



January 17, 2019 - Board of Supervisors directed staff to initiate due diligence in preparation of a proposed resolution declaring the intent to sell City property located off of Medical Parkway known as APNs 007-531-13 and 007-531-14 and to perform all preparatory tasks for compliance with NRS.

### **Background/Issues & Analysis**

In 2002 and 2003, Carson City acquired lands necessary for the construction of a Regional Drainage Facility related to the Carson City Freeway. Carson Tahoe Hospital agreed to sell approximately 3.78 acres of land (which had been transferred to them from GTS Partners, Inc.) to the City for \$590,000 and the Nevada Children's Foundation, Inc., agreed to sell approximately 3.985 acres of land to Carson City for \$694,500.

Following the purchase of the property, portions of the parcels were dedicated as right-of-way for the construction of Medical Parkway. This resulted in a bisection of the parcels from the original parcels, resulting in new parcels sized as 0.74 acres (APN 007-531-14) and 0.86 acres (APN 007-531-13) located on the east side of Medical Parkway. This acreage totaling 1.6 acres was not needed when the Regional Drainage Facility was designed and constructed. The City does not have the need to retain these parcels for public use; therefore, it is in the best interest of the City to dispose of the surplus property.

On January 17, 2019, the Board of Supervisors directed staff to initiate due diligence in preparation of a proposed resolution declaring the intent to sell City property located off of Medical Parkway known as APN's 007-531-13 and 007-531-14 and to perform all preparatory tasks for compliance with NRS. Since this time, staff has obtained a title report, had an appraisal prepared, and had a Phase 1 Environmental Site Assessment completed. The appraisal valued the property at \$905,000. The Phase 1 Environmental Site Assessment revealed no evidence of recognized environmental conditions in connection with the property.

Staff and the District Attorney's office have also reviewed Nevada Revised Statutes and have proposed three possible methods of sale; one under NRS 244.281 and NRS 244.282, a second under NRS 244.2815, or a third under NRS 244.281(1)(e)(1)(l). NRS 244.281 and 244.282 allow the Board of Supervisors to offer the property for sale through public auction and for not less than fair market value. NRS 244.2815 allows the Board of Supervisors to sell the property for the purposes of redevelopment or economic development without offering the real property to the public and for less than fair market value. NRS 244.281(1)(e)(1)(l) allows the Board of Supervisors to sell the property to the owner of an adjacent parcel, without regard to market value. The first two options require the Board of Supervisors to determine the fair market value of the property.

Staff recommends selling the property pursuant to NRS 244.2815 or NRS 244.281(1)(e)(1)(l), depending on potential buyers, for the purposes of redevelopment or economic development or to an adjacent property owner. There is at least one private party who has expressed interest in this property. Staff could negotiate sale of the property with a private party and bring the purchase offer back to the Board for approval. These provisions both require the Board to find that the sale is in the best interest of the City, and under either provision the Board could accept an offer for less than fair market value.

Under the alternative auction procedures in NRS 244.281 and 244.282, the Board of Supervisors must:

- determine the fair market value of the property (one appraisal has been obtained, but NRS 244.2795(1)(a) and NRS 244.281(1)(c) require two appraisals or one appraisal and the Board's determination of the fair market value);
- by resolution, (1) determine that the sale of the real property will be in the best interest of the county and for purposes other than to establish, align, realign, change, vacate or otherwise adjust any street, alley, avenue or other thoroughfare, or portion thereof, or flood control facility within the county, and (2) declare the Board's intent to sell the property at auction; and
- the resolution must also: describe the property proposed to be sold in such a manner as to identify it, specify the minimum price and the terms upon which it will be sold, and fix a time, not less than three weeks thereafter, for a public meeting of the Board at which sealed bids will be received and considered.

Staff suggests the following conditions:

- The offer may be all cash, or for 25 percent cash down and financing as the bidder may obtain.
- A \$45,250 security deposit from the highest and second highest bidder be required. The security deposit must be paid within two days of notification of selection as the highest and second highest bidder, and must be paid in the form of a Cashier's Check made payable to the Carson City Treasurer. The security deposit will be credited against the purchase price.
- Payment in full must be received from the highest bidder within 30 days.
- The City will hold the security deposit of the second highest bidder until payment is received from the highest bidder and the City provides a quit claim deed to the buyer for recording. The City will then refund the security deposit of the second highest bidder.
- If the highest bidder fails to submit the full payment within 30 days, the security deposit will be forfeited to the City as liquidated damages, not as a penalty, and the property will be offered to second highest bidder.

If approved, staff will then advertise the auction as required by statute, including posting copies of the resolution in three public places in the county and publishing notice of the auction at least once a week for three successive weeks in a newspaper published in the county. After the resolution is approved, sealed, written bids will be accepted up to the date and time set to open the bids. At the meeting at which the written bids are opened, the Board must call for oral bidding, and oral bids for a price exceeding five percent of the highest written bid must be accepted. The highest oral or written bid from a responsible bidder is the final qualifying bid. Thereafter, the Board may accept the highest bid from a responsible bidder or, if the Board deems it to be for the best public interest, may reject any and all bids and withdraw the property from sale.

A resolution accepting a bid must authorize and direct the Mayor to execute a deed and to deliver it upon performance and compliance by the purchaser with all the terms or conditions of the purchaser's contract which are to be performed concurrently therewith. All money from the auction of real property under NRS 244.282 must be deposited with the county treasurer to be credited to the county general fund.

Regardless of the option chosen, these properties were purchased during the early formation of the Stormwater Utility Fund, therefore the General Fund Eagle Detention Basin was used to purchase the properties. Due to this history and the original intent of purchasing the properties for the construction of a regional stormwater facility, Staff recommends depositing proceeds from the sale into the Stormwater Utility Fund to be used for the construction of drainage improvements on the South Carson Street Project.

#### **Applicable Statute, Code, Policy, Rule or Regulation**

NRS 244.281, 244.2815 and 244.282

#### **Financial Information**

**Is there a fiscal impact?** Yes

**If yes, account name/number:** Dependent on the Board's direction, proceeds will either be posted to Stormwater Sale of Capital Assets - 5057582-475200 or as required by NRS 244.282, proceeds will be posted to the General Fund and be transferred to Capital to be spent on drainage improvements on the South Carson Street Project.

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:** The original funding source for this purchase was through the General Fund Eagle Detention Basin. Staff recommends depositing proceeds from the sale into the Stormwater Fund for use on drainage improvements for the S. Carson Street Project. Additionally, disposal of the City property would increase property tax revenue to the City.

**Alternatives**

Do not adopt the Resolution and provide alternative direction to staff.

**Attachments:**

- 1. [Exhibit A - Medical Parkway Properties.pdf](#)
- 2. [NRS 244.2815 Resolution for Disposal APN 007-531-14 and APN 007-531-13.docx](#)
- 3. [NRS 244.282 Resolution for Disposal APN 007-531-14 and APN 007-531-13 - Copy.docx](#)
- 4. [19-014C Medical Parkway Final with Addenda.pdf](#)
- 5. [19-23138-01 Phase I ESA, Medical Way Parcels, Carson City, NV.pdf](#)

**Board Action Taken:**

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

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

# Medical Parkway Properties



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION REGARDING THE SALE OF CARSON CITY PROPERTY KNOWN AS APN 007-531-13 AND 007-531-014, TOTALING 1.6 ACRES, UNDER NRS 244.2815 FOR ECONOMIC DEVELOPMENT OR UNDER NRS 244.281(1)(e)(1)(I).**

**WHEREAS**, a parcel totaling 3.78 acres of land known as APN 008-054-15 was purchased for a regional drainage facility from Carson Tahoe Hospital on March 29, 2002, as recorded by the Carson City Clerk-Recorder as document 276788; and

