

## City of Carson City Agenda Report

**Date Submitted:** May 28, 2013

**Agenda Date Requested:** June 6, 2013

**Time Requested:** 20 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works – Planning Division

**Subject Title:** For Possible Action: Discussion and possible action to authorize the Mayor to sign a Quit Claim Deed and Declaration of Value to accept the transfer of properties on Brown Street from Lyon County to Carson City, APN's 008-303-15, -16, -21, -36, -37, and -39. (Lee Plemel)

**Summary:** In 2005 the Western Nevada HOME Consortium (WNHC) funded the purchase of properties on Brown Street using federal HOME funds in order to construct 45 units of affordable, for-ownership low-income housing. This project failed to materialize due to the economic downturn and the eventual bankruptcy of the developer, Citizens For Affordable Housing (CAHI). Since then, Lyon County, the lead agency for the WNHC, has paid back their investment to HUD and now owns the property. The State of Nevada had also invested Federal funds in the property but has also paid back the funds to HUD. Lyon County is now interested in donating the property to Carson City since Carson City was a member of the WNHC and would have benefitted from its development. A Phase 1 Environmental Site Assessment has been done on the property and there was no evidence of recognized environmental conditions in connection with the property. Carson City would be able to either keep the property for public use, auction the property for private development, or donate the property to an organization that would build affordable housing.

**Type of Action Requested:**

Resolution

Formal Action/Motion

Ordinance

Other (Specify)

**Does This Action Require A Business Impact Statement:** ( ) Yes (X) No

**Recommended Board Action:** I move to authorize the Mayor to sign a Quit Claim Deed and Declaration of Value to accept the transfer of properties on Brown Street from Lyon County to Carson City, APN's 008-303-15, -16, -21, -36, -37, and -39.

**Explanation for Recommended Board Action:** See Summary

**Applicable Statue, Code, Policy, Rule or Regulation:** NRS 244.287

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A


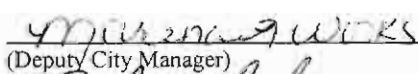
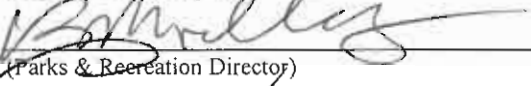
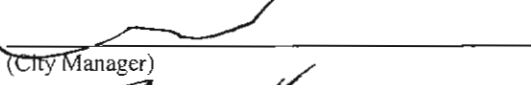
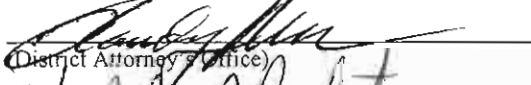
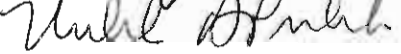
**Funding Source:** N/A

Alternatives: N/A

**Supporting Material:**

- 1) Vicinity Map
- 2) Lyon County meeting minutes-Brown St. property donation approval
- 2) Preliminary Title Report
- 3) Phase 1 Environmental Report-summary
- 4) Quit Claim Deed
- 5) Declaration of Value

Prepared By: Janice Brod, Grants Program Coordinator

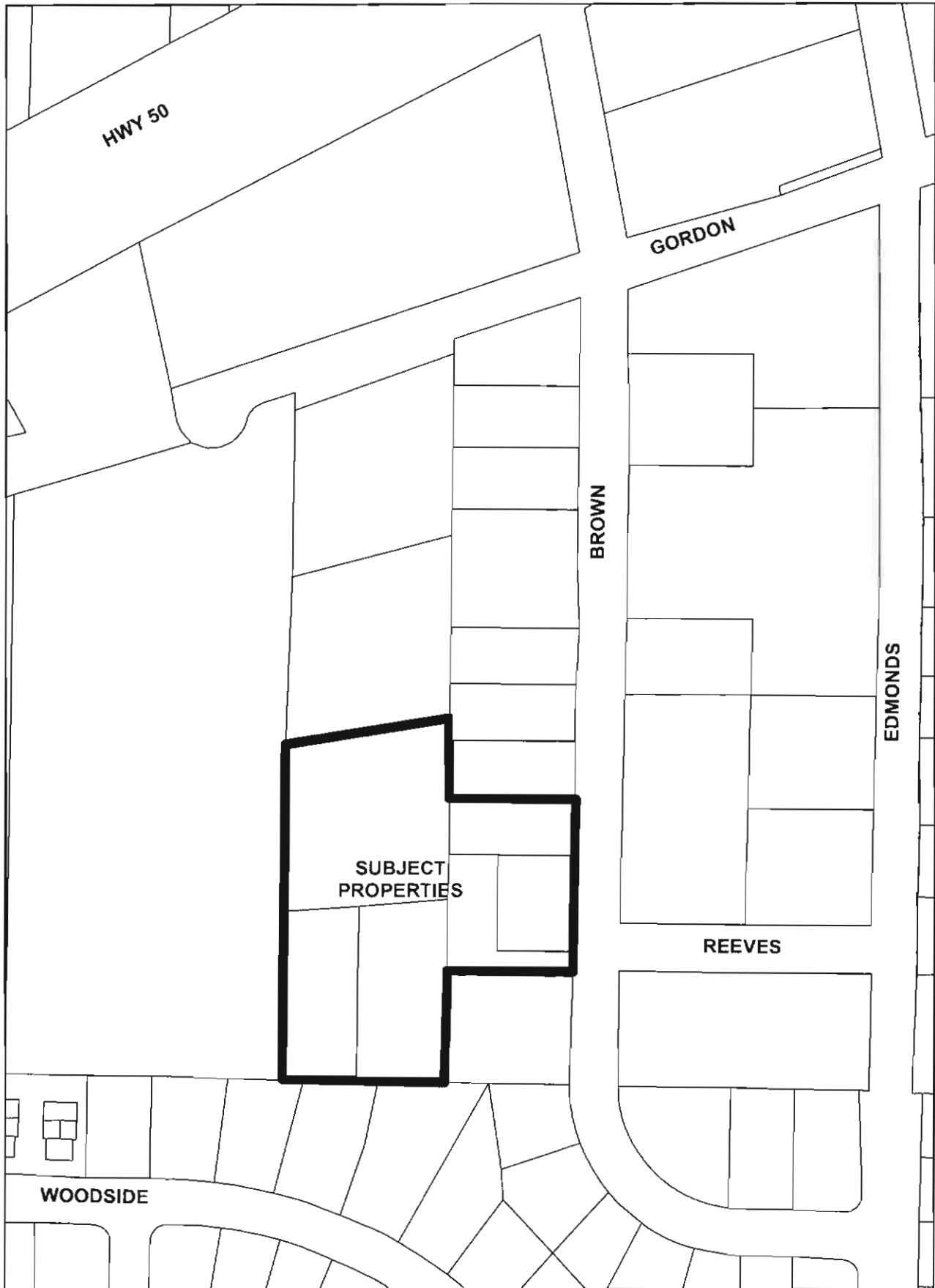
Reviewed By: 	Date: 5-28-13
(Planning Division Director)	
	Date: 5/28/13
(Deputy City Manager)	
	Date: 5/28/13
(Parks & Recreation Director)	
	Date: 5/28/13
(City Manager)	
	Date: 5/28/13
(District Attorney's Office)	
	5/28/13

**Board Action Taken:**

Motion:		Aye/Nay
1) _____	_____	_____
2) _____	_____	_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)

# Brown Street Properties Vicinity Map



The Honorable Board of Lyon County Commissioners met this day in regular session with the following present: Chairman Joe Mortensen, Vice-chair Ray Fierro, Commissioners Virgil Arellano, Vida Keller and Bob Hastings. Also present: County Manager Jeff Page, Chief Deputy District Attorney Steve Rye, Clerk-Treasurer Nikki Bryan and Deputy Clerk Joanne Sarkisian.

**9:30 A.M. – Time Specific** - For Possible Action: Allocate 5.08% of Lyon County's annual Payment in Lieu of Taxes (PILT) to the City of Fernley

**9:30 A.M. – Time Specific** - For Possible Action: Authorize the one time expenditure of no more than \$100,000.00 to the City of Fernley for the expressed purpose of road maintenance in the industrial park (Requested by Commissioner Fierro)

THESE ITEMS WERE REMOVED FROM THE AGENDA

**1. Public participation**

There was no public participation at this time.

**2. For Possible Action: Review and adoption of agenda**

County Manager Jeff Page requested that both 9:30 A.M. time specific items as well as item #11 be removed from the agenda.

Comm. Fierro made a motion to approve the agenda as amended. Comm. Keller seconded and the motion passed unanimously 5-0.

**3. Presentation of awards and/or recognition of accomplishments**

There were no awards or presentations at this time.

**4. Commissioners/County Manager comments**

Comm. Fierro reported that many residents of Stagecoach are upset that the community center could be closing due to budget concerns.

**5. Elected Officials report**

Sheriff Allen Veil reported that one deputy has been removed from Tri-net and placed on patrol because of staff shortage due to budget constraints. He then gave the details of a burglary at the Fernley Wal-Mart in March.

Sheriff Veil also spoke of a fingerprinting campaign that will be taking place in Fernley for the child find program.

**6. Appointed Officials comments**

There were no appointed officials comments.

**7. Advisory Board reports**

Wildlife Board chairman Brad Johnston spoke of the committee and mentioned that the meetings will be taking place at several locations throughout the county to allow all citizens to attend.

**\*\*CONSENT AGENDA\*\***

**8. For Possible Action: Approval of changes on Assessor's tax roll due to corrections in assessments and review of tax roll changes**

**9. Review and possible approval of business license applications:**

- a. Wilson, Jeffrey A.; *Central Systems Electric, Inc.*; 1253 US Hwy 395 North, Gardnerville, NV; Electrical Contractor
- b. Jones, Barbara A.; *Dayton Counseling*; 246 Dayton Valley Rd., Suite 102-C, Dayton,

- NV; Change Location
- c. Hughes, Janet K.; *Inland Potable Services Inc.*; 16297 E. Crestline Ln., Centennial, CO; Clean & Inspect Potable Water Tank
- d. Jackson, John; Jackson, Cory; Jackson, Jeff; Jacksons Food Stores, Inc.; *Jacksons #138*; 1 N Hwy., 95A Yerington, NV; Convenience Store with Fuel
- e. Ruiz-Soto, Joaquin Ramon; *J. Ruiz Lawn Services*; 210 Glen Vista Dr., Dayton, NV; Lawn Care Maintenance
- f. Cochran, Arlene H.; Production Pattern & Foundry Co., Inc.; *PPF*; 10 PPF Way, Mound House, NV; Adding Additional Location
- g. Fryling, Robin; Espinoza, Maria E.; Espinoza, Steve; *Scrap Metal Recycling LLC*; 45 Speedway Rd., Fernley, NV; Purchase Scrap Metal and Other Recyclable Materials for Re-Sell
- h. Sjogren, Diana L.; Sjogren, Eric D.; Sjogren Enterprises, LLC; *SE Drywall*; 330 Greg St., Sparks, NV; Reactivate Account
- i. McIntosh, Tod C.; *T & M Auto Repair*; 16 Jones Rd., Unit A, Mound House, NV; Automotive Garage
- j. Johnson, Janice F.; Johnson's Horse & Rider Beginner Lessons; 159 Six Mile Canyon Rd., Dayton, NV; Riding Lessons



- 10. **For Possible Action: Approve donating Brown Street properties (Carson City APN's 008-303-15, 008-303-16, 008-303-21, 008-303-36, 008-303-37, 008-303-39) to Carson City. These parcels were purchased by the Western Nevada HOME Consortium (Lyon County as lead agency) for future low-income housing in Carson City**
- 11. **For Possible Action: Approve resolution requesting the Nevada Attorney General to investigate and prosecute criminal case where the District Attorney has identified an actual or perceived conflict of interest**

THIS ITEM WAS REMOVED FROM THE AGENDA.

