

BOARD OF REGENTS
BRIEFING PAPER

Agenda Item Title: University of Nevada, Reno Purchase of Real Property
at 1055 Evans Avenue, Reno, NV

Meeting Date: December 3 - 4, 2015

1. BACKGROUND & POLICY CONTEXT OF ISSUE:

Location of the Property: Adjacent to the Southeast border of the University of Nevada, Reno's main campus on Evans Avenue, strategically located within a row of which 15 of the 16 properties are owned by the University (Exhibit 1). This property is located within the University Master Plan and would complete an assemblage of the properties on the West side of Evans Avenue, currently the proposed footprint for a new Engineering Building.

Property Description: A 4,037 square foot, two-story house on a .319 acre lot. Parcel # 007-081-04 (Exhibit 2).

Zoning: Currently within the University of Nevada Regional Center Plan, and will remain as such following close of escrow.

Purchase Price: The purchase price is \$561,000.

Appraisal: An appraisal conducted on September 6, 2015 by William Kimmel, MAI, valued the property at \$561,000 (Exhibit 4).

The University had previously ordered an appraisal from Peggy Zoeters, a residential appraiser, who valued the property at \$485,000 (Exhibit 5). The property owner, along with their attorney, asked to have an MAI appraiser review the first appraisal at the owner's expense. In summary, William Kimmel disputed not enough value was given to assemblage (the last of 16 properties needed by the University for a specific future development site), the lot size and the improvements within the finished basement. Ultimately, as part of the Seller's condition to sell the property, the Kimmel value was accepted.

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

Phase I Environmental Report: The assessment revealed no evidence of recognized environmental issues in connection with the area of the property and no further assessments are warranted at this time. The assessment did note the presence of an underground heating oil storage tank, which is currently in use. As is typical in all reports when an underground storage tank is present, potential risks were noted. Also noted was the availability of the petroleum fund for any mitigation if and when the tank is decommissioned. (Exhibit 6)

Asbestos Report: With exception of Asbestos found in parts of the HVAC duct work and duct tape, which materials appears to be in good condition, no other asbestos was detected from the collected samples. Abatement would only be required for any renovation or demolition, and pose no health hazard in its current undisturbed state. (Exhibit 7)

Title Report: Preliminary title report reviewed and approved by University of Nevada, Reno Real Estate. Title report and insurance to be provided by Ticor Title at the time of close (Exhibit 8).

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

Intended Use: Like other University-owned residential properties within the University's Master Plan area, this property will be managed as a residential rental until needed for future development.

Resolution: The University of Nevada, Reno seeks Board of Regents approval of a Resolution authorizing the Chancellor, or his Assignee, to execute escrow and all associated title documents (Exhibit 9).

2. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

University of Nevada, Reno President Marc Johnson requests Board of Regents' approval of a resolution to purchase 1055 Evans Ave Reno, NV for \$561,000.

3. IMPETUS (WHY NOW?):

- This acquisition would complete an assemblage of 16 contiguous properties owned by the University, currently the proposed footprint for a new Engineering Building.
- Acquisition is consistent with the University's Campus Master Plan.

4. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- Property is within the main campus boundaries and within the Campus Master Plan.
- This Property is the last remaining property in the assemblage of the west side of Evans Ave.
- Property is located adjacent to University-owned residential properties and campus parking lots.
- Property can be leased for residential use until property is needed for future development.
- Property is available now at current appraised value.

5. POTENTIAL ARGUMENTS AGAINST THE REQUEST RECOMMENDATION:

- Requires the expenditure of Property Acquisitions Account funds.

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

- Pass on the opportunity to purchase the property at this time risking the opportunity to secure a contiguous assemblage of properties needed for future development.

7. COMPLIANCE WITH BOARD POLICY:

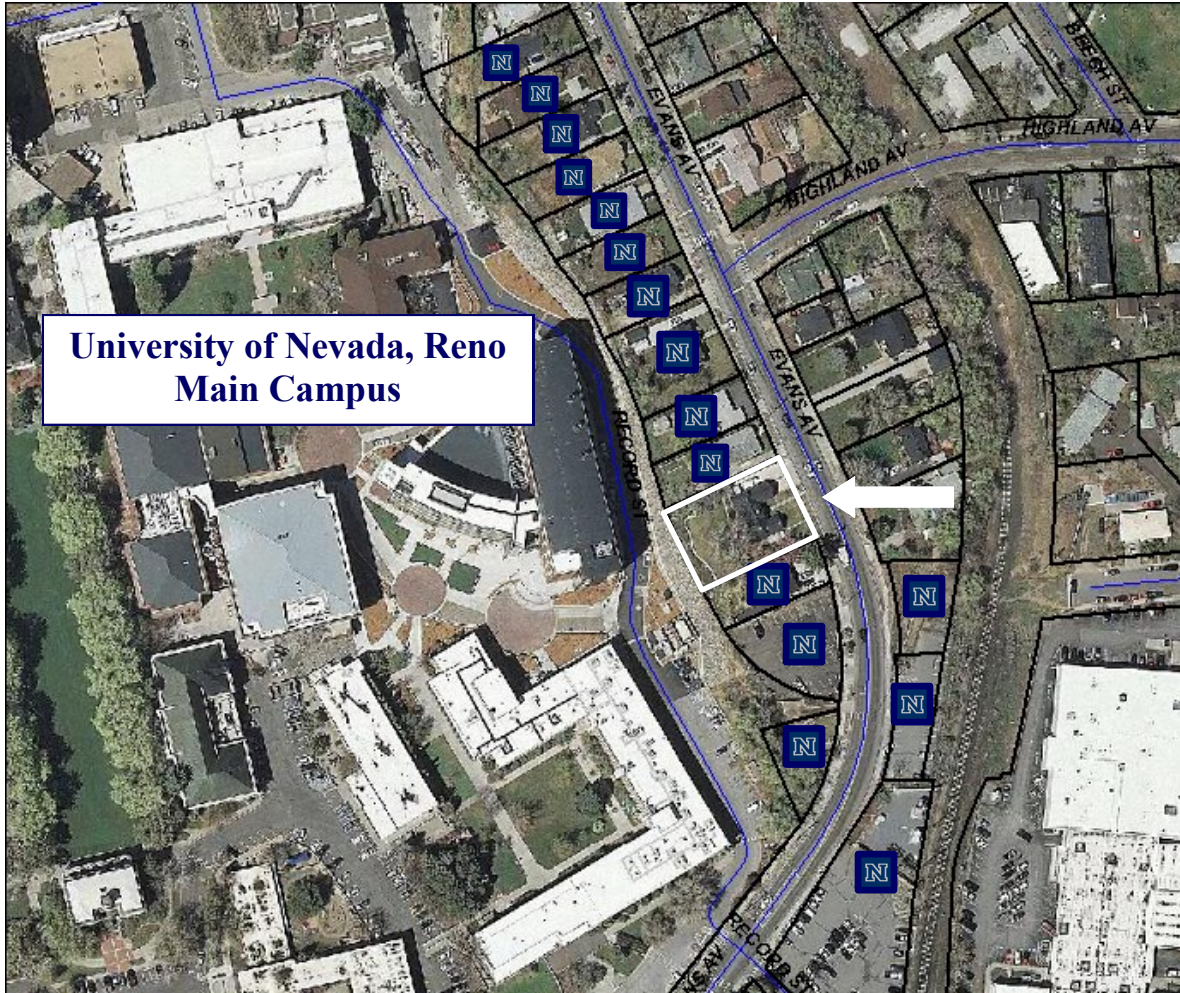
<input checked="" type="checkbox"/> Consistent With Current Board Policy: Title <u>#4</u> Chapter <u>#10</u> Section <u>#1.9</u>
<input type="checkbox"/> Amends Current Board Policy: Title # _____ Chapter # _____ Section # _____
Other: _
<input checked="" type="checkbox"/> Fiscal Impact: Yes <input checked="" type="checkbox"/> No _____
Explain: <u>Expenditure of \$561,000 from the Property Acquisitions Account.</u>

_____Reviewed by Chancellor

_____Reviewed by General Counsel as to form

EZJ 10K 1

Location of 1055 Evans Avenue



White arrow indicates the location of 1055 Evans Ave on the East side of the University of Nevada, Reno campus

 Designates University-owned properties

EZJ KKW 2

1055 Evans Avenue



White arrow indicates the location of 1055 Evans Avenue on the Southeastern boarder of the University of Nevada, Reno main cam-



RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1 RECEIVED FROM Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno, hereinafter
2 designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account of the PURCHASE PRICE OF
3 \$ 561,000.00 (Five Hundred Sixty-One Thousand DOLLARS), for the real property situated in
4 the City OR Unincorporated Area of, Reno, County of Washoe,
5 State of Nevada, commonly described as 1055 Evans Avenue
6 APN 00708104 (legal description to be supplied in escrow).
7 BUYER does, does not intend to occupy the property as a residence.

9 EARNEST MONEY DEPOSIT Evidenced by Check, or Other Wire Transfer \$ 5,000.00
10 payable to Tigor Title, held uncashed until acceptance and
11 then deposited within one (1) business day of acceptance with Rebecca Rich - Tigor Title
12 Authorized escrow holder to be selected by BUYER SELLER.

14 DISPOSITION OF EARNEST MONEY DEPOSIT IN THE EVENT OF DEFAULT
15 In the event BUYER shall default in the performance of this Agreement, SELLER may, subject to any rights of a BROKER herein,
16 retain such portion of the deposit to cover damages sustained, and/or take such actions as deemed appropriate by SELLER to collect
17 such damages. BUYER shall have the right to take such action as deemed appropriate by BUYER to recover such portion of the
18 deposit as may be allowed by law.

20 BALANCE OF CASH DOWN PAYMENT (not including closing costs) \$ 556,000.00
21 Source of down payment

23 CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash available to complete this purchase
24 within days of written acceptance.

26 NEW FIRST LOAN PROCEEDS: Conventional, FHA, VA, Rural, Private \$ 0.00
27 Fixed Rate for years. Interest not to exceed %.
28 Adjustable Rate for years. Initial Interest not to exceed % maximum lifetime rate not to
29 exceed %.

30 NEW SECOND LOAN PROCEEDS: Conventional, FHA, VA, Rural, Private \$ 0
31 Fixed Rate for years. Interest not to exceed %.
32 Adjustable Rate for years. Initial Interest not to exceed % maximum lifetime rate not to
33 exceed %.

35 Payment shall include: Interest only OR Principal and Interest.
36 Taxes and Insurance shall be impounded monthly by lender or paid directly by BUYER.

38 BUYER to lock loan terms within days of acceptance or BUYER agrees to pay prevailing rates.
39 BUYER to pay discount points not to exceed %. SELLER to pay discount points not to exceed %.
40 Any reduction in discount points at closing to be allocated proportionately.
41 Loan origination fee not to exceed % paid by BUYER, SELLER.
42 SELLER agrees to pay up to \$ in fees which cannot be paid by the BUYER pursuant to FHA or VA regulation.
43 All remaining loan fees shall be paid as required by law, ordinance and/or regulation.
44 PMI, MIP, VA funding fee, if any, to be paid in cash, financed, paid monthly.

6 OTHER (Specify in Additional Terms and Conditions or Financing Addendum): \$ 0.00

8 TOTAL PURCHASE PRICE in the sum of (not including closing costs): \$ 561,000.00

0 LOAN APPROVAL Within five (5) days of acceptance, BUYER agrees to (1) submit completed loan application, including all
1 documentation, to a lender of BUYER's choice, (2) authorize ordering of the appraisal; and (3) furnish a pre-approval letter to
2 SELLER based upon a standard factual credit report and review of debt to income ratios. This offer is conditioned upon BUYER's
3 ability to deliver to SELLER a letter of loan approval which includes income verification and verification of available funds, subject
4 only to acceptable appraisal and lender review of preliminary report from title company, within days of acceptance.
5 BUYER consents to the lender's release of loan status and conditions of approval to the SELLER and Brokers. If BUYER fails to
6 complete any of these conditions, SELLER reserves the right to terminate this Agreement and both parties agree to cancel the
7 escrow and return earnest money deposit to BUYER less expenses incurred by BUYER.

Address 1055 Evans Avenue, Reno 89512
Buyer [Signature] and Seller [Signature] have read this page.

1 SALE OF OTHER PROPERTY BUYER must check one of the following:

2 A. This Agreement is not contingent upon conveyance of BUYER's property.

3 OR

4 B. This Agreement is contingent upon conveyance of BUYER's property described as:

5 _____ which is
6 1. In escrow with a non-contingent on the sale of another property offer OR with a contingent offer scheduled to close
7 on or before _____.

8 SELLER shall have the right to continue to offer this property for sale and accept written backup offers only, subject to the
9 BUYER's rights under this Agreement. If the escrow on BUYER's property does not close by _____, this
10 Agreement will terminate unless the BUYER and SELLER otherwise agree in writing. BUYER shall provide information
11 regarding the listing and escrow on BUYER's property and related escrows, including but not limited to, closing date, loan
12 status, inspections and all additional contingencies, within _____ days of acceptance. BUYER authorizes SELLER or
13 SELLER's Agent to obtain updates on the BUYER's listing or escrow.

14
15 2. currently listed OR will be listed within _____ days in the MLS System by a REALTOR®. SELLER shall have the
16 right to continue to offer this property for sale and accept written backup offers only, subject to the BUYER's rights under
17 this Agreement. If the BUYER's property does not obtain an accepted offer within _____ days and go into escrow scheduled
18 to close on or before _____, this Agreement will terminate unless the BUYER and SELLER otherwise
19 agree in writing. BUYER shall provide information regarding the listing and escrow on BUYER's property and related
20 escrows, including but not limited to, closing date, loan status, inspections and all additional contingencies, within _____
21 days of acceptance. BUYER authorizes SELLER or SELLER's Agent to obtain updates on the BUYER's listing or escrow.

22
23 CLOSING Close of escrow to be On or Before 4/1/2016. Unless otherwise agreed upon in
24 writing, close of escrow date shall not change from the originally agreed upon closing date. Both parties shall deposit with the
25 authorized escrow holder all funds and instruments necessary to complete the transaction in accordance with the terms herein.

26
27 DEFINITIONS BROKER includes cooperating Brokers and all Licensees. DAYS means calendar days unless otherwise
28 specified. ACCEPTANCE (DATE OF ACCEPTANCE) means the date on which this Agreement and any other counter offers are
29 fully executed and delivered. DELIVERED means personally delivered to BUYER, SELLER, or respective Licensees, transmitted
30 by facsimile machine, electronically, or mailed by certified mail. In the event of fax transmission, delivery shall be deemed to be
31 complete at the time noted on the confirmation sheet generated by the sender's fax. In the event of certified mailing, delivery shall be
32 deemed to have been made on the third day following the date of mailing, evidenced by the postmark on the envelope containing the
33 delivered material. Electronic delivery means delivery of an electronic signature, as defined in NRS 719.20, by any electronic
34 transmission. RECEIPT means personally accepted by the designated recipient or the authorized representative accepted by the
35 designated recipient's fax machine; verification of electronic delivery through delivery and read receipt requested or three (3) days
36 following the date of mailing, evidenced by the postmark on the envelope containing the delivered material, in the case of a certified
37 mailing, notwithstanding the date the recipient, or the authorized representative, actually signs for the certified mailing.

38
39 COUNTERPARTS AND SIGNATURES The BUYER and SELLER acknowledge and agree a) this Agreement may be executed
40 in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the
41 same instruments; b) original signatures transmitted by electronic delivery shall be acceptable for purposes of executing this
42 Agreement, and electronic delivery of a signed document to the other party or Broker, shall constitute delivery of the signed
43 document; and c) original signatures transmitted by electronic delivery shall be accepted as original signatures.

44
45 VESTED TITLE Title shall vest as designated in Escrow Instructions.

46
47 APPRAISAL BUYER Initial Required

48 Included Waived
49 [] / [] [] / [] Appraisal fee to be paid by BUYER SELLER. It is expressly agreed,
50 notwithstanding any other provisions of this contract, the BUYER shall not be obligated to complete the purchase of the property or
51 to incur any penalty by forfeiture of earnest money deposit if the appraised value of the property (excluding closing costs) is less than
52 the amount specified as the purchase price. The BUYER shall, however, have the option of proceeding with the consummation of the
53 contract without regard to the amount of the appraised valuation.

Address 1055 Evans Avenue, Reno 89512

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

©RSAR 05/15
ROA 2/9



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

12
13 **TITLE AND CLOSING COSTS**
14 BUYER SELLER shall pay for a (Standard) owner's policy of title insurance.
15 BUYER SELLER shall pay for a (Standard) lender's policy of title insurance.
16 BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid for by
17 BUYER, SELLER, other _____.
18 Escrow Fee to be paid by BUYER, SELLER, split equally.
19 Transfer Tax(es) to be paid by BUYER, SELLER, other _____.
20 All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.

21
22 **OMISSIONS FROM ESCROW INSTRUCTIONS** The omission from escrow instructions of any provision herein shall not
23 preclude any party from enforcing that provision. All representations and warranties shall survive the conveyance of the property.

24
25 **PRORATION** Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments assumed by
26 BUYER, and other expenses of the property shall be prorated as of the date of recordation of the deed. Security deposits, advance
27 rentals, or considerations involving future lease credits shall be credited to BUYER at close of escrow.

28
29 **REASSESSMENT OF PROPERTY TAX** The BUYER is advised the property may be reassessed upon change of ownership
30 which may result in a tax increase or decrease.

31
32 **HOME WARRANTY CONTRACT**
33 BUYER Initial Required
34 Included Waived
35 [_____/_____] [_____/_____] A home warranty contract, shall be selected by BUYER, SELLER and paid
36 for by BUYER, SELLER, other _____. The home warranty
37 contract shall become effective at close of escrow for not less than one year, at a price NOT to exceed \$ _____.
38 The Brokers herein have informed both parties that such protection programs are available. Brokers do not approve or endorse any
39 particular program.

40
41 **SELLER'S REAL PROPERTY DISCLOSURE FORM** The SELLER will provide BUYER, at time of written acceptance, a
42 completed Seller's Real Property Disclosure Form which, by this reference, shall be incorporated into this Agreement. BUYER
43 shall return an acknowledged copy to SELLER or terminate this Agreement in writing within four (4) working days of receipt.
44 **DISCLAIMER:** BUYER understands that the above Seller's Real Property Disclosure Form is for disclosure purposes and is not
45 a substitute for property inspections by experts including, but not limited to, engineers, geologists, architects, general contractors,
46 specialty contractors such as roofing contractors and pest control operators. BUYER is urged to retain such experts that are believed
47 appropriate. BUYER understands and acknowledges the Brokers in the transaction cannot warrant the condition of the property or
48 guarantee all defects have been disclosed by SELLER. Both parties acknowledge Brokers will not be investigating the status of
49 permits, location of property lines, and/or code compliance.

50
51 **ITEMS NOT ADDRESSED** Items of a general maintenance or cosmetic nature which do not materially affect value or use of
52 the subject property, which existed at the time of acceptance and which are not expressly addressed in this Agreement are deemed
53 accepted by the BUYER.

1 **INSPECTIONS** Acceptance of this offer is subject to the following reserved right. BUYER has the right to inspect the property,
 2 order all inspections, and select qualified professionals including, but not limited to, licensed contractors, certified building inspectors
 3 and any other qualified professionals who will inspect the property.

4 BUYER shall indicate inspections to be included or waived in the list below. The following is not a comprehensive list of possible
 5 inspections; therefore, BUYER should add any additional inspections necessary to satisfy the BUYER under "OTHER."
 6

7 All inspections shall be completed and copies of all inspections shall be provided to both BUYER and SELLER at no additional
 8 expense to either party

9 within 60 days of the date of acceptance; OR
 10 within _____ days of the BUYERS receipt of SELLER's written acceptance of Lien Holder(s) Short Sale approval

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

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

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

3 INSPECTIONS	Included	Waived	N/A	Paid By	
4 PEST INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
5 HOME INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
6 HEATING SYSTEM INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
7 COOLING SYSTEM INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
8 SURVEY Type _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
9 WELL QUALITY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
0 WELL QUANTITY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
1 SEPTIC PUMPING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
2 SEPTIC INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
3 SEPTIC LID LOCATION/REMOVAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
4 FIREPLACE INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
5 WOODBURNING DEVICE INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
6 (In the event device does not meet all applicable codes and/or laws, the cost of its removal shall be the responsibility of the					
7 SELLER. Stovepipe to be capped off at ceiling or fireplace to be restored to working order at SELLER's expense.)					
8 OIL TANK TEST Type _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
9 (If oil tank needs to be filled to perform test, BUYER <input type="checkbox"/> will, <input type="checkbox"/> will not reimburse SELLER.)					
0 OTHER Phase 1 & Phase 2 Environmental	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
1 OTHER Asbestos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
2 OTHER _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER

3 [RB] (Buyer Initials) BUYER affirms the above selections.

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

REPAIRS SELLER agrees to pay for and complete repairs in an amount NOT to exceed the total sum of \$ 0 _____ for
 all repair conditions indicated on Appraisal Report; System and Maintenance; Inspections, Final Walkthrough; and/or any defect
 identified in the Seller's Real Property Disclosure Form or discovered by SELLER but not disclosed in the Seller's Real Property
 Disclosure Form or which has been discovered to be materially worse than was indicated.

A copy of repair invoices shall be delivered to BUYER prior to close of escrow. In the event BUYER's required repairs are not
 completed by close of escrow, BUYER shall execute an Addendum directing how the SELLER's funds for the remaining repairs shall
 be disbursed on behalf of the BUYER. The Brokers herein have no responsibility to assist in the payment of any repair, correction or
 deferred maintenance on the subject property which may have been revealed by the above inspections, agreed upon by the BUYER
 and SELLER or requested by one party.

1 Included Waived
2 [8 / 1] [/] REINSPECTIONS to be paid by BUYER SELLER. BUYER shall have the
3 right to reinspect no later than 15 days prior to Close of Escrow.

4
5 FINAL WALKTHROUGH BUYER shall have the right to a final walkthrough inspection no later than 5 days prior to
6 Close of Escrow to ensure compliance with the terms of this Agreement.

7
8 CONDITIONS SATISFIED OR WAIVED IN WRITING Each condition, contingency, approval and disapproval shall be
9 satisfied according to its terms unless waived in writing by the benefiting party within the time limits specified, or an extension in
10 writing is agreed to by the parties or, this Agreement shall terminate and all deposits be returned to BUYER less expenses incurred
11 by BUYER to the date of termination of this transaction. Each party shall diligently pursue the completion of this transaction.

12
13 PHYSICAL POSSESSION Physical possession of the property, with keys to all property locks, community mailbox keys,
14 alarms, and garage door opener(s), if applicable, shall be delivered to BUYER upon recordation of the deed or by separate
15 Agreement.

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

20
21 FIXTURES All items permanently attached to the property as of this date including, but not limited to, light fixtures, attached
22 floor coverings, central vac and related equipment, draperies, blinds and shades including window hardware, door and window
23 screen(s), storm sash, combination doors, awnings, TV antenna(s), satellite dish, burglar, fire and smoke alarms, built-in pools and
24 spas and related equipment, solar system(s), conforming woodstoves, attached fireplace screen(s), electric garage door opener(s) with
25 control(s), outdoor plants and trees, (other than in movable containers), are included in the purchase price, free of liens,
26 EXCLUDING No Exclusions

27
28 PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the
29 purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any
30 personal property after close of escrow: Fixtures and appliances, excluding any tenant personal property

31
32 BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which
33 has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be paid by SELLER, or
34 assumed by BUYER, other _____.

35
36 OIL AND PROPANE If applicable, any oil or propane existing at time of written acceptance, allowing for normal use up to close
37 of escrow, will be purchased by BUYER included in the purchase price. If fuel is purchased by BUYER, SELLER to contact
38 fuel company to measure existing fuel no later than five (5) days prior to close of escrow. Fuel credit amount to be submitted to title
39 company for credit to SELLER for remaining fuel.

40
41 SYSTEMS AND MAINTENANCE Until possession is delivered, SELLER shall maintain the property in its entirety including,
42 but not limited to, all existing structures, landscaping, grounds, appliances and systems. SELLER agrees to deliver the property in a
43 neat and clean condition, and remove all debris and personal belongings. The following items are specifically excluded from the
44 above: No Exclusions

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

14
15 COMMON-INTEREST COMMUNITY DISCLOSURE

16 The property is is not located in a Common-Interest Community.
17 If so, complete the following:
18 SELLER to provide, at SELLER's expense, BUYER Common-Interest Community documents ("Resale Package") as required by
19 NRS. SELLER to order Resale Package within 5 days of acceptance and to deliver the Resale Package no later than 10 days prior to
20 close of escrow.
21 Association transfer fees to be paid by BUYER, SELLER, other _____.
22 Association set up fees to be paid by BUYER, SELLER, other _____.
23 Other Association fees related to the transfer of the Common-Interest Community paid by BUYER, SELLER,
24 other _____.
25 The amount of any delinquent assessments including penalties, attorney's fees, and other charges provided for in the management
26 documents shall be paid current by the SELLER at close of escrow. SELLER must disclose knowledge of upcoming and pending
27 assessments.
28 Existing Assessments levied shall be paid by BUYER, SELLER, other _____.
29 Assessments levied, but not yet due, shall be paid by BUYER, SELLER, other _____.
30 BUYER to have five (5) days from receipt of Resale Package for review. If the BUYER does not approve the Resale Package then
31 written notice to cancel must be given within that same five (5) day period.

32
33 AREA RECREATION PRIVILEGES AND RULES If applicable, SELLER shall relinquish, on or before close of escrow,
34 recreation privileges, passes, identification cards or keys for access to common-interest community facilities and general
35 improvements. Upon close of escrow, SELLER agrees to pay replacement charges for identification cards or keys that are not
36 relinquished. BUYER shall become familiar with the current common-interest community facilities and general improvement policies
37 regarding recreation privileges and associated costs prior to close of escrow.

38
39 LAND USE REGULATION The BUYER is advised the property may be subject to the authority of the federal government,
40 state, county, city and/or the various courts having jurisdiction. These governmental entities, from time to time, have adopted and
41 revised land use and environmental regulations that may apply to the property. Due to the uncertain effect of land use and
42 environmental regulations that may apply to the property and may affect BUYER's intended use of the property. BUYER is advised
43 to research the possible effect of applicable land use and environmental regulations. The Broker makes no representations or
44 warranties regarding the existing permissible uses or future revisions to the land use regulations.

45
46 ENVIRONMENTAL CONDITIONS The BUYER is advised the property may be located in an area found to have special flood
47 hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or wildland fires. It
48 may be necessary to purchase additional insurance in order to obtain a loan secured by the property from any federally regulated
49 financial institution or a loan insured or guaranteed by an agency of the U.S. Government. For further information, consult your
50 lender, insurance carrier or other appropriate agency.

51
52 WATER METERS The BUYER may be required, at some future date, to incur the costs of installation of water meters and/or
53 conversion to metered rates.

54
55 WELLS Many factors may affect the performance of a well system. If the property includes a well, BUYER may be required, at
56 some future date, to incur the costs of connecting the residence to a public water system. See Authorization for Release of Water
57 Quality and Water Quantity Testing Results and Information Regarding Private Well and Septic System.

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

2
3 **SEPTIC SYSTEMS** If the property includes a septic system, BUYER may be required, at some future date, to incur the costs of
4 connecting the residence's plumbing to a public sewer system. See Information Regarding Private Well and Septic System.

5
6 **At close of escrow, BUYER assumes all future costs associated with water meters, wells and septic systems.**

7
8 **PRIVATE ROADS** If the property shares a common road or access driveway or right of way with other property, the SELLER
9 shall disclose the existence of any road maintenance agreement.

10
11 **WATER RIGHTS** Water rights, if any, to be included with the property unless specifically excluded by deed or mutual
12 agreement.

13
14 **TAX WITHHOLDING (FIRPTA)** Unless the property is acquired for use as a primary residence and is sold for no more than
15 \$300,000, SELLER agrees to provide BUYER with (a) NON-FOREIGN SELLER AFFIDAVIT (PPC Form 101-V), or (b)
16 WITHHOLDING CERTIFICATE FORM from the Internal Revenue Service stating that withholding is not required. In the event
17 none of the foregoing is applicable, BUYER requires 10% of Seller's proceeds to be withheld by escrow to comply with the
18 FOREIGN INVESTMENT AND REAL PROPERTY TAX ACT (IRC Section 1445).

19
20 **TAX DEFERRED EXCHANGE** In the event BUYER or SELLER wishes to enter into an IRC tax deferred exchange for the
21 real property described herein, each of the parties agrees to cooperate with the other party in connection with such exchange,
22 including the execution of documents as may be reasonably necessary to effectuate the same. Provided that the other party shall not be
23 obligated to delay the closing, all additional costs in connection with the exchange shall be borne by the party requesting the
24 exchange, and the other party shall not be obligated to execute any note, contract, deed, or other document providing for any personal
25 liability which would survive the exchange. The other party shall be indemnified and held harmless against any liability arising or is
26 claimed to have arisen on account of the acquisition of ownership of the exchange property.

27
28 **ADDITIONAL TERMS AND CONDITIONS:**
29 **Addendum 01 is attached and included as part of this agreement.**

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

- 1 Duties Owed by a Nevada Real Estate Licensee
- 2 Environmental Contact List
- 3 For your Protection: Get a Home Inspection
- 4 Information Regarding Private Well and Septic System
- 5 Residential Disclosure Guide

6
7 **THE FOLLOWING ADDENDA AND EXHIBITS ARE ATTACHED AND INCORPORATED**

- 8 Authorization of Release of Water Quality and Water Quantity Testing Results
- 9 Common Interest-Community Information Statement "Before You Purchase Property in a Common-Interest Community ..."
- 10 Consent to Act
- 11 Financing Addendum
- 12 Lead Based Paint Addendum (if property built prior to 1978)
- 13 Range Land Disclosure
- 14 Used Manufactured/Mobile Home Disclosure
- 15 Short Sale Addendum to the Offer and Acceptance Agreement
- 16 Other Addendum 01

Address 1055 Evans Avenue, Reno 89512

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

ORSAR 05/15
ROA 7/9



1 **ELECTRONIC TRANSMISSION** The electronic transmission of a signed copy hereof or any counter offer/amendment to the
2 other party or the Broker shall constitute delivery of said signed document. Signatures appearing on electronically transmitted
3 documents shall be accepted as originals.

4
5 **TIME IS OF THE ESSENCE** Time is of the essence of this Agreement.

6
7 **NEVADA LAW TO APPLY** Nevada law shall apply to the interpretation and enforcement of this Agreement.

8
9 **MEDIATION** For information purposes only. If a dispute arises out of or relates to this Agreement, or its breach, the parties are
10 aware that the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available
11 upon request.

12
13 **ATTORNEY FEES** In the event either party is required to engage the services of an attorney to enforce this Agreement, the
14 prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses and costs.

15
16 **CODE OF ETHICS** Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association
17 of REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR® Code of Ethics. To
18 receive a copy of the REALTOR® Code of Ethics, ask your real estate professional OR, the local Association of REALTORS®.

19
20 **PROFESSIONAL CONSULTATION ADVISORY** A real estate Broker is qualified to advise on real estate. The parties are
21 advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or
22 other professionals, on specific topics including, but not limited to, land use regulation, boundaries and setbacks, square footage,
23 physical condition, legal, tax, water rights and other consequences of the transaction.

24
25 **SELLER** has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at close of escrow.
26 As published in the MLS, N/A % of the accepted price, or \$ N/A, shall be paid to the BUYER's Broker,
27 _____, irrespective of the agency relationship.

28
29
30 **EXPIRATION OF OFFER** This offer shall expire unless acceptance, including delivery thereof, to BUYER or to
31 _____ on/or before 5:00 A.M. P.M. on 10/14/2015.

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

39
40 BUYER  DATE 10-2-15 TIME 10:30 AM

41 BUYER _____ DATE _____ TIME _____

42
43 Representation: The BUYER's Licensee is:

44 BUYER'S Licensee _____ Broker Name N/A

45 Phone _____ Fax _____ Company Name _____

46 Agent Email _____ Office Address _____

47 BUYER's Licensee Signature _____ City/State/Zip _____

(Licensees acknowledgement of receipt of deposit)

Address 1055 Evans Avenue, Reno 89512

®RSAR 05/15
ROA 8/9

Buyer  and Seller  have read this page.

This copyright protected form was produced using Instanet Solutions' Instanet Forms service.

(INVESTMENT AND FACILITIES COMMITTEE 12/03/15) Ref. IF-2g, Page 13 of 365



1 SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT

2 SELLER acknowledges having read and approved each of the provisions of this Agreement. Authorization is hereby given the
3 Brokers in this Agreement to deliver a signed copy to BUYER and to disclose the terms of sale to members of a Multiple Listing
4 Service or Association of REALTORS® at close of escrow.
5 SELLER to check one of the following options and date, time and sign this Agreement.

6
7 Acceptance of Offer SELLER accepts this offer to purchase, agrees and has the authority to sell the above described property
8 on the terms and conditions as stated herein.

9
10 Counter Offer SELLER signs this offer subject to a Counter Offer dated _____.

11
12 Rejection SELLER rejects the foregoing offer.

13
14 SELLER Linda Platz DATE 10/9/15 Time 0830
15 Linda M Platz Family Trust

16 SELLER _____ DATE _____ Time _____

17
18 Representation: The SELLER's Licensee is:

19
20 SELLER'S Licensee _____ Broker Name _____

21
22 Phone _____ Fax _____ Company Name _____

23
24 Agent Email _____ Office Address _____

25
26 _____ City/State/Zip _____



ADDENDUM # 01



1 This addendum to the Offer and Acceptance Agreement dated 10/02/2015,
2 regarding the property located at 1055 Evans Avenue, Reno NV 89512,
3 between Board of Regents of the Nevada System of Higher Education on Behalf of the University of Nevada, Reno (BUYER) and
4 Linda M Platz Family Trust (SELLER),
5 is being attached this date 10/02/2015.

6 The Offer and Acceptance is to be considered Accepted by the Seller with
7 the approval and attachment of this addendum.

8
9 1. Purchase contingent upon the Board of Regents approval at the
10 December 3 and 4 meeting of 2015.

11
12 2. This agreement is contingent upon the approval of the terms of the
13 purchase by the Board of Regents of the Nevada System of Higher
14 Education. If the Board of Regents, in its sole and absolute
15 discretion, does not approve the terms of the proposed agreement, the
16 offer made herein shall be deemed null and void without the necessity of
17 further documentation and shall be deemed to be of no binding effect
18 whatsoever.

19
20 3. Seller shall have the opportunity to occupy the Property immediately
21 following the successful Close of Escrow until May 31, ²⁰¹⁶ as provided in
22 the separate, attached Agreement to Occupy after Close of Escrow.

23 4. Close of Escrow to occur on or before April 1, 2016, with 15
24 Business Day notice from Seller of desired Close of Escrow Date if
25 before April 1, 2016.

26
27 5. Buyer to credit Seller a moving allowance of up to \$5,000 for actual
28 moving expenses incurred at the close of escrow.

29
30
31
32
33
34
35
36
37
38 All other terms to remain the same.

39 Dated: 10-2-15 Time: 10:30 AM Dated: 10/9/15 Time: 0830

40 BUYER: [Signature] SELLER: [Signature]
41 Linda M Platz Family Trust

42 BUYER: _____ SELLER: _____

43 BUYER: _____ SELLER: _____

44 BUYER: _____ SELLER: _____

45
46
47
48
49
50 This agreement is not valid unless signed by all parties.



AGREEMENT TO OCCUPY AFTER CLOSE OF ESCROW



1 The undersigned SELLER and BUYER, having executed an Agreement of sale dated 10/2/2015, relating to
 2 the real property situated in the City of Reno, County of NV, State of NV, described as
 3 1055 Evans Avenue
 4 and SELLER, desiring to remain in possession of said premises after close of escrow, the parties agree as follows:

5
 6 It is the intent of the parties to create a tenancy upon a day-to-day occupancy.

7
 8 1. Upon execution of this agreement by the parties, BUYER hereby grants permission to SELLER to remain in said premises
 9 as of Close of Escrow and shall not extend past midnight 05/31/16 unless by agreement
 10 between both BUYER and SELLER.

11 2. SELLER agrees:

12 a. To pay BUYER as compensation for the use of said premises the sum of \$ 0.00 per day from close of
 13 escrow. Rent to be paid through the escrow account personal check other N/A
 14 prior to SELLER taking possession under this Agreement for that period from close of escrow until 05/31/16
 15 ("termination date"). If occupancy under this Agreement is extended, in writing signed by both parties, beyond the
 16 termination date, rents shall be paid personal check other N/A
 17 If the payment is not received within _____ days of the due date, then the SELLER agrees to pay a "late fee" of
 18 \$ _____ per day. The SELLER further agrees to pay \$ _____ for each dishonored check (no matter
 19 what the reason).

20 b. Security Deposit to be in the sum of \$ 0.00 to be held by BUYER. The security deposit to be refundable
 21 after satisfactory walk through by BUYER.

22 c. To continue to pay all utilities and services until property is vacated by SELLER.

23 d. To maintain heating, sewer, plumbing and electrical systems and any built-in appliances and equipment in normal
 24 working order, to keep the roof watertight and to maintain the grounds.

25 e. To refrain from undertaking any alterations without prior written consent of BUYER.

26 f. To abide by all laws and governmental regulations with respect to the use or occupancy of the premises.

27 g. To admit BUYER or his authorized agent at reasonable times for the purpose of inspecting the premises until SELLER
 28 vacates.

29 h. No more than _____ adults, _____ children and _____ pets shall occupy the subject property during the
 30 tenancy.

31 3. SELLER agrees to hold the BUYER and the Agent or Agents in this transaction harmless from any claims for damages or
 32 injury to SELLER, or any other person, or to any property, occurring on the premises, or any part thereof.

33 4. SELLER and BUYER agree to have appropriate insurance policies in place beginning at close of escrow and to continue
 34 during tenancy. SELLER shall be responsible for repair or replacement of all damages to the premises while in SELLER's
 35 possession and all insurance proceeds payable on account of such damage shall be utilized for the repair of such damages.
 36 In the event that said insurance proceeds are insufficient to repair all such damage, SELLER shall be responsible for the
 37 payment of any additional costs.

38 5. The following furnishings and/or equipment are being provided by the BUYER for the SELLER's use during the term of the
 39 tenancy: N/A

40 6. After all expenses incurred by the BUYER, as a result of damages caused by the SELLER, are completed, the remaining
 41 portion of the Security Deposit will be returned. This action must be completed no later than 30 days after SELLER vacates
 42 the property. The SELLER agrees that no part of the Security Deposit may be used for the rent payment. The SELLER
 43 also understands and agrees that NO interest will be paid on the Security Deposit.

44 7. SELLER and BUYER agree all personal property, including, but not limited to, all furnishings and equipment, provided by
 45 the BUYER to the SELLER and the premises itself are in good condition and repair, and that the property is ready for use
 46 and the premises are ready for occupancy, except the following item(s) and/or condition(s): N/A

47 8. It is a misdemeanor to commit or maintain a public nuisance or to allow any building or boat to be used for public nuisance.
 48 Any person who willfully refuses to remove such a nuisance when there is a legal duty to do so, is guilty of a misdemeanor.
 49 (Summary NRS202.470)

50 9. SELLER agrees to pay all costs in any legal action which may be instituted by BUYER to enforce the terms hereof or for the
 51 eviction of SELLER from the property, including damages and reasonable attorneys fee and costs.

52 10. In the event of an emergency, the SELLER must contact University Real Estate Office
 53 at 775-784-4180, which is a local phone number.

54 DATED: 10-2-15 TIME: 10:30am DATED: 10/9/15 TIME: 0830
 55 BUYER [Signature] SELLER [Signature]
 56 BUYER _____ SELLER Linda M Platz Family Trust
 57 BUYER _____ SELLER _____
 58 BUYER _____ SELLER _____
 59 BUYER _____ SELLER _____

**AN APPRAISAL
OF THE RESIDENTIAL PROPERTY LOCATED AT
1055 EVANS AVENUE
RENO, WASHOE COUNTY, NEVADA
ASSESSOR'S PARCEL NUMBER 007-081-04
BELONGING TO THE LINDA M. PLATZ FAMILY TRUST
AS OF SEPTEMBER 9, 2015**

William G. Kimmel
Real Estate Appraiser & Consultant

Airport Center
1281 Terminal Way, Suite 205
Reno, Nevada 89502
775.323.6400 ~ william.kimmel@att.net

September 14, 2015

Linda M. Platz Family Trust
c/o Linda M. Platz
1055 Evans Avenue
Reno, NV 89512

Dear Ms. Platz:

Pursuant to your request, I have prepared an appraisal of the residential property located at 1055 Evans Avenue in the northeast part of Reno, adjoining the University of Nevada Reno complex. The intended user/client of this report is the Linda M. Platz Family Trust, and the intended use is to estimate the value of the property which is proposed to be acquired by the University Nevada Reno. The date of value for this report is September 9, 2015, the date of my physical inspection of the interior and exterior.

As a result of my investigation and analysis contained within this report, it is my opinion that the market value of the subject property as of current date, September 9, 2015 is \$561,000.

Sincerely,



William G. Kimmel, MAI, SREA
Certified General Appraiser
State of Nevada
Certification No. A.0000004-CG

WGK/mm

TABLE OF CONTENTS

SUMMARY OF SALIENT FACTS & CONCLUSIONS2
PURPOSE OF THE APPRAISAL4
MARKET VALUE DEFINED4
CLIENT/INTENDED USER5
INTENDED USE OF REPORT5
INTEREST APPRAISED5
EFFECTIVE DATE OF VALUE5
DATE OF REPORT5
SCOPE OF THE APPRAISAL ASSIGNMENT5
AREA MAP7
RENO-SPARKS-TRUCKEE MEADOWS AREA DESCRIPTION8
LOCATIONAL MAP35
NEIGHBORHOOD DESCRIPTION36
NEIGHBORHOOD MAP37
ASSESSOR’S PARCEL MAP38
AERIAL PHOTOGRAPHS39
SUBJECT PHOTOGRAPHS40
SITE DATA57
HIGHEST AND BEST USE62
SUMMARY OF ANALYSIS AND VALUATION64
SALES DATA65
LAND SALES CHART73
EXPOSURE/MARKETING TIME74
ADDENDA75

Assumptions and Limiting Conditions
Qualifications of Appraiser
Certification of Appraiser

SUMMARY OF SALIENT FACTS & CONCLUSIONS

LOCATION: 1055 Evans Avenue
Reno, Washoe County, Nevada

ASSESSOR'S PARCEL NO.: 007-081-04

OWNER OF RECORD: Linda M. Platz Family Trust

DATE OF VALUE: September 9, 2015

DATE OF REPORT: September 14, 2015

INTEREST APPRAISED: Fee simple subject to any utility or road way easements

LAND AREA: 13,915± square feet according to the Washoe County Assessor's record

IMPROVEMENT: Two story residence with basement above ground, built in 1935 with 2,432± sq ft and 1,605± sq ft partially finished basement

CLIENT/INTENDED USER: Linda M. Platz Family Trust

INTENDED USE: For decision making purposes including a possible sale

ZONING: MUUN, Mixed use university area plan

FLOOD ZONE: Outside of a known flood zone

HIGHEST AND BEST USE: Residential

EXPOSURE/MARKETING TIME: Approximately 6 months to one year

FINAL VALUE CONCLUSION: **\$561,000**

WILLIAM G. KIMMEL & ASSOCIATES

This is a complete 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. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. The depth of discussion contained in this report is specific to the needs of the client and to the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

CLIENT: Linda M. Platz Family Trust
c/o Linda M. Platz
1055 Evans Avenue
Reno, NV 89512

APPRAISER: William G. Kimmel, MAI, SREA
Certified General Appraiser
State of Nevada
Certification No. A.0000004-CG

William G. Kimmel & Associates
1281 Terminal Way, Suite 205
Reno, NV 89502

SUBJECT: 1055 Evans Avenue
Reno, Washoe County, Nevada

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property.

VALUE DEFINED

Since the University of Nevada Reno is interested in purchasing the subject property and the recognition that they do have the power of eminent domain, I have utilized that definition as contained in the Nevada Revised Statutes

“Value” means the highest price, on the date of valuation, that would be agreed to by a seller, who is willing to sell on the open market and has reasonable time to find a purchaser, and a buyer, who is ready, willing and able to buy, if both the seller and the buyer had full knowledge of all the uses and purposes for which the property is reasonably adaptable and available. In determining value, except as otherwise provided in this subsection, the property sought to be condemned must be valued at its highest and best use without considering any future dedication requirements imposed by the entity that is taking the property. If the property is condemned primarily for a profit-making purpose, the property sought to be condemned must be valued at the use to which the entity that is condemning the property intends to put the property, if such results in a higher value for the property. 4

(Source: NRS 37.009 (6))

CLIENT/INTENDED USER

The intended client/user of this report is Linda M. Platz Family Trust.

INTENDED USE OF REPORT

This appraisal is intended for decision making purposes including a possible purchase by the University of Nevada Reno.

INTEREST APPRAISED

The interest appraised is fee simple interest subject, however, to any utility easements.

EFFECTIVE DATE OF VALUE

The date of value of this appraisal is September 9, 2015, the date of my physical interior and exterior inspection.

DATE OF REPORT

September 14, 2015

SCOPE OF THE APPRAISAL ASSIGNMENT

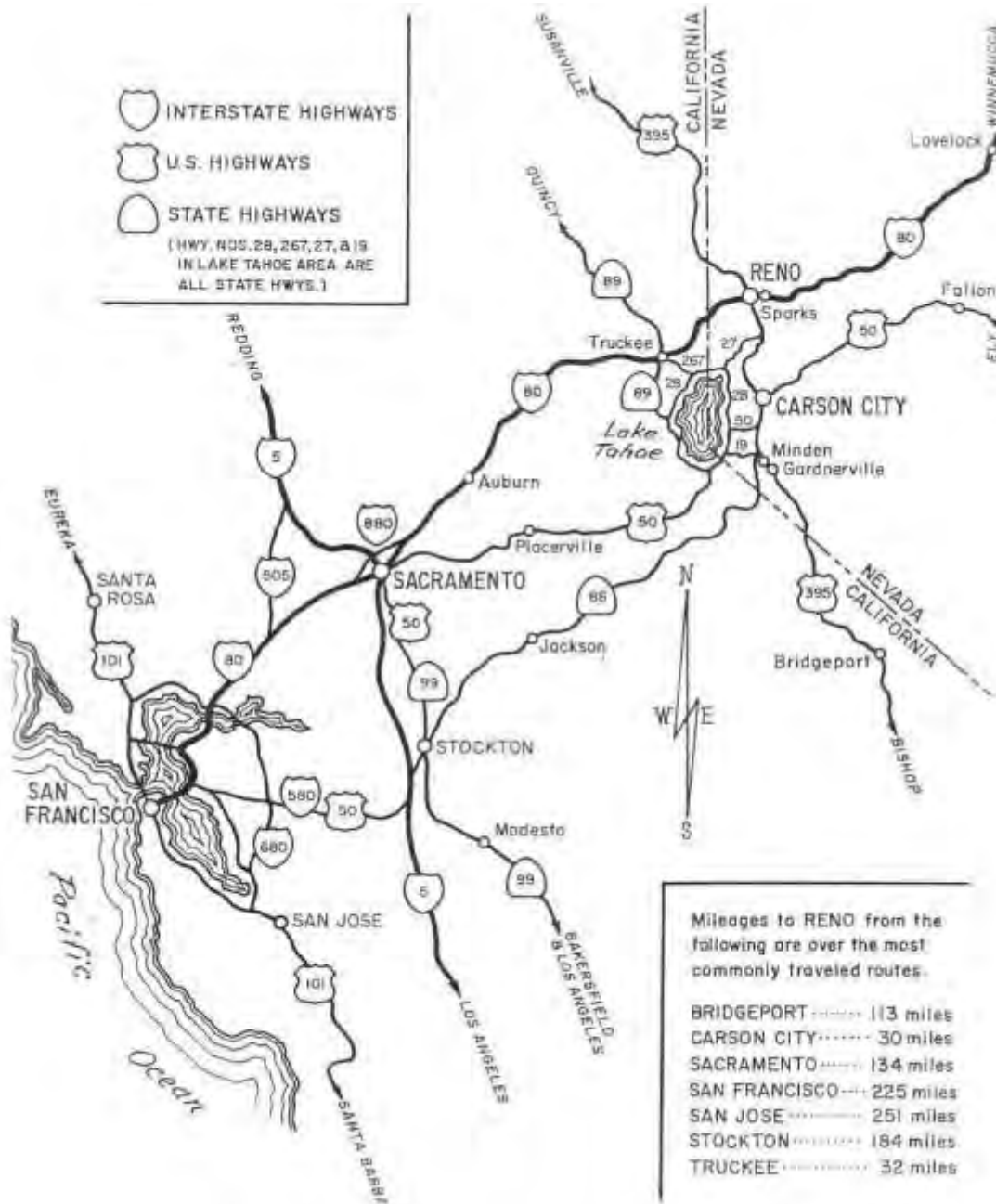
In order to complete an appraisal of the subject property, this appraiser:

- physically inspected the subject property on September 9, 2015, and considered the overall economics and demographics of the subject area;

WILLIAM G. KIMMEL & ASSOCIATES

- I was provided a report by Peggy L. Zoeters, a certified general appraiser in the State of Nevada, with a date of value as of July 21, 2015;
- Since this is a residential type property, I primarily considered the comparable sales approach of other similar buildings but did recognize that some of the rooms in the residence had been rented, particularly the basement area. I gave some consideration to this income from the basement that would not be typical of other single family use residence. I also recognize and considered the somewhat larger land area of the subject in comparison to the improvement area and this was given consideration in a comparable sales approach;
- from this prepared an appraisal report.

AREA MAP



RENO-SPARKS-TRUCKEE MEADOWS AREA DESCRIPTION

The Reno Standard Metropolitan Statistical Area (SMSA) is defined to include all of Washoe County. Washoe County is in the northwesterly portion of Nevada bordered on the west by California and on the north by Oregon. Washoe County is located approximately 225 miles easterly of San Francisco and encompasses approximately 6,608 square miles (4,229,120± acres) and included within said county are the cities of Reno and Sparks. There are numerous unincorporated areas, which include Incline Village, Washoe City, New Washoe City, Franktown, Washoe Valley, Sun Valley, Lemmon Valley, Black Springs, Reno Park and Bordertown. The area is also known as the Reno-Sparks-Truckee Meadows and Greater Reno Area of the Reno Standard Metropolitan Statistical Area. The city of Reno is at 39°31' North Latitude and 119°49' West Longitude and has an elevation of approximately 4,500 feet above sea level.

The climate of the Reno-Sparks-Truckee Meadows area has four seasons with 306 average days of sunshine. The average precipitation is 7.2 inches including an average snow pack in the Sierra Nevada Mountain Range of 30 feet. The wettest month is January and the driest month is August. The average humidity is 55% with July having the lowest and December having the highest humidity.

In order to describe the Greater Reno Area (which is considered to be the Reno-Sparks-Truckee Meadows area), information concerning population, major industry, local economy, highways, air transportation, rail and trucking transportation, etc., will be presented.

WILLIAM G. KIMMEL & ASSOCIATES

POPULATION: A summary of population figures, beginning in 1990 for the Reno Standard Metropolitan Statistical Area (SMSA) which is defined to include all of Washoe County as well as the city of Reno and the city of Sparks, is illustrated on the following chart for the last sixteen years ending June 30. Said population figures were compiled by Nevada Department of Taxation and Nevada State Demographer, Nevada Small Business Development Center - University of Nevada Reno.

July 1, Years	Washoe County	City Of Reno	City Of Sparks
1990	257,120	134,930	53,440
1991	265,762	140,311	55,041
1992	273,178	144,417	56,341
1993	282,214	149,472	57,862
1994	293,141	155,371	59,709
1995	302,748	160,380	61,241
1996	312,366	165,842	62,561
1997	320,828	170,425	64,010
1998	327,899	174,247	65,118
1999	334,601	180,190	66,324
2000	341,935	181,603	67,350
2001	353,271	186,883	71,753
2002	359,423	187,834	75,255
2003	373,233	195,727	78,435
2004	383,453	199,249	81,673
2005	396,844	206,735	85,618
2006	409,085	214,371	87,846
2007	416,061	220,613	89,449
2008	423,833	223,012	91,684
2009	416,632	218,143	91,237
2010	417,379	217,282	92,331
2011	421,593	223,801	92,302
2012	427,704	229,859	90,214
2013	432,324	232,243	91,551
2014	436,797	235,371	92,396

WILLIAM G. KIMMEL & ASSOCIATES

The city of Reno currently encompasses approximately 36,000 acres including the Stead area. The city of Sparks encompasses 11,000 acres of land on both sides of Interstate 80. The major growth in the Sparks area of the Truckee Meadows is anticipated to be in a northeasterly direction, which essentially encompasses the Spanish Springs Valley. Sparks has tentative plans to annex upward of 6,000 additional acres by the year 2020. This will be the major growth pattern of Sparks as the remaining land within the valley is primarily developed or surrounded by relatively steep mountains precluding easy development patterns. While there is anticipated to be some continuing growth in Sparks, particularly in the northeast corner of the Truckee Meadows, most of the future growth will be in Spanish Springs Valley.

The South Truckee Meadows, is also a growing suburban area and primarily south to Mt. Rose Highway as well as both sides of the highway, all of which is developing with residential development along with several golf courses, one of which was completed in late 1997 (Montreux), one in mid-1998 (Wolf Run) and two in the Arrow Creek development in 1998 and 1999.

Transportation to this portion of the valley is consistently improving especially with the widening of the Mount Rose Highway to a four-lane facility from South Virginia Street (U.S. Highway 395) to the Galena Creek area and, most importantly, the completion of Interstate 580 (U.S. Highway 395) to the Mount Rose Highway. Washoe County School District built Galena High School on the southerly side of the Mount Rose Highway and recently constructed the Damonte High School off of Rio Wrangler Parkway east of South Virginia Street.

WILLIAM G. KIMMEL & ASSOCIATES

This southeasterly portion of the Truckee Meadows, which encompasses the Double Diamond Ranch and Damonte Ranch, has also had significant development. The Damonte Ranch, directly south of the Double Diamond Ranch and northerly of the Virginia City Highway (Geiger Grade), has major residential development with the commercial and industrial portions already developed to some degree. The South Meadows Business Park Diamond Ranch is nearing build-out with very few development owned sites left for sale.

TAX STRUCTURE: Nevada, at this time, has no local, state or corporate income taxes. There is no estate tax or gift tax. The Nevada Freeport Laws provide for the tax-free warehousing of goods while in transit through the state. The maximum property tax rate by statute is \$5.00 per \$100.00 of assessed value and \$3.64 by legislative action. The 2014-2015 property tax rate was set at maximum for Washoe County at \$3.66 per \$100 of assessed value. The assessed valuation is 35% of market value as developed by the local assessing agencies.

In 2005 a law was passed that limits single family homes to a 3% per year tax increase and all other property to a maximum of an 8% increase. There is a 7.375% sales and use tax with food and drugs exempt. Real property transfer tax is \$2.05 per \$500 of unencumbered valuation. There is no tax on merchants' inventory and livestock held for sale. Gaming tax by the State of Nevada is 6.25% of gross gaming revenues.

UTILITIES: NV Energy Company provides electricity and natural gas. Water is now supplied by Truckee Meadows Water Authority, a joint city and county supplier that

WILLIAM G. KIMMEL & ASSOCIATES

purchased the water company from NV Energy. AT & T provides telephone services, along with several competing companies for long distance services.

As indicated, NV Energy produces and distributes electricity. It generally has a variety of electrical generating plants almost all of which are natural gas fired. The two oldest are at Fort Churchill, about 30 miles east of Carson City, and at Tracy on Interstate 80, about 15 miles east of Sparks. In addition, there is a major coal-fired plant at Valmy near Battle Mountain, Nevada. However, this will be phased out within the next few years.

SEWAGE DISPOSAL: Sewer service for the cities of Reno and Sparks are generally provided by the joint sewer treatment plant located east of Reno along the Truckee River. The capacity of this plant is sufficient to serve growth in the near future. However, because fully treated waters are discharged into the Truckee River, it is an expensive treatment facility and does have its limitations. Furthermore, there is a sewage disposal plant at Stead which is self-contained and, although within the city of Reno, only serves the Stead area. Finally, there is a sewer treatment plant generally in the southeast portion of the valley near the Double Diamond and Damonte Ranch areas which serves that region. It is anticipated to serve much of the growth in the southerly portion of Reno.

SOLID WASTE DISPOSAL: The Reno-Sparks-Truckee Meadows area is fortunate there is sufficient surrounding land with deep canyon areas which are utilized for solid

WILLIAM G. KIMMEL & ASSOCIATES

waste disposal through a sanitary landfill. Because of the size of the land area utilized for this purpose, solid waste disposal is not judged to be a problem within the foreseeable future.

WATER: Truckee Meadows Water Authority is the primary supplier of water to the cities of Reno, Sparks and some of the surrounding unincorporated areas. The main water source is the Truckee River; some underground wells are used. Essentially, all of the water from the Truckee River was assigned to properties as part of the Orr Ditch Decree which was originally for agricultural utilization. In addition to the decreed rights, there are also appropriated rights from wells as permitted by the State of Nevada, Division of Water Resources.

Generally speaking, within the Reno-Sparks-Truckee Meadows, no new water allocation is allowed other than some individual wells on existing parcels. No new parceling or subdivision may occur without the acquisition of existing water rights. Within the water service area, all new developments require the dedication of water in exchange for water service. Water rights from the Truckee River have varied considerably as to price paid. Water meters are now required on all new residential construction in the Truckee Meadows and have been since the summer of 1990 but retro-fitting is not required.

Water will be a continuing limiting growth factor unless and until water importation into the Truckee Meadows area is accomplished or unless new underground sources in the Truckee Meadows are found. To date, it has not been a significant problem in development; but, in the future, additional water resources will have to be procured for continued growth.

WILLIAM G. KIMMEL & ASSOCIATES

RAILROAD AND TRUCKING TRANSPORTATION: Reno SMSA is served by the Southern Pacific and Western Pacific/Union Pacific Railways which have merged, now Union Pacific Railroad Company. In addition, passenger service is provided by Amtrak. With these two railroads, Reno-Sparks is linked to the balance of northern Nevada and the rest of the country.

A large number of motor freight carriers offer service to most areas throughout the United States and it is estimated that freight, either through the railroad or the trucking companies, can be shipped to approximately 80% of the 11 western states on an overnight basis and next day service to the remaining 20% of the western states.

BUS TRANSPORTATION: The primary bus line servicing the Reno-Sparks-Truckee Meadows area is Greyhound. A number of other companies provide charter and sightseeing tours. In addition, Citifare is a public transportation system which is operated by the Regional Transportation Commission. This provides bus transit throughout the cities of Reno and Sparks.

HIGHWAY TRANSPORTATION: The Reno-Sparks-Truckee Meadows area is located at a transportation crossroad. Two major highways serve the Reno-Sparks-Truckee Meadows area. These include Interstate 80, which is the major east-west transcontinental freeway and U.S. Highway 395/Interstate 580 which is the major north-south highway/freeway. Interstate 80 originates in the San Francisco Bay area on the west coast, passes through the Sacramento Valley area, the Reno-Sparks-Truckee Meadows area and continues in an easterly fashion through northern Nevada to the Elko

WILLIAM G. KIMMEL & ASSOCIATES

area before continuing easterly through the Salt Lake City, Utah, area, across the mid-portion of Utah and eventually ending up in the New York City area on the east coast.

U.S. Highway 395 begins in the southern California area, continues northerly through the Bishop and Bridgeport areas and extends into Nevada through the Minden-Gardnerville area, the Carson City-Eagle Valley area, the Reno-Sparks-Truckee Meadows area and then northeasterly back into California near the Susanville area. It continues northeasterly into the Alturas area and then in a northerly fashion into Burns, Oregon. U.S. Highway 395 also continues northerly from the Burns, Oregon, area into the northeasterly portion of Washington.

U.S. Highway 50 does not come into the Reno-Sparks-Truckee Meadows area but does provide access from the Sacramento Valley area to the South Lake Tahoe area, into the Carson City-Eagle Valley area and then easterly across the mid-portion of Nevada.

AIR TRAVEL: The Reno-Sparks-Truckee Meadows area is served by Reno/Tahoe International Airport which is a modern jet facility that has recently completed a major expansion program of the terminal and a new parking garage. A new check-in area was also completed.

Three major fixed based operations (FBO's) for general aviation traffic are present at the airport. The Reno/Tahoe Airport facility has two north-south runways, both of which will also accommodate jumbo jets. There is also an east-west runway but this is more limited due to its shorter length. Reno/Tahoe International Airport is also designated as

WILLIAM G. KIMMEL & ASSOCIATES

a port of entry with customs service and, in addition to passenger traffic, also has considerable air cargo.

WAREHOUSING AND ASSOCIATED LIGHT MANUFACTURING: During the 1970's, the warehousing and light manufacturing sectors of the Reno SMSA's economy showed impressive growth due largely to the State of Nevada's "Freeport Policy." This policy states that manufactured items and agricultural commodities of interstate origin and destination are exempt from personal property taxes while stored in the state of Nevada. As a result of this policy, the Reno Metropolitan Area has become a center for warehousing and interstate commerce in the Western United States. A variety of products including spices, auto and truck parts, institutional books and skiing equipment are manufactured or distributed.

The Bureau of Business and Economic Research at the University of Nevada, Reno compiled a number of additional reasons why the warehousing and light manufacturing sectors have prospered in the Reno-Sparks-Truckee Meadows area. First, the geographic location of the valley offers good proximity to markets throughout the Western United States. This factor is extremely important to companies involved in product distribution activities. The second reason is the state of Nevada's "right to work" law which does not restrict industries from hiring non-union workers.

Another major reason is the comparatively favorable tax structure. In addition to the lack of personal property taxes, there are no personal income, corporate income, franchise, severance, chain store or bank excise taxes. In April of 1986, the Reno-Sparks area was designated a Foreign Trade Zone. These factors combine to make the cities of

WILLIAM G. KIMMEL & ASSOCIATES

Reno and Sparks quite competitive with other cities in respect to warehousing and light manufacturing activities.

In addition, Reno-Sparks-Truckee Meadows businesses formed EDAWN, the Economic Development Authority of Western Nevada, to pursue "favorable" companies for the area. With a strong advertising campaign, EDAWN has helped draw more and more new firms to the Reno-Sparks-Truckee Meadows area.

It is important to note that much of the Reno-Sparks-Truckee Meadows area does not have as much land left for this type of development. The Stead area (within the city of Reno) still has land available and there is still some land southeasterly of the Reno/Tahoe International Airport, south of South McCarran Boulevard and east of Longley Lane, that is available for development with an industrial area located at the northwesterly end of the South Meadows Business Park. This section has already seen the completion of a number of light industrial and business park uses and is nearing sellout. The Damonte Ranch still has about 200 acres for business/light industrial development. Industrial utilization has occurred in the Fernley area approximately 30 miles east of Reno on Interstate 80 and to the Tracy area, Tahoe Reno Industrial Center (TRIC), about 15 miles east of Reno/Sparks, also on Interstate 80. The Spanish Springs Valley, which is where most of the city of Sparks future growth will occur, does not plan to have any major industrial developments; however, it does have approximately 400 acres of business park within its Master Planned areas. The Tracy area, about 15 miles east of Reno on the south side of Interstate 80, is a major area of industrial growth with over 100,000 acres designated as the Tahoe/Reno Industrial Center. This is located in

WILLIAM G. KIMMEL & ASSOCIATES

Storey County, has its own sewer and water system, rail service, and is not subject to RTC development fees as the Reno/Sparks area.