**WHEREAS**, a parcel totaling 3.985 acres of land known as APN 007-511-01 was purchased for a regional drainage facility from Nevada Children's Home on January 10, 2003, as recorded by the Carson City Clerk-Recorder as document 293378; and

**WHEREAS**, on March 14, 2005, portions of APN 008-054-15 and 007-511-01 were dedicated as right-of-way for Medical Parkway as recorded by the Carson City Clerk-Recorder as documents 336320 and 336321; and

**WHEREAS**, the right-of-way dedication resulted the parcels being bisected, leaving certain resultant parcels, APN 007-531-13 and 007-531-14, located on the east side of Medical Parkway; and

**WHEREAS**, these resultant parcels, APN 007-531-13 and 007-531-14, recorded by the Carson City Clerk-Recorder as document 345437 and 345439, total 1.6 acres and are no longer required for public use and it is in the best interest of the City that the property be disposed of; and

**WHEREAS**, NRS 244.2815 allows the City to dispose of real property without offering the real property to the public and for less than fair market value for the purpose of redevelopment or economic development if the Board of Supervisors determines that it is in the best interest of the City to dispose of the property in this manner; and

**WHEREAS**, NRS 244.281(1)(e)(1)(I) allows the City to sell remnant parcels that were separated from their original parcel due to the construction of a street, alley, avenue or other thoroughfare, or portion thereof, flood control facility or other public facility to a person who owns real property located adjacent to the real property to be sold if the Board of Supervisors determines that the sale will be in the best interest of the of the City; and

**WHEREAS**, the proposed sale of the City's interest in this property would be consistent with NRS 244.2815 or NRS 244.281(1)(e)(1)(I);

**NOW, THEREFORE**, the Carson City Board of Supervisors hereby resolves that:

- (1) Carson City no longer requires APNs 007-531-13 and 007-531-14 for public use and the sale of these properties for redevelopment or economic development or to adjacent property owner is desirable and is in the best interests of the City;

(2) it is in the best interests of Carson City that the sale of APNs 007-531-13 and 007-531-14 shall be made without offering the property to the public and may be made for less than fair value;

(3) the fair market value of the property is \_\_\_\_\_; and

(4) the sale shall be made under NRS 244.2815 or under NRS 244.281(1)(e)(1)(I).

Upon motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_th day of \_\_\_\_\_, 2019 by the following vote.

VOTE:

AYES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABSENT:

\_\_\_\_\_

ABSTAIN:

\_\_\_\_\_

\_\_\_\_\_  
Robert Crowell, Mayor

ATTEST

\_\_\_\_\_  
Aubrey Rowlett, Clerk  
Carson City, Nevada

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION DECLARING CARSON CITY'S INTENTION TO SELL CITY PROPERTY KNOWN AS APN 007-531-13 AND 007-531-014, TOTALING 1.6 ACRES, AT PUBLIC AUCTION UNDER NRS 244.281 AND 244.282.**

**WHEREAS**, a parcel totaling 3.78 acres of land known as APN 008-054-15 was purchased for a regional drainage facility from Carson Tahoe Hospital on March 29, 2002, as recorded by the Carson City Clerk-Recorder as document 276788; and

**WHEREAS**, a parcel totaling 3.985 acres of land known as APN 007-511-01 was purchased for a regional drainage facility from Nevada Children's Home on January 10, 2003, as recorded by the Carson City Clerk-Recorder as document 293378; and

**WHEREAS**, on March 14, 2005, portions of APN 008-054-15 and 007-511-01 were dedicated as right-of-way for Medical Parkway as recorded by the Carson City Clerk-Recorder as documents 336320 and 336321; and

**WHEREAS**, the right-of-way dedication resulted the parcels being bisected, leaving certain resultant parcels, APN 007-531-13 and 007-531-14, located on the east side of Medical Parkway; and

**WHEREAS**, these resultant parcels, APN 007-531-13 and 007-531-14, recorded by the Carson City Clerk-Recorder as document 345437 and 345439, total 1.6 acres and are no longer required for public use and it is in the best interest of the City that the property be disposed of; and

**WHEREAS**, NRS 244.281 and 244.282 allows the City to dispose of real property through public auction and for not less than fair market value if the City determines that the property is no longer required for public use and deems such action desirable and in the best interests of the City; and

**WHEREAS**, the proposed sale of the City's interest in this property would be consistent with NRS 244.281 and 244.282;

**NOW, THEREFORE**, the Carson City Board of Supervisors hereby resolves that:

- (1) Carson City no longer requires APNs 007-531-13 and 007-531-14 for public use and the public auction of these properties and in the best interests of the City and that said sale shall be pursuant to NRS 244.281 and 244.282;
- (2) the fair market value of the property is \_\_\_\_\_;
- (3) the sale of the property will be for purposes other than to establish, align, realign, change, vacate or otherwise adjust any street, alley, avenue or other thoroughfare, or portion thereof, or flood control facility within Carson City;
- (4) it is the intent of the Board of Supervisors to sell this property at auction under NRS 244.281 and 244.282;
- (5) the property is further illustrated in Exhibit A to this resolution;



- (6) the minimum price of the auction shall be \_\_\_\_\_;
- (7) sealed bids may be submitted to the City Manager until 8:30 am on October 17, 2019, at which time a public meeting of the Board of Supervisors shall be held during which sealed bids will be received and considered;
- (8) the conditions of this sale include:
  - (a) The offer may be all cash, or for 25 percent cash down with financing as the bidder may obtain.
  - (b) a \$45,250 security deposit from the highest and second highest bidder be required. The security deposit must be paid within two days of notification of selection as the highest and second highest bidder, and must be made payable to the Carson City Treasurer. The security deposit will be credited against the purchase price.
  - (c) Payment in full must be received from the highest bidder within 30 days of the date of the resolution approving the highest bidder.
  - (d) The City will hold the security deposit of the second highest bidder until payment is received from the highest bidder and the City provides a quitclaim deed to the buyer for recording. The City will then refund the security deposit of the second highest bidder.
  - (e) If the highest bidder fails to submit full payment within 30 days, the security deposit will be forfeited to the City as liquidated damages, not as a penalty, and the property will be offered to second highest bidder.

Upon motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_th day of \_\_\_\_\_, 2019 by the following vote.

VOTE:	AYES:	_____
		_____
		_____
		_____
		_____
	NAYS:	_____
		_____
		_____
	ABSENT:	_____
	ABSTAIN:	_____

\_\_\_\_\_  
Robert Crowell, Mayor

ATTEST

---

Aubrey Rowlatt, Clerk  
Carson City, Nevada



AN APPRAISAL OF  
**2 VACANT PARCELS OF LAND**  
**TOTALING 1.60± ACRES**

Owned By  
Carson City, a Consolidated Municipality

Located on  
Medical Parkway  
Carson City, NV 89701

Prepared for  
Stephanie Hicks, AICP, CFM  
Real Property Manager  
Carson City Public Works  
3505 Butti Way  
Carson City, NV 89701

***Serving Northern Nevada***

*Mailing Address:*  
135 Isidor Court, Suite B  
Sparks, Nevada 89441

Phone: 775-626-3993  
Fax: 775-384-9274

**JSWA**

AN APPRAISAL OF  
**2 VACANT PARCELS OF LAND  
TOTALING 1.60± ACRES**

Owned By  
Carson City, a Consolidated Municipality

Located on  
Medical Parkway  
Carson City, NV 89701

Prepared for  
Stephanie Hicks, AICP, CFM  
Real Property Manager  
Carson City Public Works  
3505 Butti Way  
Carson City, NV 89701

For the Purposes of Supporting the Following Opinion of Value:  
Market Value as of March 27, 2019



## JOHN S. WRIGHT & ASSOCIATES, LLC.

REAL ESTATE APPRAISALS AND CONSULTING  
135 Isidor Court, Suite B, Sparks, NV 89441

Phone: 775-626-3993  
Fax: 775-384-9274

May 8, 2019

Ms. Stephanie Hicks, AICP, CFM  
Real Property Manager  
Carson City Public Works  
3505 Butti Way  
Carson City, NV 89701

RE: Contract No. 1819-201  
Medical Parkway Properties  
Carson City, Nevada 89701  
Assessor's Parcel Numbers: 007-531-13 & 14

Dear Ms. Hicks:

This is in response to your request for an appraisal report addressing the combined Market Value of two contiguous parcels totaling 1.60± acres (69,640± square foot) of vacant land. The parcels are located on the east side of Medical Parkway, in the extreme northwest portion of Carson City, Nevada. The subject parcels can further be identified as Assessor's Parcel Numbers 007-531-13 & 14 and are currently owned by Carson City, a Consolidated Municipality.