- 12. **For Possible Action: Approve annual contract with the Nevada Attorney General's Office, in the amount of \$1,000.00 annually, for providing and maintaining the Statewide Automated Victim Information Notification System and to allow Sheriff to sign on behalf of the County**
- 13. **For Possible Action: Set Breeder's Permit and Application Fee and Restricted Animal Permit and Application Fee**
- 14. **For Possible Action: Recognition of National Volunteer Week (April 21-27, 2013) through Lyon County Proclamation**
- 15. **For Possible Action: Approve Proclamation declaring April as National Child Abuse Prevention Month**
- 16. **For Possible Action: Review and accept travel claims**

Travel claims totaled \$1,073.46 and registrations totaled \$715.00.

- 17. **For Possible Action: Review and accept County claims and financial report**

County claims totaled \$3,079,853.09 and payroll totaled \$910,306.28.

Comm. Fierro made a motion to approve the consent agenda with item #11 being removed. Comm. Hastings seconded and the motion passed unanimously 5-0.

**\*\*END OF CONSENT AGENDA\*\***

**RECESS TO CONVENE AS THE LIQUOR BOARD FOR LYON COUNTY**

- 18. **Public participation**



307 W Winnie Lane, Suite 1  
Carson City, NV 89703  
Phone (775)883-7513  
Fax (775)887-5065

## PRELIMINARY REPORT

Issued for the sole use of:  
**Carson City Planning Division**

Our Order No.: **1100089-TO**  
Title No.: **1100089-TO**

Property Address:

**3679 & 3689 Gordon St. and 1630, 1636 & 1650 Brown St.  
Carson City, NV 89701**

Assessor's Parcel No.:

**008-303-15, 008-303-16, 008-303-21, 008-303-36, 008-303-37 and 008-303-39**

In response to the above referenced application for a policy of title insurance, Northern Nevada Title 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 below or not excluded from coverage pursuant to the printed Schedules, conditions and Stipulations 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 Exhibit A attached. 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 Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A 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 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.

Dated as of May 13, 2013 at 07:30AM

Title Officer: Tammy May

For Exceptions Shown or Referred to, See Attached

**Northern Nevada Title Company**

The form of policy of title insurance contemplated by this report is:

CLTA Owners.ALTA Loan Policy 2006. A specific request should be made if another form or additional cover is desired.

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

A Fee

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

Western Nevada Home Consortium

All that certain real property situated in the County of Carson City, State of Nevada, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. The herein described property is tax exempt.
2. The lien, if any, for taxes for improvements completed or in progress, but which were not shown on the tax bill for the current year.
3. Liens levied by the Carson City Water and Sewer District for water, sewer and storm water utilities, by reason that subject property is located within said district. To verify payments, delinquencies or liens, contact Carson City Utilities at (775) 887-2355.
4. Notes, easements and recitals as set forth on Parcel Map Nos. 622 ,1886 and 1951 and Record of Survey Map No. 544, 2206 and 2615. Said notes, easements and recitals will affect the use of the herein described property and a review of said map is advised.
5. Easement, together with the rights incidental thereto,

Purpose: Roadway  
Recorded: May 13, 1968  
Book: 75  
Page: 547  
Document No. 36853, Official Records

Affects Parcels 1 and 3

6. Reservation and Easements as set forth in deed on the terms and provisions contained therein,

Recorded: May 13, 1968  
Book: 75  
Page 549  
Document No. 36854, Official Records

Affects Parcels 1 and 3

**Northern Nevada Title Company**

7. Easement, together with the rights incidental thereto,

Purpose: Ingress and egress  
Recorded: July 30, 1992  
Document No. 132448, Official Records

Affects Parcel 6

8. An Ordinance effecting a change of land use on the provisions contained therein,

Recorded: August 8, 2005  
Document No. 340788, Official Records

Affects Parcels 5 and 6

9. The fact that said land does not contain any insurable access to or from any dedicated public road or highway.

Affects Parcel 2

10. "Preliminary Reports" are furnished in connection with an application for title insurance and are offers to issue a title policy subject to the stated exceptions set forth in the report. The information contained herein, while deemed reliable, does not reflect the information that would be shown in an abstract of title, and no liability is assumed nor is any assurance given as to the accuracy of the vesting, legal description or items contained in or deleted from this report.

NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

**INSTRUMENT ENTITLED:** Trustees Deed Upon Sale  
**BY/FROM:** Title Service and Escrow Company, a Nevada corporation  
**TO:** Western Nevada Home Consortium  
**RECORDED:** April 14, 2009  
**DOCUMENT NO.** 388521, Official Records

**INSTRUMENT ENTITLED:** Trustees Deed Upon Sale  
**BY/FROM:** Title Service and Escrow Company, a Nevada corporation  
**TO:** Western Nevada Home Consortium  
**RECORDED:** April 14, 2009  
**DOCUMENT NO.** 388522, Official Records

### **Northern Nevada Title Company**



## **Northern Nevada Title Company**

### **Privacy Policy Notice**

#### **PURPOSE OF THIS NOTICE**

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Northern Nevada Title Company**.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

**WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**Northern Nevada Title Company**

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY - 1990  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof,
3. Easements, liens or encumbrances, or claims thereof, which are 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.

**Northern Nevada Title Company**

**AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92)  
AMERICAN LAND TITLE ASSOCIATION LEASEHOLD LOAN POLICY (10-17-92)  
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 and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (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 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.
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) 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 (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at 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.
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 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 statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
  - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer, or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms 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 General Exceptions:

**Northern Nevada Title Company**

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are 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.

**AMERICAN LAND TITLE ASSOCIATION  
LOAN POLICY OF TITLE INSURANCE - 2006  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART 1, SECTION ONE**

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:

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.

**Northern Nevada Title Company**

**AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92)**  
**and**  
**AMERICAN LAND TITLE ASSOCIATION LEASEHOLD OWNERS POLICY (10-17-92)**  
**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 and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (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 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.
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) 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 estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
  - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
  - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
    - (a) to timely record the instrument of transfer, or
    - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy forms 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 General Exceptions:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are 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.

**Northern Nevada Title Company**

**AMERICAN LAND TITLE ASSOCIATION  
OWNER'S POLICY OF TITLE INSURANCE - 2006  
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;
  - (v) the character, dimensions, or location of any improvement erected on the Land;
  - (vi) the subdivision of land; or
  - (vii) 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 Public Records that vests Title as shown in Schedule A.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART ONE**

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:

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.

**AMERICAN LAND TITLE ASSOCIATION  
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)  
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 any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:**

- land use
- improvements on the land
- land division
- environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. **The right to take the land by condemning it, unless:**

- a notice of exercising the right appears in the public records on the Policy Date
- the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking

3. **Title Risks:**

- that are created, allowed, or agreed to by you
- that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
- that result in no loss to you
- that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. **Failure to pay value for your title.**

5. **Lack of a right:**

- to any land outside the area specifically described and referred to in Item 3 of Schedule A
- OR
- in streets, alleys, or Waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.



**AMERICAN LAND TITLE ASSOCIATION  
SHORT FORM RESIDENTIAL LOAN POLICY - 2006  
ONE-TO-FOUR FAMILY**

ANY ADDENDUM ATTACHED HERETO, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A MINNESOTA CORPORATION, HEREIN CALLED THE "COMPANY", HEREBY INSURES THE INSURED IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, EXCLUSIONS AND CONDITIONS SET FORTH IN THE AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (6-17-06), ALL OF WHICH ARE INCORPORATED HEREIN. ALL REFERENCES TO SCHEDULES A AND B SHALL REFER TO SCHEDULES A AND B OF THIS POLICY.

**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE AND AFFIRMATIVE ASSURANCES**

Except to the extent of the affirmative insurance set forth below, this policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees, or expenses) which arise by reason of:

1. Covenants, conditions and restrictions, if any, appearing in the Public Records; however, this policy insures against loss or damage arising from:
  - (a) The violation of those covenants, conditions, or restrictions on or prior to Date of Policy;
  - (b) a forfeiture or reversion of Title from a future violation of those covenants, conditions, or restrictions, including those relating to environmental protection; and
  - (c) provisions in those covenants, conditions, or restrictions, including those relating to environmental protection, under which the lien of the Insured Mortgage can be extinguished, subordinated, or impaired.

As used in paragraph 2(a), the words "covenants, conditions, or restrictions" do not refer to or include any covenant, condition, or restriction (a) relating to obligations of any type to perform maintenance, repair or remediation on the Land, or (b) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances, except to the extent that a notice of a violation or alleged violation affecting the Land has been recorded or filed in the Public Records at Date of Policy and is not referenced in an addendum attached to this policy.

2. Any easements or servitudes appearing in the Public Records; however, this policy insures against loss or damage arising from (a) the encroachment, at Date of Policy, of the Improvements on any easement, and (b) any interference with or damage to existing Improvements, including lawns, shrubbery, and trees, resulting from the use of the easements for the purposes granted or reserved.
3. Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the Public Records; however, this policy insures against loss or damage arising from (a) any affect on or Impairment of the use of the Land for residential one-to-four family dwelling purposes by reason of such lease, grant, exception or reservation of minerals or mineral rights, and (b) any damage to existing improvements, including lawns, shrubbery, and trees, resulting from the future exercise of any right to use the surface of the Land for the extraction or development of the minerals or mineral rights so leased, granted, excepted, or reserved. Nothing herein shall insure against loss or damage resulting from subsidence.

**Northern Nevada Title Company**

## EXHIBIT "A"

All that certain real property situated in the County of Carson City, State of Nevada, described as follows:

### Parcel 1:

All that certain tract, piece or parcel of land situate, lying and being in the North 1/2 of the Southwest 1/4 of Section 10, Township 15 North, Range 20 East, M.D.B.&M., Carson City, State of Nevada, and being more particularly described as follows:

Commencing at the South 1/16th section corner common to Sections 9 and 10, Township 15 North, Range 20 East, M.D.B.&M., from which said point the section corner common to Sections 9, 10, 15 and 16, Township 15 North, Range 20 East, bears South 0°00'05" West, a distance of 1323.54 feet, and running thence along the 1/16 Section line South 89°48'41" East, a distance of 1728.04 feet to the True Point of Beginning, being the Southwest corner of the parcel of land described in Deed to Wesley Cresswell recorded May 13, 1968, in Book 75, Page 547, Official Records of Carson City, thence North along the West line of said parcel of land, a distance of 207.31 feet; thence North 85°31'49" East, a distance of 103.06 feet; thence South to a point on the aforementioned 1/16 section line; thence North 89°35'42" West along said line, a distance of 101.68 feet more or less, to the True Point of Beginning.

### Parcel 1A:

A non-exclusive easement for roadway and utility purposes over and across the following described parcel, as an appurtenance as to Parcel 1, above:

All that certain tract, piece or parcel of land situate, lying and being in the North 1/2 of the Southwest 1/4 of Section 10, Township 15 North, Range 20 East, M.D.B.&M., Carson City State of Nevada, and being more particularly described as follows:

Commencing at the South 1/16 section corner common to Sections 9 and 10, Township 15 North, Range 20 East, M.D.B.&M., from which said point the Section corner common to Sections 9, 10, 15 and 16, Township 15 North, Range 20 East, bears South 0°00'05" West, a distance of 1323.54 feet, and running thence along the 1/16 Section line South 89°48'41" East, a distance of 1728.04 feet to the Southwest corner of the parcel of land described in Deed to Wesley Cresswell recorded May 13, 1968 in Book 75, Page 547, Official Records, of Carson City; thence North along the West line of said parcel of land, a distance of 207.31 feet to the True Point of Beginning; thence continuing North to a point on the Southerly line of the parcel of land described in Final Judgment and Decree recorded December 30, 1954 In Book 62, Page 524, Powers, Plats and Miscellaneous, of Carson City, Nevada records; thence North 71°33'17" East along said South line, a distance of 20 feet; thence South to a point on the Northerly line of Parcel 1 above described; thence South 85°31'49" West along the Northerly line of said parcel 1 to the True Point of Beginning.

Note: The legal description previously contained in Document No. 388522, recorded April 14, 2009, Official Records of Washoe County, State of Nevada.

