition:	Good/Average	Parking:	135 Surface Parking Spaces
Recording Date:	December 21, 2012	Grantor:	Wells Fargo, N.A.
Sale Price:	\$2,512,000	Grantee:	Daniel Jacuzzi, Ron & Nancy Hoy
Document Number:	4187709	Terms Of Sale:	Cash to Seller
Transfer Tax:	\$10,299.20	Conditions of Sale:	Bank Owned (REO)
Price Per Square Foot:	\$77.59	Verified By:	Ron Boles-Dickson Commercial
Income Based On:	N/A-50% Vacant	NOI Per Square Foot:	N/A
Effective Gross Income:	N/A	E.G.I.M.:	N/A
Expenses:	N/A	Expense Percentage:	N/A
Net Operating Income:	N/A	Overall Cap Rate:	N/A

This comparable is a two-story professional office building located at 1170 South Rock Boulevard in southeast Reno. This property is located on the north side of South Rock Boulevard, generally between Longley Lane and South McCarran Boulevard and is considered to be a secondary office location. This building is in average condition; however, the second story is in only shell condition with HVAC and ducting installed. This building is 50% occupied. The building was originally constructed as the regional headquarters for Reynen & Bardis, a home builder.

**COMPARABLE BUILDING SALE PHOTOGRAPH AND DISCUSSION
 SALE OBS-4**



Property Name:	Bank of America Building	City:	Reno
Address:	5905 South Virginia Street	County:	Washoe
A.P.N.:	040-141-31	State:	Nevada
Year Built:	1989	Gross Building Area:	29,049± SF
Construction Type:	Concrete	Parcel Size:	3.369± Acres
Quality/Condition:	Average/Average	Parking:	Surface Parking Spaces
Recording Date:	January 10, 2013	Grantor:	First States Investors 72, LLC
Sale Price:	\$1,625,000	Grantee:	Cypress Meadowood LLC
Document Number:	4193438	Terms Of Sale:	Cash to Seller
Transfer Tax:	\$6,662.50	Conditions of Sale:	None
Price Per Square Foot:	\$55.94	Verified By:	Aiman Noursoultanova-CBRE
Income Based On:	In Place-50% Vacant	NOI Per Square Foot:	\$4.06 (50% Occupancy)
Effective Gross Income:	N/A	E.G.I.M.:	N/A
Expenses:	N/A	Expense Percentage:	N/A
Net Operating Income:	\$117,975	Overall Cap Rate:	7.26% (50% Occupancy)

This comparable is a three-story professional office building located at 5905 South Virginia Street in south Reno, across Virginia Street from Meadowood Mall. This building was in average condition at the time of sale, and was 50% occupied by Bank of America. The buyer in this transaction was a speculative buyer, who intended to lease up the vacant 50% of the building. The in-place income represented a 7.26% overall capitalization rate, based upon the 50% occupancy.

**COMPARABLE BUILDING SALE PHOTOGRAPH AND DISCUSSION
 SALE OBS-5**



Property Name:	Heritage Bank (Formerly US Bank)	City:	Reno
Address:	2330 S. Virginia Street	County:	Washoe
A.P.N.:	015-220-30	State:	Nevada
Year Built:	1973	Gross Building Area:	18,156± SF
Construction Type:	Concrete	Parcel Size:	47,372± Acres
Quality/Condition:	Average/Average	Parking:	Surface Parking Spaces
Recording Date:	May 17, 2013	Grantor:	US Bank N.A.
Sale Price:	\$2,500,000	Grantee:	Scodaro LLC
Document Number:	4238327	Terms Of Sale:	Cash to Seller
Transfer Tax:	\$10,250	Conditions of Sale:	None
Price Per Square Foot:	\$137.70	Verified By:	Tom Trafficanti, Heritage Bank
Income Based On:	N/A	NOI Per Square Foot:	N/A
Effective Gross Income:	N/A	E.G.I.M.:	N/A
Expenses:	N/A	Expense Percentage:	N/A
Net Operating Income:	N/A	Overall Cap Rate:	N/A

The sale property is a three story professional office building which has been utilized as a bank branch and administrative offices for US Bank. The sale property is located adjacent to the former Park Lane Mall Shopping Center, and does have reciprocal parking with that property. The sale property was in average condition at the time of sale. The sale property was purchased by an LLC on behalf of Heritage Bank, who is currently remodeling the facility and will occupy it as their administrative headquarters. Motivation for purchasing the property included the presence of a drive-thru teller area, as well as a vault. In addition, Heritage Bank was highly motivated to remain on S. Virginia Street and in the Mid-Town District.

**COMPARABLE BUILDING SALE PHOTOGRAPH AND DISCUSSION
 SALE OBS-6**



Property Name:	Reno.com	City:	Reno
Address:	500 Double Eagle Court	County:	Washoe
A.P.N.:	163-062-10	State:	Nevada
Year Built:	1996	Gross Building Area:	12,192± SF
Construction Type:	Concrete/Glass	Parcel Size:	59,998± Acres
Quality/Condition:	Above Average/Above Average	Parking:	Surface Parking
Recording Date:	May 24, 2014	Grantor:	Swift Management, Inc.
Sale Price:	\$1,200,000	Grantee:	Nevada Area Council Boy Scouts of America
Document Number:	4240416	Terms Of Sale:	Cash to Seller
Transfer Tax:	\$3,485	Conditions of Sale:	None
Price Per Square Foot:	\$98.43	Verified By:	Public Records
Income Based On:	N/A	NOI Per Square Foot:	N/A
Effective Gross Income:	N/A	E.G.I.M.:	N/A
Expenses:	N/A	Expense Percentage:	N/A
Net Operating Income:	N/A	Overall Cap Rate:	N/A

The sale property is a two-story, above average quality professional office building located in the South Meadows. At the time of sale, it was owner occupied and was purchased for owner occupancy.

PER SQUARE FOOT OF BUILDING AREA ANALYSIS

In this portion of the Sales Comparison Approach, each of the comparables will be compared to the subject property based upon a sale price per square foot of gross building area basis.

The following chart summarizes the adjustments considered in the valuation of the subject property. Due to a lack of paired sales, qualitative adjustments have been made. A minus sign indicates that in comparison to the subject, the comparable property is superior, and the price per square foot requires downward adjustment to achieve comparability with the subject for a particular criteria. Conversely, a plus sign indicates that in comparison to the subject, the comparable property is inferior, and the price per square foot requires upward adjustment to achieve comparability with the subject for a particular criteria. An equal sign indicates that the comparable is similar to the subject for a particular adjustment criteria.

Comparable Building Sales & Listing Adjustment Grid Summary

Sale Number	Subject	OBS-1	OBS-2	OBS-3	OBS-4	OBS-5	OBL-6
Price Per SF	---	\$61.08	\$77.82	\$77.59	\$55.94	\$137.70	\$98.43
Market Conditions	06/14/2013	=	=	=	=	=	=
Property Rights	Fee Simple	=	=	=	=	=	=
Financing/Cash Equivalency	Cash	=	=	=	=	=	=
Conditions of Sale	None	=	=	=	=	=	=
Buyer Expenditures	None	+	=	=	=	=	=
Zoning/Use	MU/DRRC	=	=	=	=	=	=
Location	Central Reno	=	=	+	=	=	+
Size	18,495± SF	+	-	+	+	=	-
Quality	Average	=	=	-	=	=	-
Condition	Average +	+	+	-	=	+	-
Parking	On-Site	-	=	=	=	=	=
Basement	6,501± SF	+	=	+	+	=	+
Other	---				-	-	
Overall Adjustment	---	Low	Reasonable	Reasonable	Low	High	High

The comparable sales indicate a range in sale price per square foot of gross building area from \$55.94 per square foot to \$137.70 per square foot. Comparable Sales OBS-1 and OBS-2, indicating prices of \$61.08 per square foot to \$77.82 per square foot, are located in the subject neighborhood. Comparable Sales OBS-4 and OBS-5, both involve purchases of administrative bank buildings with drive-thru teller facilities, as well as vaults.

In arriving at an indication of the per unit value applicable to the subject property, consideration is given to the physical characteristics of the subject property, as well as its current use as a professional office building. Consideration is also given to the fee simple interest being appraised.

Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is my opinion that a per square foot value range of \$78.00 per square foot to \$80.00 per square foot is applicable to the subject's above ground gross building area. Applying the indicated per unit value range to the subject's 18,495± square feet of above ground gross building area results in an indicated value range of \$1,442,610 to \$1,479,600, which is correlated to \$1,460,000. Based upon the subject's total gross building area, including basement, of 24,996± square feet, this indicates a value per square foot of \$58.41. In comparison, the overall price per square foot of Comparable Sale OBS-2, including a basement, is indicated to be \$54.18 per square foot, while the overall price per square foot including basement of Comparable Sale OBS-5, is indicated to be \$106.27 per square foot. Further, Comparable Sale OBS-1, at \$61.08 per square foot, supports the final value estimate. The sale property included a subterranean parking garage, not included in the gross area of the building.

<u>"AS-IS" MARKET VALUE CONCLUSION-SALES APPROACH</u>	\$1,460,000
(Fee Simple Market Value-June 14, 2013)	

FINAL PROPERTY VALUE CORRELATION AND CONCLUSION

In this portion of the appraisal, the appraiser weighs the relative significance, applicability and defensibility of each of the indications of value derived from each of the approaches to value. The appraiser then places the most weight and reliance upon the method which, in his professional judgment, best approximates the value being sought in the appraisal. In this appraisal, the "As-Is" Market Value of the subject's leased fee estate is being addressed.

Market Value is that value which most nearly represents what a typical, informed, rational purchaser would pay for the subject property if it were available for sale on the open market, as of the date of appraisal, given all data analyzed in this report. In the preceding sections of this report I have valued the subject property using an Income Approach to Value, as well as a Sales Comparison Approach to Value.

Indicated Values

Cost Approach to Value	Not Applicable
Income Approach to Value	\$1,480,000
Sales Comparison Approach to Value	\$1,460,000

Given the age of the subject improvements and the difficulty in accurately estimating accrued depreciation, the Cost Approach to Value was considered to be unreliable. In addition, it is my opinion that investors contemplating the purchase of a property such as the subject are more motivated with the income producing capabilities of the subject property, rather than replacement cost new, less depreciation. As a result, for the purposes of this analysis, the Cost Approach to Value has not been utilized.

In the Income Approach to Value, I utilized a Direct Capitalization Analysis. Overall, the Income Approach to Value has been well documented and typically reflects the subject's income producing capability and the actions of investors in the marketplace. It has been my experience that investors place the most weight and reliance upon the methods of appraisal

analysis which address the income producing capabilities of an office property such as the subject.

In the Sales Comparison Approach, the sales of office building sales were analyzed. Typically within the market, the Sales Comparison Approach is relied upon for owner-occupied buildings like the subject, and is often also utilized as a check of reasonableness for the Income Approach to Value.

Overall, the two approaches indicate that same value, and are given equal weight. Based upon a careful review of all information available, it is my opinion that the "As-Is" Market Value of the subject's fee simple estate as June 14, 2013, is \$1,475,000.

"AS-IS" FINAL PROPERTY VALUE CONCLUSION
(Fee Simple Market Value As Of June 14, 2013)

\$1,475,000

EXPOSURE AND MARKETING TIME

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

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

In arriving at an estimate of an appropriate exposure and marketing time for the subject property, consideration is given the subject property's physical characteristics. Consideration is also given to the exposure and marketing times of other properties the Reno area, particularly the comparable building sales, as well as on interviews with brokers and property managers familiar with similar properties.

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

EXPOSURE AND MARKETING TIME

APPROXIMATELY ONE YEAR

APPRAISERS' CERTIFICATION

Each of the undersigned does hereby certify that, unless otherwise noted in this appraisal report:

- I have made a personal inspection of the property that is the subject of this report.
- 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.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have preformed 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 to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- No one provided significant real property appraisal assistance to the person signing this certificate.
- The appraisal was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- The appraiser's state registration/certification has not been revoked, suspended, canceled or restricted.


- The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Reese Perkins has completed the requirements under the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

After careful consideration of all data available, and upon thorough personal investigation of the subject property and comparable properties analyzed, it is my opinion that the Market Value of the subject is:

“AS-IS” FINAL PROPERTY VALUE CONCLUSION
(Fee Simple Market Value As Of June 14, 2013)

\$1,475,000

Respectfully Submitted,



Reese Perkins, MAI, SRA
Nevada Certified General Appraiser
License Number A.0000120-CG

STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

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

LIMITS OF LIABILITY

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

COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT

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

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

CONFIDENTIALITY

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

INFORMATION SUPPLIED BY OTHERS

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

TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE

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

EXHIBITS AND PHYSICAL DESCRIPTIONS

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

TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS

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

ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS

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

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

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

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

TOXIC MATERIALS AND HAZARDS

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

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

SOILS, SUB-SOILS, AND POTENTIAL HAZARDS

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

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

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

ARCHEOLOGICAL SIGNIFICANCE

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

LEGALITY OF USE

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

COMPONENT VALUES

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

COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

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

AUXILIARY AND RELATED STUDIES

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

DOLLAR VALUES AND PURCHASING POWER

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

ROUNDING

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

QUANTITATIVE ANALYSIS

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

VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER

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

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

This appraisal is an estimate of value based on analysis of information known to us at the time the appraisal was made. The appraiser(s) does not assume any responsibility for incorrect analysis because of incorrect or incomplete information. If new information of significance comes to light, the value given in this report is subject to change without notice. The appraisal report itself and the value

estimates set forth therein are subject to change if either the physical or legal entity or the terms of financing are different from what is set forth in the report.

ECONOMIC AND SOCIAL TRENDS

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

EXCLUSIONS

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

SUBSURFACE RIGHTS

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

PROPOSED IMPROVEMENTS, CONDITIONED VALUE

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

MANAGEMENT OF PROPERTY

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

FEE

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

LEGAL EXPENSES

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

CHANGES AND MODIFICATIONS

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

DISSEMINATION OF MATERIAL

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

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

**QUALIFICATIONS OF APPRAISER
REESE PERKINS**

Professional Designations

MAI - Member of the Appraisal Institute
SRA - Senior Residential Appraiser

MAI - Member American Institute of Real Estate Appraisers, 1983
SRPA - Senior Real Property Appraiser; Society of Real Estate Appraisers, 1982

License

State of Nevada, Certified General Real Estate Appraiser, #A.0000120-CG,
Expiration date 4/30/15

Membership

Member, Nevada State Board of Equalization, 1992 - 1999
Chairman, 1999
Member, Nevada Commission of Real Estate Appraisers, 1995-2001
President, 2000

Offices Held

President - Reno/Carson/Tahoe Chapter No. 189, Society of Real Estate Appraisers, 1983-1984
Admissions Committee - Sierra Nevada Chapter #60, AIREA, 1984-1988 (Vice-Chairman, 1987-1988)
Southwest Region Review and Counseling Panel, AIREA
Admissions Chairman - Sierra Nevada Chapter No. 60, American Institute of Real Estate Appraisers, 1989 - 1990
Admissions Chairman - Reno/Carson/Tahoe Chapter of the Appraisal Institute, 1991
Board of Directors - Sacramento-Sierra Chapter of the Appraisal Institute, 1991 - 1995
President - Sacramento - Sierra Chapter of The Appraisal Institute, 1996.

Appraisal Experience

Principal Appraiser - Johnson-Perkins & Associates, 2006 - Present
Vice President - Johnson-Perkins & Associates, 1994 - 2006
Owner - Real Estate Appraisal and Consulting Firm, 1987 - 1994
President and Chief Operating Officer - Eagle Service Corporation;
Senior Vice President - First Federal Savings and Loan Association, 1985-1987
Vice President-Chief Appraiser - Eagle Service Corporation, 1983
Independent Fee Appraiser - 1980-1983
Assistant Vice President - First Western Service Corporation; Northern Division Manager - Master Appraisals, 1977-1980
Staff Appraiser - Eagle Service Corporation, First Federal Savings and Loan, 1975-1977
Associate Appraiser - Washoe County Assessor's Office, 1972-1975

**QUALIFICATIONS OF APPRAISER
 REESE PERKINS**

Appraisal Education

Society of Real Estate Appraisers:

Course 101	Introduction to Appraising Real Property, Santa Clara, California	1973
Course 201	Principles of Income Property Appraising, Santa Clara, California	1974

American Institute of Real Estate Appraisers:

Course 2	Urban Properties, San Francisco, California	1978
Exam 1B	Capitalization Theory and Techniques	1979
Course 6	Introduction to Real Estate Investment Analysis, Oakland, California	1982
Course 2-3	Standards of Professional Practice, Sacramento, California	1985
Course 10	Market Analysis, Boulder, Colorado	1987

Appraisal Institute:

Standards of Professional Appraisal Practice, Parts A and B, Reno, Nevada	1992
Part C, Reno, Nevada	1997
National USPAP Update Course	2003
National USPAP Update Course	2004
National USPAP Update Course	2006
National USPAP Update Course	2007
National USPAP Update Course	2008

Appraisal Foundation

1999 USPAP Review	1998
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Appraisal Seminars

Various Appraisal and Continuing Education Seminars	1974-2013
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Formal Education

Tonopah High School Graduate	1967
Bachelor of Arts Degree in Political Science - University of Nevada, Reno,	1972

**QUALIFICATIONS OF APPRAISER
REESE PERKINS**

Representative Appraisal Clients

AEGON USA Realty Advisors, Inc.
Airport Authority of Washoe County
AMB Institutional Realty Advisors
American Federal Savings Bank
ARCS Commercial Mortgage Corp.
AT&T Communications
Bank of America
Bank of the West
BHP Copper
California Department of Justice
Carson City
Caughlin Ranch Partnership
Centex Real Estate Corporation
CitiBank
City of Reno
City of Sparks
Coates Field Services, Inc.
Colonial Bank
Department of the Navy
Dermody Properties
Douglas County
Douglas County Assessor's Office
Federal Deposit Insurance Corporation
First Federal Lincoln
First Independent Bank of Nevada
First Merit Bank, N.A.
GMAC Commercial Mortgage Co.
Great Western Bank
Granite Construction Co.
Guardian Life Insurance Co.
Home Federal Savings Bank
Internal Revenue Service
KeyBank
McDonald's
Nevada Department of Transportation
Nevada Mining Association
Nevada State Bank
P.W. Funding
Redevelopment Agency of the
City of Reno
Regional Transportation Commission
Reno Housing Authority
Shelter Properties
Sierra Pacific Power Company
St Mary's Regional Medical Center
Summit Engineering Corporation
Texaco, Inc.
The CIT Group
The Howard Hughes Corporation
The Rouse Company
Truckee Meadows Community College
U.S. Bank
U.S. Department of Commerce
U.S. Forest Service
U.S. Postal Service
Union Oil Company
University Of Nevada
Various Private Clients, Law and
Accounting Firms
Washoe County
Washoe County School District
Washoe Medical Center
Wells Fargo Bank
Williams Communications, Inc.

**QUALIFICATIONS OF APPRAISER
REESE PERKINS**

Types of Property Appraised

Single Family Residences
Condominiums
Vacant Residential Lots
Professional Office Buildings
Warehouses and Industrial Buildings
Shopping Centers
Communication Sites
Motels
Residential Subdivisions
Vacant Land
Commercial Buildings
Apartment Complexes
Subdivisions
Hotels
Hotel/Casinos
Aggregate Quarries
Mortuaries and Cemeteries
Water Companies
Open Pit Mines
Fire Science Academies

Admitted as Expert Witness

United States District Court, District of Nevada
United States Bankruptcy Court, District of Nevada
United States Bankruptcy Court, District of Northern California
Washoe County District Court
Washoe County Board of Equalization
Douglas County Board of Equalization
Clark County Board of Equalization
White Pine County Board of Equalization
Nevada State Board of Equalization

Exhibit 6

8. SUMMARY AND CONCLUSIONS

MGA has performed this Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-05 of a single parcel of land located at 450 Sinclair Street in Reno, Nevada. A summary of our environmental conclusions is presented below.

8.1 Subject Property Concerns

8.1.1 Historical Recognized Environmental Conditions

No HRECs were identified in connection with the subject property.

8.1.2 Recognized Environmental Conditions

No RECs were identified in connection with the subject property.

8.1.3 Other Concerns

A plume of PCE, which has been attributed to historic disposal practices from commercial and industrial operations such as dry cleaners and automobile repair shops, is known to exist throughout much of Reno-Sparks area, including the area of the subject property. Because the issue is a regional one, it is considered unlikely that responsible parties will be named.

8.2 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of a single parcel of land located at 450 Sinclair Street in Reno, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 9 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property at this time. However, MGA recommends that the 55-gallon barrel, containing hazardous waste, located in the reprographics room of the building should be placed within a secondary containment structure or on top of spill pallet.



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PHASE I ENVIRONMENTAL SITE ASSESSMENT

450 Sinclair Street
City of Reno
Washoe County
Nevada

Prepared for:

*University of Nevada, Reno
Business Center North
895 North Center Street
Reno, Nevada 89501*

- | Site Remediation
- | Soil & Groundwater Investigations
- | Closure Optimization
- | Brownfields Redevelopment
- | Permitting & Compliance
- | Phase I Assessments
- | Storm Water & Spill Plans
- | Underground Tank Services
- | Toxic Release Inventory
- | Geographic Information Systems
- | Groundwater Modeling
- | Litigation Support & Expert Witness

September 20, 2013

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FIGURES

- Figure 1 Project Location Map
Figure 2 Site Map

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- Appendix A User Questionnaire
Appendix B Assessor's Map and Parcel Information
Appendix C Site Photographs
Appendix D City Street Directories, Sanborn Map Report, and Building Permits Report
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Appendix H Resumes

EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on a single parcel of land located at 450 Sinclair Street in Reno, Nevada. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs) on the subject property and/or nearby properties in accordance with the 2005 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-05), as well as the standards established by the U.S. Environmental Protection Agency (EPA) in 2006 for conducting All Appropriate Inquiries (AAI).

The subject property is approximately 0.848 acres in size and presently consists of a single parcel of land. The property contains one building that currently functions as an office building used by the City of Reno. The building has three main stories in addition to a basement and is approximately 18,495 square feet in size. The property can be accessed from the west via Sinclair Street and from the South via Stewart Street. Utilities supplied to the subject property consist of power (NV Energy), gas (NV Energy), water (Truckee Meadows Water Authority), and sewer (City of Reno). The subject property is bordered by the following: to the north is East Liberty Street with residential housing beyond; to the south is Stewart Street with an office building and parking lot beyond; to the east are several office buildings, residential housing and a shared access road; and to the west is Sinclair Street with an office building and a museum beyond.

The subject property is located within the Truckee Meadows region of northern Nevada at an elevation of approximately 4,495 feet above mean sea level. The climate of the region is described as Mid-Latitude Steppe, which is characterized by cold winters, hot summers, and semi-arid precipitation conditions. Average minimum and maximum annual temperatures for Reno, Nevada during the period from 1937 to 2013 were 34.6 and 67.3 degrees Fahrenheit, respectively, while total annual precipitation averaged 7.22 inches.

The geology of the subject property area has been mapped as Quaternary Donner Lake Outwash. The unit is described as being similar to Tahoe Outwash, which is described as boulder to cobble gravel, sandy gravel and gravely sand. It also contains giant boulders and rock clasts are rounded to subrounded. However, the Donner Lake unit is weathered to depths of four feet or more. Surface soils at the subject site have been mapped as Leviathan stony sandy loam, two to eight percent slopes. The soil unit is described as well drained with moderate available water capacity.

No streams, ponds, or wetlands were observed on the subject property. The nearest major surface water body to the subject property is the Truckee River, which is located approximately 0.27 miles to the northwest. Runoff from the site during storm events would most likely travel into various storm drains throughout the site and overland towards the southeast. The site is not located within a 100-year flood zone and is listed as being in Zone X, which is described as an area outside the 0.2% annual chance floodplain.

Based upon a review of well logs for the area, MGA estimates that depth to groundwater at the subject property is between 25 and 40 feet below ground surface (bgs). Groundwater flow direction is estimated to be generally towards the northeast. A search of the NDWR database did not indicate any wells on the subject property. However, the database lists several wells in the general vicinity of the property.

A regulatory review was conducted using a one mile search radius starting from the subject property. The subject property was identified in the search as a regulatory site as: a RCRA Non-Generator site, No Longer Regulated (NLR); a Facility Index System (FINDS) site; and a CA Haznet site. In addition, the regulatory review found: one Resource Conservation and Recovery Act (RCRA)

Conditionally Exempt Small Quantity Generator (CESQG) site, 180 State Hazardous Waste facilities (SHWS); two Leaking Underground Storage Tank (LUST) sites; seven Underground Storage Tank (UST) sites; one US BROWNFIELD site; one Solid Waste Recycling facility (SWRCY); six RCRA/NLR sites; two EDR Manufactured Gas Plants (MGP); two EDR US Historical Auto Station sites; and two EDR US Historical Cleaners. Based on a review of available information regarding the 207 listed sites, all of the sites appear to be located far from the subject property, are at locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure.

MGA conducted a Vapor Encroachment Screen (VES) investigation in accordance with the 2010 ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E 2600-10). At the request of MGA, EDR performed a VES for the area encompassing the subject property by reviewing federal, state, and local environmental databases. The goal of the VES is to identify the potential for vapors from hazardous substances and petroleum releases to reach the subject property. ASTM E2600-10 defines the term, vapor encroachment condition (VEC) as the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater or both, either on or near the subject property. Seven sites upgradient or cross gradient and one site downgradient of the subject property were identified within the primary and secondary AOCs. For each site, a VEC was ruled out due to the distance from the subject property, groundwater gradient, soil characterization, and/or potential to impact the subject property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of a single parcel of land located at 450 Sinclair Street in Reno, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 9 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property at this time. However, MGA recommends that the 55-gallon barrel, containing hazardous waste, located in the reprographics room of the building should be placed within a secondary containment structure or on top of spill pallet.

1. INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on a single parcel of land located at 450 Sinclair Street in Reno, Nevada. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying *recognized environmental conditions* (RECs) on the subject property and/or nearby properties in accordance with the 2005 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-05), as well as the standards established by the U.S. Environmental Protection Agency (EPA) in 2006 for conducting All Appropriate Inquiries (AAI).

1.2 Conditions of Contract

MGA performed this work for the University of Nevada Reno Business Center (client) pursuant to our proposal dated July 20, 2013 and executed by client on July 29, 2013.

1.3 User Responsibilities

In accordance with ASTM E 1527-05, the user of this Phase I ESA is required to provide information to help identify the possibility of RECs. In order to obtain this information, a questionnaire was provided to a representative of the University of Nevada Reno Business Center. A copy of the completed questionnaire is provided in Appendix A.

1.4 Scope of Work

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

- **Environmental setting review** to determine potential pathways for the migration of contaminants onto, or off of, the subject property;
- **Site reconnaissance** of the subject property and observation of adjacent properties and vicinity by a qualified person under the direct supervision of a MGA Certified Environmental Manager;
- **Review of site history/land use** through city street directories, historical fire insurance maps, building permit reports, historical aerial photographs, historical topographic maps, county records, personal interviews. **Review of regulatory agency records** to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject site or proximal sites, through a commercial database search, agency inquiries, and a review of regional environmental issues;
- **Review of environmental hazards** to identify environmental issues not subject to regulatory oversight, but which may nevertheless be of concern to the user of this Phase I ESA; and
- **Preparation of this report** that describes all work performed and presents a discussion of the results.

2. SITE CHARACTERISTICS

2.1 Site Location

The subject property investigated for this Phase I ESA consists of one parcel of land located at 450 Sinclair Street in Reno, Nevada. The parcel is listed with Washoe County, Nevada as Assessor's Parcel Number (APN) 011-501-01. A copy of the Assessor's Map that includes the subject property is provided in Appendix B. Geographically, the subject property is located in the SE ¼ of the SE ¼ of Section 11, Township 19 North, Range 19 East of the Mount Diablo Base and Meridian (MDB&M). The location of the site is shown in Figure 1.

2.2 Site Description and Current Usage

The subject property is approximately 0.848 acres in size and presently consists of a single parcel of land. The property contains one building that currently functions as an office building used by the City of Reno. The building has three main stories in addition to a basement and is approximately 18,495 square feet in size. The property can be accessed from the west via Sinclair Street and from the South via Stewart Street. The layout of the subject property is illustrated in Figure 2.

Utilities supplied to the subject property consist of power (NV Energy), gas (NV Energy), water (Truckee Meadows Water Authority), and sewer (City of Reno).

2.3 Adjacent Properties

The subject property is bordered by the following:

Direction	Description
North:	East Liberty Street with residential housing beyond
South:	Stewart Street with office building and parking lot beyond
East:	Office buildings, residential housing and a shared access road
West:	Sinclair Street with office building and museum beyond

3. ENVIRONMENTAL SETTING

3.1 Regional Physiographic Setting

The subject property is located within the Truckee Meadows region of northern Nevada at an elevation of approximately 4,495 feet above mean sea level (USGS, 1982). 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). Average minimum and maximum annual temperatures for Reno, Nevada during the period from 1937 to 2013 were 34.6 and 67.3 degrees Fahrenheit, respectively, while total annual precipitation averaged 7.22 inches (Western Regional Climate Center (WRCC), 2013).

3.2 Geologic Conditions

The geology of the subject property area has been mapped as Quaternary Donner Lake Outwash (Bonham and Bingler, 1973). The unit is described as being similar to Tahoe Outwash, which is described as boulder to cobble gravel, sandy gravel and gravely sand. It also contains giant boulders and rock clasts are rounded to subrounded. However, the Donner Lake unit is weathered to depths of four feet or more. Surface soils at the subject site have been mapped as Leviathan stony sandy loam, two to eight percent slopes. The soil unit is described as well drained with moderate available water capacity (NRCS, 2012).

3.3 Surface Water Conditions

No streams, ponds, or wetlands were observed on the subject property. The nearest major surface water body to the subject property is the Truckee River, which is located approximately 0.27 miles to the northwest. Runoff from the site during storm events would most likely travel into various storm drains throughout the site and overland towards the northwest. According to the Federal Emergency Management Agency (FEMA), the site is not located within a 100-year flood zone and is listed as being in Zone X, which is described as an area outside the 0.2% annual chance floodplain.

3.4 Groundwater Conditions

Based upon a review of well logs for the area, as provided on-line by the State of Nevada Division of Water Resources (NDWR), MGA estimates that depth to groundwater at the subject property is between 25 and 40 feet below ground surface (bgs). Groundwater flow direction is estimated to be generally towards the northeast. A search of the NDWR database did not indicate any wells on the subject property. However, the database lists several wells in the general vicinity of the property.

4. SITE RECONNAISSANCE

4.1 Methodology

For the purpose of assessing current site conditions, a visit to the subject property and surrounding areas was conducted on September 6, 2013 under hot and sunny conditions. During the site visit, observations were made to identify *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-05, a *recognized environmental condition* is the presence, or likely presence, of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. 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 that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

4.2 Site Description

At the time of the site visit, the subject property consisted of a single parcel of land with an asphalt-surfaced parking lot and one building. The parking lot surrounded the north and south sides of the multi-story building, which was located near the center of the property. The external portion of the property was observed to contain *de minimis* stains on the asphalt that appeared to be related to parked vehicles. Several storm drains were observed on the asphalt and appeared to be free of debris. Proximal and to the south of the building, an electrical transformer was observed. No RECs were observed on the exterior of the subject property.

The interior of the building on the property was comprised primarily of carpeted office space. The three floors above ground were observed to contain: an elevator; a reception area; office cubicles; two kitchenettes; storage space with household cleaning products; and several restrooms with floor drains. The basement of the building was observed to contain: office and storage space; an elevator room; restrooms; a shower room; and a reprographics room. The reprographics room contained various chemicals most likely related to printing and reprographics. Some of the chemicals were stored in cabinets while others were stored in various places throughout the room. One 55-gallon drum labeled "Hazardous Waste; Photo Fixer Silver Solution" was observed. The drum did not appear to be damaged or leaking at the time of the site visit. However, the hazardous waste container did not have secondary containment and *de minimis* staining was present around the drum. In addition, a 10-gallon container labeled "oily waste" was observed on the floor of the reprographics room. The container smelled of petroleum products and contained soiled rags most likely used to clean the equipment in the room. A sump pump was observed within the basement of the building near the shower room. An additional area was observed nearby that appeared to be the location of a separate sump pump. The area where the suspected pump was located had been filled in with concrete. At the time of the site visit, no unusual observations were made within the building. No RECs were observed on the interior of the building.

4.3 Surrounding Properties

Reconnaissance of the publicly accessible portions of those properties located immediately adjacent to the subject property revealed no RECs.

4.4 Observations During Reconnaissance

The site, including all areas of interest, was walked and observed for RECs. The following is a list of some of the items of interest that were looked for during the site inspection. If the item was not discovered, 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 observation will follow.

- Staining or discoloration of soil and/or pavement Not Observed
- Wastewater systems, septic systems, sumps, and/or seeps
A sump pump was observed within the basement of the building. An additional area was observed where a separate sump pump once resided. It appeared that the area containing the original pump was filled with concrete and newer pump was installed nearby. Observed
- Wells Not Observed
- Patched areas of asphalt or concrete Not Observed
- Standing surface water, ponds, farm tanks, etc.... Not Observed
- Railroad spurs Not Observed
- UST systems / vent pipes. Not Observed
- Aboveground Storage Tanks (ASTs) Not Observed
- Suspect PCB containing equipment Not Observed
- Paint booths, spray rigs, etc. Not Observed
- Unorthodox heating and ventilation systems Not Observed
- Emergency generators Not Observed
- Elevators
One elevator was located in the southwestern portion of the building on the property. It appeared to be in good working condition. The control room for the elevator was located on the southwest side of the basement. The controls appeared to be in good condition and no damaged parts or spilled hydraulic fluid were present. Observed
- Unusual odors Not Observed
- Dumping, disturbed soils, direct burial activity Not Observed

<ul style="list-style-type: none"> • Floor drains <p><i>Several floor drains were observed throughout the property. The restrooms and basement kitchenette contained floor drains. In addition, a drain was observed in the basement near the shower room and drinking fountain. The drains appeared to be free of debris and in good condition.</i></p>	Observed
<ul style="list-style-type: none"> • Air emissions 	Not Observed
<ul style="list-style-type: none"> • Industrial or manufacturing activities 	Not Observed
<ul style="list-style-type: none"> • Distressed, discolored or stained vegetation 	Not Observed
<ul style="list-style-type: none"> • Oil or gas well exploration or refinery activities 	Not Observed
<ul style="list-style-type: none"> • Chemical and waste storage <p><i>Various chemicals were observed within the reprographics room in the basement of the building. The chemicals appeared to be related to reprographics and printing. One plastic 55-gallon drum was observed within the room and was labeled "Hazardous Waste; Photo Fixer Silver Solution". The drum did not appear to be leaking; however, de minimis staining was observed around the container. In addition, one 10-gallon oil waste container was located on the floor of the reprographics room. The container smelled of petroleum products; however it was in good condition and no staining was observed nearby.</i></p>	Observed
<ul style="list-style-type: none"> • Surface water contamination 	Not Observed
<ul style="list-style-type: none"> • Farm waste, feed lot spoils, or manure stockpile 	Not Observed
<ul style="list-style-type: none"> • Prolonged use, misapplication or storage of pesticides 	Not Observed
<ul style="list-style-type: none"> • Discharges, or run-off of potential contaminants from off-site sources 	Not Observed
<ul style="list-style-type: none"> • Basements and/or subsurface vaults <p><i>A basement was located within the building on the subject property. The basement appeared to be utilized as storage space, office space and contained a reprographics room. Additionally, a sump pump and shower room were observed.</i></p>	Observed

4.5 PCB Sources

One pad-mounted transformer was observed proximal and to the south of the building. The transformer appeared to be in good condition at the time of the site visit and no staining was observed nearby. Furthermore, NV Energy has indicated that they no longer use PCB-

containing oils in their transformers and make every effort to remove PCB-containing transformers and replace them with environmentally safer equipment.