The subject site is irregular in shape, having 451.79' of frontage on Medical Parkway along the entire west property line. The property involves gently sloping topography down to the southeast and all utilities are available to the site. In the immediate vicinity of the subject, Medical Parkway is a divided 2-way/4-lane asphalt paved roadway, with a landscaped center median, and which is improved with concrete curbs, gutters and sidewalks on both sides of the street.

The subject site is currently vacant and unimproved. There do not appear to be any earthquake hazards, soils conditions, environmental contamination or other factors adversely impacting the value or development potential of the subject property. The subject site is located in the extreme northwest corner of Carson City and is zoned RC (Retail Commercial). The subject is bordered on the north by vacant land; on the south and west by Medical Parkway; and on the east by RV sales centers. Across Medical Parkway is Carson Tahoe Regional Medical Center and vacant land.

The following Appraisal Report was prepared in conformance with Standards Rule 2-2 (a) of the Uniform Standards of Professional Appraisal Practice. The attached report presents and summarizes the data, reasoning and analyses that were used in the appraisal process to develop the opinions of value. The depth of discussion contained in the report is specific to the needs of the client and for the intended use of the report, which is to assist the client in determining the Market Value of the subject property to support a sale of the subject by Carson City. As we have completed appraisals on a number of land properties in the Northern Nevada area, including properties such as the subject,

JSWA

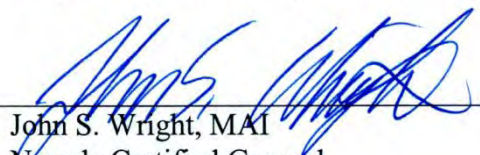
we attest to having adequate geographic and technical competence to complete a competent appraisal of the subject.

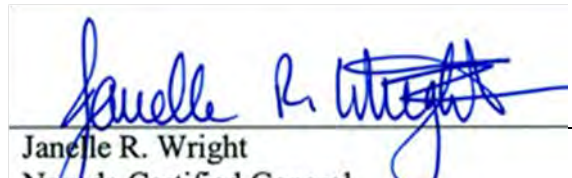
This appraisal is not based on any extraordinary assumptions, hypothetical conditions or contingencies. At the request of the client, the subject parcels have been valued assuming that both parcels will be sold to a single buyer in one transaction. Based upon a careful analysis of all the available data, the following value conclusion was derived for the subject property as of the March 27, 2019 effective date of value:

**MARKET VALUE CONCLUSION**

**\$905,000**

Respectfully submitted,

  
\_\_\_\_\_  
John S. Wright, MAI  
Nevada Certified General  
License Number A.0000191-CG

  
\_\_\_\_\_  
Janelle R. Wright  
Nevada Certified General  
License Number A.0006967-CG

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**SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS**

**Property Name** 1.60± Acres of Vacant Land

**Location** East side of Medical Parkway, Carson City, Nevada.

**Assessor’s Parcel Numbers** 007-531-13 & 14

**Address** Not yet assigned.

**Legal Descriptions**

007-531-13

COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B.& M.; THENCE S. 89° 15' 43" E., 945.42 FEET; THENCE S. 89° 16' 02" E., 937.13 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 460.00 FEET, CENTRAL ANGLE OF 01° 57' 26" AND ARC LENGTH OF 15.71 FEET (CHORD BEARS N. 00° 58' 43" W.); THENCE N. 00° 00' 00" E., 216.61 FEET; THENCE S. 88° 36' 22" E., 162.70 FEET; THENCE S. 00° 30' 12" W., 230.42 FEET; THENCE N. 89° 16' 02" W., 160.37 FEET TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 25, WHICH IS MADE A PART HEREOF.

CONTAINING 37,398 SQUARE FEET MORE OR LESS.

007-531-14

COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B.& M.; THENCE S. 89° 15' 43" E., 945.42 FEET; THENCE S. 89° 16' 02" E., 937.13 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S. 89° 16' 02" E., 160.05 FEET; THENCE S. 00° 30' 12" W., 285.31 FEET; THENCE N. 44° 22' 36" W., 92.33 FEET; THENCE S. 86° 34' 39" W., 26.53 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 460.00 FEET, CENTRAL ANGLE OF 29° 17' 39" AND ARC LENGTH OF 235.19 FEET (CHORD BEARS N. 16° 36' 15" W.) TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 23, WHICH IS MADE A PART HEREOF.

CONTAINING 32,242 SQUARE FEET MORE OR LESS.

**Owner of Record** Carson City, a Consolidated Municipality

**Zoning** RC (Retail Commercial)

**Property Configuration** Irregular

**Land Areas** 1.60± acres (69,640± square feet)





**Flood Zone**

Community Panel Number 3200010084F  
 Effective Date February 19, 2014  
 Flood Zone Designation Shaded and Unshaded Zone “X”  
 Flood Hazard Unshaded Zone “X” – Areas with less than a 0.2% annual chance of flooding.  
 Shaded Zone “X” – Areas with a 0.2% annual chance of flooding.

**Topography**

Gently sloping down to the southeast.

**Unusual Seismic Hazards**

None noted

**ADA Considerations**

Not applicable

**Soils**

The subject would appear to be typical for the area and to be adequate to support a variety of development.

**Environmental Concerns**

None noted

**Utilities**

All utilities are immediately available to the subject site.

**Water Rights**

The subject property has no appurtenant water rights.

**Wetlands**

None within the boundaries of the subject property.

**Highest and Best Use**

Development with a medical office use to support the existing hospital located across the street and as allowed under the current zoning.

**Date of Report**

May 8, 2019

**Effective Date of Valuation**

March 27, 2019

**Type of Appraisal/Report**

Appraisal Report

**Values Analyzed**

Market Value

**Property Rights Appraised**

Fee simple

**Current Condition**

The subject site is vacant, unimproved land.

**Extraordinary Assumptions**

None

**Hypothetical Condition**

None

**Contingencies** None

**Valuation Summary**

Cost Approach	Not applicable as the subject is vacant land.
Income Approach	Not applicable due to a lack of office sites in the Carson City area that are for lease.
Sales Comparison Approach	\$905,000

**MARKET VALUE CONCLUSION**

**\$905,000**

**EXPOSURE TIME**

**24 –36 MONTHS**

## INTRODUCTION

### Purpose of Appraisal

The following report addresses the values for the subject summarized below:

- Market Value of the two parcels, as though sold to a single buyer in one transaction

<b>Client</b>	Carson City
<b>Intended User</b>	Carson City, as well as its subsidiaries and advisors.
<b>Intended Use of the Appraisal</b>	This appraisal was prepared to assist the client with negotiating a sale of the subject property. Any other use of this report without the prior written consent of the undersigned is prohibited.