Assessor's Parcel No. 008-303-15

**Northern Nevada Title Company**

Exhibit A

**Parcel 2:**

All that certain tract, piece or parcel of land situate, lying and being in the North 1/2 of the Southwest 1/4 of Section 10, Township 15 North, Range 20 East, M.D.B.&M., Carson City, State of Nevada, and being more particularly described as follows:

Commencing at the South 1/16 section corner common to Sections 9 and 10, Township 15 North, Range 20 East, M.D.B. & M., from which said point the section corner common to Section 9, 10, 15 and 16, Township 15 North, Range 20 East, bears South 0°00'05" West, a distance of 1323.54 feet, and running thence along the 1/16 Section line South 89°48'41" East, a distance of 1828.72 feet to the True Point of Beginning, being the Southeast corner of a parcel of land described in Deed to Katherine Pine, recorded May 13, 1968, in Book 75, Page 549, Official Records, Carson City, Nevada; thence from said Point of Beginning along the 1/16 section line South 89°48'41" East, a distance of 101.69 feet to the Southeast corner of the parcel of land described in Deed to Wesley Cresswell, recorded May 13, 1968, in Book 75, Page 547, Official Records, Carson City, Nevada; thence along the East line thereof, a distance of 224.60 feet; thence South 85°31'49" West a distance of 103.06 feet to the Northeast corner of the aforesaid Pine parcel; thence along the East line thereof, South to the True Point of Beginning.

Note: The legal description previously contained in Document No. 388522, recorded April 14, 2009, Official Records of Washoe County, State of Nevada.

Assessor's Parcel No. 008-303-16

**Parcel 3:**

Situate in the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 15 North, Range 20 East, M.D.B.&M., and described as follows:

Commencing at the section corner common to Sections 9, 10, 15 and 16 Township 15 North, Range 20 East, M.D.B.&M.; thence North 0°00'05" East, 1,323.54 feet along the section line to a sixteenth corner; thence South 89°35'42" East, 1,728.04 feet to a point along the sixteenth line to a half-Inch iron pipe monument marked RE#334; thence North 207.31 feet to the True Point of Beginning; thence North 207.30 feet; thence North 80°52'18" East, 208.87 feet; thence South 224.61 feet; thence South 85°31'49" West, 206.12 feet to the True Point of Beginning.

Included in the above, is a 20 foot road easement along the Westerly boundary of said parcel.

Said land is also shown as Parcel 3 of Record of Survey recorded August 21, 2006 as Document No. 357699, Record of Survey No. 2615.

Note: The legal description previously contained in Document No. 388521, recorded April 14, 2009, Official Records of Washoe County, State of Nevada.

Assessor's Parcel No. 008-303-21

**Parcel 4:**

Lot 28-A as shown on Parcel Map No. 1886 for Frank and Evelyn Westsmith, recorded August 8, 1991 in Book 7, Page 1886 as File No. 118751 of the Official Records of Carson City, State of Nevada.

Assessor's Parcel No. 008-303-36

**Northern Nevada Title Company**

Exhibit A

Parcel 5:

Lot 28-B, as shown on Parcel Map No. 1886 for Frank and Evelyn Westsmith, recorded August 8, 1991, in Book 7, Page 1886 as File No. 118751 of the Official Records of Carson City, State of Nevada.

Assessor's Parcel No. 008-303-37

Parcel 6:

Parcel 2 as shown on Parcel Map for Adel C. Stanley and Anna L. Montagano, filed in the office of the Carson City Recorder, State of Nevada on August 12, 1992 in Book 7, Page 1951 as File No. 132911, Official Records.

Assessor's Parcel No. 008-303-39

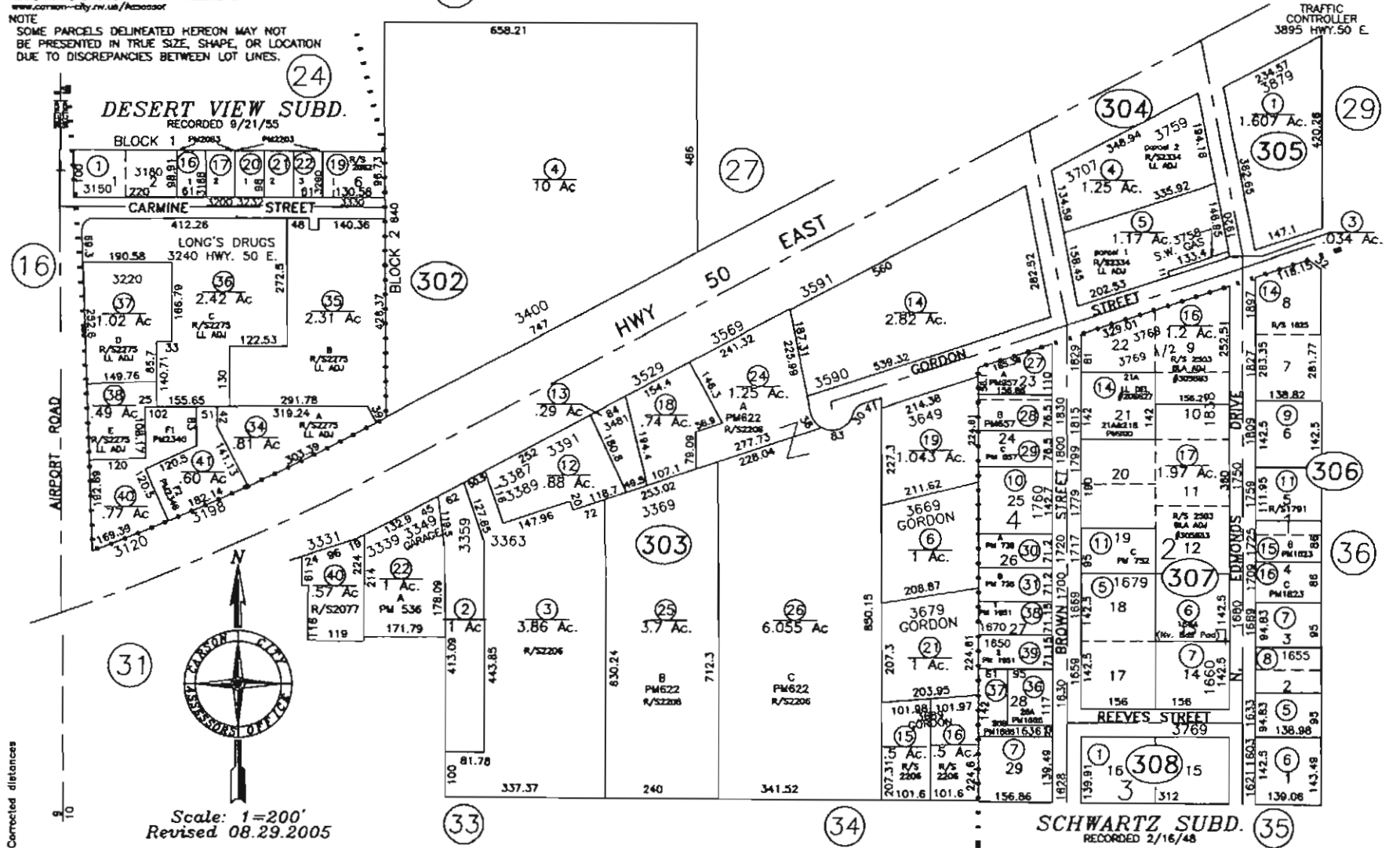
CARSON CITY, NEVADA  
 THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
 ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
 ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
 IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE  
 DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR  
 MAPS AT NO CHARGE FROM OUR WEBSITE AT  
[www.carson-city.nv.us/assessor](http://www.carson-city.nv.us/assessor)

NOTE

SOME PARCELS DELINEATED HEREON MAY NOT  
 BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
 DUE TO DISCREPANCIES BETWEEN LOT LINES.

N1/2 SW1/4 SECTION 10, T.15 N., R.20 E., M.D.B. & M.

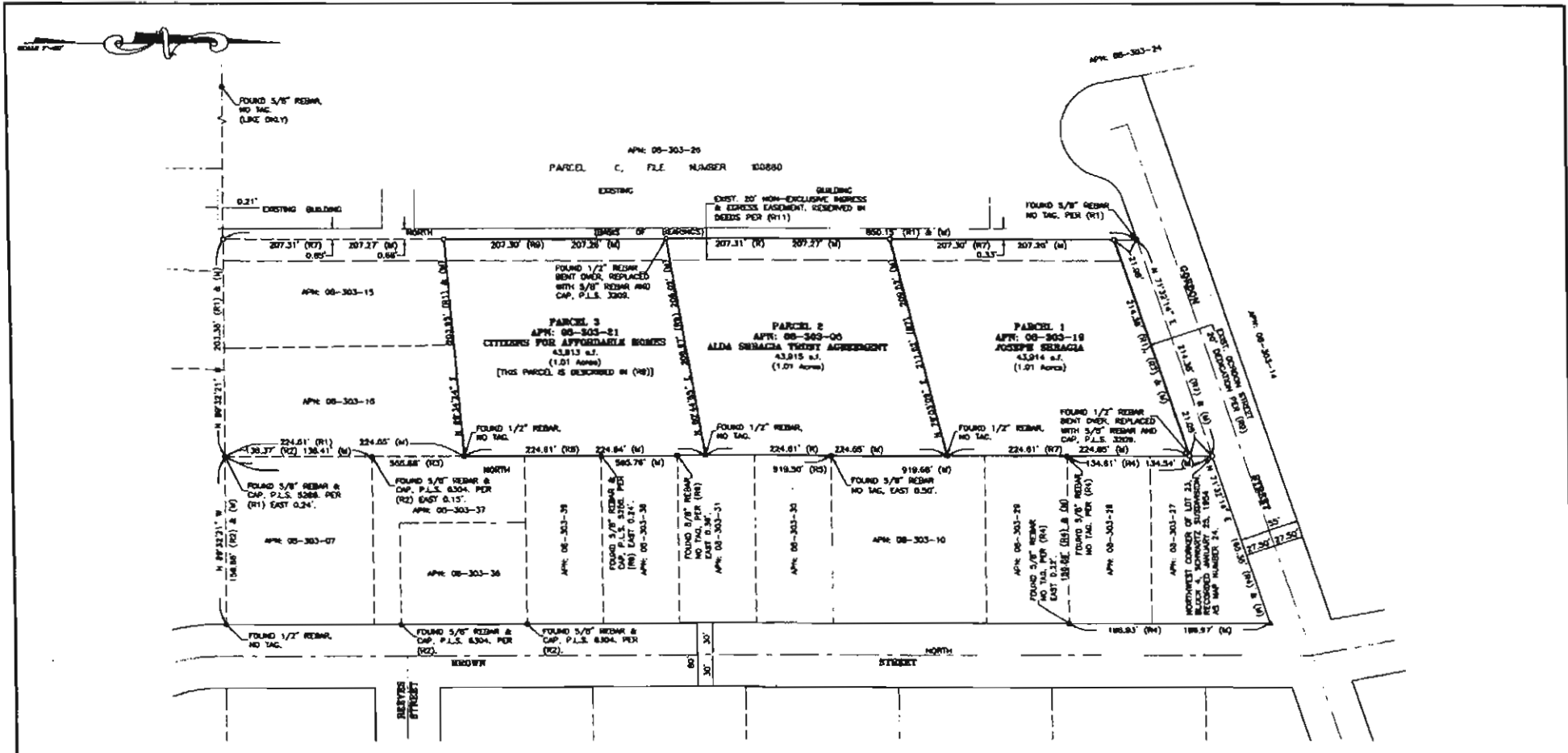
8-30



Connected distances  
 5  
 10

Scale: 1=200'  
 Revised 08.29.2005

SCHWARTZ SUBD.  
 RECORDED 2/16/48



**LEGEND**

- - SET 5/8" REBAR AND CAP, P.L.S. 3208.
- ⊙ - FOUND AS NOTED.
- ▲ - CALCULATED POINT NOTHING SET OR FOUND.