5. SITE HISTORY AND LAND USE

A historical assessment of the subject property was performed through a search and review of city street directories, historical fire insurance maps, building permits, historical aerial photographs, historical topographic maps, county records, and personal interviews. The purpose of the historical assessment is to identify *historical recognized environmental conditions (HRECs)* associated with the property. As defined in ASTM E 1527-05, a *historical recognized environmental condition* is one that, in the past, would have been considered a *recognized environmental condition*, but which may or may not be considered as such currently. A summary of the historical assessment is presented below.

5.1 City Street Directories

City street directory listings for the subject property and its adjacent properties were provided by Environmental Data Resources, Inc. (EDR). City directory listings for the subject property and adjoining properties as published by the R.L. Polk Company were reviewed for the years: 1932, 1960, 1965, 1971, 1977, 1982, 1989, 1995, 2002, 2007 and 2012. Review of the city street directory shows that from the years 1932 to 1960 the subject property had several addresses and appeared to function as residential housing. The 1965 and 1971 listings showed the property functioning as residential housing, public parking and the Regional Planning Commission. The 1977 listing only included public parking. The 1982 listing was the first to show the property as the Reno City Hall Annex in addition to City Records and Reprographics as well as public parking. The 1989 listing was displayed only as the Reno City Annex. The 1995 listing displays the property as the Development Services Division and Reprographics building. No listing were available for 2002. In 2007, Reno City Planning was the listing provided. The most recent listing from 2012 shows the subject property as Reno City Planning and Redevelopment Agency. The surrounding properties appear to consist primarily of residential housing, commercial businesses, office buildings and a school. The remaining listings do not appear to serve as a RECs to the subject property at this time. A copy of the city directory listings reviewed is provided in Appendix D.

5.2 Historical Fire Insurance Maps

A Sanborn Map Report for the subject property and adjoining properties was provided by EDR. Sanborn fire insurance maps, which can often provide detailed historical information on a site, were available for the years: 1904, 1906, 1918, 1949, 1955, 1957, 1966, 1970, and 1972. The earliest maps appeared to show the property as having up to six dwellings onsite. Starting in 1966, the dwellings begin to disappear until the most recent map from 1977. The 1977 map displayed the subject property as having a single dwelling in the northern portion. The adjoining properties appeared to consist primarily of residential dwellings. No RECs were observed in relation to the subject property or the adjoining properties. A copy of the report reviewed is provided in Appendix D.

5.3 Building Permits

A Building Permit Report for the subject property and adjoining properties was provided by EDR. A review of the report indicated that onsite improvements were related to remodeling, fire prevention, and plumbing. The building permit information for the properties in the vicinity of the subject property did not appear to be of concern at this time. A copy of the report reviewed is provided in Appendix D.

5.4 Historical Aerial Photographs

Environmental Data Resources, Inc. (EDR) provided historical aerial photographs covering the area of the subject property for the years: 1939, 1946, 1948, 1953, 1959, 1962, 1964, 1972, 1978, 1980, 1984, 1994, 1999, 2006, and 2010. Aerial photographs for years other than these dates were not reviewed. A review of the available aerial photographs appeared to show the site as developed since the earliest photo. All of the images appeared to show development on all sides of the property. Due to the age and quality of the earliest photos it was difficult to tell how many building are on the property; however, at least five structures were visible in the image from 1959. The photograph dated 1972, was the first visible image to display a parking lot in the southern portion of the subject property. The photo dated 1984 was the first image to visibly show properties consistent with the observations made during the site reconnaissance. Copies of the aerial photographs reviewed are provided in Appendix E.

5.5 Historical Topographic Maps

Historical topographic maps were provided by EDR covering the area of the subject property for the years: 1893, 1950, 1967, 1974, and 1982. Topographic maps for years other than these dates were not reviewed. The maps did not indicate any structures on the subject property; however, the maps displayed development on all sides. A review of these maps does not appear to indicate potential environmental issues associated with the subject property or upgradient sources. A copy of the historical topographic map report is provided in Appendix E.

5.6 Washoe County Assessor's Office

According to the Washoe County Assessor's Office, the subject property consists of a single parcel of land that is 0.848 acres in size. The parcel is listed with Washoe County as APN 011-501-01. The current building on the property is listed as having an original construction date of 1981. According to the Washoe county records, the building is 18,495 square feet in size and is comprised of three stores and a basement. The current owner is listed as the City of Reno. The previous owners are not listed.

5.7 Personal Interviews

During the site visit on September 6, 2013, Marc McBee, Facilities Maintenance Technician from the City of Reno Public Works Department, was interviewed by a MGA representative regarding site history and known or suspected environmental issues associated with the subject property and adjoining properties. Mr. McBee stated that he had previously worked in the building on the subject property for approximately 15 years. While employed at the facility, he was responsible for maintenance of the property. During his employment on site, the building was used primarily as office space and included a reprographics room in the basement. Mr. McBee was unaware of any UST's located onsite. In addition, he was unaware of any potential environmental issues that may have affected the subject property or the adjoining properties.

6. REGULATORY AGENCY REVIEW

A regulatory agency review was conducted through a commercial database search via EDR, agency inquiries, and a review of regional environmental issues. The purpose of this regulatory agency review was to ascertain if regulatory actions have been imposed on the subject property, or on property within the radius guidelines established by the 2005 ASTM Standards for Environmental Site Assessments.

6.1 EDR Radius Map Report

At the request of MGA, EDR performed a review of federal, state, and local environmental databases. 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. MGA reviewed and evaluated all of the sites in the EDR report. A copy of the EDR report is included herein as Appendix F.

A regulatory review was conducted using a one mile search radius starting from the subject property. The subject property was identified in the search as a regulatory site as: a RCRA Non-Generator site, No Longer Regulated (NLR); a Facility Index System (FINDS) site; and a CA Haznet site. In addition, the regulatory review found: one Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator (CESQG) site, 180 State Hazardous Waste facilities (SHWS); two Leaking Underground Storage Tank (LUST) sites; seven Underground Storage Tank (UST) sites; one US BROWNFIELD site; one Solid Waste Recycling facility (SWRCY); six RCRA/NLR sites; two EDR Manufactured Gas Plants (MGP); two EDR US Historical Auto Station sites; and two EDR US Historical Cleaners. Based on a review of available information regarding the 207 listed sites, all of the sites appear to be located far from the subject property, are at locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure.

The EDR database search also identified a number of sites that could not be mapped due to insufficient address information. MGA 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.

6.2 Vapor Encroachment Screen

MGA conducted a Vapor Encroachment Screen (VES) investigation in accordance with the 2010 ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E 2600-10). At the request of MGA, EDR performed a VES for the area encompassing the subject property by reviewing federal, state, and local environmental databases. The goal of the VES is to identify the potential for vapors from hazardous substances and petroleum releases to reach the subject property. ASTM E2600-10 defines the term, vapor encroachment condition (VEC) as the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater or both, either on or near the subject property. Seven sites upgradient or cross gradient and one site downgradient of the subject

property were identified within the primary and secondary AOCs. For each site, a VEC was ruled out due to the distance from the subject property, groundwater gradient, soil characterization, and/or potential to impact the subject property. A copy of the EDR report is included herein as Appendix G.

6.3 Nevada Division of Environmental Protection

Based on a review of the regulatory report by EDR, no files from the Nevada Division of Environmental Protection (NDEP) were requested by MGA for review.

6.4 Washoe County Health District

A request to review files pertaining to hazardous material incidents related to the subject property was provided via electronic mail to Trudy Enfield with the WCHD. In response, Ms. Enfield stated that no complaints on record associated with the subject property.

6.5 City of Reno, Environmental Control Division

A request to review files pertaining to the subject property was provided by electronic mail to the City of Reno Environmental Control Division (Reno ECD). Reno ECD stated there were two records of complaints, spills, or potential environmental issues available for the subject property and the adjacent properties. Both complaints provided to MGA involved sewage overflows on or near the subject property. The spills were cleaned up and neither incident appears to be a concern to the subject property at this time.

6.6 Regional PCE Plume

A plume of the organic solvent perchloroethylene (PCE), which has been attributed to historical disposal practices, is known to exist throughout much of the Reno-Sparks area, including the area of the subject property. Therefore, it is possible that the groundwater beneath the subject site contains at least low concentrations of the solvent. In order to address the PCE issue, the NDEP and the WCHD created a "remediation district" in 1998 known as the Central Truckee Meadows Remediation District (CTMRD) whose purpose included gathering detailed background information on the problem, providing a listing of recommended actions, defining the boundaries of the CTMRD, and evaluating remediation (cleanup) costs. In 2002, the CTMRD completed a Remediation Management Plan (RMP) that chronicles the work done to date, discusses alternative approaches to remediate the problem, and describes the actions that will be implemented to mitigate the PCE. Because the issue is a regional problem, it is considered unlikely that responsible parties will be named.

7. POTENTIAL ENVIRONMENTAL HAZARDS

A review of site-specific, potential environmental hazards was conducted for the purpose of identifying environmental issues not subject to regulatory enforcement action, but which may nevertheless be considered a *Business Environmental Risk* to the user of this Phase I ESA.

7.1 Asbestos

Asbestos containing material (ACM) has been identified as a potential health hazard, particularly when that material is friable and becomes damaged. Identification and sampling for the presence of ACM are beyond the Scope of Work (as outlined in Section 1.4 of this report) for this Phase I ESA. However, given the age of the building (1980s), the possibility exists that ACM was previously utilized within construction materials. Therefore, should the user of this Phase I ESA wish to gain confidence with respect to the presence (or absence) of asbestos within the on-site building, it is recommended that an asbestos survey be performed.

7.2 Radon

Radon gas is a colorless, toxic gas derived from the radioactive decay of uranium and other minerals, which are often found within bedrock and unconsolidated sediments. Radon gas can enter homes and other structures through floor cracks and other openings that are in direct contact with the underlying geologic materials. Sampling for the presence of radon gas is beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. However, MGA has reviewed the U.S. Environmental Protection Agency (EPA) published map of radon zones for the State of Nevada. According to the map, Washoe County is identified as Zone 2, which is defined as areas having moderate radon potential (2-4 pCi/L). The U.S. EPA recommended action level for radon gas is 4 pCi/L. In the late 1980s and early 1990s, the Nevada Bureau of Mines and Geology conducted a series of radon investigations (Rigby et. al., 1994) in homes, state office buildings, and select communities across Nevada. A survey of state office buildings in the Reno/Sparks area (125 samples) revealed an average radon gas concentration of 2.1 pCi/L, with approximately 15% of the samples exceeding 4 pCi/L. Additional statewide sampling revealed that Washoe County (495 samples) had a mean radon gas concentration of 2.9 pCi/L, with approximately 18% of the samples exceeding 4 pCi/L.

Based on the literature reviewed, MGA is of the opinion that radon gas may be present at the subject property. Should the user of this Phase I ESA wish to gain additional confidence with regard to the risk of radon gas, it is recommended that the on-site building be tested.

7.3 Mold

Molds are naturally occurring organisms that live and reproduce on moist surfaces. Within the interior of a structure, the presence of mold can lead to asthma, allergic reactions, and respiratory problems. Identification and sampling for the presence of mold are beyond the Scope of Work (as outlined in Section 1.4 of this report) for this Phase I ESA.

8. SUMMARY AND CONCLUSIONS

MGA has performed this Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-05 of a single parcel of land located at 450 Sinclair Street in Reno, Nevada. A summary of our environmental conclusions is presented below.

8.1 Subject Property Concerns

8.1.1 Historical Recognized Environmental Conditions

No HRECs were identified in connection with the subject property.

8.1.2 Recognized Environmental Conditions

No RECs were identified in connection with the subject property.

8.1.3 Other Concerns

A plume of PCE, which has been attributed to historic disposal practices from commercial and industrial operations such as dry cleaners and automobile repair shops, is known to exist throughout much of Reno-Sparks area, including the area of the subject property. Because the issue is a regional one, it is considered unlikely that responsible parties will be named.

8.2 Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of a single parcel of land located at 450 Sinclair Street in Reno, Nevada, the property. Any exceptions to, or deletions from, this practice are described in Section 9 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property at this time. However, MGA recommends that the 55-gallon barrel, containing hazardous waste, located in the reprographics room of the building should be placed within a secondary containment structure or on top of spill pallet.

9. LIMITATIONS

9.1 General

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

This report has been prepared for the sole use of the addressee 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.

9.2 Data Gaps

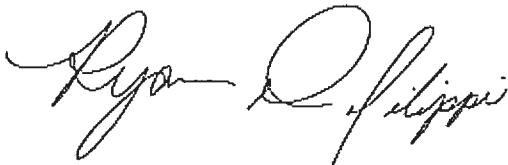
The following data gaps were identified during the course of performance of this Phase I ESA:

- Historical aerial photographs obtained from EDR were not available prior to 1939. However, this data gap is not considered significant since the subject property and surrounding properties appear to be undeveloped prior to that date and consistent with the most recent photographs.
- Historical information obtained from EDR exceeded five year intervals. This data gap is not considered significant as specific use of the property and adjoining properties appears unchanged during the period of time that exceeded five years.
- Past owners were not available within reasonable time and/or cost constraints for interview for this report. However, this data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from other sources.

10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We certify that, to the best of our knowledge and belief, we meet the definition of Environmental Professionals, as defined in ASTM E 1527-05. We have specific qualifications based on education, training, and experience to assess a property of this nature, history, and setting. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Resumes of the environmental professionals utilized in performance of this Phase I ESA are attached in Appendix H.

Respectfully Submitted:
McGinley and Associates, Inc.



Ryan Defilippi, 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.



Brett Bottenberg, C.E.M. #1690, Exp. Date 10/7/13
Senior Project Engineer

11. REFERENCES

- ASTM, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527-05.
- ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM E 2600-10.
- Bonham Jr., H.F and E.C Bingler, 1973. Reno Folio Geologic Map. Nevada Bureau of Mines and Geology, University of Nevada, Reno, Nevada.
- Environmental Data Resources (EDR), August 30, 2013. Certified Sanborn Map Report. Inquiry Number: 3712271.3.
- EDR, August 30, 2013. The EDR Building Permit. Inquiry Number: 3712271.9.
- EDR, August 30, 2013. EDR Historical Topographic Map Report. Inquiry Number: 3712271.4.
- EDR, September 6, 2013. The EDR Aerial Photo Decade Package. Inquiry Number: 3712271.5.
- EDR, September 4, 2013. The EDR-City Directory Image Report. Inquiry Number: 3712271.6.
- EDR, August 30, 2013. The EDR Radius Map Report with GeoCheck. Inquiry Number: 3712271.2s.
- EDR, September 17, 2013. EDR Vapor Encroachment Screen. Inquiry Number: 3712271.8s.
- Federal Emergency Management Agency (FEMA), July 15, 2009. *Flood Insurance Rate Map (FIRM)*, Washoe County, Nevada, Community Panel Number 32031C3043G.
- 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. Web Soil Survey Area: Washoe County, Nevada, South Part. Survey Area Data: Version 9, April 24, 2012. United States Department of Agriculture.
- Nevada Division of Water Resources (on-line), <http://water.nv.gov>, Well Log Database.
- United States Geological Survey, 1982. *Topographic Map of Reno, 7.5-Minute Quadrangle, Reno, Nevada*.
- Western Regional Climate Center, 2013. Desert Research Institute Website.

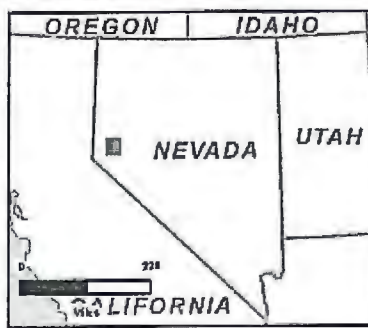
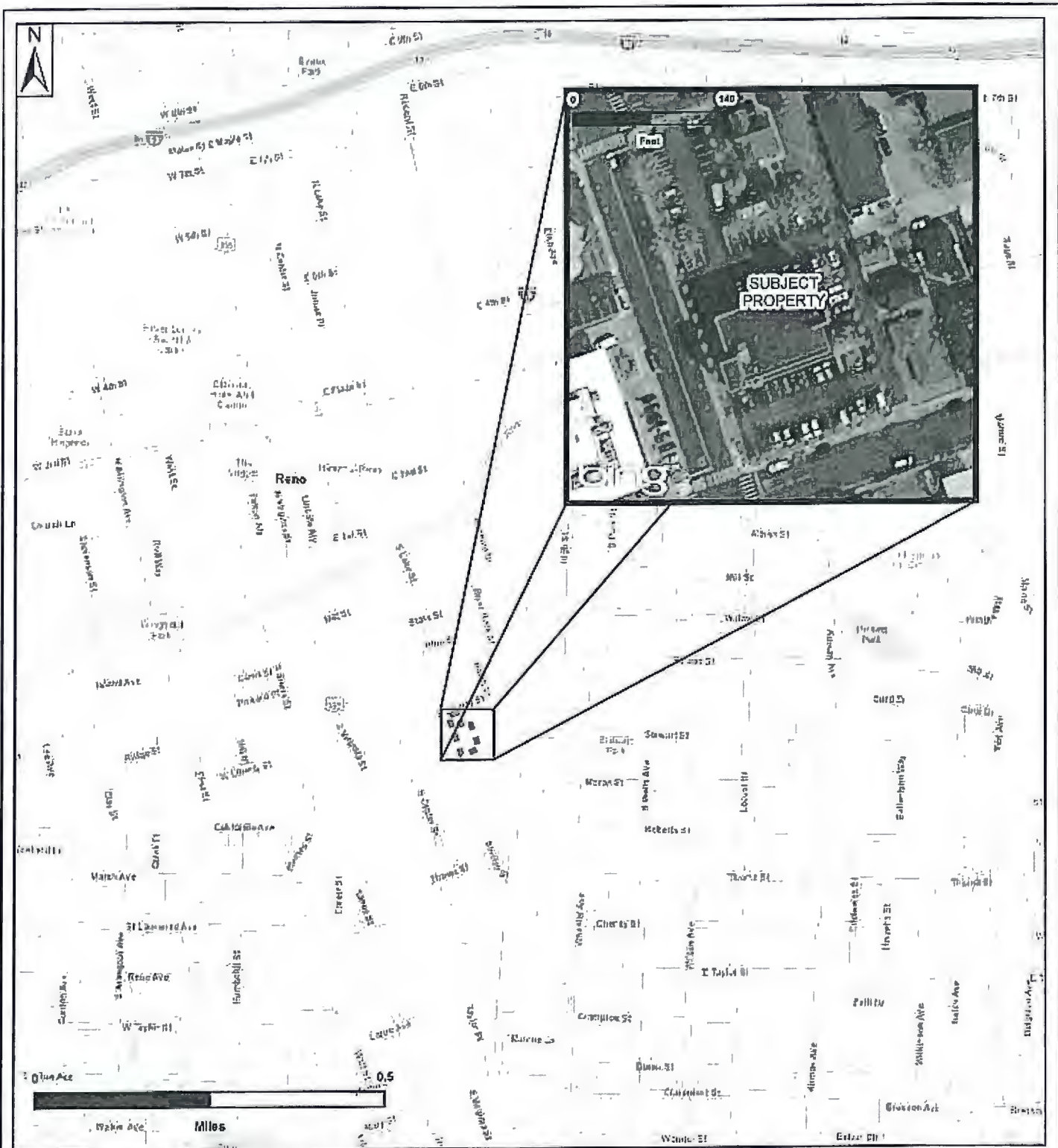


FIGURE 1
 TITLE:
PROJECT LOCATION MAP
 -SHOWING-
APN 011-501-01
450 SINCLAIR STREET
RENO, NEVADA

JOB NO.:
UNR-050

DATE:
9/20/13



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

FILE:
UNR-060-01

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N US Feet

REV.	DESIGNED	BP	CHECKED	BB	REVISION:
	DRAWN	TAD	APPROVED	RD	



FIGURE 2

TITLE:
**SITE MAP
 -SHOWING-
 APN 011-501-01
 450 SINCLAIR STREET
 RENO, NEVADA**

JOB NO.: **UNR-050** DATE: **9/20/13**



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

FILE: **UNR-050-02**

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N US Feet

DESIGNED	BP	CHECKED	BB	REVISION:
DRAWN	TAD	APPROVED	RD	-

APPENDIX A

User Questionnaire

USER QUESTIONNAIRE

Property Address: 450 Sinclair Street, Reno, Nevada (APN: 011-501-01)

In order to qualify for one of the *Landowner Liability Protection (LLP's)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

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

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state, or local law?

No

(2.) Activity and land use limitations (AUL's) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AUL's, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under the federal, tribal, state, or local law?

No

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

As the *user* of this ESA 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 the 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 being paid for this property does reasonably reflect the fair market value of the property.

Initials: *fm*

USER QUESTIONNAIRE

Property Address: 450 Sinclair Street, Reno, Nevada (APN: 011-501-01)

(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, as *user*,

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

No

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

No

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

No

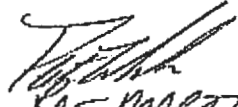
(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No

(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).

As the *user* of this ESA, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*?

No

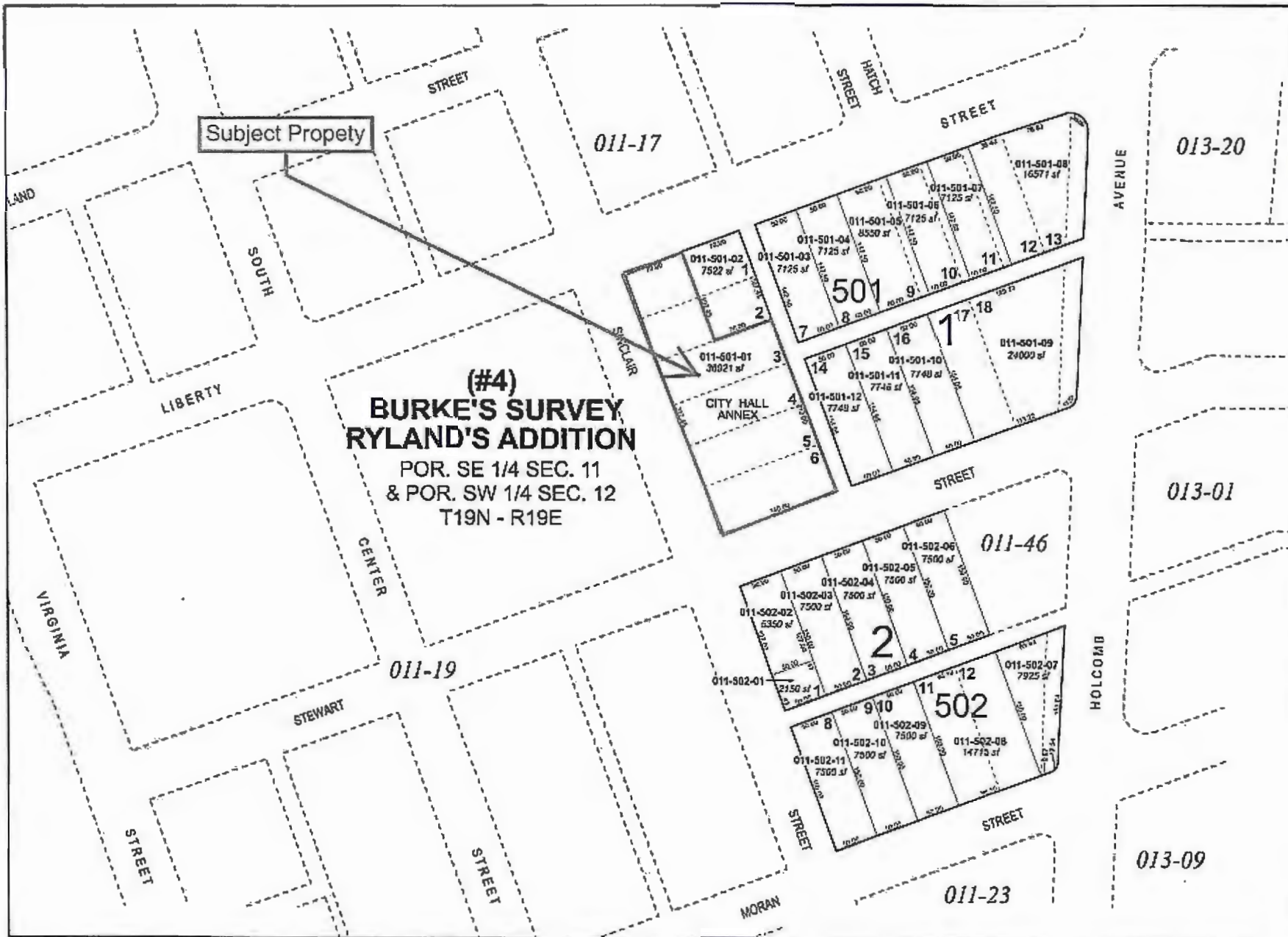

FAT MARTINEZ - UNIVERSITY OF NEVADA
REAL ESTATE
Signature & Title

9/17/13
Date

Initials: fm

APPENDIX B

Assessor's Map and Parcel Information



Assessor's Map Number
011-50

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

1051 East Irish Street
Building D
Reno, Nevada 89512
(775) 335-2231



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



Created by: **CFB 03/07/2012**

Last updated: _____

(see previous maps on map(s))

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. The Assessor assumes no liability for the accuracy or accuracy of the data and information.

[County Home](#) => [Assessor's Office](#) => [Property Assessment Data Search](#) => **Parcel Search**

WASHOE COUNTY QUICK INFO (Summary data may not be complete representation of property) 08/29/2013

Owner Information & Legal Description		Building Information			
APN	011-501-01	Quality	C025 AVG/ABV AVG	Occupancy	Office Bldg
Card	1 of 1	Stories	3	Sec Occupancy	
Situs	450 SINCLAIR ST	Year Built	1981	Square Feet	18,495
Owner 1	RENO CITY OF	W.A.Y.	1981	Square Feet does not include Basement or Garage Conversion Area. Click here for Building Square Footage, Special Feature and Yard Item Details.	
Mail Address	C/O PROPERTY MANAGEMENT PO BOX 1900 RENO NV 89505	Bedrooms	0	Finished Bsmt	3,250
Rec Doc No	MEMO	Rec Date	04/22/1975	Unfin Bsmt	3,251
Prior Owner		Fixtures	0	Bsmt Type	Multiple
Prior Doc		Fireplaces	0	Gar Conv Sq Foot	0
Keyline Desc	BURKES SURVEY LT 3 THRU 6 FR LT 1 2 BLK 1	Heat Type	HOT WATER	Total Gar Area	0
Subdivision	BURKE'S SURVEY	Sec Heat Type		Gar Type	
Lot 1 THRU 6 Block 1	Sub 4 Map#	Ext Walls	CURTAIN-MASN	Det Garage	0
Record of Survey Map	Parcel Map#	Sec Ext Walls	CURTAIN-MTL	Bsmt Gar Door	0
Section Township 19 Range 19	SPC 020	Roof Cover		Sub Floor	
Tax Dist	1055 Add'l Tax Info	%Incomplete	0	Frame	A - STRC STL
Prior APN	011-194-32	Obso/Bldg Adj	0	Units/Bldg	1
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied	Construction Mod	0	Units/Parcel	1
		Last Activity	09/26/2012	Last Permit	06/24/2011

Land Information

Land Use	041	Zoning	MUDR	Sewer	MUNI	Value Year	2014	Neighborhood	AJAQ
Size	36921 SF	Water	MUNI	Street	PAVED	Reason	Reappraisal	Neighborhood Map	AJ Neighborhoods Map

Sales/Transfer Information/Recorded Document

Valuation Information	2012/13 FV	2013/14 FV	V-Code	LUC	Doc Date	Value	Grantor
Taxable Land Value	664,578	443,052			04/22/1975	0	

Txble Improvement Value	2,131,853	2,110,400	All data on this form is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. All Parcels are reappraised each year.				
Taxable Total	2,796,431	2,553,452					
Assessed Land Value	232,602	155,068					
Assessed Improvement Value	746,149	738,640					
Total Assessed	978,751	893,708					



11/20/11 12:04:11 PM
DATE: 2011
TIME: 12:04
USER: 11/20/11 12:04:11 PM

sketch code descriptions



If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.

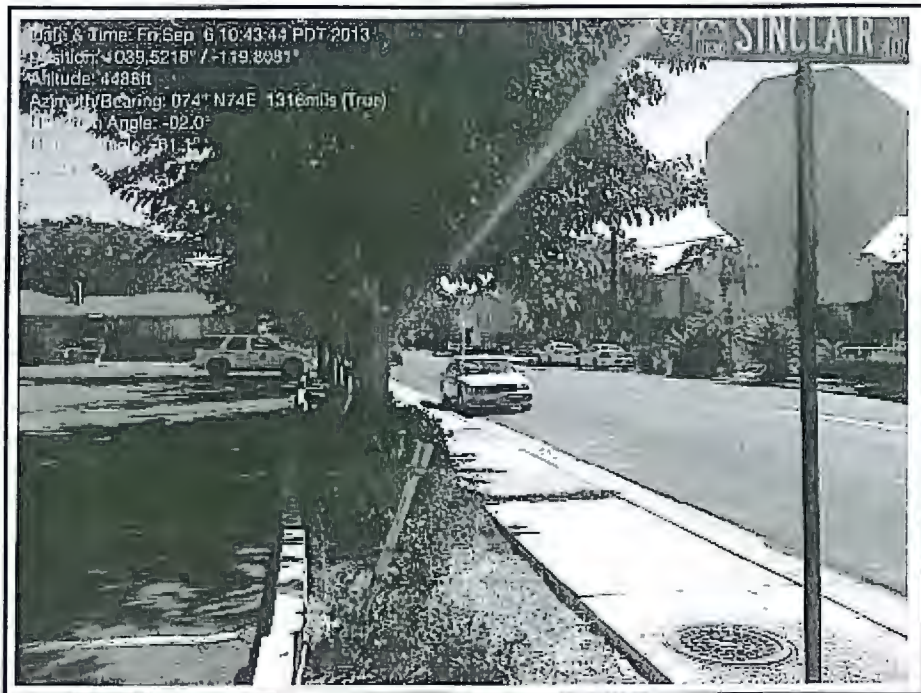
This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 08/28/2013.

APPENDIX C

Site Photographs



Photograph 1:
Southwestern portion of subject property facing north



Photograph 2:
Southwestern portion of subject property facing east



Photograph 3:
Northeastern portion of subject property facing south



Photograph 4:
Northeastern portion of subject property facing west



Photograph 5:
View of subject property facing northeast



Photograph 6:
View of asphalt-surfaced parking lot in northern portion of the subject property



Photograph 7:
Adjacent East Liberty Street to the north of the subject property with residential housing beyond



Photograph 8:
Adjacent Stewart Street to the south of the subject property with office building and parking lot beyond



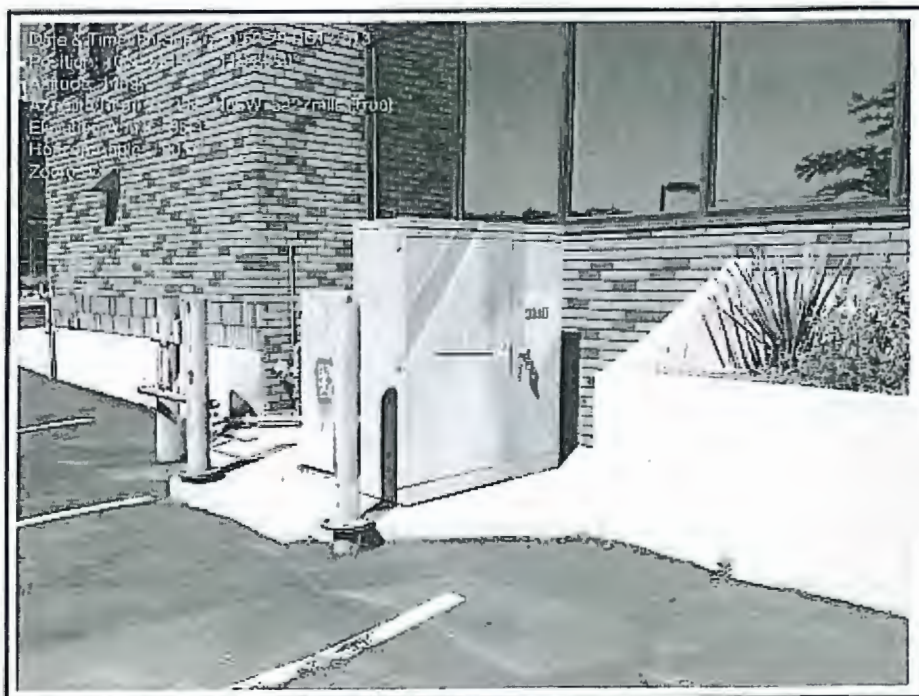
Photograph 9:
Adjacent access road to the east of the subject property with residential housing beyond



Photograph 10:
Adjacent Sinclair Street to the west of the subject property with office building and museum beyond



Photograph 11:
View of storm water drain within the asphalt surfaced parking lot on the subject property



Photograph 12:
View of pad-mounted transformer located proximal and to the south of the building



Photograph 13:
View of typical office space within the building on the subject property



Photograph 14:
View of typical kitchenette located within the building on the subject property



Photograph 15:
View elevator within the building on the subject property



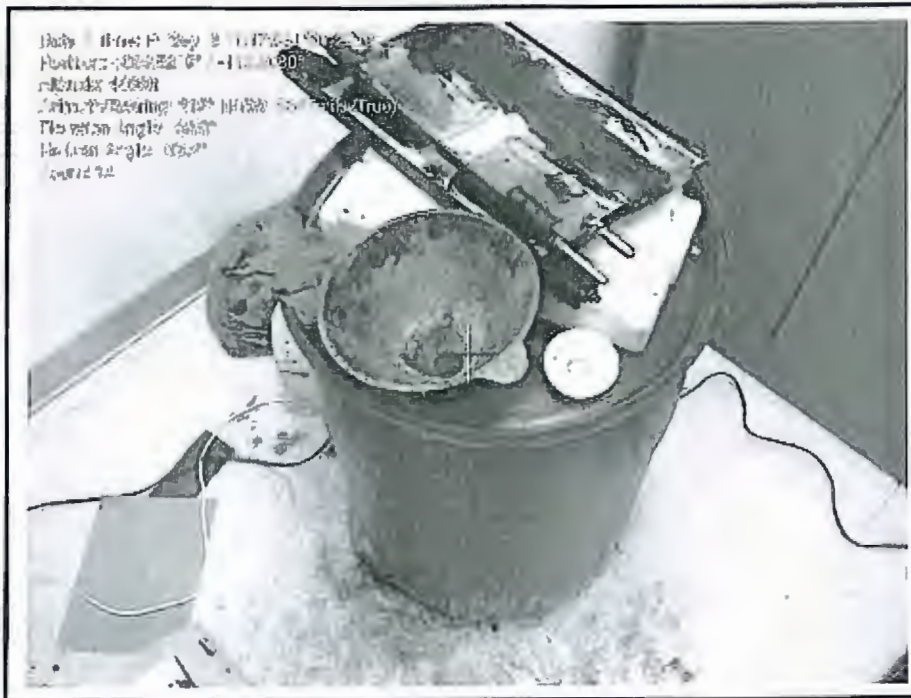
Photograph 16:
View of elevator room with operating equipment located in the basement of the building



Photograph 17:
View of observed chemicals within reprographics room



Photograph 18:
View of observed chemicals most likely related to reprographics and printing



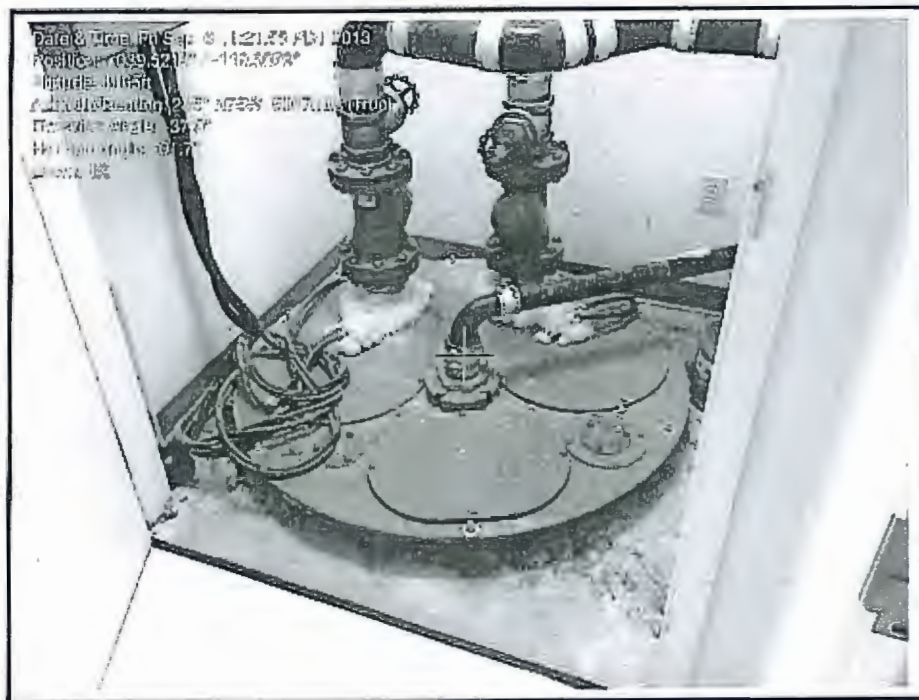
Photograph 19:
View of observed 55-gallon drum labeled “Hazardous Waste; Photo Fixer Silver Solution” and staining nearby



Photograph 20:
View of observed ten gallon container containing soiled rags



Photograph 21:
View of observed area where original sump was located



Photograph 22:
View of observed area where existing sump pump is located



Photograph 23:
View of typical restroom with floor drain within the building on the subject property



Photograph 24:
View of observed shower room within the basement of the building

APPENDIX D

City Street Directories, Sanborn Map Report, and Building Permits Report

UNR050

**450 Sinclair Street
Reno, NV 89501**

**Inquiry Number: 3712271.6
September 04, 2013**

The EDR-City Directory Image Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edmet.com

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.