### Scope of Work

The following appraisal report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP), and Nevada State Law. The following appraisal complies with Standards Rule 1 of USPAP, while the report complies with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP for an Appraisal Report. This appraisal report presents and summarizes the data, reasoning and analyses that were used in the appraisal process to develop the opinions of value. This report was prepared for the subject owner and cannot be used by a federally regulated bank for lending purposes and does not comply with FIRREA. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. Completion of the appraisal involved the following scope of work:

- 1) Review of information provided by the client to determine parameters and scope of the assignment.
- 2) Inspection of the subject property.
- 3) Review of background information and historical information on the subject property that was gathered from public records, as well as from our files on previous appraisals completed in the northern Carson City area.
- 4) Regional and sub-market data was collected to assess supply and demand factors impacting the subject.
- 5) Through analysis of social, economic, governmental and environmental factors, the highest and best use of the subject property was analyzed.

- 6) Based upon the highest and best use conclusion for the subject property, the following valuation analyses were conducted for each of the valuations required in this report.

Valuation Scenario	Cost	Income	Sales
Market Value "As-Is"	N/A	N/A	X

N/A = Not Applicable

- 7) Valuation of the subject property was based upon its highest and best use considering the Cost, the Income and the Sales Comparison Approaches to value. Since the subject site is vacant land, the Cost Approach is not applicable. Additionally, as properties similar to the subject property in the Carson City area are not typically purchased for their rental income earning potential, there was insufficient data with which to develop a credible value indication for the subject by the Income Approach. Generally, when valuing vacant land, the Sales Comparison Approach is the most reliable indication of value as it directly reflects the motivations of buyers and sellers in the market. In many instances, a Sales Comparison Approach analysis is the only form of analysis for which there is sufficient data to develop a relevant value indication. In this instance, a Sales Comparison Approach was the only analysis for which there was sufficient data. As a result, only a Sales Comparison Approach has been utilized to value the subject.
- 8) In the Sales Comparison Approach, sales of similar vacant sites were analyzed and compared with the subject. The sales were gathered from Carson City records, MLS, MetroScan, Loopnet and/or Costar. They were compared with the subject property on a sale price per square foot of land area basis.
- 9) In completing this appraisal interviews were conducted with other property owners and real estate agents and brokers active in the Carson City area regarding current market dynamics and economics.
- 10) The appraisal report was written.

All of the sales data utilized in this report was verified with either the buyer, the seller, a real estate agent involved in the transaction, or through county records, if no other verification could be obtained. In completing this appraisal assignment, a comprehensive scope of work was employed utilizing all of the steps necessary to complete a credible appraisal of the subject property. The scope of work was not constrained by artificial means.

**Market Value Defined**

“Market Value” means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition are

the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

### **Fee Simple Market Value Defined**

The Market Value of a property as affected by typical encumbrances such as easements and zoning ordinances. The subject property is valued assuming it to be free and clear of any mortgages and/or special assessments.

### **Fee Simple Estate Defined**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

**Effective Date of Valuation**                      March 27, 2019

**Date of Report**                                      May 8, 2019

### **Property Rights Appraised**

The subject property is appraised as held in fee simple ownership, affected by typical encumbrances such as easements and zoning ordinances. The subject property is valued assuming it to be free and clear of any mortgages or special assessments.

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<sup>1</sup> Dictionary of Real Estate Appraisal, 6<sup>th</sup> Edition, Page 142, Appraisal Institute

**Appraiser's Competency**

As John S. Wright, MAI has been appraising commercial properties in the northern Nevada area for over 34 years, including vacant land properties in the immediate sub-market, he attests to having adequate competency to complete a credible appraisal of the subject. As Janelle R. Wright has been appraising commercial properties in the northern Nevada area for over 16 years, including vacant land properties in the immediate sub-market, she attests to having adequate competency to complete a credible appraisal of the subject.

**Extraordinary Assumptions**

An extraordinary assumption is defined as: "An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions."<sup>2</sup> In addition to the general assumptions and limiting conditions contained at the end of this report, this appraisal has been prepared subject to the following extraordinary assumptions:

1. None

**Hypothetical Conditions**

A hypothetical condition is defined as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis."<sup>3</sup> This appraisal is based on the following hypothetical conditions.