**REFERENCE DOCUMENTS**

- (R1) RECORD OF SURVEY FOR JOHN C. SERPA AND B & J INVESTMENTS, PER BOOK 8, PAGE 2208, FILE NUMBER 199088, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R2) PARCEL MAP FOR FRANK AND EVELYN WEST SIXTH, PER BOOK 7, PAGE 188A, FILE NUMBER 118721, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R3) PARCEL MAP FOR ETHEL COTTELL, PER BOOK 3, PAGE 730, FILE NUMBER 87308, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R4) PARCEL MAP FOR MELBA E. AND ARLINE MYERS, PER BOOK 3, PAGE 607, FILE NUMBER 78310, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R5) SCHWARTZ SUBDIVISION, RECORDED JANUARY 25, 1984 AS MAP NUMBER 24, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R6) PARCEL MAP FOR ADRIE C. STANLEY AND ANNA L. MONTAGNARI, PER BOOK 7, PAGE 1951, FILE NUMBER 130111, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R7) GRANT BARNARD, SALE DEED, PER BOOK 105, PAGE 472, FILE NUMBER 05340, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R8) GRANT BARNARD, SALE DEED, PER BOOK 77, PAGE 263 & 264, FILE NUMBER 39073, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R9) GRANT BARNARD, SALE DEED, PER DOCUMENT NUMBER 344086, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R10) COZZI, PER BOOK 77, PAGE 323 & 324, FILE NUMBER 38375, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R11) BEED, PER BOOK 73, PAGE 547, 548 & 549, FILE NUMBER 39554, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R12) BUTLERMAN BEED, PER BOOK 388, PAGE 577 & 578, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R13) GRANT DEED, PER DOCUMENT NUMBER 288120, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

**BASIS OF BEARINGS**

THE BEARING NORTH ALONG THE EAST LINE OF PARCEL C AS SHOWN ON THE RECORD OF SURVEY FOR JOHN C. SERPA AND B & J INVESTMENTS, PER BOOK 8, PAGE 2208, FILE NUMBER 199088, OFFICIAL RECORDS OF CARSON CITY, NEVADA, WAS USED AS THE BASIS OF BEARINGS ON THIS MAP.

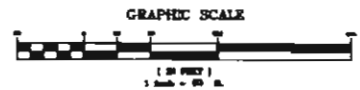
**SURVEYOR'S CERTIFICATE**

I, DAVID B. MITCHELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE DISTRICT OF HENRY SERAGA.
2. THIS IS A PORTION OF THE SOUTHWEST 1/4, SECTION 10, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.S. & M. AND THE SURVEY WAS COMPLETED ON AUGUST 8, 2008.
3. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
5. THIS RECORD OF SURVEY IS NOT IN COMPLIANCE WITH THE REQUIREMENTS OF NRS 278.010 TO 278.030, INCLUSIVE.

DAVID B. MITCHELL, P.L.S. 3208  


8/21/08



CLERK RECORDER'S CERTIFICATE:  
 FILED FOR RECORD THIS 21<sup>ST</sup> DAY OF August, 2008, AT 2:18 PM  
 IN BOOK 9, PAGE 488 OF THE OFFICIAL RECORDS OF CARSON CITY,  
 NEVADA AT THE REQUEST OF HENRY SERAGA.  
 RECORDING FEE \$ 210.00, FILE NUMBER 347699

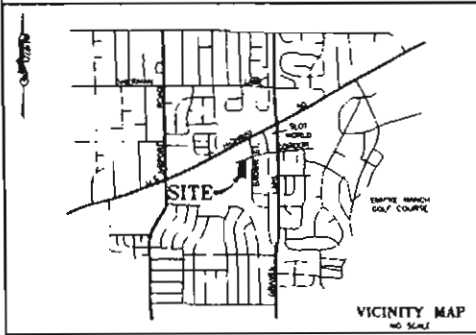
*Alma Sbragia*  
 CLERK RECORDER

**RECORD OF SURVEY**  
 FOR  
**JOSEPH SBRAGIA,  
 ALDA SBRAGIA TRUST AGREEMENT  
 & CITIZENS FOR AFFORDABLE HOMES**

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 10,  
 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.S. & M.

CARSON CITY NEVADA

SHEET 1 OF 1 SHEETS



**WESTERN**  
 ENGINEERING & SURVEYING SERVICES  
 2022 SOUTH SALEM ROAD SUITE 100  
 CARSON CITY, NEVADA 89701  
 775-735-2000 FAX 775-735-2001

2615

FOUND 5/8" REBAR  
NO TAG

FOUND 5/8" REBAR  
NO TAG

LOT 26-B

FOUND 5/8" REBAR w/ TAG  
P.M. No. 735

LOT 27  
8-303-08

ADOLE & MONTAGANO A

LOT 28-B  
11,175 S.F.

LOT 28-A  
11,175 S.F.

LOT 29  
8-303-07

LANG, DANIEL G & LINDA K.

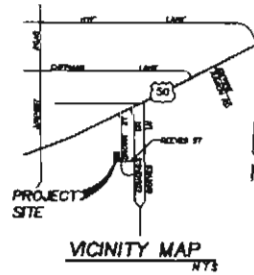
FOUND 5/8" REBAR w/ CAP  
P.L.S. 5228

TOTAL AREA BEFORE PARCELING: 22,349 S.F.

NOTE: ALL CONDITIONS OF V.50/76-4 APPLY TO THESE PARCELS

6-303-27  
WESTSMITH, FRANK & EVELYN

3-303-16  
SEPPA, JOHN C.



SCALE 1" = 20'

LEGEND

- SET 5/8" REBAR w/ CAP - P.L.S. 6304
- FOUND AS NOTED
- RECORD DIMENSION - EXPONENT DENOTES REFERENCE DOCUMENTS
- MEASURED DIMENSION

REFERENCE DOCUMENTS

- MAP OF SURVEY FOR WALTER AND EDNA SCHWARTZ, MAP NO. 25, OFFICIAL RECORDS OF CARSON CITY, NEVADA, FILE NO. 54-4
- SCHWARTZ SUBDIVISION MAP, MAP NO. 24, OFFICIAL RECORDS OF CARSON CITY, NEVADA
- COTTIER PARCEL MAP, FILED IN BOOK 3, PAGE 735, OFFICIAL RECORDS OF CARSON CITY, NEVADA, FILE NO. 87388

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF LOTS 27, 28 & 29 AS SHOWN ON REFERENCE DOCUMENTS A, B & C. I.E., SAID BEARING BEING "NORTH"

NOTES

- THE OWNER OF THIS PARCEL MAP ACKNOWLEDGES THAT THIS MAP IS SUBJECT TO CARSON CITY'S GROWN MANAGEMENT ORDINANCE AND SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE
- UNLESS UNUSUAL CIRCUMSTANCES EXIST, NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR PARCELS UNDER THIS MAP. ALL APPLICANT IMPROVEMENTS ARE TO BE ACCEPTED BY THE CARSON CITY PUBLIC WORKS DEPARTMENT
- THE DEVELOPER MAY BE REQUIRED TO PROVIDE ADEQUATE WATER RESERVES AT THE TIME OF DEVELOPMENT

CLERK RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 8th DAY OF August, 1991, AT 2:10 P.M. IN BOOK 7, PAGE 1886 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF Frank & Evelyn Westsmith. RECORDING FEE 10.00 FILE NO. 118751

Kymberly D. ...  
By Robert ...

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED FRANK & EVELYN WESTSMITH ARE THE OWNERS OF THE PARCEL SHOWN ON THIS PLAT, AND THAT ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS AS SHOWN HEREON ARE INDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE AND THAT THE STREETS, ALLEYS AND PUBLIC PLACES SHOWN HEREON ARE DEDICATED AND SET APART TO BE PUBLIC

Frank Westsmith  
Evelyn Westsmith

STATE of NEVADA }  
CITY of CARSON } SS

ON THIS 23rd DAY of May, 1991, FRANK & EVELYN WESTSMITH, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT THEY EXECUTED THE FOREGOING CERTIFICATE FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN

Notary Public in and for the said State

SURVEYOR'S CERTIFICATE

I, WAYNE KOCHER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF FRANK & EVELYN WESTSMITH
- THE LANDS SURVEYED LIE WITHIN SECTION 10, TOWNSHIP 15 NORTH, RANGE 20 EAST, 10 D.M., AND THE SURVEY WAS COMPLETED ON MAY 7, 1991
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES
- THE INSTRUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED

Wayne Kocher, P.L.S. 5228

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:

Sierra Pacific Power Co. DATE 5-22-91  
SOUTHWEST GAS CO. DATE 5-15-91

CITY ENGINEER APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND THAT HE HAS EXAMINED THE PARCEL MAP SHOWN HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT

Richard ... DATE 4/8/91

PARCEL MAP REVIEW COMMITTEE

APPROVAL, RECOMMENDED BY THE CARSON CITY PARCEL MAP REVIEW COMMITTEE AT THEIR MEETING HELD ON THE 11th DAY OF JULY, 1991

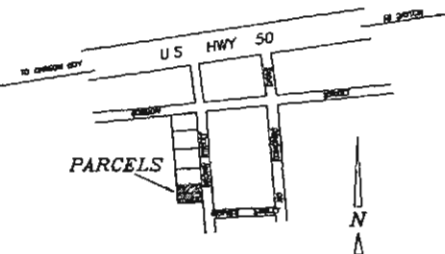
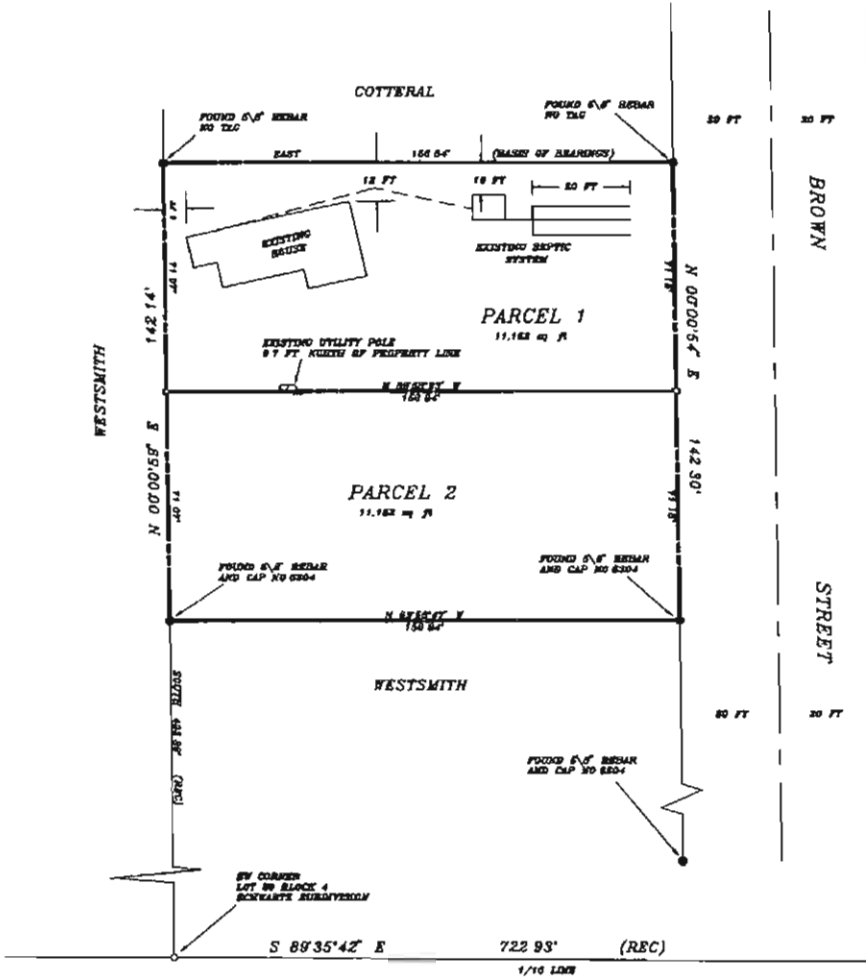
APPROVED BY: Walter A. ... DATE 8/1/91  
CARSON CITY COMMUNITY DEVELOPMENT PLANNING DIRECTOR

TREASURER CERTIFICATE

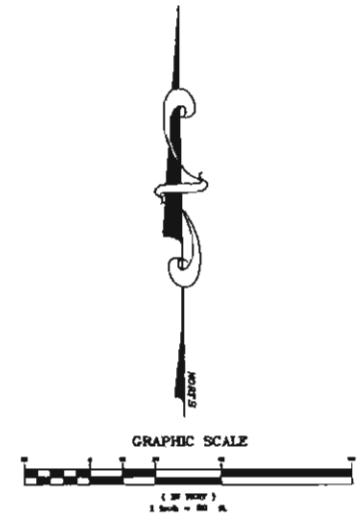
THE UNDERSIGNED HEREBY CERTIFIES THAT TAXES ARE NOT DELINQUENT ON LAND PORTRAYED BY THIS PARCEL MAP