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>
2012	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
2007	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
2002	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1989	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1982	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1977	<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
1965	<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

RECORD SOURCES

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FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
<u>E Liberty Street</u>		
2012	pg. A12	Polk's City Directory
2007	pg. A13	Polk's City Directory
2002	pg. A14	Polk's City Directory
2002	pg. A15	Polk's City Directory
1995	pg. A16	Polk's City Directory
1989	pg. A17	Polk's City Directory
1982	pg. A18	Polk's City Directory
1977	pg. A19	Polk's City Directory
1971	pg. A20	Polk's City Directory
1965	pg. A21	Polk's City Directory
1960	pg. A22	Polk's City Directory
1932	pg. A23	Polk's City Directory

Stewart Street

2012	pg. A24	Polk's City Directory
2007	pg. A25	Polk's City Directory
2002	pg. A26	Polk's City Directory
1995	pg. A27	Polk's City Directory
1989	pg. A28	Polk's City Directory
1982	pg. A29	Polk's City Directory
1977	pg. A30	Polk's City Directory
1971	pg. A31	Polk's City Directory
1971	pg. A32	Polk's City Directory
1965	pg. A34	Polk's City Directory
1965	pg. A33	Polk's City Directory
1960	pg. A35	Polk's City Directory
1932	pg. A36	Polk's City Directory

Sinclair Street

2012

395 Bonczyk Edmund A II ✓ [4]

222 Taylor Ronald E [12]

301 4A Christian Marie [5]

5A Sedgwick Robert ✓ [3]

.....775-786-6109

311 3 Dibattista Daryl R ✓ [2]

4 Fradianni Nicki M ✓ [8]

9 @ Chambers Brooke

370 @ Taggart Charles H

380 - 390 No Current Listing (2 Hses)

450 REDEVELOPMENT AGENCY city

government ✓ @775-334-2077

RENO CITY PLANNING government

offices ✓ @775-334-2063

503 No Current Listing

505 @ Goodwin Melissa ✓

519 No Current Listing

520 PHIL FRINK & ASSOC nonclassified

establishments ✓ @ ..775-737-9626

WHIPPLE ATTORNEY AT LAW

attorneys ✓ @775-333-1010

521 @ Bainbrig Casey ✓ ..775-657-6621

Lackey Anthony ✓ [5]

Sinclair Street

2002

HOUSEHOLDS 2

SINCLAIR ST (RENO)-FROM 199
MORAN ST

ZIP CODE 89501 CAR-RT C091

222 Not Verified

301 4A-5A Not Verified (2 Apts)

311 Mathews Juanita D [2]

324-3192

3 Boozer Emmett O [0]

4-6A Not Verified (3 Apts)

9 Nikolaisen Stephanie A [0]

10-11 Not Verified (2 Apts)

370 Not Verified

390 DON CAVALLO PRIVATE

ADMINSTRTR 329-3244

INNOVATIVE DESIGNS

insp/testg serv 324-4633

503-505 Not Verified (2 Hses)

515 POST TIMOTHY P legal serv

322-7980

519 Not Verified

520 Recchia James W & Mary [0]+

323-4394

521 Funner Aaron A [5] .. 322-0923

1-2 Not Verified (2 Apts)

3 Talento Rodolfo V [2]

4 Brunson Reginald S [2]

348-8065

4 Townsend Michael S [7]

5-7 Not Verified (3 Apts)

528-538 Not Verified (4 Hses)

546 RICK-E-ROOTER plmbg htg

contr 322-0582

587 Garcia Patricia [2] 329-8754

Sinclair Street

1989

HOMEOWNER

408

SIMMS CIR (S)-Contd
2455 Coan Wm M @ 358-1058
2460 Wornington Ken 331-0554
2475 Dalpe William 359-9851
2480 Cristal Jack @ 358-2480
2485 No Return
2490 No Return
2515 Giovannoni Frank A @
2520 Leal Laraeno @ 355-1220
2555 Schneider Geo W @ 359-3121
2580 Mothershead Marlon C @ 358-2297
2575 Bledsoe Randolph J
2580 Skelton John T @ 358-2174

2d Fl City Sanitary Engineering Dept 785-2230
2d Fl City Traffic & Trans Dept 785-2230
2d Fl City Engineering Division 785-2230
3d Fl City Planning & Community Development 785-2350
450 City Records Management 785-2029
Reprographics 785-2041

STEWART ST INTERSECTS

503 No Return
505 Borrayo Bertha
516 Post Timothy P lwy 322-7980
518 No Return
520 Recchia W Jas 323-4304
521 Apartments
1 Tiedmann Theresa E 322-2647
2 Kozei G 826-1429
3*Watson Lynwood
4 Majtan Edw G 323-4918
5 Jarvis L G
6 Mooney
7 Sebrn Robt G 348-9085
528 Vacant
536 Hansen Chrls 348-0931
537 Ramsey Lida D @ 323-3269
538 Carter Judith
546 Curls John M 785-4547
587 Reyes Ramon R 785-6657
MORAN ST INTERSECTS
610 No Return
618*Vickney Ronald
619 Hill Ruth B Mrs @ 323-3498
623 Worthington Jas
629 Tyner Virginia L
626 Vacant
627 Charles Marilyn A 322-5848
629*Mayon Berheta
630 Holcomb House Apartments 358-6366
1 No Return
631 No Return
633 Vacant
635 Elder Mike F @ 329-3970
645 Apartments
1 No Return
2 Urbina Orlando 788-9034
3 Rodriguez E
4*Alas Marcus A
5 Vacant
6 No Return
655 Koehler Albert S 788-6874

SIMPSON AV -FROM 1510 COLEMAN DR WEST

71

ZIP CODE 89503
1800 Schroeder Carl H @ 747-4774
1805 No Return
1820 Oliphant Robt S @
1825 No Return
1840 Albright Willam @ 747-7731
1845 Warner Patricia M Mrs @ 747-6393
1860 No Return
1865 Munley Eliz C @ 747-3574
1880 Mendez Ray A @ 747-6313
1885 Legoy James M
1902 Teeple Tann @ 747-6840
1905 Murphy Edw R @ 747-2348
1920 Luescher Susan 747-0323
1925 Ely Aileen R @ 747-4119
1940 Morrow Georgline Mrs @ 747-0717
1945 No Return
1960 Sabini Loule @ 747-4149
1965 Evans Cliff D
1980 Eisenbarth Paul J @ 747-0877
1985*Eisenbarth Melt @ 747-5256
2002 Olson Robt I @ 747-3222
2005*Holt Larry D @ 747-0254
2020 Merriman Katherine B @ 747-4491
2025 Felber Carl M 747-6473
2055 Simon Louis C Jr @ 747-4152
2075 Hunt James 747-4831
2095 Mitchell Ernest A @ 747-4164

22

SINCLAIR ST -FROM 201 PINE ST SOUTH 2 EAST OF S VIRGINIA ST

ZIP CODE 89501
STATE ST INTERSECTS
PINE INTERSECTS
222 Butler Edw 788-8708
RYLAND ST INTERSECTS
311 Divine Madness janitorial serv
Francesco Apartments 322-4800
Lemond Greg
1a No Return
3*Jusilatar Jim 785-6236
4*Monaghan G Jerry 322-0727
5a*Marallo Charley 322-6301
*Medajovich Anne Mrs 320-7707
Moler
370 No Return
380 Johnson Mnhilda 786-2087
390 Stevenson Pam L

34

LIBERTY ST INTERSECTS
450 Reno City Hall annex
Floors
1st Fl City Development Review Center 785-2060
1st Fl City Building & Safety Dept 785-2060

629*Tyner Virginia L
630 Tyner Virginia L
626 Vacant
627 Charles Marilyn A 322-5848
629*Mayon Berheta
630 Holcomb House Apartments 358-6366
1 No Return
631 No Return
633 Vacant
635 Elder Mike F @ 329-3970
645 Apartments
1 No Return
2 Urbina Orlando 788-9034
3 Rodriguez E
4*Alas Marcus A
5 Vacant
6 No Return
655 Koehler Albert S 788-6874
THOMA ST INTERSECTS
715 Lynch Michl S 788-7097
715W No Return
717 No Return
719 Vacant
721 Vacant
777 Stewart Tide Building Of N Nev 789-4109
Suites
100 Family Counseling Serv Of Northern Nevada 329-0623
101 No Return
200 Design Concepts West architecture eng planning 323-2828
201 Denton W N Estate Of (Ofc) 322-5720
202 Walther Berkley Agency Inc adv pub realtions 320-4200
202 Custom Dat Solutions computer consulting 786-9999
203 Petty R Larry lwy 329-2262
205 Rio Angoma Exploration Inc 348-6802

What We Do...

REMCOR REA

Sinclair Street

1977

211 Vacant

215 Cullisini Harry

222 Smithson Amanda

RYLAND ST INTERSECTS

311 Francesco Apartments

3 Foy Morris

4★Anderson E

5 Panicari Tereaa Mrs

6a★Brennan Lilas J

9★Bergwall Edw W

10 Andrade V B 329-8563

11 Allen Arth V 329-0579

312 Gillespie Shirley 322-3503

370 Faure H R 329-9085

380 Jones Mathilda

390★Jack Lawrence E 329-2324

34

LIBERTY ST INTERSECTS

436 City Public Parking

STEWART ST INTERSECTS

503 Sorge John © 323-8030

505 Nevada Bail Bond Brokers 322-3630

Colvin Marguerite T Mrs 322-3630

515★Lester Allen

519 Trujillo Marcia Mrs alterations &
sewing 329-5943

520 Goedert Warren W lwy 329-6275

521 No Return

528 Polounski Kenneth R 322-6522

536 Hafen Steve

537 Pincolini Nora Mrs © 323-3269

Sinclair Street

1965

515 Kietzke Lai

215 Kirk Saml A

222 Cox Lee T 322-5360

Ryland intersects

301 Bowman Gloria M Mrs 323-7215

Rosenberger Gus S

311 **Francesco Apts**

3 Moore John

4 Meyer Herman J 329-2196

5 Panicari Teresa Mrs © 322-3700

6A Silver Albert 322-3531

9 Chessher Hubert B

10 Jones A 329-0202

11 Anderson Carl W 329-7146

312 Barnes Fletcher A 329-7154

370 Hale Richd L

375 Vacant

380 Justice Wm E 322-2917

390 Selfridge Alberta L 322-8977

34

E Liberty intersects

412 Vacant

428 McDaniel Ethel L Mrs ©
323-3316

436 City Public Parking

448 Belli Wm J 323-3678

495 Regional Planning Commission
323-0701**Stewart intersects**

503 Sorge John © 323-8030

505 Nev Bail Bond Brokers 322-3630

Colvin Marguerite T Mrs 322-3630

514 Spicer Stella Mrs

515 Lloyd Leona S Mrs © 323-4037

Sinclair Street

1932

SILVER—Off Rainbow bet Court
and Island av

SINCLAIR—South from Pine to
intersection of V & T Ry tracks,
2 e of Virginia

123 Maggiolo J M

201 Vonsild Fred (o)

211 Bath C K

215 Bishop D

222 Thompson Alice L phys

312 Horschman R E (o)

Ryland intersects

412 Roberts Sarah Mrs (o)

420 Percy A O (o)

428 McDaniel Ethel Mrs (o)

436 Sawyer F G Mrs

448 Bawden J R (o)

Liberty intersects

503 Sorge John

505 McDonald T N

514 Nance O A Mrs

515 Heagney Albt (o)

519 Shaver A J (o)

520 O'Connor J E

E Liberty Street 2007

Polk City Directories Now on the Internet

Table with two columns: LIBERTY ST Cont'd and E LIBERTY ST Cont'd. Lists various businesses and their contact information (address, phone number).

Billings Lists, Sales Leads, and Business Credit Reports on-line and other Polk

E Liberty Street

2002

NEW NEIGHBOR

E LIBERTY ST

520 JACK I MC AULIFFE

CHTD legal serv

329-3550

520 MC AULIFFE MICHAEL T

legal serv

329-3550

530 A NEVADA DIVORCE &

PARALEGAL personal

serv

322-5357

248 STATE FARM INSURANCE ins

agls brokers/serv

786-0888

305-309 Not Verified (2 Hses)

311 BILL O'MARA LAW OFFICE

legal serv

323-1321

319 PRE-PAID LEGAL SERVICE

legal serv

323-0222

TRIANGLE TAX SERVICE tax

return preparation

323-2228

330 CASINO 2 CASINO..

284-7568

E SLOT MARKET ..

284-7568

GAYLORDS ENTERTAINMENT

COMPANY

costume/scenery design

322-2442

GREAT RENO BALLOON

RACE skating rink oprn

serv

826-1181

100 BRIAN R MORRIS legal

serv

323-2800

200 OLSEN & ASSOCIATES

ADVERTISING public

relations serv

829-2810

331 HILL RICHARD G legal serv

E Liberty Street 1989

Chang Barbara T Mrs lwyr 322-6383
 S CENTER ST INTERSECTS
 ZIP CODE 89502

127 Exploration Travel 323-3368

147 Building
 Suites

1 Brown Stanley H Chartered lwyr
 322-0606

1 Brown Stanley H lwyr 322-0606

3 Perry Peter A lwyr 786-5750

4 Belford Saml W II lwyr 322-0606

STREET CONTINUED

190 Nevada Hispanic Service No 3
 786-6003

City Of Reno Engineer Construction
 785-3830

SINCLAIR ST INTERSECTS

211 No Return

215★Boucher Jerry

230 Reno-Sparks Family Medical Clinic
 322-5757

245 Building

Rio Algom Exploration Inc mining
 exploration 348-8802

Suites

245 Prudential Bache Securities Inc
 322-4711

101 Prudential Bache-Securities
 (Overflow)

300 Anderson & Pearl lwyr 348-5000

300 Anderson Robt C lwyr 348-5000

300 Pearl Andrew lwyr 348-5000

340 Lyele Bob lwyr

400 Vacant

410 New York Life Assocs ins 322-2100

430 Ellis Kirk N & Associates

structural & civ engs 322-7723

440 International Technology Mgmt Co
 Inc business counselors 348-8895

440 Browne Harry G phys 348-8895

Fish Springs Ranch suite 440 348-8895

500 Mc Kenzie Properties suite 500
 329-5181

500 Mc Kenzie Construction Inc
 329-5181

Stewart Daniel W Ltd 323-3030

530 Western Energetix Corp 323-4561

STREET CONTINUED

248 State Farm Insurance 786-0888

HATCH ST INTERSECTS

252 Vacant

262 Vacant

305 No Return

309 No Return

311 Itex Reno 323-9060

Bunce Dorothy G lwyr 323-6800

319 Triangle Tax Serv

E Liberty Street

1977

3 Miles East of Sparks — 1570 Briery W

205 Mc Kenney Marvin

S CENTER ST INTERSECTS

ZIP CODE 89502

127 Bouvier Marshall A lwyr 329-4406

147 Office Building

Rooms

1 Brown Stanley H lwyr 322-0606

1 Albright Harold G lwyr 322-0606

3 Brown James B lwyr

STREET CONTINUED

190 Civil Service Commission 786-7870

City Personnel Ofc 785-2285

SINCLAIR ST INTERSECTS

211 Quinlan Robt J © 323-6427

215 Wallin Wes Rev 322-6504

216★Wells A Gladys 322-8828

230 Lucini & Associates real est 786-1555

248 Cuthbert Michl

248½ Hornbuckle Ruth H Mrs © 323-8946

HATCH ST INTERSECTS

252 Lucille's Guest House 323-5878

262 Inda Arnold P © 322-4895

264 Apartments

1★Kemble Dixie

2 Vlaovich Zora Mrs

E Liberty Street

1965



C. W. Baker Company

LOANS ON REAL ESTATE

494 Denslow Drive, P.O. Box 3019 Reno Tel. 329-1181

RENO DIRECTORY OF HOUSEHOLDERS

12

LEWIS—Contd

Lewis Manor Apts—Contd

- 27 Darby Robt
- 29 Ryder Virginia Mrs
- 29 Collier Patricia
- 30 Schulke Dale
- 31 Jones Andrew jr
- 32 Vacant
- 33 Hand Dennis
- 34 Vacant
- 35 Heldrick James
- 36 DeCaigney A E
- 37 Hampton Helen
- 38 Adams Roderick
- 39 Miller Allan
- 40 Williams Jacqueline Mrs
- 41 Woods James E jr
- 42 Miller Malden

Street continued

- 1632 Davis Luther R
- 1650 Woodson Walter C

Gould Intersects

- 1740 Olson J A
- 1760 Bagginstos Leo H @ 322-1936
- 1765 Roaden's Garage & Body Shop
auto repr 323-2779
- Roaden Hershel

- 1790 Sierra Sharpening Serv Lawnmower
& saw @ 329-0179

Kietzke la Intersects

- 1870 Dictating Equip Co 329-2844
- 1880 Vertical Blind & Awning Co
323-6141
- 1890 Erwin Elec Co contrs 329-6156

245 Heldtman Rose E Apts

- 1 Laakso Valfrid
- 2 Dillon Eileen Mrs 322-2819
- 3 Theobald Wm
- 4 Hirst Ruth L Mrs
- 248 Vacant
- 248 1/2 Hornbuckle Ruth H Mrs @
323-8946

Halch Intersects

- 252 Lucille's Guest Hse 323-5878
- May Lucille Realty 323-5878
- May Donald H @
- 262 Urciona Joseph N @ 323-4698
- 264 Marquis Car Club 323-2476
- Brown Mervin O @ 323-7988
- Brown Albert M

- 309 Wilson Al E
- 305 No Return
- 311 Souchereau Mathilda J Mrs @
323-6032

- 319 Parton Chas
- 325 Schulz Wm C @ 329-0987
- 331 Bartell Leonard D

Holcomb av Intersects

LIBERTY WEST—From Virginia west, 4 south of the river

- 44 Vocational Adjustment Center
Vocational Rehabilitation 786-3171
- 56 Itz-Neva Auto & Paint Sup Co
329-1121

- 67 Am Sav & Loan Assn 323-3135
- 95 Vacant

5 Sierra Intersects

- 117 First Nevada Mfg & Guarantec Co
322-4004
- Reno Realty 322-4004

- 135 Vacant
- 140 Nevadan Apt The 323-9894

- 1 Lorenson Gilbert
- 2 Hauns Wm
- 3 Smith Jed
- 4 Osburn Dplores
- 31 Shores Julian
- 22 Bliss Earl
- 25 Carter Royal
- 24 Hammonree Everett

Street continued

- 145 Del Curto Angela W real est
329-2929
- Dixon Walter Healtro 329-2929
- 160 Pioneer Title Ins Co of Nevada
322-4581

Hill Intersects

- 203-21 Vacant
- 227 Elvada Guest Rooms 329-4935
- Sealy Elix Mrs 329-4935
- 227 1/2 Dean Edna Mrs
- 234 Hilland Apts 323-8253
- 236a Vacant
- 236b Ojaska Arth
- 236a Schaefer Virginia
- 236d Voelkner Viola M 323-7971
- 236c Lun Tu 329-3822
- 238 Vacant
- 240 Callaghan Adelaide 329-329-7283
- 240a McLamore Wm B

LIBERTY E—From Virginia east, 4 south of river

- 25 McNeer Helena M Mrs @ 329-0980
- 28 Cate Oscar H 329-9815

Center Intersects

- 119 Howard's Hair Designers 322-7642
- 121 Lendi Alvin M
- 123 Vacant
- 125 Utter Jack real est 323-1026
- 127 Stewart Jane E Mrs @

Office Bldg

Rooms

- 1 Bouvier Marshall A lwyr 329-4406
- Harper Chas L lwyr 323-3540
- Walters Pete Real Estate 323-4125
- 2 Brown Stanley H lwyr 322-0607
- 3 Reese May E Mrs 322-5304
- 4 Vacant

- 100 City Recreation Dept 323-0710

Sinclair Intersects

- 208 Green Gables lodgings 322-3262
- Fritz Margt Mrs @ 322-3262
- 211 Qutulan Robt @ 323-6427
- 215 Marks Ronald L 328-5103
- 216 Welken Dora L Mrs @ 323-3207
- 230 Darney-Rand & Vanmoy acct
323-2143

- Natl Registrar & Transfer Co
trust 323-5048

- 230 Northern Nevada Board of Trade
Inc 323-6167

- 244 Iverson Alvin O @ 323-3042

117 Stevenson Street, Reno
"An Old Firm With A Young Spirit"
Tel. 322-2118

GO
H
CO
MI
PR
32

NATIONAL CAR RENTALS

NEVADA TRUCK RENTALS

AUTO AND TRUCK RENTALS



VANS • STAKES • PICK-UPS
CAMPERS

4 WHEEL DRIVE VEHICLES

TEL. 322-6111

160 W. 1st STREET — IN

TEL. 322-3164

E Liberty Street

1932

240 Eccles F W
**LEROY AV—North from E 4th to
 E 6th, 4 e of Quince**

**LIBERTY, EAST—East from Vir-
 ginia to V & T tracks, 4 s of
 river**

26 Richards C A (o)

33 Lauzon Louise M (o)

Center intersects

120 South Side School

127 Barry N J

147 Sinclair Apartments

Brown J M

Edises S E

Wolfe Maurice

Sinclair intersects

208 Meginness M E Mrs (o)

211 Falconi Minnie Mrs

215 Staley R G

216 Welden B N

230 Hawcroft M L (o)

244 ½ Harvey N E Mrs (o)

245 Duke H H

246 Aitken R F

247 Nelson Macey Mrs

Hatch intersects

252 Peterson O S Mrs (o)

262 Inda Antone (o)

264 Birch Leonard

Day C L

Parmeter F J

311 Creps J A (o)

319 Root Lloyd (o)

325 Doherty Fannie Mrs (o)

Doherty T C

331 Freeberg W W

Watkins Products genl mdse

Holcomb av intersects

**LIBERTY, WEST— West from
 Virginia to Belmont rd, 4 s of
 river**

Stewart Street 2007

↑ CHURCH LN BEGINS
BUSINESSES 2 HOUSEHOLDS

STEWART ST (RENO)-FROM 501 SINCLAIR ST
EAST

+ S VIRGINIA ST CONTINUES

• ZIP CODE 89501 CAR-RT C014

2 - 12 Larson Bruce & Linda (2 Hses) [1]
.....775-847-9891

18 OPTIMUM HEALTH CHIROPRACTIC
chiropractors dc775-329-5501

28 Smith Barbara [17]775-847-0741

36 BURT A CLEMENTS INSURANCE
insurance775-826-5151

NORTHWESTERN MUTUAL
FINANCIAL insurance
.....775-826-1721

SMITH JAMES C attorneys
.....775-329-9991

53 Perry Janel C [34]775-847-0791

+ S CENTER ST INTERSECTS

128 No Current Listing

+ SINCLAIR ST INTERSECTS

214 No Current Listing

216 VICTORIAN REALTY real estate
.....775-358-4111

225 - 227 No Current Listing (2 Hses)

228 ⓐ Gasca Noe775-473-5311

ⓑ Reyes Miguel775-327-4811

ⓒ Torres Jahiro [4]

ⓓ ⓔ Angulo Marcela

229 ⓔ Hosley Lacey C

231 - 233 No Current Listing (2 Hses)

235 Hopkins Daren [7]775-324-0511

236 T & T EXPLORATION SVC mining
consultants775-322-2911

236 1/2 - 241 No Current Listing (4 Hses)

242 IPDS translators & interpreters
.....775-787-2011

Schaerer Marcel F & Sylvia R [6]

243 DAVID ALLEN & ASSOC attorneys
.....775-323-6411

+ HOLCOMB AVE INTERSECTS

+ HOLCOMB AVE CONTINUES

• ZIP CODE 89502 CAR-RT C018

310 ⓐ Lange Scott & Wendy L
SOLATUBE DEALER solar energy
equip-whol775-883-5711

SUN-E-CONCEPTS solar energy

Stewart Street 1995

Table with columns for address ranges (e.g., 201, 202, 203), street names (e.g., STELLA DR, STENGER WAY, STEWART ST), and lists of residents with their names and phone numbers. Includes sections for 'STEWART ST FROM 400 S VIRGINIA ST EAST' and 'STEWART ST FROM 1ST ST NORTH'.

Stewart Street

1982

34

**STEWART ST —FROM 489 S VIRGINIA
ST EAST**

ZIP CODE 89501

18 Manpower Temporary Service industrial
div 322-2000

20 Manpower Temporary Serv clerical div
322-2000

35 Vacant

36 Thurlow Lyell B Mrs 323-4426

CENTER ST INTERSECTS

128 Brown Doris M Mrs 322-2261

SINCLAIR ST INTERSECTS

214 Vacant

216 Rice Gordon W ©

218★Frensdorff Don 786-0884

228 Lenhil Apartments

228a★Pasibe A

228b★O'Neal Frank

228c★Kay Loo

228d★Kaikinger J

228e Peloza

228f Baxter Glenn 329-3398

228g Palmer Geo

228h No Return

229 Reels Alice E Mrs 323-8905

231 Giannini Rose G Mrs © 323-5735

233 Spargo Alberta L 322-3075

235 Vacant

236 Vacant

236½ Freeman Geo H

237 Vacant

239 Vesco Clara

241 Vacant

242 Vacant

242½ Custer Ray 329-1548

243 Mac Parlane Ian & Associates archt
323-8628

244 Charron John 329-5657

244½ Vacant

255 Vacant

257★Vincent Wm

259 Westcott Julie

261★Algula Anselmo

263★Morales Morena 329-8963

265 Emmerich Fay L 322-2780

267★Olsen Norman

28

ZIP CODE 89502

HOLCOMB AV INTERSECTS

305 Nevada Landscape landscape archt
786-2581

Saladino Chas 786-2560

310 Richards Dora E Mrs 323-4724

312 De Paoli Mary R Mrs © 322-7616

315★Supera Leon 323-6847

315½ Stretch Patrick 329-5782

320 Worldwide Communications 322-6292

Stewart Street

1971

F Gray Helen Mrs

**143 Trinity Nevada Relief Shop (thrift shop)
322-2640**

**150 Down Towner Motor Lodge 329-3186
Antram Lewis C ©**

34

**STEWART ST —FROM 469 S VIRGINIA
ST EAST**

ZIP CODE 89501

20 Heuer Insurance Agency Inc 322-4016

30 Dinos Barber Shop 786-0292

35 Stuart & Associates Inc 323-8644

Dome Inc contractors-carpenter 323-8646

Atlas Maintenance 323-8644

36 Thorlow Wm S © 323-4426

CENTER ST INTERSECTS

128 Brown Creston B 322-2261

Stewart Street

1965

STEWART VIRGINIA

150 Down Towner Mtr Lodge

329-3186

Vigard Allen

34

**STEWART—From S Virginia east, 6
south of the river**

20 Heuer Ins Agcy Inc 322-4026

30 Earl's Barber Shop 786-0292

35 Frank & Margerum accts 329-4293

36 Kofoed Lyell B Mrs

Center intersects

40 Haley Michl

128 Brown Creston E 322-2261

Sinclair intersects

204 Fietz Otto K 322-5964

214 Rice Gordon W ©

SERVING YOU SINCE 1900

Stewart Street

1960

34

STEWART—From S Virginia east, 6 south of the river

20 Heuer Clarence H & Son Inc real est ΔFA3-3024

Heuer Clarence H ©

26 Youree Woodley T

28 Papez Helen A Mrs

30 No Return

35 Tullis & Frank accts ΔFA2-7962

36 Kufold Lyell B Mrs ΔFA3-4426

Center intersects

128 Brown Creston E ΔFA2-2261

Sinclair intersects

204 Friezt Otto K ΔFA2-5964

214 Claney Wm guest house ΔFA2-9383

218 Galantuomini Martin J ΔFA3-1789

225 Coleman Richd

227 Richmond Dean

228 Oliviero Serfaino © ΔFA9-2440

229 Thompson M J ΔFA9-1566

231 Giannini Frank © ΔFA3-5735

233 Carlsen Don ΔFA2-0203

235 Endicott Willis

236 Danehy Geo W ΔFA2-0485

236½ Bedosky Mary J ΔFA3-0824
Stewart Geo

237 Cornelius Ann Mrs ΔFA2-5414

239 Willox Owen ΔFA3-0077

241 Hunt Audrey Mrs

242 Cassinelli Aliva Mrs © ΔFA3-8067

242½ Barbaro Robt

243 Kirkley Jos L © ΔFA3-5748

244 Collins Arth V W ΔFA9-1375

244½ Hamilton Jesse G

255 Schrumm J Franklin

257 Vacant

259 Hall Gary S

261 Erickson Eleanor Mrs ΔFA9-2708

263 Stitsel Norma ΔFA2-4030

265 McGuinness Helen T Mrs ΔFA2-1861

267 Mueller Gosta

26

Holcombe av intersects

303 Shalter John Z © ΔFA3-5386

305 Bunker Claude F © ΔFA3-0224

305a McKeron Earline Mrs

310 Nelson Victor W ΔFA3-8551

312 Depaoli Anthony © ΔFA2-7616

8
8
9
9
9
1
1
1

UNR050

450 Sinclair Street

Reno, NV 89501

Inquiry Number: 3712271.3

August 30, 2013

Certified Sanborn® Map Report



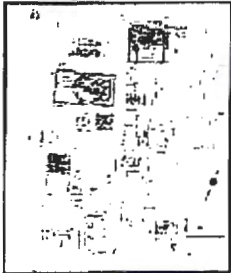
440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Sanborn Sheet Thumbnails

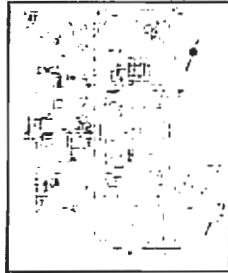
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