MISCELLANEOUS ACTIVITIES: In addition to the previously mentioned tourist aspects with regard to gaming, it is also noted that the area enjoys considerable recreation activity which includes hiking, camping, fishing, a large number of ski areas, most of which are within one to a maximum of one and one-half hours from the Reno-Sparks-Truckee Meadows area. Furthermore, there is horseback riding, hunting and a wide variety of golf courses within the Truckee Meadows which includes Hidden Valley Country Club; Montreux Country Club; Wild Creek; Washoe County; Lakeridge; Rosewood Lakes; Red Hawk; ArrowCreek and Wolf Run. Hidden Valley, Montreux, the Hills Course at Red Hawk and a portion of ArrowCreek are members only clubs.

Thunder Canyon (formerly Lightning "W" Ranch) Golf Course is located in Washoe Valley, south of Reno. In addition, there are six golf courses in Graeagle near Portola, California, approximately one hour's driving time from Reno; six golf courses in Truckee, California, two of which are members only, approximately 40 minutes driving time from Reno; four golf courses in Carson City and another between Carson City and Minden; one in Dayton, approximately 55 minutes driving time from the Reno-Sparks-Truckee Meadows area; one golf course in the Minden-Gardnerville area plus two courses in Genoa; and, five or six golf courses surrounding Lake Tahoe, several of which are championship courses. In addition, Fernley has an 18-hole course approximately 35 minutes east of Reno. All of these facilities add to the general recreational aspect of the Reno-Sparks-Truckee Meadows location.

WILLIAM G. KIMMEL & ASSOCIATES

Not previously mentioned are several large lakes, which include Lake Tahoe as well as Pyramid Lake, plus Donner Lake, several reservoirs near Truckee, Lake Lahontan and numerous mountain lakes, with the larger facilities, in addition to fishing, also offering boating, water skiing, etc. Recreational amenities for the Reno-Sparks-Truckee Meadows area are excellent and provide one of the primary attributes for visitors coming to the area either for individuals or for families.

One of the major impacts to the downtown Reno area is the National Bowling Stadium, which is the first facility of this type in the United States, and opened in February of 1995 in the block bounded by East Fourth Street, Center Street, East Plaza Street and Lake Street. This is an \$80,000,000 state-of-the-art, multi-use facility. The American Bowling Congress and the Women's International Bowling Congress have long-term contracts with both organizations which is bringing 1,000 to 1,300 bowlers per day during the five to six month time frame of each year that it will be in operation.

Motel development will stay relatively static since motels have great difficulty competing with hotels because of the relatively low room rates without gaming to subsidize the motels as they do the hotels.

A downtown events center has been completed north of Fourth Street between Center and Lake Street, extending to Fifth St.

The retail market by the end of 2014 showed a vacancy factor at approximately 16.59%, however by the end of the first quarter 2015 the vacancy factor dropped to 14.76%, showing an improvement overall in the market.

WILLIAM G. KIMMEL & ASSOCIATES

Another segment of the Truckee Meadows real estate market is apartments. The multi family development in the Reno Sparks area continued to experience very low vacancies from 3% to 6% area wide during 2014.

The office market is still somewhat soft with an average vacancy factor of 15.9%, which is down slightly from 19% in 2014, and 21% in 2012. Typically, downtown office rents are averaging from \$1.50 to a high of \$2.00 per square foot per month fully serviced. The suburban office market has a range from a low of \$1.10 to \$1.75 per square foot fully serviced.

As far as the industrial market, the vacancy factor is approximately 8.33% overall, which with average rental rates at about \$0.32 per square foot per month, triple net. Overall, this indicates an upward trend in the market with the growth and net absorption and construction. Industrial construction is the highest it has been in the Reno area since 2006. The rental rates averaged \$0.33 per square foot per month on a triple net basis. In addition to the triple net lease rates, there are certain CAM charges and they varied from \$.04 to \$.10 per square foot per month.

SUMMARY AND OVERALL TREND CONCLUSION: Generally speaking, the Reno-Sparks-Truckee Meadows area is showing a positive trend in most segments of the market. The Reno-Sparks-Truckee Meadows area is a very attractive area to live as the weather patterns are quite good with only one or two months in a typical winter having relatively cold weather and snow, plus a short time frame in the summer where temperatures may reach close to 100°F. The Reno-Sparks-Truckee Meadows area is definitely a four-season location and this has added to its overall attractiveness. It is

WILLIAM G. KIMMEL & ASSOCIATES

located at the edge of the mountains, the edge of the desert and, therefore, provides excellent individual and family recreational opportunities. It has easy access to unpopulated, open space. For the most part, the Reno-Sparks-Truckee Meadows area has a strong business attitude, an excellent university system, and, generally speaking, a favorable tax structure when compared to California. Overall, the Reno-Sparks area has relatively low room rate charges and relatively inexpensive food along with good entertainment, all because of the gaming which supports these facilities. In addition, there are excellent aspects of the arts available to the area, which include operas, symphonies, plays, exhibits and a wide variety of artistic endeavors.

Water, while not currently limiting development, may be a problem until new water sources such as the importation of water can be accomplished. To date, water availability has not really stopped any project nor has it become too expensive to be economically viable. Water shortages and water rationing, particularly during summer months, are a problem which will have to be addressed and, more specifically, accomplished in the near future. The cost to acquire water rights has declined considerably due to the drop in demand.

Gaming in other parts of the United States has had a detrimental impact on the Reno-Sparks-Truckee Meadows area. This area does not attract that many tourists from outside of the western United States or from outside of California but Indian gaming in California does have a negative impact on the area.

From a warehousing and transportation standpoint, the Reno-Sparks-Truckee Meadows area has an excellent geographical location for distribution for all of the pacific coast

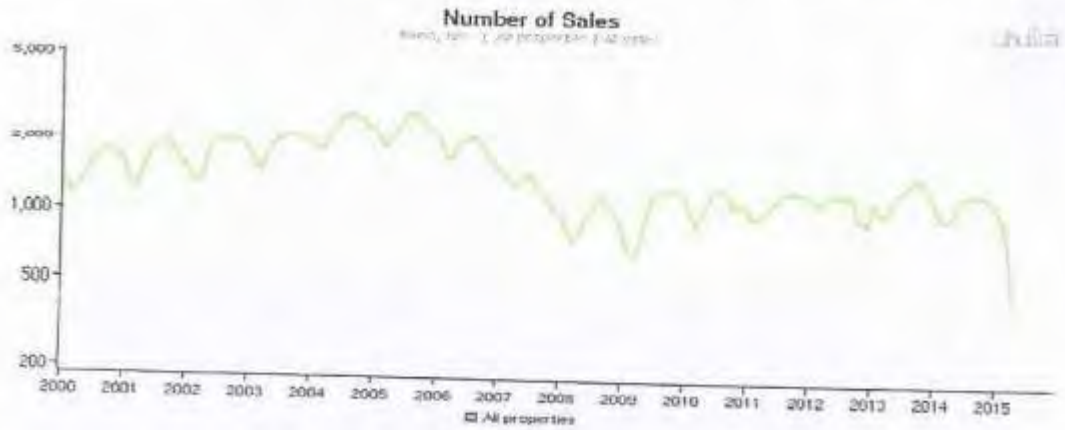
WILLIAM G. KIMMEL & ASSOCIATES

states and for most of the western states. The general industrial and warehouse industry, then, should, in the foreseeable future, remain desirable.

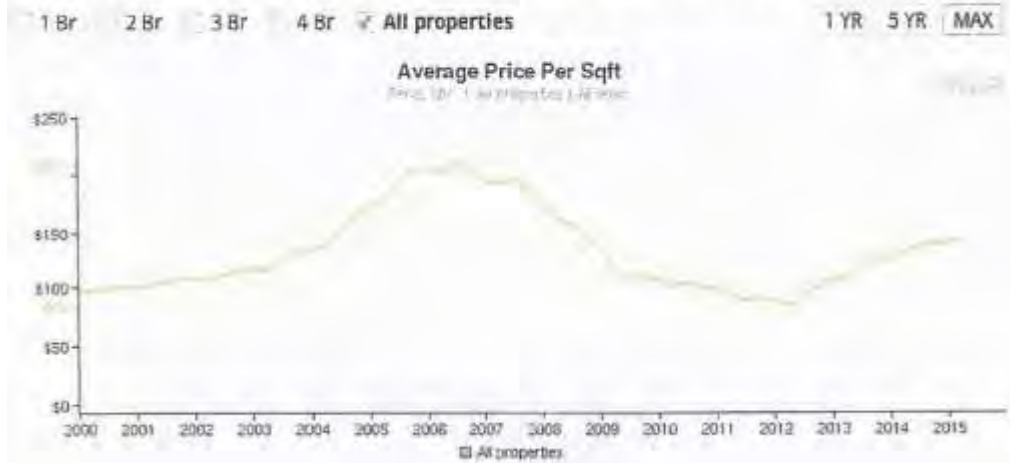
Overall, the Reno-Sparks-Truckee Meadows area will continue to be an excellent place to reside as well as visit and it enjoys close proximity, particularly to the population centers of northern California as well as relatively good accessibility from other western states. Major visitors from the mid-west or the east have never been a primary factor in the Reno-Sparks-Truckee Meadows area but those visitors that do come to the area will continue to return because of the overall recreational and entertainment aspects of the region. The major negative factor in the market is residential.

A chart for the home sales in the Reno/Sparks area is as follows.

Median Sales Price in Reno



Average Price Per Sqft. for Homes in Reno

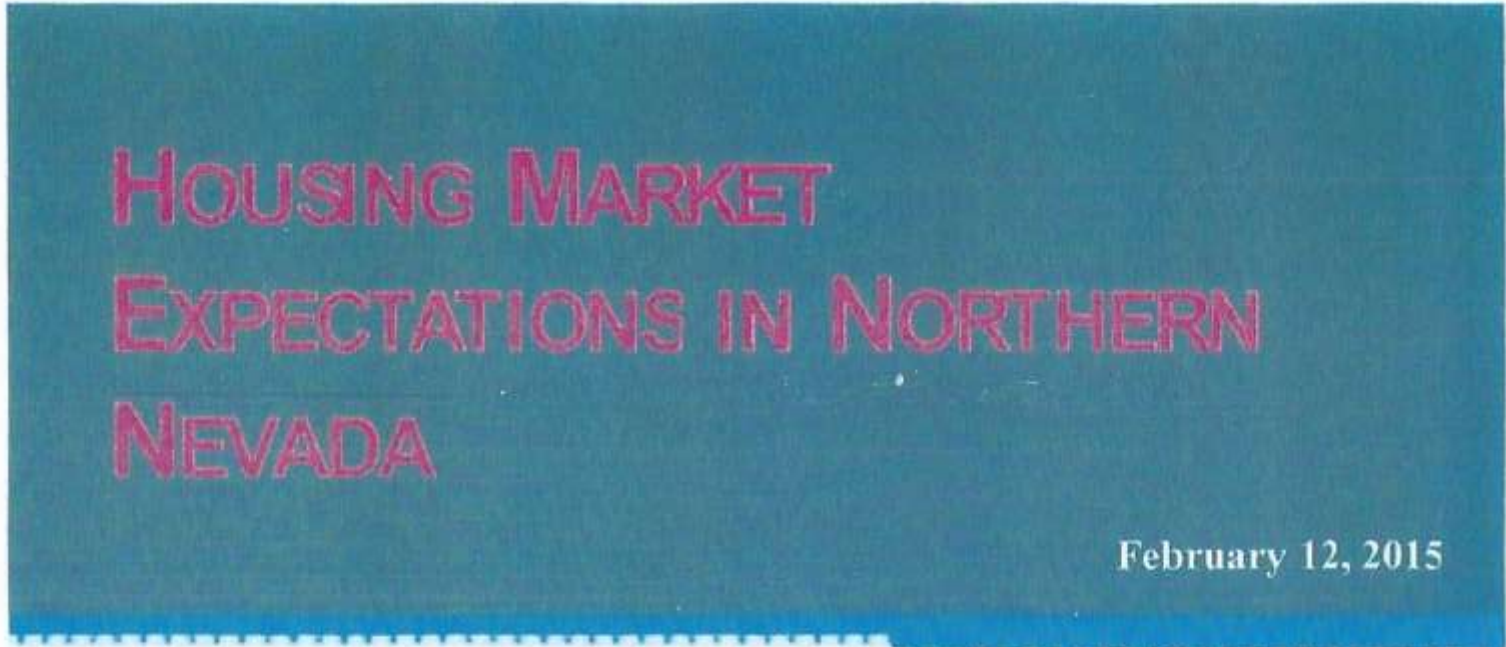


WILLIAM G. KIMMEL & ASSOCIATES

As can be seen, the median sales price was at its lowest in early 2012, and in the first part of 2015 is approximately up to 2009 levels with the median home price at approximately \$270,000. The number of sales, although having some fluctuations, showed a decline in early 2015, but overall has remained relatively stable since 2009.

The average price per square foot is just under \$150.00, which is the highest since approximately 2008. From January through mid-April 2015, there have been approximately 325 sales. Overall the median sales price is up about 7% over the prior timeframe.

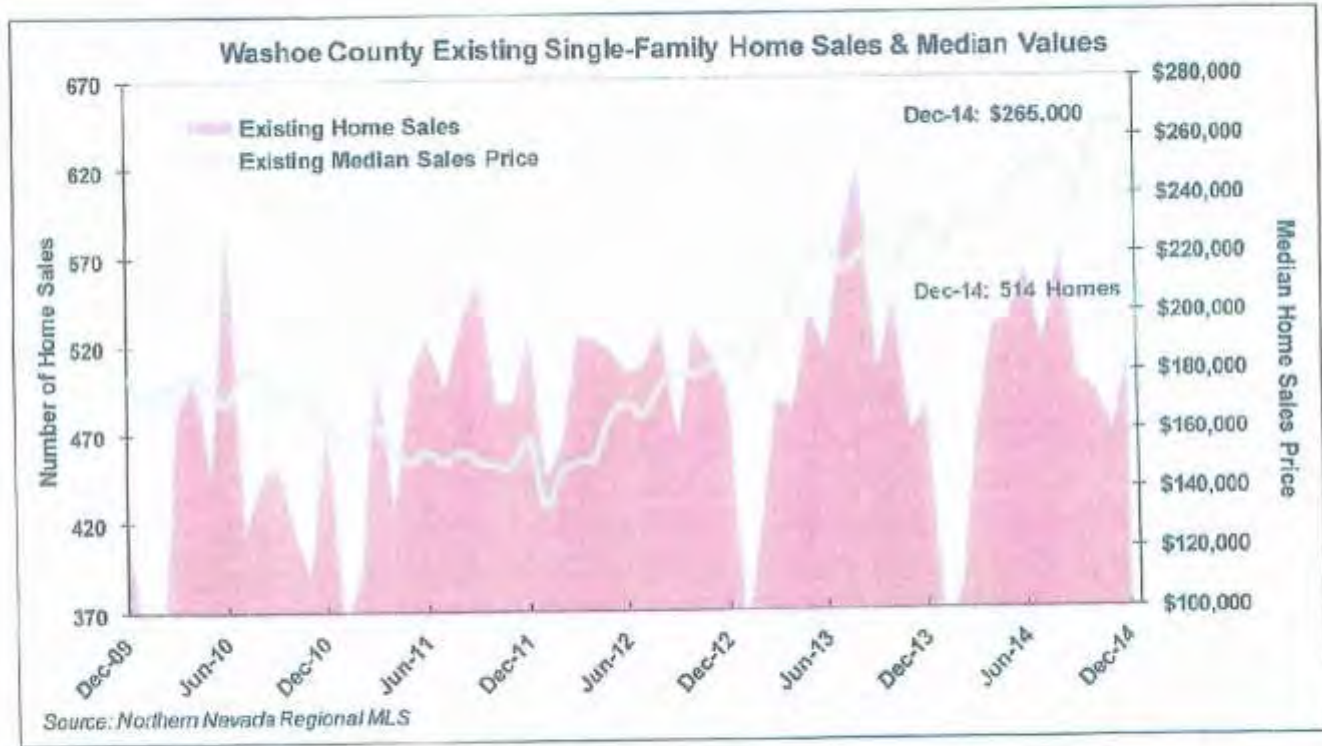
Another positive aspect of the Reno-Sparks area, and in fact Nevada in general, is the economic climate in California which will drive some business to more economic and politically friendly states such as Nevada.



Brian Bonnenfant
Center for Regional Studies
University of Nevada, Reno



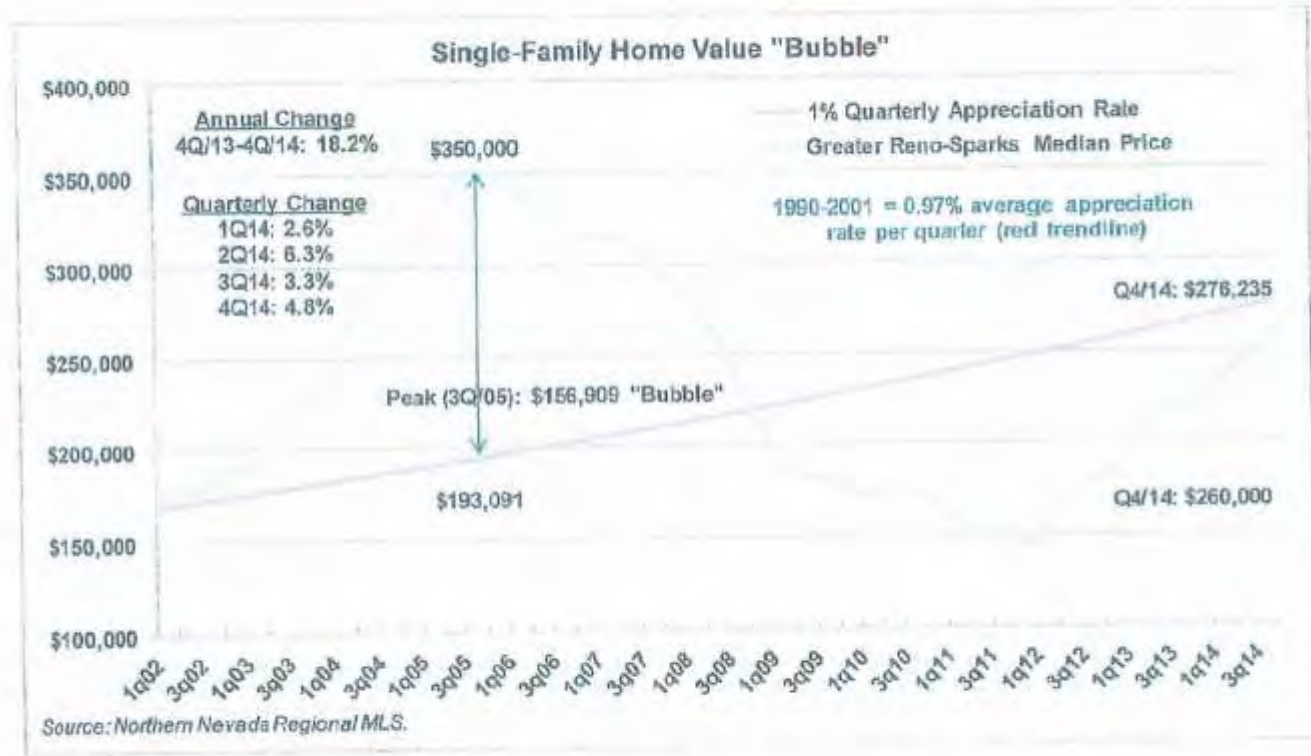
Center For Regional Studies
College of Business
University of Nevada, Reno



HOUSING MARKET EXPECTATIONS IN NORTHERN NEVADA



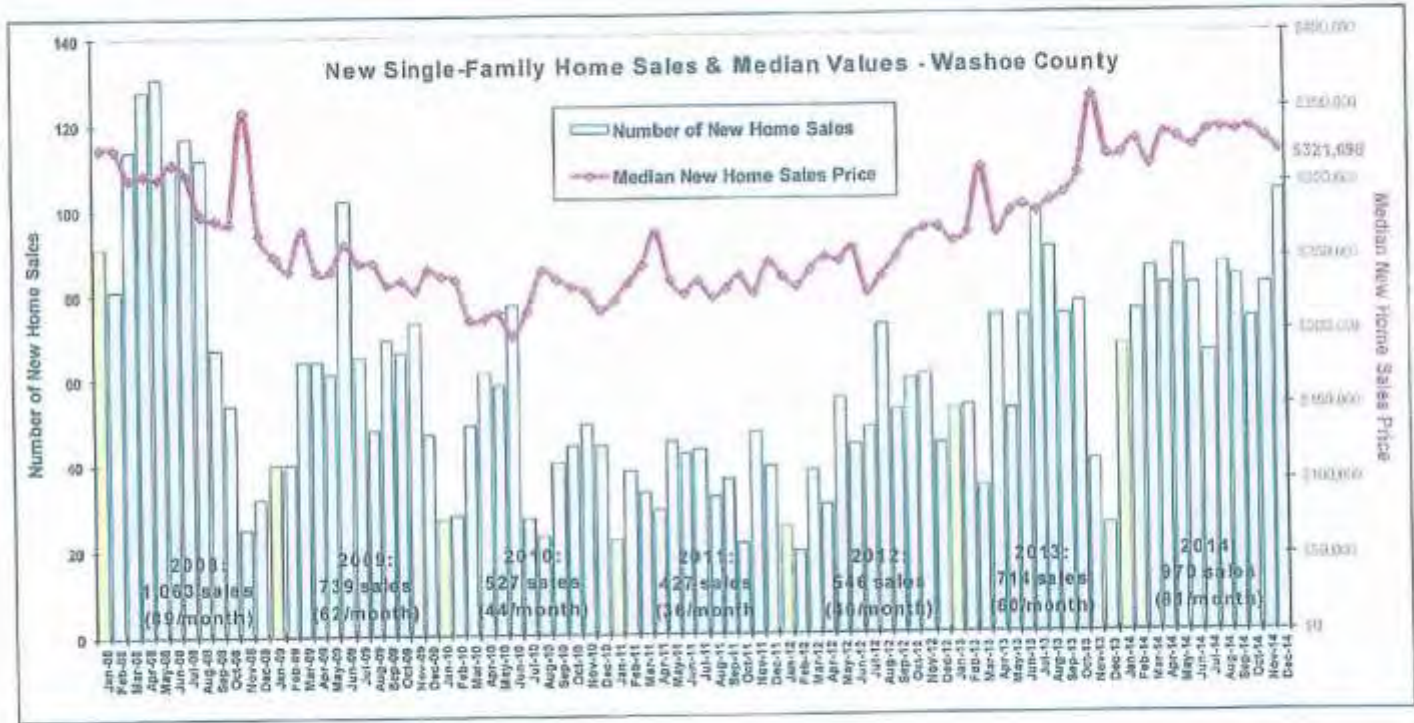
Northern Nevada Regional MLS
2015-2016



HOUSING MARKET EXPECTATIONS IN NORTHERN NEVADA



Center for Regional Studies

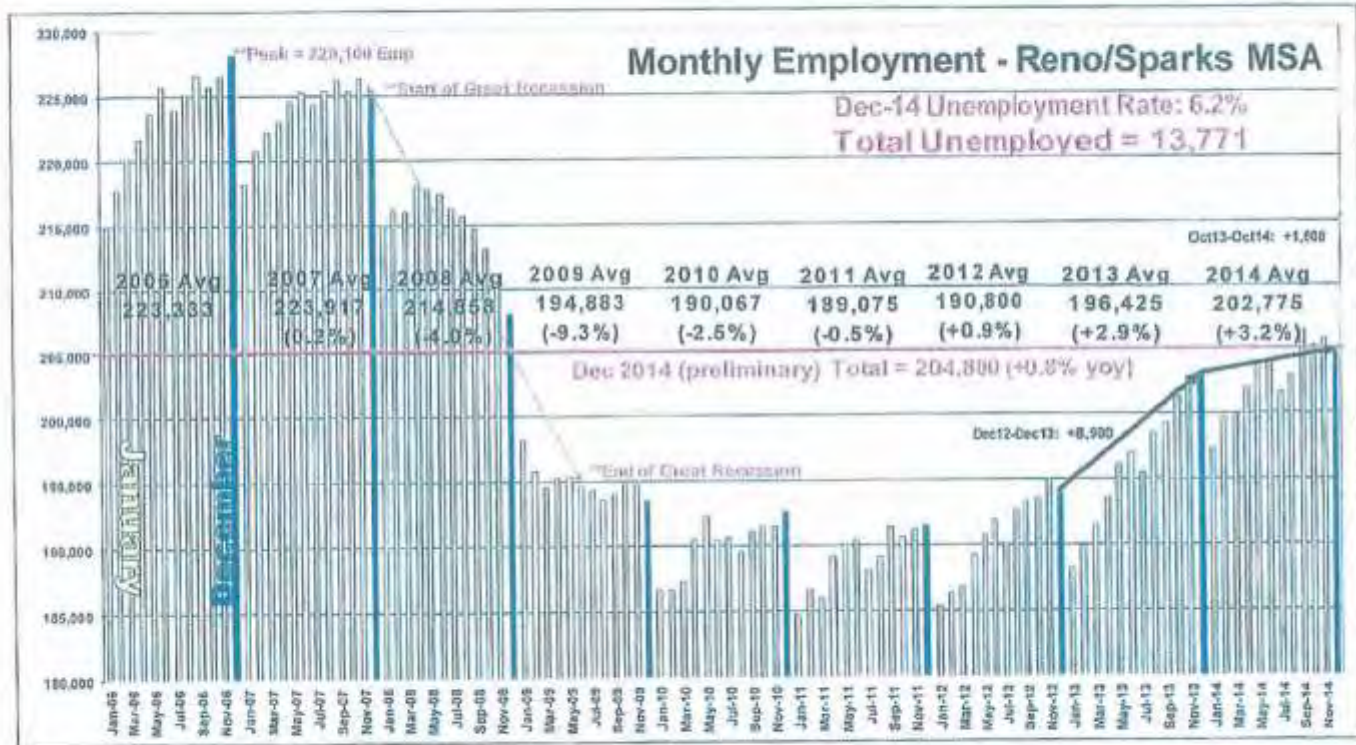


Source: Washoe County Assessor's Office

HOUSING MARKET EXPECTATIONS IN NORTHERN NEVADA



Center for Regional Studies



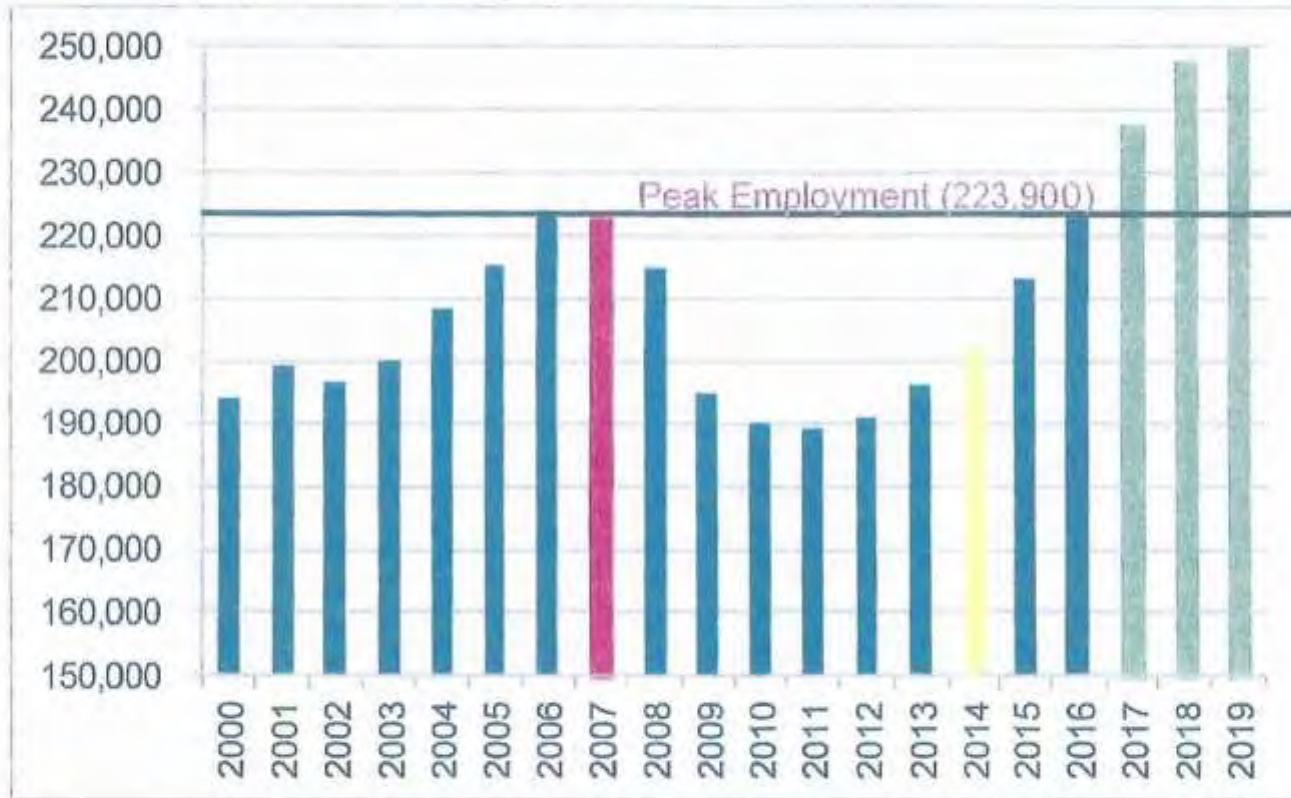
Source: Department of Employment, Training, & Rehabilitation, CES data

HOUSING MARKET EXPECTATIONS IN NORTHERN NEVADA



Center for Regional Studies

Employment Projections



2000- 2014 source: Department of Employment, Training, & Rehabilitation, CES data, Reno-Sparks MSA

2015 - 2019 source: EDAWN, Northern Nevada



HOUSING MARKET EXPECTATIONS IN NORTHERN NEVADA

Center For Regional Studies
Washoe County

New Residential Construction per New Job

Washoe County, Nevada

Year	New Single-Family Units	Total New Residential Units	New Jobs	New Single-Family Homes per New Job	New Residential Units per New Job
1990	1,680	2,512			
1991	1,514	2,214	3,516	0.43	0.63
1992	1,804	1,998	6,151	0.29	0.32
1993	2,074	2,331	6,188	0.34	0.38
1994	2,810	3,699	4,495	0.63	0.62
1995	2,107	2,346	5,622	0.37	0.42
1996	2,350	3,271	3,179	0.74	1.03
1997	3,006	4,543	5,181	0.58	0.88
1998	2,973	3,731	6,050	0.49	0.62
1999	3,422	5,663	959	3.57	5.91
2000	2,848	4,030	6,724	0.42	0.60
2001	3,862	5,836	4,052	0.95	1.44
2002	4,237	5,548	1,749	2.42	3.17
2003	3,533	4,452	2,163	1.63	2.06
2004	4,120	5,100	2,693	1.53	1.89
2005	4,942	6,006	2,105	2.35	2.85
2006	3,791	4,952	6,200	0.60	0.79
2007	2,047	2,547	2,128	0.96	1.20
2008	1,136	2,309	-2,427	(0.47)	(0.66)
2009	548	659	-7,708	(0.07)	(0.09)
2010	366	412	-1,152	(0.34)	(0.36)
2011	455	684	-708	(0.70)	(0.94)
2012	633	749	1,143	0.55	0.66
2013	934	996	2,499	0.37	0.40
2014	1,110	1,376	5,377	0.21	0.26
1991-2014 Average:				0.74	1.00
1991-1998 Average:				0.48	0.64

Source: Washoe County Assessor Data & Department of Employment, Training, & Rehabilitation, LAD data

HOUSING MARKET EXPECTATIONS IN NORTHERN NEVADA



Center for Regional Studies
1999-2014

New Housing Unit Demand Based on EDAWN
Employment Projections & Historical
Employment-Housing Unit Relationship

	<u>Low Estimate</u>	<u>High Estimate</u>
2015	5,269	8,430
2016	5,101	8,161
2017	7,176	11,482
2018	5,028	8,044
2019	2,087	3,339
Five Year Total	24,660	39,456

Approved-Unbuilt Residential Units

Washoe County, Nevada

	CONDO	MF	SENIOR	SF	Total
Approved	2,065	4,510	447	10,065	17,087
Under Construction	362	1,154	405	8,652	10,573
Stopped Construction	629			1,560	2,189
Total Approved-Unbuilt	3,056	5,664	852	20,277	29,849

**Hwy 50 Corridor = 15,668 Approved-
Unbuilt Single-Family Units**

Source: Center for Regional Studies based on documented approvals of tentative maps. Expired and inactive tentative maps are included in totals.

HOUSING MARKET EXPECTATIONS IN NORTHERN NEVADA



Center for Regional Studies

LOCATIONAL MAP



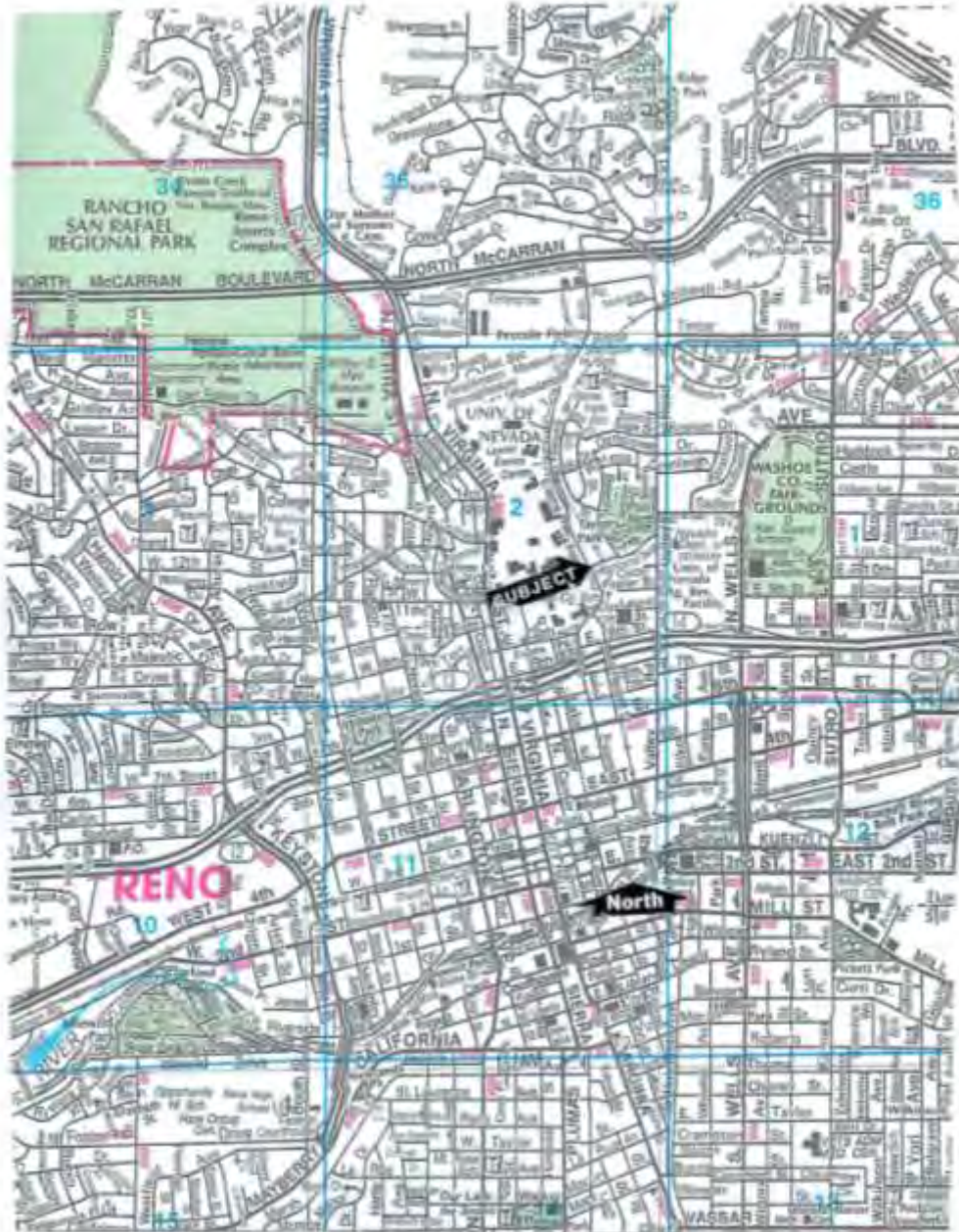
NEIGHBORHOOD DESCRIPTION

The subject neighborhood is dominated the University of Nevada Reno with the primary building areas located westerly of the subject property, and in fact, there is a interior access roadway along the westerly boundary of the subject below the hillside area. Along Evans Avenue, which is a fairly major collective street, are other UNR facilities but Evans Avenue, in the immediate area of the subject is primarily residentially oriented.

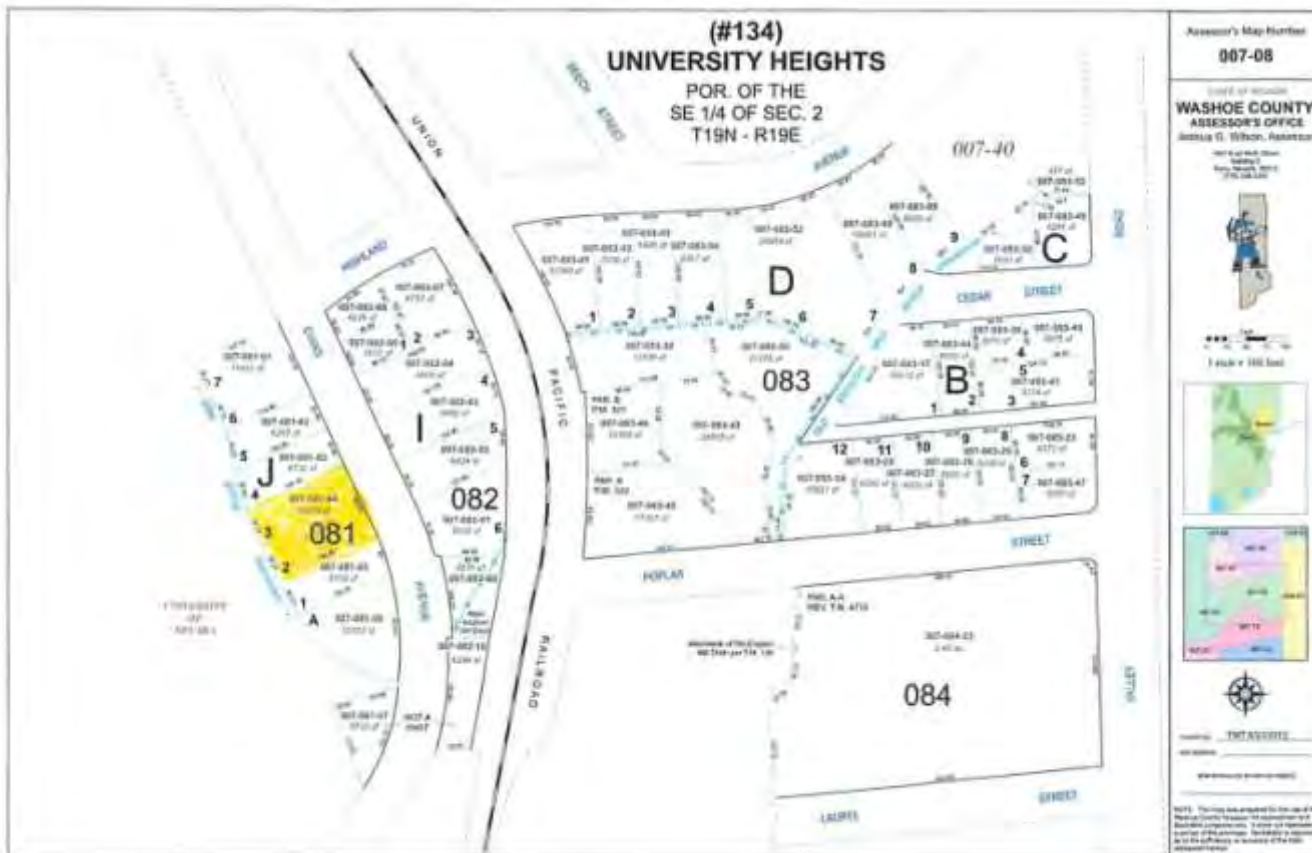
UNR has continued to grow, and the proximity of the subject adjoining the university facilities gives it excellent opportunities for university related residential uses as well as even some possibility of office utilization.

Overall the neighborhood is judged to be desirable and should continue to remain as such within the foreseeable future.

NEIGHBORHOOD MAP



Assessor's Parcel Map



ASSESSOR'S PARCEL MAP

WILLIAM G. KIMMEL & ASSOCIATES

AERIAL PHOTOGRAPHS



SUBJECT PHOTOGRAPHS



Photograph of Evans Ave. looking northerly in the immediate area of the subject property



Photograph taken from the rear yard of the subject looking southwesterly towards UNR facilities



Photograph of front portion of subject property taken from Evans looking westerly



Photograph of front portion of subject property taken from Evans looking westerly



Photograph of front portion of subject property taken from Evans looking westerly



Photograph taken from opposite southeast corner of subject looking westerly along southerly boundary



Photograph taken from northeasterly corner of subject property looking westerly at driveway and garage area



Photograph taken from west side of subject looking easterly at rear portion of subject building and lawn area



Photograph of driveway area along northerly side of subject property looking easterly toward Evans Avenue



Photograph of rear portion of subject property looking northerly at westerly and southerly side of subject



Photograph looking easterly along the south side of subject property



Photographs of rear yard area within subject property



Photographs of rear yard area within subject property



Photographs of rear yard area within subject property



Photographs of rear yard area within subject property



Photograph of front hallway area within subject building



Photograph taken from hallway looking westerly into living room entrance



Photograph of living room area within the subject



Photograph of living room area within subject



Photograph of dining room within subject



Photograph of small eating area off the kitchen



Photographs of kitchen area



Photographs of kitchen area



Photograph of downstairs bedroom



Photograph of garage area



Photograph of northerly upstairs bedroom



Photograph of upstairs bathroom



Photograph of southerly upstairs bedroom area



Photograph of basement bathroom area



Photograph of basement living area



Photograph of basement kitchen and living area



Photograph of basement kitchen and living area



Photograph of northerly basement bedroom area



Photograph of southerly basement bedroom area

SITE DATA

Location: The subject property is identified as 1055 Evans Avenue, Reno, Washoe County, Nevada. It is on the westerly side of Evans Avenue approximately 200± feet south of Highlands Avenue within the city limits of Reno, Washoe County, Nevada, and directly east and abutting the University of Nevada Reno campus facilities. Assessor's parcel number 007-081-04.

Record Owner: Title to the subject property is indicated to be in the name of the Linda M. Platz Family Trust. There have been no recent sales or listings. The last transfer of title was in 1993 which was not an arms length transaction.

Topography: The subject property is all flat, level land, with no known adverse topographical problems, and no known soil problems.

Zoning: The subject is zoned MUUN, which is a mixed use university area plan which allows for a large variety of uses which include multi-family office and commercial development along with service areas. It is within the regional center plan for the University of Nevada Reno, which was adopted in 2005.

Earthquake Zone: As is typical of the Truckee Meadows, the subject is located within a Seismic Zone 3, which indicates areas having the potential for moderate to severe shaking.

WILLIAM G. KIMMEL & ASSOCIATES

Availability of Utilities: All essential public utilities are readily available to the subject property, which include power, telephone, water, and sewer. However, it is noted that for heating purposes the subject does not have natural gas but utilizes an oil fired furnace with an onsite underground heating oil tank. There is no air conditioner.

Flood Plain: The subject is located outside of a know flood zone.

Land Size: The subject site according to the Washoe County Assessor records contains 13,915± square feet or approximately 0.319± acres. It actually consists of 2 lots identified as lots 2 and 3 of Block J, University Heights Subdivision. The property has 100± feet of frontage along its easterly boundary on Evans Avenue and a depth along its northerly boundary of 138.40± feet and 138.20± feet along its southerly boundary.

Street Improvements and Access: The subject abuts Evans Avenue along its easterly boundary which is a two lane asphaltic paved facility, typically with concrete curbs, gutters, and sidewalks. This street connects southerly and crosses into the downtown area above Interstate Route 80 and essentially terminates at east 2nd Street. Northerly it continues onto and connects with North McCarran Boulevard which is a major arterial around the cities of Reno and Sparks. Evans Avenue carries very significant traffic most of which is UNR oriented and provides access to a number of university facilities as well as residential housing. There is a designated street area known as Record Street westerly of the subject but the property does not have access to that because of the difference in elevation from the west boundary of the subject to the much lower elevation along the access road into the street. In addition there had been the Ore ditch which

WILLIAM G. KIMMEL & ASSOCIATES

was abandon along the westerly side of the subject and it is assumed that became part of the university property. A title search was not available to me but it appears that the riprap area beyond the fencing of the subject was the location of that original ditch area.

Assessments and Taxes: The appraised value for 2015-2016 by the Washoe County Assessor is \$103,043.00, which is up from \$94,849 in 2014-2015. The annual taxes for 2015 were \$1,180.70.

Improvement Description: The subject improvement according to the Washoe County Assessor's records was constructed in 1934. It is a brick masonry construction with composition shingle roof. It is two stories plus a partially finished basement and near the northeast corner of the property there is a two car, 414± square feet attached garage which is unfinished but does have high ceilings with an automatic overhead door opener.

The gross living area on the main floor and the second floor is approximately 2,432± square feet and the basement area which is partially finished has 1,605± square feet. With the basement, this then totals 4,037± square feet but without considering the basement 2,432± square feet. There is wood decking along the south side of the house and in the back portion is a paved patio area. The entire area is landscaped with substantial mature trees, grass areas, and fully automatic sprinkler systems.

The interior of the house has plaster walls and ceilings, and for the most part hardwood floors except for bathroom and kitchen area. There are steps leading up to the main entrance on the east side of the residence and then a north-south hallway. Directly to the west is an arched entrance into the living room which has a wood-fired fireplace and

WILLIAM G. KIMMEL & ASSOCIATES

French doors to the back patio and yard area. To the south of that in the southwest corner is their formal dining room, and then to the east of that is an eating area, and finally in the southeast corner is a kitchen which also has a door to the back or southerly deck. The counters in the kitchen area are ceramic tile, there is a dishwasher, wood cabinets, 4 burner range and oven, and overhead microwave.

In the northerly portion of the first floor is a stairway down to the garage area. In the northwest corner of the ground floor is a master bedroom with built-in closets and an adjoining bathroom with pedestal sink, toilet, and stall shower with ceramic tile finish. Most of the downstairs does have molding around where the ceilings and walls meet.

From the main entrance is a stairway both upstairs and downstairs. In the upstairs area there is a bathroom with pedestal sink, toilet, and tub, however, the tub was not in service at the time of my investigation as the hot and cold water controls needed to be replaced and this would require a removal of some of the tile around the tub area. Upstairs there is a bedroom at either end with the northerly bedroom having built-in shelving cabinetry and an overhead fan. The south upstairs bedroom has a large closet area and an adjoining small playroom. The northerly bedroom also has a large closet and adjoining large storage.

Downstairs, portions of the basement are finished and other portions are not. This also has the area for the oil-fired furnace and hot water heater and in a separate portion is a kitchen area and essentially a family room area. There are two large laundry trays and the kitchen has separate stainless steel sinks, four burner range, oven, microwave, and two refrigerators. At the north end of the downstairs is a finished bedroom which has its

WILLIAM G. KIMMEL & ASSOCIATES

own outside entrance on the north side of the house. It does have a fairly large storage area with daylight windows. The south bedroom area also has two daylight windows. There is also a bathroom with sink, toilet, and shower.

Essentially then, on the ground floor is a full bathroom, living room, formal dining room, small eating area, kitchen, and a master bedroom. Upstairs are two bedrooms, plus one bathroom and downstairs in the basement are two bedrooms, one bathroom, and a small kitchen and lounge area. Totally then, there are 5 bedrooms, and 3 bathrooms, one upstairs, one downstairs, and one in the basement. Overall the building is judged to be in good condition for its age, with no noticeable items of differed maintenance. This is a quality home, and it appears to have been kept up quite nicely. It is unusual to the extent that the basement has been finished with two bedrooms and a bathroom area along with a kitchen and lounge area which is for the rental of the rooms. Typically there are four rooms available for rent, two upstairs and two in the basement and each of their rooms, when rented, are on the basis of \$500 per month with a \$500 deposit. The tenants are provided all utilities, but they must maintain their own individual rooms and in the downstairs basement area they are responsible for general cleanup. Since the upstairs bathroom does not have a working shower, those tenants must utilize the basement area shower.

Just to the north of the garage and the driveway for the garage is a separate double driveway area that goes back to the enclosed entrance to the north basement bedroom area and as such the complex and easily park 6 to 8 vehicles.

HIGHEST AND BEST USE

Highest and best use may be defined 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." In estimating the highest and best use, there are essentially four stages of analysis:

- 1) Permissible Use: What uses are permitted by zoning and deed restrictions on the site in question?
- 2) Possible Use: What uses of the site in question are physically possible?
- 3) Feasible Use: Which possible and permissible uses will produce a net return to the owner of the site?
- 4) Highest and Best Use: Among the feasible uses, which will produce the highest net return or the highest present worth?

The highest and best use of the land (or site) if vacant and available for use, may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site.

The following tests must be met in estimating the highest and best use. The use must be legal and the use must be probable, not speculative or conjectural. There must be a profitable demand for such use and it must return to the land the highest net return for the longest period of time.

Physically Possible Uses: The size of the subject property is a large site at 13,915± square and in fact is much larger than typical home sites in the area. The subject will allow for additional construction at the rear portion of the property which could include either an addition to the existing building or another building added to the back of the

WILLIAM G. KIMMEL & ASSOCIATES

property, particularly in the northwest area which would also provide access back to that building. This is an advantage that the subject property has that most of the homes in the area do not.

Legally Permissible Uses: The zoning is relatively flexible and allows for most types of residential, office, and some commercial utilization, all consistent with UNR master plan.

Conclusion of Most Financially Feasible and Highest and Best Use: The Highest and Best Use for the subject property is for residential orientation. One of the advantages of the property is that it does have the room with the larger lot to add a small rental of even perhaps a duplex if desired and this is not typical of the subject area. The basement has been converted to two rooms, plus a kitchen area and living room or lounge and this give the subject improvement more versatility for rentals if desired.

Overall the Highest and Best Use is for residential purposes, although it could also serve for office utilization.

SUMMARY OF ANALYSIS AND VALUATION

In the first consideration I did recognize that the rooms have been rented in the past, although sporadically. On a 100% occupancy basis, this would produce \$2,000.00 per month (\$500 for the two downstairs basement bedrooms and upstairs bedrooms). Obviously there are expenses with this and also the property is rarely 100% rented. I did inquire as to past income and for 2013 the total rental income was \$11,625, 2014 was \$10,939, and for 2015 it was slightly under \$3,900, however, it is noted that the owner of the property has had health issues and this reduced her ability to spend the time for rentals as she had in the past. Because of this finished nature of the basement level, in my opinion, it has more contributing value than most of the sales analyzed which either had very small basements or were not converted to additional residential uses. The following sales, although not all directly comparable, were helpful in the valuation process.

SALES DATA

SALE	LOCATION	DATE	LAND SIZE	IMPROVMENTS	PRICE/ PRICE PER SQ FT
1	1152 Ralston 07-111-01	9/12	5,992 sq ft	1,264 sq ft 2 bd 1 bth. Blt 1928 plus full finished basement and garage	\$160,000 \$126.58/sq ft Not including basement or garage
2	390 W. 11 th 07-151-07	10/12	6,621 sq ft	1788 sq ft duplex. Blt 1950 each side 2 bd 1 bth plus 484 sq ft garage.	\$207,000 \$115.77/sq ft
3	1180 Codel Way 07-112-19	2/13	6,345 sq ft	1,260 sq ft house 3 bd 2 bth. Blt 1942 plus 412 sq ft. Finished basement and 247 sq ft garage	\$163,000 \$129.37/ sq ft Not including basement or garage
4	1137 Buena Vista 07-114-07	11/13	6,486 sq ft	1,653 sq ft house 6bd 2 bth plus 1,653 sq ft basement. Blt 1935	\$191,000 \$115.55/ sq ft Not including basement
5	1123 Buena Vista 07-115-05	11/13	3,311 sq ft	1,036 sq ft duplex Blt 1932 4 bd 2 bth	\$210,000 \$202.70/ sq ft
6	1163 Buena Vista 07-114-02	6/14	3,750 sq ft	1,110 sq ft 8 bd 2 bth plus 915 sq ft finished basement Blt 1929	\$180,000 \$162.16/ sq ft Not including basement
7	1119 Buena Vista 07-115-07	10/14	6,000 sq ft	2,788 sq ft 6 bd 4 bth 2 story Blt 1940	\$310,000 \$111.19/ sq ft
8	301 W. 11 th 07-115-10	10/14	6,052 sq ft	1,722 sq ft 6 bd 3 bth plus 1,022 sq ft finished basement Blt 1929	\$220,000 \$127.76/ sq ft Not including basement
9	729 Evans Ave 07-223-16	4/15	5,950 sq ft	2,280 sq ft 4 bd 1 ½ bth plus 1,170 sq ft finished basement Blt 1930 converted to law office in 2004	\$320,000 \$140.35/ sq ft
10	350 College Drive 07-104-22	6/15	3,882 sq ft	2 story duplex 1,556 sq ft 4 bd 4 bth Blt 2002 no garge	\$300,000 \$192.80/ sq ft



Photograph of Sale 1



Photograph of sale 2



Photograph of sale 3



Photograph of sale 4



Photograph of sale 5



Photograph of sale 6



Photograph of sale 7



Photograph of sale 8



Photograph of sale 9



Photograph of sale 10

WILLIAM G. KIMMEL & ASSOCIATES

Sale 1 1152 Ralston Street does have a garage, it has a brick exterior with both concrete and masonite siding. It also has some backyard area.

Sale 2 at 390 West 11th Street is quite nice, it has a two car garage, and is a duplex which is one of the nicer projects in the area.

Sale 3 at 1180 Codel Way does have asphalt shingles, masonite siding and good landscaping along with a garage area.

Sale 4 is an older converted house with six bedrooms and 2 bathrooms with a fully finished basement, and brick and masonite exterior with composition shingle roof.

Sale 5 is a duplex with each side having 2 bedrooms and one bath. There is also a finished basement. It is stucco exterior built in 1932.

Sale 6 is a converted house with a finished basement, stucco and block with brick exterior with 8 bedrooms and 2 baths, built in 1929.

Sale 7 is a 2 story, six bedroom four bath unit built in 1940 of average condition for its age.

Sale 8 is a converted house with a 1,022 square foot finished basement. It has 6 bedrooms and 3 bathrooms, built in 1929.

WILLIAM G. KIMMEL & ASSOCIATES

Sale 9 is a house converted to a law office in 2004. It has a 1 ½ floors and unfinished basement.

Sale 10 is the newest building. Two stones with carport and used as a duplex located west of north Sierra Street.

As can be seen the sales range from a low of approximately \$111 per square foot not including basement areas to approximately \$203 per square foot. Some of the buildings do have basements that were rented and therefore usable such as Sales 1, 3, 4, 6, and 8. The other sales either didn't have basements or they were not finished. Another consideration is that typically the subject property has more land to building ratio than the sales and more specifically has a good area for the addition of more development if it should be desired. This does have some added value. The difficulty with the sales comparison approach is that a price per square foot strictly of the upper floors, not including the basement would therefore not give as much credit to well equipped finished basement. In fact, the subject has the advantage of not only two bedrooms one bathroom, but also a full kitchen and living room area so that the basement tenants can use this area without the first and second floor tenants if desired. Obviously none of the sales are directly comparable.

The subject home in my judgment is superior in quality and overall appeal than most all of the sales with the exception perhaps of sale 10 which is a much new building and was built as a duplex. In addition, the subject has the amenity of directly adjoining the university and therefore has excellent proximity. Another factor is that the basement of the subject is judged to be superior to any of the sales that have basements. There is

WILLIAM G. KIMMEL & ASSOCIATES

also the factor of the excess land that could support some additional construction if desired. I did find some small parcels that were adjoining houses that would be similar as to size for the area behind the subject residence that could be utilized for an additional home.

LAND SALES CHART

Sale No.	Location	Date	Size	Price Price/SF	Remarks
1	On alley, S. of Gear St., W. of Bell 07-142-33	1/2014	3,000± sf	\$50,000 \$16.67	Adjoining an alley, directly behind a small home Vacant site
2	629 Elko Ave. S. of W. 7 th , W. of Elko 008-181-23	1/2015	5,000± sf	\$8,000 \$2.57	On alley, adjoining an old house Vacant site.

Sale 1 was a 2014 transaction of 3,000± square feet that sold for \$50,000 and is in an area near Washington Street that is a combination of apartments and older homes oriented to UNR. It was purchased by the adjoining owner they paid \$50,000 for this site.

Sale 2 is in an area more mixed use with industrial development as well as residential, and it was 5,000± square feet, purchased in January of 2015. It is on an alley way and adjoins an old house but the buyer of this site was not the buyer of the adjoining house. The price per square foot was not as applicable as the recognition that these parcels sold from \$8,000 to \$50,000 and specifically Sale 1 was residentially oriented bought by the adjoining homeowner for additional land that could be built upon and this was quite helpful when compared to the subject which enjoys this excess land allowing future

WILLIAM G. KIMMEL & ASSOCIATES

residential development on the subject site if desired. None of the other sales had this advantage and it would seem reasonable then that value of the excess land on the subject would fall close to that sales price.

Because of the quality of the home and the finished basement area, I have utilized \$210 per square foot based upon ground floor area, plus an additional \$50,000 which would produce a preliminary value of approximately \$511,000 plus an additional \$50,000 to reflect the extra land area that is certainly an advantage to the site. This would then give a total indicated value for the subject at \$561,000.

EXPOSURE/MARKETING TIME

Approximately six months to one year.

ADDENDA

LIMITING CONDITIONS

In acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith, it has been assumed by these appraisers:

1. LIMIT OF LIABILITY:

The liability of Kimmel & Associates and employees is limited to the client only and to the fee actually received by Appraiser(s). Further, there is no accountability, obligation, or liability to any third party. If this report is disseminated to anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The Appraiser(s) is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in real estate, client agrees that if a legal action is initiated by any lender, partner, part owner in any form of ownership, tenant, or any other party, the client will hold the Appraiser(s) completely harmless in any such action from any and all awards or settlements of any type, regardless of outcome.

2. COPIES, PUBLICATION, DISTRIBUTION, 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 other than its intended use; the physical report(s) remain the property of the Appraiser(s) for the use of the client, the fee being for the analytical services only.

The By-Laws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Except as hereinafter provided, the client may distribute copies of this appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations, news, sales or other media for public communication without the prior written consent of the appraiser. (See last item in following list for client agreement/consent).

3. CONFIDENTIALITY:

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) appear on the appraisal report, unless indicated 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 firm shall have no responsibility if any such unauthorized change is made.

The Appraiser(s) may not divulge the material (evaluation) contents of the report, analytical findings, or conclusions, or give a copy of the report to anyone other than the client or his designee as specified in writing except as may be required by the

Appraisal Institute as they may request in confidence for ethics enforcement or by a court of law or body with the power of subpoena.

4. INFORMATION USED:

No responsibility is assumed for accuracy of information furnished by work of others, the client, his designee or public records. We are not liable for such information or the work of possible subcontractors. Be advised that some of the people associated with Kimmel & Associates and possibly signing the report are independent contractors. 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 source thought reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving sale, lease, or other significant commitment of funds or subject property.

5. TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE:

The contract for appraisal, consultation or analytical service is fulfilled and the total fee is payable upon completion of the report. The Appraiser(s) or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

6. EXHIBITS:

Any sketches, maps, and photographs in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Site plans are not surveys unless indicated as such.

7. LEGAL, ENGINEERING, FINANCIAL, STRUCTURAL, OR MECHANICAL COMPONENTS; SOIL QUALITY:

No responsibility is assumed for matters, legal in character or nature, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which 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 is assumed to be correct as used in this report as furnished by the client, their designee, or as derived by the Appraiser(s).

Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy, soils and potential for settlement or drainage, matters concerning liens, title status, and legal marketability, and similar matters. The client should seek assistance from qualified architectural, engineering or legal professionals

regarding such matters. The lender and owner may wish to require mechanical or structural inspections by a qualified and licensed contractor, civil or structural engineer, architect, or other expert.

The Appraiser(s) has inspected, as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. We have not critically inspected mechanical components within the improvements and no representations are made herein as to these matters unless specifically stated and considered in the report. The value estimate considers there being no such conditions that would cause a loss of value. The land or the soil of the area being appraised appears firm; however, subsidence in the area is unknown. The Appraiser(s) do not warrant against this condition or occurrence of problems arising from soil conditions.

Unless otherwise stated, it is assumed that there are no drainage problems relating to the land or the improvements.

The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, sub-soil, or structures or toxic materials which would render it more or less valuable. 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 status standard for properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment may be made by us as to adequacy of insulation, type of insulation, or energy efficiency of the improvements or equipment; which is assumed standard for the subject property's age and type.

If the Appraiser(s) has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representations or warranties are made concerning the above mentioned items.

The Appraiser(s) assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

8. INSULATION AND TOXIC MATERIALS:

Unless otherwise stated in this report, the Appraiser(s) signing this report have no knowledge concerning the presence or absence of toxic materials and/or urea-formaldehyde foam insulation in existing improvements. If such is present, the value of the property may be adversely affected, and re-appraisal at additional cost will be necessary to estimate the effects of such.

9. HAZARDOUS SUBSTANCES OF MATERIALS:

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage or

agricultural chemicals which may or may not be present on the property, or other environmental conditions, were not called to the attention of, nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea-formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impact upon real estate if so desired.

10. LEGALITY OF USE:

The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report, and that all applicable zoning, building, use regulations and restrictions of all types have been complied with unless otherwise stated in the report. It is further assumed that all required licenses, consents, permits, or other legislative or administrative approvals from all applicable local, state, federal and/or private authorities have been or can be obtained or renewed for any use considered in the value estimate.

11. COMPONENT VALUES:

The allocation of the total valuation in this report between land and improvements, if included in this report, applies only under the use of the property which is assumed in this report. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

12. AUXILIARY AND RELATED STUDIES:

No environmental or impact studies, special market study or analysis, special highest and best use study or feasibility study has been requested or made unless otherwise specified in an agreement for services or so stated in the report.

13. DOLLAR VALUES, PURCHASING POWER:

The market value estimated and the costs used are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and value of the dollar as of the date of the value estimate.