John ... DATE 7/1/91

PARCEL MAP FOR FRANK & EVELYN WESTSMITH. LOCATED ON THE SW 1/4 OF SECTION 10, T. 15 N., R. 20 E., 10 D.M. LOT 28, BLOCK 4, SCHWARTZ SUBDIVISION. CARSON CITY, NEVADA. DATE FEBRUARY, 1991. Job No. 2027

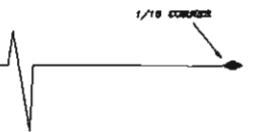


- LEGEND**
- - SET 6" BEARER AND CAP NO 2204
  - - FOUND AS INDICATED
  - ⊕ - CENTERLINE
  - - NOTHING FOUND ON SET
  - ⊕ - PUBLIC UTILITY AND ABANDONED BASEMENT
  - (REC) - RECORDED PER SHERIFF'S SUBDIVISION (RECORDED AS PLAT NO 24 CARSON CITY, NEVADA)



- NOTES:**
1. PUBLIC UTILITY AND ABANDONED BASEMENTS ARE 4 FEET ALONG INTERIOR LOT LINES AND 7 1/2 FEET ADJACENT TO STREETS, UNLESS OTHERWISE SHOWN.
  2. IT IS ACKNOWLEDGED THAT THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND THAT ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
  3. THERE WERE NO WELLS, SEPTIC SYSTEMS OR STRUCTURES LOCATED ON THESE PARCELS ON THE DATE OF THIS SURVEY (EXCEPT AS SHOWN).
  4. THESE PARCELS SHALL COMPLY WITH ALL ORDINANCES OF APPROVAL PER 7-01/2E-5.

**BASIS OF BEARINGS**  
 THE SOUTH LINE OF PARCEL 2 IS AS SHOWN ON PARCEL MAP NO 725 AS RECORDED IN THE CARSON CITY RECORDER'S OFFICE (EAST).



**TREASURER CERTIFICATE:**  
 THE UNDERSIGNED HEREBY CERTIFIES THAT THESE ARE NOT DELINQUENT ON LAND TAXES AS SHOWN ON THIS PARCEL MAP.  
 SIGNED: *Kimberly Tinkler* 3/22/92  
 TREASURER DATE

**CLERK-RECORDER'S CERTIFICATE:**  
 FILED FOR RECORD THIS 12th DAY OF August, 1992 AT 10:11 A.M. IN BOOK PAGE 1581 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE RESQUY OF SHERIFF'S SUBDIVISION FILE NO 200724311 RECORDED PER 2-10/2E-5.

**SURVEYOR'S CERTIFICATE**  
 I, JAMES P. HADDAM, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF THE LATEST SURVEY AS TAKEN FROM FIELD NOTES OF A SURVEY MADE BY ME AT THE RESQUY OF GARY STANLEY THIS SURVEY WAS COMPLETED ON THE 07th DAY OF SEPTEMBER 1992 THE ACCURACY AND OF THE CHARACTER AND ACCURACY THE POSITIVE DELINEATED BOUNDARIES AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RESTRICKED.  
 SIGNED: *J.P. Haddam* 07/92  
 JAMES P. HADDAM P.L.S. 2204 DATE

**CITY ENGINEER APPROVAL**  
 THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND THAT HE HAS EXAMINED THIS PARCEL MAP SHOWN HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PARCEL MAP PROVISIONS HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.  
 SIGNED: *Janet C. Stankley* 8-5-92  
 CITY ENGINEER DATE

**PARCEL MAP REVIEW COMMITTEE**  
 APPROVAL RECOMMENDED BY THE CARSON CITY PARCEL MAP REVIEW COMMITTEE AT THEIR MEETING HELD ON THE 17th DAY OF NOVEMBER, 1992 APPROVED BY:  
 SIGNED: *Walter A. Sullivan* 8-12-92  
 CARSON CITY DEVELOPMENT DIRECTOR WALTER A. SULLIVAN DATE

**OWNERS CERTIFICATE:**  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, ADELE C. STANLEY AND ANNA L. MONTAGANO ARE THE OWNERS OF THE PARCELS SHOWN ON THIS PLAT, AND THAT ALL NECESSARY FOR UTILITY INSTALLATION AND ACCESS AS SHOWN HEREON ARE INDICATED AS PERMANENT BASEMENTS FOR THE STATED PURPOSES AND THAT THE STREETS, AVENUES AND PUBLIC PLACES SHOWN HEREON ARE DEDICATED AND SET APART TO BE PUBLIC.  
 SIGNED: *Adele C. Stanley* 8-3-92  
 ADELE C. STANLEY DATE  
 SIGNED: *Anna L. Montagano* 8-3-92  
 ANNA L. MONTAGANO DATE

**STATE OF NEVADA } S S  
 CARSON CITY**  
 ON THIS 3rd DAY OF AUGUST, 1992, ADELE C. STANLEY AND ANNA L. MONTAGANO DID PERSONALLY APPEAR BEFORE ME AND WITHIN MY VIEW DID DEPOSE AND SAY THAT THEY EXECUTED THE FOREGOING CERTIFICATE FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES STATED THEREIN.  
 SIGNED: *Mary Joanne Orsick*  
 NOTARY PUBLIC

**UTILITY COMPANIES**  
 THE BASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:  
 SIGNED: *John C. Orr* 1-8-92  
 DIVISION ENGINEER DATE  
 SIGNED: *John C. Orr* 1-8-92  
 DIVISION ENGINEER DATE  
 SIGNED: *John C. Orr* 1-2-92  
 DIVISION ENGINEER DATE  
 SIGNED: *John C. Orr* 1-2-92  
 DIVISION ENGINEER DATE

TOTAL AREA = 22,304 SQ FT 18,19,91  
**PARCEL MAP**  
 FOR  
 ADELE C. STANLEY AND  
 ANNA L. MONTAGANO  
 BEING LOT BY BLOCK 4 OF THE SHERIFF'S SUBDIVISION AND A PORTION OF THE SW 1/4 OF SECTION 10 T 15 N R 20 E S 22 S CARSON CITY, NEVADA  
 HADDAM ENGINEERING 380 SUPERIOR ROAD NO 11 CARSON CITY, NEVADA 89201 (702) 885-4665  
 1951



---

# ENVIRONMENTAL SITE ASSESSMENT

## Phase I - Updated

---

June 2011

### “BROWN STREET PROPERTIES”

Carson City Assessor Parcel Nos.  
008-303-21, 008-303-36, 008-303-37  
008-303-39, 008-303-15, and 008-303-16  
Township 15 North, Range 20 East, Section 10  
Carson City, Nevada

**PREPARED FOR:**

Heidi Eskew-Herrmann, AICP  
Grants Coordinator/Associate Planner  
Carson City Executive Offices  
201 North Carson Street  
Carson City, Nevada 89701

**PREPARED BY:**



*ENGINEERING ✦ PLANNING ✦ RESOURCE MANAGEMENT*

---

***RESOURCE CONCEPTS, INC.***

---

340 N. Minnesota St. • Carson City, NV 89703-4152 • (775) 883-1600 • Fax: (775) 883-1656  
212 Elks Point Rd, Suite 443 • Zephyr Cove, NV 89448 • (775) 588-7500 • Fax: (775) 589-6333

# **Environmental Site Assessment Phase I - Updated**

June 2011

**“BROWN STREET PROPERTIES”**

**Carson City Assessor Parcel Nos.  
008-303-21, 008-303-36, 008-303-37  
008-303-39, 008-303-15, and 008-303-16  
Township 15 North, Range 20 East, Section 10  
Carson City, Nevada**

**This document and its contents are Privileged and Confidential**

**PREPARED FOR:**

Heidi Eskew-Herrmann, AICP  
Grants Coordinator/Associate Planner  
Carson City Executive Offices  
201 North Carson Street  
Carson City, Nevada 89701

**PREPARED BY:**

**RESOURCE CONCEPTS, INC.**

340 NORTH MINNESOTA STREET  
CARSON CITY, NEVADA 89703  
(775) 883-1600

POST OFFICE BOX 11796  
ZEPHYR COVE, NEVADA 89448  
(775) 589-6001

[www.rci-nv.com](http://www.rci-nv.com)

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- January 25, 2011
- June 4, 2012

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- Appendix A – Authorization and Property Information
- Appendix B – EDR Report
- Appendix C – User Questionnaires

## 1.0 INTRODUCTION

---

### 1.1 Purpose and Objective

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify the presence or likely presence of any hazardous substances or petroleum products on the Brown Street property (“Property”) under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, ground water, or surface water of the Property consistent with Section 1.1.1 of the ASTM Standard Practice E 1527-05<sup>1</sup> (“Standard”).

The Objective of this ESA is to identify, to the extent feasible and pursuant to the processes described by ASTM Standard Practice E 1527-05, recognized environmental conditions (RECs) in connection with the Property.

### 1.2 Detailed Scope-of-Services

This ESA has been developed to address the following Scope-of-Services as defined in Section 7 of the Standard, :

- Records Review consistent with Section 8 of the Standard;
- Site Reconnaissance consistent with Section 9 of the Standard;
- Interviews consistent with Section 10 of the Standard;
- Report Development consistent with Section 12 of the Standard.

Authorization to proceed was received from Ms. Heidi Eskew-Herrmann<sup>2</sup> of Carson City on January 18, 2011 (Appendix A). This ESA fully addresses all items indicated in the recommended Table of Contents (Appendix X4 of the Standard) and establishes all appropriate inquiry (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice.

Authorization to expand the project are to include three additional, adjoining properties was received on August 8, 2011 from Mr. Jim Koch<sup>3</sup> and Ms. Lisa Dayton<sup>4</sup>. This report includes the following updated information:

- Records Review;
- Site Reconnaissance; and
- User Questionnaire.

---

<sup>1</sup> American Society of Testing and Materials (ASTM) (2005). Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation: E 1527-05.

<sup>2</sup> Heidi Eskew-Herrmann, AICP, Grants Coordinator/Associate Planner, Carson City Executive Offices, Direct Phone Number: 775-283-7068, [Hh Herrmann@carson.org](mailto:Hh Herrmann@carson.org).

<sup>3</sup> Mr. Jim Koch, CEM/Project Geologist, Geocon Consultants, Inc., 4010 Technology Way, Suite D, Carson City, Nevada 89706. (775) 888-9900

<sup>4</sup> Ms. Lisa Dayton, Real Estate Project Manager, Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada, 89701. (775) 887-1795.

### **1.3 Significant Assumptions**

No significant assumptions have been made in determining the Findings, rendering Opinions, or determining Conclusions in this Phase I ESA.

### **1.4 Limitations and Exceptions**

Information contained in this report was drawn from sources available at the time of the investigation and does not warrant or certify the property in question for environmental liability. Additional information that was not found or available to Resource Concepts, Inc. (RCI) at the time this report was written may result in the modification of conclusions and recommendations presented herein.

Investigative procedures employed were consistent with good commercial practices and demonstrate due diligence in a cost effective manner.

Resource Concepts, Inc. accepts no responsibility for the accuracy of information provided by others.

The professional services rendered to complete this ESA are specific to the Property, not exhaustive, reduced to the limits of reasonable cost and time regarding uncertainty about the potential for RECs, and utilize a level of inquiry appropriate to the issues identified throughout the ESA process. Judgments made by the environmental professionals are reasonable under the circumstances presented in this ESA.

### **1.5 Special Terms and Conditions**

This Phase I ESA was conducted in accordance with ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-05). As defined in Section 1.1 of the Standard, all appropriate inquiry (AAI) consistent with 42 U.S.C. §9601(35)(B) was conducted.

### **1.6 User Reliance**

User reliance is limited to representatives of Western Nevada HOME Consortium, U.S. Department of Housing and Urban Development, Carson City, Nevada Rural Housing Authority, and the Nevada Housing Division. This document and its contents are Privileged and Confidential.