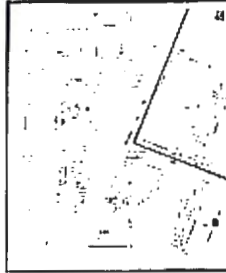
1972 Source Sheets



Volume 1, Sheet 43



Volume 1, Sheet 47



Volume 1, Sheet 48

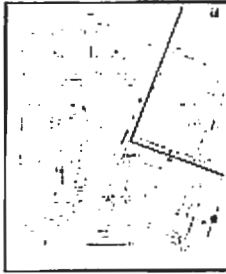
1970 Source Sheets



Volume 1, Sheet 43



Volume 1, Sheet 47



Volume 1, Sheet 48

1966 Source Sheets



Volume 1, Sheet 47

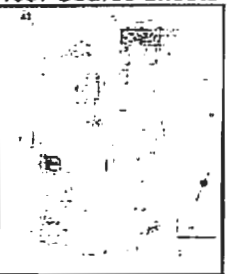


Volume 1, Sheet 48



Volume 1, Sheet 43

1957 Source Sheets



Volume 1, Sheet 43



Volume 1, Sheet 47



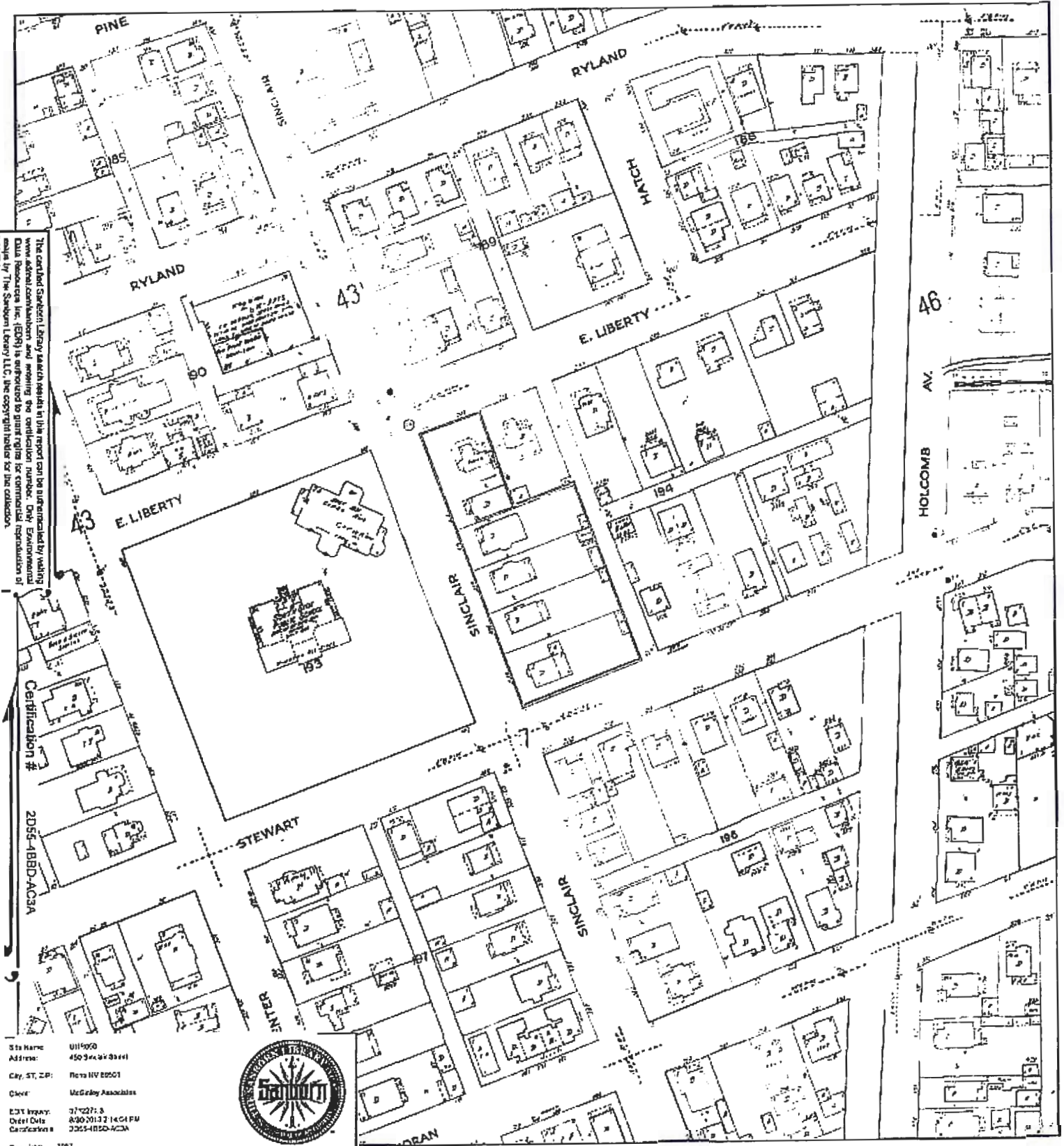
Volume 1, Sheet 48

1904 Source Sheets



Volume 1, Sheet 23

1957 Certified Sanborn Map

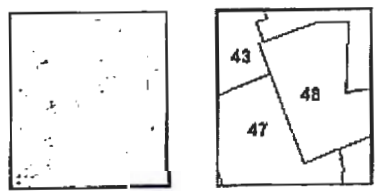
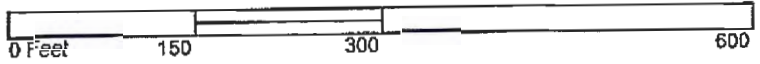


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Site Name: U114050
 Address: 450 S. 4th Street
 City, ST, ZIP: Reno NV 89501
 Client: McGraw Hill
 EST Agency: 377271-3
 Order Date: 8/30/2013 14:04 PM
 Certification #: 2056-4BDD-A03A
 Copyright: 1997



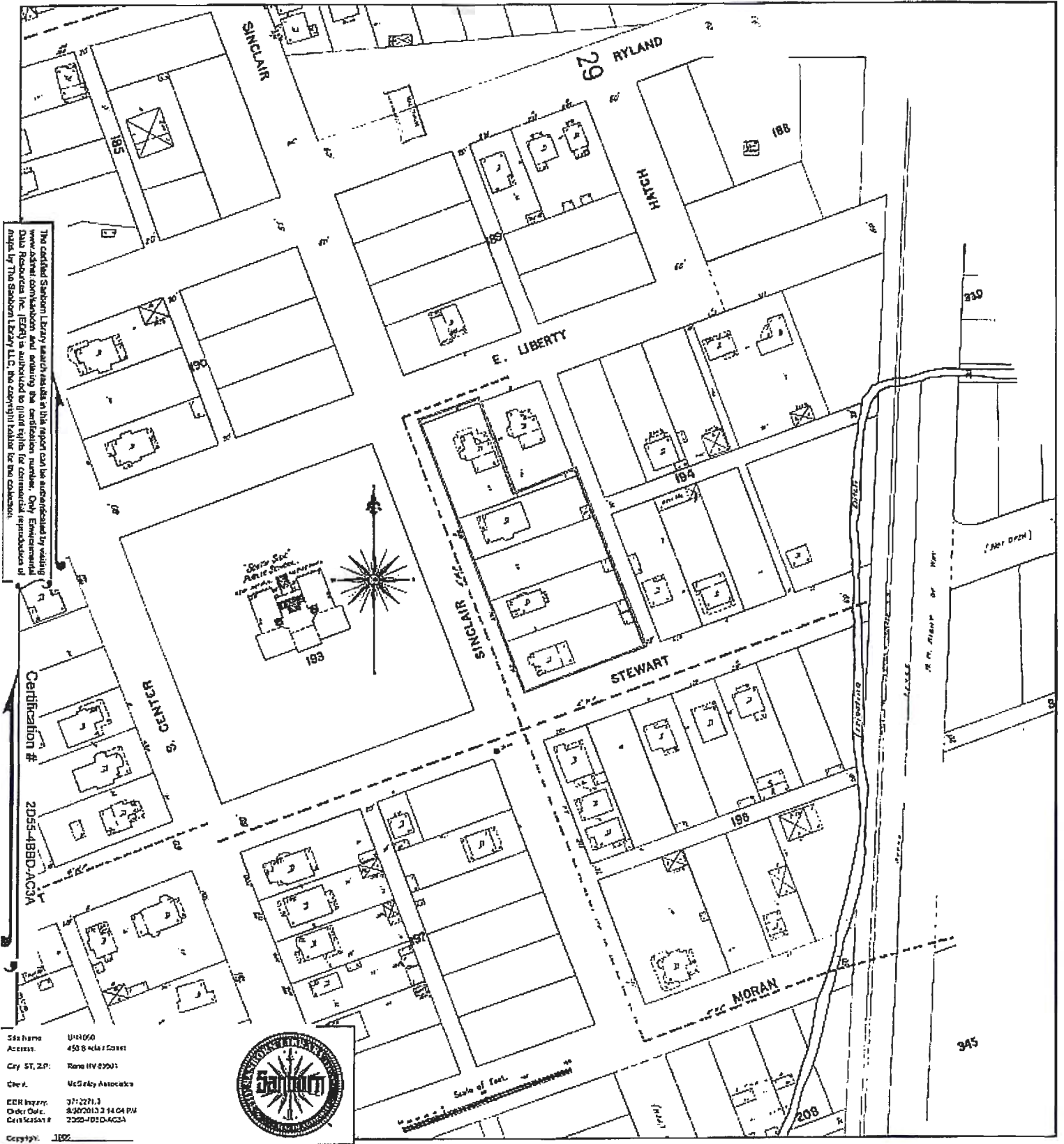
This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 43
 Volume 1, Sheet 47
 Volume 1, Sheet 48



1906 Certified Sanborn Map



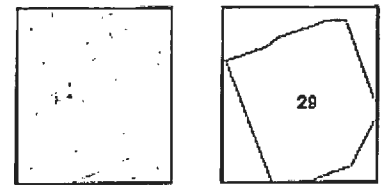
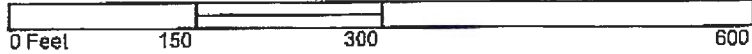
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Certification #
205-45BD-AC3A

Site name: U14160
 Access: 450 ft wide / Cross
 City ST, ZIP: Reno NV 89501
 Client: McElroy Associates
 EDR Invert: 3712271.3
 Order Date: 8/30/2013 2:14:04 PM
 Client # 205-45BD-AC3A



This Certified Sanborn Map combines the following sheets.
 Outlined areas indicate map sheets within the collection.



Volume 1, Sheet 28



UNR050

450 Sinclair Street
Reno, NV 89501

Inquiry Number: 3712271.9
August 30, 2013

EDR Building Permit Report

Target Property and Adjoining Properties



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting 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 1527-05), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-05 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records – The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquiries (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.



TARGET PROPERTY FINDINGS

TARGET PROPERTY DETAIL

450 Sinclair Street
Reno, NV 89501

450 SINCLAIR ST

Date: 5/12/2011
Permit Type: HVAC Pallet & Storage Racking Plumbing
Description: BACKFLOW PREVENTION DEVICE

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-04921
Status:
Valuation: \$2,100.00
Contractor Company:
Contractor Name:

Date: 5/11/2011
Permit Type: Demolition Sign NA
Description: SIGN

Permit Description:
Work Class:
Proposed Use:
Permit Number: SGN11-02778
Status:
Valuation: \$650.00
Contractor Company:
Contractor Name:

TARGET PROPERTY FINDINGS

Date: 5/7/2008
Permit Type: New Construction
Description: IVR test only

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD08-06645
Status:
Valuation: \$1.00
Contractor Company:
Contractor Name:

Date: 12/5/2007
Permit Type: Comm
Description: REMODELINSTALL 100 AMP SUB-PANEL/

Permit Description:
Work Class:
Proposed Use:
Permit Number: LDP08-03744
Status:
Valuation: \$0.00
Contractor Company:
Contractor Name: RENO CITY OF

Date: 1/8/2007
Permit Type: Comm
Description: REMODELREMOVE WALLS/ DOORS/ ADD

Permit Description:
Work Class:
Proposed Use:
Permit Number: LDP07-05385
Status:
Valuation: \$0.00
Contractor Company:
Contractor Name: CITY OF RENO

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

E LIBERTY ST

190 E LIBERTY ST

Date: 12/21/2007
Permit Type: Comm
Description: FIRE ALARM SYSTEMFOR NEW ELEVATOR

Permit Description:
Work Class:
Proposed Use:
Permit Number: LDP08-03842
Status:
Valuation: \$0.00
Contractor Company:
Contractor Name: A-1 SECURITY LTD

Date: 8/31/2007
Permit Type: Comm
Description: HYDRAULIC ELEVATOR Only.FOR ADA

Permit Description:
Work Class:
Proposed Use:
Permit Number: LDP07-07613
Status:
Valuation: \$0.00
Contractor Company:
Contractor Name: Q & D

ADJOINING PROPERTY FINDINGS

Date: 3/6/2006
Permit Type:
Description: INTERIOR DEMOLITION

Permit Description:
Work Class: Comm
Proposed Use:
Permit Number: LDP06-01986
Status:
Valuation: \$5,000.00
Contractor Company:
Contractor Name: K M L CONSTRUCTION

HATCH ST

330 HATCH ST

Date: 9/12/2006
Permit Type:
Description: MANOMETER HOOK UP GAS LINE TO 4 DRYERS IN

Permit Description:
Work Class: Res
Proposed Use:
Permit Number: LDP07-02116
Status:
Valuation: \$1,100.00
Contractor Company:
Contractor Name: JET PLUMBING & DRAIN SERVICE

ADJOINING PROPERTY FINDINGS

HOLCOMB AVE

333 HOLCOMB AVE

Date: 7/23/2008
Permit Type: Plumbing
Description: BOILER

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD09-00334
Status:
Valuation: \$15,000.00
Contractor Company:
Contractor Name: RICHARD THOMAS ROOFING

Date: 11/7/2006
Permit Type:
Description: REMODEL WALLS/ ELECT/ NO PLUMB/ NO MECH

Permit Description:
Work Class: Comm
Proposed Use:
Permit Number: LDP07-04126
Status:
Valuation: \$20,000.00
Contractor Company:
Contractor Name: MOODY & WEISKE CONTRACTORS

ADJOINING PROPERTY FINDINGS

414 HOLCOMB AVE

Date: 3/28/2011
Permit Type: New Construction Roofing
Description: REROOF

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-04071
Status:
Valuation: \$5,000.00
Contractor Company:
Contractor Name: REEL CONSTRUCTION INC PO BOX 12458 RENO, NV 89510

MORAN ST

136 MORAN ST

Date: 10/23/2008
Permit Type: Plumbing
Description: WATER HEATER

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD09-01791
Status:
Valuation: \$6,000.00
Contractor Company:
Contractor Name: SIERRA NEVADA ENVIRONMENTAL

ADJOINING PROPERTY FINDINGS

307 MORAN ST

Date: 1/25/2011
Permit Type: HVAC Rockery & Retaining Walls Electrical Furnace & AC New Construction
Description: STUDIO

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-01949
Status:
Valuation: \$30,000.00
Contractor Company:
Contractor Name: INC 1288 O CALLAGHAN DRIVE SPARKS, NV 89434

RYLAND ST

208 RYLAND ST

Date: 12/30/2009
Permit Type: Remodel & Addition
Description: RE-ROOF

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD10-02666
Status:
Valuation: \$4,500.00
Contractor Company:
Contractor Name: SIMONS PROPERTIES

ADJOINING PROPERTY FINDINGS

Date: 5/4/2010
Permit Type: Remodel & Addition
Description: REMODEL

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD10-03308
Status:
Valuation: \$300,000.00
Contractor Company:
Contractor Name: FARR

Date: 2/3/2010
Permit Type: Remodel & Addition
Description: ELECTRICAL TRANSFORMER

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD10-03026
Status:
Valuation: \$3,000.00
Contractor Company:
Contractor Name: TOWN & COUNTRY ELECTRIC INC

Date: 11/25/2009
Permit Type: Remodel & Addition
Description: MECHANICAL UPGRADE

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD10-02276
Status:
Valuation: \$122,175.00
Contractor Company:
Contractor Name: FLEET HEATING & AIR INCORPORATED

ADJOINING PROPERTY FINDINGS

Date: 6/12/2006
Permit Type:
Description: REMODEL ELECTRICAL FOR ELEVATOR REPAIR;

Permit Description:
Work Class: Comm
Proposed Use:
Permit Number: LDP06-05720
Status:
Valuation: \$250,000.00
Contractor Company:
Contractor Name: COMMERCIAL ELEVATOR INC

Date: 4/14/2006
Permit Type:
Description: FIRE ALARM SYSTEM CHANGE EXISTING

Permit Description:
Work Class: Comm
Proposed Use:
Permit Number: LDP06-03699
Status:
Valuation: \$1,000.00
Contractor Company:
Contractor Name: MUSTANG ALARM SERVICES INC

Date: 11/23/2005
Permit Type:
Description: TENANT IMPROVEMENT WALLS, ELEC, MECH FOR 3RD

Permit Description:
Work Class: Comm
Proposed Use:
Permit Number: LDP05-12705
Status:
Valuation: \$613,000.00
Contractor Company:
Contractor Name: NORTHERN SIERRA CONSTRUCTION INC

ADJOINING PROPERTY FINDINGS

Date: 4/13/2011
Permit Type: Electrical Plumbing Remodel & Addition
Description: REMODEL

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-03162
Status:
Valuation: \$150,000.00
Contractor Company:
Contractor Name: Q & D CONSTRUCTION INC 1050 S 21ST ST SPARKS, NV 89431

Date: 3/15/2011
Permit Type: Electrical Fire
Description: FIRE ALARM SYSTEM

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-02589
Status:
Valuation: \$21,500.00
Contractor Company:
Contractor Name: DIVERSIFIED SYSTEMS INTERNATIONAL 5401 LONGLEY LN RENO, NV 89511-

Date: 12/28/2010
Permit Type: Fire
Description: FIRE SPRINKLER SYSTEM

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-02454
Status:
Valuation: \$123,404.00
Contractor Company:
Contractor Name: DELTA FIRE SYSTEMS INC 1507 S PIONEER ROAD SALT LAKE CITY, UT 84104

ADJOINING PROPERTY FINDINGS

Date: 4/23/2007
Permit Type: Comm
Description: DEMOLITIONINTERIOR DEMO- NO PLUMBING TO

Permit Description:
Work Class:
Proposed Use:
Permit Number: LDP07-08143
Status:
Valuation: \$0.00
Contractor Company:
Contractor Name: ADVANCE INSTALLATIONS INC

512 S CENTER ST

Date: 11/14/2006
Permit Type:
Description: DEMOLITION DEMO RESIDENTIAL STRUCTURE

Permit Description:
Work Class: Res
Proposed Use:
Permit Number: LDP07-04284
Status:
Valuation: \$12,000.00
Contractor Company:
Contractor Name: CAMPBELL CONSTRUCTION CO INC

ADJOINING PROPERTY FINDINGS

536 S CENTER ST

Date: 11/14/2006
Permit Type:
Description: DEMOLITION DEMO RESIDENTIAL STRUCTURE

Permit Description:
Work Class: Res
Proposed Use:
Permit Number: LDP07-04283
Status:
Valuation: \$12,000.00
Contractor Company:
Contractor Name: CAMPBELL CONSTRUCTION CO INC

542 S CENTER ST

Date: 11/14/2006
Permit Type:
Description: DEMOLITION DEMO RESIDENTIAL STRUCTURE

Permit Description:
Work Class: Res
Proposed Use:
Permit Number: LDP07-04282
Status:
Valuation: \$12,000.00
Contractor Company:
Contractor Name: CAMPBELL CONSTRUCTION CO INC

ADJOINING PROPERTY FINDINGS

Date: 10/24/2007
Permit Type: Res
Description: CAR DAMAGE REPAIRFRAMING/ WINDOW/

Permit Description:
Work Class:
Proposed Use:
Permit Number: LDP08-02786
Status:
Valuation: \$0.00
Contractor Company:
Contractor Name: FOOTE BROTHERS CONSTRUCTION

519 SINCLAIR ST

Date: 9/21/2010
Permit Type: Roofing
Description: REROOF

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-01232
Status:
Valuation: \$4,830.00
Contractor Company:
Contractor Name: THUNDER ROOFING LLC

ADJOINING PROPERTY FINDINGS

537 SINCLAIR ST

Date: 11/20/2006
Permit Type:
Description: SERVICE CHANGE CHANGE OUT TO 100 AMP

Permit Description:
Work Class: Res
Proposed Use:
Permit Number: LDP07-04436
Status:
Valuation: \$500.00
Contractor Company:
Contractor Name: T-CO ELECTRIC

587 SINCLAIR ST

Date: 10/14/2010
Permit Type: Roofing
Description: REROOF

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-01647
Status:
Valuation: \$12,808.00
Contractor Company:
Contractor Name: THUNDER ROOFING LLC P O BOX 1677 SPARKS, NV 89432

ADJOINING PROPERTY FINDINGS

Date: 1/3/2006
Permit Type:
Description: FURNACE OIL TO GAS FURNACE

Permit Description:
Work Class: Res
Proposed Use:
Permit Number: LDP06-00047
Status:
Valuation: \$3,500.00
Contractor Company:
Contractor Name: RENO HEATING & AIR INC

214 STEWART ST

Date: 10/21/2010
Permit Type: Plumbing Remodel & Addition
Description: REMODEL

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-01773
Status:
Valuation: \$900.00
Contractor Company:
Contractor Name: BUILDINGS AND DWELLINGS COMPANY INC 2465 SUTRO ST RENO, NV 89512

Date: 6/7/2006
Permit Type:
Description: SIGN ** VICTORIAN REALTY ** MONUMENT

Permit Description:
Work Class: Comm
Proposed Use:
Permit Number: LDP06-05571
Status:
Valuation: \$100.00
Contractor Company:
Contractor Name: PROFESSIONAL BUILDERS INC

ADJOINING PROPERTY FINDINGS

231 STEWART ST

Date: 6/21/2010
Permit Type: Roofing
Description: REROOF

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD10-05050
Status:
Valuation: \$1,200.00
Contractor Company:
Contractor Name: WASHOE

243 STEWART ST

Date: 10/21/2009
Permit Type: Fence
Description: FENCE

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD10-01728
Status:
Valuation: \$4,500.00
Contractor Company:
Contractor Name: THOLL FENCE INC

ADJOINING PROPERTY FINDINGS

Date: 5/3/2006
Permit Type:
Description: TENANT IMPROVEMENT MOVE FRNT DOOR CHANGE

Permit Description:
Work Class: Comm
Proposed Use:
Permit Number: LDP06-04401
Status:
Valuation: \$1,000.00
Contractor Company:
Contractor Name: ROBERT J INFANTINO

310 STEWART ST

Date: 12/14/2010
Permit Type: Commercial Plumbing
Description: SOLAR WATER HEATER

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD11-02077
Status:
Valuation: \$5,500.00
Contractor Company:
Contractor Name: CLEAN ENERGY CENTER LLC DBA 4865 JOULE STREET RENO, NV 89502

Date: 6/16/2006
Permit Type:
Description: REMODEL BUILD DISPLAY WALLS, MIN ELECTRICAL

Permit Description:
Work Class: Comm
Proposed Use:
Permit Number: LDP06-05876
Status:
Valuation: \$400.00
Contractor Company:
Contractor Name: COLIN PEARS CONSTRUCTION

ADJOINING PROPERTY FINDINGS

320 STEWART ST

Date: 5/10/2007
Permit Type: Comm
Description: SERVICE CHANGEUPGRADE TO 200 AMP

Permit Description:
Work Class:
Proposed Use:
Permit Number: LDP07-08571
Status:
Valuation: \$0.00
Contractor Company:
Contractor Name: MCKINNEY ELECTRIC

36 STEWART ST

Date: 10/16/2009
Permit Type: HVAC
Description: HVAC

Permit Description:
Work Class:
Proposed Use:
Permit Number: BLD10-01638
Status:
Valuation: \$11,752.00
Contractor Company:
Contractor Name: RAY HEATING PRODUCTS INC DBA

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeyman:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other common reasons for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

APPENDIX E

Historical Aerial Photographs and Historical Topographic Maps

UNR050

450 Sinclair Street

Reno, NV 89501

Inquiry Number: 3712271.5

September 06, 2013

The EDR Aerial Photo Decade Package



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Date EDR Searched Historical Sources:

Aerial Photography September 06, 2013

Target Property:

450 Sinclair Street

Reno, NV 89501

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1939	Aerial Photograph. Scale: 1"=750'	Panel #: 39119-E7, Reno, NV./Flight Date: June 29, 1939	EDR
1946	Aerial Photograph. Scale: 1"=1000'	Panel #: 39119-E7, Reno, NV./Flight Date: July 10, 1946	EDR
1948	Aerial Photograph. Scale: 1"=1000'	Panel #: 39119-E7, Reno, NV./Flight Date: June 27, 1948	EDR
1953	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./Flight Date: April 24, 1953	EDR
1959	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./Flight Date: June 16, 1959	EDR
1962	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./Flight Date: June 21, 1962	EDR
1964	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./Flight Date: October 23, 1964	EDR
1972	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./Flight Date: June 01, 1972	EDR
1978	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./Flight Date: January 20, 1978	EDR
1980	Aerial Photograph. Scale: 1"=750'	Panel #: 39119-E7, Reno, NV./Flight Date: July 30, 1980	EDR
1984	Aerial Photograph. Scale: 1"=1000'	Panel #: 39119-E7, Reno, NV./Flight Date: September 07, 1984	EDR
1994	Aerial Photograph. Scale: 1"=1000'	Panel #: 39119-E7, Reno, NV./Flight Date: July 01, 1994	EDR
1999	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./DOQQ - acquisition dates: September 06, 1999	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./Flight Year: 2006	EDR
2010	Aerial Photograph. Scale: 1"=500'	Panel #: 39119-E7, Reno, NV./Flight Year: 2010	EDR



Subject Property

INQUIRY #: 3712271.5

YEAR: 1946



 = 1000'



Subject Property

INQUIRY #: 3712271.5

YEAR: 1953



1" = 500'



INQUIRY #: 3712271.5

YEAR: 1962

 = 500'





Subject Property

INQUIRY #: 3712271.5

YEAR: 1972


—| = 500'





Subject Proeprty

INQUIRY #: 3712271.5
YEAR: 1980
| = 750'



Subject Property

INQUIRY #: 3712271.5

YEAR: 1994

—|— = 1000'





Subject Property

INQUIRY #: 3712271.5

YEAR: 2006



— = 500'

UNR050

450 Sinclair Street
Reno, NV 89501

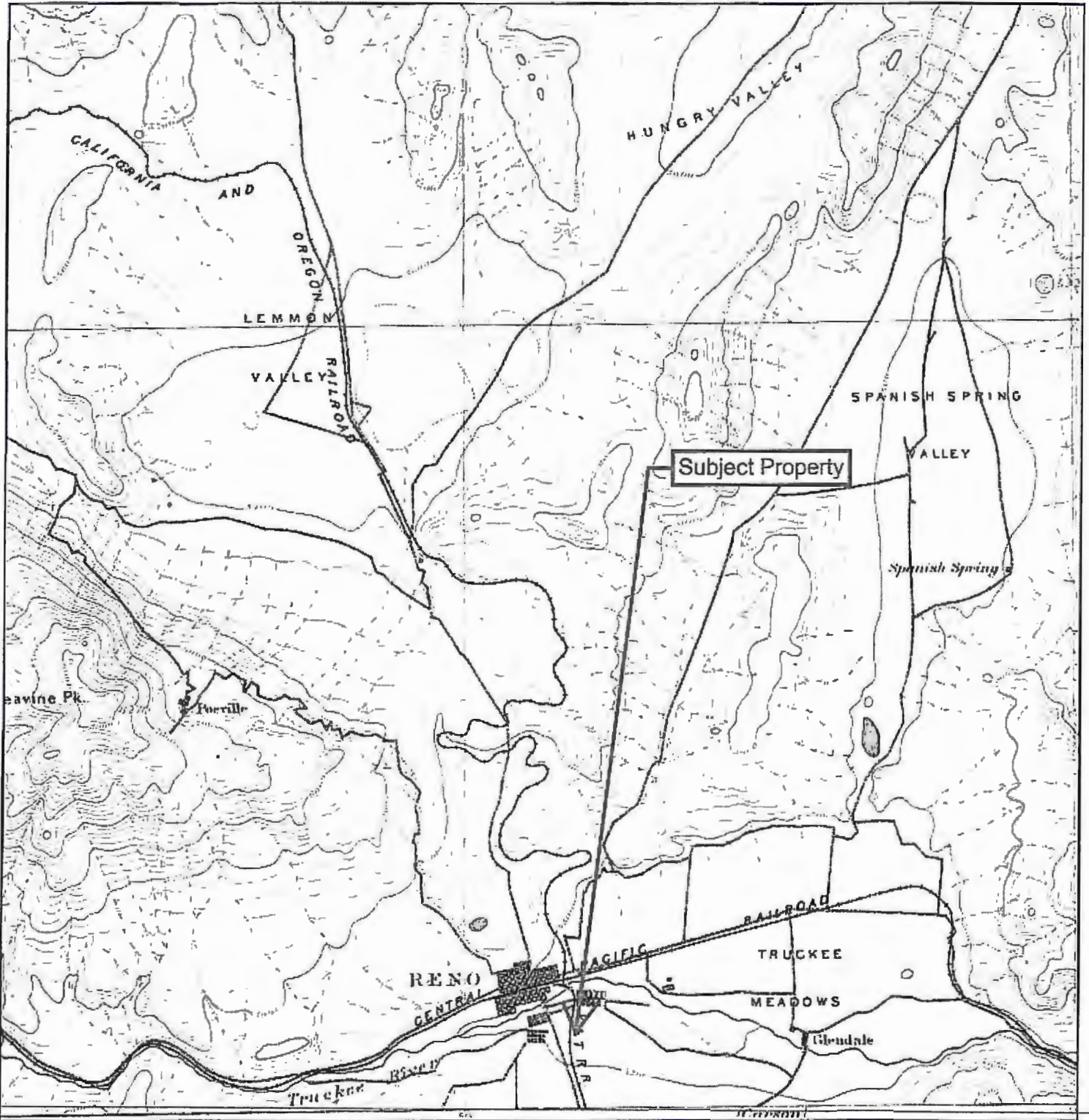
Inquiry Number: 3712271.4
August 30, 2013

EDR Historical Topographic Map Report



440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME: UNR050	CLIENT: McGinley Associates
	NAME: RENO	ADDRESS: 450 Sinclair Street	CONTACT: Ryan Defilippi
	MAP YEAR: 1893	RENO, NV 89501	INQUIRY#: 3712271.4
SERIES: 30	LAT/LONG: 39.5221 / -119.8081	RESEARCH DATE: 08/30/2013	
SCALE: 1:125000			

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: RENO MAP YEAR: 1967</p>	<p>SITE NAME: UNR050 ADDRESS: 450 Sinclair Street Reno, NV 89501 LAT/LONG: 39.5221 / -119.8081</p>	<p>CLIENT: McGinley Associates CONTACT: Ryan Defilippi INQUIRY#: 3712271.4 RESEARCH DATE: 08/30/2013</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>		

Historical Topographic Map



N ↑	TARGET QUAD	SITE NAME:	UNR050	CLIENT:	McGinley Associates
	NAME: RENO	ADDRESS:	450 Sinclair Street	CONTACT:	Ryan DeFilippi
	MAP YEAR: 1982		Reno, NV 89501	INQUIRY#:	3712271.4
	PHOTOREVISED FROM :1967	LAT/LONG:	39.5221 / -119.8081	RESEARCH DATE:	08/30/2013
	SERIES: 7.5				
	SCALE: 1:24000				

APPENDIX F

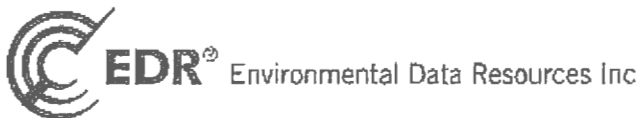
EDR Radius Map Report

UNR050

450 Sinclair Street
Reno, NV 89501

Inquiry Number: 3712271.2s
August 30, 2013

EDR Summary Radius Map Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edmet.com

FORM-NULL-PVC

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 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

450 SINCLAIR STREET
RENO, NV 89501

COORDINATES

Latitude (North): 39.5221000 - 39° 31' 19.56"
Longitude (West): 119.8081000 - 119° 48' 29.16"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 258614.0
UTM Y (Meters): 4378274.0
Elevation: 4494 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2010
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 450 SINCLAIR STREET
 RENO, NV 89501

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
40	RENO POLICE DEPARTME	456 E 2ND ST	NV LUST, NV UST	Lower	1789, NNE
41	CRYSTAL SPRINGS WATE	901 SOUTH CENTER STR	NV SHWS	Lower	1791, South
42	GRANADA THEATER	60 WEST FIRST STREET	NV SHWS	Lower	1811, NW
43	STATE OF NEVADA	70 WEST TAYLOR STREE	NV SHWS	Lower	1872, SSW
44	HARRAHS - HAMPTON TO	EAST 2ND STREET/LAKE	NV SHWS	Lower	1879, NNW
45	RENO ACES BASEBALL S	200 EVANS AVENUE	NV SHWS	Lower	1885, North
46	FOREST HEALTH GROUP	755 FOREST STREET	NV SHWS	Higher	1911, SSW
L47	EDWARD BERNSTEIN PRO	427 FLINT STREET	NV SHWS	Higher	1941, WSW
L48	PAUL WILLIAMS PROPER	328 CALIFORNIA AVENU	NV SHWS	Higher	1968, WSW
49	BRIAN S. WALLACE PRO	739 PLUMAS STREET	NV SHWS	Higher	1969, SW
50	ED MORIMOTO PROPERTY	235 FLINT STREET	NV SHWS	Higher	1991, West
51	GARY N. CORNWALL PRO	864 SOUTH WELLS AVEN	NV SHWS	Lower	2012, SE
52	ALVERSON PROPERTY	321 CRAMPTON	NV SHWS	Lower	2204, SSE
M53	445 CALIFORNIA AVENU	350 WEST LIBERTY STR	NV SHWS	Higher	2227, WSW
54	LEAH C. SILVERMAN PR	759 STEWART STREET	NV SHWS	Lower	2231, East
55	ROBERTA ROSS RESIDEN	118 WEST STREET	NV SHWS	Higher	2254, WNW
N56	DONALD L. SINNAR PRO	604 LANDER STREET	NV SHWS	Higher	2277, WSW
57	NEVADA CLUB CASINO	224 NORTH VIRGINIA S	NV SHWS	Higher	2295, NW
M58	445 CALIFORNIA AVENU	445 CALIFORNIA AVENU	NV SHWS	Higher	2324, WSW
M59	#5791	350 S ARLINGTON AVE	NV LUST, NV UST	Higher	2333, West
N60	DENNISON PROPERTY	645 LANDER STREET	NV SHWS	Higher	2350, WSW
M61	RALPH ALBRIGHT PROPE	475 SOUTH ARLINGTON	NV SHWS	Higher	2418, WSW
62	DORA CARRARA PROPERT	922 PLUMAS STREET	NV SHWS	Higher	2479, SSW
63	BILL'S HOBBY HUT	640 KUENZLI	NV SWRCY	Lower	2481, NNE
64	DAVID HOUSTON PROPER	448 RIDGE STREET	NV SHWS	Higher	2531, West
65	DOUG CLARY PROPERTY	741 LANDER STREET	NV SHWS	Higher	2541, SW
O66	WELLS FARGO BANK	490 CALIFORNIA AVENU	NV SHWS	Higher	2556, WSW
67	SENATOR HOTEL	SECOND AND WEST STRE	NV SHWS	Higher	2559, NW
68	440 COURT STREET, LL	440 COURT STREET	NV SHWS	Higher	2584, West
69	WASHOE COUNTY RTC, C	205 EAST PLAZA STREE	US BROWNFIELDS	Higher	2607, NNW
70	MONTGOMERY DEVELOPME	82 BURNS STREET	NV SHWS	Lower	2633, SSE
O71	DONALD K. COPPA PROP	528 SOUTH ARLINGTON	NV SHWS	Higher	2656, WSW
O72	TYSON KALESON PROPER	535 SOUTH ARLINGTON	NV SHWS	Higher	2681, WSW
P73	FETTIG CONSTRUCTION	789 EAST SECOND STRE	NV SHWS	Lower	2681, NE
74	JUNIPER COURT HOTEL,	320 EVANS AVENUE	NV SHWS	Higher	2685, North
75	HO HUM MOTEL	1025 SOUTH VIRGINIA	NV SHWS	Lower	2730, South
O76	LUTHERAN CHURCH OF T	501 CALIFORNIA AVENU	NV SHWS	Higher	2762, WSW
77	JENNY BISHOP PROPERT	635 EAST TAYLOR STRE	NV SHWS	Lower	2765, SE
78	SHERETZ PROPERTY	225 KIRMAN STREET	NV SHWS	Lower	2795, ENE