14. VALUE CHANGE, DYNAMIC MARKET, INFLUENCES, ALTERATION OF ESTIMATE BY APPRAISER:

The estimated market value, which is defined in the report, is subject to change with market changes over time. Value is highly related to exposure, time, promotional effort, terms, motivation, and conditions. The value estimate considers the

productivity and relative attractiveness of the property physically and economically in the marketplace as of the date of value.

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

The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

The appraisal report and value estimate are subject to change if the physical or legal entity or the terms of financing are different from what is set forth in this report.

15. INCLUSIONS:

Except as specifically indicated and typically considered as a part of the real estate, furnishings, equipment, other personal property, or business operations have been disregarded with only the real estate being considered in the value estimate. In some property types, business and real estate interests and values are combined but only if so stated within this report.

16. PROPOSED IMPROVEMENTS, CONDITIONED VALUE:

Improvements proposed, if any, on-site or off-site, as well as any repairs required are considered, for purposes of this appraisal, to be completed in good and workmanlike manner according to information submitted and/or considered by the appraisers. In cases of proposed construction, the appraisal is subject to change upon inspection of the property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected, unless otherwise stated.

17. MANAGEMENT OF THE PROPERTY:

It is assumed that the property which is the subject of this report will be under typically prudent and competent management, neither inefficient or superefficient.

18. FEE:

The Appraiser certifies that, my compensation is not contingent upon the report of a predetermined value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event, or that the appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.

19. AMERICANS WITH DISABILITIES ACT:

The Americans With Disabilities Act became effective January 26, 1992. Unless otherwise stated in this report, this appraisal firm did not conduct a compliance survey or audit, nor was one provided to determine whether or not the subject property is in

conformity with the numerous requirements of the Americans With Disabilities Act. If the subject property is found to not be in compliance with Americans With Disabilities Act, the cost to cure the lack of compliance may have a negative or adverse impact on the value of the subject property. No responsibility is assumed for any such conditions, nor for any expertise or knowledge required to discover them. The client is urged to retain an expert in this field to ascertain the subject property's compliance with the Americans With Disabilities Act.

20. FEDERAL FAIR HOUSING ACT:

I am not an expert in the application of the Federal Fair Housing Act as it relates to multi-residential property requirements regarding physical or mental disabilities. This act requires certain accommodations for disabled persons in multi-unit buildings of four or more that were constructed after March 13, 1991. I recommend that a qualified inspector be retained to determine if the subject property meets the applicable requirements and if not what costs may be necessary to abide by the law. Unless otherwise stated, I have not considered any deductions in cost or value to comply with the requirements of the Federal Fair Housing Act.

21. CHANGES, MODIFICATIONS:

The Appraiser(s) reserve the right to alter statements, analyses, conclusions or any value estimate in the appraisal if there becomes known to them facts pertinent to the appraisal process which were unknown when the report was finished.

22. This is an appraisal report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

23. ACCEPTANCE AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS. APPRAISER LIABILITY EXTENDS ONLY TO THE STATED CLIENT AND NOT TO SUBSEQUENT PARTIES OR USERS, AND THE LIABILITY IS LIMITED TO THE AMOUNT OF FEE RECEIVED BY THE APPRAISER(S).

QUALIFICATIONS OF WILLIAM G. KIMMEL

CERTIFIED GENERAL APPRAISER
STATE OF NEVADA, CERTIFICATION #A.0000004-CG

Education: B.A. Degree in Economics from Stanford University.

Experience: From 1959 to 1961, employed as a real estate broker-salesman in Reno and Lake Tahoe, Nevada. From 1961 to 1968, employed by the Nevada State Highway Department as a real estate appraiser and Assistant Supervisor. From April 1968 to present, an independent fee appraiser.

Expert Witness: Qualified as an expert witness in District Court in Washoe, Clark, Carson City, Lander, Lyon, Humboldt, Elko and Douglas Counties, Nevada; Superior Court in Eldorado and Los Angeles Counties, California; United States Tax Court in Las Vegas and Reno, Nevada, New York City, and Seattle, Washington; Federal Bankruptcy Courts in Reno, Las Vegas, San Francisco, Los Angeles, Phoenix, Portland Oregon; U.S. District Court in Reno and Las Vegas, Nevada; State District Court, Salt Lake City, Utah; U.S. District Court, Boise, Idaho; Superior Court, Newton County, Kentland, Indiana; United States Court of Federal Claims in Washington D.C.; Second Judicial Court, Chancery Court of Harrison County, Biloxi, Mississippi; Tax Court New Jersey; Court of Tax Appeals State of Kansas.

Lecturer: Instructed at the University of Nevada, Reno; Truckee Meadows Community College; Educations Dynamics Institute (Reno School of Real Estate); and Graduate Realtor Institute courses in real estate appraisal and land economics.

Professional Organizations: MAI - Member Appraisal Institute
SREA - Senior Real Estate Analyst Member of the Appraisal Institute
Licensed Real Estate Broker, Reno/Sparks Association of Realtors 1958-2011
Certified General Appraiser, State of Nevada, Certification Number A.0000004-CG

Offices Held: President - 1986 - Sierra Nevada Chapter 60, American Institute of Real Estate Appraisers

President - 1976-1977 - Reno-Carson-Tahoe Chapter 189 Society of Real Estate Appraisers

President - 1966 - Chapter 44, American Right-of-Way Association

President - 1996 - Reno-Carson-Tahoe Chap. 189 Appraisal Institute

Board of Directors - 1973-1976 -Reno Board of Realtors

Commissioner - 1989-1994 - State of Nevada, Nevada Commission of Appraisers

Clients Served: Public Entities (partial list)
Internal Revenue Service

Nevada Industrial Commission
Nevada State Highway Department (NDOT)
Nevada State Division of Parks
Nevada State Planning Board
Nevada State Division of Real Estate
Nevada State Mental Health Institute
Clark County
Public Employees Retirement System
California Division of Highways
Carson City
City of Elko
City of Reno
City of Sparks
City of South Lake Tahoe
City of Las Vegas
City of Los Angeles
City of West Wendover
Incline Village General Improvement District
University of Nevada, Reno
Feather River College
Kingsbury Improvement District
Tahoe-Douglas Improvement District
Crystal Bay Improvement District
Douglas County
Washoe County
United States Forest Service
McCarran International Airport
Reno Redevelopment Agency
Las Vegas Redevelopment Agency
Sierra Pacific Power Company (NV Energy)
Kern River Gas
Nevada Power Company
Washoe County Airport Authority

Lending Institutions & Mortgage Companies: (partial list)

American Bank
American Federal Savings Bank Lending Institutions
(Formerly First Federal Savings)
Bank of America
Bank of Nevada
Bank of Tokyo
Bank of the West
Bank West
Banker's Mortgage Co. of CA
Business Bank
California Fed. Savings & Loan
Central California Bank
Central Valley National Bank
Chase Manhattan Bank
Citibank
Colonial Bank

Coldwell Banker
Comerica Bank
Crocker-Citizens National Bank
Far West Mortgage Company
First Bank of Arizona
First Independent Bank of Nevada
First Interstate Bank of Nevada
First National Bank of Nevada
First Western Savings & Loan
Fleet Mortgage
Giddings Company
Great Basin Bank
Heritage Bank
Home Savings Association
Interwest Mortgage
Investor's Mortgage Service Co.
Irwin Union Bank
Manufacturer's Hanover Trust
Mason-McDuffie
Mortgage Guaranty Ins. Corp. (Hibernia Bank)
Nevada National Bank
Nevada Security Bank
Nevada State Bank
Northern Nevada Bank
Pioneer Citizen's Bank of Nevada
PriMerit Bank (Formerly Nevada Savings & Loan)
Security Bank of Nevada
Security Pacific Bank (Formerly Nevada National Bank)
The Stanwell Company
Sun West Bank
United Mortgage Company
U.S. Bank (Formerly Security Pacific Bank)
Valley Bank of Nevada
Wells Fargo Bank
Zion's Bank

Business Firms:

In addition to the above,
various accounting firms and law offices.

Types of Properties Appraised:

Gaming Casinos
Hotel/Casinos
Motels
Hotels
Apartments
Condominiums
Time Share & Interval Ownerships
Mobile Home Park
Shopping Centers
Warehouses
Medical Buildings
Office Buildings
Hospital
Commercial Buildings
Planned Unit Developments
Brothels
Industrial Buildings
Single Family Residences
Ski Areas
Tennis Clubs
Airport Facilities
Feed Lots
Guest Ranches
Ranches
Unimproved Land
Forest Land
Churches
Schools
Cemeteries
Mortuaries
Marinas
Gravel Pits
Air Rights
Sub-Surface Rights
Value of Business as a Going Concern
Leasehold & Partial Interest

CERTIFICATION

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

- The statements of fact contained in this report are true and correct.*
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- 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 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.*
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standard of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.*
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- I have made a personal inspection of the property that is the subject of this report.*
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.*
- The appraiser's state registration has not been revoked, suspended, canceled or restricted.*
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.*



William G. Kimmel, MAI, SREA
Certified General Appraiser
State of Nevada
Certification No. A.0000004-CG

PEGGY L. ZOETERS, REAL ESTATE APPRAISER
 CERTIFIED GENERAL APPRAISAL LICENSE NO. A.0002534-CG
 316 CALIFORNIA AVE.#774 • RENO NV • 89509
 775-323-4215 • PLZAPPRaiser@YAHOO.COM

July 24, 2015

Mr. Troy Miller
 Director of Real Estate
 Real Estate Department
 University of Nevada, Reno
 Reno, NV

Re: An Appraisal of a Single Family Residence located at 1055 Evans Ave, Reno, Washoe County, Nevada

Dear Mr. Miller:

This letter is in response to your request for an Appraisal Report of a single family residence located at 1055 Evans Avenue, Reno, Washoe, Nevada. The format for this report is an outline with sub-headings and summary descriptions.

Client	University of Nevada, Reno; Real Estate Department
Subject Property	1055 Evans Avenue, Reno, Nevada
Assessor's Parcel Number	007-081-04
Legal Owner	Platz Family Trust; Linda M. Platz, Trustee
Legal Description	Lots 2 & 3, Block J, University Heights
Intended Users	The University of Nevada, Reno Real Estate Department and Board of Regents

Intended Use	This appraisal was prepared to value the fee simple interest of the property for internal purposes. No other utilizations of this appraisal are authorized without the express permission of this appraiser.
Interest Valued	100% fee simple
Purpose of the Assignment	This appraisal was prepared for the purpose of estimating the Market Value of the subject property, under its highest and best use.
Market Value Defined	Market Value is defined as “the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress”. ¹
Extraordinary Assumptions	None
Hypothetical Conditions	None
Highest and Best Use	Continued use of the current improvements as a single family residence, with the continued possibility of room rentals to University students. Additionally, there is the future possibility of an acquisition by the University of Nevada, Reno for assemblage.
Indicated Exposure Time	6 months to 9 months

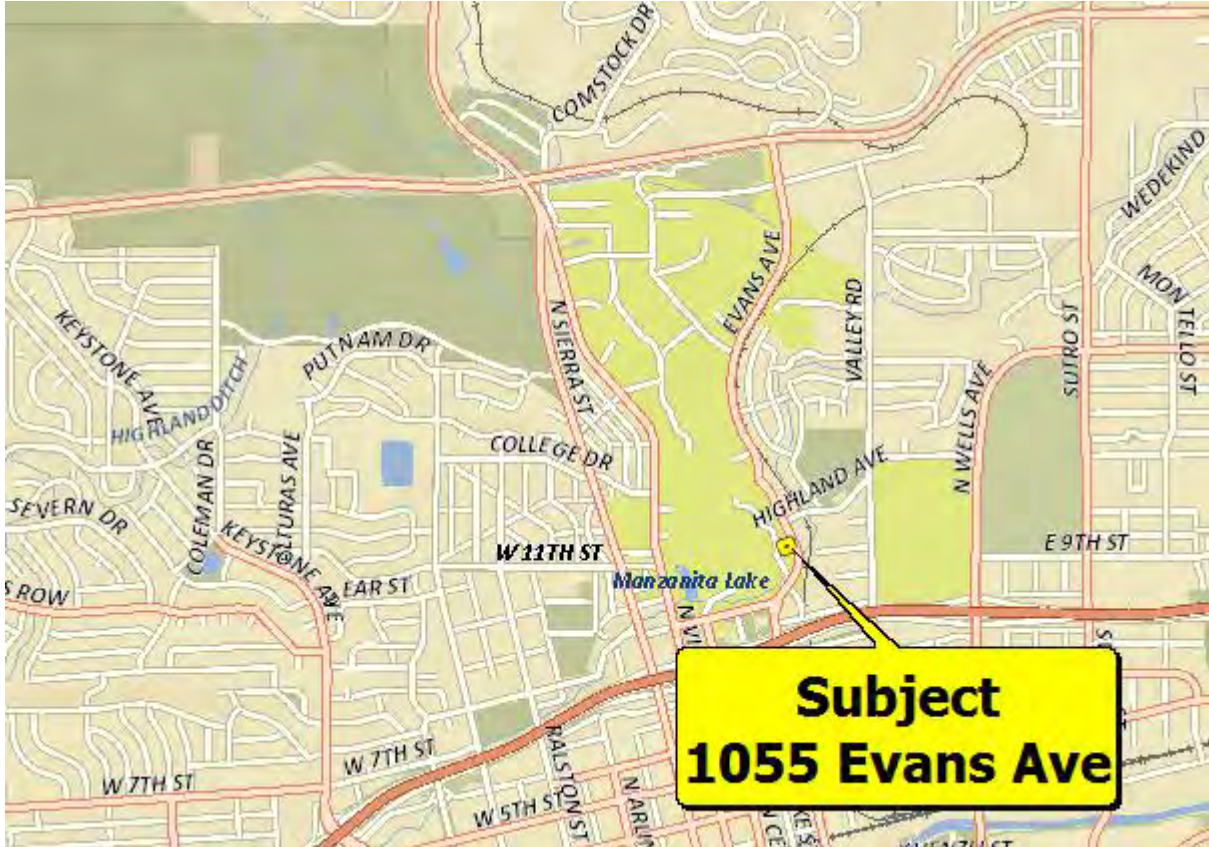
¹ 13th Edition of The Appraisal of Real Estate

Effective Date of Value	July 21, 2015
Date of Inspection	July 21, 2015
Date of the Report	July 24, 2015
Scope of Work	Preparation of this appraisal included: <ol style="list-style-type: none">1. A physical inspection of the subject property, which included a site inspection, walk-through inspection of the residential structure, and measuring the exterior of the structure;2. A review of the Washoe County Assessor's information on the subject property;3. Identification and analysis of the subject neighborhood;4. Completion of a Highest and Best Use Analysis of the subject property;5. Research and analysis of recent comparable sales;6. Completion of the Sales Comparison Approach;7. Completion of the Final Reconciliation; and8. Completion of Appraisal Report.

Type of Report This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of *the Uniform Standards of Professional Appraisal Practice* for an appraisal report. This report sets forth pertinent data, statistics and other information considered necessary to establish the Market Value of the subject property.

FINAL ESTIMATE OF MARKET VALUE **\$485,000**
(As of July 21, 2015)

NEIGHBORHOOD MAP



NEIGHBORHOOD DESCRIPTION AND MARKET DISCUSSION

The neighborhood boundaries include Interstate 80 to the south, Keystone Avenue to the west, McCarran Boulevard to the north and Sutro Street to the east. These roadways, as well as North Virginia Street, provide the main arterial access through the neighborhood.

The subject neighborhood is dominated by the University of Nevada, Reno. Many improvements in this area generally support the University and include academic buildings, a mixture of older average to good quality homes on lots of 1/3 acre and smaller, small multi-family units, some condominium and apartment developments and small offices and commercial/service uses. The majority of the homes are older, between 40 and 80 years old, but there are some pockets of newer construction. Commercial uses are typically limited along the main roadways and also include some services such as neighborhood grocery and convenience stores, smaller motels and restaurants and bars.

The neighborhood is over 75% built-out, with the majority of the development being single and multi-family residential development in the western portion of the neighborhood and the University campus in the eastern portion of the neighborhood. The Washoe County Office complex and the Washoe County Fairgrounds are located in the southeastern quadrant of the neighborhood. In addition, one of the area's largest regional parks, Rancho San Rafael, is located in the northwesterly portion of the neighborhood.

The majority of the neighborhood has access to municipal electricity, telephone and cable services, as well as municipal water and sewer service. The neighborhood is improved with numerous elementary schools and one middle school. Besides Rancho San Rafael Regional Park, there are also several smaller public parks, the Northeast Community Center and other recreational facilities in the immediate area. Public transportation is readily available through the neighborhood.

Overall, due in part to the location of the University of Nevada, Reno in the neighborhood, as well as the proximity to downtown Reno, the area has typically experienced above average to good market acceptance.

Residential Real Estate Market

From 2002 to mid-2005, the residential real estate market in the majority of the Reno-Sparks area experienced significant appreciation, and then started to show marked depreciation in 2006. The depreciation continued in the subject market through 2011.

The Reno-Sparks Board of Realtors Multiple Listing Service reports the following sales data for the subject neighborhood (MLS Areas 119 & 120):

Reno Southwest Suburban (MLS Areas 119 & 120)

Year	# Sales	Sale Price Range	Average Sale Price	Median Sale Price	Med. Days on the Market	% Special Conditions Sales
2009	366	\$33,000 - \$363,000	\$153,220	\$147,000	78	68%
2010	381	\$35,000 - \$330,000	\$134,939	\$130,000	83	67%
2011	411	\$24,100 - \$278,000	\$122,221	\$118,000	95	71%
2012	416	\$25,500 - \$345,000	\$126,851	\$120,000	88	65%
2013	428	\$38,370 - \$415,000	\$165,049	\$161,500	61	31%
2014	439	\$42,000 - \$476,000	\$189,051	\$185,000	64	19%
YTD 2015	235	\$76,000 - \$385,000	\$217,818	\$216,000	51	11%
Listings	54	\$131,900 - \$499,900	\$274,401	\$263,200	30	6%
Pending	74	\$62,000 - \$359,900	\$218,211	\$214,950	54	20%

It is noted that the above data is for all site-built home sales within MLS Areas 119 and 120, which includes areas of northwest and northeast Reno which are outside of the neighborhood boundaries as set out in this report. The area in proximity to UNR typically supports slightly higher overall prices and stronger market acceptance.

The previous chart shows the bottom of the market for the average and median sale price in 2011. From 2012 forward, the average and median price data indicate steady

increases, with an increase of sales and a decrease in days on the market. Median marketing times in the subject neighborhood have typically been less than three months. In addition, the number of foreclosures and short sales dropped off significantly in more recent years.

Current inventory of homes in the subject area shows a lack of available product, with 58% of the available properties already pending. Typical financing is new conventional and FHA, with continuing competitive interest rates and readily available financing.

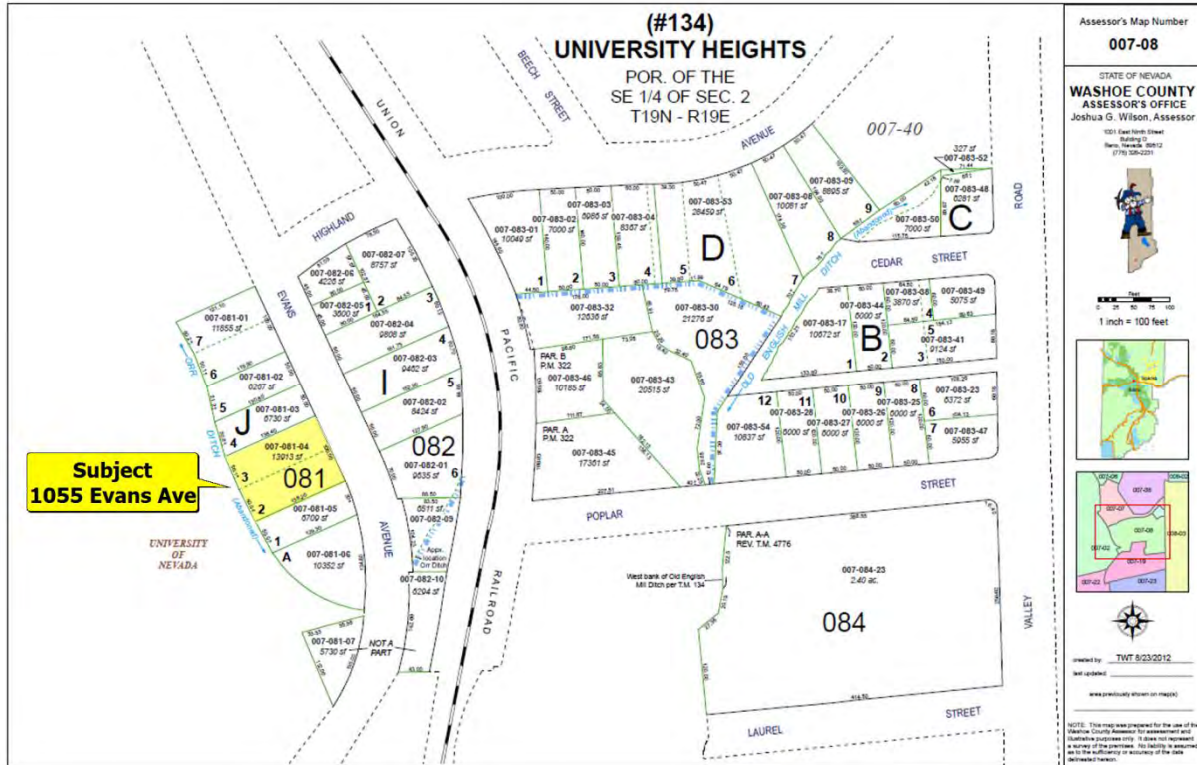
Overall, with consideration given to the aforementioned data as well as in interviews with real estate professionals, the residential real estate market in the subject neighborhood is increasing steadily to rapidly, with high demand and low inventory contributing to increasing prices.

SUBJECT AERIAL MAP



SUBJECT'S PLAT MAP

Washoe A.P.N. 007-081-04



EXTERIOR SUBJECT PHOTOGRAPHS



FRONT VIEW OF SUBJECT RESIDENCE



REAR VIEW OF SUBJECT RESIDENCE

EXTERIOR SUBJECT PHOTOGRAPHS



SOUTH AND WEST SIDES OF SUBJECT RESIDENCE



VIEW OF GARAGE AND DRIVEWAY/PARKING PAD

EXTERIOR SUBJECT PHOTOGRAPHS



VIEW LOOKING SOUTHWESTERLY FROM REAR OF PROPERTY



VIEW LOOKING WESTERLY ACROSS NORTH PORTION OF REAR YARD

EXTERIOR SUBJECT PHOTOGRAPHS



VIEW NORTH ALONG EVANS AVENUE IN FRONT OF THE SUBJECT



VIEW SOUTH ALONG EVANS AVENUE IN FRONT OF SUBJECT

SUBJECT PROPERTY IDENTIFICATION AND DESCRIPTION

Assessor's Parcel Number	007-081-04
Address	1055 Evans Avenue, Reno, Nevada
Owners of Record	Platz Family Trust; Linda M. Platz, Trustee
Legal Description	Lots 2 & 3, Block J, University Heights, Reno, Washoe County, Nevada
Total Parcel Size	13,913± square feet (.319± acres), per the Washoe County Assessor's Office
Zoning	MUUN (Mixed Use, University Area Plan)
Master Plan	Designated for "Academic and Research" development under the University of Nevada Regional Center Plan, adopted on April 27, 2005
Landscaping	Full mature landscaping and full sprinklers/drip

Utilities

The subject is improved with municipal water, sewer and electricity. The property is improved with an oil Underground Storage Tank (UST). Oil is typical for the area. This appraisal assumes that the subject property has no environmental contamination from the UST.

Flood Zone

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 32031C3045G, with an effective date of March 16, 2009, the subject property is located in an unshaded Flood Zone "X". Areas within an unshaded Flood Zone "X" are determined to be areas outside the 500-year flood plain. Federal flood insurance is not required for areas located in a Flood Zone "X".

Easements, Encumbrances & Restrictions

No Preliminary Title Report was provided this appraiser for this assignment. It is assumed that the subject property has typical utility easements which would not impact value.

Roadway Frontage and Access

The subject property is located on the westerly side of Evans Avenue which is a residential arterial street with asphalt paving, concrete curbs and concrete sidewalks. The subject has good access to most areas of the Reno-Sparks area.

Surrounding Development

The subject property is located in an established neighborhood of northeast Reno. The subject backs up to the University of Nevada, Reno campus. The surrounding development, besides the University campus and support buildings, consists of average to good quality, older single family residences and smaller multi-family units.

Subject's Sales History

According to the Washoe County Assessor's Office, there have been no arm's length transfers of the subject property within the last five years.

Subject's Listing History

The subject property is not currently listed for sale. To the best of my knowledge, the property has not been listed within the last 12 months.

Encroachments

None noted

Tax Data

Assessor's Parcel Number:	007-081-04
2014/15 Taxable Values	
Land	\$25,080
Improvements	<u>\$69,769</u>
Total Assessed Value	\$94,849

Total 2015 Real Estate Taxes: \$1,180.70

Special Assessments None

INTERIOR SUBJECT PHOTOGRAPHS



LIVING ROOM



DINING ROOM

SUBJECT PHOTOGRAPHS



KITCHEN



DINING AREA WITH BUILT-IN HUTCH

INTERIOR SUBJECT PHOTOGRAPHS



BEDROOM #1



BATHROOM #1

INTERIOR SUBJECT PHOTOGRAPHS



BEDROOM #2



BATHROOM #2

INTERIOR SUBJECT PHOTOGRAPHS



BEDROOM #3



ONE OF THE UPSTAIRS FINISHED STORAGE AREAS

INTERIOR SUBJECT PHOTOGRAPHS



BASEMENT BEDROOM #1



BASEMENT BATHROOM

INTERIOR SUBJECT PHOTOGRAPHS



BASEMENT BEDROOM #2

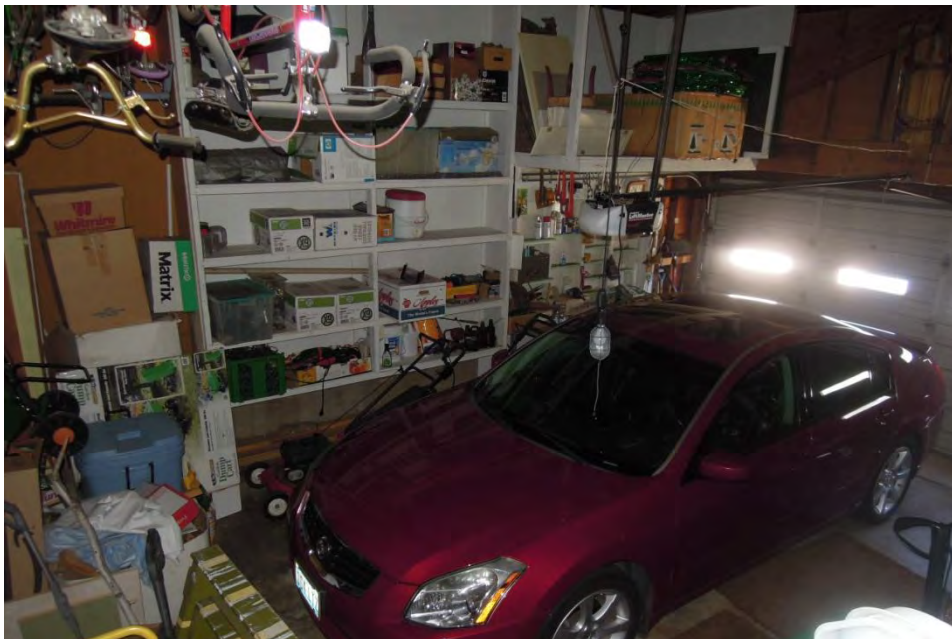


BASEMENT COMMON AREA KITCHEN

INTERIOR SUBJECT PHOTOGRAPHS

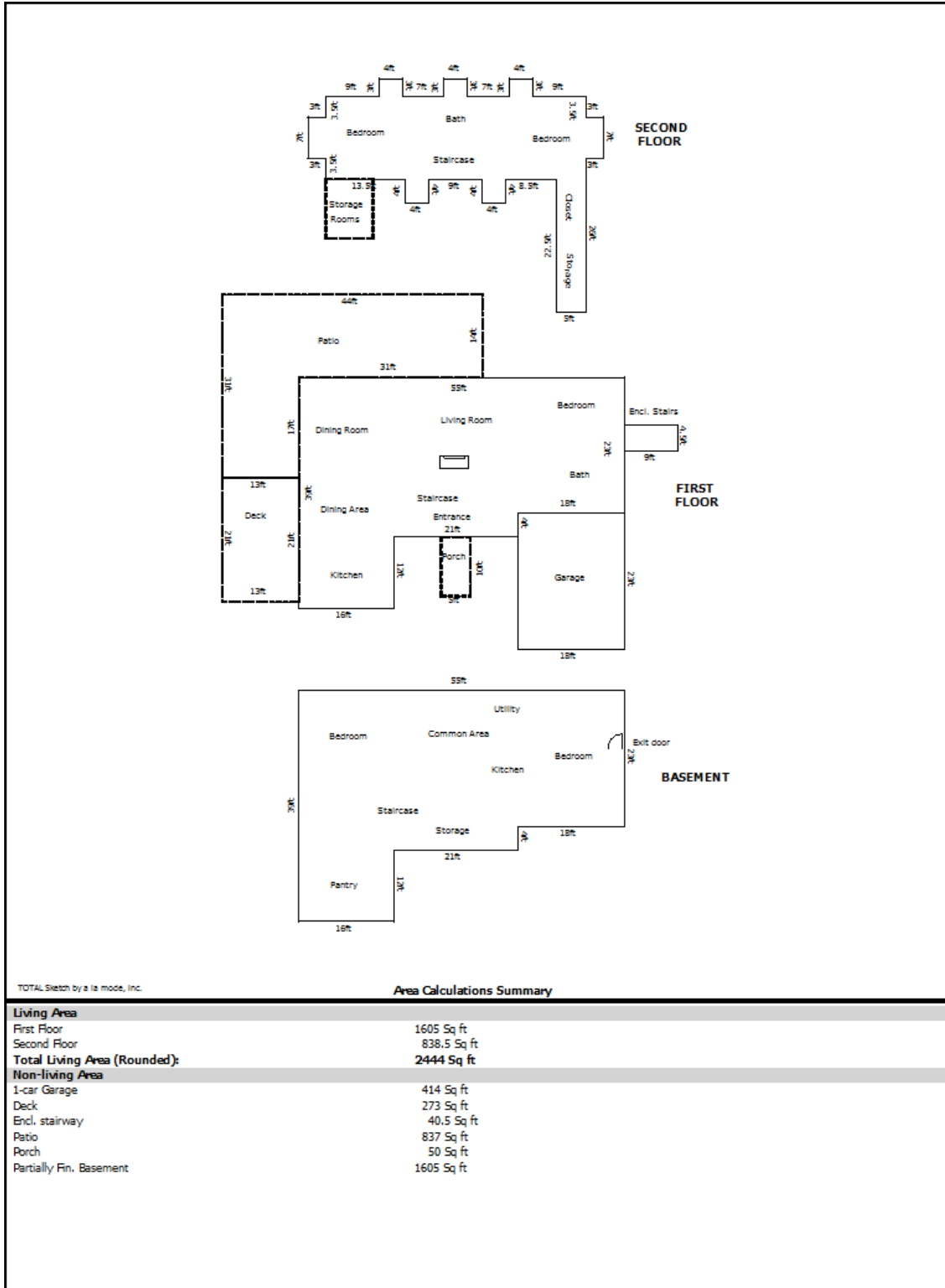


VIEW OF UTILITY AREA AND KITCHEN IN BASEMENT



INTERIOR VIEW OF GARAGE

SUBJECT FLOOR PLAN



RESIDENTIAL IMPROVEMENTS

Year Built	1934
Living Area	2,444± square feet above-ground
Bedrooms/Bathrooms	3/2.0
Foundation	Concrete
Exterior Walls	Brick and wood siding
Roof Cover	Composition shingle
Windows	Original, single pane, double hung wood windows with separate panes
Heating/Cooling	Forced air unit, oil-fired/None
Electrical	Updated from original
Fireplaces	One wood burning fireplace
Interior Walls and Ceilings	Painted and textured plaster with original wood trim, baseboards and crown molding.
Doors	Original arched solid wood front door; original hollowcore wood interior doors; newer security screen side door; French doors to rear patio.
Interior Floor Coverings	Mix of original hardwood, tile and vinyl flooring; some newer carpeting and laminate flooring. Newer tile in basement bathroom.
Kitchen Summary	Wood cabinets, some original, with tile, Formica and butcher block counter tops a ceramic dual-basin sink and tile backsplash.
Appliances	Newer electric range/oven, built-in microwave with exhaust fan, modern dishwasher and garbage disposal.

Dining Nook

Built-in wood hutch and cabinetry; bi-fold door to kitchen.

Bathroom Summary

Full Bathroom #1: located through main bedroom; updated tile shower with glass shower door, older remaining finishes including original pedestal sink and older vinyl flooring.

Full Bathroom #2: located upstairs; original tile flooring and wainscoting, tub/shower combination with tile wainscoting, original pedestal sink and wood cabinet built-ins.

Basement

Partially finished, 1,605± with interior and exterior access. Rooms include two separate bedrooms with closets, sheetrock ceilings and carpeting; one full bathroom with sheetrock walls and ceilings, tile flooring, a fiberglass shower stall and a single vanity with cultured marble counter top and wood cabinet underneath; a common area room and kitchen with concrete floors and walls, some built-in cabinetry and Formica counter tops, stainless steel sink, range/oven, and hood and fan. Unfinished pantry and storage areas also located in basement.

Utility Room

Located in basement and includes large utility sink.

Garage

Two-car, attached garage containing 414± square feet, automatic door opener and many built-in shelves. (Due to shelving, only fits one car presently.)

Extras

Many ceiling fans and original nooks and built-ins. In addition, there is extensive finished storage space in the attic which is not included as living area due to low ceiling height, but is functional as storage and considered an amenity to the property.

Site Improvements

The property includes front entry steps, a large patio, a newer side deck constructed of composite materials, a concrete driveway apron and an additional concrete parking pad on the north side of the home. The subject site has also been improved with full mature landscaping, full sprinklers and drip system. The appearance and exterior appeal of the property is good.

Quality of Construction

The Assessor's Office rates the property as average quality construction.

Condition

Overall condition is above average to good. Home has many original finishes that have been well-maintained. Partially updated. No significant deferred maintenance was noted.

The reader is referred to the exterior and interior photographs contained in this report for a clearer depiction of the subject improvements.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is typically defined as the reasonably probable and legal use of vacant land or an improved property that 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 As Vacant

In assessing the highest and best use of the subject property, consideration must first be given to the highest and best use of the subject property as if vacant and available for development.

From a physically possible standpoint, the subject site is a parcel of land containing a total land area of .319± acres, or 13,913± square feet. The shape is basically rectangular, with the topography being mainly level. All municipal utilities are immediately available to the site, although the property is currently improved with an underground oil storage tank. Access to the site is provided by Evans Avenue, a two-way, two-lane paved arterial roadway which has been improved with concrete curbs, gutters and sidewalks. Overall, it would be physically possible to develop the site with a variety of uses.

From a legal perspective, the subject's current zoning of MUUN, or Mixed Use in the UNR Planning Area, allows a wide variety of uses and development for the subject property. According to the Municipal Code of the City of Reno, "this district promotes high intensity mixed use development in designated regional centers and transit-oriented development ("TOD") corridors." This zoning district is very flexible, allowing a wide variety of uses, including multi-family, office, commercial and service uses.

In addition, the subject is located within the Regional Center Plan for the University of Nevada, Reno, adopted in 2005 (see Development Concept - Land Use map following this section). The plan was established to provide guidance for development and redevelopment of its specific area for the next twenty-plus year period. Under this plan, the subject is slated for Academic and Research land use. As a result of its inclusion in this plan, one potential future purchaser of the subject property is the University of Nevada, Reno.

The highest and best use of the subject site must be economically feasible and maximally productive. In order to be economically feasible, there must be adequate demand and at sufficient rental levels to support the proposed use. In order to be maximally productive, the highest and best use of the subject must be the most intense use to which the site could be developed.

The immediate subject neighborhood has been developed and redeveloped with a variety of uses, from residential uses, including smaller multi-family developments, to smaller commercial uses to auxiliary buildings and support for the University. These utilizations have generally met with reasonable to good market acceptance, in large part due to the proximity and needs of the University and its students and personnel.

Overall, with consideration given to the subject's size, surrounding development and zoning, it is my opinion that the highest and best use of the subject site, as if vacant, would be for multi-family or smaller commercial development, with the future possibility of an acquisition by the University of Nevada, Reno for assemblage.

Highest and Best Use - As Improved

The next step in the highest and best use analysis is to consider the subject property as improved with the current use. The subject property is improved with a single family residence containing 2,444± square feet of above-ground living area with three bedrooms and two bathrooms, as well as a one-car attached garage. The Washoe County Assessor's Office classifies the improvements as average quality, although the overall appeal of the home is above average to good. The home is also in above average to good condition for its age. The

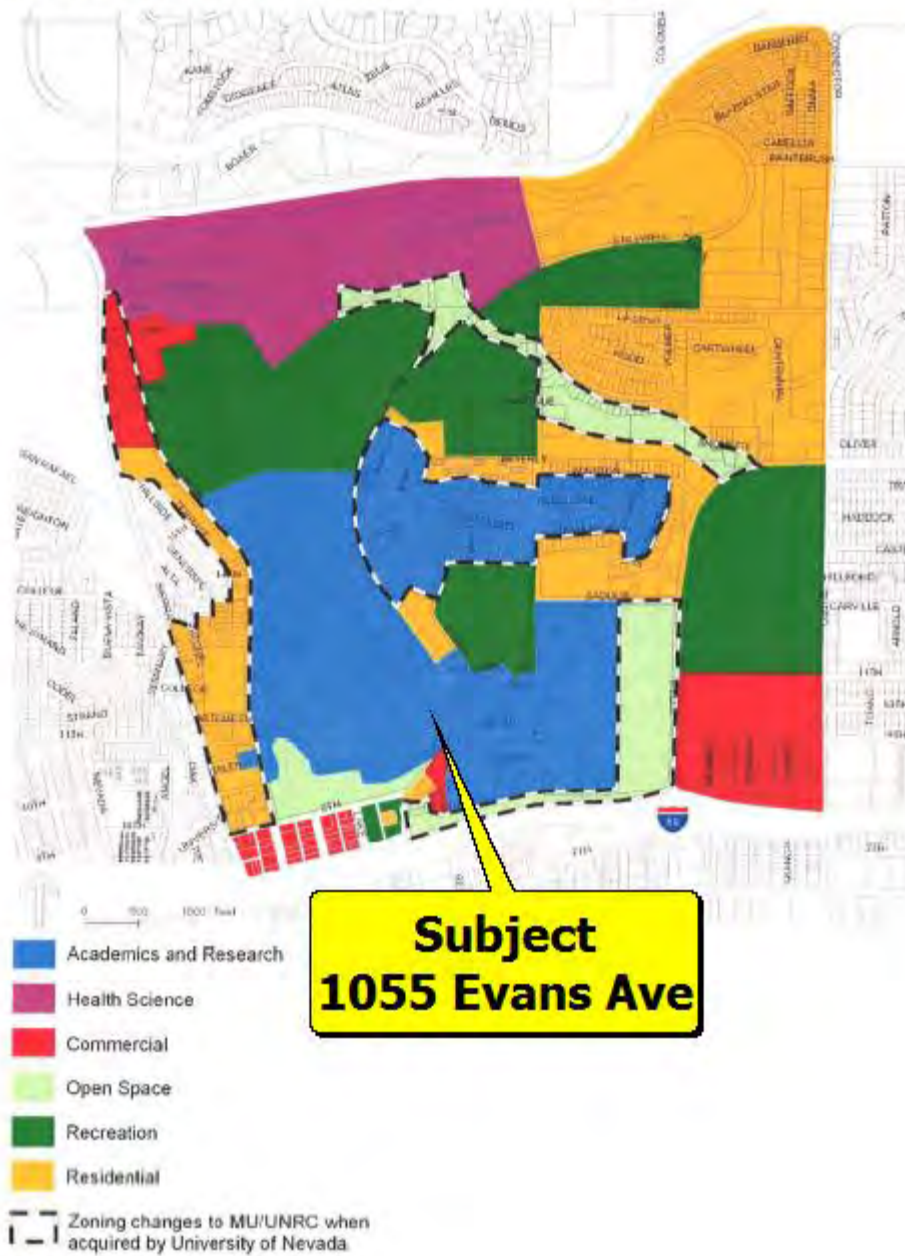
home also includes a 1,605± square foot basement which is partially finished and includes two bedrooms, a bath and a kitchen. The quality and condition of the interior finish of the basement area is less than that of the above-ground living area, or fair to average.

According to the City of Reno Municipal Code, as the improvements were a legally established use prior to the adoption of the regional overlay, the current improvements are a legal use in the Mixed Use zoning district.

According to the owner, up to four bedrooms in the home, including two bedrooms in the basement, have been rented out through the years which has generated rental income. Multi-family use is also legal under the current zoning.

Based upon my analysis, and with consideration given to the size, quality and condition of the subject's current improvements, as well as the location adjacent to the University of Nevada, Reno, it is my opinion that the highest and best use of the subject would be for continued use of the current improvements as a single family residence, with the continued possibility of room rentals to University students. Additionally, there is also the future possibility of an acquisition by the University of Nevada, Reno for assemblage.

MAP 1: DEVELOPMENT CONCEPT - LAND USE



INTRODUCTION TO VALUATION ANALYSIS

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

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. Due to the limited number of relevant land sales, the older age of the subject's residential improvements, the subjectivity associated with estimating accrued depreciation, and as purchasers of similar properties typically do not rely on a Cost Approach, a Cost Approach to Value will not be completed for the subject property.

The Income Approach to Value is based upon the principal that value is created by the anticipation of future benefits. The reader is reminded that my opinion of highest and best use of the subject property is for its current improvements as a single family residence. Although a purchaser of the subject property may look at the possibility of renting the property or the rooms due to its location adjacent to the University of Nevada, Reno, an income approach is not the primary approach the subject's typical market would analyze.

The third method of analysis available to appraisers involves the Direct Sales Comparison Approach to Value. The Sales Comparison Approach is based upon the principal of substitution, which holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability. The sales which are felt to be the most comparable to the subject's residence are set out on following and compared to the subject on a price per square foot basis.

SALES COMPARISON APPROACH

In order to establish an estimate of the current Market Value of the subject property, the official Records of Washoe County and the Northern Nevada Regional Multiple Listing Service were searched for comparable sales.

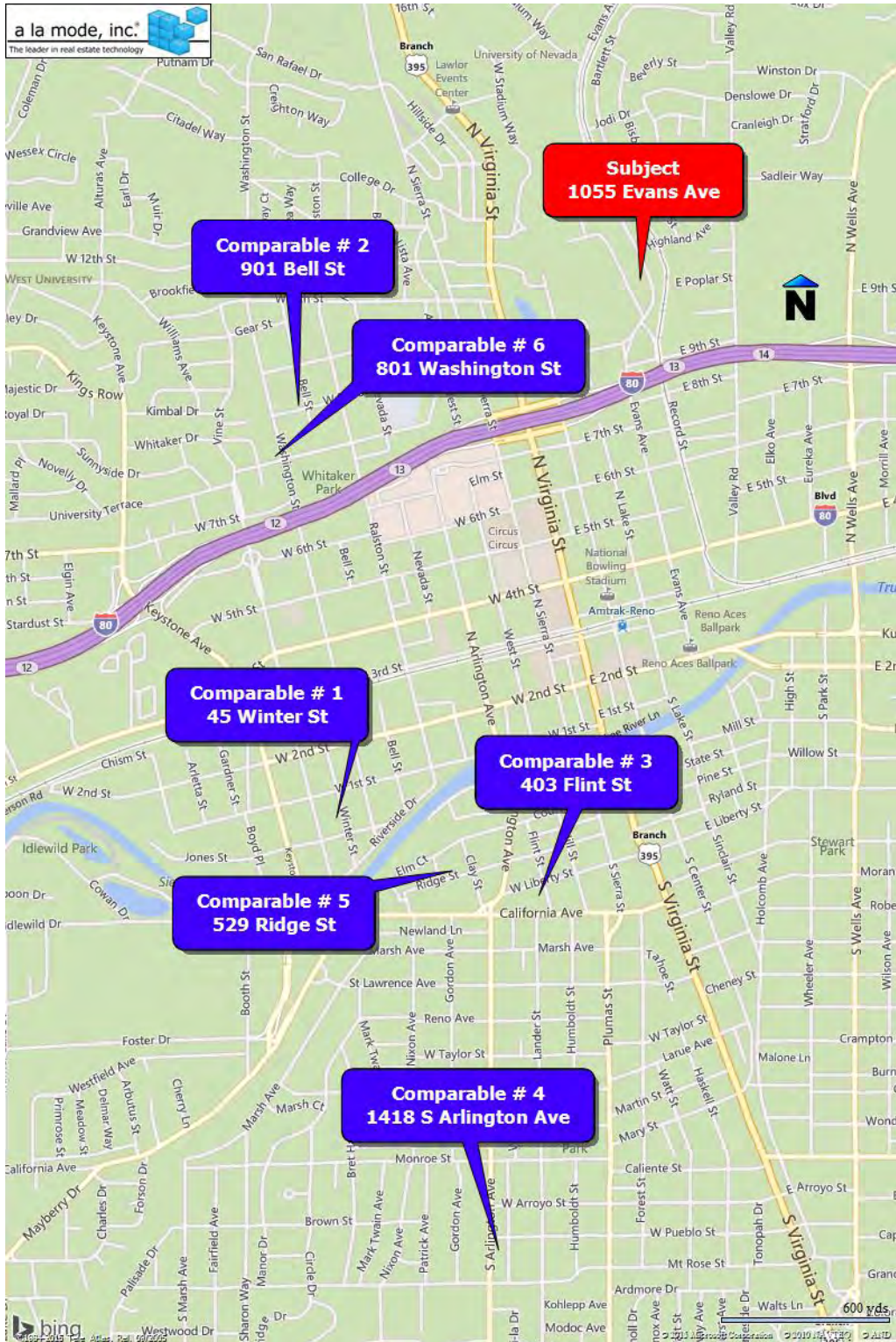
Due to some of the unique characteristics of the property, being a larger, older home with a basement within a Mixed Use zoning area, very few recent comparable sales within the immediate subject neighborhood were found. As a result, my search was expanded to include some smaller properties within the University neighborhood, and some more comparably-sized properties which are located in competing areas of Reno. The sales set forth on the following chart are considered to represent the most current, comparable data available in order to establish the Market Value of the subject property as of the date of value of July 21, 2015.

The sales are fairly current, with sale dates ranging from September 2014 to May 2015. The comparable properties have living areas ranging from 1,445± square feet to 2,384± square feet, in comparison to the subject's 2,444± square feet of above-ground living area. Many of the comparables are improved with basements with differing stages of finish. Lot sizes range from 4,750± square feet to 12,370± square feet, in comparison to the subject's 13,913± square feet. Overall sale prices range from \$288,000 to \$470,000, with the prices per square foot ranging from \$148.91 to \$225.53. Each of the comparables will be compared to the subject property on a price per square foot of above-ground living area basis.

COMPARABLE RESIDENTIAL SALES CHART

Sale No.	APN Address	Sale Date	Parcel Size	Bed/ Bath.Half	Garages Year Blt	Sale Price	Living Area	Price/s.f
RS-1	011-091-05 45 Winter St Reno, NV	09/15/2014	4,750± sf	3/2.1	None 1926	\$355,000	2,384± sf	\$148.91
RS-2	007-161-08 901 Bell St Reno, NV	03/11/2015	5,104± sf	2/2.0	1-car 1928	\$290,000	1,470± sf	\$197.28
RS-3	011-157-08 403 Flint St Reno, NV	04/03/2015	7,0135± sf	4/2.0	None 1902	\$360,000	1,941± sf	\$185.47
RS-4	014-102-16 & 10 1418 S. Arlington Ave Reno, NV	04/06/2015	12,370± sf	3/2.0	1+-car 1936	\$470,000	2,084± sf	\$225.53
RS-5	002-151-06 801 Washington St Reno, NV	04/10/2015	7,000± sf	3/1.0	1-car 1950	\$288,000	1,445± sf	\$199.31
RS-6	011-151-08 529 Ridge St Reno, NV	05/18/2015	6,098± sf	3/3.0	None 1932/1920	\$425,000	2,024± sf (2 sfrs)	\$209.98
Subject	007-081-04 1055 Evans Ave Reno, NV	07/21/2015 Date of Value	13,913± sf	3/2.0	2-car 1934	-----	2,444± sf	-----

COMPARABLE RESIDENTIAL SALES MAP



**COMPARABLE RESIDENTIAL SALE PROFILE SHEET
SALE RS-1**



Address:	45 Winter St	City, County:	Reno, Washoe
APN:	011-091-05	Lot Size:	4,750 ± sf
Sale Date:	September 15, 2014	Sale Price:	\$355,000
Document Number:	4392385	Terms:	New Conventional
Grantor:	Erica L. Fretz	Grantee:	Ethan & Nadya Bair
Zoning	MUDR- Mixed Use Downtown Reno	Sale Price per Square Foot of Living Area:	\$148.91
Year Built:	1926	Living Area:	2,384± square feet
Bed/Bathrooms	3/2.1	Basement:	204± sf unfinished
Heating/Cooling:	Gas/Central air	Garage:	None
Quality/Condition	Average/Average	Verification:	Gary Cotton, Listing agent MLS; County Records
Comments: The sale property is a 1.5-story Victorian style home located in northwest Reno near the Truckee River and downtown Reno. According to the listing agent, the property was purchased as a single family residence, although some of the surrounding development involves office and small businesses. Some of the features of the home include wood flooring, newer vinyl windows, updated baths and new paint. The property was remodeled in 2011. However, the listing agent also noted that the subject did have some fire damage and water damage from a recent fire. The purchase price reflected the condition of the property. The site is improved with full, mature landscaping and full fencing. The property was listed for \$365,000 and sold after a marketing time of 43 days.			

**COMPARABLE RESIDENTIAL SALE PROFILE SHEET
SALE RS-2**



Address:	901 Bell St	City, County:	Reno, Washoe
APN:	007-161-08	Lot Size:	5,104 ± sf
Sale Date:	March 11, 2015	Sale Price:	\$292,000
Document Number:	4445538	Terms:	Cash
Grantor:	NGRV Investments	Grantee:	Jessica Sutton
Zoning	MF-14- Multi-family	Sale Price per Square Foot of Living Area:	\$197.28
Year Built:	1928	Living Area:	1,470± square feet
Bed/Bathrooms	2/2.0	Basement:	500± sf part finished
Heating/Cooling:	Gas/None	Garage:	1-car
Quality/Condition	Fair-Avg./Avg+-Good	Verification:	Terrie Leighton, Listing agent MLS; County Records
Comments: The sale property is a single story brick home which features a newly updated kitchen and lighting, as well as a new furnace, hot water heater and roof. The home also has wood floors, a fireplace and many period built-ins. According to the listing agent, the basement is partially finished. Although the detached garage does have two single car doors, it is only 200 sf in size. The property was listed for \$290,000 and sold after a marketing time of 33 days with no concessions.			

**COMPARABLE RESIDENTIAL SALE PROFILE SHEET
SALE RS-3**



Address:	403 Flint St	City, County:	Reno, Washoe
APN:	011-157-08	Lot Size:	7,013 ± sf
Sale Date:	April 3, 2015	Sale Price:	\$360,000
Document Number:	4454020	Terms:	Owner financing
Grantor:	Stan & Hilma Lyon 1980 Nevada Trust	Grantee:	Joshua Chauvet
Zoning	MUDR- Mixed Use Downtown Reno	Sale Price per Square Foot of Living Area:	\$185.47
Year Built:	1902	Living Area:	1,941± square feet
Bed/Bathrooms	4/2.0	Basement:	117± sf unfinished
Heating/Cooling:	Oil/None	Garage:	None
Quality/Condition	Fair-Avg/Average	Verification:	Colleen Cassity, Listing/Selling agent MLS; County Records
Comments: This is the sale of an older 1.5-story Victorian style single family residence which has been converted to an office building. It is located in Old Southwest Reno near the city center. According to the listing agent, who handled both sides of the transaction, the buyer is refurbishing the building and plans to convert the second floor into living space, with the lower level being still offices. The real estate agent also indicated that the property has had minimal updating in the last 30 years, and the purchase price reflected the condition of the property. The site is improved with partial landscaping and sprinklers. The terms of sale were seller-carried financing at market rates for three years with a 15% down payment. She indicated that the financing did not affect the sale price. The property was listed for \$385,000 and sold after a marketing time of 226 days.			

**COMPARABLE RESIDENTIAL SALE PROFILE SHEET
SALE RS- 4**



Address:	1418 S. Arlington Ave	City, County:	Reno, Washoe
APN:	014-102-16 & 10	Lot Size:	12,370 ± sf
Sale Date:	April 6, 2014	Sale Price:	\$470,000
Document Number:	4454659	Terms:	Cash
Grantor:	F & B Cerino Trust	Grantee:	Kerry Martinez
Zoning	MF-14- Multi-family	Sale Price per Square Foot of Living Area:	\$225.53
Year Built:	1936	Living Area:	2,084± square feet
Bed/Bathrooms	3/2.0	Basement:	None (660± sf pt fin attic)
Heating/Cooling:	Oil/Unit	Garage:	1-car
Quality/Condition	Good/Good	Verification:	Ada Gee, Listing agent Personal inspection MLS; County Records
Comments: This is the sale of a 1.5-story brick residence located in Old Southwest Reno. The sale property includes two separate parcels of land and frontage on two streets. The property is zoned for multi-family development. The two parcels were sold together as a single family residence with a large yard. The property features hardwood floors, a fireplace and many period built-ins. The interior has an updated kitchen and baths. The home has a large partially finished attic space containing 660+ square feet which could be finished out. This space is currently improved with flooring and electrical, and is used as storage. The site is improved with full, mature landscaping, sprinklers, a patio and rear fencing. This was an all cash sale. The home was originally listed for \$515,000 and sold after a marketing time of 215 days.			

**COMPARABLE RESIDENTIAL SALE PROFILE SHEET
SALE RS-5**



Address:	801 Washington St	City, County:	Reno, Washoe
APN:	002-151-06	Lot Size:	7,000 ± sf
Sale Date:	April 10, 2015	Sale Price:	\$288,000
Document Number:	4456432	Terms:	Cash
Grantor:	Janet L. Turman	Grantee:	Mike & Dawn Mercer
Zoning	MF-14- Multi-family	Sale Price per Square Foot of Living Area:	\$199.31
Year Built:	1950	Living Area:	1,445± square feet
Bed/Bathrooms	3/1.0	Basement:	1,397± sf finished
Heating/Cooling:	Oil/None	Garage:	1-car
Quality/Condition	Average/Average	Verification:	A.J. Johnson, Listing agent; MLS/County records
Comments: The sale property involves a brick home with a finished daylight basement with exterior access which is being used as a second living unit. This space has one bedroom, one bath and a kitchen. This home has wood flooring, single pane windows and a fireplace. According to the listing agent, the property had some deferred maintenance. The site is improved with full fencing, partial landscaping and a rear deck/balcony. The property was listed for \$279,000 and sold over list price after a marketing time of 119 days due to a bidding war.			

**COMPARABLE RESIDENTIAL SALE PROFILE SHEET
SALE RS- 6**



Address:	529 Ridge St	City, County:	Reno, Washoe
APN:	011-151-08	Lot Size:	6,098 ± sf
Sale Date:	May 18, 2015	Sale Price:	\$425,000
Document Number:	4469833	Terms:	Cash
Grantor:	529 Ridge Street, LLC	Grantee:	Chad & Paige Hall, Trustees
Zoning	MUDR- Mixed Use Downtown Reno	Sale Price per Square Foot of Living Area:	\$209.98
Year Built:	1932/1920	Living Area:	2,024± square feet
Bed/Bathrooms	3/3.0	Basement:	918± sf finished
Heating/Cooling:	Gas/None	Garage:	None
Quality/Condition	Average/Average+	Verification:	Karen Melarkey, Listing agent MLS; County Records
Comments: This property involves two older single family residences on one lot with alley access to the second home. The first house was constructed in 1932 and includes 1,130 square feet, with two bedrooms, an office, and one bath. This home also includes the unfinished basement space. The second home has been split into a duplex, with an 894 square foot, one-bedroom/one bath unit and a 500 square foot studio. The property has been partially updated, but also features some of the older finishes like hardwood flooring and original wood moldings and trim. The site is fully landscaped and does have a private side patio. The property was purchased by an investor for cash. The property was listed for \$425,000 and sold for full price after a marketing time of 13 days.			

COMPARABLE SALES DISCUSSION AND ANALYSIS

All of the comparables are located either in the subject neighborhood as defined in the Neighborhood Description, or in a competing market in the older portions of Reno, surrounding the City Center, within two miles from the subject property. All of the sales are located within either a Mixed Use or a Multi-Family zoning district, having the potential for more intense use.

The subject market is increasing at a steady rate, so any sale which closed more than three months prior to the date of value will be adjusted for time.

All of the sales involve cash, new conventional loans or cash equivalent financing, and no adjustments are made to any of the sales for terms. None of the sales had any concessions. All of the sales were exposed to the market through the Multiple Listing Service for typical periods of time and all sales are arm's length sales. The majority of the sales are of a similar age as the subject property, and no adjustments.

Quality ratings are based upon ratings given to the homes by the Assessor's Office. Condition ratings are based upon my exterior inspection of each property, a review of MLS sheets and photos, and discussion with the listing agents involved in the sale.

Other factors that are considered in this analysis are living area, bedroom/bath count, garages, basements, heating and cooling systems, site size, landscaping and other property amenities. The individual adjustments are discussed below. It is noted that the adjustments in this analysis are qualitative, as opposed to quantitative, due to the subjectivity of estimating exact dollar adjustments for all of the differing factors.

Sale RS-1 is located in the Downtown Reno Corridor and is zoned for similar mixed use development as the subject. This property was purchased as a single family residence. According to the listing agent, the price reflects some water damage in the basement, as well as some fire damage to the property. As a result, an upward adjustment is made to the

property for its overall condition. Further upward adjustment is necessary for the slightly older sale date. Although this home has a similar living area as the subject, the basement area is much smaller and unfinished. As a result, a large upward adjustment is required for the subject's superior basement, which does include consideration for the additional bathroom and other improvements in the subject's basement area. Final upward adjustments are made to this sale for its lack of a garage and smaller lot size.

On the other hand, a downward adjustment is made to the sale for its additional half bath in the main living area. Final downward adjustment is made to the sale for its superior natural gas-fired heat and central air, compared to the subject's inferior oil-fired furnace and lack of central air. Overall, the sale, at \$148.91 per square foot is considered to be a very low indication of per square foot value for the subject.

Sale RS-2 is a slightly older sale which is located in the subject neighborhood. A very large downward is required to this sale for its smaller living area, as prices per square foot typically increase as size decreases. Further downward adjustments are necessary for the more updated, superior condition of this home, as well as for the superior gas-fired heat.

This property does have a partially finished, 500+ square foot basement, but a large upward adjustment is necessary for the subject's much larger basement with superior finishes. Further upward adjustments are required for the slightly older sale date, inferior bedroom count, slightly inferior quality of construction, smaller garage and smaller lot. This property is similar to the subject in terms of location, bathrooms, age and landscaping. Overall, Sale RS-2, at \$197.28 per square foot of living area is considered to be a reasonable indication of a per square foot value for the subject property.

Sale RS-3 is the sale of a property in a Mixed Use zoning district. It was being marketed as a single family residence, but is an older home which is converted to an office. According to the real estate agent who handled the entire deal, the buyer is converting the

upstairs portion of the home back into living space, but keeping the lower level as an office. She also indicated that the property was in average but dated condition. In comparison to the subject, this sale requires some downward adjustment for its superior Southwest Reno location. Further downward adjustments are made for the slightly smaller living area and superior bedroom count.

On the other hand, upward adjustments are made for the inferior quality and condition of the sale property, as well as for the much inferior basement space, lack of garage and smaller lot. This property, indicating a price per square foot of \$185.47, is considered to be a low indication of an appropriate per square foot value for the subject property.

Sale RS-4 is analyzed for its recent sale date, similar appeal, age, bedroom/bath count, oil heat and lot size. This property does have multi-family zoning and could be further developed for its multi-family potential due to its access to the rear of the property from a second street. Some downward adjustment is made for its slightly superior southwest Reno location. Further downward adjustments are made for the superior quality and superior, more updated condition of this property.

On the other hand, an upward adjustment is required to the sale for its lack of a finished basement such as the subjects'; however, this adjustment is partially offset by a 660+ square foot, partially finished attic room in the sale property. A further small upward adjustment is required for the sale's slightly smaller garage. Overall, the per square foot price of \$225.53 is considered to be a high indication of value for the subject.

Sale RS-5 is a recent sale located in the subject neighborhood. This property involves a home with a finished daylight basement which has a separate entrance, a bathroom and a kitchen. The property was being rented as two units. According to the listing agent, the property did need some maintenance. In comparison to the subject, this property requires a

large downward adjustment for its much smaller above-ground living area. A small downward adjustment is made for the property's newer age.

On the other hand, upward adjustments are made to this sale for its inferior above-ground bath count, slightly inferior condition, smaller lot, smaller garage and inferior landscaping. This property is similar to the subject in terms location, quality of construction, oil heat, and finished basement with a bath. At \$199.31 per square foot, this property is considered to be a reasonable indication of an appropriate per square foot price for the subject.

Sale RS-6 is the very recent sale of two homes on one lot in southwest Reno in a Mixed Use zoning district. The combined living area of both homes is slightly less than the overall living area for the subject, and a small downward adjustment is made for size. A larger downward adjustment is necessary for property design, since there are two separate homes containing three total separate living units. Further downward adjustments are made to this sale for its superior above-ground bathroom count, superior gas heating system.

On the other hand, some upward adjustments are required for the inferior quality rating of the improvements on this sale property, as well as for the lack of garage, smaller unfinished basement and smaller lot. This sale, indicating a price per square foot of \$209.98, is considered to be a slightly high per square foot price for the subject.

Summary of the Price per Square Foot Analysis

In this analysis, Sale R-1, at \$148.91 per square foot, reflects a very low indication of value, while Sale R-3, at \$185.47, reflects a low indicator in comparison to the subject property.

Sales RS-2 and RS-5, at between \$197.28 and \$199.31 per square foot, are reasonable indicators of value.

Sale RS-6, at \$209.98 per square foot, is a reasonable to slightly high indication of an appropriate per square foot value, while Sale RS-4, reflecting a per square foot price of \$225.53, is a high indication of value.

Based upon the analysis set out above, it is my opinion that an appropriate value per square foot for the subject property would fall between the prices per square foot as indicated by the sales. Strong consideration is given to the continually increasing market in the subject area, as well as the good appeal of the subject's location in the University area. Consideration is also given to the subject's size, above average to good condition, lot size and landscaping.