## 2.0 SITE DESCRIPTION

---

### 2.1 Location and Legal Description

This Phase I ESA covers 2.78 acres of land involving six parcels just south of U.S. Hwy 50 in Carson City, Nevada (Figures 1, 2, and 3). These parcels are collectively commonly referred to as the “Brown Street Property,” and is referred to as the “Property” in this report:

Physical Location Information  
Carson City, Nevada  
Township 15 North, Range 20 East, Section 10

Assessor Parcel No. Street Address	Area (ac)	Zoning	Land Use
008-303-21 3679 Gordon Street	1.000	General Commercial	Vacant Commercial
008-303-36 1630 Brown Street	0.260	Mixed Family Apartment – Special Plan Area	Minor improvements, no usable structures
008-303-37 1636 Brown Street	0.260	Mixed Family Apartment – Special Plan Area	Personal Property Manufactured Home - on Unsecured Roll
008-303-39 1650 Brown Street	0.260	Mixed Family Apartment – Special Plan Area	Personal Property Manufactured Home - on Secured Roll
008-303-16 3689 Gordon Street	0.510	General Commercial	Vacant Commercial
008-303-15 3689 Gordon Street	0.490	General Commercial	Vacant Commercial

The current owner for the Property is Western Nevada Home Consortium<sup>5</sup>. A copy of the legal description may be provided upon request. Copies of the files downloaded from the Carson City Assessor’s website, including the most recent assessor plat, parcel detail, and ownership history are included in Appendix A.

### 2.2 Site and Vicinity General Characteristics

Carson City is a moderately sized city of approximately 57,600 residents<sup>6</sup>. Located with Eagle Valley, Carson City is bound by the Virginia Range to the north, the Pine Nut Range to the east, and the Sierra Nevada Mountains to the west. South of Carson City is Carson Valley.

The subject property is located just south of U.S. Highway 50 and west of Edmonds Drive in Carson City, Nevada. The U.S. Highway 50 corridor is developed as commercial property.

---

<sup>5</sup> 27 S Main St., Yerington, NV 89447 H<http://www.ccapps.org/cgi-bin/asw102?Parcel=830321H>;  
<http://www.ccapps.org/cgi-bin/asw102?Parcel=830336>; H<http://www.ccapps.org/cgi-bin/asw102?Parcel=830337H>;  
H<http://www.ccapps.org/cgi-bin/asw101?Parcel=830315H>; H<http://www.ccapps.org/cgi-bin/asw101?Parcel=830316H>; <http://www.ccapps.org/cgi-bin/asw101?Parcel=830339>.

<sup>6</sup> <http://www.regionaldatacenter.com/RDC/CarsonCity/demographics.aspx>.

North of U.S. Highway 50 is a residential area and the Carson City Airport. West of the subject property is commercial development, and residential development is primarily south and east. A small, ephemeral drainage runs northwest to southeast about a mile west of the subject property, and the Mexican Ditch and Carson River are to the east. The old Mexican Mill lies approximately  $\frac{3}{4}$  of a mile east of the subject property. Elevation at the subject property is approximately 4650 feet above mean sea level (Figure 1).

The climate in Carson City is one of warm summers and cool winters. Precipitation is normally light throughout the year. In winter, the average temperature is 35.2°F, and 66.7°F in summer. The average daily high in summer is 85.4°F. Carson City receives an annual average of 11.12 inches of precipitation in the form of summer thunderstorms and winter snowfall<sup>7</sup>.

### **2.2.a Roads and Railroads**

Primary and secondary roads in the Carson City area are generally paved. Stormwater infrastructure discharges to the Carson River. Historically, the V&T Railroad connected Carson City with Virginia City. Today, no railroads are operating within the limits of Carson City, with the exception of a short spur at the Carson City Railroad Museum southwest of the Property and the V&T Railroad east of the Property.

### **2.2.b Adjoining Development**

Adjoining properties may be described as follows:

- North – vacant land with numerous waste dumps, a backhoe, residences, and abandoned vehicles;
- East – residential properties;
- South – vacant land with numerous waste dumps, residential properties; and
- West – commercial development, including welding, vehicle repair and medical supply businesses.

### **2.2.c Hydrologic Basin**

The subject property is located within the Eagle Valley Hydrologic Basin, within the Carson River Basin<sup>8</sup>. Surface and groundwater flows generally east to the Carson River, which flows east to Lahontan Reservoir, and ultimately, the Carson Sink.

### **2.2.d Well Log Information**

A total of 95 well logs were identified from the Nevada Division of Water Resources well log database<sup>9</sup> for Section 10 of Township 15 North, Range 20 East. The minimum depth to groundwater was 0 feet below grade, and the maximum depth to groundwater was 85 feet below grade. The average depth to groundwater was 15.2 feet below grade.

An EDR Radius Map™ Report with Geocheck® was ordered on January 27, 2011 (Inquiry Number 2976886.2s) . This report identified a total of 288 wells within one mile of the Property (refer to Physical Setting Source (PS) Map in EDR Report, Appendix B).

---

<sup>7</sup> USDA, SCS and FS (1979). Soil Survey of Carson City Area, Nevada.

<sup>8</sup> TRPA (2001). Priority Watersheds Map.

<sup>9</sup> Well Log Database, <http://water.nv.gov/IS/wlog/wlogbasin.asp>



Based on both well log information sources, three wells are located on properties near the subject Property.

### **2.2.e Soils and Vegetation**

Soils consist primarily of Dalzell fine sandy loam, deep water table. This moderately deep, moderately well drained, saline-alkali affected soil is on flood plains and low alluvial fans. Slope ranges from 0-2 percent, at an elevation of about 4,800 feet. The mean annual precipitation associated with this soil is 10 inches. Native vegetation associated with this soil includes big sagebrush, black greasewood, and grasses<sup>10</sup> (Figure 3). The site has been disturbed, and includes sagebrush, grasses, weeds, and rubber rabbit brush (Photoplates).

The EDR Inquiry Number 2976886.2s also identifies soils in the area of the Property and surrounding areas (refer to SSURGO Soils Map in EDR Report, Appendix B).

### **2.2.f FEMA Flood Zone**

The subject property falls within Zone X, which is areas determined to be outside the 0.2% annual chance floodplain (Figure 4).

EDR Inquiry Number 2976886.2s also identifies FEMA Floodplain areas (refer to the PSS section of the EDR Report, Appendix B).

### **2.2.g Site Geology and Mining**

The geology of the subject property consists of alluvial and playa deposits<sup>11</sup> (Figure 5).

The Voltaire mining district is located east of the subject property, north of U.S. Highway 50<sup>12</sup> (Figure 5).

The EDR Inquiry Number 2976886.2s also identifies geology in the area of the Property (refer to the PSS section of the EDR Report, Appendix B).

## **2.3 Current Use of the Property**

The subject property is developed as follows:

- 1630 Brown Street (008-303-36) – vacant;
- 1636 Brown Street (008-303-37) – vacant;
- 3679 Gordon Street (008-303-21) – vacant;
- 1650 Brown Street (008-303-39) – vacant;

---

<sup>10</sup> USDA, SCS and FS (1979). *Soil Survey of Carson City Area, Nevada.*

<sup>11</sup> Stewart, John H. and John E. Carlson (1977). *Geologic Map of Nevada.*

<sup>12</sup> Tingley, Joseph V. (1998). *Mining Districts of Nevada.*

- 3689 Gordon Street (008-303-15) – vacant; and
- 3689 Gordon Street (008-303-16) – vacant (Photoplates).

The Brown Street properties are in the process of being approved for a zoning change from MH12 (Mobile Home 12,000 SF minimum lot size) to MFA (Multi-Family apartment. The Gordon Street property is being re-zoned from GC (General Commercial) to MFA<sup>13</sup>. Current zoning for each parcel is described in Section 2.1 of this report.

#### **2.4 Descriptions of Structures, Roads, Other Improvements on the Site**

The subject property is developed as follows:

- 1630 Brown Street (008-303-36) – minor historic site improvements, with access from Brown Street, small shed used to be on property;
- 1636 Brown Street (008-303-37) – mobile home hookup, septic tank, wood/chain link fencing and mobile home (now removed), with access from Brown Street; and
- 3679 Gordon Street (008-303-21) – vacant, no improvements, with a dirt access road that links Gordon Street with Brown Street via a 20-foot access easement (Photoplates).
- 1650 Brown Street (008-303-39) – vacant, remnants of water hook-up and sewer clean-out visible for use with historic mobile home;
- 3689 Gordon Street (008-303-15) – vacant, no improvements; and
- 3689 Gordon Street (008-303-16) – vacant, no improvements (Photoplates).

All utilities are available to the Properties, including natural gas, power, sewer and water<sup>14</sup>.

#### **2.5 Current Uses of the Adjoining Properties**

Adjoining properties to the south and east are residential single family homes and apartments, north of the subject property are small, undeveloped parcels, and west of the subject property is a commercial development including automobile repair shops, a welding business, medical supplies, and a used automobile shop (Photoplates).

<sup>13</sup> Samuel K. Ward (2005). *Summary Appraisal Report* dated August 12, 2005.

<sup>14</sup> Samuel K. Ward (2005). *Summary Appraisal Report* dated August 12, 2005.

## **3.0 USER PROVIDED INFORMATION**

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### **3.1 Title Records**

Owner information was secured through the Carson City website<sup>15</sup>. All other information regarding User Information was provided by Mr. Rex J. Massey, the Western Nevada Home Consortium Administrator, and Mr. Josh Foli, Lyon County Comptroller. Copies of completed User Questionnaires are provided in Appendix C. A summary of the findings of the User Questionnaires is provided below.

### **3.2 Environmental Liens or Activity and Use Limitations**

Neither Mr. Massey nor Mr. Foli have knowledge of any environmental clean-up liens filed or recorded against the subject property.” Neither Mr. Massey nor Mr. Foli have any knowledge of activity or land use limitations that are in place or that have been filed or recorded against the subject property.

### **3.3 Specialized Knowledge**

Neither Mr. Massey nor Mr. Foli have any specialized knowledge or experiences related the subject property or nearby properties.

### **3.4 Commonly Known or Reasonable Ascertainable Information**

“The property has been vacant since acquisition using WNHC funds.”

- Neither Mr. Massey nor Mr. Foli have any knowledge of the past uses of the Property.
- Neither Mr. Massey nor Mr. Foli have any specific chemicals that are present or once were present at the Property.
- Neither Mr. Massey nor Mr. Foli have any knowledge of spills or other chemical releases that have taken place at the Property.
- Neither Mr. Massey nor Mr. Foli have any knowledge of any environmental cleanups that have taken place at the Property.

Neither Mr. Massey nor Mr. Foli have any information about the likely presence of contamination at the subject site.

### **3.5 Valuation Reduction for Environmental Issues**

Neither Mr. Massey nor Mr. Foli have any information about valuation reduction for environmental issues at the Property.

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<sup>15</sup> <http://www.ccapps.org/cgi-bin/asw102?Parcel=830321H>; <http://www.ccapps.org/cgi-bin/asw102?Parcel=830336>; <http://www.ccapps.org/cgi-bin/asw102?Parcel=830337>

### **3.6 Owner, Property Manager, and Occupant Information**

The owner of the Property is the Western Nevada Home Consortium, located at 27 South Main Street, Yerington, Nevada 89447. Mr. Josh Foli, Lyon County Comptroller has been identified as the Site manager. There are no occupants on the Property at this time.

### **3.7 Reason for Performing Phase I**

The Western Nevada HOME Consortium, as a policy, requires all developers of vacant land to complete a Phase I ESA.