MAPPED SITES SUMMARY

Target Property Address:
450 SINCLAIR STREET
RENO, NV 89501

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
W118	WASHOE COUNTY DEPART	1255 MILL STREET	NV SHWS	Lower	3704, East
119	WASHOE MEDICAL CENTE	77 PRINGLE WAY	NV SHWS	Lower	3758, ENE
X120	KATHLEEN GOLMORT PRO	713 BALZAR CIRCLE	NV SHWS	Lower	3763, SE
121	MICHAEL JANIK PROPER	566 WEST TAYLOR STRE	NV SHWS	Higher	3773, SW
X122	WYATT PROPERTY	714 BALZAR CIRCLE	NV SHWS	Lower	3833, SE
123	GARY GUGLIEMO PROPER	1308 FOREST STREET	NV SHWS	Lower	3849, SSW
124	JOHN RAFFAELLI PROPE	1114 SOUTH ARLINGTON	NV SHWS	Higher	3894, SW
Y125	IQBAL SARWAR - RANCH	411 WEST 4TH STREET	NV SHWS	Higher	3915, NW
126	FIRST NATIONAL COLLE	801 RIVERSIDE DRIVE	NV SHWS	Higher	3915, West
127	RENO POWER LIGHT AND	500-510 EUREKA AVE	EDR MGP	Higher	3936, NNE
Y128	ELMWOOD PROPERTIES,	435 WEST 4TH STREET	NV SHWS	Higher	3969, NW
129	ELKO AVENUE PROPERTI	550 ELKO STREET	NV SHWS	Lower	3992, North
130	CITY OF RENO	706 MARSH AVENUE	NV SHWS	Higher	4023, WSW
Z131	FORD RESIDENCE	1031 GORDON AVENUE	NV SHWS	Higher	4039, SW
132	WASHOE COUNTY SCHOOL	2ND STREET AND WASHI	NV SHWS	Higher	4044, WNW
133	HERITAGE BANK OF NEV	1401 SOUTH VIRGINIA	NV SHWS	Lower	4070, South
134	JOHN COMIN / MARIA T	355 BROADWAY BOULEVA	NV SHWS	Lower	4075, SSE
Z135	DAVE WALKER PROPERTY	785-795 WALKER AVENU	NV SHWS	Higher	4103, SW
AA136	LEO ROBERT LEGOY PRO	461 NEVADA STREET	NV SHWS	Higher	4106, NW
137	CAGE/ROGERS PROPERTY	364 WEST PUEBLO STRE	NV SHWS	Lower	4118, South
138	A. L. COLLINS TEXACO	501 WEST 4TH STREET	NV SHWS	Higher	4139, WNW
139	7TH DAY ADVENTIST CH	1200 SOUTH ARLINGTON	NV SHWS	Higher	4140, SW
AB140	EDWIN CALGHOUN PROPE	802 YORI AVENUE	NV SHWS	Lower	4141, ESE
141	STEVE MORAN PROPERTY	646 NORTH LAKE STREE	NV SHWS	Higher	4151, NNW
142	MARIAN DURKEE PROPER	143 WINTER STREET	NV SHWS	Higher	4186, West
AB143	NEVADA-UTAH CONFEREN	845 YORI AVENUE	NV SHWS	Lower	4189, ESE
144	VRG CONSTRUCTION COM	645 THIRD STREET	NV SHWS	Higher	4204, WNW
145	JOHN DOMINGUEZ PROPE	1428 TONOPAH STREET	NV SHWS	Lower	4213, South
146	CITY OF RENO - MCKIN	925 RIVERSIDE DRIVE	NV SHWS	Higher	4261, West
AC147	WELLS FARGO PROPERTY	510 WEST PUEBLO STRE	NV SHWS	Higher	4269, SSW
AD148	SAINT MARYS REGIONAL	235 WEST SIXTH STREE	NV SHWS	Higher	4285, NW
AA149	LEO ROBERT LEGOY PRO	418 WEST FIFTH STREE	NV SHWS	Higher	4309, NW
150	SIERRA PACIFIC POWER	590 EUREKA AVENUE	NV SHWS	Lower	4340, NNE
151	ROY EVANS PROPERTY	920 YORI AVENUE	NV SHWS	Lower	4366, ESE
AC152	BARBARA PROCHNAU PRO	1425 PLUMAS STREET	NV SHWS	Higher	4377, SSW
153	SUSAN HOFFMAN AND DE	134 MARK TWAIN AVENU	NV SHWS	Higher	4385, WSW
154	SIERRA PACIFIC POWER	MANN AVENUE @ MORNIN	NV SHWS	Higher	4386, North
AE155	LAWRENCE C. DENNISON	608 WEST PUEBLO STRE	NV SHWS	Higher	4390, SSW
156	GEORGIA MANNINI PROP	800 MARSH AVENUE	NV SHWS	Higher	4397, WSW

MAPPED SITES SUMMARY

Target Property Address:
 450 SINCLAIR STREET
 RENO, NV 89501

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
196	SILVER DOLLAR MOTOR	817 NORTH VIRGINIA S	NV SHWS	Higher	5066, NNW
AN197	FORMER DELUXE LAUNDR	1690 SOUTH WELLS AVE	NV SHWS	Lower	5076, SSE
198	JOHN FRASER PROPERTY	1495 WRIGHT STREET	NV SHWS	Higher	5104, SSW
199	GOLD DUST WEST, FORM	WEST 4TH STREET AND	NV SHWS	Higher	5128, WNW
200	C.J. CULLIGAN PROPER	1101 RIVERSIDE DRIVE	NV SHWS	Higher	5129, West
AM201	UNIVERSITY OF NEVADA	819-821 NORTH CENTER	NV SHWS	Higher	5136, NNW
202	SUPPLY ONE RETAIL NU	290 KEYSTONE AVE	NV SHWS, NV UST	Higher	5141, WNW
AN203	JOHN SHEPARD PROPERT	327 COLORADO RIVER B	NV SHWS	Lower	5144, SSE
AN204	SOLARI DECORATING CE	1745 WELLS AVENUE	NV SHWS	Lower	5145, SSE
205	INNOCENTI PROPERTY	1654 WATT STREET	NV SHWS	Higher	5174, South
206	KIETZKE PROPERTIES	525 KIETZKE LANE	NV SHWS	Lower	5247, East

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FEDERAL SAVINGS AND Date Closed: 01/26/1996	ONE WEST LIBERTY STR	W 1/8 - 1/4 (0.159 mi.)	C15	9
FIRST INTERSTATE BAN Date Closed: 07/09/1993	301 SOUTH VIRGINIA S	W 1/8 - 1/4 (0.166 mi.)	C18	10
JERRY MARTIN PROPERT Date Closed: 04/03/1992	135 RIDGE STREET	W 1/4 - 1/2 (0.270 mi.)	J31	13
KEYSTONE REALTY, INC Date Closed: 10/05/1995	652 FOREST STREET	SW 1/4 - 1/2 (0.272 mi.)	32	13
WEST LIBERTY STREET Date Closed: 06/01/1998	321 HILL STREET	W 1/4 - 1/2 (0.303 mi.)	J37	14
E.L. CORD FOUNDATION Date Closed: 10/13/1994	200 COURT STREET	W 1/4 - 1/2 (0.325 mi.)	39	14
FOREST HEALTH GROUP Date Closed: 05/24/1993	755 FOREST STREET	SSW 1/4 - 1/2 (0.362 mi.)	46	16
EDWARD BERNSTEIN PRO Date Closed: 01/21/1994	427 FLINT STREET	WSW 1/4 - 1/2 (0.368 mi.)	L47	16
PAUL WILLIAMS PROPER Date Closed: 10/26/1994	328 CALIFORNIA AVENU	WSW 1/4 - 1/2 (0.373 mi.)	L48	16
BRIAN S. WALLACE PRO Date Closed: 06/09/2010	739 PLUMAS STREET	SW 1/4 - 1/2 (0.373 mi.)	49	16
ED MORIMOTO PROPERTY Date Closed: 09/20/2000	235 FLINT STREET	W 1/4 - 1/2 (0.377 mi.)	50	17
445 CALIFORNIA AVENU Date Closed: 09/19/2007	350 WEST LIBERTY STR	WSW 1/4 - 1/2 (0.422 mi.)	M53	17
ROBERTA ROSS RESIDEN Date Closed: 09/27/2000	118 WEST STREET	WNW 1/4 - 1/2 (0.427 mi.)	55	18
DONALD L. SINNAR PRO NEVADA CLUB CASINO 445 CALIFORNIA AVENU Date Closed: 01/18/2008	604 LANDER STREET 224 NORTH VIRGINIA S 445 CALIFORNIA AVENU	WSW 1/4 - 1/2 (0.431 mi.) NW 1/4 - 1/2 (0.435 mi.) WSW 1/4 - 1/2 (0.440 mi.)	N56 57 M58	18 18 18
DENNISON PROPERTY Date Closed: 04/10/1998	645 LANDER STREET	WSW 1/4 - 1/2 (0.445 mi.)	N60	19
RALPH ALBRIGHT PROPE Date Closed: 06/06/1990	475 SOUTH ARLINGTON	WSW 1/4 - 1/2 (0.456 mi.)	M61	19
DORA CARRARA PROPERT Date Closed: 09/08/1993	922 PLUMAS STREET	SSW 1/4 - 1/2 (0.470 mi.)	62	19
DAVID HOUSTON PROPER Date Closed: 12/22/1989	448 RIDGE STREET	W 1/4 - 1/2 (0.479 mi.)	64	19
DOUG CLARY PROPERTY Date Closed: 08/25/1994	741 LANDER STREET	SW 1/4 - 1/2 (0.481 mi.)	65	20
WELLS FARGO BANK Date Closed: 10/09/1998	490 CALIFORNIA AVENU	WSW 1/4 - 1/2 (0.484 mi.)	O66	20
SENATOR HOTEL Date Closed: 09/19/2000	SECOND AND WEST STRE	NW 1/4 - 1/2 (0.485 mi.)	67	20
440 COURT STREET, LL Date Closed: 06/24/2009	440 COURT STREET	W 1/4 - 1/2 (0.489 mi.)	68	20
DONALD K. COPPA PROP Date Closed: 10/05/2001	528 SOUTH ARLINGTON	WSW 1/2 - 1 (0.503 mi.)	O71	21

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORD RESIDENCE Date Closed: 10/15/1997	1031 GORDON AVENUE	SW 1/2 - 1 (0.765 mi.)	Z131	34
WASHOE COUNTY SCHOOL Date Closed: 07/15/1993	2ND STREET AND WASHI	WNW 1/2 - 1 (0.766 mi.)	132	34
DAVE WALKER PROPERTY Date Closed: 09/09/1993	785-795 WALKER AVENU	SW 1/2 - 1 (0.777 mi.)	Z135	34
LEO ROBERT LEGOY PRO Date Closed: 07/12/2004	461 NEVADA STREET	NW 1/2 - 1 (0.778 mi.)	AA136	35
A. L. COLLINS TEXACO Date Closed: 05/30/2006	501 WEST 4TH STREET	WNW 1/2 - 1 (0.784 mi.)	138	35
7TH DAY ADVENTIST CH Date Closed: 01/27/1997	1200 SOUTH ARLINGTON	SW 1/2 - 1 (0.784 mi.)	139	35
STEVE MORAN PROPERTY Date Closed: 05/14/1991	646 NORTH LAKE STREE	NNW 1/2 - 1 (0.786 mi.)	141	36
MARIAN DURKEE PROPER Date Closed: 02/27/1992	143 WINTER STREET	W 1/2 - 1 (0.793 mi.)	142	36
VRG CONSTRUCTION COM Date Closed: 05/12/1998	645 THIRD STREET	WNW 1/2 - 1 (0.796 mi.)	144	36
CITY OF RENO - MCKIN Date Closed: 05/24/1997	925 RIVERSIDE DRIVE	W 1/2 - 1 (0.807 mi.)	146	37
WELLS FARGO PROPERTY Date Closed: 03/28/2002	510 WEST PUEBLO STRE	SSW 1/2 - 1 (0.809 mi.)	AC147	37
SAINT MARYS REGIONAL Date Closed: 08/29/1996	235 WEST SIXTH STREE	NW 1/2 - 1 (0.812 mi.)	AD148	37
LEO ROBERT LEGOY PRO Date Closed: 07/01/2004	418 WEST FIFTH STREE	NW 1/2 - 1 (0.816 mi.)	AA149	37
BARBARA PROCHNAU PRO Date Closed: 12/12/1994	1425 PLUMAS STREET	SSW 1/2 - 1 (0.829 mi.)	AC152	38
SUSAN HOFFMAN AND DE Date Closed: 04/17/1995	134 MARK TWAIN AVENU	WSW 1/2 - 1 (0.830 mi.)	153	38
SIERRA PACIFIC POWER LAWRENCE C. DENNISON Date Closed: 08/14/2006	MANN AVENUE @ MORNIN 608 WEST PUEBLO STRE	N 1/2 - 1 (0.831 mi.) SSW 1/2 - 1 (0.831 mi.)	154 AE155	38 38
GEORGIA NANNINI PROP Date Closed: 05/20/1992	800 MARSH AVENUE	WSW 1/2 - 1 (0.833 mi.)	156	39
ST. MARYS REGIONAL M Date Closed: 05/01/1991	656 WEST STREET	NW 1/2 - 1 (0.837 mi.)	AD158	39
SAINT MARYS REGIONAL Date Closed: 03/26/1997 Date Closed: 06/30/1992	607 NORTH ARLINGTON	NW 1/2 - 1 (0.839 mi.)	AD159	39
GLORIA DONDERO RESID Date Closed: 04/10/1998	661 WEST PUEBLO STRE	SSW 1/2 - 1 (0.840 mi.)	AE160	39
STEVEN PEEK PROPERTY Date Closed: 08/11/1992	1235 SOUTH ARLINGTON	SW 1/2 - 1 (0.844 mi.)	AG165	40
WARNER GRISWOLD PROP Date Closed: 08/04/1993	643 ELKO AVENUE	N 1/2 - 1 (0.846 mi.)	166	41
SAINT MARYS REGIONAL Date Closed: 06/10/2003	345 WEST SIXTH STREE	NW 1/2 - 1 (0.848 mi.)	AH167	41

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SILVER DOLLAR MOTOR Date Closed: 12/03/1991	817 NORTH VIRGINIA S	NNW 1/2 - 1 (0.959 mi.)	196	47
JOHN FRASER PROPERTY Date Closed: 04/16/1990	1495 WRIGHT STREET	SSW 1/2 - 1 (0.967 mi.)	198	47
GOLD DUST WEST, FORM Date Closed: 05/16/1996	WEST 4TH STREET AND	WNW 1/2 - 1 (0.971 mi.)	199	47
C.J. CULLIGAN PROPER Date Closed: 02/24/1996	1101 RIVERSIDE DRIVE	W 1/2 - 1 (0.971 mi.)	200	47
UNIVERSITY OF NEVADA Date Closed: 03/20/2000	819-821 NORTH CENTER	NNW 1/2 - 1 (0.973 mi.)	AM201	48
SUPPLY ONE RETAIL NU Date Closed: 07/21/2006	290 KEYSTONE AVE	WNW 1/2 - 1 (0.974 mi.)	202	48
INNOCENTI PROPERTY Date Closed: 07/03/1997	1654 WATT STREET	S 1/2 - 1 (0.980 mi.)	205	49
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROSE GIANNINI PROPER Date Closed: 08/20/1991	229 STEWART STREET	SE 0 - 1/8 (0.004 mi.)	A3	7
BOB BENTLEY JR. PROP Date Closed: 10/24/1994	248 EAST LIBERTY STR	NNE 0 - 1/8 (0.045 mi.)	4	7
TIMOTHY A. & KRISTIN GINOCCHO PROPERTY Date Closed: 05/27/1999	315 STEWART STREET 618 SOUTH CENTER STR	E 0 - 1/8 (0.076 mi.) SSW 0 - 1/8 (0.118 mi.)	5 B7	7 8
RUSSELL PIKE PROPERT Date Closed: 01/16/2004	SOUTH VIRGINIA STREE	SSW 1/8 - 1/4 (0.129 mi.)	B8	8
CLIFF DOBLER PROPERT Date Closed: 01/07/2003	252 MILL STREET	N 1/8 - 1/4 (0.187 mi.)	E20	10
RIVERSIDE HOTEL Date Closed: 01/19/1998	17 SOUTH VIRGINIA ST	NW 1/4 - 1/2 (0.261 mi.)	I30	12
CLUB CAL-NEVA PARKIN Date Closed: 05/29/1996 Date Closed: 10/30/1996	10-100 NORTH CENTER	NW 1/4 - 1/2 (0.273 mi.)	K33	13
PEAVINE POST OFFICE Date Closed: 10/30/1997	290 SOUTH WELLS AVEN	ENE 1/4 - 1/2 (0.291 mi.)	35	13
MILLS LANE JUSTICE C CATHAY INC. Date Closed: 10/17/1996	1 SOUTH SIERRA STREE 610 MILL STREET	WNW 1/4 - 1/2 (0.295 mi.) NE 1/4 - 1/2 (0.310 mi.)	36 38	14 14
CRYSTAL SPRINGS WATE Date Closed: 09/27/1994	901 SOUTH CENTER STR	S 1/4 - 1/2 (0.339 mi.)	41	15
GRANADA THEATER Date Closed: 08/31/1998	60 WEST FIRST STREET	NW 1/4 - 1/2 (0.343 mi.)	42	15
STATE OF NEVADA Date Closed: 05/10/1999	70 WEST TAYLOR STREE	SSW 1/4 - 1/2 (0.355 mi.)	43	15
HARRAHS - HAMPTON TO Date Closed: 01/09/1995	EAST 2ND STREET/LAKE	NNW 1/4 - 1/2 (0.356 mi.)	44	15
RENO ACES BASEBALL S Date Closed: 04/01/2009	200 EVANS AVENUE	N 1/4 - 1/2 (0.357 mi.)	45	16

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MICHELLE TAGGART PRO Date Closed: 07/29/2002	139 CALIENTE STREET	S 1/2 - 1 (0.635 mi.)	V106	28
CITY OF RENO REDEVEL Date Closed: 10/17/2006	111 MORRILL AVENUE	NNE 1/2 - 1 (0.643 mi.)	107	29
FRITZ BERGHOFFER AND Date Closed: 01/29/1990	255 VASSAR STREET	SSE 1/2 - 1 (0.646 mi.)	108	29
WELDON UPTON PROPERT Date Closed: 05/24/1989	1222 WILSON WAY	SSE 1/2 - 1 (0.657 mi.)	109	29
VETERANS MEMORIAL SC Date Closed: 09/12/1996	1200 LOCUST STREET	SE 1/2 - 1 (0.672 mi.)	110	29
GIOSSI PROPERTY Date Closed: 01/18/2002	805 BELLI DRIVE	ESE 1/2 - 1 (0.672 mi.)	111	30
WASHOE COUNTY DEPART Date Closed: 12/05/2002	1205 MILL STREET	ENE 1/2 - 1 (0.691 mi.)	W114	30
GEORGE TSOURIS PROPE Date Closed: 04/14/2005	123 EAST ARROYO STRE	SSE 1/2 - 1 (0.695 mi.)	116	31
BRUCE CAMPBELL PROPE Date Closed: 03/27/1991	1145 KIRMAN AVENUE	SE 1/2 - 1 (0.697 mi.)	117	31
WASHOE COUNTY DEPART Date Closed: 09/01/2004	1255 MILL STREET	E 1/2 - 1 (0.702 mi.)	W118	31
WASHOE MEDICAL CENTE Date Closed: 04/15/1991	77 PRINGLE WAY	ENE 1/2 - 1 (0.712 mi.)	119	31
KATHLEEN GOLMORT PRO Date Closed: 02/12/1991	713 BALZAR CIRCLE	SE 1/2 - 1 (0.713 mi.)	X120	31
WYATT PROPERTY Date Closed: 12/10/1996	714 BALZAR CIRCLE	SE 1/2 - 1 (0.726 mi.)	X122	32
GARY GUGLIEMO PROPER Date Closed: 10/22/1991	1308 FOREST STREET	SSW 1/2 - 1 (0.729 mi.)	123	32
ELKO AVENUE PROPERTI Date Closed: 07/19/2000 Date Closed: 01/24/2006	550 ELKO STREET	N 1/2 - 1 (0.756 mi.)	129	33
HERITAGE BANK OF NEV Date Closed: 08/15/1995	1401 SOUTH VIRGINIA	S 1/2 - 1 (0.771 mi.)	133	34
JOHN COMIN / MARIA T Date Closed: 08/12/1993	355 BROADWAY BOULEVA	SSE 1/2 - 1 (0.772 mi.)	134	34
CAGE/ROGERS PROPERTY Date Closed: 08/10/1992	364 WEST PUEBLO STRE	S 1/2 - 1 (0.780 mi.)	137	35
EDWIN CALGHOUN PROPE Date Closed: 10/17/1990	802 YORI AVENUE	ESE 1/2 - 1 (0.784 mi.)	AB140	35
NEVADA-UTAH CONFEREN Date Closed: 08/12/2011	845 YORI AVENUE	ESE 1/2 - 1 (0.793 mi.)	AB143	36
JOHN DOMINGUEZ PROPE Date Closed: 05/31/1996	1428 TONOPAH STREET	S 1/2 - 1 (0.798 mi.)	145	36
SIERRA PACIFIC POWER Date Closed: 10/10/1997	590 EUREKA AVENUE	NNE 1/2 - 1 (0.822 mi.)	150	37
ROY EVANS PROPERTY Date Closed: 12/29/1995	920 YORI AVENUE	ESE 1/2 - 1 (0.827 mi.)	151	38

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

NV UST: A review of the NV UST list, as provided by EDR, and dated 04/10/2013 has revealed that there are 7 NV UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
US BANK NEVADA	300 S VIRGINIA ST	W 1/8 - 1/4 (0.132 mi.)	C9	8
RENO OFFICE INVESTOR	200 S VIRGINIA ST	WNW 1/8 - 1/4 (0.148 mi.)	10	8
US GENERAL SERVICES	400 S VIRGINIA ST	W 1/8 - 1/4 (0.149 mi.)	C12	9
FIRE STATION #3	532 S VIRGINIA ST	SW 1/8 - 1/4 (0.149 mi.)	D13	9
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WAYNE STOKES	100 S CENTER ST	NW 1/8 - 1/4 (0.196 mi.)	F21	11
SAME AS 4-000531	111 MILL ST	NW 1/8 - 1/4 (0.200 mi.)	F22	11
THE NATIONAL AUTOMOB	10 S LAKE ST	NNW 1/8 - 1/4 (0.235 ml.)	26	12

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A review of the US BROWNFIELDS list, as provided by EDR, and dated 06/24/2013 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WASHOE COUNTY RTC, C	205 EAST PLAZA STREE	NNW 1/4 - 1/2 (0.494 mi.)	69	21

Local Lists of Landfill / Solid Waste Disposal Sites

NV SWRCY: A review of the NV SWRCY list, as provided by EDR, and dated 09/19/2012 has revealed that there is 1 NV SWRCY site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BILL'S HOBBY HUT	640 KUENZLI	NNE 1/4 - 1/2 (0.470 mi.)	63	19

Other Ascertainable Records

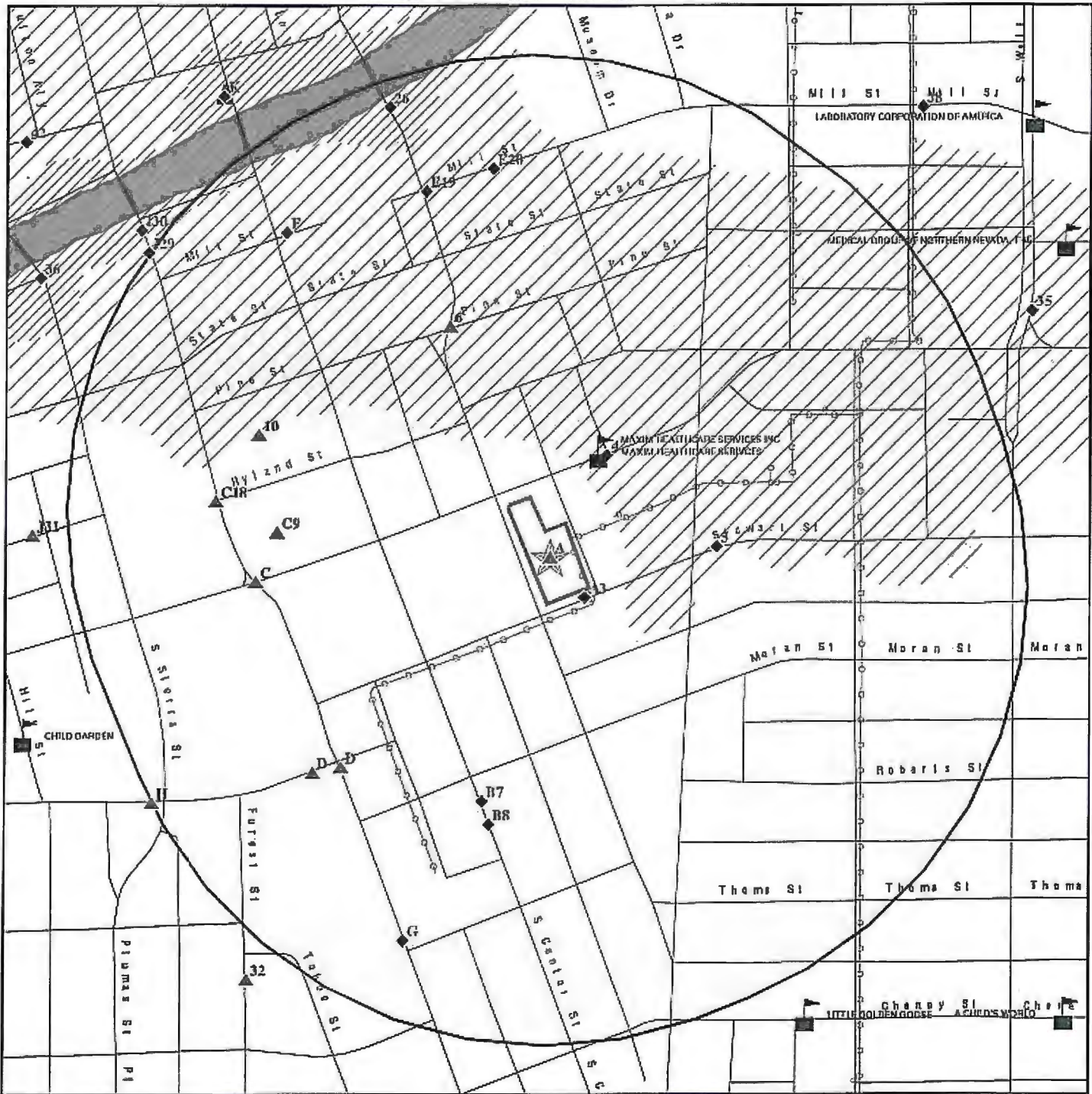
RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/18/2013 has revealed that there are 6 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Count: 23 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Date(s)
RENO	1000145287	NEVADA BELL	9700 S VIRGINIA		FINDS, RCRA-NLR
RENO	1003879234	WASHOE CRUM SITE	10 MI S OF RENO	89501	CERCLIS-NFRAP
RENO	1007111824	KIDDIE KANDIDS	4991 S VIRGINIA 104	89502	RCRA-NLR
RENO	1012113133	SAGE MOTEL STORAGE	NW CORNER OF E. 4TH STREET & N	89501	BROWNFIELD, FINDS
	M300002652	US GYPSUM CO	EMPIRE MILL		MINES
	M300004620	RILITE AGGREGATE CO.	PIT & MILL		MINES
	M300004624	RMC NEVADA, INC.	SIERRA STONE QUARRY		MINES
RENO	S103878441	CHEVRON FACILITY #61001598	LOCKHEED AIR TERMINAL		HWS
RENO	S103878405	HAMPTON TOWERS	LAKE AND 2ND STREETS	89501	HWS
RENO	S103875489	GAMES PROPERTY	NORTHWEST CORNER OF PLUMAS AND		HWS
INCLINE VILLAGE	S103875501	MGID (METER BOX)	810 TOMAHAWK		HWS
TRACY	S105805030	CLARK PLANT	INTERSTATE 80, 22 MILES EAST O	89510	HWS
RENO	S105805052	WASHOE HEALTH SYSTEMS PROPERTY	920 & 924 WILLOW STREET	89502	HWS
WADSWORTH	S106514274	SCHULTZ TRUCKING	STATE ROUTE 447 @ MILE MARKER		HWS
RENO	S106514290	RETRAC PROJECT	EQUIPMENT YARD		HWS
RENO	S106514298	SOUTHERN PACIFIC TRANSPORTATION CO	APN 005-223-04 OLD BURGER KING	89502	HWS
RENO	S106514302	SILVERADO TRUCKING SPILL	TAKAMERA-FLOEUR DE LIS SUBDIVI		HWS
RENO	S108220373	U.S. FOREST SERVICE	U.S. HIGHWAY 395 @ RED ROCK EX		HWS
RENO	S112163023	NEVADA DEPARTMENT OF TRANSPORTATIO	INTERSTATE 80 @ VINE STREET	89503	HWS
RENO	S113366551	MAY TRUCKING COMPANY MOBILE SOURCE	U.S. HIGHWAY 395 ALTERNATE		HWS

DETAIL MAP - 3712271.2s



- 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
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory



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: UNR050
 ADDRESS: 450 Sinclair Street
 Reno NV 89501
 LAT/LONG: 39.5221 / 119.8081

CLIENT: McGinley Associates
 CONTACT: Ryan DeFilippi
 INQUIRY #: 3712271.2s
 DATE: August 30, 2013 2:40 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NV AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
NV VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
NV BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	1	NR	NR	1
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
NV SWRCY	0.500		0	0	1	NR	NR	1
INDIAN ODI	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250	1	0	6	NR	NR	NR	7
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
IGIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS

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

A1	CITY OF RENO	RCRA NonGen / NLR	1004755042
Target	450 SINCLAIR ST	FINDS	NVD986775575
Property	RENO, NV 89501		

Actual: [Click here for full text details](#)
4494 ft.

RCRA NonGen / NLR
EPA Id: NVD986775575

A2	CITY OF RENO	CA HAZNET	S113184823
Target	450 SINCLAIR ST		N/A
Property	RENO, NV 89501		

Actual: [Click here for full text details](#)
4494 ft.

A3	ROSE GIANNINI PROPERTY	NV SHWS	S107524092
SE	229 STEWART STREET		N/A
< 1/8	RENO, NV 89501		
0.004 mi.			
23 ft.			

Relative: [Click here for full text details](#)
Lower

NV SHWS
Facility Id: D-000559
Date Closed: 08/20/1991

4	BOB BENTLEY JR. PROPERTY	NV SHWS	S107523820
NNE	248 EAST LIBERTY STREET		N/A
< 1/8	RENO, NV 89501		
0.045 mi.			
237 ft.			

Relative: [Click here for full text details](#)
Lower

NV SHWS
Facility Id: D-000254
Date Closed: 10/24/1994

5	TIMOTHY A. & KRISTINE K. NORTHON PROPERTY	NV SHWS	S109015110
East	315 STEWART STREET		N/A
< 1/8	RENO, NV 89502		
0.076 mi.			
402 ft.			

Relative: [Click here for full text details](#)
Lower

NV SHWS
Facility Id: D-000757

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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C11 West 1/8-1/4 0.149 mi. 786 ft.	BRUCE R. THOMPSON FEDERAL BLDG & US COURTHOUSE 400 S VIRGINIA ST RENO, NV 89501 Click here for full text details	RCRA-CESQG	1014395063 NVR000085639
Relative: Higher	RCRA-CESQG EPA Id: NVR000085639		

C12 West 1/8-1/4 0.149 mi. 786 ft.	US GENERAL SERVICES ADMIN 400 S VIRGINIA ST RENO, NV 89501 Click here for full text details	NV UST	U003173044 N/A
Relative: Higher	NV UST Tank Status: CURRENTLY IN USE Facility Id: 4-001026		

D13 SW 1/8-1/4 0.149 mi. 787 ft.	FIRE STATION #3 532 S VIRGINIA ST RENO, NV 89501 Click here for full text details	NV UST	U001153074 N/A
Relative: Higher	NV UST Tank Status: PERMANENTLY OUT OF USE Facility Id: 4-000595		

D14 SW 1/8-1/4 0.150 mi. 791 ft.	SILVER STATE CAMERA 538 S VIRGINIA RENO, NV 89501 Click here for full text details	RCRA NonGen / NLR FINDS	1000638753 NVD986768588
Relative: Higher	RCRA NonGen / NLR EPA Id: NVD986768588		

C15 West 1/8-1/4 0.159 mi. 838 ft.	FEDERAL SAVINGS AND LOAN / FIRST INTERSTATE BANK ONE WEST LIBERTY STREET RENO, NV 89501 Click here for full text details	NV SHWS	S107523912 N/A
Relative: Higher	NV SHWS Facility Id: D-000187 Date Closed: 01/26/1996		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F21 NW 1/8-1/4 0.186 mi. 1034 ft.	WAYNE STOKES 100 S CENTER ST RENO, NV 89501	NV UST	U004160831 N/A
Relative: Lower	Click here for full text details NV UST Tank Status: PERMANENTLY OUT OF USE Facility Id: 4-000779		
F22 NW 1/8-1/4 0.200 mi. 1057 ft.	SAME AS 4-000531 111 MILL ST RENO, NV 89501	NV UST	U003543958 N/A
Relative: Lower	Click here for full text details NV UST Tank Status: PERMANENTLY OUT OF USE Facility Id: 4-000531		
G23 SSW 1/8-1/4 0.207 mi. 1093 ft.	655 S VIRGINIA ST RENO, NV 89501	EDR US Hist Auto Stat	1015592350 N/A
Relative: Lower	Click here for full text details		
G24 SSW 1/8-1/4 0.207 mi. 1093 ft.	JUSTICE TIRE AND AUTO CARE 655 S VIRGINIA ST RENO, NV 89501	RCRA NonGen / NLR	1000921982 NVD982428922
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id: NVD982428922		
G25 SSW 1/8-1/4 0.208 mi. 1099 ft.	AMERICAN TIRE 655 VIRGINIA ST RENO, NV 89501	RCRA NonGen / NLR	1004755125 NVR000000794
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id: NVR000000794		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J31 West 1/4-1/2 0.270 mi. 1424 ft.	JERRY MARTIN PROPERTY 135 RIDGE STREET RENO, NV 89501 Click here for full text details	NV SHWS	S107523973 N/A
Relative: Higher	NV SHWS Facility Id: D-000523 Date Closed: 04/03/1992		
32 SW 1/4-1/2 0.272 mi. 1434 ft.	KEYSTONE REALTY, INC. 652 FOREST STREET RENO, NV 89509 Click here for full text details	NV SHWS	S107523995 N/A
Relative: Higher	NV SHWS Facility Id: D-000196 Date Closed: 10/05/1995		
K33 NW 1/4-1/2 0.273 mi. 1441 ft.	CLUB CAL-NEVA PARKING GARAGE 10-100 NORTH CENTER STREET RENO, NV 89501 Click here for full text details	NV SHWS	S107523867 N/A
Relative: Lower	NV SHWS Facility Id: D-000398 Date Closed: 05/29/1996 Date Closed: 10/30/1995		
K34 NW 1/4-1/2 0.283 mi. 1493 ft.	RENO GAS CO N CENTER AND E 1ST STREET RENO, NV 89501 Click here for full text details	EDR MGP	1008408996 N/A
Relative: Lower			
35 ENE 1/4-1/2 0.291 mi. 1538 ft.	PEAVINE POST OFFICE BUILDING 290 SOUTH WELLS AVENUE RENO, NV 89502 Click here for full text details	NV SHWS	S103877841 N/A
Relative: Lower	NV SHWS Facility Id: D-001252 Date Closed: 10/30/1997		

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

RENO POLICE DEPARTMENT (Continued) U003298026
Facility Id: 4-000573

41 CRYSTAL SPRINGS WATER COMPANY NV SHWS S107523875
South 901 SOUTH CENTER STREET N/A
1/4-1/2 RENO, NV 89501
0.339 mi.
1791 ft.
[Click here for full text details](#)
Relative:
Lower NV SHWS
Facility Id: D-000245
Date Closed: 09/27/1994

42 GRANADA THEATER NV SHWS S104178903
NW 60 WEST FIRST STREET N/A
1/4-1/2 RENO, NV
0.343 mi.
1811 ft.
[Click here for full text details](#)
Relative:
Lower NV SHWS
Facility Id: D-000009
Date Closed: 08/31/1998

43 STATE OF NEVADA NV SHWS S103876503
SSW 70 WEST TAYLOR STREET N/A
1/4-1/2 RENO, NV
0.355 mi.
1872 ft.
[Click here for full text details](#)
Relative:
Lower NV SHWS
Facility Id: D-001276
Date Closed: 05/10/1999

44 HARRAHS - HAMPTON TOWER NV SHWS S107523944
NNW EAST 2ND STREET/LAKE STREET N/A
1/4-1/2 RENO, NV 89501
0.356 mi.
1879 ft.
[Click here for full text details](#)
Relative:
Lower NV SHWS
Facility Id: D-000262
Date Closed: 01/09/1995

MAP FINDINGS

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

50	ED MORIMOTO PROPERTY 235 FLINT STREET RENO, NV	NV SHWS	S108250082 N/A
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1/4-1/2
0.377 mi.
1991 ft.