The reader is reminded that the selected per square foot price is applied to the above-ground living area only, due to the different quality and condition of the subject's basement finishes. However, the estimated value does take the subject's basement amenity into consideration. The estimated value also takes into consideration the extensive finished attic storage accessed from the second story. Overall, a value at the higher end of the comparables, between \$195.00 and \$200.00 per square foot, is an appropriate per square foot value for the subject. Applying the selected per square foot value range to the subject's total living area of 2,444± square feet results in a value range for the subject of between \$476,580 and \$488,800, which will be correlated to a final value for the subject property, as of July 21, 2015, of \$485,000.

FINAL PROPERTY VALUE CONCLUSION
(As of July 21, 2015)

\$485,000

EXPOSURE AND MARKETING TIME

The 2014-2015 edition of USPAP defines these terms as follows:

Exposure Time: Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Marketing Time: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.

Exposure time analysis assumes the property is available to a competitive and open market. In a review of comparable residential sales in comparable markets in the Reno area as of the date of value, including the sales analyzed in this appraisal, typical marketing times were being reported at between three and nine months, with the majority being less than six months. However, the higher-priced properties are indicating the longest marketing times. The marketing times in the subject neighborhood have been steadily decreasing as demand increases. Based upon market conditions in the subject's market area as of the date of value, the particulars of the subject property and my understanding of the residential property in the market area, it is my opinion that a reasonable exposure time for the subject property, developed independently from the stated marketing time is six to nine months.

ESTIMATED EXPOSURE TIME

6 - 9 Months

APPRAISER'S CERTIFICATION

The undersigned does hereby certify that, unless otherwise noted in this appraisal report:

- Peggy L. Zoeters has 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 is 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 not preformed appraisal services, as an appraiser, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- This appraisal report has been made in conformity with, and is subject to, the requirements of the *Code of Professional Ethics* of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* of the Appraisal Foundation.
- 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.

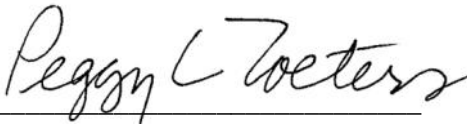
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

FINAL MARKET VALUE CONCLUSION

\$485,000

July 21, 2015

Respectfully Submitted,



Peggy L. Zoeters

Peggy L. Zoeters

Nevada Certified General Appraiser

License #A.0002534-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 Peggy L. Zoeters, Real Estate Appraiser. All opinions, recommendations, and conclusions expressed during the course of this assignment are rendered by this appraiser. The liability of the appraiser is limited to the client only and to the fee actually received by the appraiser. 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. The appraiser is not 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) 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 appraiser, 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 shall bear no responsibility for any such unauthorized changes.

CONFIDENTIALITY

Except as provided for subsequently, the appraiser(s) may not 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). The appraiser is not liable for any information or the work product provided by subcontractors. 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) 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, SUBSOILS, 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. The appraiser is not 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.

The appraiser does not assume 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

PEGGY L. ZOETERS
316 CALIFORNIA AVE., #774
RENO, NV 89509
775-323-4215 (PHONE)/775-323-2369 (FAX)
E-MAIL: PLZAPPRaiser@YAHOO.COM

STATE LICENSING AND CERTIFICATION

Nevada Certified General Appraiser

License #02534 (Certified through 1-31-2017)

Since 1997

APPRAISAL EDUCATION, TRAINING & CONTINUING EDUCATION

Basic Income Capitalization	1994
Standards of Professional Appraisal Practice - Part A	1995
General Applications	1996
Nevada Law	1996
Case Studies in Law and Ethics	1998
Income Valuation of Small, Mixed Use Properties	1999
Water Rights	2001
Income Approach	2002
Residential Design and Function	2003
Attacking & Defending and Appraisal in Litigation	2008
Introduction to Expert Witness Testimony	2008
Valuation of Easements and Other Partial Interests	2009
FHA Appraising	2010
Current Issues in Appraising	2010
USPAP Update	2007, 2008, 2011, 2014
REO and Short Sale Appraisal Guidelines	2011
Appraising Complex Properties	2012
Residential Green Building for Appraisers	2013
Evaluating Residential Construction	2014
Secondary Market Appraisal Guidelines	2014
Deriving and Supporting Adjustments	2014
American Architecture	2014

FORMAL EDUCATION

University of Nevada, Reno

1987

Bachelor of Arts, College of Arts & Science

OCCUPATIONAL HISTORY

Independent Fee Appraiser

1998 – current

(Specializing in Residential Real Estate)

Johnson - Perkins & Associates

1994 - 1998

(Commercial Real Estate Appraiser)

Johnson - Wright & Associates

1992 - 1994

(Commercial Real Estate Appraiser)

PARTIAL CLIENT LIST

Nevada Department of Transportation
Reno-Tahoe International Airport
Washoe County
Regional Transportation Commission
Property Specialists, Inc.
Nevada Power
Nevada State Bank
Heritage Bank
Wells Fargo Bank
Umpqua Bank
First Bank of Nevada
Chase Manhattan Bank
Mayo Clinic
InHouse Solutions
Sandra Wilson, Attorney
Nik Palmer, Attorney
Ralph Hartmann, CPA, Hartmann & Assoc.
Countrywide Home Loans
Lee Hugdal – Coldwell Banker Plummer & Assoc.
Design Financial Mortgages
American Loan Exchange
California Mortgage Advisors
America One Finance
Home Equity Mortgage
Source Financial
Primesource Mortgage
All Pro Mortgage
General Mortgage Corporation
First Guarantee Mortgage
Pacific Coast Mortgage
Secured Funding Corporation
First Magnus Financial
E-Loan
iMortgage
Eagle Home Mortgage
Solstice Capital Group
Community West Mortgage
Envision Lending
Fairway Lending Group
SOMA Financial
Chevy Chase



McGinley & Associates

Reno Office

815 Maestro Drive
Reno, Nevada 89511
Ph: 775.829.2245

Las Vegas Office

1915 N. Green Valley Parkway
Suite 200
Henderson, Nevada 89074
Ph: 702.260.4961

www.mcgin.com

- | Site Remediation
- | Soil & Groundwater Investigations
- | Closure Optimization
- | Air Quality Permitting & Modeling
- | 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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**1055 Evans Avenue
City of Reno, Washoe County
Nevada**

Prepared for:

*Board of Regents, University of Nevada, Reno
C/o University of Nevada, Reno Real Estate Office
895 North Center Street
Reno, Nevada 89501*

October 20, 2015

TABLE OF CONTENTS

1.	INTRODUCTION.....	1
1.1	Purpose	1
1.2	Conditions of Contract	1
1.3	User Responsibilities	1
1.4	Scope of Work	2
2.	SITE CHARACTERISTICS.....	3
2.1	Site Location	3
2.2	Site Description and Current Usage.....	3
2.3	Adjacent Properties.....	3
3.	ENVIRONMENTAL SETTING	4
3.1	Regional Physiographic Setting	4
3.2	Geologic Conditions.....	4
3.3	Surface Water Conditions	4
3.4	Groundwater Conditions	4
4.	SITE RECONNAISSANCE	5
4.1	Methodology	5
4.2	Observations During Reconnaissance	5
4.3	Site Description.....	6
4.3.1	Building Interior	6
4.3.2	Property Exterior	7
4.4	Surrounding Properties	7
4.5	PCB Sources	7
5.	SITE HISTORY AND LAND USE	8
5.1	Historical Aerial Photographs	8
5.2	Historical Topographic Maps.....	8
5.3	Sanborn Fire Insurance Maps	8
5.4	City Directory Listings	8
5.5	Washoe County Assessor's Office	9
5.6	Interview with the Property Owner	9
6.	REGULATORY AGENCY REVIEW	10
6.1	EDR Radius Map Report	10
6.2	EDR Vapor Encroachment Screen.....	11
6.3	Nevada Division of Environmental Protection (NDEP)	11
6.3.1	University of Nevada, Reno, Various Sites, Facility ID #D-001285.....	11
6.3.2	University of Nevada, Reno, College of Agriculture Building, Facility ID #D-000256.....	11
6.4	Washoe County District Health Department (WCDHD)	12
7.	NON-SCOPE BUSINESS RISK CONSIDERATIONS.....	13
7.1	Asbestos.....	13
7.2	Lead Based Paint	13
7.3	Mold.....	13
7.4	Radon.....	14

8. FINDINGS AND CONCLUSIONS 15

 8.1 Findings 15

 8.1.1 *Historical Recognized Environmental Conditions* 15

 8.1.2 *Controlled Recognized Environmental Conditions* 15

 8.1.3 *Recognized Environmental Conditions* 15

 8.1.4 *Other Concerns* 15

 8.2 Conclusions 15

9. LIMITATIONS 16

 9.1 General 16

 9.2 Data Gaps 16

10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS 17

11. REFERENCES 18

FIGURES

- Figure 1 Project Location Map
- Figure 2 Site Map

APPENDICES

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

EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 1055 Evans Avenue in the City of Reno, Washoe County, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13), as well as the standards established by the U.S. Environmental Protection Agency (EPA) for conducting All Appropriate Inquiry (AAI).

The Subject Property is located in the City of Reno, Washoe County, Nevada and is comprised of a single parcel of land. The Subject Property is located in the NE ¼ of the SE ¼ of Section 2, Township 19 North, Range 19 East, of the Mount Diablo Baseline and Meridian.

The Subject Property is comprised of approximately 13,900 square feet (0.32 acres) of land and consists of a 1.5 story brick house and associated landscaping. The main floor of the house is occupied by the property owner and upstairs and downstairs rooms are rented to University of Nevada, Reno (UNR) students. The property is accessed from the east via Evans Avenue. Utilities supplied to the Subject Property consist of electric power (NV Energy), natural gas (NV Energy), sewer (City of Reno), and water (Truckee Meadows Water Authority). The Subject Property is bordered on the north, east, and south by residential properties, and to the west by the campus of the University of Nevada, Reno.

The Subject Property is located within the Basin and Range Physiographic Province at an elevation of approximately 4,550 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. Historical average minimum and maximum annual temperatures for the area, as recorded at the nearest climate station in Reno, Nevada, are 34.6 and 67.3 degrees Fahrenheit, respectively, while historical annual precipitation averages 7.22 inches.

The geology underlying the Subject Property has been mapped as quaternary alluvial fan deposits of Peavine Mountain. The unit is described as poorly sorted gravelly to sandy and clayey silt. The surficial soils found at the Subject Property have been mapped as the Waspo clay and the Reno stony sandy loam. These units are classified as hydrologic soil group D, which is characterized by high run-off potential when thoroughly wet, as water transmission through the soil is restricted.

There are no surface water bodies such as streams or wetlands located on the Subject Property. The nearest surface water feature is the seasonally-active Orr Ditch, which is located approximately 170 feet southeast of the Subject Property. The nearest major surface water feature is Truckee River, located approximately 0.7 miles south of the Subject Property. It appears that during storm events, stormwater directly infiltrates the property or flows east over the paved driveway onto Evans Avenue. According to the Federal Emergency Management Agency (FEMA), the site is not located with a 100-year or 500-year flood zone.

Based on a review of the Nevada Division of Water Resources (NDWR) Well Log Database, water wells may be located in the vicinity of the Subject Property, but their exact locations are unknown and their existence has not been field-verified. No wells were observed or reported to be located on the Subject Property during site reconnaissance. Based in part on a review of nearby corrective actions cases, groundwater flow direction at the Subject Property is estimated to be generally towards the southeast and the depth to groundwater at the is estimated to be approximately 40 to 60 feet below ground surface.

At the request of MGA, EDR provided records from federal, state, and local environmental databases for regulatory sites located within the Approximate Minimum Search Distances as specified in ASTM E 1527-13. The Subject Property was not listed as a regulatory site in the databases searched by EDR. However,

the following regulatory listings were identified within the Approximate Minimum Search Distances in the databases searched by EDR: one Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG) site, 107 Nevada State Hazardous Waste (SHWS) sites, one leaking underground storage tank (LUST) site, three UST sites, one solid waste recycling (SWRCY) facility, one RCRA Non-Generator/No Longer Regulated site, and one EDR Manufactured Gas Plant site. The majority of the SHWS listings were the result of petroleum releases to soil from leaking heating oil USTs.

Based on a review of available information regarding these 116 regulatory listings, all of the sites except for two 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. For this reason, the sites that were not investigated further are considered unlikely to cause, or to have caused in the past, environmental impact to the Subject Property.

In order to evaluate potential impacts to the Subject Property, additional research was conducted on two sites which could not initially be ruled out. Additional information regarding each of these sites is provided in Section 6.3 of this report. Based on this research, these sites do not appear to have negatively impacted the Subject Property.

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). The goal of the VES is to identify the potential for vapors from hazardous substances and petroleum releases to reach the Subject Property. Fifteen regulatory sites were initially identified by EDR within the 1/3 mile primary search radius surrounding the Subject Property. However, each of these sites were determined to have limited potential for the presence of contaminants of concern and were determined to be outside the critical distance for vapor migration to the Subject Property. Therefore, no Vapor Encroachment Conditions (VECs) were identified.

Identification and sampling for the presence of asbestos, mold, and radon gas were beyond the Scope of Work for this Phase I ESA. Should the User of this Phase I ESA wish to gain confidence with respect to the presence (or absence) of these substances within the on-site building, MGA recommends that a qualified inspector be contacted for that purpose.

MGA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of property addressed at 1055 Evans Avenue (APN 007-081-04), the property. Any exceptions to, or deletions from, this practice are described in Section 9 of this report.

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

- A heating oil underground storage tank is located on the Subject Property. The age of the heating oil tank is unknown. While many factors can influence the life span of the tank, unprotected steel tanks can leak due to corrosion holes in the steel walls.*

MGA recommends that when the heating oil tank is decommissioned, an environmental assessment of the underlying soils be conducted in accordance with applicable Nevada Administrative Code. If contamination is discovered at that time, the Nevada State Petroleum Fund may be utilized to reimburse costs associated with the remediation of contamination resulting from the heating oil UST.

1. INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 1055 Evans Avenue in the City of Reno, Washoe County, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13), as well as the standards established by the U.S. Environmental Protection Agency (EPA) for conducting All Appropriate Inquiry (AAI).

1.2 Conditions of Contract

MGA performed this work for the Board of Regents, University of Nevada Reno (User) pursuant to our proposal dated October 7, 2015 and executed by the User on October 8, 2015.

1.3 User Responsibilities

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

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

In order to obtain this information, an AAI compliant user questionnaire was provided to the User of this Phase I ESA. The completed user questionnaire can be found in Appendix 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 including solids and liquids at the surface or subsurface, and vapor in the subsurface;
- **Site reconnaissance** of the Subject Property and observation of adjacent properties and vicinity by a qualified person under the direct supervision of an MGA Certified Environmental Manager;
- **Review of site history/land use** through city directory listings, historical aerial photographs, historical topographic maps, local jurisdiction records, and personal interviews/questionnaires.
- **Review of regulatory agency records** to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject site, adjacent properties, or proximal sites (if necessary), through both a commercial database search and agency inquiries; and,
- **Preparation of this report** that describes all work performed and presents a discussion of the findings and conclusions with recommendations.

2. SITE CHARACTERISTICS

2.1 Site Location

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

2.2 Site Description and Current Usage

The Subject Property is comprised of approximately 13,900 square feet (0.32 acres) of land and consists of a 1.5 story brick house and associated landscaping. The main floor of the house is occupied by the property owner and upstairs and downstairs rooms are rented to University of Nevada, Reno (UNR) students. The property is accessed from the east via Evans Avenue. Utilities supplied to the Subject Property consist of electric power (NV Energy), natural gas (NV Energy), sewer (City of Reno), and water (Truckee Meadows Water Authority).

2.3 Adjacent Properties

The Subject Property is bordered by the following:

North:	A house on the property addressed as 1061 Evans Avenue.
South:	A house on the property addressed as 1049 Evans Avenue.
East:	Evans Avenue with houses beyond.
West:	The University of Nevada, Reno campus.

3. ENVIRONMENTAL SETTING

3.1 Regional Physiographic Setting

The Subject Property is located within the Basin and Range Physiographic Province at an elevation of approximately 4,550 feet above mean sea level. The climate of the region is described as Mid-Latitude Steppe, which is characterized by cold winters, hot summers, and semi-arid precipitation conditions (Houghton et. al., 1975). Historical average minimum and maximum annual temperatures for the area, as recorded at the nearest climate station in Reno, Nevada, are 34.6 and 67.3 degrees Fahrenheit, respectively, while historical annual precipitation averages 7.22 inches (Western Regional Climate Center, 2015).

3.2 Geologic Conditions

The geology underlying the Subject Property has been mapped as quaternary alluvial fan deposits of Peavine Mountain. The unit is described as poorly sorted gravelly to sandy and clayey silt (Bonham and Bingler, 1973). The surficial soils found at the Subject Property have been mapped as the Waspo clay and the Reno stony sandy loam. These units are classified as hydrologic soil group D, which is characterized by high run-off potential when thoroughly wet, as water transmission through the soil is restricted (NRCS, 2014).

3.3 Surface Water Conditions

There are no surface water bodies such as streams or wetlands located on the Subject Property. The nearest surface water feature is the seasonally-active Orr Ditch, which is located approximately 170 feet southeast of the Subject Property. The nearest major surface water feature is Truckee River, located approximately 0.7 miles south of the Subject Property. It appears that during storm events, stormwater directly infiltrates the property or flows east over the paved driveway onto Evans Avenue. According to the Federal Emergency Management Agency (FEMA), the site is not located with a 100-year or 500-year flood zone.

3.4 Groundwater Conditions

Based on a review of the Nevada Division of Water Resources (NDWR) Well Log Database, water wells may be located in the vicinity of the Subject Property, but their exact locations are unknown and their existence has not been field-verified. No wells were observed or reported to be located on the Subject Property during site reconnaissance. Based in part on a review of nearby corrective actions cases, groundwater flow direction at the Subject Property is estimated to be generally towards the southeast and the depth to groundwater is estimated to be approximately 40 to 60 feet below ground surface.

4. SITE RECONNAISSANCE

4.1 Methodology

For the purpose of assessing current site conditions, a visit to the Subject Property and surrounding area was conducted on October 9, 2015 under sunny and warm conditions. During the site visit, observations were made in regards to *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-13, a REC is the presence, or likely presence, of any hazardous substances or petroleum products in, on, or at the property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and which generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

4.2 Observations During Reconnaissance

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

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| • Staining or discoloration of soil and/or pavement | Not Observed |
| • Wastewater systems, septic systems, sumps, and/or seeps | Not Observed |
| • Wells | Not Observed |
| • Patched areas of asphalt or concrete | Not Observed |
| • Standing surface water, ponds, farm tanks, etc. | Not Observed |
| • Railroad spurs | Not Observed |
| • Suspect PCB containing equipment | Not Observed |
| • Hydraulic equipment | Not Observed |
| • Underground storage tank (UST) systems/Vent Pipes
<i>The fill pipe for a heating oil UST was observed in the front yard and the associated vent pipe was observed attached to the front of the house.</i> | Observed |
| • Above ground storage tanks (ASTs) | Not Observed |
| • Sand-oil separators or grease interceptors | Not Observed |

• Paint booths, spray rigs, etc.	Not Observed
• Unorthodox heating and ventilation systems	Not Observed
• Emergency generators	Not Observed
• Chemical/waste generation and/or storage <i>Paints and concrete sealers were observed in the basement. The containers generally had capacities of one gallon or less, except for a 5-gallon bucket of driveway sealer. The containers appeared to be in good condition.</i>	Observed
• Unusual odors	Not Observed
• Dumping, disturbed soils, direct burial activity	Not Observed
• Floor drains	Not Observed
• Air emissions	Not Observed
• Industrial or manufacturing activities	Not Observed
• Distressed, discolored or stained vegetation	Not Observed
• Oil or gas well exploration or refinery activities	Not Observed
• Surface water contamination	Not Observed
• Farm waste, feed lot spoils, or manure stockpile	Not Observed
• Prolonged use, misapplication or storage of pesticides	Not Observed
• Discharges, or run-off of potential contaminants from off-site sources	Not Observed
• Basements and/or subsurface vaults <i>The house has a basement. There was no sump observed in the basement.</i>	Observed

4.3 Site Description

The Subject Property comprises approximately 13,900 square feet of land (0.32 acres). The property generally consists of a brick house with a surrounding yard and driveway. These features are described in further detail below.

4.3.1 Building Interior

The house mostly contained living areas for the owner and multiple tenants who attend the nearby University of Nevada, Reno. No items of environmental concern were observed in the living areas. The basement of the house contained approximately 20 gallons of paint, concrete

sealer, and other substances used for general maintenance of the property. The containers were generally one gallon or smaller in size, and were in good condition, showing no evidence of releases to the environment. The basement also contained a heating-oil fired furnace. The furnace appeared clean and no evidence of heating oil releases within the basement were observed.

4.3.2 Property Exterior

The fill pipe and vent pipe for a heating oil UST were observed in front of the house. The fill pipe was observed in the flower bed proximal to the sidewalk and the driveway and the vent pipe was attached to the side of the house, at a location near the furnace in the basement and approximately 40 feet from the UST fill pipe.

4.4 Surrounding Properties

At the time of the site visit, the properties immediately north, east, and south of the Subject Property were residential. No evidence of environmental concerns was observed from publicly available areas adjacent to the residential properties.

Immediately to the west of the Subject Property was a portion of the UNR campus consisting of a landscaped area, a roadway, and a classroom building. Pad-mounted electrical transformers and a diesel-powered backup electrical generator were observed on the UNR property at a location approximately 40 feet southwest of the Subject Property. Historical sources show that this electrical equipment was installed in the late 2000s. The equipment appeared to be in good condition, with no visual evidence of leaks which could have impacted the Subject Property.

4.5 PCB Sources

Polychlorinated biphenyl (PCB) is a man-made chemical known to have potential harmful effects on human health and the environment. Federal law banned U.S. production of PCBs as of July 2, 1979. However, PCB-containing materials may still be present in electrical equipment manufactured prior to 1979. No suspect PCB-containing equipment was observed on the Subject Property.

Pad-mounted electrical transformers were observed on the west-adjointing property. However, the transformers appear to have been newly installed in the late 2000s, therefore they are not expected to contain PCBs. 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 historical aerial photographs, historical topographic maps, available Sanborn Fire Insurance maps, available City Directory records, County records, and personal interviews that were performed for the Subject Property. The purpose of the historical assessment was to identify potential conditions that may have impacted the Subject Property in the past. A summary of our historical assessment is presented below.

5.1 Historical Aerial Photographs

Environmental Data Resources, Inc. (EDR) provided aerial photographs covering the area of the Subject Property for the years: 1939, 1946, 1953, 1959, 1962, 1964, 1972, 1978, 1980, 1984, 1994, 1999, 2006, and 2010. Aerial photographs for years other than these were not reviewed. The review of these aerial photos showed that the Subject Property and adjacent properties along Evans Avenue have been developed with residences since at least 1939. The portion of the UNR campus immediately west of the Subject Property appears to have been a field until it was developed with campus buildings in the late 1950s and 1960s. The Orr Ditch can be seen along the western boundary of the Subject Property in the early photos. It appears that this portion of the ditch was abandoned and the alignment was changed to its present-day configuration in the early 1960s. New development associated with the Davidson Math and Science Center Science can be seen in the 2010 photograph. This development includes the installation of pad-mounted electrical transformers and a diesel-powered generator at a location approximately 50 feet west of the southeast corner of the Subject Property. The review of these aerial photographs did not reveal any specific concerns regarding environmental issues that may have impacted the Subject Property. A copy of the historical aerial photograph report that was reviewed is provided in Appendix D.

5.2 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 were not reviewed. The review of these maps show that the Orr Ditch was formerly aligned along the western boundary of the Subject Property prior to the 1967 map. The review did not reveal any specific concerns regarding environmental issues that may have impacted the Subject Property. A copy of the historical topographic map report that was reviewed is provided in Appendix D.

5.3 Sanborn Fire Insurance Maps

A Sanborn Map Report for the Subject Property was provided by EDR. The report includes Sanborn Maps for the years 1949, 1955, 1957, 1966, 1970, and 1972, which depict the portion of the UNR campus located to the west of the Subject Property. The Subject Property was not depicted in the maps. Review of the Sanborn Maps did not reveal any specific concerns regarding environmental issues that may have impacted the Subject Property in the past. A copy of the EDR Sanborn Map Report that was reviewed is provided in Appendix E.

5.4 City Directory Listings

City directory listings were provided by EDR for Evans Avenue and Record Street (formerly East Street). City directory listings as published by Polk's City Directory listings were reviewed for the years: 1932, 1960, 1965, 1970, 1975, 1980, and 1986. City directory listings

as published by Cole Information Services were reviewed for the years: 1992, 1995, 1999, 2003, 2008, and 2013. City directories for years other than these were not reviewed. The Subject Property was not listed in the 1932 directory. Review of the city directories showed that the surrounding properties on Evans Street have been occupied by residents since the 1930s. The review did not reveal any specific concerns regarding environmental issues that may have impacted the Subject Property. A copy of the EDR city directory report that was reviewed is provided in Appendix E.

5.5 Washoe County Assessor's Office

According to the Washoe County Assessor's Office, the Subject Property is listed as APN 007-081-04. The property is located in an area zoned as "Mixed Use University of Nevada", and the Land Use Code is Single Family Residence. According to the assessment information, the residence was built in 1934 and the property has been owned by the Platz family since at least as early as 1993. Ownership information prior to 1993 was not provided in the information available for review.

5.6 Interview with the Property Owner

During the site visit, property owner Linda Platz was interviewed regarding her knowledge of the Subject Property. She stated that she had lived at the property since the late 1970s and that a new oil-fired furnace was installed at that time. Ms. Platz said that she had not had any maintenance problems with the heating oil UST system, and that she was not aware of any excessive oil consumption that could be indicative of a leaking system. When asked if she was aware of any chemical spills, releases, or environmental issues that may have occurred on the Subject Property, Ms. Platz indicated that she was not aware of any such issues.

6. REGULATORY AGENCY REVIEW

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

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

6.1 EDR Radius Map Report

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

The Subject Property was not listed as a regulatory site in the databases searched by EDR. However, the following regulatory listings were identified within the *Approximate Minimum Search Distances* in the databases searched by EDR: one Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG) site, 107 Nevada State Hazardous Waste (SHWS) sites, one leaking underground storage tank (LUST) site, three UST sites, one solid waste recycling (SWRCY) facility, one RCRA Non-Generator/No Longer Regulated site, and one EDR Manufactured Gas Plant site. The majority of the SHWS listings were the result of petroleum releases to soil from leaking heating oil USTs.

Based on a review of available information regarding these 116 regulatory listings, all of the sites except for two 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. For this reason, the sites that were not investigated further are considered unlikely to cause, or to have caused in the past, environmental impact to the Subject Property.

In order to evaluate potential impacts to the Subject Property, additional research was conducted on two sites which could not initially be ruled out. Additional information regarding each of these sites is provided in Section 6.3 of this report. Based on this research, these sites do not appear to have negatively impacted the Subject Property.

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 EDR 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). 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, on the Subject Property. MGA performed a VES for the area encompassing the Subject Property by reviewing each of the regulatory sites that were provided by EDR within a 1/3 mile primary search radius from the boundary of the Subject Property.

Fifteen sites were initially identified within the 1/3 mile primary search radius surrounding the Subject Property. However, each of these sites were determined to have limited potential for the presence of contaminants of concern and were determined to be outside the critical distance for vapor migration to the Subject Property. Therefore, no VECs were identified. A copy of the VES report is included herein as Appendix G.

6.3 Nevada Division of Environmental Protection (NDEP)

Two regulatory sites administered by the NDEP were identified that could potentially impact the Subject Property. The following section is a summary of information obtained from the NDEP Bureau of Corrective Actions in Carson City, Nevada.

6.3.1 University of Nevada, Reno, Various Sites, Facility ID #D-001285

Based on a review of the available file, in February of 2004, a heating oil UST was removed from the north-adjointing property, addressed at 1061 Evans Avenue,. The former UST was located approximately 10 feet north and upgradient of the Subject Property. The closure report contained in the file indicates that corrosion holes were observed in the bottom of the UST, and petroleum impacted soil was present immediately below the UST at depth of 10 feet below ground surface (bgs). The soils were reported to have a significant clay fraction. A deeper soil sample, collected at a depth of 13.5 feet bgs did not contain petroleum hydrocarbons above laboratory detection limits. Therefore, the report concluded that the petroleum impacted soil did not extend beyond the immediate vicinity of the former UST. The case received regulatory closure from the NDEP on March 1, 2004.

6.3.2 University of Nevada, Reno, College of Agriculture Building, Facility ID #D-000256

The UNR Agriculture Building is located proximal to the western boundary of the Subject Property. Review of the file available from the NDEP showed that a release of petroleum from a heating oil UST was discovered in September 1994 at a location approximately 475 feet southwest, and hydrologically crossgradient, from the Subject Property. The release impacted soil beneath the heating oil tank. However, no petroleum impacts were detected in groundwater

sampled from three monitoring wells. The case received regulatory closure from the NDEP in February of 1995.

6.4 Washoe County District Health Department (WCDHD)

On October 8, 2015, an inquiry regarding inspections, complaints, spills or other potential environmental issues in connection with the Subject Property and/or its adjacent properties was submitted via electronic mail to Trudy Enfield and Susan Lampman with the WCDHD. On October 9, 2015, Ms. Lampman replied by email indicating that their office has no records of complaints, permits or inspections for 1055 Evans Avenue in Reno. Ms. Lampman reported that there was a complaint filed January of 2004 regarding a possible leaking heating oil UST on the north-adjointing property. Corrective actions were taken, which are described in Section 6.3.1 of this report.

7. NON-SCOPE BUSINESS RISK CONSIDERATIONS

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. Non-scope business risk considerations may include the following, but are not limited to:

- Asbestos
- Lead Based Paint
- Mold
- Radon
- Industrial Hygiene
- Health and Safety
- Indoor Air Quality (unrelated to releases of hazardous substances or petroleum products into the environment)
- Ecological Resources
- Endangered Species
- Cultural/Historical Resources

The following non-scope business risk considerations have been reviewed for 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. Should the User of this Phase I ESA wish to gain confidence with regard to the risk of asbestos, it is recommended that the on-site building be tested.

7.2 Lead Based Paint

Lead based paint (LBP) has been identified as a potential health hazard, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs. Buildings constructed prior to 1978 may have utilized paints which contained lead. Identification and sampling for the presence of lead in paint is beyond the Scope of Work (as outlined in Section 1.4 of this report) for this Phase I ESA. The building on the Subject Property was originally constructed in 1936. Therefore, it is possible that LBP may exist at the property. Should the User of this Phase I ESA wish to gain confidence with regard to the risk of lead based paint, 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. Should the User of this Phase I ESA wish to gain confidence with respect to the presence (or absence) of mold within the on-site building, MGA recommends that a mold inspector be contacted for that purpose.

7.4 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 data published by the Nevada Radon Education Program of the University of Nevada Cooperative Extension (UNCE, 2015). Based on the information reviewed, MGA is of the opinion that radon gas accumulation may be a potential risk at the Subject Property. Should the User of this report wish to gain additional confidence with regard to the risk of radon gas, it is recommended that the on-site building be tested.

8. FINDINGS AND CONCLUSIONS

McGinley and Associates, Inc. has performed this Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the property addressed at 1055 Evans Avenue (APN 007-081-04) in the City of Reno, Washoe County, Nevada. A summary of our environmental findings and conclusions is presented below.

8.1 Findings

8.1.1 Historical Recognized Environmental Conditions

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

8.1.2 Controlled Recognized Environmental Conditions

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

8.1.3 Recognized Environmental Conditions

The following *recognized environmental condition* was found for the Subject Property.

- A heating oil underground storage tank is located on the Subject Property. The age of the heating oil tank is unknown. While many factors can influence the life span of the tank, unprotected steel tanks can leak due to corrosion holes in the steel walls.

8.1.4 Other Concerns

No other concerns were identified for the Subject Property.

8.2 Conclusions

MGA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of property addressed at 1055 Evans Avenue (APN 007-081-04), the property. Any exceptions to, or deletions from, this practice are described in Section 9 of this report.

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

- *A heating oil underground storage tank is located on the Subject Property. The age of the heating oil tank is unknown. While many factors can influence the life span of the tank, unprotected steel tanks can leak due to corrosion holes in the steel walls.*

MGA recommends that when the heating oil tank is decommissioned, an environmental assessment of the underlying soils be conducted in accordance with applicable Nevada Administrative Code. If contamination is discovered at that time, the Nevada State Petroleum Fund may be utilized to reimburse costs associated with the remediation of contamination resulting from the heating oil UST.

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

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

9.2 Data Gaps

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

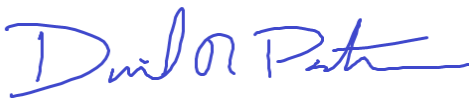
- Historical information found for the Subject Property may have exceeded five year intervals. This data gap is not considered significant as specific use of the property and adjoining properties appears unchanged during the period of time that exceeded five years.
- Past owners were not available within reasonable time and/or cost constraints for interview for this report. However, based on information obtained from EDR and Washoe County records, this data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from other sources.

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 40 CFR §312.10(b). 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.



Daniel Pasteris
Hydrologist

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.



Benjamin Peterson, C.E.M. #2397, Exp. Date 3/24/17
Project Manager

11. REFERENCES

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

ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM E 2600-13.

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

Environmental Data Resources (EDR), October 7, 2015. Certified Sanborn Map Report. Inquiry Number: 4432105.3.

EDR, October 7, 2015. EDR Historical Topographic Map Report. Inquiry Number: 4432105.4.

EDR, October 8, 2015. The EDR Aerial Photo Decade Package. Inquiry Number: 4432105.9.

EDR, October 8, 2015. The EDR-City Directory Image Report. Inquiry Number: 4432105.5.

EDR, October 7, 2015. The EDR Radius Map Report with GeoCheck. Inquiry Number: 4432105.2s.

EDR, October 7, 2015. EDR Vapor Encroachment Screen. Inquiry Number: 4432105.6s.

Federal Emergency Management Agency (FEMA), FIRM Map of Washoe County, Nevada, Panel 3045 of 3475, Map Number 32031C3045G, Map Revised March 16, 2009.

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, 2014. Web Soil Survey: Washoe County, Nevada, South Part. Version 11, August 21, 2014. United States Department of Agriculture. (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>).

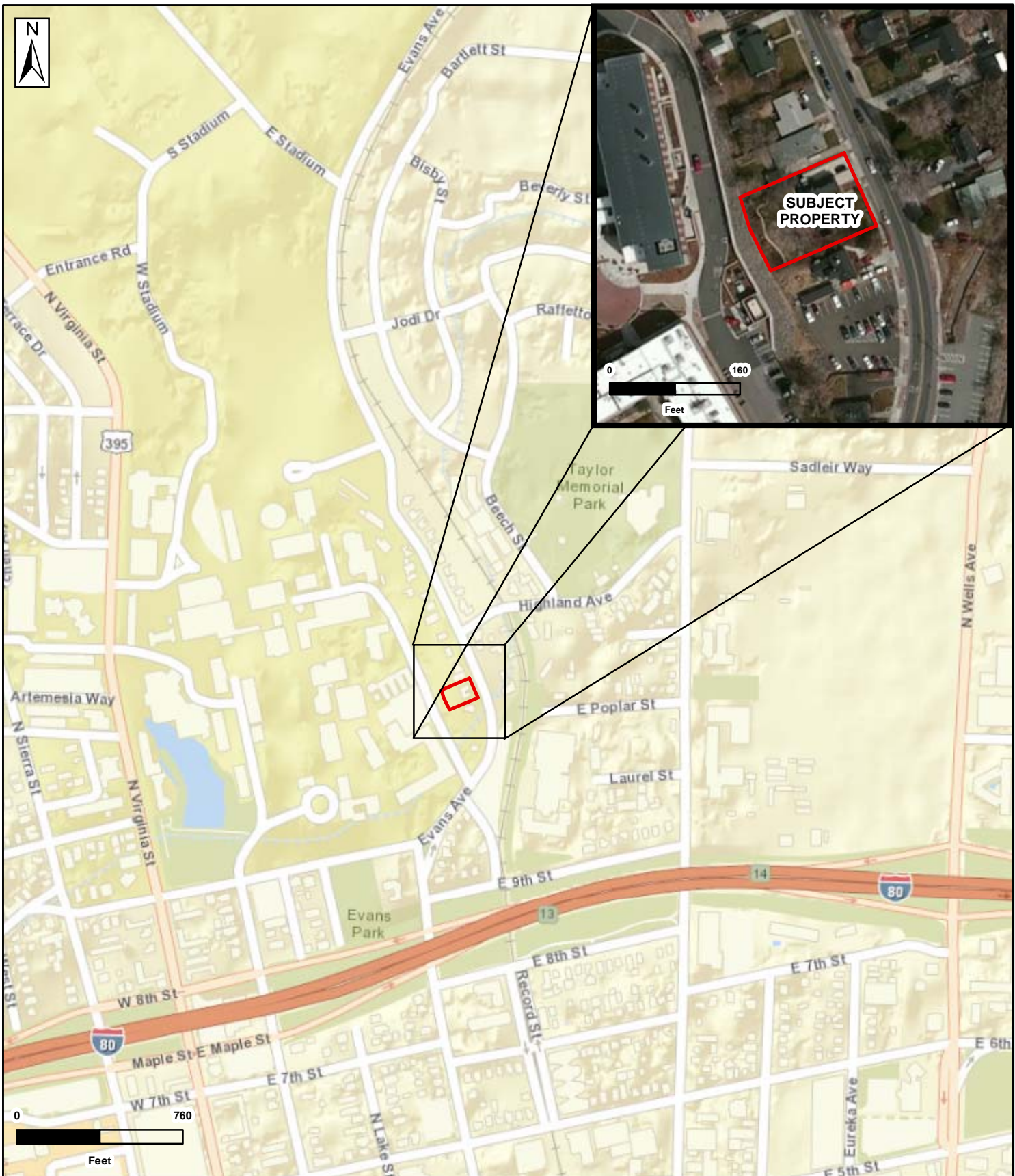
Nevada Division of Water Resources Well Log Database (online), (<http://water.nv.gov>).

University of Nevada Cooperative Extension, Nevada Radon Education Program, 2015, (<https://www.unce.unr.edu/programs/sites/radon>).

United States Department of Agriculture, Natural Resources Conservation Service. 1997. National Engineering Handbook - Part 630 Hydrology. H_210_NEH_630 - Part 630 – Hydrology.

Washoe County Assessor's Office (online), (<http://www.washoecounty.us/assessor/index.htm>).

Western Regional Climate Center (WRCC), 2015. Desert Research Institute Website (<http://www.wrcc.dri.edu/climatedata/climsum/>).



REVISIONS	NO.	BY	DATE
A	DESIGNED	DP	
	DRAWN	TAD	
	CHECKED	DP	
JOB NO.:	APPROVED		
UNR-052			

FIGURE 1

PROJECT LOCATION MAP
-SHOWING-
APN 007-081-04
1055 EVANS AVENUE
RENO, NEVADA



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

COORDINATE SYSTEM:
NAD 1983 UTM Zone 11N

APPENDIX A

User Questionnaire

USER QUESTIONNAIRE

Property Address: 1055 Evans Avenue, Reno, Nevada

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

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

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

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

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

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

No

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

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

No

Initials: PM

USER QUESTIONNAIRE

Property Address: 1055 Evans Avenue, Reno, Nevada

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

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

No

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

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

PROPERTY REFLECTS FAIR MARKET VALUE.

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

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

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

No

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

No

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

No

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

No

Initials: _____

fm


USER QUESTIONNAIRE

Property Address: 1055 Evans Avenue, Reno, Nevada

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

No



Signature:

PAT MARTINEZ

Printed Name:

10/19/15

Date

REAL ESTATE OFFICE

Title:

Initials: pm

APPENDIX B

Assessor's Map and Parcel Information

**(#134)
UNIVERSITY HEIGHTS**

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

Subject Property

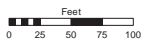
UNIVERSITY
OF
NEVADA

Assessor's Map Number

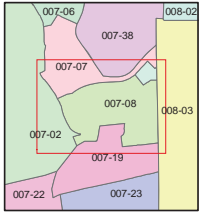
007-08

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

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

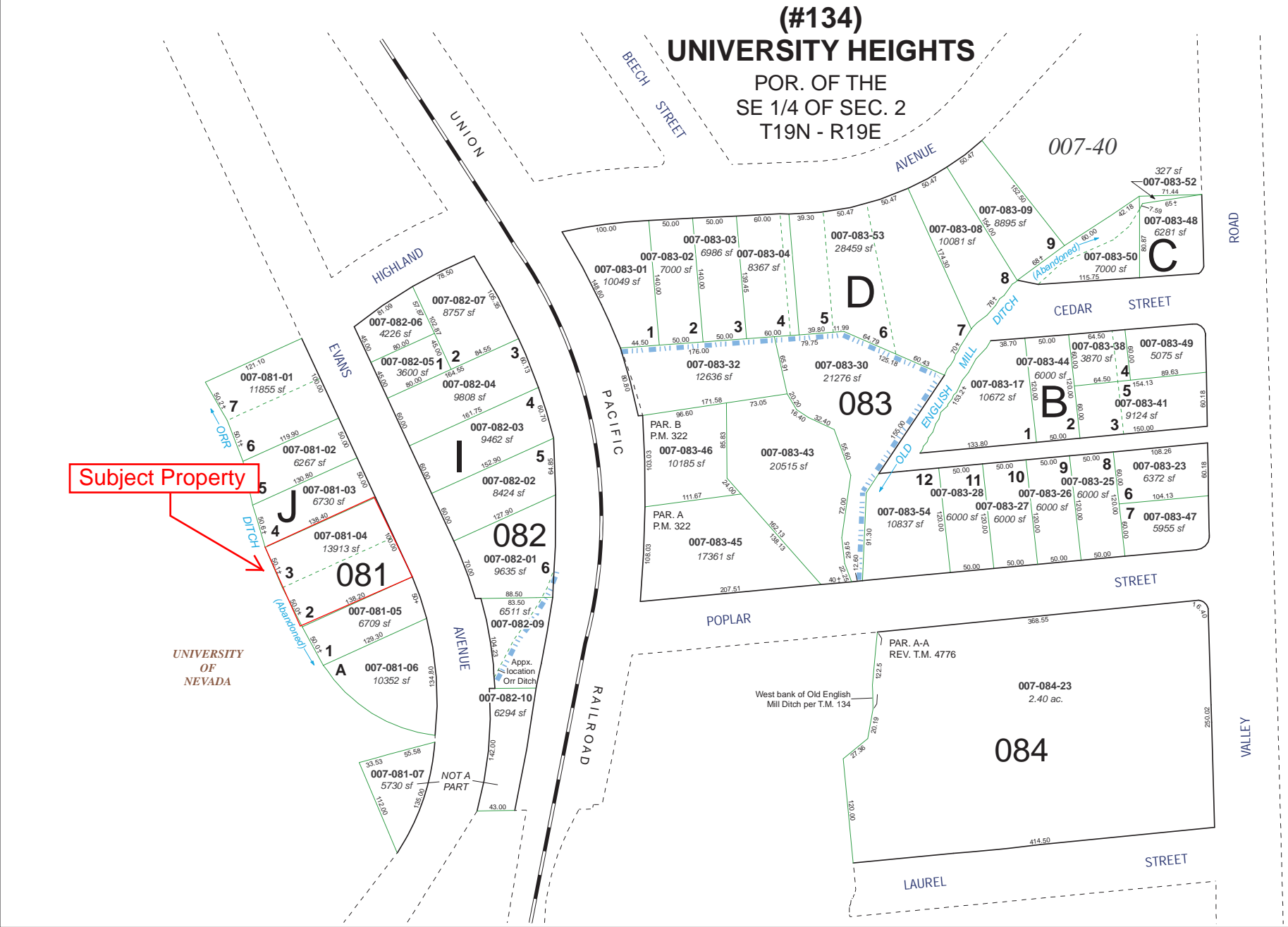


1 inch = 100 feet



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

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



APN: 007-081-04 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs	1055 EVANS AVE			Quality	R30 Average	Bldg Type	Sgl Fam Res
Owner 1	PLATZ FAMILY TRUST, LINDA M			Stories	1.5 STRY FN	Square Feet	2,432
Mail Address	1055 EVANS AVE RENO NV 89512			Year Built	1934	Square Feet does not include Basement or Garage Conversion Area.	
Owner 2 or Trustee	PLATZ TTEE, LINDA M			W.A.Y.	1934	Finished Bsmt	1,605
Rec Doc No	4182910	Rec Date	12/11/2012	Bedrooms	3	Unfin Bsmt	0
Prior Owner	PLATZ, LINDA M			Full Baths	2	Bsmt Type	DUGOUT
Prior Doc	1746472			Half Baths	0	Gar Conv Sq Foot	0
Keyline Desc	UNIVERSITY HEIGHTS LT 2 & 3 BLKJ			Fixtures	9	Total Gar Area	414
Subdivision	UNIVERSITY HEIGHTS 1			Fireplaces	1	Gar Type	ATTACHED
	Lot: 2 & 3	Block: J	Sub Map#	134	Heat Type	Det Garage	0
	Record of Survey Map:		Parcel Map#		Sec Heat Type	Bsmt Gar Door	0
	Section: Township: 19 Range: 19		SPC		Ext Walls	Sub Floor	WOOD
	Tax Dist	1005 Add'l Tax Info	Prior APN		Sec Ext Walls	Frame	MASONRY
Tax Cap Status	3 PCT Qualified Primary Residence			Roof Cover	COMP SHINGLE	Construction Mod	0
				Obso/Bldg Adj	0	Units/Bldg	1
				% Incomplete		Units/Parcel	1

Land Information							
Land Use	200	Zoning	MUUN	Sewer	Municipal	NBC	BDBC
Size	13,915 SqFt or ~ 0.319 Acre	Water	Muni	Street	Paved	NBC Map	BD NBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2014/15 FV	2015/16 FV	V-Code	LUC	Doc Date	Value/Sale Price	Grantor	Grantee
			3BGG	200	12-11-2012	0	PLATZ, LINDA M	PLATZ FAMILY TRUST, LINDA M
Taxable Land Value	25,080	29,700			12-23-1993	0		PLATZ,LINDA M
Taxable Improvement Value	69,769	73,343			11-01-1978	107,000		
Taxable Total	94,849	103,043						
Assessed Land Value	8,778	10,395						
Assessed Improvement Value	24,419	25,670						
Total Assessed	33,197	36,065						

Building #1 Sketch	Property Photo
---------------------------	-----------------------

UnSwitched SubAreas:
BMT: 1805,
CRA: 414,
OLA: 2432,
PDR: 42,
INDX: 11+2004 180,

Sun Area By Label:

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.

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 10/06/2015.

APPENDIX C

Site Photographs



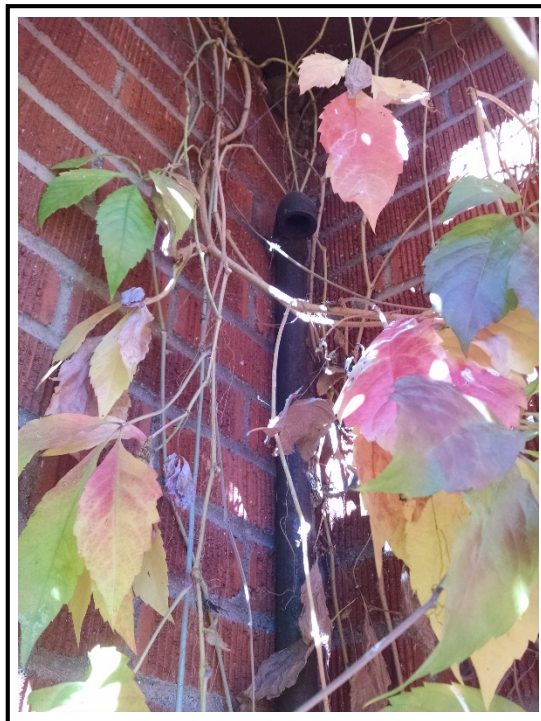
Photograph 1:
Front view of the subject property, looking southwest.



Photograph 2:
Back yard of the subject property, looking northeast.



Photograph 3:
Fill pipe for heating oil UST, located in the flower bed in the front yard,
proximal to the driveway and the sidewalk.



Photograph 4:
UST vent pipe, located approximately 10 feet from the front door of the house.



Photograph 5:
Paint cans stored in the basement.



Photograph 6:
Additional household chemical storage, including a 5-gallon bucket of concrete sealer.



Photograph 7:
The diesel-powered electrical generator and electrical transformers located approximately 40 feet southwest of the Subject Property. The UNR Fleishman Agriculture Building is located beyond.



Photograph 8:
The north-adjoining property, addressed as 1061 Evans Avenue.

APPENDIX D

Historical Aerial Photographs and Topographic Maps

UNR052 - 1055 Evans Avenue

1055 Evans Avenue

Reno, NV 89512

Inquiry Number: 4432105.9

October 08, 2015

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

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

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

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

Disclaimer - Copyright and Trademark Notice

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

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

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

Date EDR Searched Historical Sources:

Aerial Photography October 08, 2015

Target Property:

1055 Evans Avenue

Reno, NV 89512

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1939	Aerial Photograph. Scale: 1"=750'	Flight Date: June 29, 1939	EDR
1946	Aerial Photograph. Scale: 1"=500'	Flight Date: July 10, 1946	USGS
1953	Aerial Photograph. Scale: 1"=500'	Flight Date: April 24, 1953	EDR
1959	Aerial Photograph. Scale: 1"=500'	Flight Date: June 16, 1959	EDR
1962	Aerial Photograph. Scale: 1"=500'	Flight Date: June 21, 1962	NHD
1964	Aerial Photograph. Scale: 1"=500'	Flight Date: October 23, 1964	EDR
1972	Aerial Photograph. Scale: 1"=500'	Flight Date: June 01, 1972	USGS
1978	Aerial Photograph. Scale: 1"=500'	Flight Date: January 20, 1978	EDR
1980	Aerial Photograph. Scale: 1"=1000'	Flight Date: January 22, 1980	EDR
1984	Aerial Photograph. Scale: 1"=1000'	Flight Date: September 07, 1984	EDR
1994	Aerial Photograph. Scale: 1"=500'	Flight Date: June 21, 1994	USGS
1999	Aerial Photograph. Scale: 1"=500'	DOQQ - acquisition dates: September 11, 1999	USGS/DOQQ
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP



Subject Property

INQUIRY #: 4432105.9

YEAR: 1939



| = 750'



Subject Property

INQUIRY #: 4432105.9

YEAR: 1946



| = 500'



Subject Property

INQUIRY #: 4432105.9

YEAR: 1953



1" = 500'



INQUIRY #: 4432105.9

YEAR: 1959



| = 500'



Subject Property

INQUIRY #: 4432105.9

YEAR: 1962



| = 500'



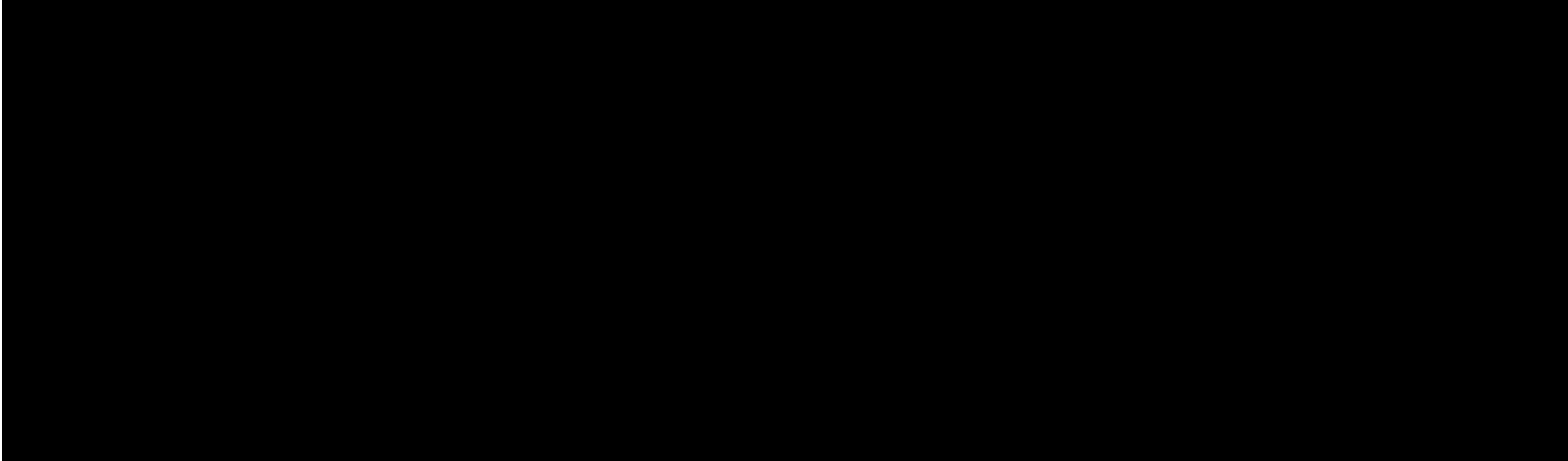
Subject Property

INQUIRY #: 4432105.9

YEAR: 1964



1" = 500'



INQUIRY #: 4432105.9

YEAR: 1972



| = 500'



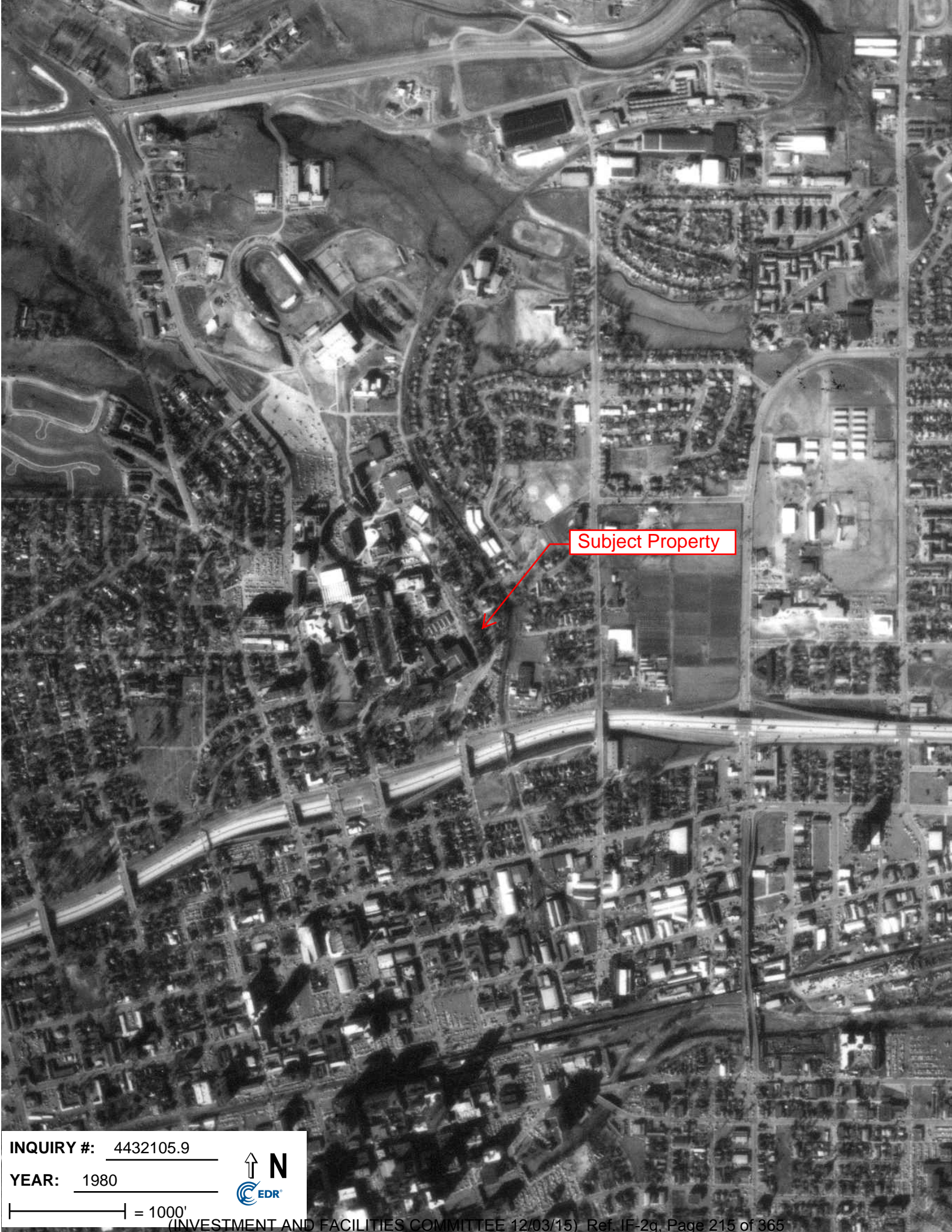
Subject Property

INQUIRY #: 4432105.9

YEAR: 1978



| = 500'



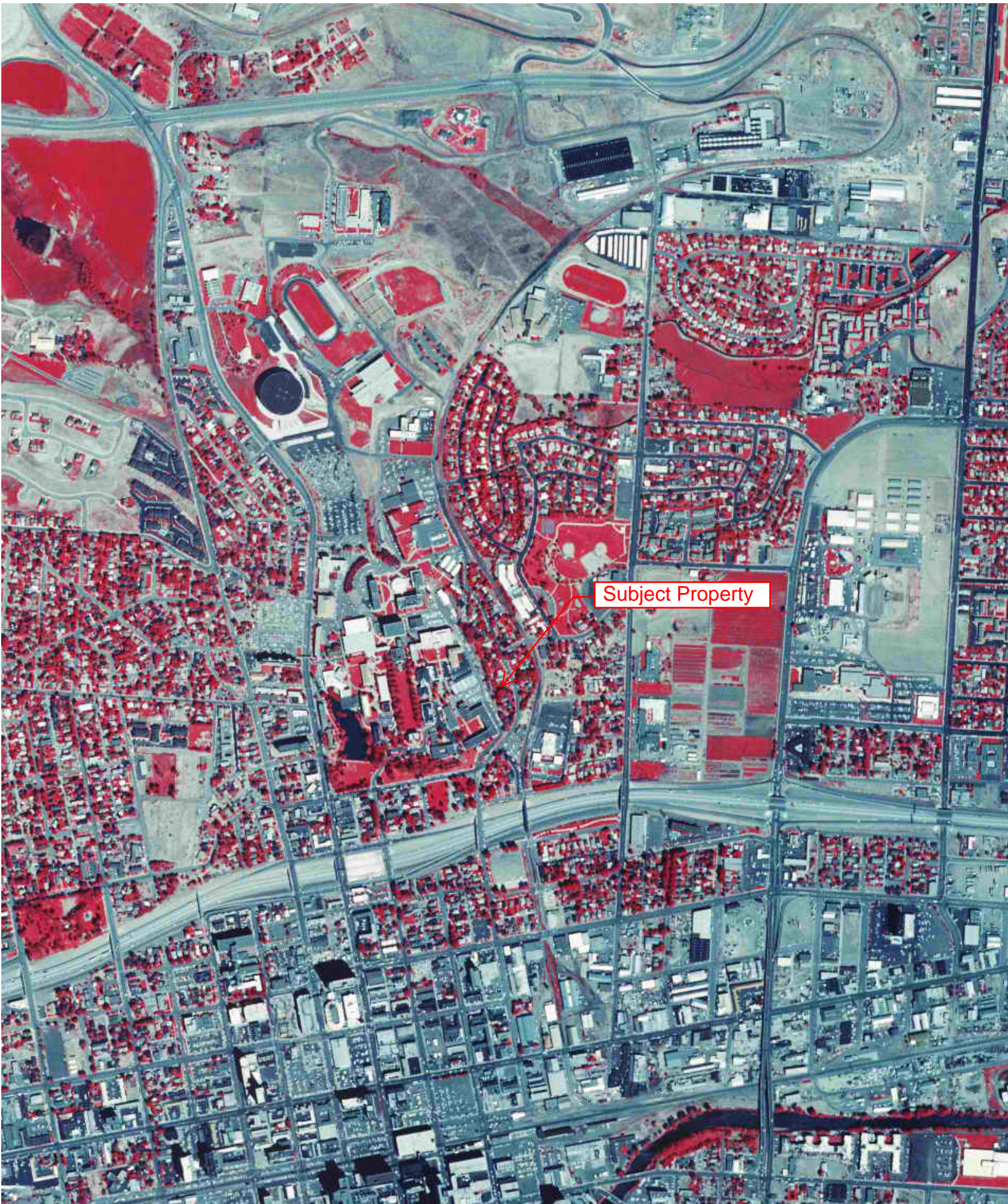
Subject Property

INQUIRY #: 4432105.9

YEAR: 1980



| = 1000'



Subject Property

INQUIRY #: 4432105.9

YEAR: 1984



1" = 1000'



Subject Property

INQUIRY #: 4432105.9

YEAR: 1994



| = 500'



Subject Property

INQUIRY #: 4432105.9

YEAR: 1999



— = 500'



Subject Property

INQUIRY #: 4432105.9

YEAR: 2006



— = 500'



Subject Property

INQUIRY #: 4432105.9

YEAR: 2010



— = 500'

UNR052 - 1055 Evans Avenue

1055 Evans Avenue

Reno, NV 89512

Inquiry Number: 4432105.4

October 07, 2015

EDR Historical Topographic Map Report



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

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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