1. None

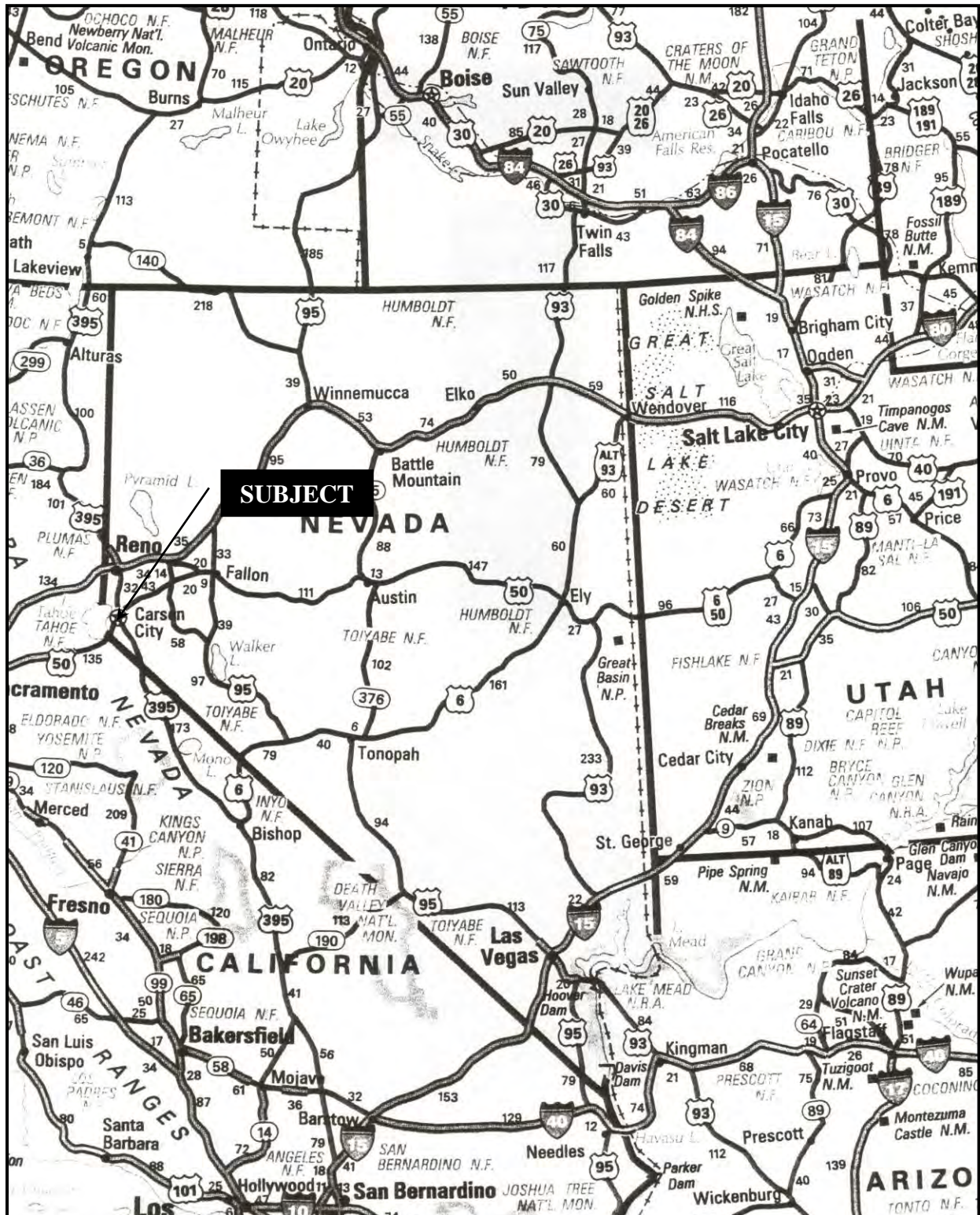
**Contingencies**

None

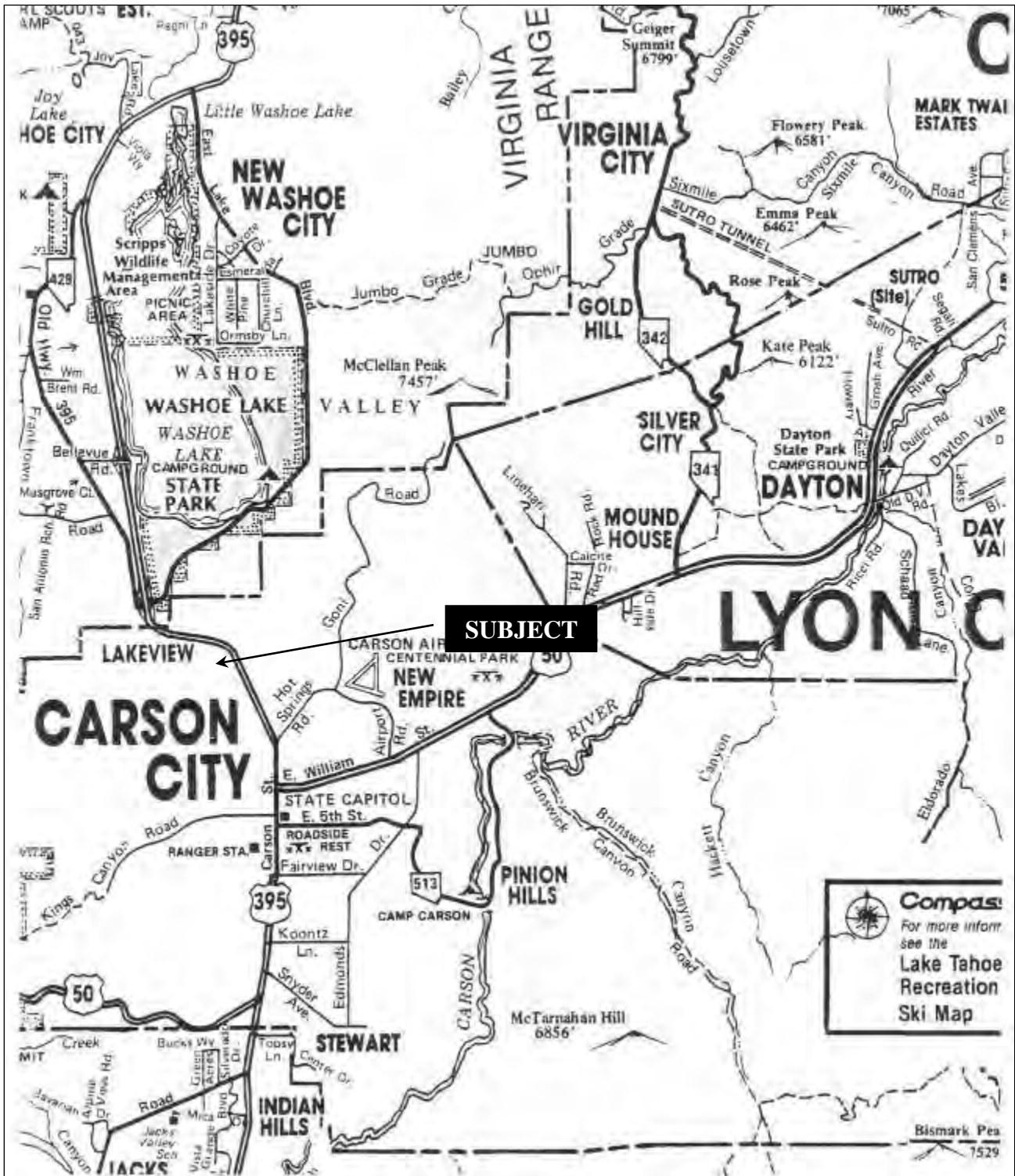
<sup>2</sup> USPAP 2018-2019 Edition (c), Definitions; The Appraisal Foundation, page 4.

<sup>3</sup> USPAP 2018-2019 Edition (c), Definitions; The Appraisal Foundation, page 4.

REGIONAL MAP



CARSON CITY AREA MAP





**CARSON CITY AREA ANALYSIS**

The subject property is located in Carson City, Nevada, a consolidated city/county municipal entity and the capital of Nevada. The State’s senior executive, legislative, and judicial offices are clustered around the city core.

Carson City and its suburbs occupy Eagle Valley, a basin at the east foot of the Carson Range in western Nevada. The valley floor is approximately 4,500 feet in elevation. The climate is continental and semi-arid, with less than 10” annual precipitation and low prevailing relative humidity.

**Population**

Prior to 1960, Carson City (then Ormsby County) was a small county with an economy dominated by state government. The statewide population boom that began in the early 1960s and continues to the present has yielded significant regional population increase, as depicted below.

**Regional Population, 1960 – 2018**

Year	Carson City		Washoe County (Includes Reno & Sparks)		Regional	
	Population	% Increase	Population	% Increase	Population	% Increase
1960	8,063	N/A	84,743	N/A	92,806	N/A
1970	15,468	92%	121,068	43%	136,536	47%
1980	32,022	107%	193,623	60%	225,645	65%
1990	40,950	26%	257,120	33%	298,070	32%
2000	53,095	30%	333,566	30%	386,774	30%
2010	55,850	5%	417,379	25%	473,229	22%
2011	55,488	-0.65%	409,680	-1.84%	465,168	-1.70%
2012	55,441	-0.85%	427,704	4.40%	483,145	3.86%
2013	54,668	-1.39%	432,324	1.08%	486,992	0.80%
2014	53,969	-1.28%	436,797	1.03%	490,766	0.77%
2015	54,697	1.35%	444,008	1.65%	498,705	1.62%
2016	55,182	0.89%	448,316	0.97%	503,498	0.96%
2017	55,438	0.46%	451,923	0.80%	507,361	0.77%
2018	55,945	0.91%	456,038	0.90%	511,983	0.91%

Source: State of Nevada Demographer

Carson City’s growth has been driven by a number of factors. The population of Nevada increased from roughly 500,000 in 1960 to just over 2.7 million in 2010. The corresponding growth in state government has increased Carson City’s employment base.

## **Transportation**

U.S. Highway 395 (I-580) is the major transportation corridor in Carson City. It links all three of northern Nevada's main population centers of Reno/Sparks, Carson City, and Minden/ Gardnerville. It is also the main commercial thoroughfare in Carson City. US Highway 395 (also known as Business Route 395) is the surface component of this roadway through Reno (aka Virginia Street) and through Carson City (aka Carson Street). The I-580 Freeway portion is a controlled access freeway that bypasses both city's downtowns, but has a number of interchanges in each city. The I-580 Freeway has been extended from the Nevada/California state line, north of Reno, southerly through Carson City to the intersection of US Highway 50 and South Carson Street (US Highway 395). West of this intersection US Highway 50 continues westerly to Spooner Summit and Lake Tahoe. South of this intersection US Highway 395 continues south through Carson Valley and on to southern California. US Highway 395 and I-580 is the major roadway linking portions of Washington, Oregon, California and Nevada that are on the east side of the Sierra Nevada Mountains.

U.S. Highway 50 connects Carson City to Fernley and Fallon and points east. Its junction with U.S. 395 for eastbound traffic is in the center of town. It connects Carson City to Lake Tahoe, Sacramento, and the San Francisco Bay area to the west. Its westbound intersection with U.S. 395 is at the south end of town. Highway 50 is not a controlled-access freeway.

There is neither rail service nor commercial air service in Carson City. The nearest rail service is in Sparks, some 30 miles to the north. Reno-Tahoe International Airport in Reno provides scheduled airline service and airfreight.

## **Employment**

Unlike Nevada in general, Carson City's employment is not dominated by tourism, or more precisely, hotel-casinos. Comparative Employment by Sector statistics are detailed in the following chart.