Relative:
Higher

[Click here for full text details](#)

NV SHWS
Facility Id: D-000033
Date Closed: 09/20/2000

51	GARY N. CORNWALL PROPERTY, APN 013-116-10 864 SOUTH WELLS AVENUE RENO, NV 89502	NV SHWS	S113711041 N/A
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1/4-1/2
0.381 mi.
2012 ft.

Relative:
Lower

[Click here for full text details](#)

NV SHWS
Facility Id: D-000857

52	ALVERSON PROPERTY 321 CRAMPTON RENO, NV	NV SHWS	S103877807 N/A
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1/4-1/2
0.417 mi.
2204 ft.

Relative:
Lower

[Click here for full text details](#)

NV SHWS
Facility Id: D-000377
Date Closed: 08/25/1997

M53	445 CALIFORNIA AVENUE, LLC, APN 011-167-22 350 WEST LIBERTY STREET RENO, NV 89501	NV SHWS	S108855747 N/A
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1/4-1/2
0.422 mi.
2227 ft.

Relative:
Higher

[Click here for full text details](#)

NV SHWS
Facility Id: D-000755
Date Closed: 09/19/2007

54	LEAH C. SILVERMAN PROPERTY, APN 013-024-17 759 STEWART STREET RENO, NV 89502	NV SHWS	S110776973 N/A
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1/4-1/2
0.423 mi.
2231 ft.

Relative:
Lower

[Click here for full text details](#)

NV SHWS
Facility Id: D-000822
Date Closed: 02/14/2011

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	#5791 (Continued) Facility Id: 4-000011		U001110447
N60 WSW 1/4-1/2 0.445 mi. 2350 ft. Relative: Higher	DENNISON PROPERTY 645 LANDER STREET RENO, NV 89509 Click here for full text details NV SHWS Facility Id: D-001234 Date Closed: 04/10/1998	NV SHWS	S105805049 N/A
M61 WSW 1/4-1/2 0.458 mi. 2418 ft. Relative: Higher	RALPH ALBRIGHT PROPERTY 475 SOUTH ARLINGTON AVENUE RENO, NV 89501 Click here for full text details NV SHWS Facility Id: D-000382 Date Closed: 08/08/1990	NV SHWS	S107524061 N/A
62 SSW 1/4-1/2 0.470 mi. 2479 ft. Relative: Higher	DORA CARRARA PROPERTY 922 PLUMAS STREET RENO, NV 89509 Click here for full text details NV SHWS Facility Id: D-000630 Date Closed: 09/08/1993	NV SHWS	S107523894 N/A
63 NNE 1/4-1/2 0.470 mi. 2481 ft. Relative: Lower	BILL'S HOBBY HUT 640 KUENZLI RENO, NV Click here for full text details	NV SWRCY	S107152540 N/A
64 West 1/4-1/2 0.479 mi. 2531 ft. Relative: Higher	DAVID HOUSTON PROPERTY 448 RIDGE STREET RENO, NV 89501 Click here for full text details NV SHWS Facility Id: D-000341	NV SHWS	S110169770 N/A

MAP FINDINGS

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

69 NNW 1/4-1/2 0.494 mi. 2607 ft.	WASHOE COUNTY RTC, CITICENTER 205 EAST PLAZA STREET RENO, NV 89501	US BROWNFIELDS	1009569561 N/A
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Relative: [Click here for full text details](#)
Higher

70 SSE 1/4-1/2 0.499 mi. 2633 ft.	MONTGOMERY DEVELOPMENT COMPANY 82 BURNS STREET RENO, NV	NV SHWS	S103877851 N/A
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Relative: [Click here for full text details](#)
Lower

NV SHWS
 Facility Id: D-001265
 Date Closed: 10/18/1999

071 WSW 1/2-1 0.503 mi. 2656 ft.	DONALD K. COPPA PROPERTY 528 SOUTH ARLINGTON STREET RENO, NV 89509	NV SHWS	S105114688 N/A
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Relative: [Click here for full text details](#)
Higher

NV SHWS
 Facility Id: D-000056
 Date Closed: 10/05/2001

072 WSW 1/2-1 0.508 mi. 2681 ft.	TYSON KALESON PROPERTY 535 SOUTH ARLINGTON AVENUE RENO, NV 89509	NV SHWS	S107524142 N/A
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Relative: [Click here for full text details](#)
Higher

NV SHWS
 Facility Id: D-000437
 Date Closed: 08/26/1993

P73 NE 1/2-1 0.508 mi. 2681 ft.	FETTIG CONSTRUCTION 789 EAST SECOND STREET RENO, NV 89502	NV SHWS	S107523913 N/A
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Relative: [Click here for full text details](#)
Lower

NV SHWS
 Facility Id: D-000225
 Date Closed: 08/21/1992

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
Q79 NNW 1/2-1 0.541 mi. 2855 ft.	NATIONAL BOWLING CENTER 350 NORTH CENTER STREET RENO, NV 8501 Click here for full text details	NV SHWS	S107524035 N/A
Relative: Higher	NV SHWS Facility Id: D-000212 Date Closed: 03/26/2002		
P80 NE 1/2-1 0.543 mi. 2867 ft.	JOYCE LENZORA PROPERTY 828 EAST 2ND STREET RENO, NV 89502 Click here for full text details	NV SHWS	S107523989 N/A
Relative: Lower	NV SHWS Facility Id: D-000177 Date Closed: 05/07/1996		
R81 West 1/2-1 0.549 mi. 2901 ft.	IHARA PROPERTY 500 COURT STREET RENO, NV 89501 Click here for full text details	NV SHWS	S107523955 N/A
Relative: Higher	NV SHWS Facility Id: D-000246 Date Closed: 10/20/1994		
82 SSW 1/2-1 0.553 mi. 2920 ft.	JANET HUNTER PROPERTY 1047 FOREST STREET RENO, NV 89509 Click here for full text details	NV SHWS	S107523969 N/A
Relative: Lower	NV SHWS Facility Id: D-000602 Date Closed: 10/28/1992		
S83 NNW 1/2-1 0.555 mi. 2929 ft.	ELDORADO HOTEL & CASINO 345 NORTH VIRGINIA STREET RENO, NV Click here for full text details	NV SHWS	S104235268 N/A
Relative: Higher	NV SHWS Facility Id: 4-000971 Date Closed: 11/12/1999 Date Closed: 05/03/2006		

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
Q88	NNW	1/2-1	0.577 mi. 3044 ft.	NEVADA DEPARTMENT OF TRANSPORTATION EAST FOURTH STREET @ CENTER STREET RENO, NV	NV SHWS	S106514564	N/A
<p>Click here for full text details</p> <p>Relative: Higher</p> <p>NV SHWS Facility Id: D-000126 Date Closed: 03/10/2004</p>							
Q89	NNW	1/2-1	0.577 mi. 3047 ft.	UNION 76 STATION #0077 103 EAST FOURTH STREET RENO, NV	NV SHWS NV BROWNFIELDS	S104395317	N/A
<p>Click here for full text details</p> <p>Relative: Higher</p> <p>NV SHWS Facility Id: 4-000415 Date Closed: 02/09/2000</p> <p>NV BROWNFIELDS Site Id: 4-000415</p>							
90	South	1/2-1	0.580 mi. 3060 ft.	FAULSTICH PROPERTY 1058 WATT STREET RENO, NV 89503	NV SHWS	S103877818	N/A
<p>Click here for full text details</p> <p>Relative: Lower</p> <p>NV SHWS Facility Id: D-000396 Date Closed: 08/04/1997</p>							
91	WSW	1/2-1	0.581 mi. 3066 ft.	ROBERT MCDERMOTT PROPERTY 537 GORDON AVENUE RENO, NV 89509	NV SHWS	S107524086	N/A
<p>Click here for full text details</p> <p>Relative: Higher</p> <p>NV SHWS Facility Id: D-000729</p>							
92	ENE	1/2-1	0.581 mi. 3068 ft.	CRYSTAL MOUNTAIN PROPERTIES 86 KIRMAN AVENUE RENO, NV 89502	NV SHWS	S110169775	N/A
<p>Click here for full text details</p> <p>Relative: Lower</p> <p>NV SHWS Facility Id: D-000542</p>							

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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S97 NNW 1/2-1 0.597 mi. 3153 ft.	CHEVRON #90537 11 WEST FOURTH STREET RENO, NV 89501	NV SHWS	S103877477 N/A
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[Click here for full text details](#)

Relative:
Higher

NV SHWS
 Facility Id: 4-000056
 Date Closed: 02/12/1990

U98 SE 1/2-1 0.598 mi. 3159 ft.	WILLIAM J. ALBERT PROPERTY 810 BURNS STREET RENO, NV 89502	NV SHWS	S107524176 N/A
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[Click here for full text details](#)

Relative:
Lower

NV SHWS
 Facility Id: D-000238
 Date Closed: 06/09/1995

99 SSE 1/2-1 0.604 mi. 3190 ft.	STERLING STEVENS PROPERTY 1220 WHEELER AVENUE RENO, NV 89502	NV SHWS	S107524121 N/A
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[Click here for full text details](#)

Relative:
Lower

NV SHWS
 Facility Id: D-000469
 Date Closed: 03/08/1994

T100 SE 1/2-1 0.605 mi. 3197 ft.	OPPLIGER PROPERTY 470 CLAREMONT STREET RENO, NV	NV SHWS	S105029644 N/A
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[Click here for full text details](#)

Relative:
Lower

NV SHWS
 Facility Id: D-000042
 Date Closed: 04/06/2001

101 East 1/2-1 0.607 mi. 3205 ft.	LEN CROCKER PROPERTY 420 BALLENTYNE WAY RENO, NV 89502	NV SHWS	S107524012 N/A
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[Click here for full text details](#)

Relative:
Lower

NV SHWS
 Facility Id: D-000394
 Date Closed: 07/26/1993

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
107 NNE 1/2-1 0.643 mi. 3396 ft.	CITY OF RENO REDEVELOPMENT AGENCY, WESTERN STRIPING AND SEAL 111 MORRILL AVENUE RENO, NV 89512	NV SHWS NV VCP	S106514284 N/A
Relative: Lower	Click here for full text details NV SHWS Facility Id: D-000100 Date Closed: 10/17/2008 NV VCP Facility Status: ACTIVE		
108 SSE 1/2-1 0.648 mi. 3421 ft.	FRITZ BERGHOFFER AND TONY GARDELLA PROPERTY 255 VASSAR STREET RENO, NV 89502	NV SHWS	S107523922 N/A
Relative: Lower	Click here for full text details NV SHWS Facility Id: D-000379 Date Closed: 01/29/1990		
109 SSE 1/2-1 0.657 mi. 3469 ft.	WELDON UPTON PROPERTY 1222 WILSON WAY RENO, NV 89502	NV SHWS	S110169771 N/A
Relative: Lower	Click here for full text details NV SHWS Facility Id: D-000538 Date Closed: 05/24/1989		
110 SE 1/2-1 0.672 mi. 3546 ft.	VETERANS MEMORIAL SCHOOL 1200 LOCUST STREET RENO, NV	NV SHWS	S103877783 N/A
Relative: Lower	Click here for full text details NV SHWS Facility Id: D-000330 Date Closed: 09/12/1996		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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116 SSE 1/2-1 0.695 mi. 3670 ft. Relative: Lower	GEORGE TSOURIS PROPERTY 123 EAST ARROYO STREET RENO, NV 89502 Click here for full text details NV SHWS Facility Id: D-000148 Date Closed: 04/14/2005	NV SHWS	S106870731 N/A
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117 SE 1/2-1 0.697 mi. 3681 ft. Relative: Lower	BRUCE CAMPBELL PROPERTY 1145 KIRMAN AVENUE RENO, NV 89502 Click here for full text details NV SHWS Facility Id: D-000288 Date Closed: 03/27/1991	NV SHWS	S107523828 N/A
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W118 East 1/2-1 0.702 mi. 3704 ft. Relative: Lower	WASHOE COUNTY DEPARTMENT OF FACILITIES MANAGEMENT 1255 MILL STREET RENO, NV Click here for full text details NV SHWS Facility Id: 4-000728 Date Closed: 09/01/2004	NV SHWS	S106870724 N/A
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119 ENE 1/2-1 0.712 mi. 3758 ft. Relative: Lower	WASHOE MEDICAL CENTER, INC. 77 PRINGLE WAY RENO, NV 89520 Click here for full text details NV SHWS Facility Id: 4-000153 Date Closed: 04/15/1991	NV SHWS	S103875493 N/A
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X120 SE 1/2-1 0.713 mi. 3763 ft. Relative: Lower	KATHLEEN GOLMORT PROPERTY 713 BALZAR CIRCLE RENO, NV 89502 Click here for full text details NV SHWS Facility Id: D-000302 Date Closed: 02/12/1991	NV SHWS	S107523991 N/A
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MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
126 West 1/2-1 0.741 mi. 3915 ft.	FIRST NATIONAL COLLECTION BUREAU 801 RIVERSIDE DRIVE RENO, NV 89503 Click here for full text details	NV SHWS	S107523915 N/A
Relative: Higher	NV SHWS Facility Id: D-000239 Date Closed: 08/05/1993		
127 NNE 1/2-1 0.745 mi. 3936 ft.	RENO POWER LIGHT AND WATER CO 500-510 EUREKA AVE RENO, NV 89512 Click here for full text details	EDR MGP	1008408997 N/A
Relative: Higher			
Y128 NW 1/2-1 0.752 mi. 3969 ft.	ELMWOOD PROPERTIES, LLC, APN 007-281-14 435 WEST 4TH STREET RENO, NV 89503 Click here for full text details	NV SHWS	S108932975 N/A
Relative: Higher	NV SHWS Facility Id: D-000763 Date Closed: 11/02/2007		
129 North 1/2-1 0.756 mi. 3992 ft.	ELKO AVENUE PROPERTIES 550 ELKO STREET RENO, NV Click here for full text details	NV SHWS	S104535005 N/A
Relative: Lower	NV SHWS Facility Id: 4-000922 Date Closed: 07/19/2000 Date Closed: 01/24/2006		
130 WSW 1/2-1 0.762 mi. 4023 ft.	CITY OF RENO 706 MARSH AVENUE RENO, NV 89509 Click here for full text details	NV SHWS	S107523848 N/A
Relative: Higher	NV SHWS Facility Id: D-000605 Date Closed: 02/11/1999		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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AA136 NW 1/2-1 0.778 mi. 4106 ft.	LEO ROBERT LEGOY PROPERTY 461 NEVADA STREET RENO, NV 89503 Click here for full text details	NV SHWS	S106514569 N/A
Relative: Higher	NV SHWS Facility Id: D-000135 Date Closed: 07/12/2004		

137 South 1/2-1 0.780 mi. 4118 ft.	CAGE/ROGERS PROPERTY 364 WEST PUEBLO STREET RENO, NV 89509 Click here for full text details	NV SHWS	S107623834 N/A
Relative: Lower	NV SHWS Facility Id: D-000414 Date Closed: 08/10/1992		

138 WNW 1/2-1 0.784 mi. 4139 ft.	A. L. COLLINS TEXACO 501 WEST 4TH STREET RENO, NV 89503 Click here for full text details	NV SHWS	S104178951 N/A
Relative: Higher	NV SHWS Facility Id: 4-000085 Date Closed: 05/30/2006		

139 SW 1/2-1 0.784 mi. 4140 ft.	7TH DAY ADVENTIST CHURCH 1200 SOUTH ARLINGTON AVENUE RENO, NV 89509 Click here for full text details	NV SHWS	S103877796 N/A
Relative: Higher	NV SHWS Facility Id: D-000358 Date Closed: 01/27/1997		

AB140 ESE 1/2-1 0.784 mi. 4141 ft.	EDWIN CALGHOUN PROPERTY 802 YORI AVENUE RENO, NV 89502 Click here for full text details	NV SHWS	S107523903 N/A
Relative: Lower	NV SHWS Facility Id: D-000308 Date Closed: 10/17/1990		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
146 West 1/2-1 0.807 mi. 4261 ft.	CITY OF RENO - MCKINLEY PARK SCHOOL 925 RIVERSIDE DRIVE RENO, NV 89503 Click here for full text details	NV SHWS	S107523851 N/A
Relative: Higher	NV SHWS Facility Id: D-000176 Date Closed: 05/24/1997		
AC147 SSW 1/2-1 0.809 mi. 4269 ft.	WELLS FARGO PROPERTY 510 WEST PUEBLO STREET RENO, NV Click here for full text details	NV SHWS	S105383279 N/A
Relative: Higher	NV SHWS Facility Id: D-000062 Date Closed: 03/28/2002		
AD148 NW 1/2-1 0.812 mi. 4285 ft.	SAINT MARYS REGIONAL MEDICAL CENTER 235 WEST SIXTH STREET RENO, NV 89520 Click here for full text details	NV SHWS	S103877787 N/A
Relative: Higher	NV SHWS Facility Id: D-000340 Date Closed: 08/29/1998		
AA149 NW 1/2-1 0.816 mi. 4309 ft.	LEO ROBERT LEGOY PROPERTY 418 WEST FIFTH STREET RENO, NV Click here for full text details	NV SHWS	S106870732 N/A
Relative: Higher	NV SHWS Facility Id: D-000150 Date Closed: 07/01/2004		
150 NNE 1/2-1 0.822 mi. 4340 ft.	SIERRA PACIFIC POWER COMPANY, APN 008-186-06 590 EUREKA AVENUE RENO, NV 89512 Click here for full text details	NV SHWS	S109521954 N/A
Relative: Lower	NV SHWS Facility Id: D-000836 Date Closed: 10/10/1997		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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156 WSW 1/2-1 0.833 mi. 4397 ft.	GEORGIA NANNINI PROPERTY 800 MARSH AVENUE RENO, NV 89509	NV SHWS	S107523934 N/A
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[Click here for full text details](#)

Relative:
Higher

NV SHWS
Facility Id: D-000528
Date Closed: 05/20/1992

157 SSE 1/2-1 0.837 mi. 4420 ft.	MARK HACKENBERG PROPERTY 1520 SOUTH WELLS AVENUE RENO, NV 89502	NV SHWS	S107524020 N/A
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[Click here for full text details](#)

Relative:
Lower

NV SHWS
Facility Id: D-000301
Date Closed: 01/30/1995

AD158 NW 1/2-1 0.837 mi. 4421 ft.	ST. MARYS REGIONAL MEDICAL CENTER 656 WEST STREET RENO, NV 89503	NV SHWS	S107524117 N/A
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[Click here for full text details](#)

Relative:
Higher

NV SHWS
Facility Id: D-000708
Date Closed: 05/01/1991

AD159 NW 1/2-1 0.839 mi. 4428 ft.	SAINT MARYS REGIONAL MEDICAL CENTER 607 NORTH ARLINGTON AVENUE RENO, NV 89503	NV SHWS	S107524101 N/A
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[Click here for full text details](#)

Relative:
Higher

NV SHWS
Facility Id: D-000551
Date Closed: 03/26/1997
Date Closed: 06/30/1992

AE160 SSW 1/2-1 0.840 mi. 4433 ft.	GLORIA DONDERO RESIDENCE 661 WEST PUEBLO STREET RENO, NV 89509	NV SHWS	S103877844 N/A
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[Click here for full text details](#)

Relative:
Higher

NV SHWS
Facility Id: D-001256
Date Closed: 04/10/1998

MAP FINDINGS

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

<p>166 North 1/2-1 0.846 mi. 4488 ft.</p>	<p>WARNER GRISWOLD PROPERTY 643 ELKO AVENUE RENO, NV 89512</p>	<p>NV SHWS</p>	<p>S107524166 N/A</p>
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Relative: Higher
[Click here for full text details](#)
 NV SHWS
 Facility Id: D-000458
 Date Closed: 08/04/1993

<p>AH167 NW 1/2-1 0.848 mi. 4477 ft.</p>	<p>SAINT MARYS REGIONAL MEDICAL CENTER 345 WEST SIXTH STREET RENO, NV</p>	<p>NV SHWS</p>	<p>S106514555 N/A</p>
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Relative: Higher
[Click here for full text details](#)
 NV SHWS
 Facility Id: D-000096
 Date Closed: 06/10/2003

<p>168 SSW 1/2-1 0.851 mi. 4492 ft.</p>	<p>KENNETH ETTER PROPERTY 1326 WRIGHT STREET RENO, NV 89509</p>	<p>NV SHWS</p>	<p>S107523993 N/A</p>
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Relative: Higher
[Click here for full text details](#)
 NV SHWS
 Facility Id: D-000471
 Date Closed: 10/10/1990

<p>AH169 NW 1/2-1 0.852 mi. 4501 ft.</p>	<p>SAINT MARYS REGIONAL MEDICAL CENTER 535 NEVADA STREET RENO, NV 89502</p>	<p>NV SHWS</p>	<p>S106614556 N/A</p>
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Relative: Higher
[Click here for full text details](#)
 NV SHWS
 Facility Id: D-000097
 Date Closed: 06/18/2003

<p>170 East 1/2-1 0.856 mi. 4519 ft.</p>	<p>CONSTRUCTION COMPANY, INC 555 GOULD STREET RENO, NV 89502</p>	<p>NV SHWS</p>	<p>S107523870 N/A</p>
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Relative: Lower
[Click here for full text details](#)
 NV SHWS
 Facility Id: D-000430
 Date Closed: 07/28/1992
 Date Closed: 07/31/1992

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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176 SW 1/2-1 0.872 mi. 4806 ft.	GIL COLEMAN RESIDENCE 850 MONROE STREET RENO, NV 89509	NV SHWS	S103877843 N/A
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Relative: Higher

[Click here for full text details](#)

NV SHWS
 Facility Id: D-001254
 Date Closed: 02/17/1998

AG177 SSW 1/2-1 0.873 mi. 4610 ft.	HOWARD EISENBERG PROPERTY 1330 SOUTH ARLINGTON AVENUE RENO, NV 89509	NV SHWS	S107523952 N/A
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Relative: Higher

[Click here for full text details](#)

NV SHWS
 Facility Id: D-000612
 Date Closed: 11/16/1993

AK178 NW 1/2-1 0.876 mi. 4623 ft.	SAINT MARYS REGIONAL MEDICAL CENTER 420 WEST SIXTH STREET RENO, NV	NV SHWS	S106514553 N/A
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Relative: Higher

[Click here for full text details](#)

NV SHWS
 Facility Id: D-000094
 Date Closed: 06/10/2003

AK179 NW 1/2-1 0.879 mi. 4639 ft.	SAINT MARYS REGIONAL MEDICAL CENTER 428 WEST SIXTH STREET RENO, NV	NV SHWS	S106514554 N/A
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Relative: Higher

[Click here for full text details](#)

NV SHWS
 Facility Id: D-000095
 Date Closed: 06/10/2003

180 WSW 1/2-1 0.879 mi. 4640 ft.	LARRY METLER PROPERTY 30 BRET HARTE AVENUE RENO, NV	NV SHWS	S105029647 N/A
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Relative: Higher

[Click here for full text details](#)

NV SHWS
 Facility Id: D-000043
 Date Closed: 09/04/2001

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
186	East	1/2-1	0.924 mi. 4879 ft.	ED GRIMSHAW PROPERTY 1710 STEWART STREET RENO, NV 89502	NV SHWS	S107523900	N/A
<p>Click here for full text details</p> <p>Relative: Lower</p> <p>NV SHWS Facility Id: D-000201 Date Closed: 11/07/1995</p>							
187	ENE	1/2-1	0.926 mi. 4891 ft.	JACK J. AND DELIA M. GREENHALGH PROPERTY 388 GOULD STREET RENO, NV 89502	NV SHWS	S108437349	N/A
<p>Click here for full text details</p> <p>Relative: Lower</p> <p>NV SHWS Facility Id: D-000747 Date Closed: 01/29/2007</p>							
188	SSW	1/2-1	0.927 mi. 4894 ft.	FRED CERINO PROPERTY 1418 SOUTH ARLINGTON AVENUE RENO, NV 89509	NV SHWS	S107523921	N/A
<p>Click here for full text details</p> <p>Relative: Higher</p> <p>NV SHWS Facility Id: D-000271 Date Closed: 03/07/1995</p>							
AL189	NW	1/2-1	0.931 mi. 4917 ft.	ST. MARYS REGIONAL MEDICAL CENTER 405 ELM STREET RENO, NV 89503	NV SHWS	S110169768	N/A
<p>Click here for full text details</p> <p>Relative: Higher</p> <p>NV SHWS Facility Id: D-000707 Date Closed: 06/07/1989</p>							
AL190	NW	1/2-1	0.939 mi. 4956 ft.	SAINT MARYS REGIONAL MEDICAL CENTER 425 ELM STREET RENO, NV 89503	NV SHWS	S107524098	N/A
<p>Click here for full text details</p> <p>Relative: Higher</p> <p>NV SHWS Facility Id: D-000526 Date Closed: 09/28/1992 Date Closed: 02/24/1992</p>							

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
196 NNW 1/2-1 0.959 mi. 5066 ft.	SILVER DOLLAR MOTOR LODGE 817 NORTH VIRGINIA STREET RENO, NV 89501 Click here for full text details	NV SHWS	S107524109 N/A
Relative: Higher	NV SHWS Facility Id: D-000521 Date Closed: 12/03/1991		
AN197 SSE 1/2-1 0.961 mi. 5076 ft.	FORMER DELUXE LAUNDRY 1690 SOUTH WELLS AVENUE RENO, NV Click here for full text details	NV SHWS	S107768917 N/A
Relative: Lower	NV SHWS Facility Id: 4-001115 Date Closed: 05/22/2006		
198 SSW 1/2-1 0.967 mi. 5104 ft.	JOHN FRASER PROPERTY 1495 WRIGHT STREET RENO, NV 89509 Click here for full text details	NV SHWS	S107524032 N/A
Relative: Higher	NV SHWS Facility Id: D-000343 Date Closed: 04/16/1990		
199 WNW 1/2-1 0.971 mi. 5128 ft.	GOLD DUST WEST, FORMER BIG MOTEL SITE WEST 4TH STREET AND VINE STREET RENO, NV 89503 Click here for full text details	NV SHWS	S109521849 N/A
Relative: Higher	NV SHWS Facility Id: D-000607 Date Closed: 05/16/1996		
200 West 1/2-1 0.971 mi. 5129 ft.	C.J. CULLIGAN PROPERTY 1101 RIVERSIDE DRIVE RENO, NV 89503 Click here for full text details	NV SHWS	S107523832 N/A
Relative: Higher	NV SHWS Facility Id: D-000199 Date Closed: 02/24/1996		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EOR ID Number EPA ID Number
205 South 1/2-1 0.980 mi. 5174 ft.	INNOCENTI PROPERTY 1654 WATT STREET RENO, NV 89506 Click here for full text details	NV SHWS	S103877816 N/A
Relative: Higher	NV SHWS Facility Id: D-000393 Date Closed: 07/03/1997		
208 East 1/2-1 0.994 mi. 5247 ft.	KIETZKE PROPERTIES 525 KIETZKE LANE RENO, NV 89502 Click here for full text details	NV SHWS	S107524000 N/A
Relative: Lower	NV SHWS Facility Id: D-000388 Date Closed: 12/26/1991		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Activa Date
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1999	12/03/2007	01/24/2009
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	09/28/2012	11/07/2012	04/12/2013
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	02/05/2013	02/08/2013	04/12/2013
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	02/06/2013	02/08/2013	04/12/2013
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	08/02/2012	08/03/2012	11/05/2012
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/18/2011	05/11/2011	08/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	09/28/2012	10/16/2012
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	02/21/2013	02/26/2013	04/12/2013
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	08/28/2012	10/02/2012	10/16/2012
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/29/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/29/2013	02/14/2013	02/27/2013
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lion Information	Environmental Protection Agency	02/08/2013	04/25/2013	05/10/2013
US	LUCIS	Land Use Control Information System	Department of the Navy	12/09/2005	12/11/2008	01/11/2007
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	03/14/2013	03/20/2013	07/10/2013
US	NPL	National Priority List	EPA	04/26/2013	05/09/2013	07/10/2013
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCS Activity Database System	EPA	11/01/2012	01/16/2013	05/10/2013
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	12/18/2012	04/04/2013	07/10/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/26/2013	05/09/2013	07/10/2013
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	04/09/2013	04/11/2013	05/10/2013
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	08/15/2013	07/01/2013	08/09/2013
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	08/15/2013	07/01/2013	08/09/2013
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	08/15/2013	07/01/2013	08/09/2013
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	08/15/2013	07/01/2013	08/09/2013
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	08/15/2013	07/01/2013	08/09/2013
US	RMP	Risk Management Plans	Environmental Protection Agency	05/08/2012	05/25/2012	07/10/2012
US	ROD	Records Of Decision	EPA	12/18/2012	03/13/2013	04/12/2013
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2009	09/01/2011	01/10/2012
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	01/23/2013	01/30/2013	05/10/2013
US	US AIRS MINOR	Air Facility System Data	EPA	01/23/2013	01/30/2013	05/10/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/24/2013	06/25/2013	08/09/2013
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/04/2013	03/12/2013	05/10/2013
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	03/14/2013	03/29/2013	05/10/2013

APPENDIX G

Vapor Encroachment Screen

UNR050

450 Sinclair Street
Reno, NV 89501

Inquiry Number: 3712271.8s
September 17, 2013

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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 the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600-10).

STANDARD ENVIRONMENTAL RECORDS	Maximum Search Distance*	Summary		
		property	1/10	1/10 - 1/3
Federal NPL	0.333	0	0	0
Federal CERCLIS	0.333	0	0	0
Federal RCRA CORRACTS facilities list	0.333	0	0	0
Federal RCRA TSD facilities list	0.333	0	0	0
Federal RCRA generators list	property	0	-	-
Federal institutional controls / engineering controls registries	0.333	0	0	0
Federal ERNS list	property	0	-	-
State and tribal - equivalent NPL	not searched	-	-	-
State and tribal - equivalent CERCLIS	0.333	0	1	7
State and tribal landfill / solid waste disposal	0.333	0	0	0
State and tribal leaking storage tank lists	0.333	0	0	0
State and tribal registered storage tank lists	property	0	-	-
State and tribal institutional control / engineering control registries	not searched	-	-	-
State and tribal voluntary cleanup sites	0.333	0	0	0
State and tribal Brownfields sites	0.333	0	0	0
Other Standard Environmental Records	0.5	0	0	0
HISTORICAL USE RECORDS				
Former manufactured Gas Plants	0.333	0	0	0
Historical Gas Stations	0.25	0	0	0
Historical Dry Cleaners	0.25	0	0	1

*Each category may include several separate databases, each having a different search distance. For each category, the table reports the maximum search distance applied. See the section 'Record Sources and Currency' for information on individual databases.

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: YES
 NWI Wetlands: YES

AQUIFLOW[®]

Search Radius: 0.333 Mile.

No Aquiflow sites reported.