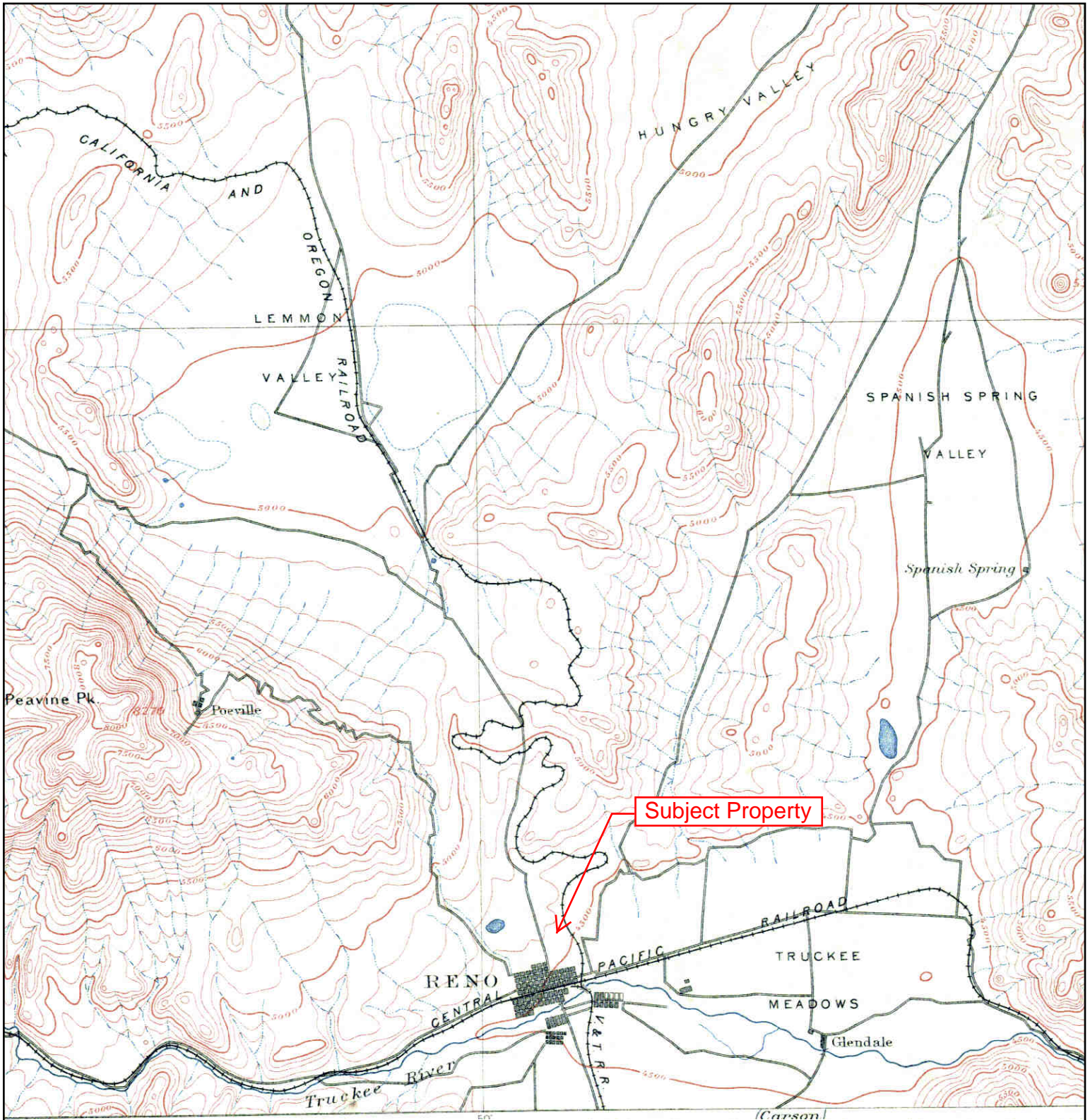
Disclaimer - Copyright and Trademark Notice

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

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

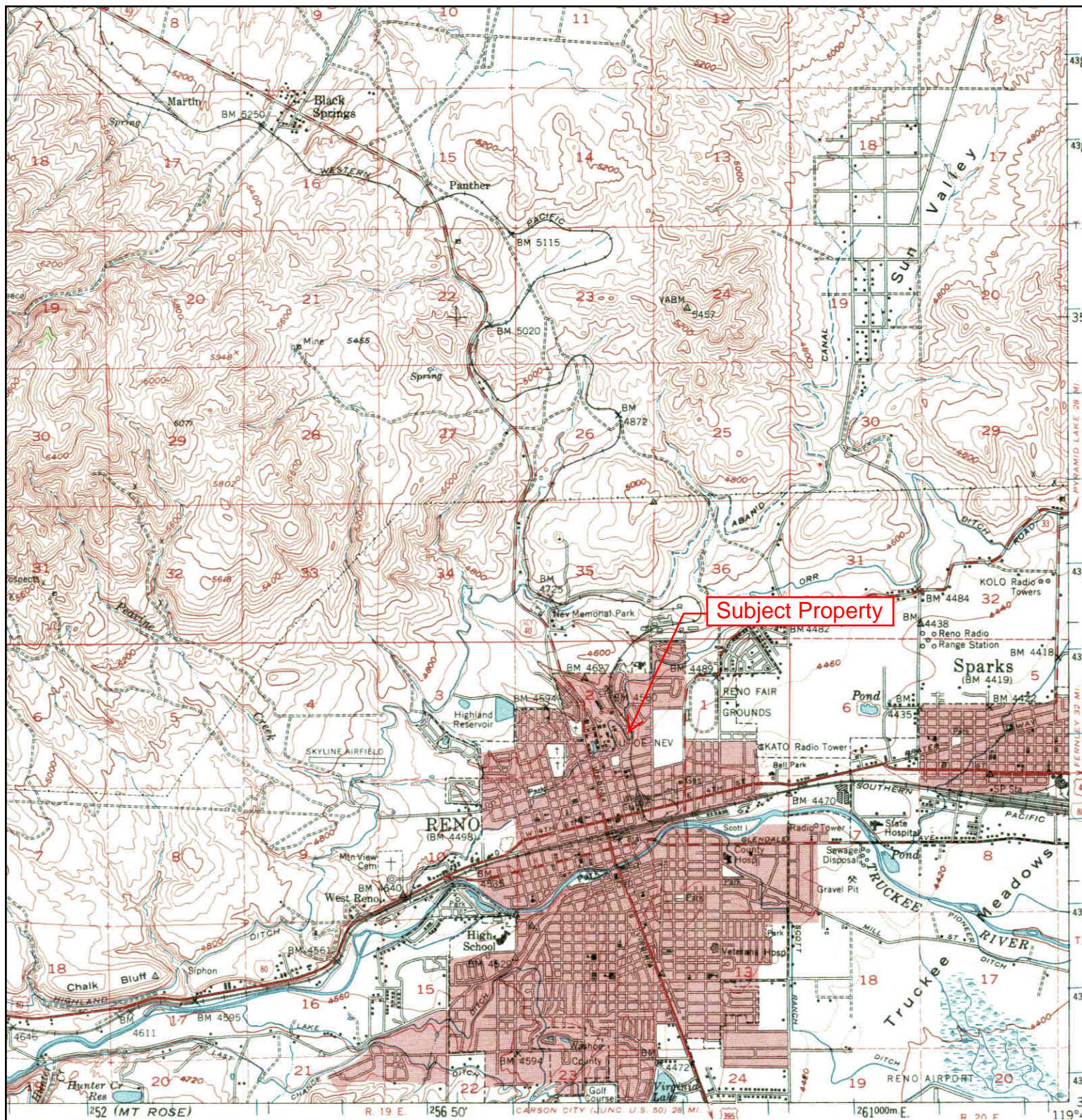
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Historical Topographic Map



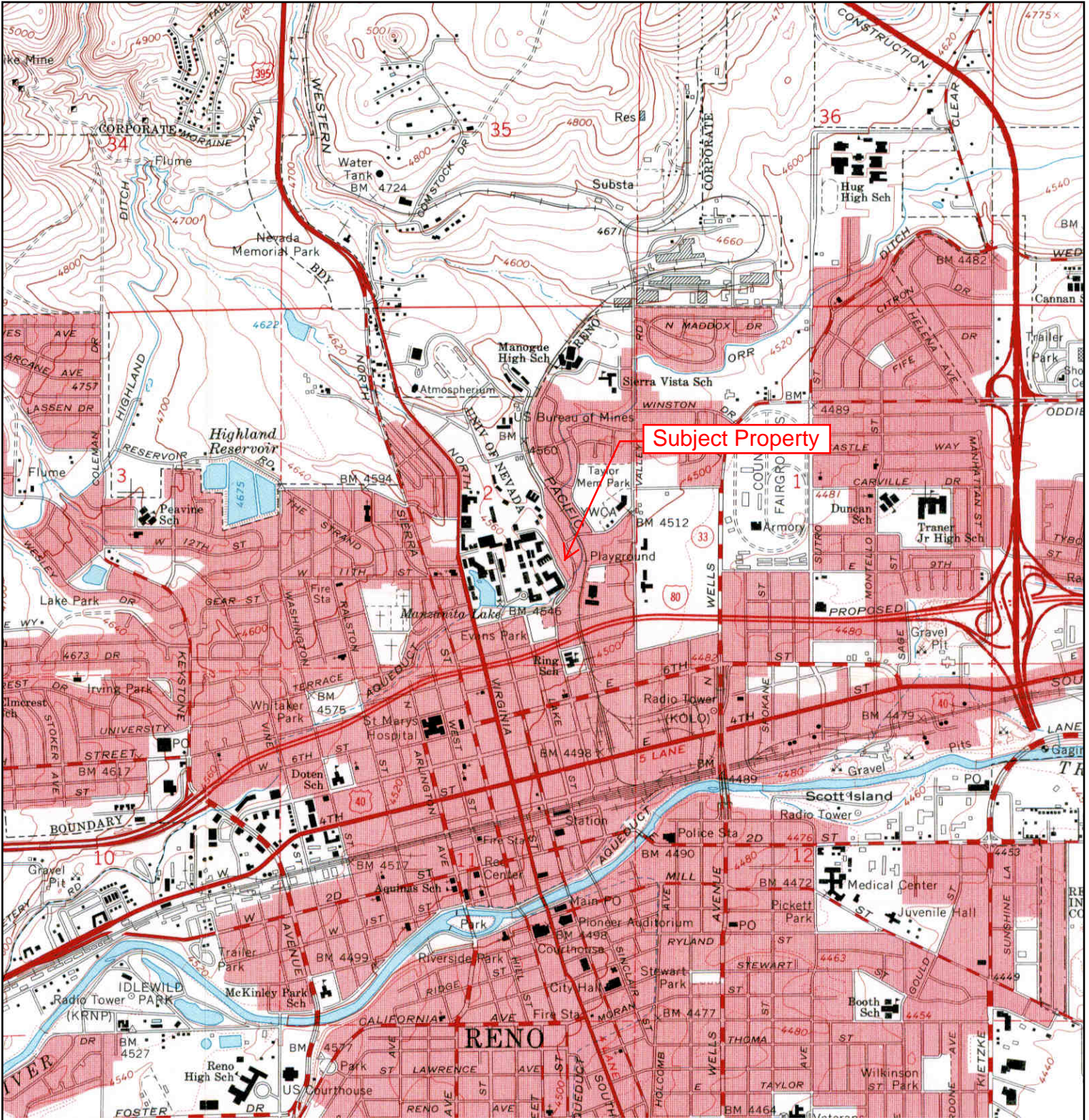
<p>N ↑</p>	<p>TARGET QUAD NAME: RENO MAP YEAR: 1893</p>	<p>SITE NAME: UNR052 - 1055 Evans Avenue ADDRESS: 1055 Evans Avenue Reno, NV 89512</p>	<p>CLIENT: McGinley Associates CONTACT: Benjamin Peterson INQUIRY#: 4432105.4 RESEARCH DATE: 10/07/2015</p>
	<p>SERIES: 30 SCALE: 1:125000</p>	<p>LAT/LONG: 39.5389 / -119.8115</p>	


Historical Topographic Map



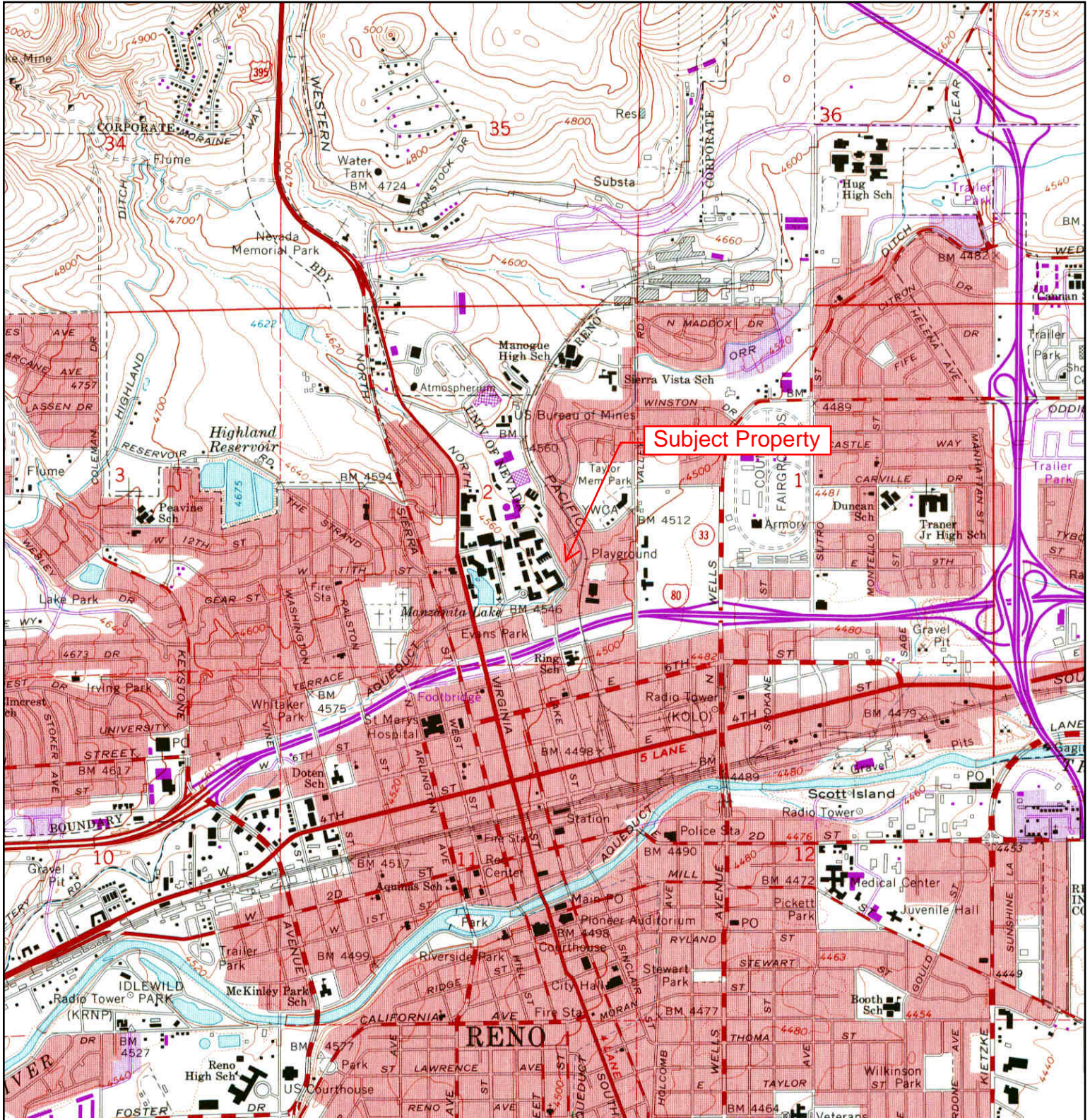
	TARGET QUAD	SITE NAME:	CLIENT:
	NAME: RENO	UNR052 - 1055 Evans Avenue	McGinley Associates
	MAP YEAR: 1950	ADDRESS: 1055 Evans Avenue Reno, NV 89512	CONTACT: Benjamin Peterson
	SERIES: 15	LAT/LONG: 39.5389 / -119.8115	INQUIRY#: 4432105.4
	SCALE: 1:62500		RESEARCH DATE: 10/07/2015

Historical Topographic Map



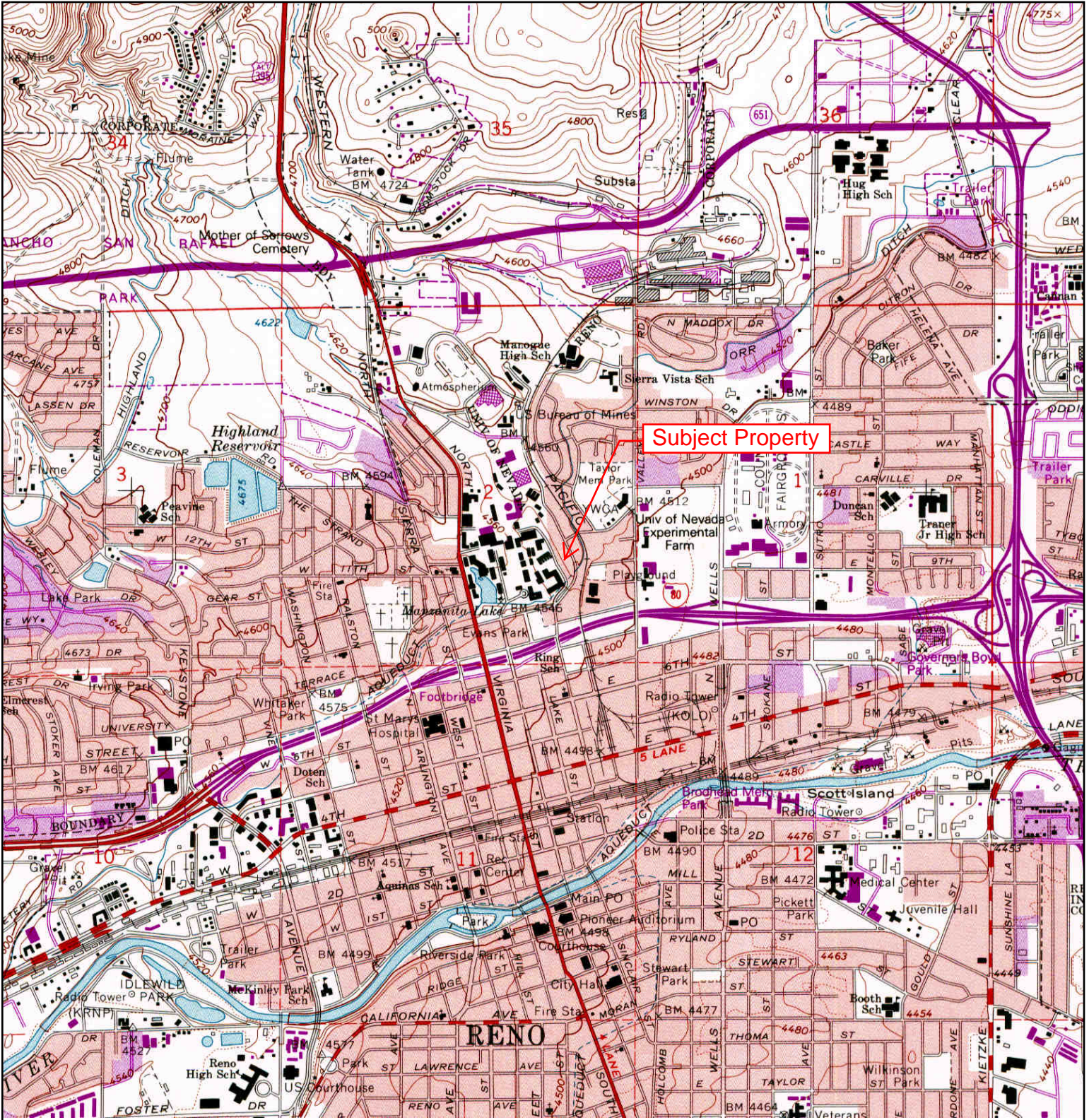
N 	TARGET QUAD	SITE NAME:	UNR052 - 1055 Evans Avenue	CLIENT:	McGinley Associates
	NAME: RENO	ADDRESS:	1055 Evans Avenue	CONTACT:	Benjamin Peterson
	MAP YEAR: 1967	LAT/LONG:	39.5389 / -119.8115	INQUIRY#:	4432105.4
	SERIES: 7.5			RESEARCH DATE:	10/07/2015
	SCALE: 1:24000				

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD</p>	<p>SITE NAME: UNR052 - 1055 Evans Avenue</p>	<p>CLIENT: McGinley Associates</p>
	<p>NAME: RENO</p>	<p>ADDRESS: 1055 Evans Avenue</p>	<p>CONTACT: Benjamin Peterson</p>
	<p>MAP YEAR: 1974</p>	<p>LAT/LONG: 39.5389 / -119.8115</p>	<p>INQUIRY#: 4432105.4</p>
	<p>PHOTOREVISED FROM :1967</p>		<p>RESEARCH DATE: 10/07/2015</p>
	<p>SERIES: 7.5</p>		
	<p>SCALE: 1:24000</p>		

Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME:	UNR052 - 1055 Evans Avenue	CLIENT:	McGinley Associates
	NAME: RENO	ADDRESS:	1055 Evans Avenue	CONTACT:	Benjamin Peterson
	MAP YEAR: 1982	LAT/LONG:	39.5389 / -119.8115	INQUIRY#:	4432105.4
	PHOTOREVISED FROM :1967			RESEARCH DATE:	10/07/2015
	SERIES: 7.5				
	SCALE: 1:24000				

APPENDIX E

Sanborn Map Report and City Directory Listings

UNR052 - 1055 Evans Avenue

1055 Evans Avenue

Reno, NV 89512

Inquiry Number: 4432105.3

October 07, 2015

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

10/07/15

Site Name:

UNR052 - 1055 Evans Avenue
1055 Evans Avenue
Reno, NV 89512

Client Name:

McGinley Associates
815 Maestro Drive
Reno, NV 89511



EDR Inquiry # 4432105.3

Contact: Benjamin Peterson

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

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

Certified Sanborn Results:

Site Name: UNR052 - 1055 Evans Avenue
Address: 1055 Evans Avenue
City, State, Zip: Reno, NV 89512
Cross Street:
P.O. # NA
Project: UNR052
Certification # 3078-40B9-AB9B



Sanborn® Library search results
Certification # 3078-40B9-AB9B

Maps Provided:

1972
1970
1966
1957
1955
1949

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

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

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

McGinley Associates (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark notice

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

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

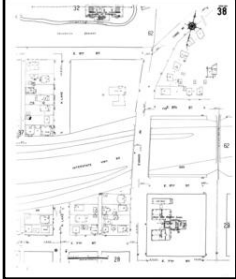
EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Sanborn Sheet Thumbnails

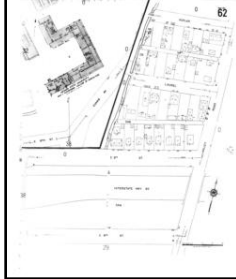
This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1972 Source Sheets

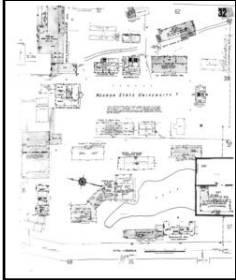


Volume 1, Sheet 38



Volume 1, Sheet 62

1970 Source Sheets



Volume 1, Sheet 32



Volume 1, Sheet 38



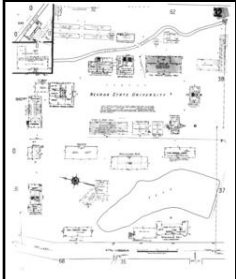
Volume 1, Sheet 62

1966 Source Sheets



Volume 1, Sheet 62

1957 Source Sheets



Volume 1, Sheet 32



Volume 1, Sheet 38



Volume 1, Sheet 62

1955 Source Sheets



Volume 1, Sheet 62

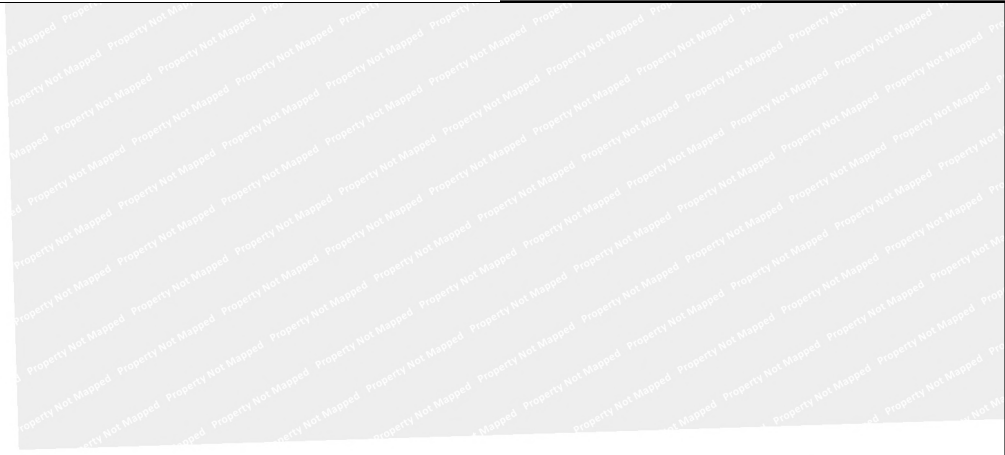
1949 Source Sheets



Volume 1, Sheet 62

1972 Certified Sanborn Map

Site Name: UNR052 - 1055 Evans Avenue
 Address: 1055 Evans Avenue
 City, ST, ZIP: Reno NV 89512
 Client: McGinley Associates
 EDR Inquiry: 4432105.3
 Order Date: 10/7/2015 4:50:02 PM
 Certification #: 3078-40B9-AB9B
 Copyright: 1972

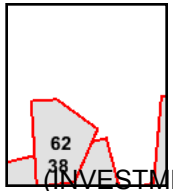
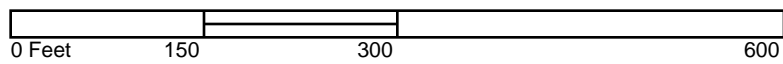


The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification # 3078-40B9-AB9B



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



Volume 1, Sheet 38
 Volume 1, Sheet 62

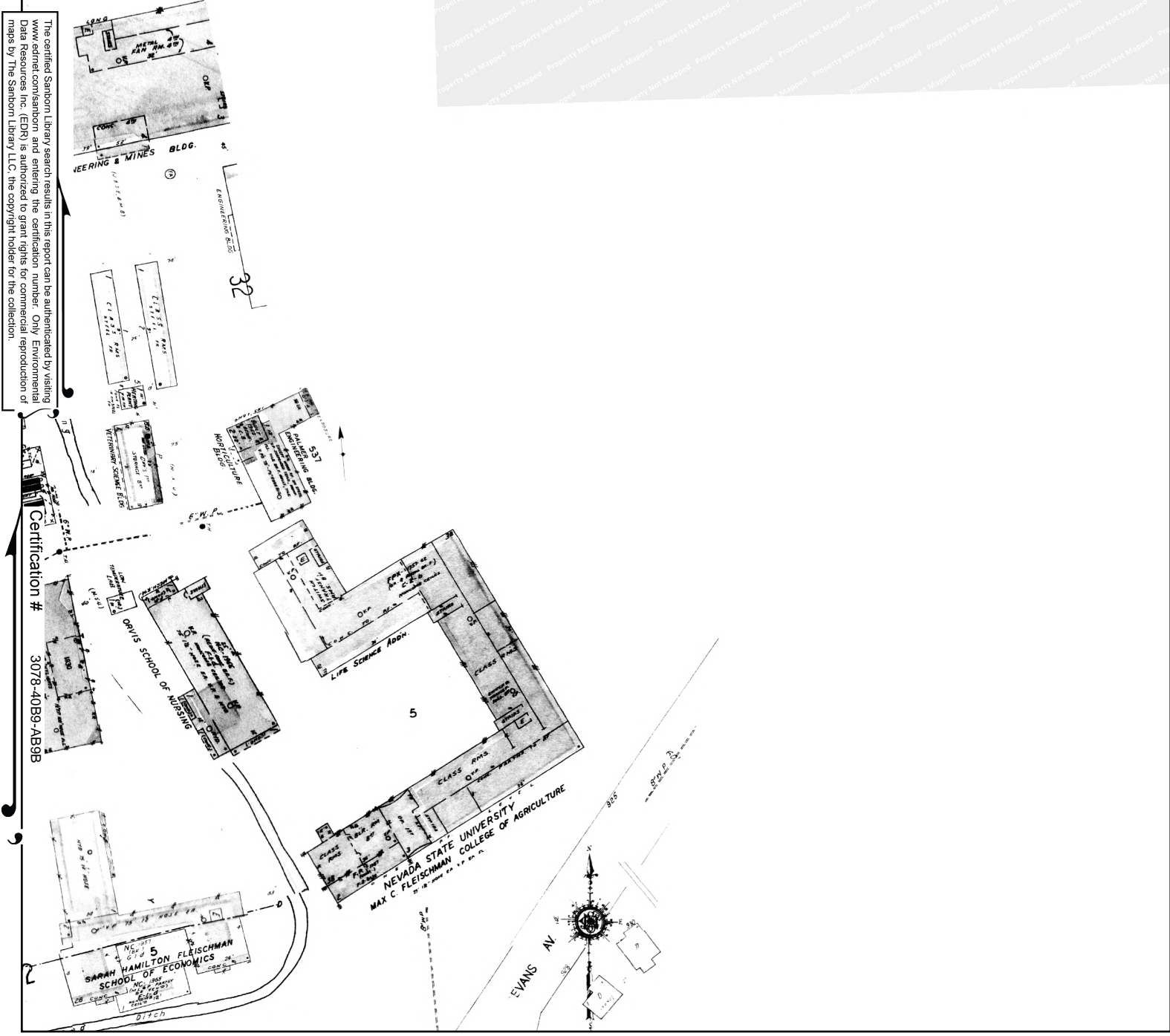


1970 Certified Sanborn Map

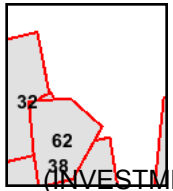
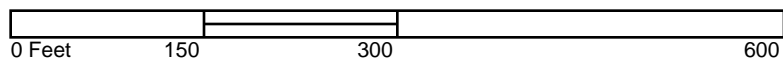
Site Name: UNR052 - 1055 Evans Avenue
 Address: 1055 Evans Avenue
 City, ST, ZIP: Reno NV 89512
 Client: McGinley Associates
 EDR Inquiry: 4432105.3
 Order Date: 10/7/2015 4:50:02 PM
 Certification #: 3078-40B9-AB9B
 Copyright: 1970



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.



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

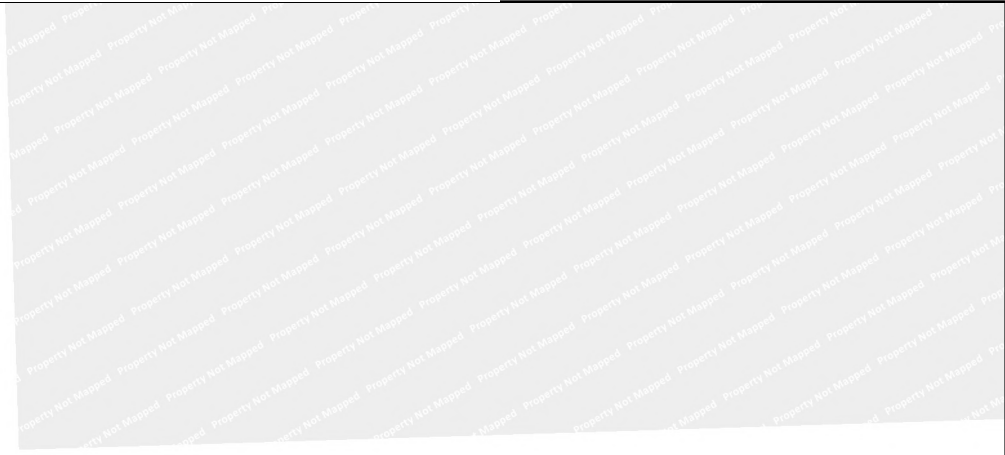


- Volume 1, Sheet 32
- Volume 1, Sheet 38
- Volume 1, Sheet 62

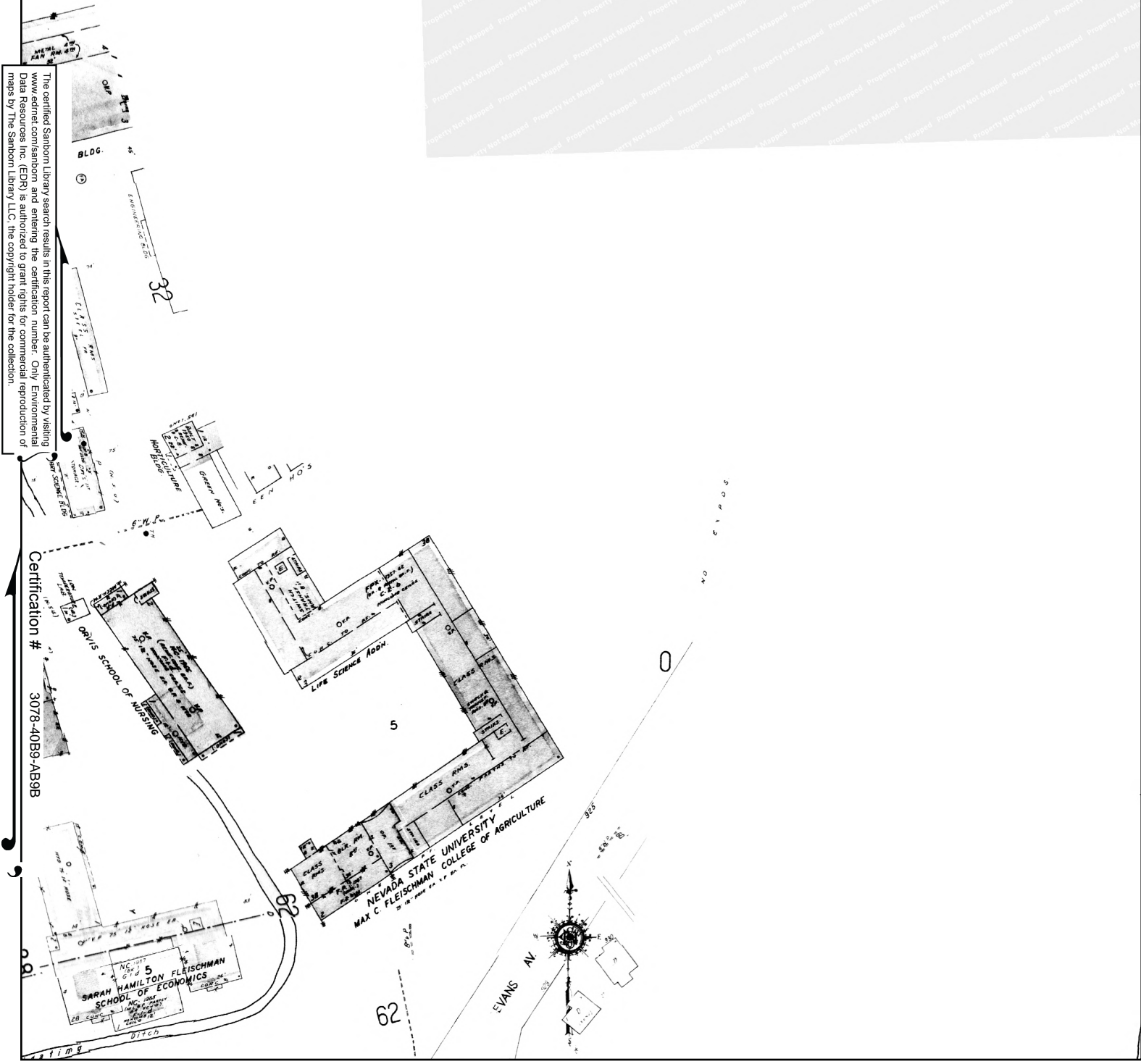


1966 Certified Sanborn Map

Site Name: UNR052 - 1055 Evans Avenue
 Address: 1055 Evans Avenue
 City, ST, ZIP: Reno NV 89512
 Client: McGinley Associates
 EDR Inquiry: 4432105.3
 Order Date: 10/7/2015 4:50:02 PM
 Certification # 3078-40B9-AB9B
 Copyright: 1966

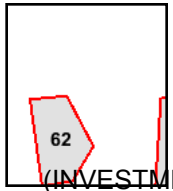
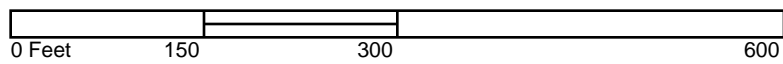


The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.



Certification # 3078-40B9-AB9B

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

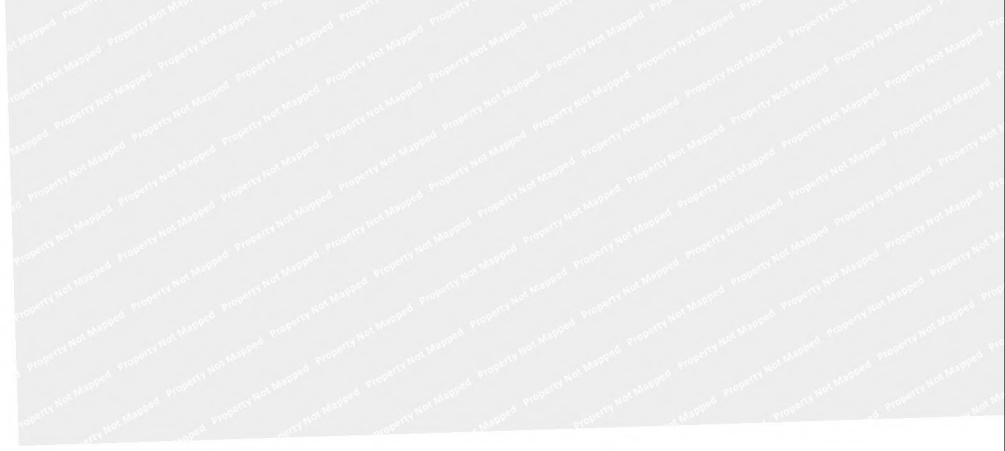


Volume 1, Sheet 62

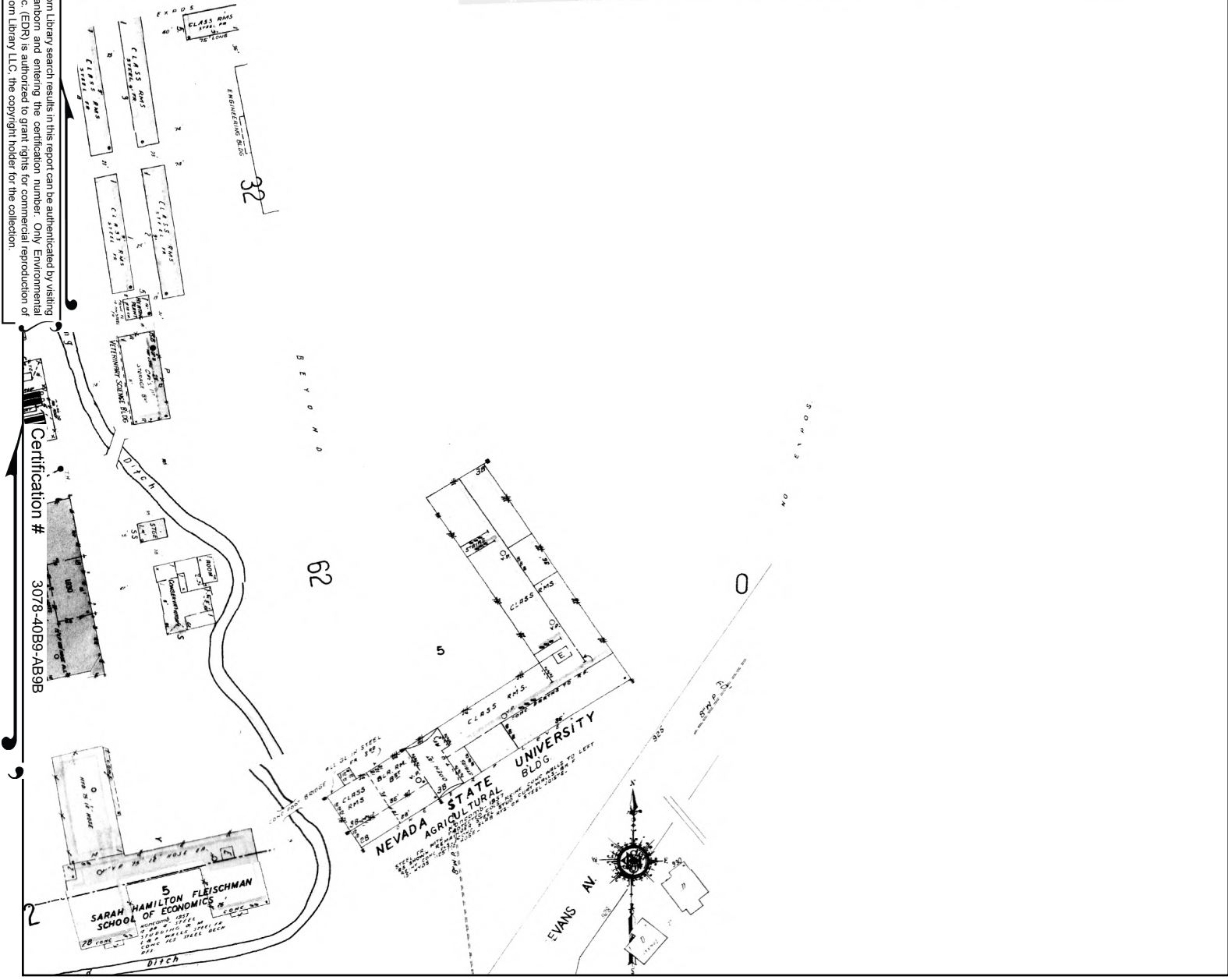


1957 Certified Sanborn Map

Site Name: UNR052 - 1055 Evans Avenue
 Address: 1055 Evans Avenue
 City, ST, ZIP: Reno NV 89512
 Client: McGinley Associates
 EDR Inquiry: 4432105.3
 Order Date: 10/7/2015 4:50:02 PM
 Certification #: 3078-40B9-AB9B
 Copyright: 1957

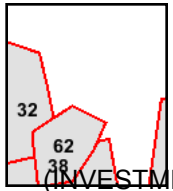
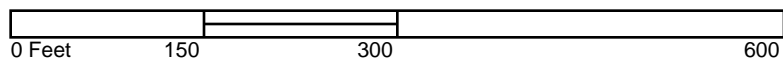


The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.



Certification # 3078-40B9-AB9B

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

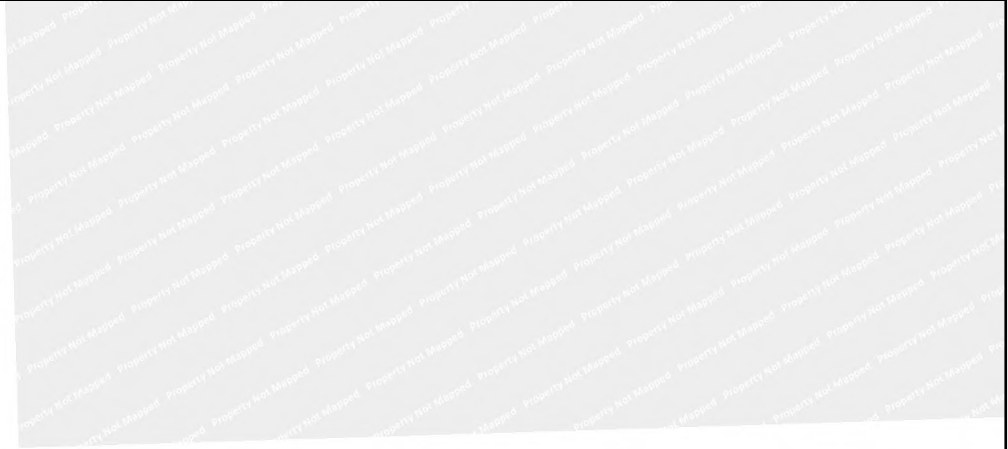


- Volume 1, Sheet 32
- Volume 1, Sheet 38
- Volume 1, Sheet 62

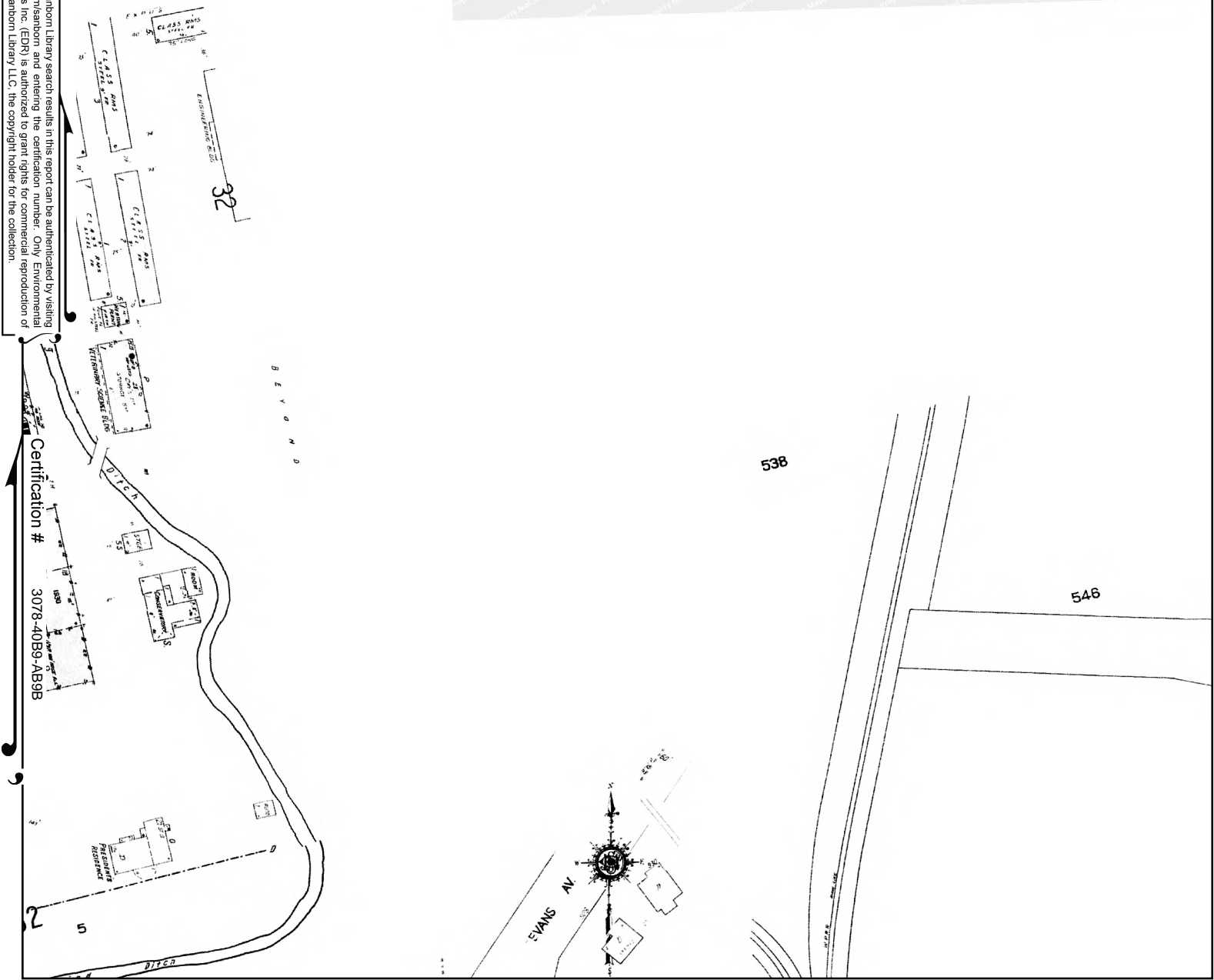


1955 Certified Sanborn Map

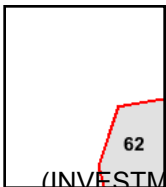
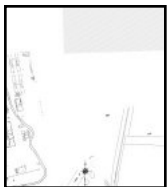
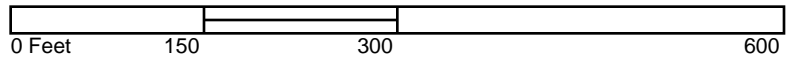
Site Name: UNR052 - 1055 Evans Avenue
 Address: 1055 Evans Avenue
 City, ST, ZIP: Reno NV 89512
 Client: McGinley Associates
 EDR Inquiry: 4432105.3
 Order Date: 10/7/2015 4:50:02 PM
 Certification #: 3078-40B9-AB9B
 Copyright: 1955



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.



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

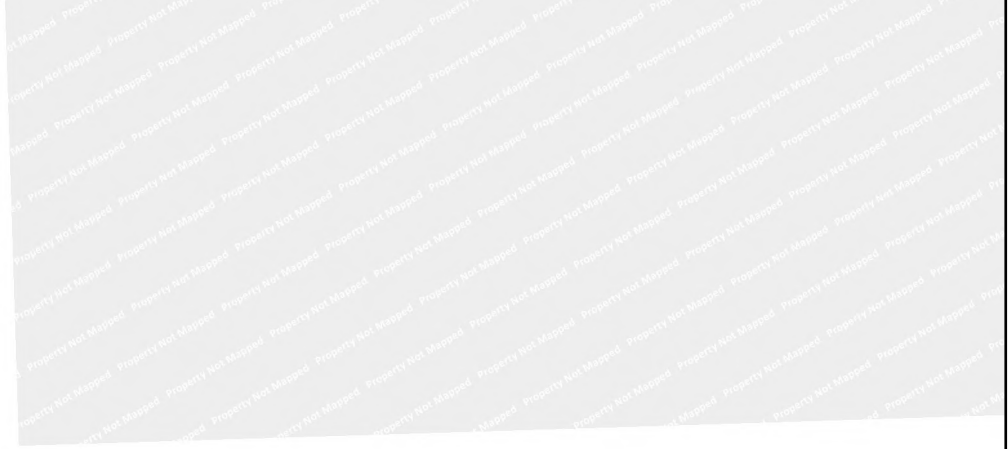


Volume 1, Sheet 62

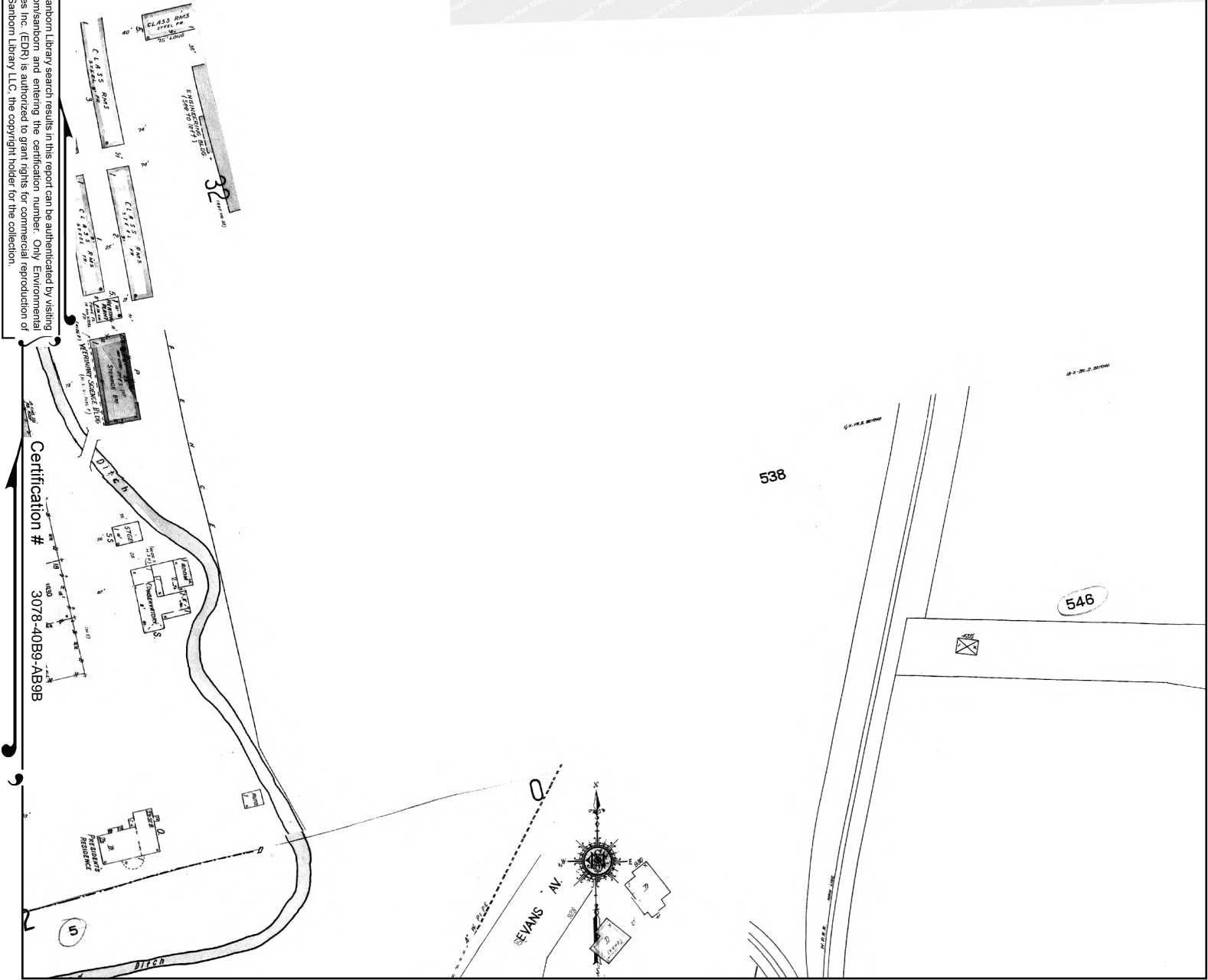


1949 Certified Sanborn Map

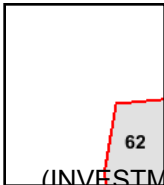
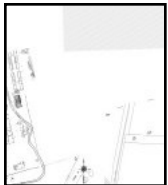
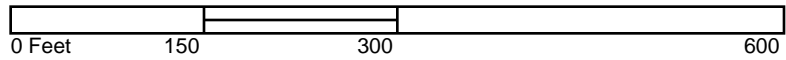
Site Name: UNR052 - 1055 Evans Avenue
 Address: 1055 Evans Avenue
 City, ST, ZIP: Reno NV 89512
 Client: McGinley Associates
 EDR Inquiry: 4432105.3
 Order Date: 10/7/2015 4:50:02 PM
 Certification #: 3078-40B9-AB9B
 Copyright: 1949



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.



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



Volume 1, Sheet 62



UNR052 - 1055 Evans Avenue

1055 Evans Avenue
Reno, NV 89512

Inquiry Number: 4432105.5
October 08, 2015

The EDR-City Directory Image Report



6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

Disclaimer - Copyright and Trademark Notice

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

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

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

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>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1992	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1986	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1980	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1975	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
1970	<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

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

FINDINGS

TARGET PROPERTY STREET

1055 Evans Avenue
Reno, NV 89512

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

EVANS AVE

2013	pg A2	Cole Information Services
2008	pg A6	Cole Information Services
2003	pg A10	Cole Information Services
1999	pg A14	Cole Information Services
1995	pg A16	Cole Information Services
1992	pg A19	Cole Information Services
1986	pg A22	Polk's City Directory
1980	pg A24	Polk's City Directory
1975	pg A27	Polk's City Directory
1970	pg A30	Polk's City Directory
1965	pg A32	Polk's City Directory
1960	pg A34	Polk's City Directory
1960	pg A35	Polk's City Directory
1932	pg A37	Polk's City Directory

FINDINGS

CROSS STREETS

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

EAST ST

1975	pg. A26	Polk's City Directory
1970	pg. A29	Polk's City Directory
1965	pg. A31	Polk's City Directory
1960	pg. A33	Polk's City Directory
1932	pg. A36	Polk's City Directory

RECORD ST

2013	pg. A4	Cole Information Services	
2008	pg. A8	Cole Information Services	
2003	pg. A12	Cole Information Services	
1999	pg. A15	Cole Information Services	
1995	pg. A18	Cole Information Services	
1992	pg. A21	Cole Information Services	
1986	pg. A23	Polk's City Directory	
1980	pg. A25	Polk's City Directory	
1975	pg. A28	Polk's City Directory	
1970	-	Polk's City Directory	Street not listed in Source
1965	-	Polk's City Directory	Street not listed in Source
1960	-	Polk's City Directory	Street not listed in Source
1932	-	Polk's City Directory	Street not listed in Source

City Directory Images

EVANS AVE 2013

663	DOMINIQUE FITTING
711	OCCUPANT UNKNOWN
	WILLIS JACKSON
715	OCCUPANT UNKNOWN
719	INA EDWARDES
721	OCCUPANT UNKNOWN
726	ALFRED POE
	DELFIE KING
	DUANE SWANSON
	GLORIA HESS
	JANET EDWARD
	JOHN LOBATO
	JOSEPH GARCIA
	JUDITH KIRSCHNER
	KAREN MERRILL
	LUCY DENNY
	MYRTLE THOMPSON
	PATRICIA FAVOR
	PATRICIA MAVITY
	RICHARD EADES
	RITA ESTES
	ROBERT BRANTON
	ROBERT CORNWELL
	ROBERT OPITZ
	ROLAND HENRY
	ROSALINA CRESPO
	RUTH MEADOWS
	SAIDY KAHRAMAN
	URSULA ABBOTT
	WILLIAM BOONE
	WILLIAM COLBERT
729	PICKER MARC ATTORNEY AT LAW
835	SIGMA ALPHA EPSILAN
900	MEL SMITH
908	JOHN FOCER
	OCCUPANT UNKNOWN
912	GREAT BASIN INSTITUTE THE
928	LORETTA FRIEDEL
930	MAUSER MARK ESQ
1045	OCCUPANT UNKNOWN
1055	RICHARD TROTMAN
1056	MICHAEL BOCKS
1061	SOLACE TREE THE
	SUICIDE PREVENTION & CRISIS CALL CEN
1065	MARK LUCAS
1066	JANICE BRUCE
1071	DELTA GAMMA
	SARAH BEAR
1072	OCCUPANT UNKNOWN
1110	MICHAEL CUTLER

EVANS AVE 2013 (Cont'd)

1115	OCCUPANT UNKNOWN
1120	OCCUPANT UNKNOWN
1121	ERIC TRACY
1125	JUNE HUNTER
	OCCUPANT UNKNOWN
1126	JOHN GRIFFIN
1127	CODY KNIGHT
1128	OCCUPANT UNKNOWN
1133	DAVID JONES

RECORD ST 2013

315	VOLUNTEERS OF AMERICANEVADA
335	CORINA RADZIK
	GOOD SHEPHERDS CLOTHES CLOSET
	PROJECT RESTART
	SABRINA GREGES
	SHAREESE MILLER
355	VOLUNTEERS OF AMERICA
	RENOSPARKS GOSPEL MISSION INC
650	ARLEY THROCKMORTON
	ARMANDO ZUMAYA
	BARBARA MAXIE
	BARBARA WEISS
	BECKY BERTSCH
	BILLY ALTADONNA
	BOB WALLIS
	BOWDEN FOREMAN
	BYRON GOODACRE
	CHARLES STOKES
	CHUCK RHODES
	CITI VISTA SENIOR APARTMENTS
	DARLENE LACLAIR
	DARRYL HUNTER
	DIANE OFLYNN
	EARL NATIVIDAD
	EILEEN PATTISON
	ERICKA OETTL
	FAYE PUTNEY
	FRANCES BULLOCK
	FRANCES HUNTER
	FRANK AIELLO
	GARY HESSELTINE
	GARY XAVIER
	GERALD STAERK
	HAROLD FRENCH
	HARVEY COUCH
	JACQUELINE BACORN
	JACQUELINE COATS
	JAMES MEADOWS
	JEANE NEWBROUGH
	JOHN GILROY
	JOYCE RHODES
	JUDY POZZI
	KAREN ROGERS
	KAREN STEEL
	KATHLEEN ANTHONY
	KEVIN MURPHY
	LA CLAIR D
	LEEROY JACOBSEN
	LINDA URRUTIA
	LOUISE KRETSINGER

RECORD ST 2013 (Cont'd)

650	LUIS URBINA
	M HOWARD
	MARILYN BARKER
	MARILYN LOKKEN
	MARTIN SZILLAT
	MARY MCLEMORE
	MAURICE LYBARGER
	MAXINE LEARN
	MILDRED WILLIAMS
	MO HURSH
	NADINE GATLIN
	NATHAN OLTHOFF
	OLIVE STIVERS
	PATRICIA POTTS
	PEGGY PIERCE
	PETER GOURAS
	RAYMOND GARR
	RICHARD DOWNS
	ROBERTA JANTZ
	SHARON MEADOWS
	SHARON WILCOX
	SHEILA POLITANO
	SHIRA SMITH
	SHIRLEY ALLEN
	SHIRLEY BUTLER
	SIOSUA TUAKOI
	TIMOTHY DUNCAN
	TRAUDY BARTON
	TRAVIS THOMPSON
	VICKI DEVINES
	VIRGIL COLEMAN
	WALTER BARNES
	WILLIAM KOONS
	WILLIAM STUBBLEFIELD

EVANS AVE 2008

663	CLARENCE ELMORE
711	WILLIS JACKSON
715	JESSE OWENS
719	INA EDWARDS
	KARLENE JOHNSON
	SHERRIE BOWLING
721	ANTHONY GAZZIGLI
726	ARTHUR BAMER
	BONNIE STOCKTON
	CLARA DENICOLA
	DAVID MUELLER
	DEAN BRADBURY
	DELFINO KING
	EDWARD BURNS
	HAROLD BLAU
	JACK MCDONALD
	JAMES BOYLE
	JAMES MALTBY
	JAMES MURPHY
	JOANNE WALTER
	JOHN LOBATO
	JULIA CAMPOS
	LEO KENNEDY
	LOUIS WHEELER
	MYRTLE THOMPSON
	NED MCNEIL
	R BRANTON
	ROBERT ANDRES
	ROBERT CORNWELL
	ROLAND HENRY
	RUTH MEADOWS
729	MARC PICKER ATTORNEY AT LAW LTD
	NIOBRARA NEVADA LLC
835	SIGMA ALPHA EPSILON
908	JOHN FOCER
920	NINA BENSON
930	FRED H ATCHESON
	MARK MAUSERT ESQ
	WILKIN LAW OFFICE
1039	BARBARA MALINKY
1045	ARTHUR HAFEN
1056	BOCKSCO BUILDERS
	MICHAEL BOCKS
1066	R HENDRICKSON
1072	MARY URRUTIA
1078	PHOEBE BRYAN
1110	MICHAEL CUTLER
1115	ROSALIE HEALY
1120	GARY MINTER
1121	ERIC TRACY

EVANS AVE 2008 (Cont'd)

1125	ROBERT BULDUC
1127	CODY KNIGHT
1128	RONALD MICHELSEN
1130	EDILBERTO MENDOZA
1133	DAVID JONES
1136	DANIEL ROTTER

RECORD ST 2008

650	ARDIS MOLLICONE
	ARLEY THROCKMORTON
	BARBARA BUTLER
	BARBARA RHOADES
	BARBARA VANLAAR
	BARBARA WEISS
	BETTY RYAN
	BILLIE HAYS
	BOWDEN FOREMAN
	CAROL ALTMAN
	CHARLES BEEBE
	CHUCK RHODES
	CITI VISTA SENIOR APARTMENTS
	CLETUS PITTMAN
	DALE CHILEN
	DANA LITTLE
	DARANDA CONE
	DELORES GARRISON
	DIANE THORP
	DOLORES PARRIS
	EDNA COULTER
	FAYE LANE
	GARY XAVIER
	GLORIA GONZLES
	HAROLD FRENCH
	HATTIE BROWN
	HAZE WOOLLEY
	HELEN BALLIETTE
	HELEN HOGUE
	HELENA SESSIONS
	JACK BULLOCK
	JACQUELINE COATS
	JEANE NEWBROUGH
	JENNY NAKAO
	JOHN GILROY
	JUNE MILLER
	KAREN STEEL
	KATHERINE WYGNANSKI
	KATHLEEN STEVENS
	LAWRENCE FULLER
	LINDA SILAS
	LUIS URBINA
	MARGARET FISHER
	MARION SIMPKINS
	MARTHA WILLIAMS
	MILDRED WILLIAMS
	OLIVE WALKER
	ORVILLE SAFFLE
	PATRICK ZEGERS
	PAULA KRAUSE