Occupation	Number of Employed
Management Occupations	1,760
Business and Financial Operations Occupations	2,030
Computer and Mathematical Occupations	740
Architecture and Engineering Occupations	700
Life, Physical, and Social Science Occupations	440
Community and Social Service Occupations	390
Legal Occupations	380
Education, Training, and Library Occupations	1,290
Arts, Design, Entertainment, Sports, and Media	190
Healthcare Practitioners and Technical Occupations	1,640
Healthcare Support Occupations	710
Protective Service Occupations	920
Food Preparation and Serving Related Occupations	2,370
Building and Grounds Cleaning and Maintenance Occu	760
Personal Care and Service Occupations	850
Sales and Related Occupations	2,410
Office and Administrative Support Occupations	4,880
Construction and Extraction Occupations	620
Installation, Maintenance, and Repair Occupations	1,030
Production Occupations	1,680
Transportation and Material Moving Occupations	950
<b>TOTALS</b>	<b>26,740</b>

As is evident, Carson City’s employment is diversified, but is very dependent on state government for employment.

According to the State of Nevada Department of Employment, Training, and Rehabilitation, the total state unemployment as of May 2018 was 4.8%. Las Vegas’ unemployment was 4.4%, while Reno unemployment was 3.33%. This compares with Carson City, which is reporting an unemployment rate as of May 2018 of 4.2%. The nationwide unemployment rate is estimated at 4.0%, while California’s unemployment rate is estimated at 4.2%.

**Income**

Carson City ranks fifth in per capita personal income among Nevada’s seventeen counties. According to the United States Census Bureau, as of December 2015, the reported figure for Carson City is \$26,127. In comparison, Washoe County reports a per capita personal income of \$28,757, and Clark County \$26,048. The state average is \$26,541.

## Trade

This sector is active and growing. Recent additions to the retail sector include the new Super Wal-Mart, two Save Mart anchored retail centers, a Home Depot, a Target, and numerous smaller stores, restaurants, and fast food outlets. However, in 2002, the Super K Mart in North Carson closed as part of K Mart's bankruptcy reorganization. Walgreens, a national drugstore chain, chose a site on Highway 50 for a 13,905-square foot, free-standing retail store, and Rite Aid recently built a store downtown. A 100,000+ square foot Costco was completed in 2000 at the south end of Carson City at the southwest corner of U.S. Highway 50 and U.S. 395. The impact of this store is reflected in a noticeable increase in retail sales. Carson City is already a retail trade center for a large area of rural Nevada and eastern California. Growth in retail sales has been steady:

### Carson City Retail Sales, 1995-2017

<u>Year</u>	<u>Taxable Sales</u>	<u>Increase from Previous</u>
1995	\$585,034,181	11.7%
1996	\$612,432,120	4.7%
1997	\$638,138,117	4.2%
1998	\$673,920,609	5.6%
1999	\$740,960,594	9.9%
2000	\$788,163,431	6.4%
2001	\$866,484,703	9.9%
2002	\$873,743,770	0.8%
2003	\$863,676,767	-1.2%
2004	\$925,500,050	7.2%
2005	\$979,049,456	5.8%
2006	\$1,021,210,529	4.3%
2007	\$991,893,429	-2.9%
2008	\$919,266,455	-7.32%
2009	\$761,379,338	-17.2%
2010	\$678,625,833	-10.9%
2011	\$735,161,302	8.3%
2012	\$756,078,488	2.9%
2013	\$779,297,546	3.1%
2014	\$804,368,288	3.2%
2015	\$892,529,769	10.96%
2016	\$961,716,995	7.75%
2017	\$1,055,090,538	9.71%
2018	\$1,144,376,853	8.46%

The reduction in taxable sales in Carson City for 2003 is felt to reflect the opening of the Super Wal-Mart, Home Depot and Target in the Indian Hills area south of Carson City. The decline since 2006 is felt to be the result of changing economic climate. Although there have been increases since 2011, which was a legislative year, the total taxable sales only increased above 2006 levels in 2017.

**Retail**

According to a Q2 2018 market survey of the Carson City retail market, completed by CoStar Group, the market-wide vacancy rate is 6.9%. This represents a major improvement from the 4<sup>th</sup> Quarter of 2013 when the vacancy rate was 19.5%. Vacancy rates had been remaining in the 19% -20% range since Q4 2010. The Carson City market has 4,178,206± square feet of commercial floor space. The average advertised asking rent as of Q2 2018 was \$1.04/sf/month. Even though the vacancies are slowly being absorbed, it is expected to take several more years before the retail market stabilizes.

**Office**

Carson City has 222 office buildings containing a total rentable building area of 2,439,682± square feet that were surveyed by Costar. The Q2 2018 vacancy rate, as reported by CoStar Group, is 9.6%. This vacancy rate is significantly lower than the market high vacancy rate of 22.2% reported in the Q1 of 2010. However, it has been stagnant for the last several years. According to the office survey, the average asking rental rate for Q2 2018 is \$1.14/sf/mo., which is down from \$1.17/sf/month in Q4 2013 but is still down from the market high of \$1.33/sf/month in the Q1 2010. Although vacancy rates are declining, it is anticipated to be several more years before the market stabilizes and vacancy rates drop to more normalized levels of 7.5%. Overall, the available data indicates that there is an oversupply of office space in the Carson City area, but that the oversupply is slowly being absorbed.

**Industry**

Although the state of Nevada as a whole is still heavily dependent upon gaming income, industrial development has played an increasingly prominent role in the economy of several northern Nevada counties. Large industrial projects first came to Reno/Sparks in the 1960s. Both cities today house extensive industrial sectors, most devoted to bulk distribution warehouses.

As industrial development has proceeded in Reno/Sparks, it has also brought attention to competing areas with lower land values. Carson City, Dayton, Fernley, and Douglas County have all seen modest to strong industrial growth in the last ten years. With the national slowdown in the industrial market in 2001, absorption rates in Carson City also declined.

Carson City's industrial district is in the northeast part of town, centered on the municipal airport. Unlike Reno/Sparks, which is largely oriented to warehouse/distribution centers, Carson's limited freeway access as well as its lack of air cargo and rail access make it better suited for light manufacturing than distribution. Small to mid-sized assembly plants and similar facilities dominate. Carson City also receives some benefit from nearby industrial centers in Lyon County, notably Mound House and Dayton. The former houses small start-up facilities in low-cost buildings; its main appeal is low cost. Dayton houses larger facilities from national or large regional industries.

Incubator office-warehouse units are concentrated both in the airport industrial area and in New Empire, a mixed industrial area at the east edge of Carson on Highway 50. The Shaheen Company of Carson City is the most prominent developer in this area, with the Shaheen North and Shaheen South Business Parks of East College Parkway south of the airport. These projects are typically tilt-up office warehouses with suites in increments of 2,500 feet. They have above average architectural amenities, good landscaping, and are well maintained.

Other incubator centers are scattered through the industrial district north of the airport as well. These include the Conestoga and Convair Commerce Centers, which are metal frame buildings with storefronts and roll-up doors.

The New Empire incubator district includes both tilt-up and metal buildings. Quality and rent levels are typical for the area, depending on building quality and condition.

According to the Q2 2018 market report prepared by CoStar Group, the Carson City Industrial Market contains 176 industrial buildings that have a combined total rentable area of 3,860,230± square feet. The market wide vacancy rate as of Q2 2018 is 7.4%, which is down from 14.8% in Q4 2013 and which represents a significant decrease from the market high of 21.6% in Q4 2011. The current vacancy rate indicates that the Carson City industrial market has finally stabilized after the crash of the late 2000's. The Carson City market still has approximately 600 acres of vacant land that is available for future industrial development.