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Leviathan
 Soil Surface Texture: stony sandy loam
 Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
 Soil Drainage Class: Well drained
 Hydric Status: Not hydric
 Corrosion Potential - Uncoated Steel: Moderate
 Depth to Bedrock Min: > 0 inches
 Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	stony sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 4 Min: 1.4	Max: 7.3 Min: 6.1

EXECUTIVE SUMMARY

Soil Map ID: 3

Soil Component Name: Oest

Soil Surface Texture: bouldery sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	12 inches	bouldery sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141 Min: 42	Max: 7.3 Min: 6.1
2	12 inches	44 inches	very cobbly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141 Min: 42	Max: 7.3 Min: 6.1
3	44 inches	59 inches	very gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel. COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel.	Max: 141 Min: 42	Max: 7.3 Min: 6.1

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>
ROSE GIANNINI PROPERTY SHWS: State and tribal - equivalent CERCLIS	229 STEWART STREET	<1/10 SE	▼ 1	12
FEDERAL SAVINGS AND LOAN / FIRST INTERSTATE BANK SHWS: State and tribal - equivalent CERCLIS	ONE WEST LIBERTY STREET	1/10 - 1/3 W	▲ B2	13
FIRST INTERSTATE BANK SHWS: State and tribal - equivalent CERCLIS	301 SOUTH VIRGINIA STREET	1/10 - 1/3 W	▲ B3	14
JERRY MARTIN PROPERTY SHWS: State and tribal - equivalent CERCLIS	135 RIDGE STREET	1/10 - 1/3 W	▲ E5	15
KEYSTONE REALTY, INC. SHWS: State and tribal - equivalent CERCLIS	652 FOREST STREET	1/10 - 1/3 SW	▲ 6	16
MILLS LANE JUSTICE CENTER SHWS: State and tribal - equivalent CERCLIS	1 SOUTH SIERRA STREET	1/10 - 1/3 WNW	▼ 7	17
WEST LIBERTY STREET LLC, APN 011-162-06 SHWS: State and tribal - equivalent CERCLIS	321 HILL STREET	1/10 - 1/3 W	▲ E8	18
E.L. CORD FOUNDATION SHWS: State and tribal - equivalent CERCLIS	200 COURT STREET	1/10 - 1/3 W	▲ 9	19

HISTORICAL USE RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
190 CALIFORNIA AVE EDR US Hist Cleaners: Historical Dry Cleaners	190 CALIFORNIA AVE	1/10 - 1/3 WSW	▲ 4	20

SECONDARY MAP - 3712271.8s



- 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
- Contour Lines
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Upgradient Area



SITE NAME: UNR050
ADDRESS: 450 Sinclair Street
 Reno NV 89501
LAT/LONG: 39.5221 / 119.8081

CLIENT: McGinley Associates
CONTACT: Ryan DeFilippi
INQUIRY #: 3712271.8s
DATE: August 30, 2013 1:23 pm

MAP FINDINGS

LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER
▼ MAP ID#	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.
<p>Worksheet:</p> <p>Comments: Comments may be added on the online Vapor Encroachment Worksheet.</p>		

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

ROSE GIANNINI PROPERTY 229 STEWART STREET, RENO, NV, 89501		S107524092
▼ 1	SE <1/10 (23 ft. / 0.004 mi.) 2 ft. Lower Elevation 4492 ft. Above Sea Level	State and tribal - equivalent CERCLIS

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Groundwater Flow Gradient:

Downgradient: YES

MAP FINDINGS

FIRST INTERSTATE BANK 301 SOUTH VIRGINIA STREET, RENO, NV, 89501		S107523914
▲ B3	W 1/10 - 1/3 13 ft. Higher Elevation	(875 ft. / 0.166 mi.) 4507 ft. Above Sea Level
State and tribal - equivalent CERCLIS		

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

MAP FINDINGS

JERRY MARTIN PROPERTY 135 RIDGE STREET, RENO, NV, 89501		S107523973
Δ E5	W 1/10 - 1/3 28 ft. Higher Elevation	(1424 ft. / 0.27 mi.) 4522 ft. Above Sea Level
State and Tribal - equivalent CERCLIS		

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

MAP FINDINGS

MILLS LANE JUSTICE CENTER 1 SOUTH SIERRA STREET, RENO, NV.		S106870839
▼ 7	WNW 1/10 - 1/3 10 ft. Lower Elevation	(1560 ft. / 0.295 ml.) 4484 ft. Above Sea Level
State and tribal - equivalent CERCLIS		

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Groundwater Flow Gradient:

Downgradient: YES

MAP FINDINGS

E.L. CORD FOUNDATION 200 COURT STREET, RENO, NV, 89501		S107523899				
A 9	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">W 1/10 - 1/3</td> <td style="text-align: center; padding: 2px 5px;">(1716 ft. / 0.325 mi.)</td> </tr> <tr> <td style="padding: 2px 5px;">21 ft. Higher Elevation</td> <td style="text-align: center; padding: 2px 5px;">4515 ft. Above Sea Level</td> </tr> </table>	W 1/10 - 1/3	(1716 ft. / 0.325 mi.)	21 ft. Higher Elevation	4515 ft. Above Sea Level	State and tribal - equivalent CERCLIS
W 1/10 - 1/3	(1716 ft. / 0.325 mi.)					
21 ft. Higher Elevation	4515 ft. Above Sea Level					

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

RECORD SOURCES AND CURRENCY

Search Distance: 0.333 Mile

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: 04/10/2013

Source: Division of Environmental Protection

Number of Days to Update: 31

Telephone: 775-687-9384

Last EDR Contact :06/25/2013

COAL ASH: Coal Ash Disposal Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.5 Mile

A listing of coal ash plants.

Date of Government Version: 03/16/2011

Source: Division of Environmental Protection

Number of Days to Update: 49

Telephone: 775-687-9477

Last EDR Contact :07/05/2013

Financial Assurance 1: Financial Assurance Information Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/28/2010

Source: Department of Environmental Protection

Number of Days to Update: 35

Telephone: 775-687-9465

Last EDR Contact :06/20/2013

Financial Assurance 2: Financial Assurance Information

Standard Environmental Record Source: Other Standard Environmental Records

Solid waste facility financial assurance information.

Date of Government Version: 07/22/2013

Source: Division of Environmental Protection

Number of Days to Update: 29

Telephone: 775-687-9477

Last EDR Contact :07/22/2013

HMRI: Hazardous Materials Repository Information Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Source: State Emergency Response Commission

Number of Days to Update: 8

Telephone: 775-687-6973

Last EDR Contact :08/15/2013

LUST: Sites Database

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

Date of Government Version: 04/10/2013
Number of Days to Update: 31
Last EDR Contact :06/25/2013

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872

VCP: Voluntary Cleanup Program Sites

Standard Environmental Record Source: State and tribal voluntary cleanup sites
Search Distance: 0.333 Mile

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 08/16/2011
Number of Days to Update: 15
Last EDR Contact :03/29/2013

Source: Department of Conservation & Natural Resources
Telephone: 775-687-9381

Washoe Co. UST: Underground Storage Tank in Washoe County

Standard Environmental Record Source: State and tribal registered storage tank lists
A listing of underground storage tank sites located in Washoe County.

Date of Government Version: 06/26/2013
Number of Days to Update: 50
Last EDR Contact :06/26/2013

Source: Washoe County Department of Environmental Health
Telephone: 775-328-2493

2020 COR ACTION: 2020 Corrective Action Program List

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.25 Mile

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: 11/11/2011
Number of Days to Update: 7
Last EDR Contact :08/16/2013

Source: Environmental Protection Agency
Telephone: 703-308-4044

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Standard Environmental Record Source: Federal CERCLIS
Search Distance: 0.333 Mile

CERCLIS 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). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/26/2013
Number of Days to Update: 72
Last EDR Contact :08/30/2013

Source: EPA
Telephone: 703-412-9810

~~CERCLIS-NFRAP: CERCLIS No-Further-Remedial-Action-Planned~~

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

RECORD SOURCES AND CURRENCY

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009

Source: EPA, Region 9

Number of Days to Update: 137

Telephone: 415-947-4219

Last EDR Contact :07/26/2013

DELISTED NPL: National Priority List Deletions

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/26/2013

Source: EPA

Number of Days to Update: 62

Telephone: Not Reported

Last EDR Contact :05/09/2013

DOT OPS: Incident and Accident Data

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012

Source: Department of Transportation, Office of Pipeline Safety

Number of Days to Update: 42

Telephone: 202-366-4595

Last EDR Contact :08/05/2013

EPA WATCH LIST: EPA WATCH LIST

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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: 12/31/2012

Source: Environmental Protection Agency

Number of Days to Update: 81

Telephone: 617-520-3000

Last EDR Contact :08/07/2013

ERNS: Emergency Response Notification System

Standard Environmental Record Source: Federal ERNS list

Search Distance: Property

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012

Source: National Response Center, United States Coast Guard

Number of Days to Update: 29

Telephone: 202-267-2180

Last EDR Contact :07/01/2013

FEMA UST: Underground Storage Tank Listing

Standard Environmental Record Source: State and tribal registered storage tank lists

TC GR 6

RECORD SOURCES AND CURRENCY

Search Distance: Property

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006

Source: Environmental Protection Agency

Number of Days to Update: 40

Telephone: 202-564-2501

Last EDR Contact :12/17/2007

HMIRS: Hazardous Materials Information Reporting System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2012

Source: U.S. Department of Transportation

Number of Days to Update: 55

Telephone: 202-366-4555

Last EDR Contact :07/01/2013

ICIS: Integrated Compliance Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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: 07/20/2011

Source: Environmental Protection Agency

Number of Days to Update: 61

Telephone: 202-564-5088

Last EDR Contact :07/01/2013

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

Search Distance: 0.333 Mile

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012

Source: EPA Region 1

Number of Days to Update: 162

Telephone: 617-918-1313

Last EDR Contact :08/02/2013

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013

Source: EPA Region 10

Number of Days to Update: 65

Telephone: 206-553-2857

Last EDR Contact :07/24/2013

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal leaking storage tank lists

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013

Source: EPA Region 4

TC GR 8

RECORD SOURCES AND CURRENCY

Last EDR Contact :08/02/2013

INDIAN UST R10: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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: 02/05/2013

Source: EPA Region 10

Number of Days to Update: 65

Telephone: 206-553-2857

Last EDR Contact :07/24/2013

INDIAN UST R4: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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: 02/06/2013

Source: EPA Region 4

Number of Days to Update: 63

Telephone: 404-562-9424

Last EDR Contact :07/24/2013

INDIAN UST R5: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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: 08/02/2012

Source: EPA Region 5

Number of Days to Update: 94

Telephone: 312-888-6136

Last EDR Contact :07/24/2013

INDIAN UST R6: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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: 05/10/2011

Source: EPA Region 6

Number of Days to Update: 34

Telephone: 214-665-7591

Last EDR Contact :07/24/2013

INDIAN UST R7: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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: 12/31/2012

Source: EPA Region 7

Number of Days to Update: 43

Telephone: 913-551-7003

Last EDR Contact :07/24/2013

INDIAN UST R8: Underground Storage Tanks on Indian Land

Standard Environmental Record Source: State and tribal registered storage tank lists

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: 08/27/2012

Source: EPA Region 8

Number of Days to Update: 49

Telephone: 303-312-6137

TC GR 10

RECORD SOURCES AND CURRENCY

Date of Government Version: 02/06/2013
Number of Days to Update: 15
Last EDR Contact :07/24/2013

Source: Environmental Protection Agency
Telephone: 202-564-6023

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Federal Institutional controls / engineering controls registries
Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Number of Days to Update: 31
Last EDR Contact :08/15/2013

Source: Department of the Navy
Telephone: 843-820-7326

MLTS: Material Licensing Tracking System

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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: 03/14/2013
Number of Days to Update: 112
Last EDR Contact :07/10/2013

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

NPL: National Priority List

Standard Environmental Record Source: Federal NPL
Search Distance: 0.333 Mile

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/26/2013
Number of Days to Update: 62
Last EDR Contact :05/09/2013

Source: EPA
Telephone: Not Reported

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-566-0690

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8881

EPA Region 5
Telephone: 312-353-1063

RECORD SOURCES AND CURRENCY

Search Distance: 0.333 Mile

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/26/2013

Source: EPA

Number of Days to Update: 62

Telephone: Not Reported

Last EDR Contact :05/09/2013

RAATS: RCRA Administrative Action Tracking System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Number of Days to Update: 35

Telephone: 202-564-4104

Last EDR Contact :06/02/2008

RADINFO: Radiation Information Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/09/2013

Source: Environmental Protection Agency

Number of Days to Update: 29

Telephone: 202-343-9775

Last EDR Contact :07/12/2013

RCRA NonGen / NLR: RCRA - Non Generators

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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: 06/18/2013

Source: Environmental Protection Agency

Number of Days to Update: 39

Telephone: 703-308-8895

Last EDR Contact :08/08/2013

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

Standard Environmental Record Source: Federal RCRA generators list

Search Distance: Property

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: 06/18/2013

Source: Environmental Protection Agency

Number of Days to Update: 39

Telephone: 703-308-8895

RECORD SOURCES AND CURRENCY

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: 03/07/2011

Source: Environmental Protection Agency

Number of Days to Update: 54

Telephone: 615-532-8599

Last EDR Contact :08/01/2013

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Number of Days to Update: 77

Telephone: 202-564-4203

Last EDR Contact :07/24/2013

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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: 12/31/2009

Source: EPA

Number of Days to Update: 131

Telephone: 202-566-0250

Last EDR Contact :08/30/2013

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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: 12/31/2006

Source: EPA

Number of Days to Update: 64

Telephone: 202-260-5521

Last EDR Contact :06/25/2013

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010

Source: Department of Energy

Number of Days to Update: 146

Telephone: 505-845-0011

Last EDR Contact :05/28/2013

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Number of Days to Update: 42
Last EDR Contact :06/10/2013

Telephone: 703-603-0695

US FIN ASSUR: Financial Assurance Information

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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: 03/04/2013
Number of Days to Update: 56
Last EDR Contact :08/23/2013

Source: Environmental Protection Agency
Telephone: 202-566-1917

US HIST CDL: National Clandestine Laboratory Register

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

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: 09/01/2007
Number of Days to Update: 131
Last EDR Contact :03/23/2009

Source: Drug Enforcement Administration
Telephone: 202-307-1000

US INST CONTROL: Sites with Institutional Controls

Standard Environmental Record Source: Federal Institutional controls / engineering controls registries
Search Distance: Property

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: 03/14/2013
Number of Days to Update: 42
Last EDR Contact :06/10/2013

Source: Environmental Protection Agency
Telephone: 703-603-0695

US MINES: Mines Master Index File

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: Property

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/05/2013
Number of Days to Update: 22
Last EDR Contact :06/04/2013

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

DOD: Department of Defense Sites

Standard Environmental Record Source: Other Standard Environmental Records
Search Distance: 0.333 Mile

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.

RECORD SOURCES AND CURRENCY

HISTORICAL USE RECORDS

EDR MGP: EDR Proprietary Manufactured Gas Plants

Standard Environmental Record Source: Former manufactured Gas Plants

Search Distance: 0.333 Mile

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: 08/28/2009

Source: EDR, Inc.

Number of Days to Update: 55

Telephone: Not Reported

Last EDR Contact :11/30/2012

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

Standard Environmental Record Source: Historical Gas Stations

Search Distance: 0.25 Mile

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: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

Standard Environmental Record Source: Historical Dry Cleaners

Search Distance: 0.25 Mile

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: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

APPENDIX H

Resumes

Ryan D. Defilippi Environmental Scientist

Professional Experience

Mr. Defilippi is a student at the University of Nevada Reno, currently working to obtain his bachelor's degree in Civil Engineering. Mr. Defilippi's areas of expertise include: environmental site assessment projects and project management. In addition, Mr. Defilippi is familiar with engineering software such as AutoCAD, Mathcad and Matlab.

Project Experience

Phase I Environmental Site Assessment

- **Confidential Clients, numerous sites within Nevada** – Environmental Scientist responsible for conducting and managing numerous Phase I Environmental Site Assessments (ESAs) in Nevada. The ESA activities were conducted following generally accepted consulting practices and standards. The objective of the Phase I ESAs were to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability.

Civil Design

- **Transportation Engineering, Traffic Impact Analysis, Proposed UNR Research Center** – Assistant Project Manager for a transportation engineering class project to analyze three intersections near the University of Nevada Reno. The analysis was focused around a proposed research center being built on the campus and its impact to the traffic flow and volume in the nearby areas. The traffic analysis incorporated aspects of engineering including, but not limited to: safety, teamwork, and time management.
- **Venture Engineering and Consulting Inc.** – Intern Draftsman responsible for general blueprint review and editing associated with civil engineering projects in the Reno/Sparks area. Used general familiarity with city planning, building permits and general roadway design.

Metallurgy and Geology

- **Kappes Cassiday and Associates** – Laboratory Technician responsible for all geological sample receipt and storage, which was organized on 50,000 cell spreadsheet. The samples originated from mines and sites throughout the world, primarily from the Western Hemisphere. Organized and conducted various lab experiments related to metallurgy and mineral leaching. Analyzed geological samples using general geological terminology and sampling techniques. Also responsible for training new employees on safety and operation of the onsite machines and vehicles.

Education

Bachelor of Civil Engineering, University of Nevada, Reno, expected graduation 2014.



Qualifications Resume

Bachelor of Business Administration, University of Nevada, Reno, expected graduation 2014.

Professional Affiliations & Training

American Society of Civil Engineers (ASCE), Student Member, 2012-Present

Brett C. Bottenberg, M.S., C.E.M.

Project Engineer

Professional Experience

Mr. Bottenberg is an Environmental Scientist and Engineer with more than 11 years of professional experience in conducting Phase I and II Environmental Site Assessments (ESAs), National Environmental Policy Act (NEPA) reviews, Spill Prevention, Control, and Countermeasure (SPCC) Plans, Bioremediation Plans, Brownfields Assessments/Project Management, complex laboratory analyses, and analytical data review. Applied experience includes conducting over 400 Phase I ESAs, Phase II ESAs, SPCC Plans and NEPA reviews throughout Nevada, California, Utah, and Arizona. Mr. Bottenberg's diverse background provides project management experience in both the regulatory and construction industries. Further, Mr. Bottenberg has valuable knowledge pertaining to contaminant transport, chemical interactions, and remediation systems.

Project Experience

Bioremediation Plan

- **Confidential Oil Production Client, Nevada** – Project Manager responsible for design and implementation of a bioremediation plan to treat soils contaminated with crude oil at an oil production facility in rural Nevada.

Spill Prevention, Control, and Countermeasure Plans

- **Various Confidential Corporate Clients, Nevada and California** – Project Manager responsible for authoring SPCC Plans for oil production facilities, bulk oil plants, and industrial/commercial facilities containing above ground oil storage greater than 1,320 gallons in order to comply with 40 CFR 112 regulations.

Phase I / II Environmental Site Assessments and NEPA Review Projects

- **Confidential Corporate Client, numerous sites within Nevada and Utah** – Project Manager responsible for providing Phase I Environmental Site Assessments and NEPA Reviews for cellular co-location and new construction projects throughout the State of Nevada. Responsible for communication with State Historic Preservation Office (SHPO) and Native American Cultural Groups in order to comply with Section 106 of the National Historic Preservation Act, Federal Communications Commission (FCC) regulations 47 CFR 1.1301-19 and the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (PA).
- **Confidential Corporate Clients, numerous sites within Nevada** – Project Manager responsible for providing due diligence expertise within the banking, construction, and real estate industries. Managed and authored over 350 Phase I Environmental Site Assessments and Transaction Screen Assessments for various companies located in Las Vegas and throughout the western states.
- **Confidential Corporate Client, Las Vegas, NV** – Project manager responsible for sampling for lead based paint within Section 8 apartment housing in downtown Las Vegas.
- **Confidential Public Client, Las Vegas, NV** – Project manager responsible for Phase I and Phase II Environmental Site Assessments performed on various properties throughout Las Vegas, Nevada.

Brownfields Projects

- **State of Nevada Brownfields Projects** – Project manager responsible for community outreach, local government assistance, and conducting assessments on blighted properties that are proposed to be renovated and/or developed by cities, towns, counties, or non-federal government agencies within the State of Nevada.

Laboratory Analysis and Data Review Projects

- **Silver State Analytical Laboratory, Las Vegas, NV** – Co-founder of a large environmental laboratory in Las Vegas, NV. Provided expert knowledge of laboratory analysis, including the use of gas chromatography, gas chromatography mass spectrometry, titrations, colorimetric analysis, and atomic absorption. Responsible for regulatory documentation related to State of Nevada certification.
- **Nevada Federal Public Defenders Office, Las Vegas, NV** – Helped provide expert analysis of chain of custody, sampling protocol, and laboratory data for a case involving the prosecution of the owners of a small metals plating business in Las Vegas, NV. Was able to provide valuable information to the Public Defender in their successful defense.
- **Washington State University, Pullman, WA** – Research Assistant responsible for design and implementation of laboratory projects studying the effectiveness of chemical oxidation for remediation of common soil and groundwater contaminants, including benzene, toluene, perchloroethylene, and carbon tetrachloride. Designed complex soil-water systems with successful results that enabled eventual grant awards for further research in these areas.
- **Washington State University, Pullman, WA** – Researcher responsible for design of specific laboratory systems to study Fenton's Reagent and its role in the enhanced desorption and transformation of chloroaliphatic compounds within modified Fenton's reactions. Determined that vigorous reactions of soluble iron and hydrogen peroxide can not only oxidize organic compounds, but also induce desorption of those compounds from organic material with subsequent oxidation and/or reduction.

Education

M.S., Environmental Engineering, Washington State University, 1997.

B.S., Civil Engineering, Washington State University, 1995.

Certifications and Registrations

Nevada Certified Environmental Manager, EM#1690.

Engineer in Training, EIT#20066.

OSHA Hazwoper 40 Hour Certification.

OSHA Hazwoper 8 Hour Refresher.

Adult First Aid/CPR/AED Certification.

Affiliations

Commercial Real Estate Development Association (NAIOP).

Nevada Professional Facilities Managers Association (NPFMA).



Exhibit 7

Environmental Inspection & Control Services

September 16, 2013

CLIENT

University of Nevada Reno
Amanda Leiner
895 North Center Street
Reno, NV 89501

PROJECT LOCATION

450 Sinclair Street
Reno, NV

PURPOSE OF INSPECTION

Pre-purchase Asbestos Survey

REFERENCE

International Asbestos Testing Laboratories Reports 314281, 314282, 314283, 314284
Exhibit A

Background

On September 6, 2013, EICS was engaged by the client to perform a pre-purchase asbestos inspection at the above noted location, a three-story commercial office building with finished basement in Reno, NV. The age of the building is approximately 32 years. Lauren A. Speelman, Business Manager and Consultant for EICS performed the inspection.

Inspection and Sampling

I carefully inspected the walls, ceiling, and floors on each floor. Using a clean, sharp instrument, I wetted and extracted 61 bulk samples of suspect asbestos containing materials (acm). The samples were placed in individual sealed and labeled containers, and logged onto separate chains-of-custody for each floor. The samples were packaged and shipped via FedEx to International Asbestos Testing Laboratories in Mt. Laurel, NJ for lab analysis by Polarized Light Microscopy (PLM), using method 600/R-93/116. Upon discovery of multiple layers of homogenous materials, the lab microscopist split 33 of the 61 samples analyzed in accordance with American Industrial Hygiene Association (AIHA) protocol.

Sample no.	Location	Laboratory Results Description	%ACM	Fri/non-friable
Basement				
B-1a	SW stairwell to basement	wall surface texture	none detected	n/a
B-1b	SW stairwell to basement	sheetrock	none detected	n/a
B-2a	Main room, E. wall	wall surface texture	none detected	n/a
B-2b	Main room, E. wall	sheetrock	none detected	n/a
B-3a	West office	wall surface texture	none detected	n/a
B-3b	West office	sheetrock	none detected	n/a
B-4a	Reprographics room	wall surface texture	none detected	n/a
B-4b	Reprographics room	sheetrock	none detected	n/a
B-5a	Shower room	wall surface texture	none detected	n/a
B-5b	Shower room	sheetrock	none detected	n/a
B-6a	Restroom	wall surface texture	none detected	n/a
B-6b	Restroom	sheetrock	none detected	n/a
B-7a	Fire riser	joint compound	none detected	n/a
B-7b	Fire riser	joint compound	none detected	n/a
B-8a	SW stairwell to basement	cove base mastic	none detected	n/a
B-8b	SW stairwell to basement	joint compound	none detected	n/a
B-8c	SW stairwell to basement	joint compound	none detected	n/a
B-9a	Main room, East wall	cove base mastic	none detected	n/a
B-9b	Main room, East wall	sheetrock	none detected	n/a
B-9c	Main room, East wall	joint compound	none detected	n/a

B-10a	Reprographics room	brown cove base mastic	none detected	n/a
B-10b	Reprographics room	joint compound	none detected	n/a
B-11a	East restroom	cove base mastic	none detected	n/a
B-11b	East restroom	joint compound	none detected	n/a
B-12a	Reprographics room	tan floor tile	none detected	n/a
B-12b	Reprographics room	tan mastic	none detected	n/a
B-13a	Main room	tan floor tile	none detected	n/a
B-13b	Main room	tan/black mastic	1.2% Chrysotile	non-friable
B-14	SW basement entry	white floor tile	none detected	n/a
B-15a	Main room, East end	white floor tile	none detected	n/a
B-15b	Main room, East end	black mastic	none detected	n/a
B-16	Shower room	sheet vinyl flooring	none detected	n/a
B-17a	SE Office H.W.H. closet	floor tile	none detected	n/a
B-17b	SE Office H.W.H. closet	yellow mastic	none detected	n/a
B-17c	SE Office H.W.H. closet	black mastic	1.4% Chrysotile	non-friable

First floor

1-1	Northwest corner	2'x4' ceiling tile	none detected	n/a
1-2	Southwest stairwell	ceiling tile	none detected	n/a
1-3a	Northwest room	wall surface texture	none detected	n/a
1-3b	Northwest room	joint compound	none detected	n/a
1-4a	Break room	wall surface texture	none detected	n/a
1-4b	Break room	sheetrock	none detected	n/a
1-5	NE Storage room	wall surface texture	none detected	n/a
1-6a	NW room, cashier cubicle	wall surface texture	none detected	n/a
1-6b	NW room, cashier cubicle	sheetrock	none detected	n/a
1-7a	N. end, Permit Tech cubicle	wall surface texture	none detected	n/a
1-7b	N. end, Permit Tech cubicle	sheetrock	none detected	n/a
1-8a	Southwest corner office	wall surface texture	none detected	n/a
1-8b	Southwest corner office	sheetrock	none detected	n/a
1-9a	Women's restroom	wall surface texture	none detected	n/a
1-9b	Women's restroom	sheetrock	none detected	n/a
1-10a	Electrical room	wall surface texture	none detected	n/a
1-10b	Electrical room	sheetrock	none detected	n/a
1-11a	Northwest room	cove base mastic	none detected	n/a
1-11b	Northwest room	sheetrock	none detected	n/a
1-11c	Northwest room	joint compound	none detected	n/a
1-12	Entry	carpet mastic	none detected	n/a
1-13	Northwest room	carpet mastic	none detected	n/a

Second floor

2-1	Southwest stairwell	ceiling tile	none detected	n/a
2-2	Main room, South center	2'x4' ceiling tile	none detected	n/a
2-3a	Main room, North center wall	sheetrock	none detected	n/a
2-3b	Main room, North center wall	joint compound	none detected	n/a
2-4a	Main room, South center wall	joint compound	none detected	n/a
2-4b	Main room, South center wall	wall paper	none detected	n/a
2-4c	Main room, South center wall	joint compound	none detected	n/a
2-4d	Main room, South center wall	brown paper	none detected	n/a
2-5a	Southeast stairwell	sheetrock	none detected	n/a
2-5b	Southeast stairwell	joint compound	none detected	n/a
2-6a	Women's restroom	sheetrock	none detected	n/a
2-6b	Women's restroom	joint compound	none detected	n/a
2-7	Men's restroom	sheetrock	none detected	n/a
2-8a	Southeast stairwell	cove base mastic	none detected	n/a
2-8b	Southeast stairwell	joint compound	none detected	n/a
2-9	Elevator Lobby	cove base mastic	none detected	n/a
2-10a	Main room, SE corner	cove base mastic	none detected	n/a
2-10b	Main room, SE corner	brown cove base mastic	none detected	n/a
2-10c	Main room, SE corner	joint compound	none detected	n/a
2-11a	Southwest office	cove base mastic	none detected	n/a
2-11b	Southwest office	sheetrock	none detected	n/a
2-12	Southeast office	carpet mastic	none detected	n/a
2-13	Main room, center	carpet mastic	none detected	n/a
2-14a	S.E. Hall by Men's restroom	floor tile	none detected	n/a
2-14b	S.E. Hall by Men's restroom	black mastic	none detected	n/a
2-14c	S.E. Hall by Men's restroom	leveling compound	none detected	n/a
2-15	Kitchenette	floor tile	none detected	n/a
2-16a	SW stairwell HVAC duct tape	tan mastic	none detected	n/a
2-16b	SW stairwell HVAC duct tape	woven fibers	none detected	n/a

Third Floor

3-1	Northwest corner	2'x4' ceiling tile	none detected	n/a
3-2	Main room, center	2'x4' ceiling tile	none detected	n/a
3-3	Main room, West end	2'x4' ceiling tile	none detected	n/a
3-4	Main room, SE corner	wall surface texture	none detected	n/a
3-5a	Main room, center	wall surface texture	none detected	n/a
3-5b	Main room, center	sheetrock	none detected	n/a
3-6	Main room, E. wall	wall surface texture	none detected	n/a
3-7	Women's restroom	wall surface texture	none detected	n/a
3-8	Northeast break room	wall surface texture	none detected	n/a
3-9	Janitor Room	joint compound	none detected	n/a
3-10	Main room	cove base mastic	none detected	n/a
3-11	Main room, SW corner	cove base mastic	none detected	n/a
3-12	Elevator Lobby	carpet mastic	none detected	n/a
3-13	Main Room	carpet mastic	none detected	n/a
3-14	South center office	carpet mastic	none detected	n/a
3-15	Janitor room	pipe wrap	none detected	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

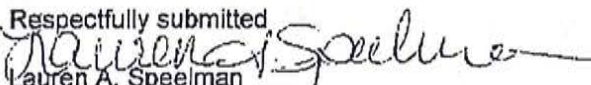
Location	Description	%ACM	Fri/non-friable
Basement-all locations	black mastic under floor tile	1.2% Chrysotile	non-friable
with homogeneous materials	black mastic under floor tile	1-4% Chrysotile	non-friable

Limitations

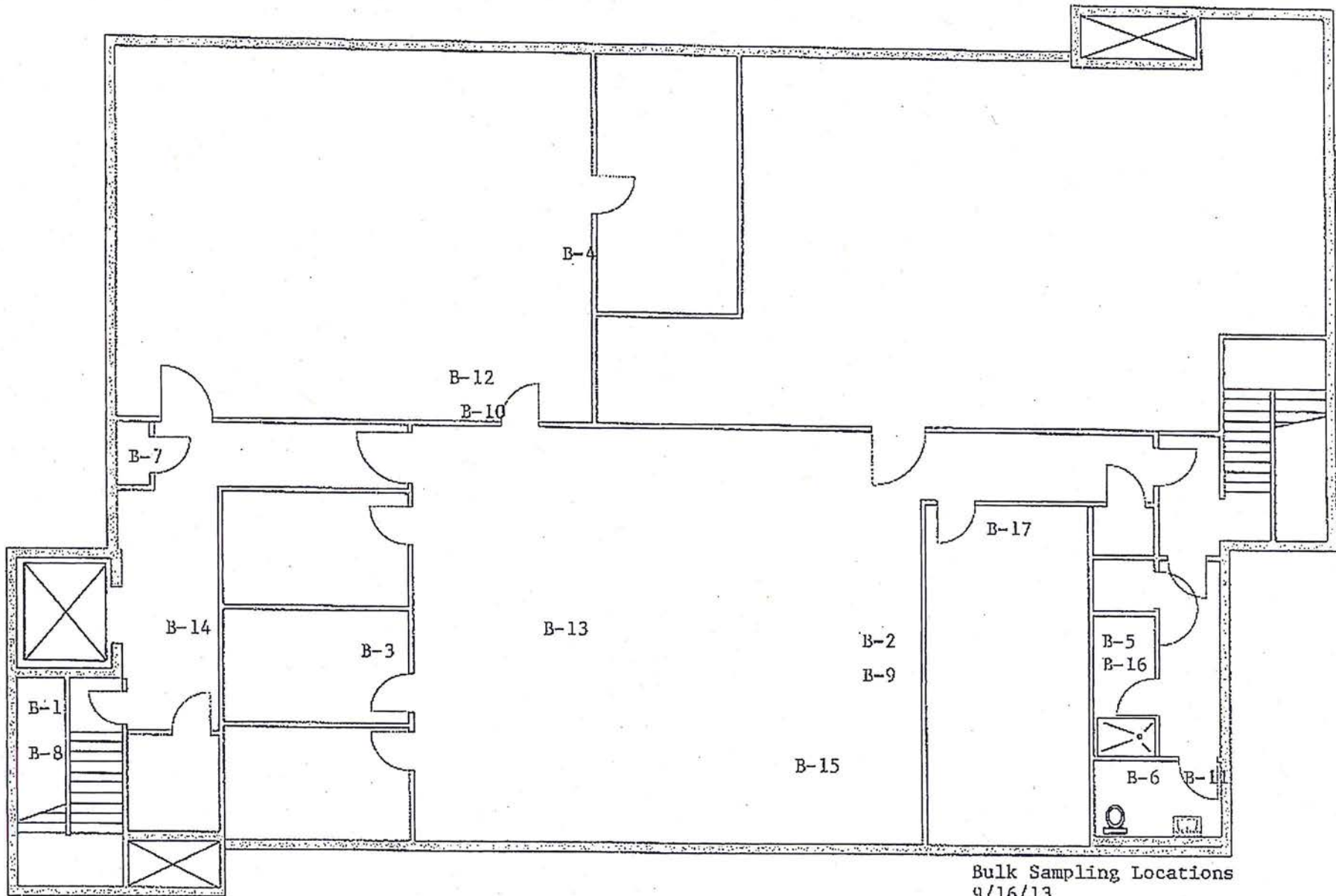
The survey provided is applicable only to the materials and areas, herein discussed. No representation is made as to the presence or absence of asbestos content in any other building material including but not limited to subterranean building components, or other concealed materials.