RECORD ST 2008 (Cont'd)

650	PETER GOURAS
	RAYMOND GARR
	ROBERTA JANTZ
	RONALD VISCIO
	ROTHA SAR
	SHEILA SMITH
	SHERRY BURLEIGH
	SHERRY CURNOW
	SHIRLEY BUTLER
	SHIRLEY MOORE
	SHIRLEY PRIEN
	STEVE SIMOS
	THOMAS SNOW
	TRAUDY BARTON
	VERNON FREDSON
	WILLIAM CHARLEY

EVANS AVE 2003

663	CLARENCE ELMORE
719	ARLA PONCIANO
721	JESTON PONCIANO
726	ATHALIE GRAVATT B STOCKTON CLIFTON HUTCHINS GINA JONES HAROLD BLAU J MURPHY JANET EDWARD JOAN STANTON JOE CORONADO JOSE CERVANTES LEE GILL LEO KENNEDY RITA ESTES ROBERT CORNWELL ROBERT COTTONHAM ROBERT GIFFORD RUTH MEADOWS
729	ADLISH PETER INSURANCE AGENCY BURGESS WLM E JR INSRNC AGENCY FARMERS INSURANCE GROUP FRMR INS GROUP FOR SALES CLM P RUSTY HINMAN RUSTY HINMAN INSURANCE AGENCY WILLIAM BURGESS WILLIAM E BURGESS
835	SIGMA ALPHA EPSILAN
908	JOHN FOCER JOHN JOCER
912	MARIE MARTINEZ
920	YERDA ROBERTSON
928	EMILY FREGA
930	MARK MAUSER MAUSER ODONOHUE
1039	NANCY HOWARD
1049	ELLIOTT SPARKMAN
1050	JEAN STRICKLAND
1055	WADE PLATZ
1056	MICHAEL BOCKS
1066	CONNIE JOHNSON
1071	RICHARD SHERETZ
1072	MARY URRUTIA
1078	PHOEBE BRYAN
1080	JEREMY PHILLIPS
1110	CHARLES SPETH
1115	JOHN HEALY
1120	JARED KENISON
1121	JESSE OLSON

EVANS AVE 2003 (Cont'd)

1125	TODD NELSON
1126	WILLIAM WEBER
1128	JOE VERMES
1130	EDILBERTO MENDOZA TAKASHI MOCHIZUKI
1133	JAVIER DUARTE
1136	CHRISTIAN KROPP

RECORD ST 2003

650	ALFRED HOYEM BARBARA NELSON BARBARA WEISS BETTY FEROLINO BETTY RYAN BEVERLY BENSON BILLIE HAYS BOWDEN FOREMAN CHRIS PEARCE CITI VISTA SENIOR LIVING CLIFF SMELCER DALE CHILEN DANA LITTLE DAVID SMITH DELLA SNOWBALL DENNIS COUGHLIN DIANA MOONEY DIANE THORP DOLORES GARRISON DONA DIMBAT DOREEN SAHUT GLADYS VANMECHELEN GLORIA CUTTING GWENDOLYN LYCETT HAROLD FRENCH HELEN BALLIETTE HELEN LEAHY HERLINDA MARIN JAMES MCCLERNON JEANE NEWBROUGH JERRY SCOTT JIMMIE MCCORMACK JOSEPHINE XAVIER JUDITH DORWARD KATHERINE WYGNANSKI LINDA PATCH LINDA URRUTIA LUIS URBINA M SEQUEIRA MARILYN BARKER MARION SIMPKINS MARY FREYMAN MARYETTA CRANDEL MICHAEL ARMSTRONG MIKE ARMTRONG MURIEL BRANSON NOBLE ANDERSON OLINE COLFER ORVILLE SAFFLE PAUL BRABANT
-----	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

RECORD ST 2003 (Cont'd)

650	PERRY MONTGOMERY PETER GOURAS R JAMES ROBERT FERREE ROBERT SINCLAIR ROBERTA JANTZ RONALD POLSON RONALD RAVIS SANDI SANTI SHEILA POLITANO SHEILA SMITH SHIRLEY ALLEN THEOLA TIEWATER THOMAS SNOW VICENTE FUENTES W CHARLEY WARREN BOWES WILLIAM FRANK WILMA EARON
-----	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

EVANS AVE 1999

701 BILL GOLDIE
STACEY TOLLE
711 F GAINER
721 ALVIN SANCHEZ
726 A HUBBS
CLIFTON HUTCHINS
EDWARD MULLER
GERTIE FRASSA
HAROLD BLAU
LEO KENNEDY
MICHAEL GRAF
MITZI GOTCHER
ROBERT COTTONHAM
ROBERT GIFFORD
THERESA POWELL
VERGIE ARNOLD
729 ADLISH PETER INSURANCE AGENCY
BURGESS WILLIAM E JR INSURANCE AGENCY
EWALD N ASSOCIATES
FARMERS INSURANCE GROUP
HINMAN RUSTY INSURANCE AGENCY
835 SIGMA ALPHA EPSILON
900 DAVID COLLINS
908 JOHN FOCER
912 M GREGORY
920 YERDA ROBERTSON
930 RUSS CAIN
1039 MARY LINSOTT
1045 ARTHUR HAFEN
1050 JACK STRICKLAND
1055 LINDA PLATZ
1056 MICHAEL BOCKS
SCOTT SEIBERT
1065 BILL HOLT
1066 C JOHNSON
1080 TODD PHILLIPS
1110 CHARLES SPETH
1115 JOHN HEALY
1125 KENNETH FEELEY
1126 WILLIAM WEBER
1128 JOSEPH VERMES
1130 E MENDOZA
1136 C KROPP

RECORD ST 1999

309 CRANE LIMITED
FRANKS MAINTENANCE SERVICE
SKOOSH INK
315 R SUPPLY COMPANY PLUMBING & HEATING

EVANS AVE 1995

663 EVANS, JACK L
701 GOLDIE, BILL
TOLLE, STACEY
711 GAINER, F
JACKSON, WILLIS
721 SCOTT, PAUL
726 ANDERSON, OSCAR
ARNOLD, VERGIE
BECKER, GERALD
COTTONHAM, ROBERT D
FRASSA, GERTIE L
GRAF, MICHAEL
HOGAN, GILBERT
HUBBS, A K
HUTCHINS, CLIFTON
METZGER, B
RIELLY, ALBERT
STEELY, D
WEDDLE, J W
729 DANIEL W DUGAN PHD
DANIELA DUGAN PHD
DICKSON OBRYAN DUGAN & ASSOC
GWEN OBRYAN PHD
HANDRICH, JOHN E
JOHN E HANDRICH
OBRYAN, GWEN
SMITH, SUSAN D
SUSAN SMITH PHD
835 CONERY, MICHAEL
FLOWERS, DANIEL
FOERSCHLER, DEREK L
FORD, MATT
MALONEY, MIKE
MANISCALCO, JOHN
NEWBERRY, KEVIN
PAUL, RYAN
SIGMA ALPHA EPSILON
908 FOCER, JOHN G
912 GREGORY, M T
HICKS, BESSIE H
930 CAIN, RUSS
1056 BOCKS, MICHAEL P
1066 JOHNSON, CONNIE E
1110 SPETH, CHARLES
1115 HEALY, JOHN V
1125 BUTCHER, LARRY
1126 WEBER, WILLIAM
1130 MAES, MICHAEL C
1133 CRAWFORD, J
VROMAN, HOLLY

EVANS AVE 1995 (Cont'd)

1136 BELL, WILLIAM E

RECORD ST 1995

309	TRAVELING TS
315	R SUPPLY CO

EVANS AVE 1992

663	EVANS, JACK L
711	GAINER, F
	JACKSON, WILLIS
726	HUBBS, A K
	LOPEZ, G
	METZGER, B
	WEDDLE, J W
729	DICKSON CHUCK PHD
	DICKSON O BRYAN&ASC
	DICKSON, CHUCK
	DUGAN DANIEL W PHD
	HANDRICK JOHN E MA
	OBRYAN GWEN PHD
835	ARIAS, DANNY
	DAVIS, BOB
	FELICIANO, BRIAN
	FRENKEL, ROBERT
	GOODPASTURE, TRAVIS
	HIRSCH, RAUL
	MADARIAGA, L
	MANISCALCO, JOHN
	NEWBERRY, KEVIN
	PRARY, BOB
	RAMIREZ, ANDY
	ROBERTS, HUGH
	SIGMA ALPHA EPSILAN
	WOOLLEY, SCOTT
900	LANCASTER, J L
912	GREGORY, M T
	HICKS, BESSIE H
920	KUNITOMI, NORIKO
928	FITZHENRY, LESTER
930	CAIN, RUSS
1045	CALIZAYA, FELIPE
	ENNIS, JOHN
1049	ROGERS, DAN
1050	STRICKLAND, JACK P
1056	BOCKS, MICHAEL P
	SEIBERT, SCOTT
1065	CRANDALL, C
1066	JOHNSON, C E
1071	SHERETZ, BILL
1110	SPETH, CHARLES
1115	HEALY, JOHN V
1120	THORNTON, C J
1121	SIMPSON, RICHARD
1125	FRAGIONE, PAUL
1126	WEBER, WILLIAM
1127	BUDERUS, TODD
1133	PASCUCCI, LOUIS

EVANS AVE 1992 (Cont'd)

1136	BELL, WILLIAM E
------	-----------------

RECORD ST 1992

309	PYRAMID DISTRIBUTNG
	TRAVELING TS
315	R SUPPLY CO
	RECORD SUPPLY CO

EVANS AVE 1986

1895 Plumas
Tel. 832-4063

INTERSTATE 80 INTERSECTS
E 9TH ST INTERSECTS
835 Sigma Alpha Epsilon Fraternity
784-8966

UNIVERSITY TER INTERSECTS
900 Lancaster Jackie L 323-5049
908 Poente Dan 329-0814
912 Gregory Maude T @ 329-2808
912a Johnson Christopher
920 Robertson Jon H @ 329-1649
928 No Return
930 Cain Russell R @ 323-3765

RECORD ST INTERSECTS
1000 Sierra Pacific Power Co (Univ Of
Nv Sub Sta)
1039 Vacant
1045 Wilson Nathl @ 322-2035
1049 Rogers Dan R @ 329-1546
Rogers Barbara A
1050 Strickland Jack P @ 322-1442
1055 Platz Craig D @
1056 Bocks Spencer W @ 323-8594
1061 No Return
1065 Crandall Harold 329-9632
1066 Johnson Constance E Mrs @ 323-3882
1071 Shereta Richd C @ 323-2414
1072 Urrutia Mary C Mrs @ 323-4512
1078 Bryan Phoebe
1080*Uin Mike D 329-0549
1081*Broadhead Barry D

HIGHLAND AV INTERSECTS
1110 Speth Charles F @ 323-4431
1115 Healy John V @ 329-5033
1120 Thornton Clarence J @ 323-5453
1121*Kodowski Todd M 329-4983
1125 Fragione Albert V @ 322-9999
1126 Collings D A 786-6064
1127*Chihna S
1128 Busch Phillip F @
1130 Vacant
1133 Pasquet Louis @
1136 Bell Wm E @ 322-1226
1137 Earl Phillip I @ 323-2571
1140*Buffa John 786-0282
1147 Bonanza Bookkeeping Service
1150 Anderson Harry D @ 323-2843
1170*Miller Marilyn L @ 322-4315
1190 Chisel Wm D 322-5715

1303 University Of Nevada (Dept Of
Public Safety) 784-4013
University Of Nevada (College Of
Educ) 784-6905
University Of Nevada (Buildings &
Grounds) 784-6771
University Of Nevada (Army R O T
C) 784-6751
University Of Nevada (Dept Of
Recreation) 784-4041
University Of Nevada (National
Judicial College) 784-6747

BROOKS ST INTERSECTS
1605 U S Bur Of Mines Reno Research
Center 784-5391
1775 University Of Nevada Village apts
786-4090

101 No Return
103*Cardenas Ed 323-6201
105*Fong Heung
107*Jantzen Karen S
109 Vacant
111 Iseall Aama

2105 Kietzke Lane, P.O. Box 72361, Reno, Nevada (89510)
SINCE 1973
Phone 827-3000

4432105.5 Page: A22

RECORD ST 1986

63

75 REANON CT —FROM HILLTOP RD
EAST 1 NORTH OF CORY DR

ZIP CODE 89509
3150 Mc Cabe B C 826-4422
3155 Zito Russ J @ 825-4484
3165 No Return
3170 Oki Tom @ 826-3931

901

RECORD ST —FROM E PLAZA ST
NORTH 1 EAST OF EVANS AV

105 LY ZIP CODE 89512
309 Pyramid Distributing Inc druggists
sundries 322-9411
315 Record Supply Co bldg sups 329-1741
E 4TH ST INTERSECTS

185

RED BARON BLVD —FROM SILVER
LAKE BLVD NORTH 3 WEST OF
STEAD BLVD

ZIP CODE 89506
8300*Johnson David P
8305 Model Home

4432105.5 Page: A23

EVANS AVE 1980

711 Jackson Wm W @ 323-8044
711 1/2 Gainer Franklin 322-1220
715 Jackson Louie 329-2676
715 1/2 Sorey Emerson 322-9728
719 Ponciano Wm
721 Punciano Alvin W @ 322-6505
729 Dickson O'Bryan & Associates
psychologists 827-2900

8TH ST INTERSECTS
INTERSTATE 80 INTERSECTS
9TH ST INTERSECTS
835 Sigma Alpha Epsilon Fraternity
786-8966

UNIVERSITY TER INTERSECTS
900*Lancaster Jackie
908 No Return
908 1/2 No Return
912 Gregory Maude T @ 329-2808
920 Robertson J H @ 329-1649
928*Dillard Wendy 323-6686
930 Cain Russell R @ 323-3765

RECORD ST INTERSECTS
1000 Sierra Pac Power Co (Univ Of Nev
Sub Sta)
1039 Linscott A
1045 Wilson Nathl @ 322-2035
1049 Rogers Dan R @ 329-1546
1050 Strickland Jack P @ 322-1442
1055 Platz Craig D @ 786-4456
1056 Bocks Spencer W 786-6364
1061 Martin Ray C @
1065 Punk Alfred 323-4381
1066 Johnson Constance E Mrs @ 323-3882
1071 Shereta Richd C @
1072 Urrutia Mary C Mrs @ 323-4512
1078*Patterson Roger @
1080 Welch Alan H @ 323-6203
1081 No Return

HIGHLAND AV INTERSECTS
1110 No Return
1115 Healy John V @ 329-5033
1120 Thornton Clarence J @ 323-5453
1121*Leeth Dan
1125 Fragione Albert @ 322-4346
1126*Manary Stephen L
1127*Chihna Sandra Y @ 329-2734
1128 Busch Phillip F @
1130 Lund Vern @
1133 Pasquet Louis @ 329-1288
1136 Bell Wm E @ 322-1226
1137 Earl Phillip I @ 323-2571
1140 No Return
1147 No Return

1150 Anderson Harry D @ 323-2843
1170 Miller Robt S @ 322-4315
1190 Williams Dennis @ 786-7250
1303 Univ Of Nevada (Police) 784-4013
Univ Of Nevada (College Of Educ)
784-6906
University Of Nevada (Buildings &
Grounds) 784-6771
University Of Nevada (Army R O T
C) 784-6751
University Of Nevada (Recreation)
784-4041
University Of Nevada (National
Judicial College) 784-6747

BROOKS ST INTERSECTS

323-8702
DIRECT MAIL
SERVICES
AUTOMATIC LABELING
INSERTING AND STRAPPING
P.O. Box 1882, Reno 89505

323-3166
For All Types Of Employment

105 Terminal Way

STOVES

ORLEANS

4432105.5 Page: A24

RECORD ST 1980

EAST 1 NORTH OF CORY DR

ZIP CODE 89509
3150 No Return
3155 Zito Russ J @ 826-8732
3165 Mc Millan
3170*Okis Tom @

901

RECORD ST —FROM E PLAZA ST
NORTH 4 EAST OF VIRGINIA ST

ZIP CODE 89512
309 Pyramid Distributing Co Inc 322-9411
315 Record Supply Co bldg sups 329-1741
4TH ST INTERSECTS

177

REDSTONE DR —FROM COMSTOCK
DR WEST 1 NORTH OF
GREENSTONE DR

ZIP CODE 89512
5 Pelkanis Richard
60 Headrick Walter F 323-0855
70 Anferg Paul @ 329-1750

4432105.5 Page: A25

EAST ST 1975

1430 Capurro Wayne N © 747-1811
 1435 Salcedo Ramon Jr 747-4444
 1440 Dedolph Fred T © 747-1425
 1445 Spiersch Wm R Jr © 747-3462
 1450 Weston Ray H © 747-0873
 1460 Stevenson Jack © 747-1796
 1470 Zwonitzer Leonard A © 747-0978
 1480 Piirto Ruben A © 747-3473
 ATTURAS AV INTERSECTS

901

EAST ST —CHANGED TO RECORD ST

100

**EASTGATE DR (SUN VALLEY)
 FROM E 9TH AV NORTH 3 EAST OF
 LEON DR**

ZIP CODE 89431
 56 5900 De Ricco Leo N © 673-2915
 5902★Edwards James L 673-4514
 5905★Hauch Stella 673-3919
 PAHRUMP CIR INTERSECTS
 5915 Adkins Melvin © 673-3224

EVANS AVE 1975

715¼ Hutchins Clifton 323-2728
 719 Vacant
 721 Ponciano Alvin W © 323-4505
 724 Orvis Ring School 323-3792
 729★Truitt Charles E 323-3679
 8TH ST INTERSECTS
 INTERSTATE 40 INTERSECTS
 9TH ST INTERSECTS
 835 Sigma Alpha Epsilon Fraternity
 786-8366
 UNIVERSITY TER INTERSECTS
 900 Hutchings Geo A © 323-5049
 906 Vacant
 908¼ Vacant
 912 Gregory Maude T © 323-2906
 920 Robertson J H © 323-1449
 928 Daley Chris 323-3875
 930 Cain Russell R © 323-2765
 RECORD ST INTERSECTS
 1000 Sierra Pac Power Co (Univ Of Nev
 Sub Sta)
 1038 Prescott Pearl E Mrs © 322-3747
 1045 Wilson Nathl © 322-3035
 1049 Rogers Dan R © 323-1546
 1050 Strickland Jack P © 322-1442
 1055 Fleming Vivian Mrs © 323-4246
 1056 Knobbert Gene N 786-0200
 1061 Shumway Keith A © 323-0531
 1065 Chhina Sandra Mrs 329-2734
 1066 Johnson Constance E Mrs © 323-3882
 1071 Shoretz Richd C ©
 1072 Urrutia Mary C Mrs © 323-4512
 1078 Hoge Earl E © 322-1866
 1080 Stopper Lois Mrs © 329-0923
 1081 No Return
 HIGHLAND AV INTERSECTS
 1110 Cooper Douglas G 786-3378
 1115 Healy John R © 329-5033
 1120 Thomson Clarence J © 323-5453
 1121 Vanachisack Gary 323-5065
 1125 Fragione Albert © 323-4346
 1125½ Webster Kim
 1127 Tulareki Lura B Mrs © 323-3828
 1128 Brigand John A © 329-4090
 1130 Dagblake Robt J © 322-9984
 1133 Pascucci Louis © 329-1288
 1136 Bell Wm E © 322-1226
 1137 Barker Row E 786-2048
 1140 No Return
 1147 Vacant
 1150½ Boyce Paul
 1170 Miller Robt S © 322-4315
 1180 Wessell Dale V © 322-5483
 1303 Univ Of Nevada (Central Stores &
 Sups)
 Univ Of Nevada (College Of Educ
 Bldg)
 BROOKS ST INTERSECTS
 1606 U S Bur Of Mines Reno Metallurgy
 Research Center 784-5391
 1778 University Of Nevada Village apta
 323-9957
 101★Tuliers Milton
 103★Myers Ronald
 105★Mills Paul
 107★Sorenson Rick
 109 Moon Young
 111 Phillips Elaine
 113★Greenhalls Jim
 115★Donker Geo
 117★Patterson Jim
 119★Holtena Guillermo
 200★Pike Ernie
 202★Glatther Gary
 204★Parks Y T
 206★Johnson Robt W
 208 Ford Isaac
 210★Sharboorn Mark
 212★Sangursorn Teck
 214 Orman Kenneth A
 212★Tuckwell M

RECORD ST 1975

REACTOR WAY—Contd
 525 General Machine Products Inc 786-5500
 555 Sport-Obermeyer Ltd ski fashions-
 whol 786-4774

901

**RECORD ST —FROM E PLAZA ST
 NORTH 4 EAST OF VIRGINIA ST**

ZIP CODE 89502
 309 Pyramid Distributing Co Inc 322-9411
 315 Record Supply Co bldg sups 329-1741
 4TH ST INTERSECTS

77

**REDSTONE DR —FROM COMSTOCK
 DR WEST 1 NORTH OF
 GREENSTONE DR**

ZIP CODE 89503
 5 Dickstein Martin H 322-5336
 60 Headrick Walter F 323-0855

EAST ST 1970

PHONE 323-58

ELECTRICAL CONSTRUCTION
 STATEWIDE AND
 COMMERCIAL — INDUSTRIAL
2510 Tacchino Street, P.O. Box 496, Reno

R.L. POLI

901

**EAST ST —FROM E PLAZA ST NORTH,
 4 EAST OF VIRGINIA ST**

ZIP CODE 89502
 309 Pyramid Distributing Co Inc 322-5850
 315 Lindley & Co Cash & Carry gro
 323-4104
 338 Vacant
 4TH ST INTERSECTS

83

**EAST ST (BLACK SPRINGS)—FROM
 MAIN ST EAST, 1 SOUTH OF MARY
 ST**

ZIP CODE 89508
 103 Daniels Charles ©

EVANS AVE 1970

PLUMBING-HEATING-AIR CONDITIONING
OIL BURNERS - COMMERCIAL REFRIGERATION
825 SOUTH VIRGINIA STREET RENO
TELEPHONE 323-4183

EVANS AV.—Contd

2 Vacant
3 Whitney J
4 Vacant
5 5711 ST INTERSECTS
500 Nevada Systems Data Processing
329-8048
501 Kirby Co Of Reno 329-0856
502 Vacant
503 Buques Herbert O
517 Bono Metal Plumbing & Heating
Co 323-7812
520 Bender Warehouse Co 323-7704
500 Wendo Inc elec equip 329-1131
505 Osborne & Thornely low furnishing gds
whol 322-4867

6TH ST INTERSECTS

419 Albert Wm H @ 323-3973
621A Iqbal Mohammad Zafar 329-3967
621B Totom Ralph D 329-3965
623 Laufman J W @ 323-8052
627 Paves E
629 Vacant
645 Pickett Orie L 329-8047
648 Hook Emma Mrs @ 323-3874
647 No Return
649 Cartigan Larry J 329-1429
651 Frye Kittie Mrs 323-6434
652 Trickel Irene Mrs @ 323-1433
6711 ST INTERSECTS
701 Schebler Robt J 323-1794
711 Jackson Wm @ 323-8054
711 1/2 Geiner Franklin
715 Turner Erma J Mrs 323-5396
715 1/2 Hutchinson Clifton
721 Ponciano Alvan W @ 323-6505
724 Orvia Ring School 323-7792
729 Flagg C H & Co real est 323-3559
Flagg Florence B Mrs music tchr
323-3559
737 Slater Tonka L @ 323-1168
737 Slater Tonka L @ 323-1168

7TH ST INTERSECTS

835 Sigma Alpha Epsilon Fraternity
900 Hitchcock Geo A @ 323-5049
908 Stassel Burke 323-3372
908A Vacant
912 Gregory Maude @ 329-2808
920 Robertson Joseph H @ 323-8955
Rear Dennis Hugh
928 Walle Kenneth C 329-0370
930 Cain Russell E @ 323-7005
1039 Prescott Pearl E Mrs @ 323-3747
1045 Wilson Nathl @ 322-2035
1049 Rogers Dan E @ 323-1546
1060 Strickland Jack P @ 323-1442
1068 Fleming Vavas Mrs @ 323-4246
1066 Yacowitch Nancy Mrs 329-7472
1061 Williams Loring F @ 323-8544
1060 Delmas Richd 329-7997
1068 Johnson Constance E Mrs @ 323-9882
1071 Sherets Richd C @ 323-0728
1072 Urvilla Mary C Mrs @ 323-4512
1078 Hage Earl E @ 323-1866
1080 Stopper Lois V Mrs @ 329-8356
1081 Mc Mullen Howard L @ 329-6828

HIGHLAND AV INTERSECTS

1110 Sheldon Ray 786-1209
Kansella Robt
1118 Healy John V @ 329-5033
1125 Thornton Clarence J @ 323-5453
1121 Mosney Dan A Jr
1125 Fragione Albert @ 323-1700
1125 1/2 Powell Mike
1128 Lord John W 329-8170
1127 Tulinski Laura B Mrs @ 323-3828
1128 Brigandt John A @ 329-6090
1130 Dagdale Robt J @ 329-6984
1133 Pascucci Louis @ 329-1288
1136 Bell Wm E @ 322-1256

1137 Barker Ross
1140 Flores Robt E @ 322-7701
1147 Delliver Evelyn F Mrs @ 323-7629
1150 Vacant
1170 Miller Robt S @ 323-4315
1180 Vacant
1303 U S Marine Corps Reserve 1st Co
323-5418
U S N Reserve Training Center
322-5431
1606 U S Bur Of Mines Minerals
Exploration Co 784-5345
U S Bur Of Mines Geo Metallurgy
Research Center 784-5381
1773 University Of Nevada Village appts
329-9567

101 Ambison Bruce
103 Mc Nabner Larry
106 Byron Jack L 329-9957
107 Southby Glad
109 Moon Yang
111 Mase Jim
113 Kennedy Lyman
115 Bernhard Lynn
117 Shrivastava Suresh
119 Ashbaugh James
200 Vacant
202 Price Jeffrey
204 Vacant
206 Norris Bruce
208 Urvilla John
210 Sutove Vance
212 Grant Larry
215 Copren Wm
216 Harner David
218 Smith Richd
301 Beck Wayne
303 Hoffman Bill 786-6907
305 Graham Tom
307 Taylor Richd
311 Wynone Mark
313 Beasley Jim
315 Bragg Carroll
317 No Return
319 Higley John
400 1/2 111
402 Gooner Richd
404 Hartman Dan
406 Smith Paul
408 Olson Mark
410 Lee In Young
412 Johnston Wm
414 Jousung Ming
416 Jorgenson Charles
418 Botsford Mark

EVYLN WAY—FROM NEIL RD EAST, 47
SOUTH OF AIRPORT RD
ZIP CODE 89502
2328 Walton Road E 329-9376
1387 Graham Dale E
1365 Vacant
1367 Vacant
1370 Hans Alvin F @ 323-6014
1373 Standard Of Reno The appts 323-3444
1 Arnel Larry E
3 Walton Pat
4 Gilbert John W
5 Mc Keaney Dan
6 Sposni Kay Mrs
11121 Robertson Jack 329-0130
8 Vacant
9 Wappelhart Barbara S 322-5041
10 No Return
11 Loney Frane M 329-8167
12 Hopper Cheryl 329-8022
14 Mack Art
1190 Napsl Gerald 329-7038

STREET CONTINUED
1448 Miller Eldon C @ 322-5680

EAST ST 1965

1425 O'NEAL WALK 329-0100
EISER
1435 Boone Norman O @ 323-0251
1440 Dunham Duane D @ 329-5691
ELOB
1445 Spiersch Wm R jr @ 329-9062
BRAU
1450 Weston Ray H @ 322-0585
LANCA
1460 No Return
1470 Zwonitzer Leonard A @ 323-0878
1480 Piarro Rueben A @ 329-8703

2B1
EAST—From the river north, 4 east of Virginia
309 Pyramid Distributing Co Inc
druggists sundries 322-5850
315 Lindley & Co Cash & Carry whol
gro 323-4104
338 Silva Welding & Mach Shop 323-6861
4th intersects

59
EASTSHORE DRIVE—From Bonnie Brae pl southeasterly, 1 west of S Virginia
2400-2534 Virginia Lakeshore & Lakehill Apts 329-9266
2400 Smock Clara 323-5527
2410 McGill Andrew K 322-0998
2414 Woodcock Mrs Home 322-8425

358-0983
358-1625

EVANS AVE 1965

BILL SHORT EXCAVATING CONTRACTOR
8400 LAKESIDE DRIVE RENO PHONE 329-3225

RENO DIRECTORY OF HOUSEHOLDERS

EVANS AVENUE—Contd

519 Albert Wm H @ 323-3973
621a Thomas Geo 786-2195
621b Herger Chas
625 Laufman J W @ 323-8052
625 Arggood Winfield M @ 323-8796
627 Pierce Robt E @ 323-5884
645 Pickett Orie L 329-8047
648 Hook Emma Mrs @ 323-3874
647 Weaver Harold
649 Hildahl Roger 323-5812
651 Bartlett Gary H 322-7540
651 Trickel Irene Mrs @ 323-1433

E 7th intersects

701 Keith Gary D @ 786-0349
711 Jackson Wm 323-8044
715 Geiner Franklin
715 Turner Erma J Mrs 323-1017
715 J Vacant
721 Ponciano Alvan W @ 323-6505
724 Orvia Ring Sch 323-7792
729 Flagg Florence B Mrs music tchr
323-3559
Flagg Carroll H @ 323-3559

737 Apartments
1 Slater Tonka L Mrs @ 323-1168
2 Vacant
3 Schwacker Leo H
4 Vacant
5 Vacant
6 Vacant
7 Vacant
8 Vacant

Street continued
741 Vacant
751 Barr Wm A 329-5124
755 Foster Owen D
781 Nicholas Thos L 786-1412

E 8th intersects

800-20 Vacant
835 Sigma Alpha Epsilon Fraternity
900 Hitchcock Geo A @ 323-5049
908 Pollard Welcome H @ 323-0057
908 1/2 Armstrong David H 323-8201
912 Stichter Geo H @ 323-5894
920 Vacant
928 Cowgill Phillip S 323-8116
930 Cain Russell R @ 323-3765
1039 Vacant
1045 Wilson Nathl @ 322-2035
1049 Rogers Dan R bldg contr 329-1546
1050 Strickland Jack P 323-1442
1055 Fleming Chas F @ 323-4246
1056 Hilsen Richd 322-0520
1061 Williams Loring F @ 323-8544
1065 Spears Theo 329-3972
1066 Johnson Marvin T @ 323-3882
1071 Sherets Richd C @ 323-0728
1072 Urvilla Mary C Mrs @ 323-4512
1078 Hage Earl E 323-1866
1080 Stopper Lois V @ 329-8356
1081 Mc Mullen Howard L @ 329-1288

HIGHLAND AV INTERSECTS

1110 Sheldon Eleanor H Mrs @ 323-7599
1115 Healy John V @ 323-5033
1120 Thornton Clarence J @ 323-5453
1121 Mosley Clarence W 329-6093

1125 Miller Ralph E @ 323-3063
1125 1/2 Sierra Wm E
1126 Collins David A @
1127 Tulinski Laura B @ 323-3828
1128 Straganal John A @ 323-4020
1130 Dagdale Robt J @ 322-5084
1133 Pascucci Louis @ 329-1288
1136 Bell Wm E 322-1256
1137 Now Lee W @
1140 Flores Robt E @ 323-7701
1147 Delliver Evelyn F Mrs @ 323-7629
1150 Williams Thos H @ 323-5571
1170 Miller Robt S @ 323-4315
1190 Vacant
1303 US Coast Guard (Recruiting Sub
Sta) 784-3370
US Marine Corps Reserve
322-5618
US Naval Reserve Training Center
322-9431
1605 US Dept of Interior (Bur of mines)
784-5391
US Dept of Interior (Bur of mines-
minerals exploration ofc)
784-5345

1773 University of New Village
101 Howler Edw
103 Gordon F Dale 323-2561
109 Hoop Luan J 329-9527
107 Gehl Denton 329-3056
109 Verdine Lisa
111 Galloway Glen L 324-8173
113 Husdy Lyle W 323-1723
115 Frickel Brenda
117 Sheltra Inas 786-1485
119 Jones Alf C 329-4527
200 Walton Welford
202 Vacant
204 Drive Howard L
208 Vacant
208 Breville Michel W
210 Rowe Larry
212 Urvik Jim
214 Trinkle Donald L 329-6039
218 Jorgensen Chas R 323-1797
218 Edgar Jack
301 Bates Glen
303 Olson Walter
309 Vacant
307-00 Vacant
313 Newman Marshall 323-1482
315 Scheiber Bernard J 323-1981
317 No Return
319 Vacant
400 Hinkle Steph
404 Sterling Dave
404 Yeh Chia Tso
408 Vacant
408 LaBelle Gene
410 Gordella Bruce R
411 Bettler Terry F
411 Butler Kenneth
416 Jones Delmar
418 McNeil Bill

EVELYN WAY—From Neil rd east, 2
south of Airport rd
1335 Clarkson Duval M

1561 South Virginia Street, Reno
Phone 323-4737
Helen A. Madden, Owner
Val-U-Shopping Center
South Virginia Street at Mt. Rose
1008 E. 4th Street
Automatic Hardware - Ventilating - Spinkas Steel Work
LENNIX
LENNIX
LENNIX
RENO
Phone 323-9434

HOME LUMBER & SUPPLY CO.
WE COVER THE STATE
WHOLESALE AND RETAIL - LUMBER - PAINTS - BUILDERS' HARDWARE
STEEL PRODUCTS - PLASTER - SASH AND DOORS
250 Chiam Street Reno Phone 323-1307

EAST ST 1960

RENO DIRECTORY OF

DUKE WAY—From Clemson rd west 3 north of Plumb la
1630 Boyer Thos V @ ΔFA3-4513
1670 Swain Bob F @ ΔFA3-3606
1680 Johnson Lynn H @ ΔFA9-3675

2B-1
EAST—From the river north, 4 east of Virginia
309 Pyramid Distr Co household distr whol ΔFA2-5850
315 Lindley & Co gro whol ΔFA3-4104
338 Silva Wldg & Mach Shop ΔFA3-6861
4th intersects

40
EDELWEISS—From Roberts south, 1 east of Kirman
620 Ekker Bruce ΔFA9-3504
640 Deckelman Leo F @ ΔFA2-1943
645 Besso Leland F @ ΔFA2-8228
660 Gardner Jack R ΔFA3-0068

EVANS AVE 1960

737 Apartments
1 Slater Tonka L Mrs @ ΔFA2-1168
2 Hawkins Gene
3 Schwaker Leo H
4 Willers Ester F Mrs
5 Pader Lew
6 Ches Chess
7 Haverland Loren H
Street continued
741 Pavlakis Olga Mrs
751 Michaud Alf C ΔFA2-9261
755 Santone Tony ΔFA2-6736
781 Marderas Geo
E 8th intersects
804 Potts John C @ ΔFA3-7972
812 Del-Wen Guest Hse ΔFA3-3293
Gall Wendell W @ ΔFA2-2838
816 Pense Ralph W ΔFA9-0312
820 Frantz Alma N Mrs @ ΔFA3-3219
835 Sigma Alpha Epheo Fraternity
870 Harriet Gentry L ΔGA3-0272
880 Peek Stanley M ΔFA2-0125
890 Ulbert Oscar @ ΔFA2-5218
9th intersects
900ΔHitchings Geo A @ ΔFA3-5049
908 Pollard Welcome R @ ΔFA3-0057
908½ Hersey Timothy
912 Stichter Geo H @ ΔFA3-5894
920 Robertson Jos @ ΔFA3-7569
928 Cowgill Phillip S ΔFA3-8116
930 Cain Russell R @ ΔFA2-3765
1039 Prescott Pearl E Mrs @ ΔFA2-3747
1045 Wilson Nathl E @ ΔFA2-2035
1049 Rogers Dan R bldg contr ΔFA9-1546
1050 Clark Jane M Mrs ΔFA3-7580
1055 Fleming Chas E @ ΔFA3-4246
1056 Collins Joseph J ΔFA2-6624
1061 Williams Loring R @ ΔFA3-8544
1065 Bumbalough Robt T ΔFA2-2977
1066 Johnson Mervin T @ ΔFA3-3382
1071 Sheretz Richd C @ ΔFA3-0728
1072 Urrutia Angelo @ ΔFA3-4512
1078 Hoge Earl E @ ΔFA2-1865
1080 Devine Wm E @ ΔFA2-7340
1081 McMullen Howard L @ ΔFA2-1286
Highland av intersects
1110 Madsen Eleanor E Mrs @ ΔFA3-7593
1120 Thornton Clarence J @ ΔFA3-5453
1121 Jackson Wm H ΔFA2-4484
1125 Miller Ralph E @ ΔFA3-3063
1125½ Vacant
1126 Smith Jas E @ ΔFA2-5364
1127 Smith Lara B Mrs @ ΔFA3-3823
1128 Backus Leland W ΔFA2-2738
1130 Dagdale Robt J @ ΔFA2-9994
1133 Pasquacci Louis @ ΔFA3-1285
1136 Lynch Wm J @ ΔFA2-6510
1137 Noe Lee W @ ΔFA2-7626
1140 Jones Chas R @ bldg contr ΔFA2-3653
1147 Campbell Wallace ΔFA2-6755
1150 Williams Thos H @ ΔFA2-5575
1170 Miller Robt S @ ΔFA2-4315
1190 Armanino Carl F @ ΔFA2-0381

EVANS AVE 1960

W. H. WINE CON
General Building and Co
Free Estimates — Ex
2165 Plumas Street RENO

RENO DIRECTORY OF

EVANS AV—Contd
1303 US Marine Corps Reserve ΔFA2-5618
US Naval Reserve Training Center ΔFA2-5431
1605 US Dept of Interior (bureau of mines) ΔFA3-1071
end Nevada College of Agrl ΔFA3-1393
1700 University of New Housing for Married Students apts 1-48 Under Constn

EVELYN WAY—From Neil rd east, 2 south Airport rd
1365 Moore Wayne E
1370 Haas Alvin F @ ΔFA3-8514

EAST ST 1932

SECURITY INVESTMENT CO. OF NEVADA
Real Estate—Fire Insurance—Loans—Financing
Gazette Bldg., 129 North Center Tel. Reno 6128 Reno, Nevada

RENO HOUSEHOLDERS' DIRECTORY (1932) 323

633 Stampfli M M (o)
644 Sawyer F A (o)
645 Hilton Roy (o)
DOUGLAS ALLEY, EAST—East from Virginia to Lake, bet 2d and Commercial row
6 National Club
7 State Club
15 Meyer & Lerude restr
20 Rex Club
21 My Celler Club
28 Mecca Club
29½ MacPadden J J restr
Center intersects
116½ Forty Nine Club
123 Casino Club
123 Vacant
128 Vacant
129 Sage Brush Club
130 Washoe Club
138 Vacant
Lake intersects
218 Dixie Social Club
238 Rio Grande Club
DOUGLAS ALLEY, WEST—from Virginia to Sierra, bet 2d and Commercial row
22 Sweeney T M
24 Townsend Geo locksmith
26 Vacant
28 Atlas Club
29 Jem Club
30 Gresham W A clo clnr
32 Vacant
DRAPPO ROAD—West from Bell to Washington, bet 2d and 3d
EAST—North from river to city limits, 4 e of Virginia
220 Renovada Milling & Grain Co
308 Lindley & Co of Nevada whol gro
326 Sel Agostino
330 MacIntosh Barnes
334 Webster Danl
338 Corbett W H bldgmth
343 Rae Maggie Mrs
347 Fuiss E J
350 Smith G E
356 Bopart B F
356½ Winters Earl
357 Slagle Lorraine Mrs furn rms
820 Newmarker H J (o)
ELKO AV—North from 5th to city limits, 6 e of Virginia
301 Youm Olivia Mrs
511 Foster R L (o)
517 Menzel L A (o)
521 Hubbard Helen Mrs
541 Harris Harry (o)
547 McDermott J J
549 Lefner Chas
550 Sierra Puel Co
6th intersects
604 Hendricks F M (o)
611 McFley J E
614 McKinster E F
614½ Grau Ernst
616½ Curilla Paul
619 McKay Ira
619½ Wulfenstein Bertha Mrs
622 Jackson L S
627 Burns Prilla Mrs (o)
630 Upon Mary Mrs (o)
635 Askey S R (o)
638 Hendricks A M (o)
643 Adams R L Mrs
647 Vacant
650 Schaffer Wm (o)
651 Davlin Geo
Royce H B
Shesha Margaret Mrs
Skillington C K
ELM—West from Sierra to Ralston, bet 6th and Maple
105 Lansdon C A (o)
111 Aitchson J C (o)
116 Powell Harry
118 Dalton Apartments
Dalton M E Mrs
Gracely Dorothy
Parneter Irma Mrs
Watson J L
119 Kepner Cora dancing tchr
Kepner M C Mrs music tchr
Larsen T O
124 Angus Dove Mrs
124½ Kerns T F
129 Dotson E B
Schweiss C C Mrs (o)
134 Wilbur W J (o)
135 Trimble R A (o)
142 Cain W
143 Keiffer J E
West intersects



Diamond Springs Water Co., Inc.

Shoshone Coca-Cola Bottling Co.

Mrs. of SHOSHONE BRAND CARBONATED BEVERAGES

Coolers Rented 970 South Virginia

PHONE Reno 7331

WASHOE WOOD AND COAL YARD
ALL KINDS OF WOOD AND COAL
H. C. MAUBEN, Proprietor
328 E. Sixth Tel. Reno 3322

EVANS AVE 1932

Riverside Bank
Geo. Wingfield President RENO, NEVADA Roy J. Frisch Cashier
N. W. Jacobs Vice President J. M. Pustach Asst. Cashier
COMMERCIAL AND SAVINGS

RENO HOUSEHOLDERS' DIRECTORY (1932) 325

404 Vacant
421 McDonald J E
421½ Turbett Lee
427 Hotel Lennox
Hagerston Leo
429 Boam Mary Mrs
Kearns J E
Williams Hazel Mrs (o)
429½ Stanley I R
447 Schmidt Bernard
450 Pierotti Frances Mrs
453 Harrison Richd
Streib P U (o)
453½ Japeon Arth
La Vole Robt
Pearson Paul
Stratton Maurice
458 Hart A W (o)
461 Bandger Pete
Redman E J
462 Dormio Apartments
Davis Paul
Dormio C J (o)
5th intersects
500 Red River Lumber Co
508 Raspini Fred (o)
511 Hoy G F
513 Johnson C A
517 Groh Bert shmtmths
6th intersects
615 Sullivan Susie Mrs (o)
615½ Lancaster W A
619 Douglas P F (o)
623 Laurman J W (o)
635 Hess J W (o)
646 Hunter C E
647 Steinbrenner Ernest (o)
651 McMahon W H (o)
7th intersects
701 Barrett W P (o)
711 Majors R C (o)
715 Prescott R R
718 Taylor Thos
720 Orvis Ring School
721 Brandis Harry (o)
728 Billingshurst B D (o)
737 Baker Mae Mrs
Ross Fred
755 Mason R E (o)
8th intersects
804 Lincoln G A Mrs (o)
812 Clay Emma Mrs (o)
816 Thomas W E
820 Frantz Theo (o)
825 Sigma Epheo Fraternity
9th intersects
908 Lake Cath Mrs (o)
rear Vacant
912 Corria Caesar
Elander G O bldg contr (o)
920 McDonough J J
1045 Davis C W (o)
1050 Clark T W (o)
1056 Johnson H A
1061 Scranton C M (o)
1078 Calhoun Belle Mrs (o)
1121 Hooper C J
1127 Harris Edwin
FEHT ROAD—North from Virginia av to Court
FLINT—South from Court to California av, 3 w of S Virginia
226 Baker E O
Cox M M Mrs (o)
228 Bennett E C
Red Grand T Mrs
231 Hall J W (o)
235 Ricker Wm
Riley H A
239 Sunnyside Apartments
Thompson W J (o)
Ridge intersects
301 Steinheimer Otto (o)
306 Hillcrest Apartments
Anacab J B
Burns R E
Cudagan E J
Ellis J C
Morrill P L
Paul F Mrs
Wright J E
313 O'Brien J P
325 Jones B H Rev
328 Elvada Apartments
Buchanan G H
Conant W W
Meiss T L
Moore G E
Taylor H L
Wood Grace Mrs
329 Steinheimer F H
333 Cooper J A (o)
Lacher L J
Liberty intersects
401 Cobb E G
403 Seeds W P (o)
418 Vacant

Builders Supply Co.

Walter J. Thompson, Pro

Mason Builders Roofing and Supplies

WHOLESALE and RETAIL 6501

Office and Warehouse PARK South of 4th S P. O. Box 774 RENO

EDWARD F. LUNSFORD, Counsel J. E. SULLIVAN, President
NEVADA INCORPORATING TRUST COMPANY
Specializing in THE ORGANIZATION AND REPRESENTATION OF NEVADA CORPORATIONS Reno, Nevada

APPENDIX F

EDR Radius Map Report

UNR052 - 1055 Evans Avenue

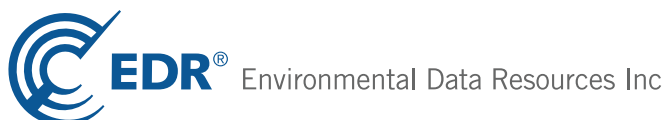
1055 Evans Avenue

Reno, NV 89512

Inquiry Number: 4432105.2s

October 07, 2015

EDR Summary Radius Map Report



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	60
Government Records Searched/Data Currency Tracking	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-18
Physical Setting Source Map Findings	A-20
Physical Setting Source Records Searched	PSGR-1

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

Disclaimer - Copyright and Trademark Notice

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

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

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

EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

1055 EVANS AVENUE
RENO, NV 89512

COORDINATES

Latitude (North): 39.5389000 - 39° 32' 20.04"
Longitude (West): 119.8115000 - 119° 48' 41.40"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 258380.0
UTM Y (Meters): 4380148.0
Elevation: 4545 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

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

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20100613
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 1055 EVANS AVENUE
 RENO, NV 89512

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	ALBERT FRAGIONE PROP	1125 EVANS AVENUE	SHWS	Higher	292, 0.055, North
A2	UNIVERSITY OF NEVADA	1147 EVANS AVENUE	SHWS	Higher	343, 0.065, North
3	BRAD PREITAUER PROPE	420 HIGHLAND AVENUE	SHWS	Lower	460, 0.087, NE
4	ODDFELLOW SIERRA HOM	1155 BEECH STREET	SHWS	Lower	705, 0.134, NNE
B5	WASHOE COUNTY SCHOOL	490 POPLAR STREET	SHWS	Lower	863, 0.163, East
C6	WASHOE COUNTY SCHOOL	467 LAUREL STREET	SHWS	Lower	865, 0.164, ESE
D7	WASHOE COUNTY SCHOOL	425 E 9TH ST	UST	Lower	869, 0.165, SSE
D8	WASHOE COUNTY SCHOOL	425 E 9TH ST	RCRA NonGen / NLR, FINDS	Lower	869, 0.165, SSE
B9	UNIVERSITY OF NEVADA	1000 VALLEY RD	RCRA-CESQG, FINDS	Lower	941, 0.178, East
B10	NDOW-MAIN OFFICE-CLO	1100 VALLEY RD	UST	Lower	949, 0.180, East
C11	UNR ARS SHOP	910 VALLEY RD	UST	Lower	1027, 0.195, ESE
E12	SATRE CENTER STREET	820 NORTH CENTER STR	SHWS	Lower	1414, 0.268, SW
13	U.S. BUREAU OF MINES	1605 EVANS AVENUE	SHWS	Higher	1426, 0.270, NNW
E14	UNIVERSITY OF NEVADA	819-821 NORTH CENTER	SHWS	Lower	1439, 0.273, SW
E15	SPANISH SPRINGS INVE	810 NORTH CENTER STR	SHWS	Lower	1440, 0.273, SW
16	UNIVERSITY OF NEVADA	904 NORTH VIRGINIA S	SHWS	Higher	1533, 0.290, NW
17	UNR MAIN CAMPUS HART	900 NORTH VIRGINIA S	SHWS	Lower	1577, 0.299, SW
18	SIERRA PACIFIC POWER	MANN AVENUE @ MORNIN	SHWS	Lower	1619, 0.307, SSE
19	JOHN UTTER RESIDENCE	1305 NORTH VIRGINIA	SHWS	Higher	1648, 0.312, WNW
20	SILVER DOLLAR MOTOR	817 NORTH VIRGINIA S	SHWS	Lower	1745, 0.330, SW
21	STEVE MORAN PROPERTY	646 NORTH LAKE STREE	SHWS	Lower	1905, 0.361, South
22	UNIVERSITY OF NEVADA	1059 NORTH SIERRA ST	SHWS	Higher	1930, 0.366, WSW
23	LEO ROBERT LEGOY PRO	1001 NORTH SIERRA ST	SHWS	Higher	1935, 0.366, WSW
24	MARK RYAN DEVELOPMEN	1115-1130 NORTH SIER	SHWS	Higher	1980, 0.375, West
25	WARNER GRISWOLD PROP	643 ELKO AVENUE	SHWS	Lower	2009, 0.380, SE
26	STAN JEROME PROPERTY	1264 SATCHELL ALLEY	SHWS	Higher	2012, 0.381, WNW
F27	SAVOY MOTOR LODGE	705 NORTH VIRGINIA S	SHWS	Lower	2063, 0.391, SSW
F28	BANK OF AMERICA	700 NORTH VIRGINIA S	SHWS	Lower	2083, 0.395, SSW
29	MAREN TEILMAN RESIDE	1361 HILLSIDE DRIVE	SHWS	Higher	2095, 0.397, WNW
30	RENO ARMORY	1000 N WELLS AVE	SHWS, UST	Lower	2218, 0.420, East
31	JOHN COSTERE PROPERT	1451/1459 NORTH VIRG	SHWS	Higher	2276, 0.431, NW
32	ELKO AVENUE PROPERTI	550 ELKO STREET	SHWS	Lower	2389, 0.452, SE
33	SIERRA PACIFIC POWER	590 EUREKA AVENUE	SHWS	Lower	2434, 0.461, SE
34	JACKSONS FOOD STORES	695 NORTH WELLS AVEN	LUST	Lower	2471, 0.468, ESE
35	SCHNITZER STEEL	490 VALLEY ROAD	SWRCY, NPDES	Lower	2567, 0.486, SSE
G36	WASHOE COUNTY PUBLIC	829 MORRILL AVENUE	SHWS	Lower	2570, 0.487, East
G37	WASHOE COUNTY PUBLIC	854 MORRILL AVENUE	SHWS	Lower	2577, 0.488, East
38	JACK DARNELL PROPERT	1165 BUENA VISTA AVE	SHWS	Higher	2584, 0.489, West
H39	SAINT MARY'S REGIONA	190 WEST MAPLE STREE	SHWS	Lower	2588, 0.490, SW

MAPPED SITES SUMMARY

Target Property Address:
 1055 EVANS AVENUE
 RENO, NV 89512

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	JEF ENTERPRISES, LLC	1505 NORTH VIRGINIA	SHWS	Higher	2661, 0.504, NW
41	FORMER BISHOP MANOGU	400 BARTLETT STREET	SHWS	Higher	2703, 0.512, North
42	ROY KEMPLEY PROPERTY	1503 HILLSIDE DRIVE	SHWS	Higher	2719, 0.515, NW
43	RENO POWER LIGHT AND	500-510 EUREKA AVE	EDR MGP	Lower	2738, 0.519, SE
H44	SAINT MARY'S REGIONA	688 WEST STREET	SHWS	Lower	2820, 0.534, SW
I45	ST. MARY'S REGIONAL	656 WEST STREET	SHWS	Lower	2888, 0.547, SW
46	SANDS REGENCY HOTEL/	251 RALSTON STREET	SHWS	Lower	2939, 0.557, SSE
I47	SAINT MARY'S REGIONA	235 WEST SIXTH STREE	SHWS	Lower	2939, 0.557, SW
48	WASHOE COUNTY PUBLIC	842 SPOKANE STREET	SHWS	Lower	2940, 0.557, East
49	UNIVERSITY OF NEVADA	VARIOUS LOCATIONS	SHWS	Higher	2970, 0.562, NNW
50	REGIONAL TRANSPORTAT	EAST FOURTH STREET @	SHWS, BROWNFIELDS	Lower	3006, 0.569, South
51	DONALD STRAIGHT RESI	1555 HILLSIDE DRIVE	SHWS	Higher	3108, 0.589, NW
J52	UNION 76 STATION #00	103 EAST FOURTH STRE	SHWS, BROWNFIELDS	Lower	3113, 0.590, South
J53	NEVADA DEPARTMENT OF	EAST FOURTH STREET @	SHWS	Lower	3122, 0.591, South
54	JUNIPER COURT HOTEL	320 EVANS AVENUE	SHWS	Lower	3247, 0.615, South
K55	CHEVRON #90537	11 WEST FOURTH STREE	SHWS	Lower	3294, 0.624, SSW
J56	NATIONAL BOWLING CEN	350 NORTH CENTER STR	SHWS	Lower	3302, 0.625, South
L57	SAINT MARY'S REGIONA	607 NORTH ARLINGTON	SHWS	Lower	3310, 0.627, SW
58	A.B.B. INVESTMENTS L	1032 RALSTON STREET	SHWS	Higher	3360, 0.636, West
59	JAMES R. BROWN PROPE	1152 RALSTON STREET	SHWS	Higher	3370, 0.638, West
60	BUTTERS PROPERTY	937 RALSTON STREET	SHWS	Higher	3390, 0.642, WSW
M61	ST. MARYS REGIONAL M	405 ELM STREET	SHWS	Lower	3440, 0.652, SW
L62	SAINT MARY'S REGIONA	345 WEST SIXTH STREE	SHWS	Lower	3462, 0.656, SW
K63	ELDORADO HOTEL & CAS	345 NORTH VIRGINIA S	SHWS	Lower	3473, 0.658, SSW
M64	SAINT MARY'S REGIONA	425 ELM STREET	SHWS	Lower	3506, 0.664, SW
65	SAINT MARY'S REGIONA	443 WEST STREET	SHWS	Lower	3520, 0.667, SSW
66	DESERT GLASS / NEVAD	310 NORTH PARK STREE	SHWS	Lower	3551, 0.673, SE
M67	SAINT MARY'S REGIONA	440 ELM STREET	SHWS	Lower	3563, 0.675, SW
68	LUELLA LILLY PROPERT	605 IMPERIAL BOULEVA	SHWS	Higher	3697, 0.700, West
69	HOWARD WENNERHOLM RE	1289 BON RAE WAY	SHWS	Higher	3732, 0.707, West
N70	SAINT MARY'S REGIONA	435 WEST SIXTH STREE	SHWS	Lower	3739, 0.708, SW
N71	SAINT MARY'S REGIONA	535 NEVADA STREET	SHWS	Lower	3759, 0.712, SW
72	REGIONAL TRANSPORTAT	630 SUTRO STREET	SHWS	Lower	3763, 0.713, ESE
73	OTTO SCHULTZ PROPERT	901 BELL STREET	SHWS	Higher	3784, 0.717, WSW
N74	SAINT MARY'S REGIONA	420 WEST SIXTH STREE	SHWS	Lower	3815, 0.723, SW
75	ALBERS OF NEVADA , A	755 TIMBER WAY	SHWS	Higher	3827, 0.725, NNE
N76	SAINT MARY'S REGIONA	428 WEST SIXTH STREE	SHWS	Lower	3880, 0.735, SW
O77	LEO ROBERT LEGOY PRO	418 WEST FIFTH STREE	SHWS	Lower	3923, 0.743, SW
78	BARBARA M. HIGHTOWER	695 CLEVELAND AVENUE	SHWS	Higher	3972, 0.752, West

MAPPED SITES SUMMARY

Target Property Address:
 1055 EVANS AVENUE
 RENO, NV 89512

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
O79	LEO ROBERT LEGOY PRO	461 NEVADA STREET	SHWS	Lower	3992, 0.756, SW
80	RENO ACES BASEBALL S	200 EVANS AVENUE	SHWS	Lower	4046, 0.766, South
81	NEVADA CLUB CASINO	224 NORTH VIRGINIA S	SHWS	Lower	4086, 0.774, South
82	CITY OF RENO REDEVEL	111 MORRILL AVENUE	SHWS, VCP	Lower	4094, 0.775, SE
83	HARRAH'S - HAMPTON T	EAST 2ND STREET/LAKE	SHWS	Lower	4106, 0.778, South
P84	BENDER WAREHOUSE COM	800 STILLWELL ROAD	SHWS	Higher	4133, 0.783, NNE
85	CHARLES E. CLOCK RES	1234 WASHINGTON STRE	SHWS	Higher	4171, 0.790, West
P86	JIM SEBASTIAN PROPER	2395 VALLEY ROAD	SHWS	Higher	4182, 0.792, NNE
Q87	IQBAL SARWAR - RANCH	411 WEST 4TH STREET	SHWS	Lower	4235, 0.802, SSW
88	NORTHERN NEVADA CHIL	2655 ENTERPRISE ROAD	SHWS	Higher	4238, 0.803, North
89	NORTHERN NEVADA HOPE	467 RALSTON STREET	SHWS	Lower	4262, 0.807, SW
Q90	ELMWOOD PROPERTIES,	435 WEST 4TH STREET	SHWS	Lower	4294, 0.813, SSW
91	DYNA GRAPH PRINTING	2001 TIMBER WAY	SHWS	Higher	4412, 0.836, NNE
92	THE STACIE MATHEWSON	580 WEST 5TH STREET	SHWS	Lower	4419, 0.837, SW
93	VAUGHN INDUSTRIAL PA	2500 VALLEY ROAD #4	SHWS	Higher	4439, 0.841, NNE
94	CHARLES T. MAZZA PRO	1240 OLIVER AVENUE	SHWS	Lower	4468, 0.846, NE
95	A. L. COLLINS TEXACO	501 WEST 4TH STREET	SHWS	Lower	4483, 0.849, SW
96	BEVILACQUA PROPERTY	505 MONTELLO STREET	SHWS	Lower	4489, 0.850, ESE
R97	C. READO KALEY PROPE	900 VINE STREET	SHWS	Higher	4541, 0.860, WSW
98	DUNCAN GLENN ELEMENT	1200 MONTELLO STREET	SHWS	Lower	4564, 0.864, East
99	THOMAS MYATT PROPERT	747 WEST 7TH STREET	SHWS	Higher	4622, 0.875, WSW
R100	LINDA MANHA PROPERTY	880 VINE STREET	SHWS	Higher	4645, 0.880, WSW
S101	RENO GAS CO	N CENTER AND E 1ST S	EDR MGP	Lower	4661, 0.883, South
102	PETE FINN PROPERTY	15 HASTINGS DRIVE	SHWS	Higher	4677, 0.886, WSW
103	SENATOR HOTEL	SECOND AND WEST STRE	SHWS	Lower	4697, 0.890, SSW
S104	CLUB CAL-NEVA PARKIN	10-100 NORTH CENTER	SHWS	Lower	4700, 0.890, South
105	UNIVERSITY OF NEVADA	135 ANELLI LANE	SHWS	Higher	4701, 0.890, NNW
106	GRANADA THEATER	60 WEST FIRST STREET	SHWS	Lower	4830, 0.915, South
107	CLIFF DOBLER PROPERT	252 MILL STREET	SHWS	Lower	4944, 0.936, South
108	ROBERTA ROSS RESIDEN	118 WEST STREET	SHWS	Lower	4960, 0.939, SSW
109	NEVADA DEPARTMENT OF	INTERSTATE 80 @ VINE	SHWS	Higher	5004, 0.948, SW
110	RIVERSIDE HOTEL	17 SOUTH VIRGINIA ST	SHWS	Lower	5064, 0.959, South
111	FETTIG CONSTRUCTION	789 EAST SECOND STRE	SHWS	Lower	5110, 0.968, SE
112	CATHAY INC.	610 MILL STREET	SHWS	Lower	5145, 0.974, SSE
113	VRG CONSTRUCTION COM	645 THIRD STREET	SHWS	Lower	5192, 0.983, SW
114	JOHN OGARA PROPERTY	1080 WEST 12TH STREE	SHWS	Higher	5209, 0.987, West
115	MILLS LANE JUSTICE C	1 SOUTH SIERRA STREE	SHWS	Lower	5228, 0.990, South
116	RIVER SENIOR PARTNER	KUENZLI STREET @ SUT	SHWS	Lower	5249, 0.994, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 06/09/2015 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>UNIVERSITY OF NEVADA</i>	<i>1000 VALLEY RD</i>	<i>E 1/8 - 1/4 (0.178 mi.)</i>	<i>B9</i>	<i>8</i>

State- and tribal - equivalent CERCLIS

SHWS: A review of the SHWS list, as provided by EDR, and dated 04/21/2015 has revealed that there are 107 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALBERT FRAGIONE PROP Facility Id: D-000412 Date Closed: 8/11/1992	1125 EVANS AVENUE	N 0 - 1/8 (0.055 mi.)	A1	7
UNIVERSITY OF NEVADA Facility Id: D-000215 Date Closed: 11/8/1995	1147 EVANS AVENUE	N 0 - 1/8 (0.065 mi.)	A2	7
U.S. BUREAU OF MINES Facility Id: D-000411 Date Closed: 10/22/1992	1605 EVANS AVENUE	NNW 1/4 - 1/2 (0.270 mi.)	13	9
UNIVERSITY OF NEVADA Facility Id: D-000256 Date Closed: 2/27/1995	904 NORTH VIRGINIA S	NW 1/4 - 1/2 (0.290 mi.)	16	10
JOHN UTTER RESIDENCE	1305 NORTH VIRGINIA	WNW 1/4 - 1/2 (0.312 mi.)	19	11