### **3.8 Other**

“The subject property is available for purchase. The subject property is identified (APN 08-303-39, 08-303-15, 08-303-16, 08-303-21, 08-303-36, 08-303-37) in Carson City, Nevada. WNHC requires a standard environmental site assessment.” -Mr. Rex Massey

“Western Nevada HOME Consortium, U.S. Department of Housing and Urban Development, Carson City, Nevada Rural Housing Authority, and the Nevada Housing Division” are all identified as Users of this Phase I ESA. -Mr. Rex Massey

The site contact is Josh Foli at 775-463-6510. -Mr. Rex Massey

With respect to any special terms and conditions which must be agreed upon by the *environmental professional* or any other knowledge or experience with the Property that may be pertinent to the *environmental professional* the respondent indicated “None.” -Mr. Rex Massey

## 4.0 RECORDS REVIEW

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### 4.1 Standard Environmental Record Sources

The standard search radius for various environmental databases ranges from 0.5 to 1.0 mile from the subject property. In this instance, a one-mile radius was used for all databases.

#### 4.1.a Federal Records

A search of the *EPA Envirofacts* database was conducted to determine whether the subject property, or any properties within a one-mile radius, have had chemical releases, water discharges, hazardous waste handling operations or Superfund status. *EPA Envirofacts* includes the following databases:

- CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System);
- RCRIS (Resource Conservation Recovery Information System);
- TRIS (Toxics Release Inventory System);
- SDWIS (Safe Drinking Water Information System);
- NPDES (National Pollution Discharge Elimination System); and
- AIRS (Air Releases).

The record search revealed two hazardous waste handlers in the immediate vicinity of the subject property:

- Sierra Truck and Electric Service, 1897 Edmonds Drive, NVD982431561; and
- Xebec, 3579 U.S. Highway 50, NVD980895593.

No releases from these properties were on record.

The subject property is located approximately  $\frac{3}{4}$  mile west of the upgradient boundary of the Carson River Mercury Site (CRMS). The CRMS encompasses the Carson River and associated floodplain from Mexican Mill at New Empire to the Carson Sink, including drainages from Gold Hill and Virginia City. Although the subject property is located near the Mexican Mill, it appears to be upgradient of the CRMS, and should not have been impacted by activities associated with historic mining of the Comstock area.

#### 4.1.b State Records

A review of the chemical spill and leaking underground storage tank records on file at the Nevada Division of Environmental Protection indicated several LUST sites along U.S. Highway 50 was conducted on June 6, 2011. Three closed corrective action sites are located generally

upgradient of the Property, and one downgradient. None of these sites appears to present a threat to human health or the environment at the subject property.

#### **4.1.c Local Records**

The Carson City landfill is located approximately three miles east northeast of the subject property. It is located on the other side of the drainage to the Carson River, and is unlikely to impact the subject property.

#### **4.2 Additional Environmental Record Sources**

An EDR Radius Map™ Report with Geocheck® was ordered on January 27, 2011<sup>16</sup>, with updates ordered on September 9, 2011, and May 24, 2012 (Appendix B). Based on the findings of this report, the following sites were identified:

- one Federal CERCLIS site (the CRMS) within ¼ - ½ mile from the Property,
- 16 SHWS sites were identified within one mile of the Property,
- one leaking underground storage tank within ¼ - ½ mile of the Property,
- one underground storage tank within 1/8 – ¼ mile of the Property, and
- one non-generating RCRA facility within 1/8 – ¼ mile of the Property.

None of these sites is located directly upgradient of the Property.

#### **4.3 Physical Setting Sources**

Sources used to determine the physical setting of the subject parcel include:

- USGS 7.5-Minute Quadrangle *New Empire, NV (1994)*;
- USGS 7.5-Minute Quadrangle *New Empire, NV (1979)*;
- USGS historical aerial photograph dated 6Sept1999;
- USDA, SCS (1979). Soil Survey of Carson City Area, Nevada.
- Tingley, Joseph V. (1998). *Mining Districts of Nevada*;
- Stewart, John H. and John E. Carlson. (1977). *Geologic Map of Nevada*;

Resource Concepts, Inc. site reconnaissance visits on January 25, 2011 and February 4, 2011.

#### **4.4 Historical Use Information on the Property**

The Property has had historic mobile homes and out buildings, each of which has been removed (Historic Use Images, attached). A dirt road connecting Gordon Street with Brown Street suggests it has been used as a vehicle thoroughfare. Several historic dumps were noted with

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<sup>16</sup> EDR Inquiry Number: 2976886.2s

similar types of waste from the 1950's and 1960's. Evidence of continued dumping including construction waste, household trash, and yard waste was noted.

#### **4.5 Historical Use Information on Adjoining Properties**

Adjoining development is first evidenced in the 1954 aerial, which depicts roughed out dirt roads along a paved U.S. Highway 50. The Country Store location appears to have been developed at this time. By 1959, a few residential structures near the Property are evident, and by 1980, most of the current development is completed. In 1980, the building pad for the commercial building along the western boundary of the Property is evident. By 1990, all current development was completed. Reference Aerial Photographs section of the EDR Inquiry Number 2976886.2s (Appendix B).

## 5.0 SITE RECONNAISSANCE

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The objective of the Site Reconnaissance visit to the Property was to obtain information indicating the likelihood of identifying RECs in connection with the Property.

### 5.1 Methodology and Limiting Conditions

Resource Concepts, Inc. conducted four site reconnaissance visits of the Property. The first visit was conducted on January 25, 2011 and was intended to identify any major changes to the property since RCI conducted its original Phase I ESA of the Property in 2005. The second site reconnaissance visit was conducted on February 4, 2011 and incorporated GPS tracking to identify areas of interest across the Property. Two subsequent site reconnaissance visits were conducted on December 5, 2011 and June 4, 2012. The December 5, 2011 visit was tracked with a hand held GPS unit and the June 4, 2012 visit generally followed previous tracks (Figure 6, and Photoplates).

Close approximations of property corners and areas of potential interest were logged on February 4, 2011 utilizing a hand held Etrex Legend H Global Positioning System (GPS). Tracks between the waypoints were logged throughout the site visit to demonstrate the areas of the Property physically traversed. Generally, roads and paths throughout each of the parcels were coursed, and vegetated areas traversed where accessible. The resulting grid pattern was modified by the presence of dense stands of sagebrush.

#### 5.1.a Methodology

Resource Concepts, Inc. incorporated a random search pattern directed at areas of potential interest that were accessible via unimproved dirt roads on footpaths to inspect the Property. The areas covered using this methodology are illustrated in Figure 6.

#### 5.1.b Limiting Conditions

There were no limiting conditions on the Property for the purposes of conducting a Site Reconnaissance visit consistent with Section 9 of the "Standard."

### 5.2 General Site Setting

The Properties are generally flat and contiguous as follows:

Parcel (37) (APN 08-303-37) was previously occupied by a mobile home. The mobile home was removed after 2005, along with a small storage shed. The footprint of the mobile home is generally recognizable. There is no staining, waste piles, or other indicators of potential RECs associated with Parcel A.

Parcel (36) (APN 08-303-36) is located between Parcel A and Brown Street, and is undeveloped. Remnants of the circle drive are still apparent. There is no staining, waste piles, or other indicators of potential RECs associated with Parcel B.



Parcel (21) (APN 08-303-21) showed evidence of ongoing trespass through footpaths, dirt roadways, and bicycle tracks along the western property boundary. Numerous waste piles were noted across Parcel C, composed of materials such as waste gravel, wire, pipe, yard waste, wood, used containers for motor oil, antifreeze, and paint, old television cases, tires, and engine parts.

Parcel (39) (APN 008-303-39) is north of parcels 008-303-36, and 008-303-37 and east of 008-303-21. A residential structure with several outbuildings was previously located on this parcel, as evidenced by the aerial photograph used in Figure 6. The site is currently vacant, and strewn with household, yard, and construction waste.

Parcel (15) (APN 008-303-15) is south of 008-303-21 and is vacant. The property is currently used for trespass and dumping of construction, household, vehicle, and yard waste.

Parcel (16) (APN 008-303-16) is also south of 008-303-21 and is vacant. As with APN 008-303-15, this property is currently used for trespass and dumping of construction, household, vehicle, and yard waste.

### 5.3 Exterior Observations

Resource Concepts, Inc. first observation of the Property was a noticeably reduced volume of waste material when compared with the 2005 site visit. Waste debris remaining on the Property consisted primarily of the following:

- construction debris (concrete, wire, wood, plastic, and possible asbestos containing material pipe);
- roofing shingles;
- Waste motor oil and paint can containers;
- Waste vehicle parts including tires and wheels;
- metal waste indicative of electronics disposal;
- landscaping debris (bagged leaf litter, decorative gravel, pea gravel; and
- a water connection and sewer clean-out.

Some small, areas of soil staining were noted associated with dump piles.

Areas of waste piles are illustrated in Figure 6, and photodocumented and tabulated under Photoplates.

### 5.4 Interior Observations

There are no structures on the Property, therefore, there are no interior observations.

## **6.0 INTERVIEWS**

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### **6.1 Interview with Owner**

Mr. Rex Massey with the Western Nevada HOME Consortium was queried regarding the potential for environmental conditions through use of the User Questionnaire. According to Mr. Massey's responses, he is not aware of any environmental conditions on the Property.

### **6.2 Interview with Site Manager**

Mr. Josh Foli, Lyon County Comptroller, (775) 463-6510, has been identified as the site manager. According to Mr. Foli's response to the User Questionnaire, he is not aware of any environmental conditions on the Property.

### **6.3 Interview with Occupants**

There are no occupants on the Property at this time.

### **6.4 Interview with Local Government Officials**

Mr. Dean Haymore, Director, Storey County Community Development, (775) 847-0966 was contacted on January 13, 2011 regarding potential knowledge about the Property. Mr. Haymore had the following comments regarding the Property:

“Per the attached questionnaire here are my following comments. I am currently the Chairman of the Western Nevada Home Consortium and I have never been on the above said property. I do believe that approximately 1 or two years ago we allowed an old mobile home or out building to be removed from set property. When Robin came to asked me to sign said application to proceed for a phase 1 environmental study he did show me a few pictures with some junk on the property and looked like some kind of small gas cans, tanks or barrels. So for questions one through six I have no other knowledge on set property as I stated that I have never been on the property.”

“Rex Massey is the Western Nevada home Consortium staff person that handles all of our projects. Josh Foli Lyon County Comptroller is the man to contact that knows most of the information on that land. I have talked to both of them today and let them know what is going on with the Browns Street property. “

### **6.5 Interview with Others**

Mr. Michael Hynick, Construction Coordinator / Manager, Nevada Rural Housing Authority, 775.887.1795 Ext. 130 was contacted to assistance with contacting prior property owners, specifically, a representative of CAHI. On May 23, 2011, Mr. Hynick indicated he was unable to locate anyone from CAHI to discuss the recent history of the Property.

Carson City Department of Health and Human Services was contacted to determine whether or not the septic systems at the Gordon Street properties had been properly closed. No record of closure of the septic tanks was on file with Carson City.

## 7.0 FINDINGS

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Consistent with Section 12.5 of the “Standard,” the following known or suspect recognized environmental conditions, historical recognized environmental conditions, and de minimis conditions were identified at the Property:

- Potential for waste vehicle fluids such as petroleum in soils,
- Potential for asbestos containing material pipe;
- Metals in soils associated with electronics waste,
- Historic septic tank in need of closure;
- Non-hazardous construction waste;
- Non-hazardous green waste; and
- Non-hazardous metal waste.

Each of these potential environmental conditions or de minimis conditions are discussed in the Opinion section which follows.

## 8.0 OPINION

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This Phase I ESA of the Brown Street Properties identified six potential environmental conditions or de minimis conditions. Each item is discussed separately with respect to its potential to be considered a recognized environmental condition.

- Potential for waste vehicle fluids such as petroleum in soils  
Soil staining was noted during each of the site reconnaissance visits. The extent to which soils have been impacted and the list of contaminant parameters have yet to be determined. RCI recommends that this issue be addressed during site development by sequestering affected soils during mass grading activities. Sequestered soils would be tested to determine whether or not a reportable quantity of material is generated from the site. Affected material would be reported to the Nevada Division of Environmental Protection and disposed of at a permitted facility. These additional activities would require the oversight of an environmental professional at the time of site development.
- Potential for asbestos containing material (ACM) pipe  
A small section of pipe was noted near the boundary of parcels 008-303-21 and 008-303-15. This debris was not noted in prior to the June 4, 2012 site visit. The material should be tested for ACM to determine proper waste disposal protocol.
- Metals in soils associated with electronics waste  
Metals in soils from the historic disposal of waste electronics may need to be addressed at the time of site development, in a manner described for waste vehicle fluids above.
- Historic septic tank in need of closure  
Verification of the historic septic tank could be performed during site development. If a septic tank remains at the site, it should be closed out in accordance with applicable city code.
- Non-hazardous construction waste  
Non-hazardous construction waste should be segregated during mass grading and disposed of at an approved landfill.
- Non-hazardous green waste  
Non-hazardous green waste should be segregated during mass grading and disposed of or recycled at an approved landfill.
- Non-hazardous metal waste  
Non-hazardous metal waste should be segregated during mass grading and disposed of or recycled at an approved landfill.