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

Respectfully submitted

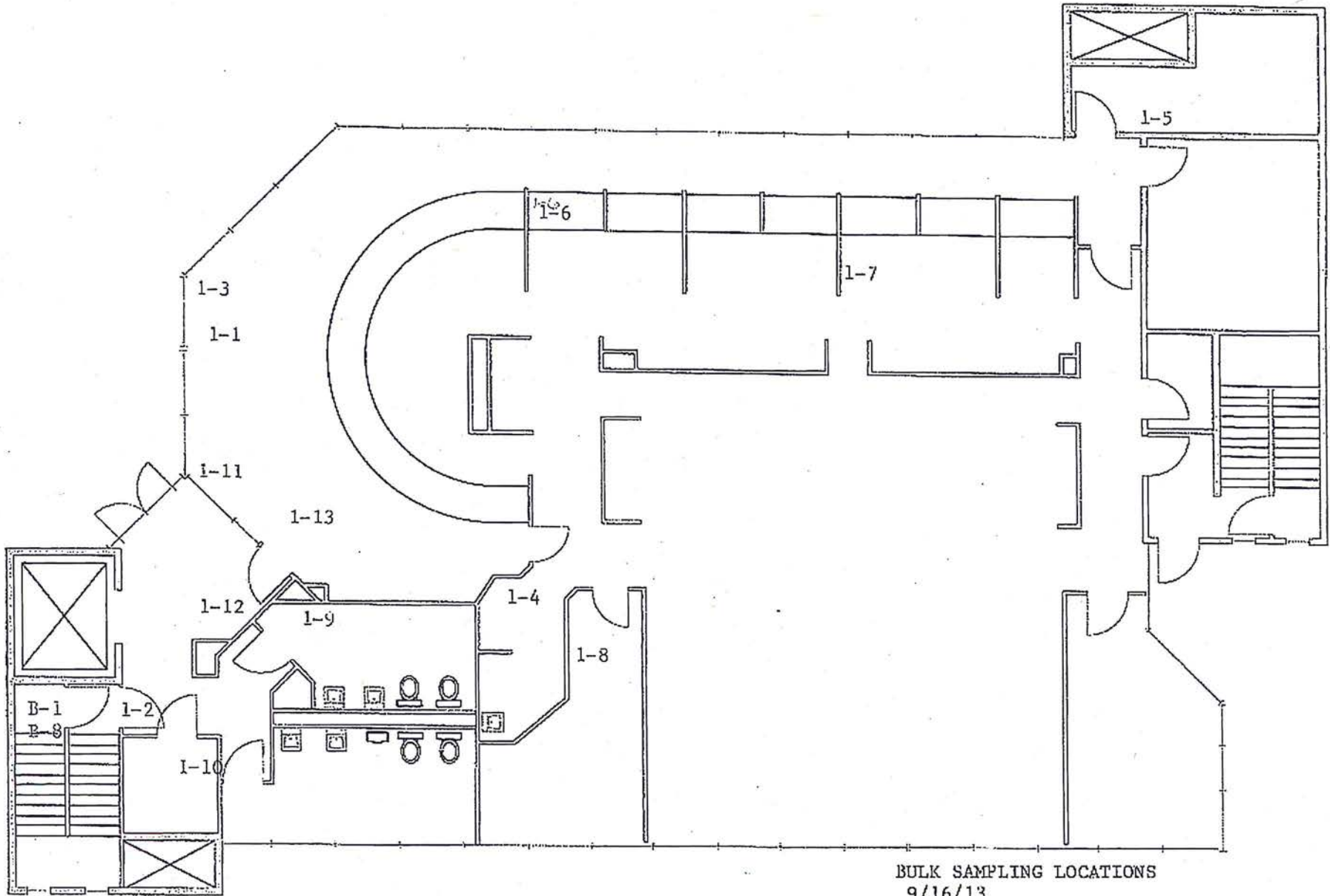

Lauren A. Speelman

EICS IM 1193



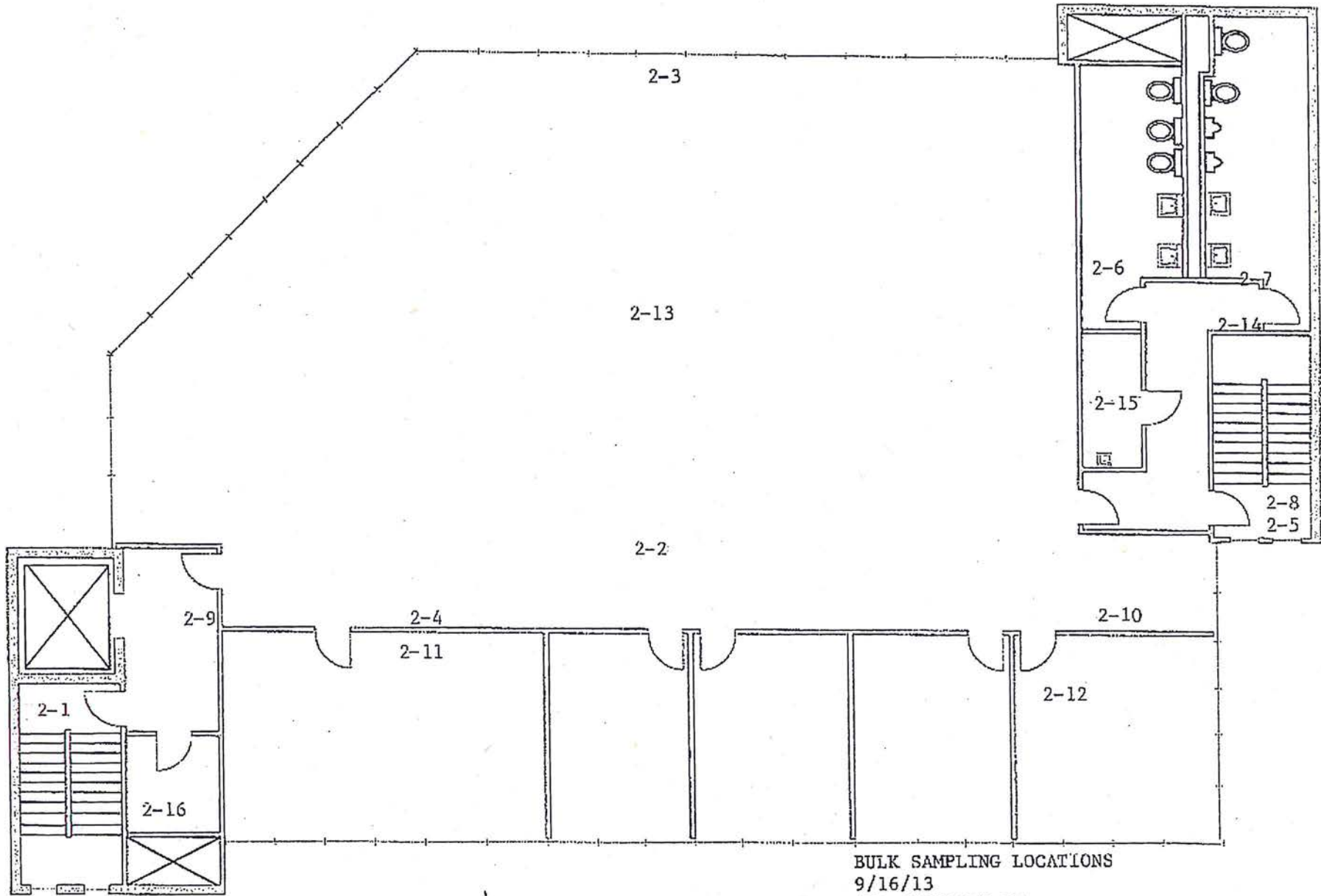
BASEMENT

Bulk Sampling Locations
 9/16/13
 450 SINCLAIR ST
 RENO, NV
Lauren A. Speelman
 LAUREN A. SPEELMAN
 EIGS IM 1193



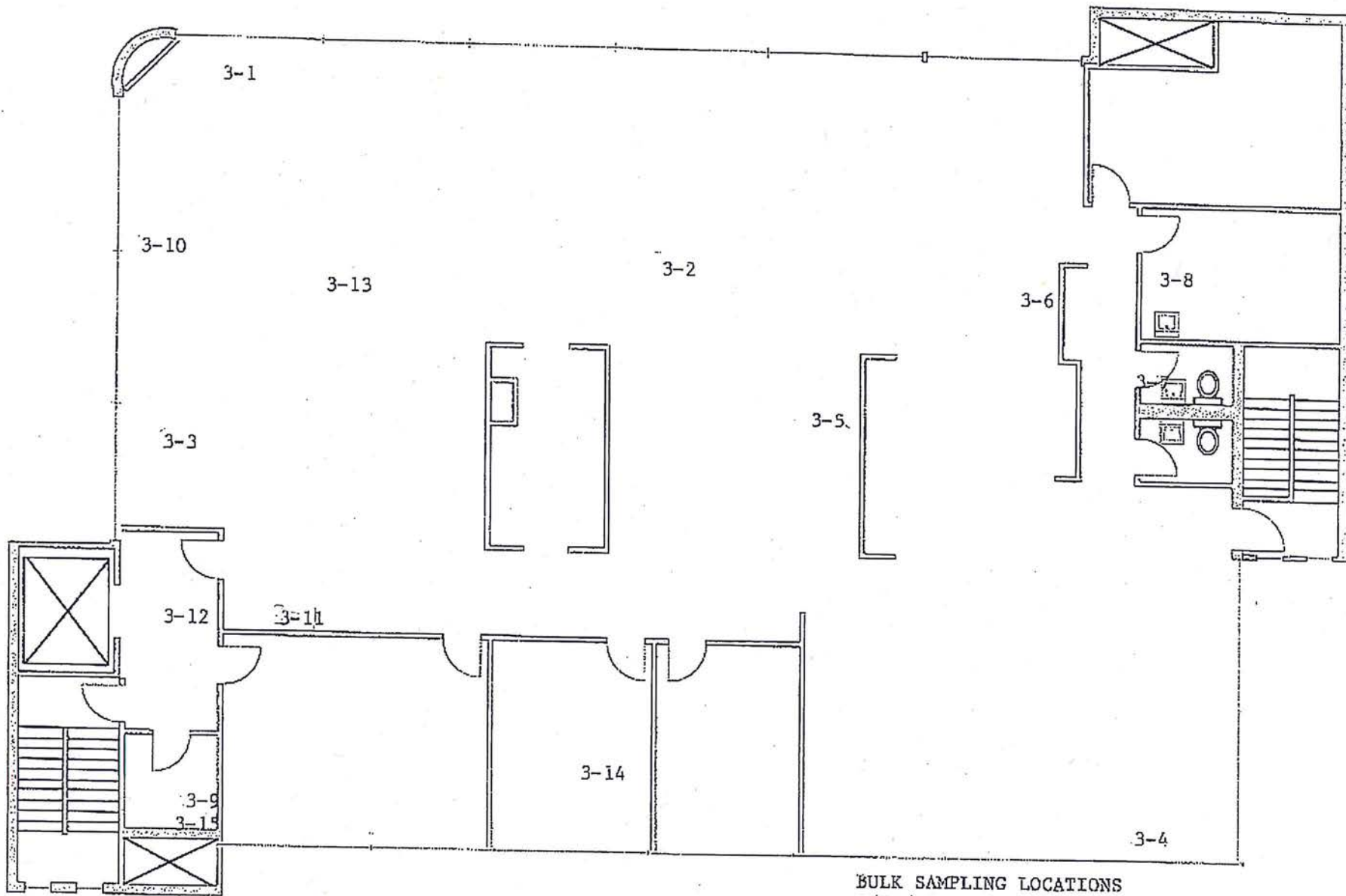
1st FLOOR

BULK SAMPLING LOCATIONS
 9/16/13
 450 SINCLAIR ST
 RENO, NV
Lauren A. Speelman
 LAUREN A. SPEELMAN
 EICS IM 1193



2nd FLOOR

BULK SAMPLING LOCATIONS
 9/16/13
 450 SINCLAIR ST
 RENO, NV
Lauren A. Speelman
 LAUREN A. SPEELMAN
 EICS IM 1193



3rd FLOOR

BULK SAMPLING LOCATIONS
 9/16/13
 450 SINCLAIR ST
 RENO, NV
Lauren A. Speelman
 LAUREN A. SPEELMAN
 EICS IM 1193

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314283
Project: 450 Sinclair St - Basement
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116121	Description / Location:	White Texture	
Client No.:	B-1		SW Stairwell To Basement	
<u>% Asbestos</u>	Type	<u>% Non-Asbestos Fibrous Material</u>	Type	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116121	Description / Location:	White Sheetrock	Layer No.: 2
Client No.:	B-1		SW Stairwell To Basement	
<u>% Asbestos</u>	Type	<u>% Non-Asbestos Fibrous Material</u>	Type	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	

Lab No.:	5116122	Description / Location:	White Texture	
Client No.:	B-2		Main Room, E Wall	
<u>% Asbestos</u>	Type	<u>% Non-Asbestos Fibrous Material</u>	Type	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116122	Description / Location:	White Sheetrock	Layer No.: 2
Client No.:	B-2		Main Room, E Wall	
<u>% Asbestos</u>	Type	<u>% Non-Asbestos Fibrous Material</u>	Type	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	


Accreditations: NIST-NYLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188

This confidential report relates only to those item(s) tested and does not represent an endorsement by NIST-NYLAP, AIHA or any agency of the U.S. government. This report shall not be reproduced except in full, without written approval of the laboratory.

Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive institutions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can accurately measure materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Approved By: 

Date: 9/16/2013

Frank E. Ehrenfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314283
Project: 450 Sinclair St - Basement
Project No.: LNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116123	Description / Location: White Texture			
Client No.: B-3	West Office			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116123	Description / Location: White Sheetrock			Layer No.: 2
Client No.: B-3	West Office			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	

Lab No.: 5116124	Description / Location: White Texture			
Client No.: B-4	Reprographics Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116124	Description / Location: White Sheetrock			Layer No.: 2
Client No.: B-4	Reprographics Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 880/R-93/116, by Polarized Light Microscopy

Comments: Quantification to <0.25% by volume is possible with this method. (PC) indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can precursors materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314283
Project: 450 Sinclair St - Basement
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116125	Description / Location:	White Texture	
Client No.:	B-5		Shower Room	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116125	Description / Location:	White Sheetrock	Layer No.: 2
Client No.:	B-5		Shower Room	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	

Lab No.:	5116126	Description / Location:	White Texture	
Client No.:	B-6		Restroom	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116126	Description / Location:	White Sheetrock	Layer No.: 2
Client No.:	B-6		Restroom	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <= 25% by volume is possible with this method. (PC) Indicates Stipulated Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (see analysis and positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bonded (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can precisely measure materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314285
Project: 450 Sinclair St - Basement
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116127	Description / Location:	White Joint Compound	
Client No.:	B-7		Fire Riser	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116127	Description / Location:	White Joint Compound	Layer No.: 2
Client No.:	B-7		Fire Riser	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations:

NIST-NVLAP No. 101165-0

NY-DOH No. 11021

AIHA-LAP, LLC No. 100188

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Analytical Method:

EPA 600/R-93/116, by Polarized Light Microscopy

Comments:

Quantification of $\leq 0.25\%$ by volume is possible with this method. (PC) indicates Semiautomatic Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (i.e. analyze until positive instances). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314283
Project: 450 Sinclair St - Basement
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116128	Description / Location: Tan/Brown Mastic		
Client No.: B-8	SW Stairwell To Basement		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Lab No.: 5116128	Description / Location: White Joint Compound		Layer No.: 2
Client No.: B-8	SW Stairwell To Basement		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Lab No.: 5116128	Description / Location: White Joint Compound		Layer No.: 3
Client No.: B-8	SW Stairwell To Basement		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/IR-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by TLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314283 Project: 450 Sinclair St - Basement Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116129	Description / Location: Tan Mastic		
Client No.: B-9	Main Room, E Wall		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Lab No.: 5116129	Description / Location: White Sheetrock		Layer No.: 2
Client No.: B-9	Main Room, E Wall		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	2	Cellulose
		2	Fibrous Glass
			<u>% Non-Fibrous Material</u>
			96

Lab No.: 5116129	Description / Location: White Joint Compound		Layer No.: 3
Client No.: B-9	Main Room, E Wall		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification to <0.25% by volume is possible with this method. (PC) Indicates Stained Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013



International Asbestos
Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client:	EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date:	9/16/2013
		Report No.:	314283
		Project:	450 Sinclair St - Basement
		Project No.:	UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116130	Description / Location:	Brown Mastic Reprographics Room	
Client No.:	B-10			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116130	Description / Location:	White Joint Compound Reprographics Room	Layer No.: 2
Client No.:	B-10			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116131	Description / Location:	Tan Mastic East Restroom	
Client No.:	B-11			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116131	Description / Location:	White Joint Compound East Restroom	Layer No.: 2
Client No.:	B-11			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bonded (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314283
Project: 450 Sinclair St - Basement
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	Description / Location:	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
5116132	Tan Floor Tile	None Detected	None Detected	None Detected	100
Client No.: B-12	Reprographics Room				
Lab No.:	Description / Location:	Type <th>% Non-Asbestos Fibrous Material</th> <th>Type</th> <th>% Non-Fibrous Material</th>	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
5116132	Tan Mastic	None Detected	None Detected	None Detected	100
Client No.: B-12	Reprographics Room				
Lab No.:	Description / Location:	Type <th>% Non-Asbestos Fibrous Material</th> <th>Type</th> <th>% Non-Fibrous Material</th>	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
5116133	Tan Floor Tile	None Detected	None Detected	None Detected	100
Client No.: B-13	Main Room				
Lab No.:	Description / Location:	Type <th>% Non-Asbestos Fibrous Material</th> <th>Type</th> <th>% Non-Fibrous Material</th>	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
5116133	Tan/Black Mastic	PC 1.2	None Detected	None Detected	PC 98.8
Client No.: B-13	Main Room				

Accreditations:

NIST-NVLAP No. 101165-0

NY-DOH No. 11021

AIHA-LAP, LLC No. 100188

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Analytical Method:

EPA 600/R-93/116, by Polarized Light Microscopy

Comments:

Quantification at $\pm 0.25\%$ by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive inspections). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314283
Project: 450 Sinclair St - Basement
Project No.: UNRR09613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116134	Description / Location: White Floor Tile			
Client No.: B-14	SW Basement Entry			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116135	Description / Location: White Floor Tile			
Client No.: B-15	Main Room E End			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116135	Description / Location: Black Mastic	Layer No.: 2		
Client No.: B-15	Main Room E End			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116136	Description / Location: Blue Vinyl Sheet Flooring			
Client No.: B-16	Shower Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	5	Cellulose	85
		10	Fibrous Glass	

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at 0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314283 Project: 450 Sinclair St - Basement Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116137	Description / Location: White Floor Tile		
Client No.: B-17	SEO Office Hot Water Heater Closet		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Lab No.: 5116137	Description / Location: Yellow Mastic		Layer No.: 2
Client No.: B-17	SEO Office Hot Water Heater Closet		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Lab No.: 5116137	Description / Location: Black Mastic		Layer No.: 3
Client No.: B-17	SEO Office Hot Water Heater Closet		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
PC 1.4	Chrysotile	None Detected	None Detected
			<u>% Non-Fibrous Material</u> PC 98.6

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification to $\pm 0.25\%$ by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can guarantee materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS	Report Date: 9/16/2013
2900 Vassar Street #503	Report No.: 314284
Reno. NV 89502	Project: 450 Sinclair St - 1st Floor
	Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY


Lab No.: 5116156	Description / Location: White Ceiling Tile: 2x4			
Client No.: 1-1	NW Corner			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	40	Cellulose	20
		40	Fibrous Glass	
Lab No.: 5116157	Description / Location: White Ceiling Tile			
Client No.: 1-2	SW Stairwell			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	40	Cellulose	20
		40	Fibrous Glass	
Lab No.: 5116158	Description / Location: White Texture			
Client No.: 1-3	NW Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100
Lab No.: 5116158	Description / Location: White Joint Compound			Layer No.: 2
Client No.: 1-3	NW Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at < 25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Approved By: 

Date: 9/16/2013

Frank E. Ehrenfeld, III
Laboratory Director



CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314284 Project: 450 Sinclair St - 1st Floor Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116159	Description / Location: White Texture			
Client No.: 1-4	Break Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116159	Description / Location: White Sheetrock			Layer No.: 2
Client No.: 1-4	Break Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	98
		2	Fibrous Glass	

Lab No.: 5116160	Description / Location: White Texture			
Client No.: 1-5	NE Storage Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188

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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. IPC indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS	Report Date: 9/16/2013
2900 Vassar Street #503	Report No.: 314284
Reno, NV 89502	Project: 450 Sinclair St - 1st Floor
	Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116161	Description / Location: White Texture			
Client No.: 1-6	NW Room Cashier Cubicle			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116161	Description / Location: White Sheetrock	Layer No.: 2		
Client No.: 1-6	NW Room Cashier Cubicle			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	

Lab No.: 5116162	Description / Location: White Texture			
Client No.: 1-7	North End, Permit Tech Cubicle			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116162	Description / Location: White Sheetrock	Layer No.: 2		
Client No.: 1-7	North End, Permit Tech Cubicle			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188

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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) indicates Stippled Print Count Method performed. (PC-Free) means that asbestos was detected but is not quantifiable under the Print Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314284
Project: 450 Sinclair St - 1st Floor
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116163	Description / Location:	White Texture	
Client No.:	1-8		SW Corner Office	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116163	Description / Location:	White Sheetrock		Layer No.:	2
Client No.:	1-8		SW Corner Office			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>		
None Detected	None Detected	2	Cellulose	96		
		2	Fibrous Glass			

Lab No.:	5116164	Description / Location:	White Texture	
Client No.:	1-9		Women's Restroom	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116164	Description / Location:	White Sheetrock		Layer No.:	2
Client No.:	1-9		Women's Restroom			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>		
None Detected	None Detected	2	Cellulose	96		
		2	Fibrous Glass			

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**
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Analytical Method: EPA 640/R-93/116, by Polarized Light Microscopy

Comments: Quantification at $\pm 0.25\%$ by volume is possible with this method. (PCI indicates Size/Weight Point Count Method performed (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 609 Method. If not required or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive intersections). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOM) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can produce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314284 Project: 450 Sinclair St - 1st Floor Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116165	Description / Location: White Texture		
Client No.: 1-10	Electrical Room		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

Lab No.: 5116165	Description / Location: White Sheetrock		Layer No.: 2
Client No.: 1-10	Electrical Room		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	2	Cellulose
		2	Fibrous Glass
			96

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at $\leq 0.25\%$ by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (i.e. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314284
Project: 450 Sinclair St - 1st Floor
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116166	Description / Location:	Tan Mastic	
Client No.:	1-11		NW Room	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116166	Description / Location:	White Sheetrock	Layer No.: 2
Client No.:	1-11		NW Room	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	2	Cellulose	96
		2	Fibrous Glass	

Lab No.:	5116166	Description / Location:	White Joint Compound	Layer No.: 3
Client No.:	1-11		NW Room	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116167	Description / Location:	Tan Mastic	
Client No.:	1-12		Entry	
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method (PC) Indenter Stratified Point Count Method performed (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive indications). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013



International Asbestos
Testing Laboratories

9090 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314284
Project: 450 Sinclair St - 1st Floor
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116168	Description / Location: Tan Mustic		
Client No.: I-13	NW Room		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: T. Lowe

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314281 Project: 450 Sinclair St, Reno-2nd Floor Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY


Lab No.:	Client No.:	Description / Location:	% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
5116090	2-1	Grey/White Ceiling Tile Southwest Stairwell	None Detected	None Detected	15 20	Fibrous Glass Cellulose	65
5116091	2-2	Lt. Grey/White Ceiling Tile: 2x4 Main Room, South Center	None Detected	None Detected	20 10	Fibrous Glass Cellulose	70
5116092	2-3	Brown/White Sheetrock Main Room, North Center; Wall	None Detected	None Detected	90 3	Cellulose Fibrous Glass	7
5116092	2-3	White Joint Compound Main Room, North Center; Wall	None Detected	None Detected	None Detected	None Detected	100

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at $\leq 0.25\%$ by volume is possible with this method. [PC] Indicates Strified Point Count Method performed. [PC-Free] means that asbestos was detected but is not quantifiable under the Percent Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pinpoint materials as non-asbestos containing.

Analysis Performed By: R. Shumate

Approved By: 

Date: 9/16/2013

Frank E. Ehrenfeld, III
Laboratory Director



CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314281 Project: 450SinclairSt,Reno-2ndFloor Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116093	Description / Location:	Off-White Joint Compound
Client No.:	2-4		Main Room, South Center; Wall
<u>% Asbestos</u>	Type	<u>% Non-Asbestos Fibrous Material</u>	Type
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Lab No.:	5116093	Description / Location:	Lt. Tan Paper
Client No.:	2-4		Main Room, South Center; Wall
<u>% Asbestos</u>	Type	<u>% Non-Asbestos Fibrous Material</u>	Type
None Detected	None Detected	98	Cellulose
			<u>% Non-Fibrous Material</u>
			2

Lab No.:	5116093	Description / Location:	White Joint Compound
Client No.:	2-4		Main Room, South Center; Wall
<u>% Asbestos</u>	Type	<u>% Non-Asbestos Fibrous Material</u>	Type
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u>
			100

Lab No.:	5116093	Description / Location:	Brown Paper
Client No.:	2-4		Main Room, South Center; Wall
<u>% Asbestos</u>	Type	<u>% Non-Asbestos Fibrous Material</u>	Type
None Detected	None Detected	95	Cellulose
			<u>% Non-Fibrous Material</u>
			5

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIIIA-LAP, LLC No. 100188**
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. Shumate

Date: 9/16/2013



International Asbestos
Testing Laboratories

9000 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314281
Project: 450SinclairSt,Reno-2ndFloor
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116094	Description / Location: Brown/White Sheetrock			
Client No.: 2-5	Southeast Stairwell; Wall			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	90	Cellulose	7
		3	Fibrous Glass	

Lab No.: 5116094	Description / Location: White Joint Compound			Layer No.: 2
Client No.: 2-5	Southeast Stairwell; Wall			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116095	Description / Location: Brown/White Sheetrock			
Client No.: 2-6	Women's Restroom; Wall			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	80	Cellulose	17
		3	Fibrous Glass	

Lab No.: 5116095	Description / Location: Off-White Joint Compound			Layer No.: 2
Client No.: 2-6	Women's Restroom; Wall			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (see analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. Shumate

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314281 Project: 4505 Inclair St, Reno-2nd Floor Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116096	Description / Location: Brown/White Sheetrock		
Client No.: 2-7	Men's Restroom, Wall		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	90	Cellulose
		2	Fibrous Glass

Lab No.: 5116097	Description / Location: Tan Mastic		
Client No.: 2-8	Southeast Stairwell; A/W Cove Base		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

Lab No.: 5116097	Description / Location: White Joint Compound		Layer No.: 2
Client No.: 2-8	Southeast Stairwell; A/W Cove Base		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

Lab No.: 5116098	Description / Location: LTan Mastic, A/W Cove Base		
Client No.: 2-9	Elevator Lobby		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Percent Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (i.e. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous or intimately bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. Shumate

Date: 9/16/2013



CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314281 Project: 450SinclairSt, Reno-2nd Floor Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116099	Description / Location: Tan Mastic		
Client No.: 2-10	Main Room, S.E. Corner; A/W Cove Base		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Lab No.: 5116099	Description / Location: Brown Mastic		Layer No.: 2
Client No.: 2-10	Main Room, S.E. Corner; A/W Cove Base		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Lab No.: 5116099	Description / Location: Off-White Joint Compound		Layer No.: 3
Client No.: 2-10	Main Room, S.E. Corner; A/W Cove Base		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188
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Analytical Method: EPA 660/R-93/116, by Polarized Light Microscopy

Comments: Quantification at $\leq 0.25\%$ by volume is possible with this method. [PC] Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (see analysis until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can precisely measure materials as non-asbestos containing.

Analysis Performed By: R. Shumate

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client:	EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date:	9/16/2013
		Report No.:	314281
		Project:	450SinclairSt,Reno-2ndFloor
		Project No.:	UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116100	Description / Location:	Lt.Tan Mastie Southwest Office; A/W Cove Base	
Client No.:	2-11			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116100	Description / Location:	Brown/White Sheetrock Southwest Office; A/W Cove Base	Layer No.: 2
Client No.:	2-11			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	35	Cellulose	61
		3	Fibrous Glass	

Lab No.:	5116101	Description / Location:	Yellow/Grey Carpet Mastie Southeast Office	
Client No.:	2-12			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116102	Description / Location:	Yellow/Grey Carpet Mastie Main Room, Center	
Client No.:	2-13			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

*This confidential report relates only to those tests tested and does not represent an endorsement by NIST-NVLAP, AIHA or any agency of the U.S. government
This report shall not be reproduced except in full, without written approval of the laboratory.*

Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at $\leq 25\%$ by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. Shumate

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date: 9/16/2013 Report No.: 314281 Project: 450SinclairSt.Reno-2ndFloor Project No.: UNRRE9613-1
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BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116103	Description / Location: Lt.Grey Floor Tile		
Client No.: 2-14	S.E. Hall By Men's RR		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Lab No.: 5116103	Description / Location: Black Mastic		Layer No.: 2
Client No.: 2-14	S.E. Hall By Men's RR		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Lab No.: 5116103	Description / Location: Off-White Leveling Compound		Layer No.: 3
Client No.: 2-14	S.E. Hall By Men's RR		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Lab No.: 5116104	Description / Location: Lt.Grey Floor Tile		
Client No.: 2-15	Kitchenette		
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			<u>% Non-Fibrous Material</u> 100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188

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Analytical Method: EPA 600/9-93/116, by Polarized Light Microscopy

Comments: Quantification at $\leq 0.25\%$ by volume is possible with this method (PC) indicates Simplified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. Shumate

Date: 9/16/2013



International Asbestos
Testing Laboratories

9600 Commerce Parkway Suite B Mt. Laurel, NJ 08054
Telephone: 856-231-9449 Fax: 856-231-9818

CERTIFICATE OF ANALYSIS

Client:	EICS 2900 Vassar Street #503 Reno, NV 89502	Report Date:	9/16/2013
		Report No.:	314281
		Project:	450SinclairSt,Reno-2nd floor
		Project No.:	UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116105	Description / Location:	Tan Mastic Southwest Stairwell; HVAC Duct Tape	
Client No.:	2-16			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.:	5116105	Description / Location:	Off-White Woven Fibers Southwest Stairwell; HVAC Duct Tape	
Client No.:	2-16			Layer No.: 2
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	95	Cellulose	5

Accreditations: **NIST-NVLAP No. 101165-0** **NY-DOH No. 11021** **AIHA-LAP, LLC No. 100188**

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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (i.e. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: R. Shumate

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314282
Project: 450 Sinclair St - 3rd Floor
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116106	Description / Location: Lt. Grey Ceiling Tile; 2x4 Northwest Corner			
Client No.: 3-1				
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	3	Cellulose	57
		40	Fibrous Glass	

Lab No.: 5116107	Description / Location: Lt. Grey Ceiling Tile; 2x4 Main Room, Center			
Client No.: 3-2				
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	3	Cellulose	57
		40	Fibrous Glass	

Lab No.: 5116108	Description / Location: Lt. Grey Ceiling Tile; 2x4 Main Room, West End			
Client No.: 3-3				
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	4	Cellulose	61
		35	Fibrous Glass	

Lab No.: 5116109	Description / Location: White Wall Texture Main Room, SE Corner			
Client No.: 3-4				
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

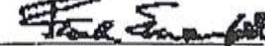
Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188

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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification $\leq 0.25\%$ by volume is possible with this method. (PC) indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 603 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze wall per above instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-zestobes containing.

Analysis Performed By: E. Smith

Approved By: 

Date: 9/16/2013

Frank E. Eilensfeld, III
Laboratory Director

CERTIFICATE OF ANALYSIS

Client: EICS	Report Date: 9/16/2013
2900 Vassar Street #503	Report No.: 314282
Reno, NV 89502	Project: 450 Sinclair St - 3rd Floor
	Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116110	Description / Location: White Wall Texture			
Client No.: 3-5	Main Room, Center			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116110	Description / Location: Lt. Tan Sheetrock	Layer No.: 2		
Client No.: 3-5	Main Room, Center			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	10	Cellulose	90

Lab No.: 5116111	Description / Location: White Wall Texture			
Client No.: 3-6	Main Room, E Wall			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116112	Description / Location: White Wall Texture			
Client No.: 3-7	Women's Restroom			
% Asbestos	Type	% Non-Asbestos Fibrous Material	Type	% Non-Fibrous Material
None Detected	None Detected	None Detected	None Detected	100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188

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Analytical Methods: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <0.25% by volume is possible with this method. (PC) Indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all asbestos repairable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (see analysis report positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-fibrous organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: E. Smith

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client:	EICS	Report Date:	9/16/2013
	2900 Vassar Street #503	Report No.:	314282
	Reno, NV 89502	Project:	450 Sinclair St - 3rd Floor
		Project No.:	UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.:	5116113	Description / Location:	White Wall Texture
Client No.:	3-8		NE Break Room
% Asbestos	<u>Type</u>	% Non-Asbestos Fibrous Material	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			% Non-Fibrous Material
			100

Lab No.:	5116114	Description / Location:	White Joint Compound
Client No.:	3-9		Janitor Room
% Asbestos	<u>Type</u>	% Non-Asbestos Fibrous Material	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			% Non-Fibrous Material
			100

Lab No.:	5116115	Description / Location:	Off-White Mastic
Client No.:	3-10		Main Room, Corner
% Asbestos	<u>Type</u>	% Non-Asbestos Fibrous Material	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			% Non-Fibrous Material
			100

Lab No.:	5116116	Description / Location:	Off-White Mastic
Client No.:	3-11		Main Room, SW Corner
% Asbestos	<u>Type</u>	% Non-Asbestos Fibrous Material	<u>Type</u>
None Detected	None Detected	None Detected	None Detected
			% Non-Fibrous Material
			100

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188

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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at $\leq 0.25\%$ by volume is possible with this method. (PC) indicates Stratified Point Count Method performed. (PC-Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (i.e. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: E. Smith

Date: 9/16/2013

CERTIFICATE OF ANALYSIS

Client: EICS
2900 Vassar Street #503
Reno, NV 89502

Report Date: 9/16/2013
Report No.: 314282
Project: 450 Sinclair St - 3rd Floor
Project No.: UNRRE9613-1

BULK SAMPLE ANALYSIS SUMMARY

Lab No.: 5116117	Description / Location: Tan Mastic			
Client No.: 3-12	Elevator Lobby			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	1	Cellulose	99

Lab No.: 5116118	Description / Location: Tan Mastic			
Client No.: 3-13	Main Room, W End			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	1	Cellulose	99

Lab No.: 5116119	Description / Location: Tan Mastic			
Client No.: 3-14	South Center Office			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	None Detected	None Detected	100

Lab No.: 5116120	Description / Location: Off-White/Silver Pipe Wrap			
Client No.: 3-15	Janitor Room			
<u>% Asbestos</u>	<u>Type</u>	<u>% Non-Asbestos Fibrous Material</u>	<u>Type</u>	<u>% Non-Fibrous Material</u>
None Detected	None Detected	30	Cellulose	70

Accreditations: NIST-NVLAP No. 101165-0 NY-DOH No. 11021 AIHA-LAP, LLC No. 100188

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Analytical Method: EPA 600/R-93/116, by Polarized Light Microscopy

Comments: Quantification at <= 25% by volume is possible with this method (PC) Indicates Stratified Point Count Method performed (PC+Trace) means that asbestos was detected but is not quantifiable under the Point Counting regimen. Analysis includes all distinct separable layers in accordance with EPA 600 Method. If not reported or otherwise noted, layer is either not present or the client has specifically requested that it not be analyzed (ex. analyze until positive instructions). Small asbestos fibers may be missed by PLM due to resolution limitations of the optical microscope. Therefore, PLM is not consistently reliable in detecting asbestos in non-friable organically bound (NOB) materials. Quantitative transmission electron microscopy (TEM) is currently the only method that can pronounce materials as non-asbestos containing.

Analysis Performed By: E. Smith

Date: 9/16/2013

Exhibit 8

Estimates from the City of Reno for Energy Improvements

The equipment that was installed @ Comm. Dev. Is as follows

- Two (2) each, CARRIER CORPORATION single package Gas Heat/ Electric Cooling roof top units, Model # 48A3D030GDV61AHT - \$170,000
- One (1) each, Mitsubishi Split System Air Conditioner servicing the server room, Model # PYU-A18NHA3, and new exhausting duct work, fan, and controls - \$12,000
- All three (3) floors including the basement received new single duct VAV boxes for better air distribution and balancing for comfort - \$530,000
- Direct Digital Controls were installed to automate the whole heating and cooling for this building, new valves and Belimo actuators were also installed to control the hot water baseboard heat - \$210,000
- Lighting was installed throughout the building and new parking lot lighting with induction for the parking lot and 25 Watt lamps & motion sensors on each floor for the building - \$60,000
- Re-sealed and cleaned all of the exterior windows to eliminate the terrible draft that was occurring - \$52,000
- Testing and balancing of HVA/C system - \$20,000

These are approximate dollars that resemble contractor costs without carrying the burden of the energy audit.