EXECUTIVE SUMMARY

Facility Id: D-000352 Date Closed: 11/1/1996					
UNIVERSITY OF NEVADA Facility Id: D-000701 Date Closed: 6/18/2002	1059 NORTH SIERRA ST	WSW 1/4 - 1/2 (0.366 mi.)	22	11	
LEO ROBERT LEGOY PRO Facility Id: D-000138 Date Closed: 8/2/2004	1001 NORTH SIERRA ST	WSW 1/4 - 1/2 (0.366 mi.)	23	11	
MARK RYAN DEVELOPMEN Facility Id: D-000223 Date Closed: 10/22/1992	1115-1130 NORTH SIER	W 1/4 - 1/2 (0.375 mi.)	24	12	
STAN JEROME PROPERTY Facility Id: D-000333 Date Closed: 11/23/1993	1264 SATCHELL ALLEY	WNW 1/4 - 1/2 (0.381 mi.)	26	12	
MAREN TEILMAN RESIDE Facility Id: D-000399 Date Closed: 8/6/1997	1361 HILLSIDE DRIVE	WNW 1/4 - 1/2 (0.397 mi.)	29	13	
JOHN COSTERE PROPERT Facility Id: D-000071 Date Closed: 7/29/2002	1451/1459 NORTH VIRG	NW 1/4 - 1/2 (0.431 mi.)	31	13	
JACK DARNELL PROPERT Facility Id: D-000552 Date Closed: 8/21/1991	1165 BUENA VISTA AVE	W 1/4 - 1/2 (0.489 mi.)	38	15	
JEF ENTERPRISES, LLC Facility Id: D-000877 Date Closed: 11/14/2014	1505 NORTH VIRGINIA	NW 1/2 - 1 (0.504 mi.)	40	15	
FORMER BISHOP MANOGU Facility Id: D-000166 Date Closed: 8/18/2005	400 BARTLETT STREET	N 1/2 - 1 (0.512 mi.)	41	15	
ROY KEMPLEY PROPERTY Facility Id: D-000336 Date Closed: 5/15/1990	1503 HILLSIDE DRIVE	NW 1/2 - 1 (0.515 mi.)	42	15	
UNIVERSITY OF NEVADA Facility Id: D-001285 Date Closed: 6/19/2014 Date Closed: 2/24/2000 Date Closed: 3/25/2014 Date Closed: 3/26/2014 Date Closed: 6/5/2000	VARIOUS LOCATIONS	NNW 1/2 - 1 (0.562 mi.)	49	17	
<i>*Additional key fields are available in the Map Findings section</i>					
DONALD STRAIGHT RESI Facility Id: D-000017 Date Closed: 1/21/2000	1555 HILLSIDE DRIVE	NW 1/2 - 1 (0.589 mi.)	51	17	
A.B.B. INVESTMENTS L Facility Id: D-000736 Date Closed: 6/29/2006	1032 RALSTON STREET	W 1/2 - 1 (0.636 mi.)	58	19	
JAMES R. BROWN PROPE Facility Id: D-000869 Date Closed: 10/29/2013	1152 RALSTON STREET	W 1/2 - 1 (0.638 mi.)	59	19	
BUTTERS PROPERTY	937 RALSTON STREET	WSW 1/2 - 1 (0.642 mi.)	60	19	

EXECUTIVE SUMMARY

Facility Id: D-000027 Date Closed: 8/7/2000				
LUELLA LILLY PROPERT Facility Id: D-000191 Date Closed: 3/18/1996	605 IMPERIAL BOULEVA	W 1/2 - 1 (0.700 mi.)	68	21
HOWARD WENNERHOLM RE Facility Id: D-000037 Date Closed: 12/27/2000	1289 BON RAE WAY	W 1/2 - 1 (0.707 mi.)	69	21
OTTO SCHULTZ PROPERT Facility Id: D-000704 Date Closed: 03/13/1989	901 BELL STREET	WSW 1/2 - 1 (0.717 mi.)	73	22
ALBERS OF NEVADA , A Facility Id: 4-000135	755 TIMBER WAY	NNE 1/2 - 1 (0.725 mi.)	75	22
BARBARA M. HIGHTOWER Facility Id: D-000731 Date Closed: 3/22/2006	695 CLEVELAND AVENUE	W 1/2 - 1 (0.752 mi.)	78	23
BENDER WAREHOUSE COM Facility Id: D-000760 Date Closed: 11/15/2007	800 STILLWELL ROAD	NNE 1/2 - 1 (0.783 mi.)	P84	24
CHARLES E. CLOCK RES Facility Id: D-000893 Date Closed: 12/2/2014	1234 WASHINGTON STRE	W 1/2 - 1 (0.790 mi.)	85	24
JIM SEBASTIAN PROPER Facility Id: D-000260 Date Closed: 3/10/1995	2395 VALLEY ROAD	NNE 1/2 - 1 (0.792 mi.)	P86	25
NORTHERN NEVADA CHIL Facility Id: 4-001071 Date Closed: 4/10/2000	2655 ENTERPRISE ROAD	N 1/2 - 1 (0.803 mi.)	88	25
DYNA GRAPH PRINTING Facility Id: D-000328 Date Closed: 9/23/1996	2001 TIMBER WAY	NNE 1/2 - 1 (0.836 mi.)	91	26
VAUGHN INDUSTRIAL PA Facility Id: D-000257 Date Closed: 10/26/1994	2500 VALLEY ROAD #4	NNE 1/2 - 1 (0.841 mi.)	93	26
C. READO KALEY PROPE Facility Id: D-000529 Date Closed: 6/28/1990	900 VINE STREET	WSW 1/2 - 1 (0.860 mi.)	R97	27
THOMAS MYATT PROPERT Facility Id: D-000451 Date Closed: 2/24/1994	747 WEST 7TH STREET	WSW 1/2 - 1 (0.875 mi.)	99	27
LINDA MANHA PROPERTY Facility Id: D-000460 Date Closed: 6/7/1993	880 VINE STREET	WSW 1/2 - 1 (0.880 mi.)	R100	28
PETE FINN PROPERTY Facility Id: D-000702 Date Closed: 11/09/1989	15 HASTINGS DRIVE	WSW 1/2 - 1 (0.886 mi.)	102	28
UNIVERSITY OF NEVADA Facility Id: D-000327 Date Closed: 9/27/1991	135 ANELLI LANE	NNW 1/2 - 1 (0.890 mi.)	105	29
NEVADA DEPARTMENT OF	INTERSTATE 80 @ VINE	SW 1/2 - 1 (0.948 mi.)	109	29

EXECUTIVE SUMMARY

Facility Id: D-000841				
Date Closed: 6/5/2012				
JOHN OGARA PROPERTY	1080 WEST 12TH STREE	W 1/2 - 1 (0.987 mi.)	114	30
Facility Id: D-000539				
Date Closed: 05/26/1989				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRAD PREITAUER PROPE	420 HIGHLAND AVENUE	NE 0 - 1/8 (0.087 mi.)	3	7
Facility Id: D-000296				
Date Closed: 4/5/1994				
ODDFELLOW SIERRA HOM	1155 BEECH STREET	NNE 1/8 - 1/4 (0.134 mi.)	4	7
Facility Id: D-000265				
Date Closed: 12/21/1994				
WASHOE COUNTY SCHOOL	490 POPLAR STREET	E 1/8 - 1/4 (0.163 mi.)	B5	7
Facility Id: D-000457				
Date Closed: 3/5/1996				
WASHOE COUNTY SCHOOL	467 LAUREL STREET	ESE 1/8 - 1/4 (0.164 mi.)	C6	8
Facility Id: D-000743				
Date Closed: 1/30/2007				
SATRE CENTER STREET	820 NORTH CENTER STR	SW 1/4 - 1/2 (0.268 mi.)	E12	9
Facility Id: D-000788				
Date Closed: 6/2/2009				
UNIVERSITY OF NEVADA	819-821 NORTH CENTER	SW 1/4 - 1/2 (0.273 mi.)	E14	10
Facility Id: D-000273				
Date Closed: 3/20/2000				
SPANISH SPRINGS INVE	810 NORTH CENTER STR	SW 1/4 - 1/2 (0.273 mi.)	E15	10
Facility Id: D-000780				
Date Closed: 7/10/2008				
UNR MAIN CAMPUS HART	900 NORTH VIRGINIA S	SW 1/4 - 1/2 (0.299 mi.)	17	10
Facility Id: D-000515				
Date Closed: 4/2/1996				
SIERRA PACIFIC POWER	MANN AVENUE @ MORNIN	SSE 1/4 - 1/2 (0.307 mi.)	18	10
Facility Id: D-000089				
SILVER DOLLAR MOTOR	817 NORTH VIRGINIA S	SW 1/4 - 1/2 (0.330 mi.)	20	11
Facility Id: D-000521				
Date Closed: 12/3/1991				
STEVE MORAN PROPERTY	646 NORTH LAKE STREE	S 1/4 - 1/2 (0.361 mi.)	21	11
Facility Id: D-000535				
Date Closed: 5/14/1991				
WARNER GRISWOLD PROP	643 ELKO AVENUE	SE 1/4 - 1/2 (0.380 mi.)	25	12
Facility Id: D-000458				
Date Closed: 8/4/1993				
SAVOY MOTOR LODGE	705 NORTH VIRGINIA S	SSW 1/4 - 1/2 (0.391 mi.)	F27	12
Facility Id: D-000745				
Date Closed: 2/13/2007				
BANK OF AMERICA	700 NORTH VIRGINIA S	SSW 1/4 - 1/2 (0.395 mi.)	F28	12
Facility Id: D-000625				
Date Closed: 6/6/1994				
RENO ARMORY	1000 N WELLS AVE	E 1/4 - 1/2 (0.420 mi.)	30	13

EXECUTIVE SUMMARY

Facility Id: 4-000464 Date Closed: 1/18/1991				
ELKO AVENUE PROPERTI Facility Id: 4-000922 Date Closed: 1/24/2006 Date Closed: 7/19/2000	550 ELKO STREET	SE 1/4 - 1/2 (0.452 mi.)	32	13
SIERRA PACIFIC POWER Facility Id: D-000836 Date Closed: 10/10/1997	590 EUREKA AVENUE	SE 1/4 - 1/2 (0.461 mi.)	33	14
WASHOE COUNTY PUBLIC Facility Id: D-000019 Date Closed: 2/28/2000	829 MORRILL AVENUE	E 1/4 - 1/2 (0.487 mi.)	G36	14
WASHOE COUNTY PUBLIC Facility Id: D-000197 Date Closed: 5/1/1996	854 MORRILL AVENUE	E 1/4 - 1/2 (0.488 mi.)	G37	14
SAINT MARY'S REGIONA Facility Id: D-000093 Date Closed: 6/10/2003	190 WEST MAPLE STREE	SW 1/4 - 1/2 (0.490 mi.)	H39	15
SAINT MARY'S REGIONA Facility Id: D-000423 Date Closed: 4/10/1992	688 WEST STREET	SW 1/2 - 1 (0.534 mi.)	H44	16
ST. MARY'S REGIONAL Facility Id: D-000708 Date Closed: 5/1/1991	656 WEST STREET	SW 1/2 - 1 (0.547 mi.)	I45	16
SANDS REGENCY HOTEL/ Facility Id: D-000181 Date Closed: 1/24/2000	251 RALSTON STREET	SSE 1/2 - 1 (0.557 mi.)	46	16
SAINT MARY'S REGIONA Facility Id: D-000340 Date Closed: 8/29/1996	235 WEST SIXTH STREE	SW 1/2 - 1 (0.557 mi.)	I47	16
WASHOE COUNTY PUBLIC Facility Id: D-000856 Date Closed: 4/29/2013	842 SPOKANE STREET	E 1/2 - 1 (0.557 mi.)	48	17
REGIONAL TRANSPORTAT Facility Id: D-000144 Date Closed: 10/21/2009 Date Closed: 12/31/2008	EAST FOURTH STREET @	S 1/2 - 1 (0.569 mi.)	50	17
UNION 76 STATION #00 Facility Id: 4-000415 Date Closed: 2/9/2000	103 EAST FOURTH STRE	S 1/2 - 1 (0.590 mi.)	J52	18
NEVADA DEPARTMENT OF Facility Id: D-000126 Date Closed: 3/10/2004	EAST FOURTH STREET @	S 1/2 - 1 (0.591 mi.)	J53	18
JUNIPER COURT HOTEL Facility Id: D-001295 Date Closed: 11/17/1998	320 EVANS AVENUE	S 1/2 - 1 (0.615 mi.)	54	18
CHEVRON #90537 Facility Id: 4-000056 Date Closed: 2/12/1990	11 WEST FOURTH STREE	SSW 1/2 - 1 (0.624 mi.)	K55	18
NATIONAL BOWLING CEN	350 NORTH CENTER STR	S 1/2 - 1 (0.625 mi.)	J56	19

EXECUTIVE SUMMARY

Facility Id: D-000212 Date Closed: 3/26/2002				
SAINT MARY'S REGIONA Facility Id: D-000551 Date Closed: 6/30/1992 Date Closed: 3/26/1997	607 NORTH ARLINGTON	SW 1/2 - 1 (0.627 mi.)	L57	19
ST. MARYS REGIONAL M Facility Id: D-000707 Date Closed: 06/07/1989	405 ELM STREET	SW 1/2 - 1 (0.652 mi.)	M61	20
SAINT MARY'S REGIONA Facility Id: D-000096 Date Closed: 6/10/2003	345 WEST SIXTH STREE	SW 1/2 - 1 (0.656 mi.)	L62	20
ELDORADO HOTEL & CAS Facility Id: 4-000971 Date Closed: 11/12/1999 Date Closed: 5/3/2006	345 NORTH VIRGINIA S	SSW 1/2 - 1 (0.658 mi.)	K63	20
SAINT MARY'S REGIONA Facility Id: D-000526 Date Closed: 2/24/1992 Date Closed: 9/28/1992	425 ELM STREET	SW 1/2 - 1 (0.664 mi.)	M64	20
SAINT MARY'S REGIONA Facility Id: D-000466 Date Closed: 8/23/1993	443 WEST STREET	SSW 1/2 - 1 (0.667 mi.)	65	20
DESERT GLASS / NEVAD Facility Id: D-000722 Date Closed: 3/9/2006	310 NORTH PARK STREE	SE 1/2 - 1 (0.673 mi.)	66	21
SAINT MARY'S REGIONA Facility Id: D-001233 Date Closed: 11/5/1997	440 ELM STREET	SW 1/2 - 1 (0.675 mi.)	M67	21
SAINT MARY'S REGIONA Facility Id: D-000221 Date Closed: 10/20/1992	435 WEST SIXTH STREE	SW 1/2 - 1 (0.708 mi.)	N70	21
SAINT MARY'S REGIONA Facility Id: D-000097 Date Closed: 6/18/2003	535 NEVADA STREET	SW 1/2 - 1 (0.712 mi.)	N71	22
REGIONAL TRANSPORTAT Facility Id: D-000427 Date Closed: 1/29/1992	630 SUTRO STREET	ESE 1/2 - 1 (0.713 mi.)	72	22
SAINT MARY'S REGIONA Facility Id: D-000094 Date Closed: 6/10/2003	420 WEST SIXTH STREE	SW 1/2 - 1 (0.723 mi.)	N74	22
SAINT MARY'S REGIONA Facility Id: D-000095 Date Closed: 6/10/2003	428 WEST SIXTH STREE	SW 1/2 - 1 (0.735 mi.)	N76	23
LEO ROBERT LEGOY PRO Facility Id: D-000150 Date Closed: 7/1/2004	418 WEST FIFTH STREE	SW 1/2 - 1 (0.743 mi.)	O77	23
LEO ROBERT LEGOY PRO Facility Id: D-000135	461 NEVADA STREET	SW 1/2 - 1 (0.756 mi.)	O79	23

EXECUTIVE SUMMARY

Date Closed: 7/12/2004				
RENO ACES BASEBALL S Facility Id: D-000790 Date Closed: 4/1/2009	200 EVANS AVENUE	S 1/2 - 1 (0.766 mi.)	80	23
NEVADA CLUB CASINO Facility Id: D-001272	224 NORTH VIRGINIA S	S 1/2 - 1 (0.774 mi.)	81	24
CITY OF RENO REDEVEL Facility Id: D-000100 Date Closed: 10/17/2006	111 MORRILL AVENUE	SE 1/2 - 1 (0.775 mi.)	82	24
HARRAH'S - HAMPTON T Facility Id: D-000262 Date Closed: 1/9/1995	EAST 2ND STREET/LAKE	S 1/2 - 1 (0.778 mi.)	83	24
IQBAL SARWAR - RANCH Facility Id: D-000248 Date Closed: 7/18/1994	411 WEST 4TH STREET	SSW 1/2 - 1 (0.802 mi.)	Q87	25
NORTHERN NEVADA HOPE Facility Id: D-000901 Date Closed: 2/18/2015	467 RALSTON STREET	SW 1/2 - 1 (0.807 mi.)	89	25
ELMWOOD PROPERTIES, Facility Id: D-000763 Date Closed: 11/2/2007	435 WEST 4TH STREET	SSW 1/2 - 1 (0.813 mi.)	Q90	26
THE STACIE MATHEWSON Facility Id: D-000899 Date Closed: 2/5/2015	580 WEST 5TH STREET	SW 1/2 - 1 (0.837 mi.)	92	26
CHARLES T. MAZZA PRO Facility Id: D-000894 Date Closed: 12/2/2014	1240 OLIVER AVENUE	NE 1/2 - 1 (0.846 mi.)	94	26
A. L. COLLINS TEXACO Facility Id: 4-000085 Date Closed: 5/30/2006	501 WEST 4TH STREET	SW 1/2 - 1 (0.849 mi.)	95	27
BEVILACQUA PROPERTY Facility Id: D-000389 Date Closed: 9/2/1997	505 MONTELLO STREET	ESE 1/2 - 1 (0.850 mi.)	96	27
DUNCAN GLENN ELEMENT Facility Id: D-000323 Date Closed: 9/12/1996	1200 MONTELLO STREET	E 1/2 - 1 (0.864 mi.)	98	27
SENATOR HOTEL Facility Id: D-001313 Date Closed: 9/19/2000	SECOND AND WEST STRE	SSW 1/2 - 1 (0.890 mi.)	103	28
CLUB CAL-NEVA PARKIN Facility Id: D-000398 Date Closed: 5/29/1996 Date Closed: 10/30/1995	10-100 NORTH CENTER	S 1/2 - 1 (0.890 mi.)	S104	28
GRANADA THEATER Facility Id: D-000009 Date Closed: 8/31/1998	60 WEST FIRST STREET	S 1/2 - 1 (0.915 mi.)	106	29
CLIFF DOBLER PROPERT Facility Id: D-000078 Date Closed: 1/7/2003	252 MILL STREET	S 1/2 - 1 (0.936 mi.)	107	29
ROBERTA ROSS RESIDEN	118 WEST STREET	SSW 1/2 - 1 (0.939 mi.)	108	29

EXECUTIVE SUMMARY

Facility Id: D-000030 Date Closed: 9/27/2000				
RIVERSIDE HOTEL Facility Id: D-000312 Date Closed: 1/19/1998	17 SOUTH VIRGINIA ST	S 1/2 - 1 (0.959 mi.)	110	30
FETTIG CONSTRUCTION Facility Id: D-000225 Date Closed: 8/21/1992	789 EAST SECOND STRE	SE 1/2 - 1 (0.968 mi.)	111	30
CATHAY INC. Facility Id: D-000347 Date Closed: 10/17/1996	610 MILL STREET	SSE 1/2 - 1 (0.974 mi.)	112	30
VRG CONSTRUCTION COM Facility Id: D-000002 Date Closed: 5/12/1998	645 THIRD STREET	SW 1/2 - 1 (0.983 mi.)	113	30
MILLS LANE JUSTICE C Facility Id: 4-000981	1 SOUTH SIERRA STREE	S 1/2 - 1 (0.990 mi.)	115	31
RIVER SENIOR PARTNER Facility Id: D-000815 Date Closed: 10/21/2010	KUENZLI STREET @ SUT	SE 1/2 - 1 (0.994 mi.)	116	31

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 04/21/2015 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JACKSONS FOOD STORES Facility Id: 4-000931 Date Closed: 12/22/2014	695 NORTH WELLS AVEN	ESE 1/4 - 1/2 (0.468 mi.)	34	14

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 04/21/2015 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WASHOE COUNTY SCHOOL Tank Status: PERMANENTLY OUT OF USE Facility Id: D-000329 Facility Id: 4-000481	425 E 9TH ST	SSE 1/8 - 1/4 (0.165 mi.)	D7	8
NDOW-MAIN OFFICE-CLO Tank Status: PERMANENTLY OUT OF USE Facility Status: CLOSED Facility Id: 4-000635	1100 VALLEY RD	E 1/8 - 1/4 (0.180 mi.)	B10	9

EXECUTIVE SUMMARY

State ID: 4-000635
UNR ARS SHOP 910 VALLEY RD ESE 1/8 - 1/4 (0.195 mi.) C11 9
Tank Status: PERMANENTLY OUT OF USE
Tank Status: CURRENTLY IN USE
Facility Status: OPEN
Facility Id: 4-001057

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A review of the SWRCY list, as provided by EDR, and dated 05/21/2015 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SCHNITZER STEEL	490 VALLEY ROAD	SSE 1/4 - 1/2 (0.486 mi.)	35	14

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/09/2015 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WASHOE COUNTY SCHOOL	425 E 9TH ST	SSE 1/8 - 1/4 (0.165 mi.)	D8	8

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

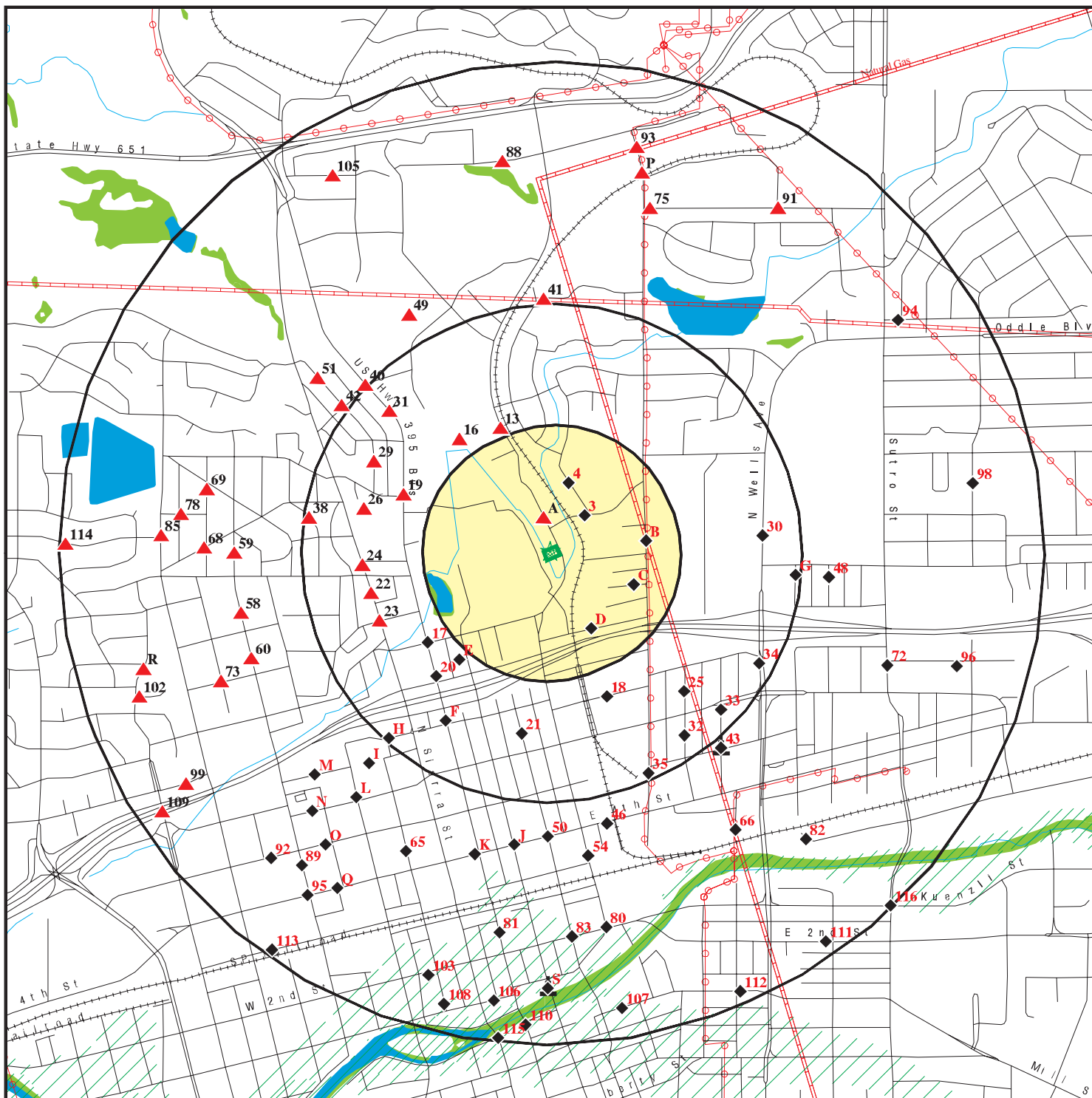
EDR MGP: A review of the EDR MGP list, as provided by EDR, has revealed that there are 2 EDR MGP sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RENO POWER LIGHT AND	500-510 EUREKA AVE	SE 1/2 - 1 (0.519 mi.)	43	16
RENO GAS CO	N CENTER AND E 1ST S	S 1/2 - 1 (0.883 mi.)	S101	28

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
RENO	S107524071	RETRAC PROJECT , ZONE 217 - 4TH ST	4TH STREET @ KEYSTONE AVENUE		SHWS
RENO	S110768030	NORTHWEST LIQUIDATORS MOBILE SOURC	EAST 5TH STREET	89512	SHWS
RENO	S106514306	GRANITE CONSTRUCTION COMPANY MOBIL	ARLINGTON AVENUE @ THIRD STREE		SHWS
RENO	S107524151	UNR - FUTURE PARKING GARAGE	1500 BLOCK NORTH VIRGINIA STRE	89503	SHWS
RENO	S109521932	RETRAC PROJECT , ZONE 230 - CENTER	CENTER STREET AT PLAZA (SPPCO		SHWS
RENO	S107524039	NEVADA DEPARTMENT OF TRANSPORTATIO	CENTER STREET BRIDGE	89501	SHWS
RENO	S109521941	RETRAC PROJECT , ZONE 241 AMTRAK D	CENTER STREET TO RECORD STREET		SHWS
RENO	S109521935	RETRAC PROJECT , ZONE 233	COMMERCIAL ROW EAST OF MORRILL		SHWS
RENO	S110169773	VALLEY BANK OF NEVADA	CORNER OF CRUMMER LN AND SOUTH	89502	SHWS
RENO	S107524146	UNION PACIFIC RAILROAD COMPANY	NORTHEAST CORNER OF EAST 4TH S	89512	SHWS
RENO	S107523849	CITY OF RENO	NW CORNER OF WEST 1ST ST. AND		SHWS
RENO	S109521931	RETRAC PROJECT , ZONE 229	EVANS AVENUE (CRUCIBLES)		SHWS
RENO	S109521923	RETRAC PROJECT , 2525 W. 4TH STREE	WEST FOURTH STREET @ SUMMIT RI		SHWS
RENO	S111987256	NV ENERGY , APN 004-143-02	0 GASLIGHT LANE		SHWS
RENO	S108250180	KEYSTONE SQUARE SHOPPING CENTER ,	KEYSTONE AVENUE @ 5TH STREET	89503	SHWS
RENO	S104179037	BOGART PROPERTY	KUENZLI AND GIREUX STREETS		SHWS
RENO	S103876485	HAMPTON TOWERS	LAKE AND 2ND STREETS	89501	SHWS
RENO	S109521924	RETRAC PROJECT , EAST OF SAGE STRE	EAST OF SAGE STREET		SHWS
RENO	S107523843	CHRIS LOOMIS PROPERTY	PROPERTY BOUNDED BY E 1ST, E 2		SHWS
RENO	S109521938	RETRAC PROJECT , ZONE 238 - ABANDO	RAIL CORRIDOR EAST OF LAKE ST		SHWS
RENO	S109521940	RETRAC PROJECT , ZONE 240 RALSTON	RALSTON AND OLD RR UST #3 TANK		SHWS
RENO	S109521929	RETRAC PROJECT , ZONE 218	RALSTON YARD, RALSTON AND WASH		SHWS
RENO	S106870855	J & B SWEEPING	SAGE AND COMMERCIAL		SHWS
RENO	S109521930	RETRAC PROJECT , ZONE 219	SANDS PARKING LOT BETWEEN RALS		SHWS
RENO	S107768916	DAVID P. SINAI PROPERTY	SOUTH SIERRA STREET		SHWS
RENO	S109521936	RETRAC PROJECT , ZONE 234 - UNDERN	UPRR TRACKS @ WELLS AVENUE		SHWS
RENO	S109521934	RETRAC PROJECT , ZONE 231 - EVANS	UPRR TRACKS EAST OF LAKE STREE		SHWS
RENO	S109521928	RETRAC PROJECT , RETRAC UST #4	VINE STREET; NORTH OF SECOND S		SHWS
RENO	S106870748	PROJECT C PUMP TEST DEWATER SYSTEM	NORTH VIRGINIA STREET @ FOURTH	89501	SHWS
RENO	S109521939	RETRAC PROJECT , ZONE 239	VIRGINIA STREET BRIDGE ABUTMEN		SHWS
RENO	S110169721	DESTINY CENTER	WELLS AVENUE	89502	SHWS

OVERVIEW MAP - 4432105.2S



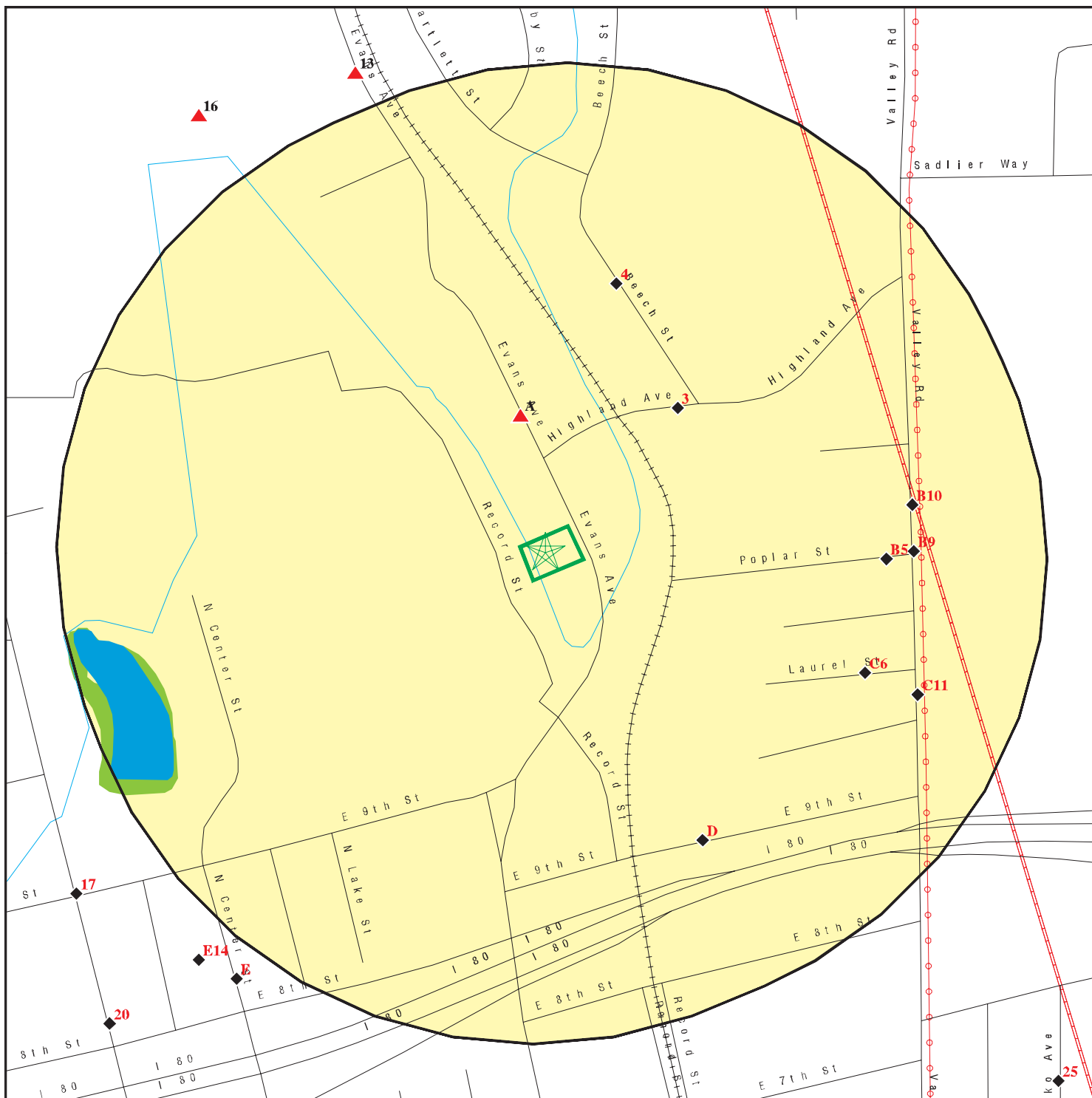
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone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

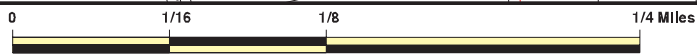
SITE NAME: UNR052 - 1055 Evans Avenue
 ADDRESS: 1055 Evans Avenue
 Reno NV 89512
 LAT/LONG: 39.5389 / 119.8115

CLIENT: McGinley Associates
 CONTACT: Benjamin Peterson
 INQUIRY #: 4432105.2s
 DATE: October 07, 2015 3:20 pm

DETAIL MAP - 4432105.2S



-  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
-  Pipelines
-  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: UNR052 - 1055 Evans Avenue
 ADDRESS: 1055 Evans Avenue
 Reno NV 89512
 LAT/LONG: 39.5389 / 119.8115

CLIENT: McGinley Associates
 CONTACT: Benjamin Peterson
 INQUIRY #: 4432105.2s
 DATE: October 07, 2015 3:22 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
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		3	3	26	75	NR	107
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	3	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	1	NR	NR	1
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 North < 1/8 0.055 mi. 292 ft.	ALBERT FRAGIONE PROPERTY 1125 EVANS AVENUE RENO, NV 89512 Click here for full text details	SHWS	S107523796 N/A
Relative: Higher	SHWS Facility Id: D-000412 Date Closed: 8/11/1992		
A2 North < 1/8 0.065 mi. 343 ft.	UNIVERSITY OF NEVADA SYSTEM , APN 007-071-01 1147 EVANS AVENUE RENO, NV 89512 Click here for full text details	SHWS	S107524148 N/A
Relative: Higher	SHWS Facility Id: D-000215 Date Closed: 11/8/1995		
3 NE < 1/8 0.087 mi. 460 ft.	BRAD PREITAUER PROPERTY 420 HIGHLAND AVENUE RENO, NV 89512 Click here for full text details	SHWS	S107523825 N/A
Relative: Lower	SHWS Facility Id: D-000296 Date Closed: 4/5/1994		
4 NNE 1/8-1/4 0.134 mi. 705 ft.	ODDFELLOW SIERRA HOMES 1155 BEECH STREET RENO, NV 89512 Click here for full text details	SHWS	S107524043 N/A
Relative: Lower	SHWS Facility Id: D-000265 Date Closed: 12/21/1994		
B5 East 1/8-1/4 0.163 mi. 863 ft.	WASHOE COUNTY SCHOOL DISTRICT 490 POPLAR STREET RENO, NV 89512 Click here for full text details	SHWS	S107524169 N/A
Relative: Lower	SHWS Facility Id: D-000457 Date Closed: 3/5/1996		

MAP FINDINGS

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

C6 ESE 1/8-1/4 0.164 mi. 865 ft. Relative: Lower	WASHOE COUNTY SCHOOL DISTRICT 467 LAUREL STREET RENO, NV 89512 Click here for full text details SHWS Facility Id: D-000743 Date Closed: 1/30/2007	SHWS	S108250387 N/A
-------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------	---------------------------------

D7 SSE 1/8-1/4 0.165 mi. 869 ft. Relative: Lower	WASHOE COUNTY SCHOOL DISTRICT 425 E 9TH ST RENO, NV 89512 Click here for full text details UST Tank Status: PERMANENTLY OUT OF USE Facility Id: D-000329 Facility Id: 4-000481	UST	U003298022 N/A
-------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------	---------------------------------

D8 SSE 1/8-1/4 0.165 mi. 869 ft. Relative: Lower	WASHOE COUNTY SCHOOL DISTRICT 425 E 9TH ST RENO, NV 89520 Click here for full text details RCRA NonGen / NLR EPA Id: NVD100049469 FINDS Registry ID:: 110000805308	RCRA NonGen / NLR FINDS	1000243323 NVD100049469
-------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------	------------------------------------------

B9 East 1/8-1/4 0.178 mi. 941 ft. Relative: Lower	UNIVERSITY OF NEVADA RENO - VALLEY 1000 VALLEY RD RENO, NV 89512 Click here for full text details RCRA-CESQG EPA Id: NVD986775039 FINDS Registry ID:: 110000891802	RCRA-CESQG FINDS	1000833230 NVD986775039
--------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------	------------------------------------------

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B10 East 1/8-1/4 0.180 mi. 949 ft.	NDOW-MAIN OFFICE-CLOSED 1100 VALLEY RD RENO, NV 89512 Click here for full text details	UST	U003287245 N/A
Relative: Lower	UST Facility Status: Closed State ID: 4-000635 Tank Status: PERMANENTLY OUT OF USE Facility Id: 4-000635		
C11 ESE 1/8-1/4 0.195 mi. 1027 ft.	UNR ARS SHOP 910 VALLEY RD RENO, NV 89512 Click here for full text details	UST	U003383261 N/A
Relative: Lower	UST Facility Status: Open Tank Status: PERMANENTLY OUT OF USE Tank Status: CURRENTLY IN USE Facility Id: 4-001057		
E12 SW 1/4-1/2 0.268 mi. 1414 ft.	SATRE CENTER STREET PROPERTIES, LLC , APN 007-222-12 820 NORTH CENTER STREET RENO, NV 89501 Click here for full text details	SHWS	S109521950 N/A
Relative: Lower	SHWS Facility Id: D-000788 Date Closed: 6/2/2009		
13 NNW 1/4-1/2 0.270 mi. 1426 ft.	U.S. BUREAU OF MINES 1605 EVANS AVENUE RENO, NV 89512 Click here for full text details	SHWS	S107524144 N/A
Relative: Higher	SHWS Facility Id: D-000411 Date Closed: 10/22/1992		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E14 SW 1/4-1/2 0.273 mi. 1439 ft.	UNIVERSITY OF NEVADA, RENO , 821 NORTH CENTER STREET 819-821 NORTH CENTER STREET RENO, NV 89501 Click here for full text details	SHWS	S107524150 N/A
Relative: Lower	SHWS Facility Id: D-000273 Date Closed: 3/20/2000		
E15 SW 1/4-1/2 0.273 mi. 1440 ft.	SPANISH SPRINGS INVESTMENTS, LLC 810 NORTH CENTER STREET RENO, NV 89501 Click here for full text details	SHWS	S109272969 N/A
Relative: Lower	SHWS Facility Id: D-000780 Date Closed: 7/10/2008		
16 NW 1/4-1/2 0.290 mi. 1533 ft.	UNIVERSITY OF NEVADA, RENO , COLLEGE OF AGRICULTURE BUILDING 904 NORTH VIRGINIA STREET RENO, NV 89503 Click here for full text details	SHWS	S108250375 N/A
Relative: Higher	SHWS Facility Id: D-000256 Date Closed: 2/27/1995		
17 SW 1/4-1/2 0.299 mi. 1577 ft.	UNR MAIN CAMPUS HARTMAN HALL-OLD BUILDING #43 ROTC 900 NORTH VIRGINIA STREET RENO, NV Click here for full text details	SHWS	S107524153 N/A
Relative: Lower	SHWS Facility Id: D-000515 Date Closed: 4/2/1996		
18 SSE 1/4-1/2 0.307 mi. 1619 ft.	SIERRA PACIFIC POWER COMPANY MANN AVENUE @ MORNINGSTAR ROAD RENO, NV Click here for full text details	SHWS	S105805519 N/A
Relative: Lower	SHWS Facility Id: D-000089		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
19 WNW 1/4-1/2 0.312 mi. 1648 ft.	JOHN UTTER RESIDENCE 1305 NORTH VIRGINIA STREET RENO, NV 89509 Click here for full text details	SHWS	S103877794 N/A
Relative: Higher	SHWS Facility Id: D-000352 Date Closed: 11/1/1996		
20 SW 1/4-1/2 0.330 mi. 1745 ft.	SILVER DOLLAR MOTOR LODGE 817 NORTH VIRGINIA STREET RENO, NV 89501 Click here for full text details	SHWS	S107524109 N/A
Relative: Lower	SHWS Facility Id: D-000521 Date Closed: 12/3/1991		
21 South 1/4-1/2 0.361 mi. 1905 ft.	STEVE MORAN PROPERTY 646 NORTH LAKE STREET RENO, NV 89501 Click here for full text details	SHWS	S107524123 N/A
Relative: Lower	SHWS Facility Id: D-000535 Date Closed: 5/14/1991		
22 WSW 1/4-1/2 0.366 mi. 1930 ft.	UNIVERSITY OF NEVADA, RENO 1059 NORTH SIERRA STREET RENO, NV 89503 Click here for full text details	SHWS	S107524152 N/A
Relative: Higher	SHWS Facility Id: D-000701 Date Closed: 6/18/2002		
23 WSW 1/4-1/2 0.366 mi. 1935 ft.	LEO ROBERT LEGOY PROPERTY 1001 NORTH SIERRA STREET RENO, NV Click here for full text details	SHWS	S106870728 N/A
Relative: Higher	SHWS Facility Id: D-000138 Date Closed: 8/2/2004		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
24 West 1/4-1/2 0.375 mi. 1980 ft.	MARK RYAN DEVELOPMENT 1115-1130 NORTH SIERRA STREET RENO, NV 89503 Click here for full text details	SHWS	S107524022 N/A
Relative: Higher	SHWS Facility Id: D-000223 Date Closed: 10/22/1992		
25 SE 1/4-1/2 0.380 mi. 2009 ft.	WARNER GRISWOLD PROPERTY 643 ELKO AVENUE RENO, NV 89512 Click here for full text details	SHWS	S107524166 N/A
Relative: Lower	SHWS Facility Id: D-000458 Date Closed: 8/4/1993		
26 WNW 1/4-1/2 0.381 mi. 2012 ft.	STAN JEROME PROPERTY 1264 SATCHELL ALLEY RENO, NV 89503 Click here for full text details	SHWS	S107524118 N/A
Relative: Higher	SHWS Facility Id: D-000333 Date Closed: 11/23/1993		
F27 SSW 1/4-1/2 0.391 mi. 2063 ft.	SAVOY MOTOR LODGE 705 NORTH VIRGINIA STREET RENO, NV 89501 Click here for full text details	SHWS	S108250316 N/A
Relative: Lower	SHWS Facility Id: D-000745 Date Closed: 2/13/2007		
F28 SSW 1/4-1/2 0.395 mi. 2083 ft.	BANK OF AMERICA 700 NORTH VIRGINIA STREET RENO, NV 89501 Click here for full text details	SHWS	S107523813 N/A
Relative: Lower	SHWS Facility Id: D-000625 Date Closed: 6/6/1994		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
29 WNW 1/4-1/2 0.397 mi. 2095 ft.	MAREN TEILMAN RESIDENCE 1361 HILLSIDE DRIVE RENO, NV 89503 Click here for full text details	SHWS	S103877819 N/A
Relative: Higher	SHWS Facility Id: D-000399 Date Closed: 8/6/1997		
30 East 1/4-1/2 0.420 mi. 2218 ft.	RENO ARMORY 1000 N WELLS AVE RENO, NV 89512 Click here for full text details	SHWS UST	U001110581 N/A
Relative: Lower	SHWS Facility Id: 4-000464 Date Closed: 1/18/1991		
	UST Tank Status: PERMANENTLY OUT OF USE Tank Status: CURRENTLY IN USE Facility Id: 4-000464		
31 NW 1/4-1/2 0.431 mi. 2276 ft.	JOHN COSTERE PROPERTY 1451/1459 NORTH VIRGINIA STREET RENO, NV Click here for full text details	SHWS	S105488601 N/A
Relative: Higher	SHWS Facility Id: D-000071 Date Closed: 7/29/2002		
32 SE 1/4-1/2 0.452 mi. 2389 ft.	ELKO AVENUE PROPERTIES 550 ELKO STREET RENO, NV Click here for full text details	SHWS	S104535005 N/A
Relative: Lower	SHWS Facility Id: 4-000922 Date Closed: 1/24/2006 Date Closed: 7/19/2000		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
33 SE 1/4-1/2 0.461 mi. 2434 ft.	SIERRA PACIFIC POWER COMPANY , APN 008-186-06 590 EUREKA AVENUE RENO, NV 89512 Click here for full text details	SHWS	S109521954 N/A
Relative: Lower	SHWS Facility Id: D-000836 Date Closed: 10/10/1997		
34 ESE 1/4-1/2 0.468 mi. 2471 ft.	JACKSONS FOOD STORES #19 , APN 008-185-34 695 NORTH WELLS AVENUE RENO, NV 89512 Click here for full text details	LUST	S117667153 N/A
Relative: Lower	LUST Date Closed: 12/22/2014 Facility Id: 4-000931		
35 SSE 1/4-1/2 0.486 mi. 2567 ft.	SCHNITZER STEEL 490 VALLEY ROAD RENO, NV 89512 Click here for full text details	SWRCY NPDES	S106553962 N/A
Relative: Lower	NPDES Permit Number: ISW-4177 Facility Status: Approved		
G36 East 1/4-1/2 0.487 mi. 2570 ft.	WASHOE COUNTY PUBLIC WORKS DEPARTMENT , APN 008-161-15 829 MORRILL AVENUE RENO, NV 89512 Click here for full text details	SHWS	S104235259 N/A
Relative: Lower	SHWS Facility Id: D-000019 Date Closed: 2/28/2000		
G37 East 1/4-1/2 0.488 mi. 2577 ft.	WASHOE COUNTY PUBLIC WORKS DEPARTMENT , APN 008-162-15 854 MORRILL AVENUE RENO, NV 89512 Click here for full text details	SHWS	S111027628 N/A
Relative: Lower	SHWS Facility Id: D-000197 Date Closed: 5/1/1996		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
38 West 1/4-1/2 0.489 mi. 2584 ft.	JACK DARNELL PROPERTY 1165 BUENA VISTA AVENUE RENO, NV 89503 Click here for full text details	SHWS	S107523963 N/A
Relative: Higher	SHWS Facility Id: D-000552 Date Closed: 8/21/1991		
H39 SW 1/4-1/2 0.490 mi. 2588 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 190 WEST MAPLE STREET RENO, NV Click here for full text details	SHWS	S106514552 N/A
Relative: Lower	SHWS Facility Id: D-000093 Date Closed: 6/10/2003		
40 NW 1/2-1 0.504 mi. 2661 ft.	JEF ENTERPRISES, LLC , APN 007-011-12 1505 NORTH VIRGINIA STREET RENO, NV 89503 Click here for full text details	SHWS	S116161987 N/A
Relative: Higher	SHWS Facility Id: D-000877 Date Closed: 11/14/2014		
41 North 1/2-1 0.512 mi. 2703 ft.	FORMER BISHOP MANOGUE HIGH SCHOOL 400 BARTLETT STREET RENO, NV 89512 Click here for full text details	SHWS	S106870848 N/A
Relative: Higher	SHWS Facility Id: D-000166 Date Closed: 8/18/2005		
42 NW 1/2-1 0.515 mi. 2719 ft.	ROY KEMPLEY PROPERTY 1503 HILLSIDE DRIVE RENO, NV 89503 Click here for full text details	SHWS	S107524094 N/A
Relative: Higher	SHWS Facility Id: D-000336 Date Closed: 5/15/1990		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
43 SE 1/2-1 0.519 mi. 2738 ft. Relative: Lower	RENO POWER LIGHT AND WATER CO 500-510 EUREKA AVE RENO, NV 89512 Click here for full text details	EDR MGP	1008408997 N/A
H44 SW 1/2-1 0.534 mi. 2820 ft. Relative: Lower	SAINT MARY'S REGIONAL MEDICAL CENTER 688 WEST STREET RENO, NV 89503 Click here for full text details SHWS Facility Id: D-000423 Date Closed: 4/10/1992	SHWS	S107524102 N/A
I45 SW 1/2-1 0.547 mi. 2888 ft. Relative: Lower	ST. MARY'S REGIONAL MEDICAL CENTER 656 WEST STREET RENO, NV 89503 Click here for full text details SHWS Facility Id: D-000708 Date Closed: 5/1/1991	SHWS	S107524117 N/A
46 SSE 1/2-1 0.557 mi. 2939 ft. Relative: Lower	SANDS REGENCY HOTEL/CASINO 251 RALSTON STREET RENO, NV 89503 Click here for full text details SHWS Facility Id: D-000181 Date Closed: 1/24/2000	SHWS	S107524103 N/A
I47 SW 1/2-1 0.557 mi. 2939 ft. Relative: Lower	SAINT MARY'S REGIONAL MEDICAL CENTER 235 WEST SIXTH STREET RENO, NV 89520 Click here for full text details SHWS Facility Id: D-000340 Date Closed: 8/29/1996	SHWS	S103877787 N/A

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
48 East 1/2-1 0.557 mi. 2940 ft.	WASHOE COUNTY PUBLIC WORKS DEPARTMENT , APN 008-164-17 842 SPOKANE STREET RENO, NV 89512 Click here for full text details	SHWS	S113711040 N/A
Relative: Lower	SHWS Facility Id: D-000856 Date Closed: 4/29/2013		
49 NNW 1/2-1 0.562 mi. 2970 ft.	UNIVERSITY OF NEVADA, RENO , 1048 NORTH SIERRA STREET VARIOUS LOCATIONS RENO, NV 89557 Click here for full text details	SHWS	S103877856 N/A
Relative: Higher	SHWS Facility Id: D-001285 Date Closed: 6/19/2014 Date Closed: 2/24/2000 Date Closed: 3/25/2014 Date Closed: 3/26/2014 Date Closed: 6/5/2000 Date Closed: 2/28/2000 Date Closed: 10/14/2008 Date Closed: 3/1/2004		
50 South 1/2-1 0.569 mi. 3006 ft.	REGIONAL TRANSPORTATION COMMISSION WASHOE COUNTY , SE CORNER EAST FOURTH STREET @ LAKE STREET RENO, NV 89502 Click here for full text details	SHWS BROWNFIELDS	S108855810 N/A
Relative: Lower	SHWS Facility Id: D-000144 Date Closed: 10/21/2009 Date Closed: 12/31/2008 BROWNFIELDS Closure Date: 12/11/2008 Site Id: D-000144		
51 NW 1/2-1 0.589 mi. 3108 ft.	DONALD STRAIGHT RESIDENCE 1555 HILLSIDE DRIVE RENO, NV Click here for full text details	SHWS	S104235256 N/A
Relative: Higher	SHWS Facility Id: D-000017 Date Closed: 1/21/2000		

MAP FINDINGS

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

J52 South 1/2-1 0.590 mi. 3113 ft.	UNION 76 STATION #0077 103 EAST FOURTH STREET RENO, NV Click here for full text details	SHWS BROWNFIELDS	S104395317 N/A
-------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------	-----------------------------------	--------------------------

Relative:
Lower

SHWS
 Facility Id: 4-000415
 Date Closed: 2/9/2000

BROWNFIELDS
 Closure Date: 1/7/2005
 Site Id: 4-000415

J53 South 1/2-1 0.591 mi. 3122 ft.	NEVADA DEPARTMENT OF TRANSPORTATION EAST FOURTH STREET @ CENTER STREET RENO, NV Click here for full text details	SHWS	S106514564 N/A
-------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------	-------------	--------------------------

Relative:
Lower

SHWS
 Facility Id: D-000126
 Date Closed: 3/10/2004

54 South 1/2-1 0.615 mi. 3247 ft.	JUNIPER COURT HOTEL , APN 007-313-08 320 EVANS AVENUE RENO, NV 89501 Click here for full text details	SHWS	S114374345 N/A
------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------	-------------	--------------------------

Relative:
Lower

SHWS
 Facility Id: D-001295
 Date Closed: 11/17/1998

K55 SSW 1/2-1 0.624 mi. 3294 ft.	CHEVRON #90537 11 WEST FOURTH STREET RENO, NV 89501 Click here for full text details	SHWS	S103877477 N/A
-----------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------	-------------	--------------------------

Relative:
Lower

SHWS
 Facility Id: 4-000056
 Date Closed: 2/12/1990

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J56 South 1/2-1 0.625 mi. 3302 ft.	NATIONAL BOWLING CENTER 350 NORTH CENTER STREET RENO, NV 8501 Click here for full text details	SHWS	S107524035 N/A
Relative: Lower	SHWS Facility Id: D-000212 Date Closed: 3/26/2002		
L57 SW 1/2-1 0.627 mi. 3310 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 607 NORTH ARLINGTON AVENUE RENO, NV 89503 Click here for full text details	SHWS	S107524101 N/A
Relative: Lower	SHWS Facility Id: D-000551 Date Closed: 6/30/1992 Date Closed: 3/26/1997		
58 West 1/2-1 0.636 mi. 3360 ft.	A.B.B. INVESTMENTS LLC 1032 RALSTON STREET RENO, NV 89503 Click here for full text details	SHWS	S108249992 N/A
Relative: Higher	SHWS Facility Id: D-000736 Date Closed: 6/29/2006		
59 West 1/2-1 0.638 mi. 3370 ft.	JAMES R. BROWN PROPERTY , APN 007-111-01 1152 RALSTON ST. 1152 RALSTON STREET RENO, NV 89503 Click here for full text details	SHWS	S114562218 N/A
Relative: Higher	SHWS Facility Id: D-000869 Date Closed: 10/29/2013		
60 WSW 1/2-1 0.642 mi. 3390 ft.	BUTTERS PROPERTY 937 RALSTON STREET RENO, NV Click here for full text details	SHWS	S104534669 N/A
Relative: Higher	SHWS Facility Id: D-000027 Date Closed: 8/7/2000		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
M61 SW 1/2-1 0.652 mi. 3440 ft.	ST. MARYS REGIONAL MEDICAL CENTER 405 ELM STREET RENO, NV 89503 Click here for full text details	SHWS	S110169768 N/A
Relative: Lower	SHWS Facility Id: D-000707 Date Closed: 06/07/1989		
L62 SW 1/2-1 0.656 mi. 3462 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 345 WEST SIXTH STREET RENO, NV Click here for full text details	SHWS	S106514555 N/A
Relative: Lower	SHWS Facility Id: D-000096 Date Closed: 6/10/2003		
K63 SSW 1/2-1 0.658 mi. 3473 ft.	ELDORADO HOTEL & CASINO , 190 WEST FOURTH STREET/APN 007-292 345 NORTH VIRGINIA STREET RENO, NV Click here for full text details	SHWS	S104235268 N/A
Relative: Lower	SHWS Facility Id: 4-000971 Date Closed: 11/12/1999 Date Closed: 5/3/2006		
M64 SW 1/2-1 0.664 mi. 3506 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 425 ELM STREET RENO, NV 89503 Click here for full text details	SHWS	S107524098 N/A
Relative: Lower	SHWS Facility Id: D-000526 Date Closed: 2/24/1992 Date Closed: 9/28/1992		
65 SSW 1/2-1 0.667 mi. 3520 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 443 WEST STREET RENO, NV 89503 Click here for full text details	SHWS	S107524100 N/A
Relative: Lower	SHWS Facility Id: D-000466 Date Closed: 8/23/1993		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
66 SE 1/2-1 0.673 mi. 3551 ft.	DESERT GLASS / NEVADA FORKLIFT (RETRAC PROJECT) , ZONE 222 310 NORTH PARK STREET RENO, NV Click here for full text details	SHWS	S107523890 N/A
Relative: Lower	SHWS Facility Id: D-000722 Date Closed: 3/9/2006		
M67 SW 1/2-1 0.675 mi. 3563 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 440 ELM STREET RENO, NV 89503 Click here for full text details	SHWS	S103877822 N/A
Relative: Lower	SHWS Facility Id: D-001233 Date Closed: 11/5/1997		
68 West 1/2-1 0.700 mi. 3697 ft.	LUELLA LILLY PROPERTY 605 IMPERIAL BOULEVARD RENO, NV 89503 Click here for full text details	SHWS	S107524016 N/A
Relative: Higher	SHWS Facility Id: D-000191 Date Closed: 3/18/1996		
69 West 1/2-1 0.707 mi. 3732 ft.	HOWARD WENNERHOLM RESIDENCE 1289 BON RAE WAY RENO, NV Click here for full text details	SHWS	S106878449 N/A
Relative: Higher	SHWS Facility Id: D-000037 Date Closed: 12/27/2000		
N70 SW 1/2-1 0.708 mi. 3739 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 435 WEST SIXTH STREET RENO, NV 89503 Click here for full text details	SHWS	S107524099 N/A
Relative: Lower	SHWS Facility Id: D-000221 Date Closed: 10/20/1992		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
N71 SW 1/2-1 0.712 mi. 3759 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 535 NEVADA STREET RENO, NV 89502 Click here for full text details	SHWS	S106514556 N/A
Relative: Lower	SHWS Facility Id: D-000097 Date Closed: 6/18/2003		
72 ESE 1/2-1 0.713 mi. 3763 ft.	REGIONAL TRANSPORTATION COMMISSION WASHOE COUNTY , APN 008-3 630 SUTRO STREET RENO, NV 89512 Click here for full text details	SHWS	S107524067 N/A
Relative: Lower	SHWS Facility Id: D-000427 Date Closed: 1/29/1992		
73 WSW 1/2-1 0.717 mi. 3784 ft.	OTTO SCHULTZ PROPERTY 901 BELL STREET RENO, NV 89503 Click here for full text details	SHWS	S110169767 N/A
Relative: Higher	SHWS Facility Id: D-000704 Date Closed: 03/13/1989		
N74 SW 1/2-1 0.723 mi. 3815 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 420 WEST SIXTH STREET RENO, NV Click here for full text details	SHWS	S106514553 N/A
Relative: Lower	SHWS Facility Id: D-000094 Date Closed: 6/10/2003		
75 NNE 1/2-1 0.725 mi. 3827 ft.	ALBERS OF NEVADA , APN 004-130-66 755 TIMBER WAY RENO, NV 89512 Click here for full text details	SHWS	S117667152 N/A
Relative: Higher	SHWS Facility Id: 4-000135		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
N76 SW 1/2-1 0.735 mi. 3880 ft.	SAINT MARY'S REGIONAL MEDICAL CENTER 428 WEST SIXTH STREET RENO, NV Click here for full text details	SHWS	S106514554 N/A
Relative: Lower	SHWS Facility Id: D-000095 Date Closed: 6/10/2003		
O77 SW 1/2-1 0.743 mi. 3923 ft.	LEO ROBERT LEGOY PROPERTY 418 WEST FIFTH STREET RENO, NV Click here for full text details	SHWS	S106870732 N/A
Relative: Lower	SHWS Facility Id: D-000150 Date Closed: 7/1/2004		
78 West 1/2-1 0.752 mi. 3972 ft.	BARBARA M. HIGHTOWER PROPERTY 695 CLEVELAND AVENUE RENO, NV 89503 Click here for full text details	SHWS	S107523814 N/A
Relative: Higher	SHWS Facility Id: D-000731 Date Closed: 3/22/2006		
O79 SW 1/2-1 0.756 mi. 3992 ft.	LEO ROBERT LEGOY PROPERTY 461 NEVADA STREET RENO, NV 89503 Click here for full text details	SHWS	S106514569 N/A
Relative: Lower	SHWS Facility Id: D-000135 Date Closed: 7/12/2004		
80 South 1/2-1 0.766 mi. 4046 ft.	RENO ACES BASEBALL STADIUM , APN 011-450-07 200 EVANS AVENUE RENO, NV 89501 Click here for full text details	SHWS	S109521922 N/A
Relative: Lower	SHWS Facility Id: D-000790 Date Closed: 4/1/2009		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
81 South 1/2-1 0.774 mi. 4086 ft.	NEVADA CLUB CASINO 224 NORTH VIRGINIA STREET RENO, NV 89501 Click here for full text details	SHWS	S103876500 N/A
Relative: Lower	SHWS Facility Id: D-001272		
82 SE 1/2-1 0.775 mi. 4094 ft.	CITY OF RENO REDEVELOPMENT AGENCY , WESTERN STRIPING AND SEA 111 MORRILL AVENUE RENO, NV 89512 Click here for full text details	SHWS VCP	S106514284 N/A
Relative: Lower	SHWS Facility Id: D-000100 Date Closed: 10/17/2006 VCP Facility Status: ACTIVE		
83 South 1/2-1 0.778 mi. 4106 ft.	HARRAH'S - HAMPTON TOWER EAST 2ND STREET/LAKE STREET RENO, NV 89501 Click here for full text details	SHWS	S107523944 N/A
Relative: Lower	SHWS Facility Id: D-000262 Date Closed: 1/9/1995		
P84 NNE 1/2-1 0.783 mi. 4133 ft.	BENDER WAREHOUSE COMPANY , APN 004-130-10 800 STILLWELL ROAD RENO, NV 89512 Click here for full text details	SHWS	S108855756 N/A
Relative: Higher	SHWS Facility Id: D-000760 Date Closed: 11/15/2007		
85 West 1/2-1 0.790 mi. 4171 ft.	CHARLES E. CLOCK RESIDENCE , APN 002-344-04 1234 WASHINGTON STREET RENO, NV 89503 Click here for full text details	SHWS	S117386822 N/A
Relative: Higher	SHWS Facility Id: D-000893		

MAP FINDINGS

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

CHARLES E. CLOCK RESIDENCE , APN 002-344-04 (Continued)

S117386822

Date Closed: 12/2/2014

P86
NNE
 1/2-1
 0.792 mi.
 4182 ft.

JIM SEBASTIAN PROPERTY , APN 003-190-07
 2395 VALLEY ROAD
 RENO, NV 89512

SHWS S107523976
 N/A

[Click here for full text details](#)

Relative:
 Higher

SHWS
 Facility Id: D-000260
 Date Closed: 3/10/1995

Q87
SSW
 1/2-1
 0.802 mi.
 4235 ft.