The biggest economic news of 2014 was that northern Nevada beat out 5 other states in attracting Tesla Motors new lithium battery factory. The three-story factory is planned to have 15 million square feet of manufacturing space and at full production in 2018 is expected to employ 6,500± workers at an average wage of \$25.00 per hour. In total, the project is expected to create 22,000 direct and indirect jobs. Twenty-two thousand new jobs equate to approximately 10% of the region's workforce. Construction will involve approximately 3,000 people. Tesla's investment in the area is expected to have an economic impact to the region of \$100 billion over the next 20 years. The Tesla project is being constructed on a 100± acre site in the Tahoe-Reno Industrial Park, approximately 15 miles east of Reno and approximately 30 miles northeast of Carson Valley. Although this project is located a significant distance from Carson Valley, it is expected to impact the entire region. Not only will Tesla have a major impact on the region, but a number of satellite companies are also expected to need facilities to service Tesla.

The news of Tesla was followed in January 15, 2015 announcement by Switch that they would be constructing a 3 million square foot SUPERNAP data center campus on approximately 1,000 acres of land in TRIC. The anchor tenant for this facility will be eBay. Switch's business model is to provide rack storage space in highly secure data storage campuses. The tenants provide their own personnel to maintain their servers, so Switch provides the facility, including office space. A key component of Switch's expansion into Reno is the "Superloop", a fiber network that will kick off with a 500-mile route between Las Vegas and Reno. The Network will also extend from Las Vegas to Los Angeles and the Bay Area. According to Switch, this will place 50 million people within 14 milliseconds of data hosted at the SUPERNAPs in Reno and Las Vegas.

This conclusion was further bolstered by Google's April 17, 2017 announcement that they had acquired 1,210± acres of land in TRIC for a future campus. According to Google's Patrick Lenihan "Yes, we acquired the 1,210-acre property in Nevada last week with the intention of eventually turning the site into a data center, although we do not have immediate plans to develop the land at this time. And, no, I can confirm it has nothing to do with Tesla or autonomous vehicles."

On April 21, 2017, Mr. Lance Gilman, the sales agent for land in TRIC spoke at a luncheon for the Nevada Chapter of the Appraisal Institute. At that luncheon, Mr. Gilman indicated that since the Google

announcement he has received calls from more than 20 international companies, not requesting information on TRIC, but wanting to schedule a site visit to TRIC. He indicated that the Google announcement has generated far more interest in TRIC than was generated by the Tesla announcement or the Switch announcement.

Because of Tesla and the other companies looking to move to or expand in the area, employment is expected to increase in the region. According to the Economic Development Authority of Western Nevada, employment is expected to pass the peak pre-recession employment of 223,900 persons in 2016 and is expected to increase to 250,000 by 2019. Additionally, there once again are retirees moving from the Bay Area of California to the Reno-Sparks area due to the lack of a state income tax, the lack of an estate tax and the relatively low cost of housing. As a result of this projected growth, it is expected that northwestern Reno-Sparks area will require between 24,660 and 39,456 new residential units between 2015 and 2019. The majority of this demand will occur between 2015 and 2018. Although the majority of the new growth will occur in the Reno-Sparks area because these areas cannot accommodate all of this growth, some of it will be pushed outward to the tertiary markets, resulting in increasing real estate prices. This could lead to a bubble effect sometime in the next 3 to 5 years.

### **County Administration and Planning**

Carson City has a growth control ordinance, intended to limit population growth. Its main mechanism is the limitation of new residential building permits. Permit allotments are set each year based on 2% to 3% annual population growth, using 2.4 persons per household for planning purposes. However, restraints on Carson City's growth have been market-related rather than regulatory. The ordinance was enacted in 1978, and since that time, the actual number of permits issued has been less than the total number available. Allotments include all dwelling units, whether single family or multi-family; the ordinance does not allocate permits by type. In 1989, the ordinance was amended to require payment of sewer and water hook-up fees *before* permits were issued; this eliminated the earlier practice by some developers of hoarding permits for future use.



**Carson City Residential Building Permit History, 1989 to 2018**

<b>Year</b>	<b>Allotments Available</b>	<b>Allotments Used</b>	<b>Percent Used</b>
1989	514	280	54%
1990	702	316	45%
1991	868	324	37%
1992	597	408	68%
1993	636	424	67%
1994	553	385	70%
1995	569	394	69%
1996	586	553	94%
1997	607	449	74%
1998	622	282	45%
1999	640	340	53%
2000	660	243	37%
2001	679	288	42%
2002	699	283	40%
2003	642	179	28%
2004	743	269	36%
2005	765	163	21%
2006	708	274	39%
2007	715	44	6%
2008	718	63	9%
2009	N/A	18	N/A
2010	N/A	31	N/A
2011	N/A	56	N/A
2012	N/A	48	N/A
2013	N/A	35	N/A
2014	N/A	37	N/A
2015	N/A	29	N/A
2016	640	197	30.78%
2017	640	170	26.56%
2018			

Although the allotment system was intended to constrain growth, the only time in the past 20 years that the allotments consumed approached the allotments available was in 1996. The size of the community and the economy appear to have kept growth below the regulatory limits. Additionally, a lack of developable land in Carson City with access to necessary infrastructure has also restricted development. As a result, development has moved to outlying areas, including Indian Hills/Johnson Lane in northern Carson Valley to the south, and Dayton to the east. It is anticipated that limited land availability will continue to be a primary constraint on new residential development for the foreseeable future. Additionally, as the unused allotments each year carry over to the following year, there is such a large pool of unused allotments that all of the projects approved for Carson City would not use even a quarter of the banked allotments and so the growth management ordinance does not place a real constraint on development.

According to the 2010 Census, there are 23,534 housing units in Carson City. Of these, 21,427, or 91.0% are occupied. Of the 2,107 units that are vacant, 1,216 are available for rent, while 329 are listed for sale. According to the census, 59.4% (21,427) of the housing units in Carson City are owner occupied and the average household size is 2.40 people per household. The average household size in the renter-occupied units is slightly larger at 2.42 people per household. According to Coldwell banker August 2011 survey of 97 properties containing more than 10 units, with a 92.04% response rate indicated an average vacancy rate of 11.43%. This represents a significant reduction over the 14.8% vacancy reported in June 2009.

### **Conclusion**

Carson City's fundamental economic characteristics are favorable for continued growth. However, the real estate markets in Carson City are currently soft because of a lack of vacant land in Carson City. Significant positive growth is not expected in the Carson City market for the foreseeable future.

SUB-MARKET MAP



## SUBMARKET DESCRIPTION

The subject property is located in the extreme northern portion of Carson City in a linear sub-market located on both sides of North Carson Street (formerly U.S. Highway 395). The sub-market boundaries are Hot Springs Road to the south, the foothills of Eagle Valley to the west, the I-580 Freeway to the north, as well as North Carson Street to the east. The submarket includes three distinctive development areas: commercial uses along North Carson Street along the east edge; medical uses around the Carson-Tahoe Hospital in the northern portion and the Silver Oak master planned community in the south part.

The primary roadway servicing the sub-market is North Carson Street. North Carson Street is a 4-lane, 2-way divided asphalt paved roadway that is improved with curbs, gutters and sidewalks. North Carson Street extends from the sub-market in a southerly direction running the entire length of Carson City to the terminus of the I-580 Freeway, where US Highway 50 turns westward to Spooner Summit and the Lake Tahoe Basin, where South Carson Street becomes U.S. Highway 395. U.S. Highway 395 extends from Washington State to the north, south through eastern Oregon, northeastern California, northwestern Nevada as well as the eastern portions of Central and Southern California. US Highway 395 is a major north-south highway that runs on the east side of Sierra Nevada Mountains. With construction of the I-580 Freeway bypass around Carson City, traffic counts on North Carson Street has gone from 37,000 vehicles per day in 2005 to 15,000 vehicles in 2017, a 59% decline. This decline in traffic counts is due to the I-580 Freeway. In 2005 the first leg of the freeway opened which runs from northwest Carson City (the sub-market) to U.S. Highway 50 East. The second leg, which extended the highway to Fairview Drive, opened in late 2009 and the final leg opened in 2018.