No reportable quantities or immediate threats to human health or the environment have been identified at the Property. Potential issues of concern may be addressed during site development under the guidance of a Nevada Certified Environmental Manager.

## 9.0 CONCLUSIONS

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“We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of the approximately 2.78 acre site referred to as “Brown Street Properties,” the Property. Any exceptions to, or deletions from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.”

## **10.0 DEVIATIONS**

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There are no deviations to the ASTM Standard Practice E 1527-05 process in this Phase I Environmental Site Assessment of the Brown Street Properties.

## **11.0 ADDITIONAL SERVICES**

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No additional services have been incorporated into this report.

## 12.0 REFERENCES

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References have been included as footnotes throughout this report.



### 13.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

**40CFR312.21(d)**

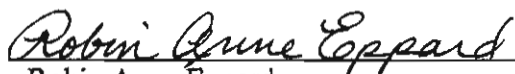
“We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312” and

“We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

LCB FILE NO. R016-96

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 regulations and ordinances.

Phase I Environmental Site Assessment



Robin Anne Eppard

Certified Environmental Manager (#1427)

Expires: March 8, 2013

## **14.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)**

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The following is a summary of the qualifications of the Environmental Professional that participated in the preparation and review of this Phase I Environmental Site Assessment.

Robin Anne Eppard, CEM

- Twenty years experience with Environmental Site Assessments for commercial properties (Phase I, II, and III);
- 40 Hour OSHA Hazwoper training;
- 8 Hour OSHA Hazwoper training;
- Respirator Training and Fit Test Certification, August 1993;
- *Environmental Assessment Association Inspection* seminar September 28, 1991;
- Radiological Safety Seminar, March 1989;
- University of Irvine, Safety Course, September 23, 1985;
- Master's Degree in Biology (1986), with research experience in treatment, handling and disposal procedures for hazardous, biohazard, and radioactive materials;
- Certified Environmental Manager (#1427) in the State of Nevada;
- *ASTM Phase I and II Training*, December 2000; and
- *Strategies in Microbial Investigations*, Indoor Air Council, September 2000;
- *Presenter – Phase I, II and III Environmental Site Assessments.*

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**FIGURES**

**Figure 1 – Vicinity Map**

3689 and 3679 Gordon Street, 1630, 1636, and 1650 Brown Street, Carson City, Nevada  
Carson City Assessor Parcel Nos.

008-303-21, 008-303-36, 008-303-37, 008-303-39; 008-303-15, and 008-303-16  
Township 15 North, Range 20 East, Section 10



A.P.N. 008-303-15  
008-303-16  
008-303-21  
008-303-36  
008-303-37  
008-303-39

R.P.T.T. #2

MAIL TAX STATEMENTS AND WHEN  
RECORDED, MAIL TO:

Carson City  
201 N. Carson Street, Suite 2  
Carson City, Nevada 89701

THIS SPACE FOR RECORDER'S USE ONLY

### QUITCLAIM DEED

***THIS INDENTURE WITNESSETH:*** That **Western Nevada Home Consortium**, do(es) hereby these presents hereby release, remise and quitclaim to **Carson City, Nevada, a Consolidated Municipality** all that real property situate in Carson City, State of Nevada, bounded and described as follows:

**SEE ATTACHED EXHIBIT "A"**

Dated:

Grantor:

Western Nevada Home Consortium

\_\_\_\_\_  
By: Jeff Page, Lyon County Manager

STATE OF NEVADA )

COUNTY OF CARSON CITY )

This instrument was acknowledged before me on \_\_\_\_\_, by  
Jeff Page.

Signature \_\_\_\_\_  
(Notary Public)

GRANTEE:

Carson City

ATTEST

\_\_\_\_\_  
By: Robert L. Crowell, Mayor      Date

\_\_\_\_\_  
By: Alan Glover, Clerk Recorder      Date

STATE OF NEVADA )

COUNTY OF CARSON CITY )

This instrument was acknowledged before me on \_\_\_\_\_, by  
Robert L. Crowell.

Signature \_\_\_\_\_  
(Notary Public)

APPROVED FOR LEGALITY AND FORM:

\_\_\_\_\_  
Carson City District Attorney      Date

EXHIBIT "A"

Parcel 1:

All that certain tract, piece or parcel of land situate, lying and being in the North 1/2 of the Southwest 1/4 of Section 10, Township 15 North, Range 20 East, M.D.B.&M., Carson City, State of Nevada, and being more particularly described as follows:

Commencing at the South 1/16th section corner common to Sections 9 and 10, Township 15 North, Range 20 East, M.D.B.&M., from which said point the section corner common to Sections 9, 10, 15 and 16, Township 15 North, Range 20 East, bears South 0°00'05" West, a distance of 1323.54 feet, and running thence along the 1/16 Section line South 89°48'41" East, a distance of 1728.04 feet to the True Point of Beginning, being the Southwest corner of the parcel of land described in Deed to Wesley Cresswell recorded May 13, 1968, in Book 75, Page 547, Official Records of Carson City, thence North along the West line of said parcel of land, a distance of 207.31 feet; thence North 85°31'49" East, a distance of 103.06 feet; thence South to a point on the aforementioned 1/16 section line; thence North 89°35'42" West along said line, a distance of 101.68 feet more or less, to the True Point of Beginning.

Parcel 1A:

A non-exclusive easement for roadway and utility purposes over and across the following described parcel, as an appurtenance as to Parcel 1, above:

All that certain tract, piece or parcel of land situate, lying and being in the North 1/2 of the Southwest 1/4 of Section 10, Township 15 North, Range 20 East, M.D.B.&M., Carson City State of Nevada, and being more particularly described as follows:

Commencing at the South 1/16 section corner common to Sections 9 and 10, Township 15 North, Range 20 East, M.D.B.&M., from which said point the Section corner common to Sections 9, 10, 15 and 16, Township 15 North, Range 20 East, bears South 0°00'05" West, a distance of 1323.54 feet, and running thence along the 1/16 Section line South 89°48'41" East, a distance of 1728.04 feet to the Southwest corner of the parcel of land described in Deed to Wesley Cresswell recorded May 13, 1968 in Book 75, Page 547, Official Records, of Carson City; thence North along the West line of said parcel of land, a distance of 207.31 feet to the True Point of Beginning; thence continuing North to a point on the Southerly line of the parcel of land described in Final Judgment and Decree recorded December 30, 1954 In Book 62, Page 524, Powers, Plats and Miscellaneous, of Carson City, Nevada records; thence North 71°33'17" East along said South line, a distance of 20 feet; thence South to a point on the Northerly line of Parcel 1 above described; thence South 85°31'49" West along the Northerly line of said parcel 1 to the True Point of Beginning.

Note: The legal description previously contained in Document No. 388522, recorded April 14, 2009, Official Records of Washoe County, State of Nevada.

Assessor's Parcel No. 008-303-15

Parcel 2:

All that certain tract, piece or parcel of land situate, lying and being in the North 1/2 of the Southwest 1/4 of Section 10, Township 15 North, Range 20 East, M.D.B.&M., Carson City, State of Nevada, and being more particularly described as follows:

Commencing at the South 1/16 section corner common to Sections 9 and 10, Township 15 North, Range 20 East, M.D.B. & M., from which said point the section corner common to Section 9, 10, 15 and 16, Township 15 North, Range 20 East, bears South 0°00'05" West, a distance of 1323.54 feet, and running thence along the 1/16 Section line South 89°48'41" East, a distance of 1828.72 feet to the True Point of Beginning, being the Southeast corner of a parcel of land described In Deed to Katherine Pine, recorded May 13, 1968, in Book 75, Page 549, Official Records, Carson City, Nevada; thence from said Point of Beginning along the 1/16 section line South 89°48'41" East, a distance of 101.69 feet to the Southeast corner of the parcel of land described in Deed to Wesley Cresswell, recorded May 13, 1968, in Book 75, Page 547, Official Records, Carson City, Nevada; thence along the East line thereof, a distance of 224.60 feet; thence South 85°31'49" West a distance of 103.06 feet to the Northeast corner of the aforesaid Pine parcel; thence along the East line thereof, South to the True Point of Beginning.

Note: The legal description previously contained in Document No. 388522, recorded April 14, 2009, Official Records of Washoe County, State of Nevada.

Assessor's Parcel No. 008-303-16

Parcel 3:

Situate in the Northeast 1/4 of the Southwest 1/4 of Section 10, Township 15 North, Range 20 East, M.D.B.&M., and described as follows:

Commencing at the section corner common to Sections 9, 10, 15 and 16 Township 15 North, Range 20 East, M.D.B.&M.; thence North 0°00'05" East, 1,323.54 feet along the section line to a sixteenth corner; thence South 89°35'42" East, 1,728.04 feet to a point along the sixteenth line to a half-Inch iron pipe monument marked RE#334; thence North 207.31 feet to the True Point of Beginning; thence North 207.30 feet; thence North 80°52'18" East, 208.87 feet; thence South 224.61 feet; thence South 85°31'49" West, 206.12 feet to the True Point of Beginning.

Included In the above, is a 20 foot road easement along the Westerly boundary of said parcel.

Said land is also shown as Parcel 3 of Record of Survey recorded August 21, 2006 as Document No. 357699, Record of Survey No. 2615.

Note: The legal description previously contained in Document No. 388521, recorded April 14, 2009, Official Records of Washoe County, State of Nevada.

Assessor's Parcel No. 008-303-21



Parcel 4:

Lot 28-A as shown on Parcel Map No. 1886 for Frank and Evelyn Westsmith, recorded August 8, 1991 in Book 7, Page 1886 as File No. 118751 of the Official Records of Carson City, State of Nevada.

Assessor's Parcel No. 008-303-36

Parcel 5:

Lot 28-B, as shown on Parcel Map No. 1886 for Frank and Evelyn Westsmith, recorded August 8, 1991, in Book 7, Page 1886 as File No. 118751 of the Official Records of Carson City, State of Nevada.

Assessor's Parcel No. 008-303-37

Parcel 6:

Parcel 2 as shown on Parcel Map for Adel C. Stanley and Anna L. Montagano, filed in the office of the Carson City Recorder, State of Nevada on August 12, 1992 in Book 7, Page 1951 as File No. 132911, Official Records.

Assessor's Parcel No. 008-303-39

**State of Nevada Declaration of Value**

1. **Assessor Parcel Number(s)**

- a) 008-303-15, 16, 21, 36, 37, 39
- b)
- c)

2. **Type of Property:**

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo / Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. **Total Value/Sale Price of Property:**

\$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property)

\$ \_\_\_\_\_

Transfer Tax Value

\$ \_\_\_\_\_

**Real Property Transfer Tax Due:**

\$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #2
- b. Explain Reason for Exemption: Conveying to a government agency

5. Partial Interest: Percentage Being Transferred: \_\_\_\_\_%

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature \_\_\_\_\_  
Jeff Page, Lyon County Manager

Capacity: Grantor

Signature \_\_\_\_\_  
Robert L. Crowell, Mayor

Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

Print Name: Western Nevada Home Consortium  
Address: 27 S. Main Street  
City: Yerington  
State: Nevada                      Zip: 89447

**BUYER (GRANTEE) INFORMATION**

Print Name: Carson City  
Address: 201 N. Carson Street, Suite 2  
City: Carson City  
State: Nevada                      Zip: 89701

**COMPANY/PERSON REQUESTING RECORDING**

Print Name: Carson City  
Address: 201 N. Carson Street, Suite 2  
City: Carson City    State: Nevada    Zip: 89701

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