IQBAL SARWAR - RANCHO SIERRA MOTEL
 411 WEST 4TH STREET
 RENO, NV 89503

SHWS S107523960
 N/A

[Click here for full text details](#)

Relative:
 Lower

SHWS
 Facility Id: D-000248
 Date Closed: 7/18/1994

88
North
 1/2-1
 0.803 mi.
 4238 ft.

NORTHERN NEVADA CHILD & ADOLESCENT SERVICES
 2655 ENTERPRISE ROAD
 RENO, NV 89512

SHWS S104395322
 N/A

[Click here for full text details](#)

Relative:
 Higher

SHWS
 Facility Id: 4-001071
 Date Closed: 4/10/2000

89
SW
 1/2-1
 0.807 mi.
 4262 ft.

NORTHERN NEVADA HOPES , APN 007-541-03
 467 RALSTON STREET
 RENO, NV 89503

SHWS S117937750
 N/A

[Click here for full text details](#)

Relative:
 Lower

SHWS
 Facility Id: D-000901
 Date Closed: 2/18/2015

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
Q90 SSW 1/2-1 0.813 mi. 4294 ft.	ELMWOOD PROPERTIES, LLC , APN 007-281-14 435 WEST 4TH STREET RENO, NV 89503 Click here for full text details	SHWS	S108932975 N/A
Relative: Lower	SHWS Facility Id: D-000763 Date Closed: 11/2/2007		
91 NNE 1/2-1 0.836 mi. 4412 ft.	DYNA GRAPH PRINTING 2001 TIMBER WAY RENO, NV 89512 Click here for full text details	SHWS	S103877781 N/A
Relative: Higher	SHWS Facility Id: D-000328 Date Closed: 9/23/1996		
92 SW 1/2-1 0.837 mi. 4419 ft.	THE STACIE MATHEWSON COMMUNITY WELLNESS CENTER , APN 007-541 580 WEST 5TH STREET RENO, NV 89503 Click here for full text details	SHWS	S117937748 N/A
Relative: Lower	SHWS Facility Id: D-000899 Date Closed: 2/5/2015		
93 NNE 1/2-1 0.841 mi. 4439 ft.	VAUGHN INDUSTRIAL PARK 2500 VALLEY ROAD #4 RENO, NV 89512 Click here for full text details	SHWS	S107524156 N/A
Relative: Higher	SHWS Facility Id: D-000257 Date Closed: 10/26/1994		
94 NE 1/2-1 0.846 mi. 4468 ft.	CHARLES T. MAZZA PROPERTY , APN 004-233-03 1240 OLIVER AVENUE RENO, NV 89512 Click here for full text details	SHWS	S117667147 N/A
Relative: Lower	SHWS Facility Id: D-000894 Date Closed: 12/2/2014		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
95 SW 1/2-1 0.849 mi. 4483 ft.	A. L. COLLINS TEXACO 501 WEST 4TH STREET RENO, NV 89503 Click here for full text details	SHWS	S104178951 N/A
Relative: Lower	SHWS Facility Id: 4-000085 Date Closed: 5/30/2006		
96 ESE 1/2-1 0.850 mi. 4489 ft.	BEVILACQUA PROPERTY 505 MONTELLO STREET RENO, NV Click here for full text details	SHWS	S103877813 N/A
Relative: Lower	SHWS Facility Id: D-000389 Date Closed: 9/2/1997		
R97 WSW 1/2-1 0.860 mi. 4541 ft.	C. READO KALEY PROPERTY 900 VINE STREET RENO, NV 89503 Click here for full text details	SHWS	S107523830 N/A
Relative: Higher	SHWS Facility Id: D-000529 Date Closed: 6/28/1990		
98 East 1/2-1 0.864 mi. 4564 ft.	DUNCAN GLENN ELEMENTARY SCHOOL 1200 MONTELLO STREET RENO, NV Click here for full text details	SHWS	S103876466 N/A
Relative: Lower	SHWS Facility Id: D-000323 Date Closed: 9/12/1996		
99 WSW 1/2-1 0.875 mi. 4622 ft.	THOMAS MYATT PROPERTY 747 WEST 7TH STREET RENO, NV 89503 Click here for full text details	SHWS	S107524135 N/A
Relative: Higher	SHWS Facility Id: D-000451 Date Closed: 2/24/1994		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
R100 WSW 1/2-1 0.880 mi. 4645 ft.	LINDA MANHA PROPERTY 880 VINE STREET RENO, NV 89503 Click here for full text details	SHWS	S107524015 N/A
Relative: Higher	SHWS Facility Id: D-000460 Date Closed: 6/7/1993		
S101 South 1/2-1 0.883 mi. 4661 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			
102 WSW 1/2-1 0.886 mi. 4677 ft.	PETE FINN PROPERTY 15 HASTINGS DRIVE RENO, NV 89503 Click here for full text details	SHWS	S110169779 N/A
Relative: Higher	SHWS Facility Id: D-000702 Date Closed: 11/09/1989		
103 SSW 1/2-1 0.890 mi. 4697 ft.	SENATOR HOTEL SECOND AND WEST STREETS RENO, NV Click here for full text details	SHWS	S104235254 N/A
Relative: Lower	SHWS Facility Id: D-001313 Date Closed: 9/19/2000		
S104 South 1/2-1 0.890 mi. 4700 ft.	CLUB CAL-NEVA PARKING GARAGE 10-100 NORTH CENTER STREET RENO, NV 89501 Click here for full text details	SHWS	S107523867 N/A
Relative: Lower	SHWS Facility Id: D-000398 Date Closed: 5/29/1996 Date Closed: 10/30/1995		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
105 NNW 1/2-1 0.890 mi. 4701 ft.	UNIVERSITY OF NEVADA, RENO 135 ANELLI LANE RENO, NV 89512 Click here for full text details	SHWS	S107524149 N/A
Relative: Higher	SHWS Facility Id: D-000327 Date Closed: 9/27/1991		
106 South 1/2-1 0.915 mi. 4830 ft.	GRANADA THEATER 60 WEST FIRST STREET RENO, NV Click here for full text details	SHWS	S104178903 N/A
Relative: Lower	SHWS Facility Id: D-000009 Date Closed: 8/31/1998		
107 South 1/2-1 0.936 mi. 4944 ft.	CLIFF DOBLER PROPERTY 252 MILL STREET RENO, NV Click here for full text details	SHWS	S105805061 N/A
Relative: Lower	SHWS Facility Id: D-000078 Date Closed: 1/7/2003		
108 SSW 1/2-1 0.939 mi. 4960 ft.	ROBERTA ROSS RESIDENCE 118 WEST STREET RENO, NV Click here for full text details	SHWS	S104534674 N/A
Relative: Lower	SHWS Facility Id: D-000030 Date Closed: 9/27/2000		
109 SW 1/2-1 0.948 mi. 5004 ft.	NEVADA DEPARTMENT OF TRANSPORTATION INTERSTATE 80 @ VINE STREET RENO, NV 89503 Click here for full text details	SHWS	S112163023 N/A
Relative: Higher	SHWS Facility Id: D-000841 Date Closed: 6/5/2012		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
110 South 1/2-1 0.959 mi. 5064 ft.	RIVERSIDE HOTEL 17 SOUTH VIRGINIA STREET RENO, NV 89501 Click here for full text details	SHWS	S107524082 N/A
Relative: Lower	SHWS Facility Id: D-000312 Date Closed: 1/19/1998		
111 SE 1/2-1 0.968 mi. 5110 ft.	FETTIG CONSTRUCTION 789 EAST SECOND STREET RENO, NV 89502 Click here for full text details	SHWS	S107523913 N/A
Relative: Lower	SHWS Facility Id: D-000225 Date Closed: 8/21/1992		
112 SSE 1/2-1 0.974 mi. 5145 ft.	CATHAY INC. 610 MILL STREET RENO, NV Click here for full text details	SHWS	S103877790 N/A
Relative: Lower	SHWS Facility Id: D-000347 Date Closed: 10/17/1996		
113 SW 1/2-1 0.983 mi. 5192 ft.	VRG CONSTRUCTION COMPANY 645 THIRD STREET RENO, NV 89503 Click here for full text details	SHWS	S103877774 N/A
Relative: Lower	SHWS Facility Id: D-000002 Date Closed: 5/12/1998		
114 West 1/2-1 0.987 mi. 5209 ft.	JOHN OGARA PROPERTY 1080 WEST 12TH STREET RENO, NV 89503 Click here for full text details	SHWS	S110169772 N/A
Relative: Higher	SHWS Facility Id: D-000539 Date Closed: 05/26/1989		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
115 South 1/2-1 0.990 mi. 5228 ft.	MILLS LANE JUSTICE CENTER 1 SOUTH SIERRA STREET RENO, NV Click here for full text details	SHWS	S106870839 N/A
Relative: Lower	SHWS Facility Id: 4-000981		
116 SE 1/2-1 0.994 mi. 5249 ft.	RIVER SENIOR PARTNERS , APN 012-051-24 KUENZLI STREET @ SUTRO STREET RENO, NV Click here for full text details	SHWS	S110768026 N/A
Relative: Lower	SHWS Facility Id: D-000815 Date Closed: 10/21/2010		

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
NV	AIRS	Permitted Airs Facility Listing	Division of Environmental Protection	04/06/2015	04/10/2015	05/18/2015
NV	AST	Aboveground Storage Tank List	Department of Conservation and Natural Resour	04/21/2015	06/23/2015	07/23/2015
NV	BROWNFIELDS	Project Tracking Database	Division of Environmental Protection	04/21/2015	06/23/2015	07/23/2015
NV	COAL ASH	Coal Ash Disposal Sites	Division of Environmental Protection	10/02/2013	10/03/2013	11/01/2013
NV	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	06/22/2015	06/25/2015	07/23/2015
NV	Financial Assurance 2	Financial Assurance Information	Division of Environmental Protection	06/02/2015	06/04/2015	06/22/2015
NV	HMRI	Hazardous Materials Repository Information Data	State Emergency Response Commission	08/05/2008	08/05/2008	08/13/2008
NV	LUST	Sites Database	Department of Conservation and Natural Resour	04/21/2015	06/23/2015	07/23/2015
NV	NPDES	Permitted Facility Listing	Department of Environmental Protection	06/12/2015	06/16/2015	07/23/2015
NV	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Conservation and Natural Resour		07/01/2013	12/26/2013
NV	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Conservation and Natural Resour		07/01/2013	01/16/2014
NV	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Conservation and Natural Resour		07/01/2013	12/26/2013
NV	SHWS	Sites Database	Department of Conservation and Natural Resour	04/21/2015	06/23/2015	07/23/2015
NV	SWF/LF	Landfill List	Department of Conservation and Natural Resour	06/02/2015	06/04/2015	06/22/2015
NV	SWRCY	Recycling Information Listing	Department of Environmental Protection	05/21/2015	05/22/2015	06/22/2015
NV	UST	Underground Storage Tank List	Department of Conservation and Natural Resour	04/21/2015	06/23/2015	07/23/2015
NV	VCP	Voluntary Cleanup Program Sites	Department of Conservation & Natural Resource	08/16/2011	09/27/2011	10/12/2011
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2013	02/24/2015	09/30/2015
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2014	04/17/2015	06/02/2015
US	CORRACTS	Corrective Action Report	EPA	06/09/2015	06/26/2015	09/16/2015
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	Delisted NPL	National Priority List Deletions	EPA	03/26/2015	04/08/2015	06/22/2015
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/22/2015	06/26/2015	09/16/2015
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	03/26/2015	04/08/2015	06/11/2015
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	01/18/2015	02/27/2015	03/25/2015
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	06/06/2014	09/10/2014	09/18/2014
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/24/2015	06/26/2015	09/02/2015
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	01/23/2015	02/06/2015	03/09/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	02/03/2015	04/30/2015	06/22/2015
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	02/03/2015	02/12/2015	03/13/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	09/30/2014	03/03/2015	03/13/2015
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/30/2015	05/29/2015	06/22/2015
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	03/17/2015	05/01/2015	06/22/2015
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	03/30/2015	04/28/2015	06/22/2015
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/30/2015	05/05/2015	06/22/2015
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/08/2015	01/08/2015	02/09/2015
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	02/03/2015	04/30/2015	06/22/2015
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	05/06/2015	05/19/2015	06/22/2015
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	09/30/2014	03/03/2015	03/13/2015
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/30/2015	05/26/2015	06/22/2015
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	03/17/2015	05/01/2015	06/22/2015
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/23/2014	11/25/2014	01/29/2015
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/30/2015	05/05/2015	06/22/2015
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	12/14/2014	02/13/2015	03/13/2015
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/29/2014	10/01/2014	11/06/2014
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	11/25/2014	11/26/2014	01/29/2015
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	05/28/2015	05/29/2015	06/11/2015
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	03/31/2015	04/09/2015	06/11/2015
US	NPL	National Priority List	EPA	03/26/2015	04/08/2015	06/22/2015
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2014	10/15/2014	11/17/2014
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	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	03/26/2015	04/08/2015	06/22/2015
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	07/07/2015	07/09/2015	09/16/2015
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RMP	Risk Management Plans	Environmental Protection Agency	02/01/2015	02/13/2015	03/25/2015
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
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	12/31/2013	02/12/2015	06/02/2015
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	07/22/2015	07/24/2015	09/02/2015
US	US AIRS MINOR	Air Facility System Data	EPA	07/22/2015	07/24/2015	09/02/2015
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/22/2015	06/24/2015	09/02/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/15/2015	06/02/2015	09/16/2015
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	06/09/2015	06/26/2015	09/02/2015
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/01/2015	06/02/2015	09/16/2015
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	06/01/2015	06/02/2015	09/16/2015
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	06/09/2015	06/26/2015	09/02/2015
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/14/2015	06/03/2015	09/02/2015
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	08/01/2015	08/06/2015	08/24/2015
<p>Oil/Gas Pipelines Source: PennWell Corporation Telephone: 281-546-1505 Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.</p>						
<p>Electric Power Transmission Line Data Source: PennWell Corporation Telephone: 800-823-6277 This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.</p>						
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NV	Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Human Resources			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	Topographic Map		U.S. Geological Survey			

APPENDIX G

Vapor Encroachment Screen

UNR052 - 1055 Evans Avenue

1055 Evans Avenue

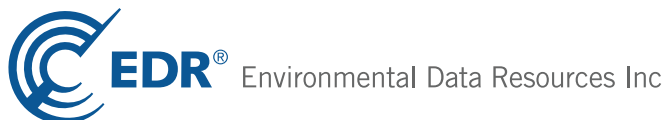
Reno, NV 89512

Inquiry Number: 4432105.6s

October 8, 2015

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet



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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Primary Map	2
Secondary Map	3
Aerial Photography	4
Map Findings	5
Record Sources and Currency	GR-1

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

Disclaimer - Copyright and Trademark Notice

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

This report contains information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.**

Purchaser accepts this report "AS IS". Any analyses, estimates, ratings, or risk codes provided in this report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can produce information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2015 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

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

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).

	Maximum Search Distance*	Summary		
		property	1/10	1/10 - 1/3
STANDARD ENVIRONMENTAL RECORDS				
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	2	3
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	0.333	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	0
Exclusive Recovered Govt. Archives	property	0	-	-

*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

TARGET PROPERTY INFORMATION

ADDRESS

UNR052 - 1055 EVANS AVENUE
1055 EVANS AVENUE
RENO, NV 89512

COORDINATES

Latitude (North):	39.5389 - 39° 32' 20.034485"
Longitude (West):	119.8115 - 119° 48' 41.401978"
Elevation:	4545 ft. above sea level

EXECUTIVE SUMMARY

PHYSICAL SETTING INFORMATION

Flood Zone: Available
 NWI Wetlands: Available

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: Waspo
 Soil Surface Texture: clay
 Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
 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	7 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.42 Min: 0.01	Max: 7.3 Min: 6.1

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	24 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.42 Min: 0.01	Max: 7.8 Min: 6.1
3	24 inches	35 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: Min:

Soil Map ID: 2

Soil Component Name: Reno

Soil Surface Texture: stony sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

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	3 inches	stony sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 6.1

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	3 inches	24 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 0.42 Min: 0.01	Max: 7.3 Min: 6.1
3	24 inches	46 inches	cemented	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: Min:
4	46 inches	51 inches	weathered bedrock	Not reported	Not reported	Max: 0.42 Min: 0.01	Max: Min:

Soil Map ID: 3

Soil Component Name: Orr

Soil Surface Texture: 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	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	9 inches	50 inches	gravelly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.8 Min: 6.1
3	50 inches	59 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.8 Min: 6.1

Soil Map ID: 4

Soil Component Name: Orr

Soil Surface Texture: gravelly 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	11 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.3 Min: 6.1

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	11 inches	50 inches	gravelly sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 7.8 Min: 6.1
3	50 inches	59 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14 Min: 4	Max: 7.8 Min: 6.1

Soil Map ID: 5

Soil Component Name: Fleischmann

Soil Surface Texture: gravelly clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

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	3 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 7.3 Min: 5.6

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	3 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 6.1
3	20 inches	42 inches	cemented	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: Min:
4	42 inches	59 inches	variable	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 1.4 Min: 0.42	Max: Min:

Soil Map ID: 6

Soil Component Name: Fleischmann

Soil Surface Texture: gravelly clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

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	3 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 7.3 Min: 5.6

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	3 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 6.1
3	20 inches	42 inches	cemented	Not reported	Not reported	Max: 1.4 Min: 0.42	Max: Min:
4	42 inches	59 inches	variable	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 1.4 Min: 0.42	Max: Min:

Soil Map ID: 7

Soil Component Name: Water

Soil Surface Texture: gravelly clay loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Not hydric

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 8

Soil Component Name: Xman

Soil Surface Texture: very stony loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

EXECUTIVE SUMMARY

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	3 inches	very stony loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 6.1
2	3 inches	14 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
3	14 inches	29 inches	weathered bedrock	Not reported	Not reported	Max: 141 Min: 0.42	Max: Min:
4	29 inches	33 inches	unweathered bedrock	Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:

EXECUTIVE SUMMARY

SEARCH RESULTS

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

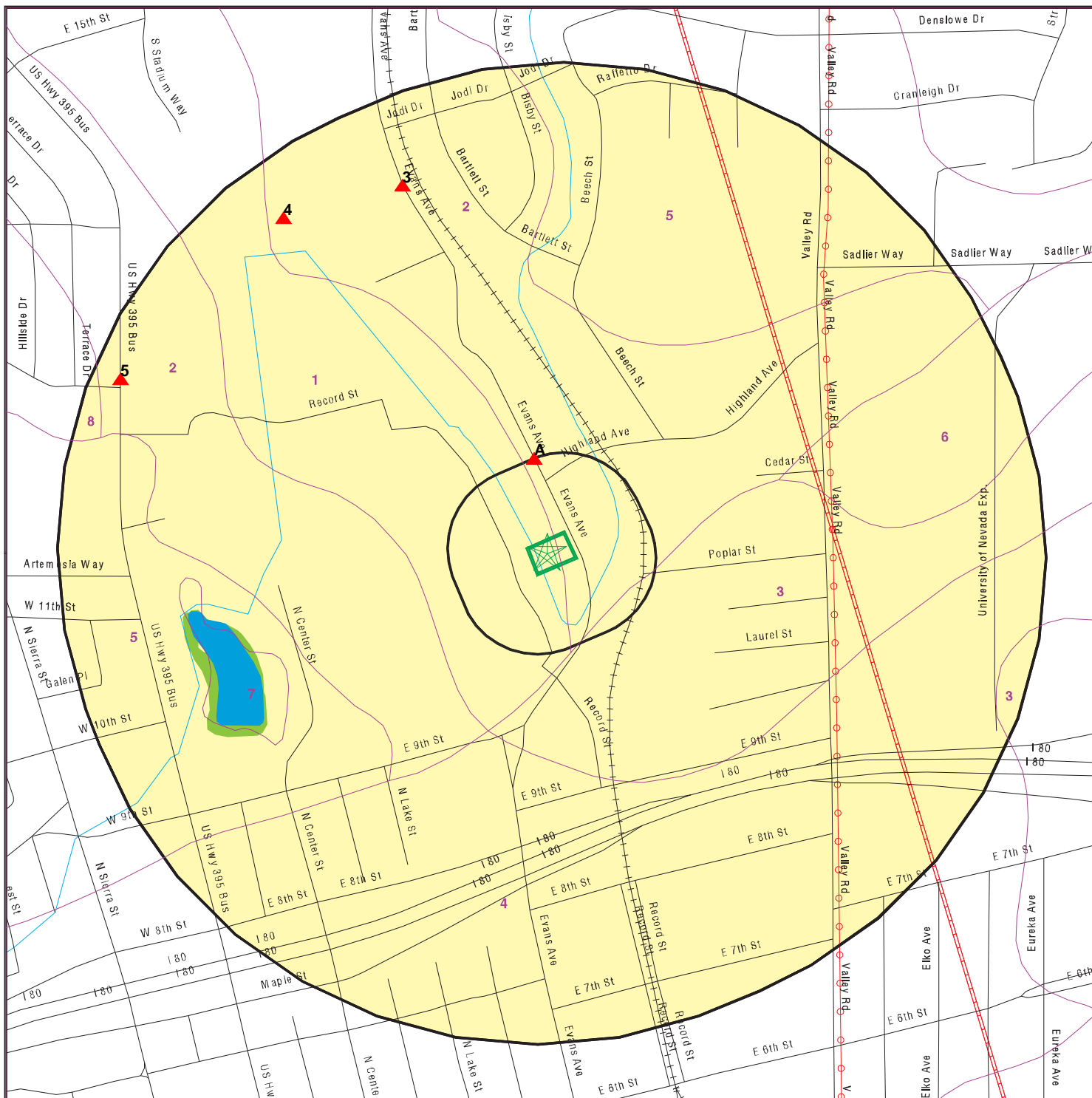
STANDARD ENVIRONMENTAL RECORDS


















<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
ALBERT FRAGIONE PROPERTY SHWS: State and tribal - equivalent CERCLIS	1125 EVANS AVENUE	<1/10 N	▲ A1	16
UNIVERSITY OF NEVADA SYSTEM , APN 007-071-01 SHWS: State and tribal - equivalent CERCLIS	1147 EVANS AVENUE	<1/10 N	▲ A2	17
U.S. BUREAU OF MINES SHWS: State and tribal - equivalent CERCLIS	1605 EVANS AVENUE	1/10 - 1/3 NNW	▲ 3	18
UNIVERSITY OF NEVADA, RENO , COLLEGE OF AGRICULTURE BUILDING SHWS: State and tribal - equivalent CERCLIS	904 NORTH VIRGINIA STREET	1/10 - 1/3 NW	▲ 4	19
JOHN UTTER RESIDENCE SHWS: State and tribal - equivalent CERCLIS	1305 NORTH VIRGINIA STREET	1/10 - 1/3 WNW	▲ 5	20

HISTORICAL USE RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 4432105.6S

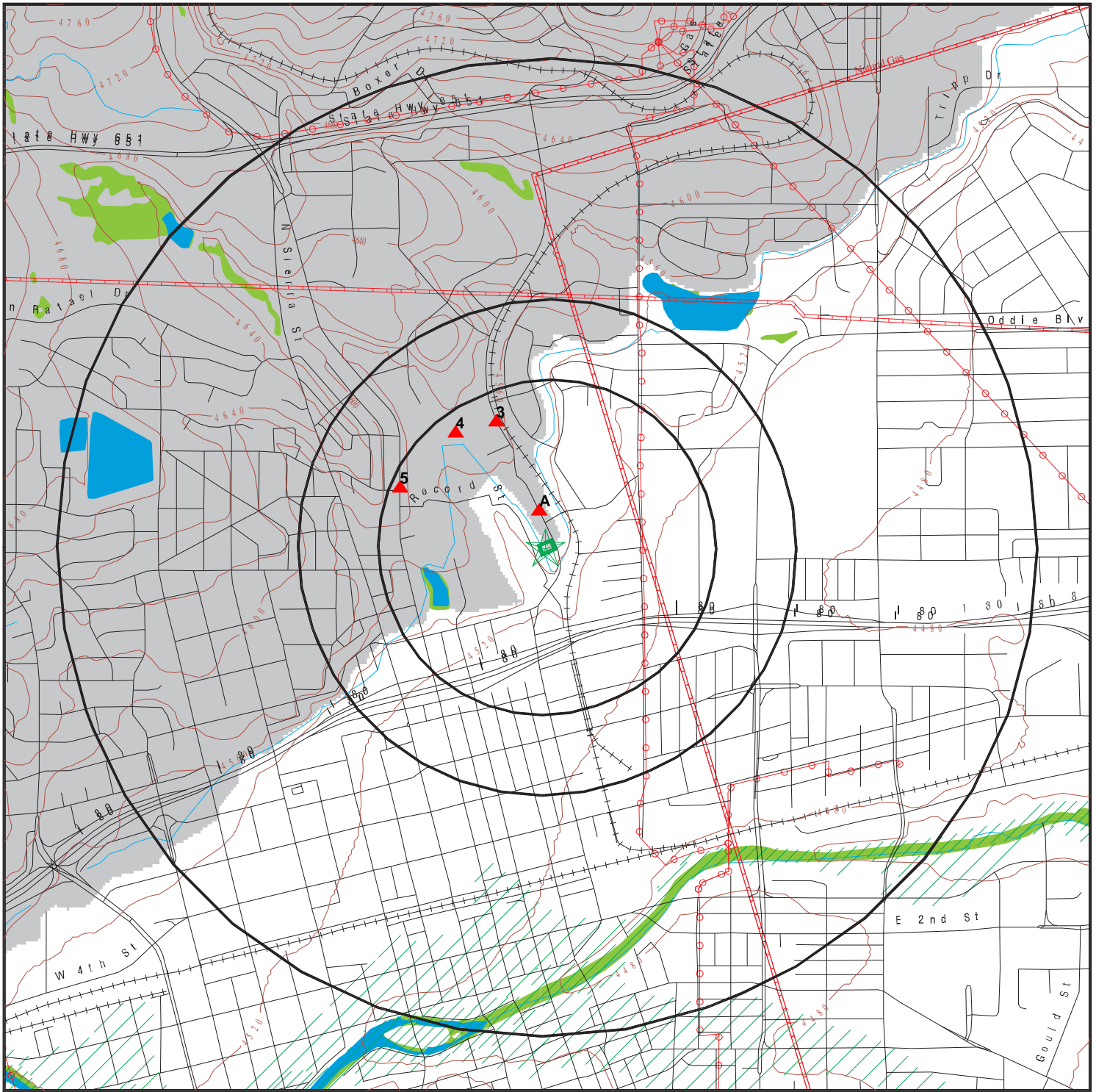
















-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Pipelines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  Groundwater Flow Direction
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location
-  SSURGO Soil

<p>SITE NAME: UNR052 - 1055 Evans Avenue ADDRESS: 1055 Evans Avenue Reno NV 89512 LAT/LONG: 39.5389 / 119.8115</p>	<p>CLIENT: McGinley Associates CONTACT: Benjamin Peterson INQUIRY #: 4432105.6S DATE: October 07, 2015 4:53 pm</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------

(INVESTMENT AND FACILITIES COMMITTEE 12/03/15) Ref. IF 29 Page 319 of 365

SECONDARY MAP - 4432105.6S



-  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
-  Pipelines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  Upgradient Area

<p>SITE NAME: UNR052 - 1055 Evans Avenue ADDRESS: 1055 Evans Avenue Reno NV 89512 LAT/LONG: 39.5389 / 119.8115</p>	<p>CLIENT: McGinley Associates CONTACT: Benjamin Peterson INQUIRY #: 4432105.6s DATE: October 07, 2015 4:51 pm</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------

(INVESTMENT AND FACILITIES COMMITTEE 12/03/15) Ref. IF 29 Page 320 of 365

Copyright © 2015 EDR, Inc. © 2010 Tele Atlas Nat. 07/2009

AERIAL PHOTOGRAPHY - 4432105.6s



SITE NAME: UNR052 - 1055 Evans Avenue
ADDRESS: 1055 Evans Avenue
Reno NV 89512
LAT/LONG: 39.5389 / 119.8115

CLIENT: McGinley Associates
CONTACT: Benjamin Peterson
INQUIRY #: 4432105.6s
DATE: October 07, 2015 4:54 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
<p>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>		
<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).

ALBERT FRAGIONE PROPERTY 1125 EVANS AVENUE, RENO, NV, 89512		S107523796
▲ A1	N <1/10	(292 ft. / 0.055 mi.)
	2 ft. Higher Elevation	4547 ft. Above Sea Level
<p>State and tribal - equivalent CERCLIS</p>		

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Comments: Soil characteristics would make vapor migration from the source or plume unlikely.

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

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

Geological Attributes - Soil Geology:

Silty-clay, low-permeability soil: YES

MAP FINDINGS

UNIVERSITY OF NEVADA SYSTEM , APN 007-071-01 1147 EVANS AVENUE, RENO, NV, 89512		S107524148
▲ A2	N <1/10 (343 ft. / 0.065 mi.)	State and tribal - equivalent CERCLIS
	2 ft. Higher Elevation 4547 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Comments: Soil characteristics would make vapor migration from the source or plume unlikely.

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

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

MAP FINDINGS

U.S. BUREAU OF MINES 1605 EVANS AVENUE, RENO, NV, 89512			S107524144
▲ 3	NNW 1/10 - 1/3	(1426 ft. / 0.27 mi.)	State and tribal - equivalent CERCLIS
	18 ft. Higher Elevation	4563 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

Comments: Soil characteristics would make vapor migration from the source or plume unlikely.

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

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

Hydrogeologically: YES

MAP FINDINGS

UNIVERSITY OF NEVADA, RENO , COLLEGE OF AGRICULTURE BUILDING 904 NORTH VIRGINIA STREET, RENO, NV, 89503			S108250375
▲ 4	NW 1/10 - 1/3 24 ft. Higher Elevation	(1533 ft. / 0.29 mi.) 4569 ft. Above Sea Level	State and tribal - equivalent CERCLIS

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

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

Soil characteristics would make vapor migration from the source or plume unlikely.

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Crossgradient: YES

Hydrogeologically: YES

MAP FINDINGS

JOHN UTTER RESIDENCE 1305 NORTH VIRGINIA STREET, RENO, NV, 89509			S103877794
▲ 5	WNW 1/10 - 1/3	(1648 ft. / 0.312 mi.)	State and tribal - equivalent CERCLIS
	40 ft. Higher Elevation	4585 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC Can Be Ruled Out

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

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

Hydrogeologically: YES

APPENDIX H

Resumes

Daniel Pasteris
Hydrologist

Professional Experience

Mr. Pasteris is a hydrologist with six years of professional and academic experience including Phase I Environmental Site Assessments, NEPA permitting, groundwater well installation, soil and groundwater sampling, water quality modeling, data analysis, and technical report writing. His background in hydrology, geology, chemistry, and atmospheric science gives Mr. Pasteris the versatility to provide a broad range of environmental solutions.

Project Experience

- **Phase I Environmental Site Assessments** – Mr. Pasteris has performed numerous Phase I Environmental Site Assessments (ESA's) in the states of Nevada, Idaho, Oregon, Washington, and California. Sites include gas stations, food processing facilities, factories, commercial developments, and rural farm land. This experience allows Mr. Pasteris to meet clients' environmental due diligence needs in a direct and reliable manner.
- **Phase II Environmental Site Assessments** – Performed soil and groundwater sampling, installed groundwater monitoring wells, performed aquifer tests, and analyzed data for the purpose of Phase II ESA's and ongoing site monitoring.
- **NEPA Assessments** – Prepared National Environmental Policy Act (NEPA) reports required for the installation of wireless cell towers on federal land. NEPA is intended to ensure that environmental factors are considered equally when compared to other factors when decisions are made by federal agencies.
- **Hazardous Building Materials surveys** – Conducted sampling and inspection for lead-based paint, asbestos, mercury, polychlorinated biphenyls (PCB's), and radon gas.
- **Air pollution studies** – Participated in research at the University of Nevada, Reno to understand the link between air pollution, long range atmospheric transport, and acid rain. This multidisciplinary work incorporated air plume transport modelling, design of water sampling and chemical analysis systems, data analysis, and publishing and presenting results at conferences.

Education

M.S., Hydrology, University of Nevada, Reno, Nevada, 2009.

B.S., Geology, University of Massachusetts, Amherst, Massachusetts, 2001.

Certifications and Registrations

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

Benjamin Peterson, P.G., C.E.M.
Geologist and GIS Specialist

Professional Experience

Mr. Peterson is a Professional Geologist and Geographic Information Systems (GIS) Specialist with approximately seven years of professional experience that includes GIS analysis, environmental permitting, Phase I and II environmental site assessments, water resources, groundwater investigations, water well design and construction, water quality sampling, geological hazard assessments, water permitting, and technical report writing. Mr. Peterson's versatile experience is the result of his eagerness to accept new challenges, combined with his background and education in geosciences, environmental science, and mapping.

Select Project Experience

Environmental Projects

- **Phase I Environmental Site Assessments, Durango, CO and Reno, NV** – Geologist responsible for conducting numerous Phase I environmental site assessments for property transactions. Assessed various industrial, commercial and residential properties for the presence of recognized environmental conditions (RECs) in accordance with ASTM 1527.
- **Phase II Environmental Site Assessments, Reno, NV** – Geologist responsible for well construction observation, soil logging, and soil/groundwater sampling during drilling at to assess for the presence of contamination in the soil and/or groundwater and preparing a report of findings.
- **Environmental Compliance Monitoring, ConocoPhillips Company, Durango, CO** – Environmental Scientist responsible for environmental compliance monitoring of section 404 permit, discharge permit, and stormwater management plan for a natural gas pipeline replacement project that crossed a river. Provided construction crew with guidance to ensure that compliance with all permits was achieved during the duration of the project.

Geographic Information Systems

- **Comstock Mining, Inc., Silver City, NV** – GIS Specialist responsible for database development and maintenance for an environmental site assessment and remediation project in the historic Comstock mining district, which coincides with the current day Carson River Mercury Superfund site. Environmental clearance for mercury, lead and arsenic is required in order to protect human health and the environment. Site assessment included sampling from 1,000 soil borings and the collection of over 3,000 samples for analysis of mercury, lead and arsenic. The project is high profile, publically sensitive, and is impacted by the only USEPA Superfund site in the State of Nevada.
- **National Environmental Policy Act (NEPA) submittals, Durango, CO and Imlay, NV** – GIS Specialist responsible for creating maps and figures to support National Environmental Policy Act (NEPA) submittals. Relevant projects include the rehabilitation of a United States Bureau of Reclamation canal on the Florida River, La Plata County, CO and the expansion of the Florida Canyon Mine onto land managed by the United States Bureau of Land Management in Pershing County, NV.

- **BP America Production Company, ConocoPhillips Company, Burlington Resources, XTO Energy, and Samson Resources Company, Durango, CO** – GIS Specialist responsible for permitting over 3,000 coal-bed methane gas wells as water wells, after the Colorado Supreme Court ruled that the production of coal-bed methane constitutes a beneficial use of water and therefore must be administered by the Colorado State Engineer’s Office. Combined spatial and tabular data of gas wells with water production data to prepare permit applications for thousands of wells in a single process. The Colorado State Engineer’s Office adopted the template created by Mr. Peterson for use by other well permit applicants in the oil and gas industry.
- **Bathymetric Surveys for various clients, Western Slope, CO** – GIS Specialist responsible for conducting numerous bathymetric surveys of gravel pits, stock ponds, aesthetic ponds, and irrigation reservoirs to calculate pond volumes and surface areas for use in a water rights applications. Utilized a GPS device integrated with sonar equipment and a data logger to record location and depths at several points across the water surface. Data was then imported into GIS to interpolate a contoured bathymetric surface and create associated stage-capacity curves and tables.
- **Bear Creek Ranch, Durango, CO** – GIS Specialist responsible for the preparation of court exhibits for use in active litigation of a water rights dispute. Compiled a series of maps using historical aerial photography to show the historical ditch alignment and area of use. Historical maps were compared with GPS-derived data of the current ditch alignment and area of use. Maps were used as court exhibits to successfully show continued use of the ditch through time and prevent the client from losing water rights from an abandonment claim.
- **Several Water Rights Clients, Western Slope, CO** – GIS Specialist responsible of the composition of maps to display locations derived from water court decrees, court testimony, water rights applications and well permits. Composed maps depicting locations of ditch points of diversion, ditch conveyance systems, wellhead locations, and other features as needed for water rights applications or water court documents.

Groundwater Investigations

- **Aquifer Testing and Analysis, Various Locations, Western Slope, CO** – Geologist responsible for coordination and/or collection of water level data and water quality sampling during aquifer (bedrock and alluvial) testing, with aquifer properties analyzed using various spreadsheet and commercial models.
- **Confidential Major Oil and Gas Company, Durango, CO** – Geologist and GIS Specialist responsible for conducting an investigation and analysis to assess the areas within a specific geologic formation where produced groundwater associated with oil and gas development would meet the nontributary statutory definition in the State of Colorado using spreadsheet and commercial models.
- **Confidential Major Oil and Gas Company, Durango, CO** – Geologist responsible for the collection of bi-annual groundwater samples from various wells and springs to support a groundwater investigation of the San Juan Basin. Samples were analyzed for tritium and CFC’s to calculate an apparent age of the water and analyzed for several other elements to determine a geologic source.

- **BP America Production Company, Durango, CO** – Geologist responsible for the collecting of baseline surface water quality samples to satisfy Colorado Oil and Gas Conservation Commission requirements of Rule 317B. Project consisted of mapping oil and gas wells affected by Rule 317B and collecting baseline water samples for each of these wells from the nearest classified water supply segment.

Geological Hazard Assessment

- **Gateway Canyons Resort, Gateway, CO** – Geologist responsible for conducting a geological hazard assessment for a planned golf course and residential subdivision. Evidence of previous rockfall events and historical debris flows were documented. Developed maps to show the proposed development, drainage paths, and slope angles throughout the property. Potential rockfall boulders were measured and then modeled with computer software to determine potential roll-out distances.

Water Rights and Water Resources

- **Historical Agricultural Water Right Changes for Commercial Uses, Western Slope, CO** – Water Resource Technician responsible for completing studies for several clients using aerial photography, water use records, and crop types to demonstrate the historic consumptive use on irrigated farm fields to develop a defensible basis for transfer of water rights to commercial uses. Created GIS maps to calculate areas of irrigated land, annual precipitation, evaporation, elevation and location.
- **Water Well Permitting, Various Clients, Western Slope, CO** – Water Resource Technician responsible for compliance of permit requirements for clients involved with gravel pit mining, oil and gas production, and commercial properties.
- **Augmentation Plans and Substitute Water Supply Plans, Various Clients, Western Slope, CO** – Water Resource Technician responsible for preparation of augmentation plan reports and substitute water supply plan reports for several gravel pits throughout Colorado. Reports included depletion calculations, calculation of historical consumptive use credits from dried-up irrigation, lagged return flows, and replacement water sources. Created maps to identify locations of water rights and aid in locating potential sources of augmentation water.

Education

B.S., Geology, Fort Lewis College, Durango, Colorado, 2007

Certifications and Registrations

Professional Geologist, California, PG #9291

Professional Geologist, Utah, PG #9289608-2250

Nevada Certified Environmental Manager, #2397

Certificate in Geographic Information Systems, Fort Lewis College, Durango, Colorado, 2007

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

MSHA Part 48, Surface Miner Training

Memberships

Association of Environmental and Engineering Geologists – Great Basin Chapter



Environmental Inspection & Control Services

Oct 19, 2015

CLIENT

University of Nevada
895 N. Center St.
Reno, NV 89557-0239
Ms. Amanda Leiner

PROJECT LOCATION

1055 Evans Ave.
Reno, NV

PURPOSE OF INSPECTION

Pre-purchase asbestos inspection

REFERENCES

Hayes Microbial Laboratory report #15022754
Exhibits A, B, & C

Background

EICS was engaged by the client's representative to perform a limited inspection and sampling for asbestos containing materials (acm) at the above noted location. The client indicated plans to purchase the above noted building. The age of the building is approximately 80 years. It consisted of a two story single family dwelling with a full finished basement. The inspection and sampling were performed on Oct 09, 2015 by Lawrence G. Thir, owner and senior hygienist of EICS. The home was occupied at the time of inspection. Access was provided by the homeowner. The client's representative was present at the time of the inspection.

Inspection

I carefully inspected the home for suspect acm. Ten bulk samples of suspect acm were wetted and collected, using a clean sharp instrument. The samples were placed in individual sealed and labeled containers and logged on a chain of custody. They were packaged and sent via FED EX to Hayed Microbial Laboratory in Midlothian, VA for analysis by polarized light microscopy using EPA method 600/R-93/116.

Laboratory results

Sample no.	Location	Material	Asbestos content	Fri/NF
1.	Basement bathroom	Wall surface texture	None det.	NA
2.	Basement N. bedroom	Wall surface texture	None det.	NA
3.	Basement center room	Wall surface texture	None det.	NA
4.	Master bathroom	Wall surface texture	None det.	NA
5.	Kitchen	Wall surface texture	None det.	NA
6.	Entry hall	Plaster finish coat	None det.	NA
7.	Basement S. bedroom	Joint comp.	none det.	NA
8.	Basement HVAC duct	Air cell duct insulation	65% Chrysotile	Friable
9.	Basement HVAC duct	Gray duct tape	65% Chrysotile	Friable
10.	Second floor hall closet	Roof insulation	None det.	NA
11.	Hall to master bedroom	Plaster finish coat	None det.	NA

Discussion

NV DEISH and USEPA recognize any building materials with asbestos content exceeding 1% as ACM. The HVAC duct insulation and duct tape were found with asbestos content of 65%. The visible material appeared to be in good condition. Disturbance of said material may be performed only by a State licensed asbestos contractor (A-23) under full negative pressure containment with HEPA filtration and a 3cell decontamination unit. A final inspection with clearance air monitoring must be performed following abatement and prior to re-occupancy. The material is considered a Regulated Asbestos Containing Material (RACM) by NESHAPS. Removal of the material will be a Class I Operation under OSHA 29 CFR 1926.1101.

The other noted materials were found with no asbestos content. They may be disturbed with no precautionary measures for asbestos exposure.

Limitation

This report is limited to the areas and materials discussed above. Destructive/invasive investigation was not performed. No representation is made to presence or absence of asbestos containing material in any area not herein, indicated.

Thank you for the opportunity to be of service. If you have any questions, please call me at (775)786-2800 or 742-2794.

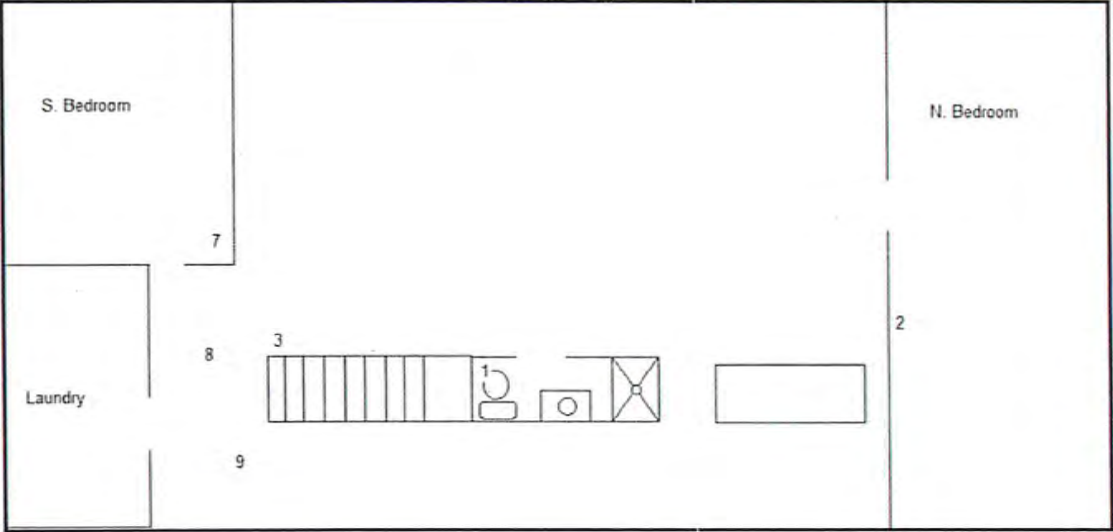
Respectfully submitted,

Lawrence G. Thir
EICS IJPM0080



Exh A

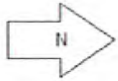
BASEMENT



1055 Evans Ave. Reno, NV Bulk
sampling locations 10/09/15

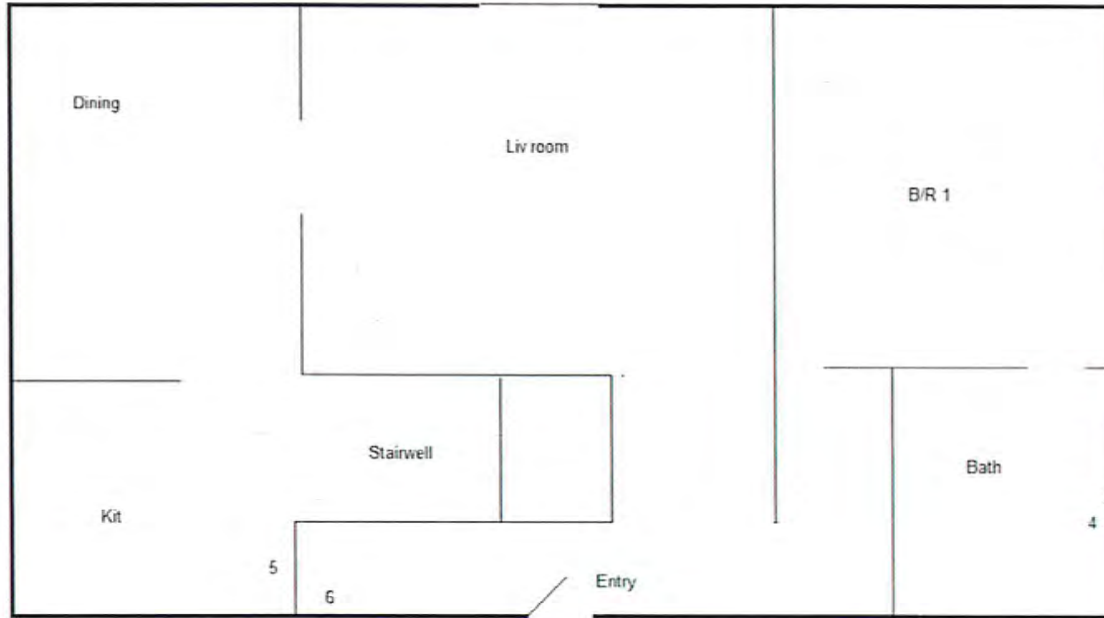
Lawrence G. Thir
EICS IJPM0080

Exh A



MAIN LEVEL

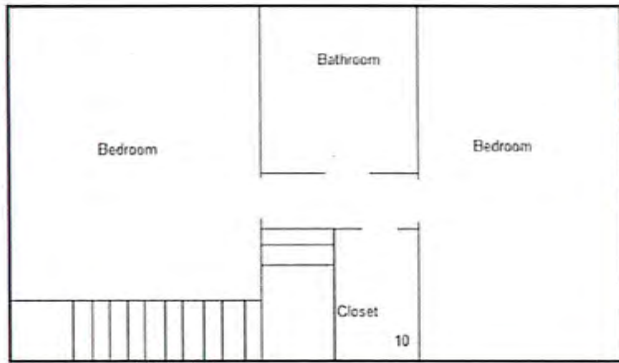
Exh B



1055 Evans Ave Reno, NV Bulk
sampling locations 10/09/15

Lawrence G. Thir
EICS UPM0080

Exh C



1055 Evans Ave. Reno, NV Bulk
sampling locations 10/09/15

Lawrence G. Thir
EICS UPM0080



HAYES

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

Email: IAQ@hayesmicrobial.com
www.hayesmicrobial.com/lims/

Analysis Report prepared for

EICS, LLC

2900 Vassar St
No. 503

Reno, NV 89502

Ph.: 775-473-8349

Job Number: UNR100915-1

Job Name: 1055 Evans Ave
Reno, NV

Date Sampled: 10-09-2015

Date Analyzed: 10-14-2015

Report Date: 10-14-2015

AIHA EMPAT Laboratory ID# 188863

EPA Laboratory ID# VA01419



NVLAP Lab Code: 500096-0



LAB #188863
AIHA Accredited
Environmental Microbiology



STATE OF NEW YORK
DEPARTMENT OF HEALTH

NY ELAP Lab ID#12015

Texas Dept. of State
Health Services

Mold License: LAB1021
Asbestos License: 300435



HAYES

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

HMC #15022754

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

October 14, 2015

Client Job Number: UNR100915-1
Client Job Name: 1055 Evans Ave
Reno, NV

Dear EICS, LLC,

We would like to thank you for trusting Hayes Microbial for your analytical needs. On October 12, 2015 we received 11 samples by FedEx for the job referenced above.

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

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

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



HAYES

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

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

Asbestos PLM Analysis

HMC #15022754

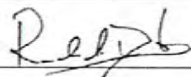
Job Number: UNR100915-1	Job Name: 1055 Evans Ave	Date Collected: 10/09/2015
Collected by: Larry Thir	Reno, NV	Date Received: 10/12/2015
Email: thir_eics@hotmail.com		Date Reported: 10/14/2015

HMC ID Number: 15022754 - 1 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 1		Sample Name: Basement Bathroom Wall Surface Tex	
Homogeneity: Yes		Morphology/Macro Desc.: Texture / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

HMC ID Number: 15022754 - 2 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 2		Sample Name: Basement N. Bedroom Wall Surface Tex	
Homogeneity: Yes		Morphology/Macro Desc.: Texture / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

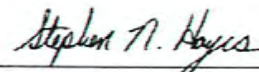
HMC ID Number: 15022754 - 3 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 3		Sample Name: Basement Center Room Wall Surface Tex	
Homogeneity: Yes		Morphology/Macro Desc.: Texture / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

HMC ID Number: 15022754 - 4 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 4		Sample Name: Master Bathroom Wall Surface Tex	
Homogeneity: Yes		Morphology/Macro Desc.: Texture / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

Signature: 

Date: 10/14/2015

Reviewed by:



Date: 10/14/2015



HAYES

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

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

Asbestos PLM Analysis

HMC #15022754

Job Number: UNR100915-1	Job Name: 1055 Evans Ave	Date Collected: 10/09/2015
Collected by: Larry Thir	Reno, NV	Date Received: 10/12/2015
Email: thir_eics@hotmail.com		Date Reported: 10/14/2015

HMC ID Number: 15022754 - 5 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 5		Sample Name: Kitchen Wall Surface Tex	
Homogeneity: Yes		Morphology/Macro Desc.: Texture / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

HMC ID Number: 15022754 - 6 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 6		Sample Name: Entry Hall Plaster Finish Coat	
Homogeneity: Yes		Morphology/Macro Desc.: Debris / Tan	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	2 % Cellulose fibers	98 %	

HMC ID Number: 15022754 - 7 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 7		Sample Name: Basement S. Bedroom Joint Comp	
Homogeneity: Yes		Morphology/Macro Desc.: Debris / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	2 % Cellulose fibers	98 %	

HMC ID Number: 15022754 - 8 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 8		Sample Name: Basement HVAC Duct Insulation	
Homogeneity: Yes		Morphology/Macro Desc.: Insulation / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
65 % Chrysotile	30 % Cellulose fibers	5 %	

Signature: *Reed*

Date: 10/14/2015

Reviewed by:

Stephen A. Hayes

Date: 10/14/2015



HAYES

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

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

Asbestos PLM Analysis

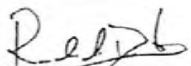
HMC #15022754

Job Number: UNR100915-1	Job Name: 1055 Evans Ave	Date Collected: 10/09/2015
Collected by: Larry Thir	Reno, NV	Date Received: 10/12/2015
Email: thir_eics@hotmail.com		Date Reported: 10/14/2015

HMC ID Number: 15022754 - 9 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 9		Sample Name: Basement HVAC Duct Tape	
Homogeneity: Yes		Morphology/Macro Desc.: Insulation / Gray	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
65 % Chrysotile	30 % Cellulose fibers	5 %	


HMC ID Number: 15022754 - 10 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 10		Sample Name: 2nd Floor Hall Closet Roof Insulation	
Homogeneity: Yes		Morphology/Macro Desc.: Insulation / White	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	90 % Mineral/Glass wool	10 %	

HMC ID Number: 15022754 - 11 - L1		Analysis Type: EPA 600/R-93, M-4/82-020 - 3 Day	
Sample Number: 11		Sample Name: Hall to Master Bedroom Plaster Finish Coat	
Homogeneity: Yes		Morphology/Macro Desc.: Debris / Tan	
Estimated % Asbestos	Non-asbestos % Fibers	Non-fibrous	Notes
(None Detected)	(None Detected)	100 %	

Signature: 

Date: 10/14/2015

Reviewed by:



Date: 10/14/2015



HAYES

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

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

Asbestos - Additional Information

HMC #15022754

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

Signature: _____

Date: _____

10/14/2015

Reviewed by: _____

Date: _____

10/14/2015

Page 6 of 6



PRELIMINARY REPORT

PROPOSED BUYER:

PROPOSED LENDER:

PROPERTY ADDRESS: 1055 Evans Avenue, Reno, NV 89512

Escrow Office:

**Ticor Title of Nevada, Inc.
5441 Kietzke Lane, Suite 100
Reno, Nevada 89511**

Phone: (775) 824-3232 Fax: (775) 824-3233

Escrow Officer: Commercial Division

Customer No.: /

Title Office:

**Ticor Title of Nevada, Inc.
5441 Kietzke Lane, Suite 100
Reno, Nevada 89511**

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

Order No.: 01504536-CD

**The information contained in this report is through the date of
October 2, 2015 at 7:30 A.M.**

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

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

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

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

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

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

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

Countersigned

A handwritten signature in black ink, appearing to read 'Timothy S. Palko', is written over a horizontal line.

Timothy S. Palko, Title Officer

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

1. Furnish to the Company for review:
 - a) Certification of Trust in accordance with Nevada Revised Statutes.

SCHEDULE A

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

FEE

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

Linda M. Platz, Trustee under The Linda M. Platz Family Trust Agreement

The land referred to in this Report is situate in the State of Nevada, County of Washoe and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to lien for services, labor or material not shown in the Public Records.
7. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, payable in four (4) quarterly installments (due on or before 3rd Monday in August and 1st Monday in October, January and March, respectively) are as follows:

Assessor's Parcel No.: 007-081-04
Fiscal Year: 2015-2016
Total Taxes: \$1,180.70
1st Installment: \$ 305.69 Paid
2nd Installment: \$ 291.67 Paid
3rd Installment: \$ 291.67 Open
4th Installment: \$ 291.67 Open
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. Any unpaid sewer service charges plus interest and penalties, which would create a lien and attach to said Land, pursuant to Reno Municipal Code. Specific amounts may be obtained by calling (775) 334-2095.
10. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes.
11. Easement(s) and rights incidental thereto as delineated or as offered for dedication on University Heights Reno Map No. 134

Recording Date: July 2, 2007

12. A homestead declaration

Executed by: Linda M. Platz
Dated: October 25, 1995
Recording Date: October 26, 1995
Recording No.: Book 4417, Page 186, as Document No. 1936896, Official Records

13. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$114,600.00
Dated: November 16, 2002
Trustor/Grantor: Linda M. Platz, an unmarried woman
Trustee: Executive Trustee Services, Inc.
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for GMAC Mortgage Corporation
MIN No.: 100037506852252155
Recording Date: January 21, 2003
Recording No.: 2793146, Official Records

14. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$25,000.00
Dated: January 6, 2003
Trustor/Grantor: Linda M. Platz, an unmarried person
Trustee: PRLAP, Inc.
Beneficiary: Bank of America, N.A.
Recording Date: January 22, 2003
Recording No.: 2793557, Official Records

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust. It is a requirement that the Trustor/Grantor of said Deed of Trust provide written authorization to close said credit line account to the Lender when the Deed of Trust is being paid off through the Company or other Settlement/Escrow Agent or provide a satisfactory subordination of this Deed of Trust to the proposed Deed of Trust to be recorded at closing.

Amendment to said trust deed for a credit limit increase

Executed by: Linda M. Platz and Bank of America, N.A.
New Principal Amount: \$100,000.00
Recording Date: May 21, 2007
Recording No.: 3534922, Official Records

15. A homestead declaration

Executed by: Linda M. Platz, Trustee
Dated: December 7, 2012
Recording Date: December 11, 2012
Recording No.: 4182911, Official Records

INFORMATIONAL NOTES

- Note: Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).
- Note : None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a single family residence known as 1055 Evans Avenue, Reno, Nevada to an Extended Coverage Loan Policy, when issued.
- Note : The Land may be eligible for an ALTA Homeowners 1-4 Single Family Residential Policy of Title Insurance upon receipt, review and approval of a properly executed Property Owner's Affidavit signed by the seller of the Land.
- Note : There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note : The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

Order No.: 01504536-CD

EXHIBIT A

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

Lots 2 and 3 In Block "J" Of UNIVERSITY HEIGHTS ADDITION, Reno, Washoe County, Nevada, according to the Official Map thereof, filed in the office of the County Recorder, Washoe County, State of Nevada, on July 2, 1907.

APN: 007-081-04

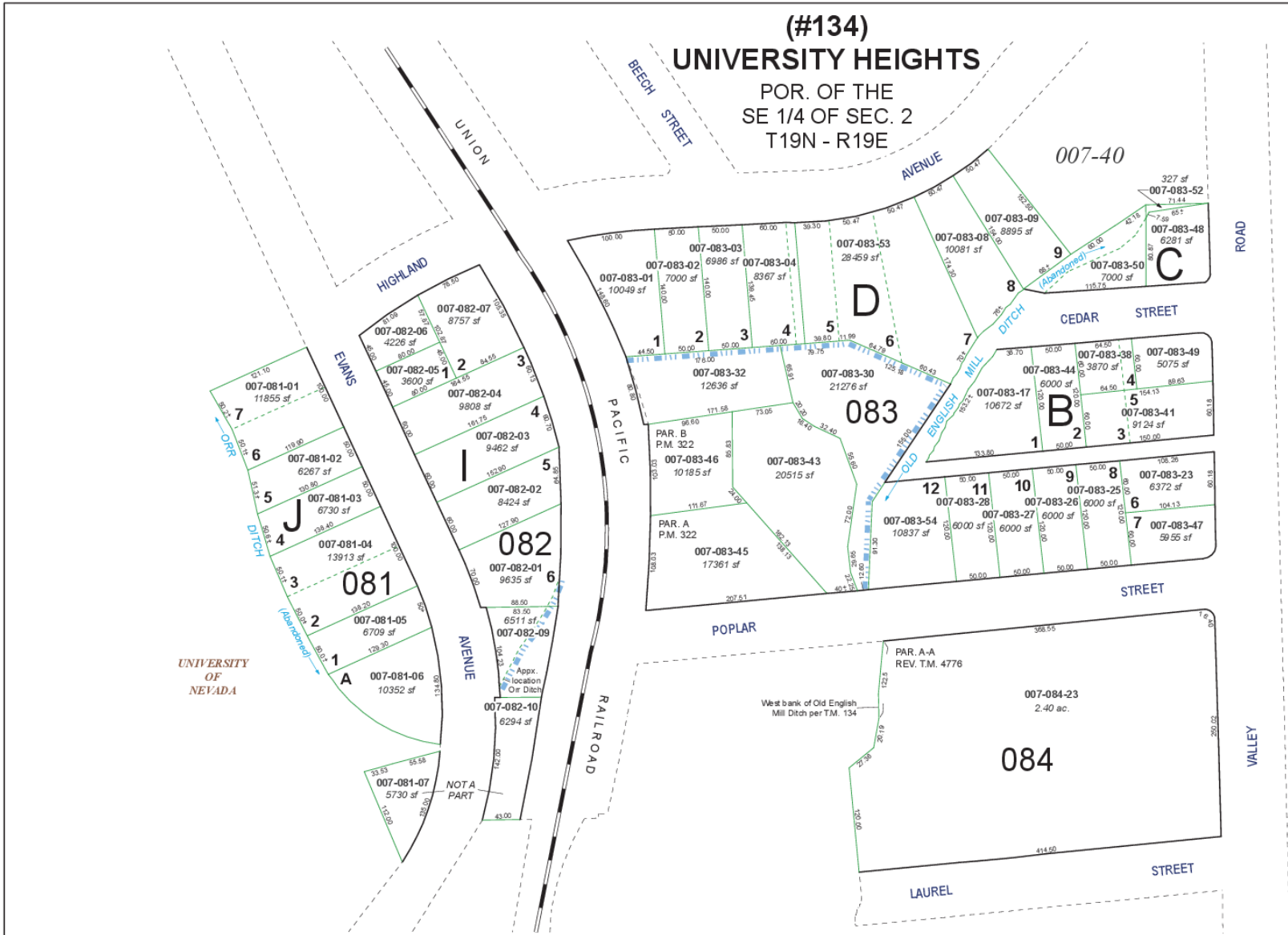
Order No.: 01504536-CD

EXHIBIT A

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

Lots 2 and 3 In Block "J" Of UNIVERSITY HEIGHTS ADDITION, Reno, Washoe County, Nevada, according to the Official Map thereof, filed in the office of the County Recorder, Washoe County, State of Nevada, on July 2, 1907.

APN: 007-081-04



Assessor's Map Number
007-08

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

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231

1 inch = 100 feet

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

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

Exhibit A (Revised 06-05-14)

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990 (04-08-14)**

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

© California Land Title Association. All rights reserved.

The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

© California Land Title Association. All rights reserved.

The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner’s Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

© California Land Title Association. All rights reserved.

The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

PART I

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

© California Land Title Association. All rights reserved.

The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

© California Land Title Association. All rights reserved.

The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. Variable exceptions such as taxes, easements, CC&R's, etc. shown here.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in

© California Land Title Association. All rights reserved.

The use of this Form is restricted to CLTA subscribers in good standing as of the date of use. All other uses are prohibited. Reprinted under license or express permission from the California Land Title Association.

accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Note: Notice of Available Title Insurance and Escrow Discounts

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.)

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within 24 - 36 months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

SHORT TERM RATE

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at 80% or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is 70% of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

EMPLOYEE RATE

No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is 70% of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be 85% of the applicable rate with a minimum charge of \$385.00. The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

SENIOR CITIZEN RATE

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be charged 70% of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

MILITARY DISCOUNT

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged 80% of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)

A first time homebuyer of an owner-occupied residential property shall be charged 75% of their portion of the escrow fee, provided reasonable evidence is presented that this is their first home. Applies to all counties **except** Clark, Lincoln and Nye. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request only.

EMPLOYEE RATES

An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the “Website”). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

How Information is Collected

The types of personal information FNF collects may include, among other things (collectively, “Personal Information”): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver’s license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a “cookie” to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the **Third Party Opt Out** section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as “clear gifs”). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the **Third Party Opt Out** section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of certain online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at <http://www.aboutads.info>.
- For those in the U.K., you can opt-out via the IAB UK’s industry opt-out at <http://www.youonlinechoices.com>.
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

Use of Personal Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, “Third Parties”) who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF’s, FNF’s affiliates and third parties’ products and services.

When Information Is Disclosed By FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information From Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this

Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

Choices With Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances (“opt out”). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section “Additional Ways That Information Is Collected Through the Website,” subsection “Third Party Opt Out.”

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask

individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2015 will receive information regarding 2014 sharing activities).

To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

FNF Compliance with California Online Privacy Protection Act

For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer for fulfilling a service to that mortgage loan servicer. For example, you may access CCN to complete a transaction with your mortgage loan servicer. During this transaction, the information which we may collect on behalf of the mortgage loan servicer is as follows:

- First and Last Name
- Property Address
- User Name
- Password
- Loan Number
- Social Security Number - masked upon entry
- Email Address
- Three Security Questions and Answers
- IP Address

The information you submit is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application.

All sections of the FNF Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Personal Information and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

No Representations or Warranties

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

Your Consent To This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354
privacy@fnf.com

Copyright © 2015. Fidelity National Financial, Inc. All Rights Reserved.

EFFECTIVE AS OF: MAY 1, 2015

EXHIBIT 9

RESOLUTION NO. _____

A RESOLUTION PERTAINING TO THE APPROVAL OF THE PURCHASE OF REAL PROPERTY, LOCATED AT 1055 EVANS AVENUE, RENO NEVADA, AND TO THE AUTHORIZATION OF CHANCELLOR DANIEL J. KLAICH, OR HIS DESIGNEE, TO APPROVE AND SIGN THE CORRESPONDING ESCROW AND TITLE DOCUMENTS ASSOCIATED WITH THE PURCHASE OF THE PROPERTY DEED.

BE IT RESOLVED that the Board of Regents approves the request to purchase the real property located at 1055 Evans Avenue by the Nevada System of Higher Education on behalf of the University of Nevada, Reno.

BE IT FURTHER RESOLVED that the Board of Regents hereby authorizes Chancellor Daniel J. Klaich, or his Designee, to approve and sign the corresponding escrow and title documents associated with the transfer of the property deed.

PASSED AND ADOPTED on _____, 2015.

Chairman
Board of Regents of the
Nevada System of Higher Education

(SEAL)
Attest:

Chief Executive Officer to the
Board of Regents