The main east-west roadway through the sub-market is College Parkway. This roadway is a 2-way, 4-lane asphalt paved street that is improved with curbs, gutters and sidewalks. College Parkway also has a signalized intersection with North Carson Street. The portion of College Parkway lying west of North Carson Street is West College Parkway while the portion of the roadway that lies east of North Carson Street is East College Parkway. West College Parkway currently ends at the Western Nevada Community College campus while East College Parkway turns into Airport Road near the Carson Airport.

As a result of North Carson Street and College Parkway, the sub-market has good access to most portions of the north Carson City area.

In addition to the major roadways, there are a number of ancillary roadways in the sub-market. These roadways are generally 2-way, 2-lane asphalt paved streets that are either improved with rolled concrete curbs and gutters but no sidewalks or with no improvements at all. At the present time, all of the roadways in the sub-market appear to be in good repair.

The primary development in the eastern portion of the sub-market involves commercial uses along North Carson Street. The commercial uses involve a mixture of multi-tenant retail centers, individual retail buildings, hotels, car dealerships, car servicing facilities as well as fast food and traditional restaurants. Construction ranges from metal buildings, concrete block to wood framed buildings. The age of the improvements ranges from almost new to 30+ years old. There is currently a 64-unit motel My Place extended stay motel under construction in in the subject submarket.

The sub-market also boasts northern Nevada's newest regional medical center. Carson-Tahoe Hospital is located on Medical Parkway just west of North Carson Street in north Carson City. The new 352,000 square foot facility opened in early 2006 and employs over 240 board-certified physicians that represent more than 35 medical specialties. The Carson-Tahoe Hospital Master Plan encompasses 80 acres and a total of 29 buildings, including the hospital. To date approximately 15 medical buildings have been constructed adjacent to the hospital.

The southern portion of the subject submarket involves a mixture of commercial utilizations and vacant parcels. This area included the Haratoonian Ranch. In 1993, the Haratoonian Ranch, as well as other adjacent properties were purchased for development with Silver Oak, a 683± acre Master Planned Community. The approvals are for an 18-hole golf course, approximately 78 acres of commercial utilizations, 225± acres of residential uses, 59± acres of roadways and 13± acres of parks and schools. The residential development is planned to include approximately 1,181 units including 718 single family residences and 463 apartment and/or condominium units. At the present time, this development is approximately 70% built out.

The villas residences in Silver Oak are generally of 2" x 6" wood frame construction being on a concrete foundation having a stucco exterior finish and architectural grade composition shingle gabled roofs. The homes have vinyl gridded windows. The interior involves tile entries with wall-to-wall carpeting except in the kitchens and bathrooms which have sheet vinyl flooring. Each residence has a 2-car built-in garage. The kitchens have oak cabinets mounted above and below granite counter tops. Each kitchen is equipped with a dual basin ceramic sink, a 4-burner gas or electric range/oven combination with microwave hood and fan, as well as a dishwasher. The bathrooms are equipped with tub/shower combinations with ceramic tile wainscoting and glass shower enclosures, oak vanities with tile counter tops and inset wash basins as well as water closets. The sites are fully fenced with a 42" high wrought iron fencing along lots abutting the golf course. The project has offered professionally designed and irrigated low maintenance landscaping for both the front and rear yards. Each residence has a patio with a gas stub for natural gas barbecue hookup. Overall, these residences are of above average quality construction.

The other product line developed in Silver Oak are custom homesites. These have ranged in size from 8,000± square feet to one acre. The homes have been sold on an individual basis, however there have been a couple of builders who have purchased and developed tract homes on these lots. The largest of these is Silver Oak Homes, a separate entity from Silver Oak Development, the master planned community developer. Silver Oak Homes has built almost 50% of all of the custom homes in the Silver Oak community. These homes are of one- and two-story design ranging in size from 2,000± square feet to 3,380± square feet. These residences are of similar quality construction as the Villas except that many have concrete tile roofs.

The centerpiece of the Silver Oak Community is the Silver Oak Golf Course. This golf course plays to a distance of between 5,183 yards to 6,764 yards, with a slope rating of between 112 and 130. It is an 18-hole public golf course that was completed in 1999. It includes a driving range and a small clubhouse comprising modular buildings. The golf course is relatively flat being undulating, except for the 13<sup>th</sup> through 16<sup>th</sup> holes, which are built on a mountain side. Although the golf course is relatively level, it has been sculptured and there are several ponds. Overall, the golf course is felt to be a good quality municipal quality course.

While the majority of the western and northern portions of the Silver Oak Community are planned for residential development, the eastern portion of the project comprises primarily commercial development. The largest commercial development built to date is the Super K-Mart store located on the southwest corner of College Parkway and North Carson Street. The K-mart has been closed since 2009, but there are several other retailers in the center, including a Starbucks. To the north of the Super K-Mart, on the northwest corner of College Parkway and North Carson Street, a Savemart with gas facilities. It should be noted that technically this is not part of the Silver Oak development. However, from a perception standpoint, it is part of the project.

To the west of the Super K-Mart and the Savemart are a series of commercial lots, a number of which have been developed with one- and two-story average to good quality professional office buildings. These buildings have enjoyed strong lease-up. Immediately west of the Super K-Mart is the Sierra Place Assisted Living Facility. Overall, Silver Oak is the largest master planned community in Carson City and has enjoyed very good market acceptance offering some of the highest priced tract and semi-custom homes in the market. Over the next several years, no new master planned communities are projected to come on line. As a result, it is anticipated that Silver Oak will have very little competition for the foreseeable future.

The overall topography of the sub-market is gently sloping down from northwest to southeast, toward the valley floor. Overall slopes are generally under 10% and as a result, most sites are considered to have adequate topography for development. There are some small areas of steeper topography, especially the foothills along the extreme northern portion of the city. Consequently, the sub-market is generally not impacted by flood hazards.

There do not appear to be any soils conditions, earthquake hazards, environmental contamination, endangered species or other similar items which would adversely impact the development potential of properties in the sub-market.

The overall character of the sub-market is established with commercial uses dominating the North Carson Street corridor and single-family residences in the southern portion of the submarket west of North Carson Street as well as medical uses surrounding the hospital in the northern portion of the

submarket. The overall character of the sub-market is expected to remain stable for the foreseeable future. None of the uses surrounding the sub-market negatively impact an existing or proposed development within the sub-market. As a result, it is anticipated that the sub-market will continue to experience slow growth for the foreseeable future when there is demand for commercial or residential development in the area.



**SUBJECT PHOTOGRAPHS**



**VIEW LOOKING SOUTH ON MEDICAL PARKWAY  
FROM NEAR THE NORTHWEST CORNER OF THE SUBJECT**



**VIEW LOOKING NORTH ON MEDICAL PARKWAY  
FROM NEAR THE NORTHWEST CORNER OF THE SUBJECT**

**SUBJECT PHOTOGRAPHS**



**VIEW LOOKING EASTERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS NORTHWEST CORNER**



**VIEW LOOKING SOUTHEASTERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS NORTHWEST CORNER**

**SUBJECT PHOTOGRAPHS**



**VIEW LOOKING SOUTHERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS NORTHWEST CORNER**



**VIEW LOOKING SOUTHERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS NORTHEAST CORNER**

**SUBJECT PHOTOGRAPHS**



**VIEW LOOKING SOUTHWESTERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS NORTHEAST CORNER**



**VIEW LOOKING WESTERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS NORTHEAST CORNER**

**SUBJECT PHOTOGRAPHS**



**VIEW LOOKING NORTHERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS SOUTHWEST CORNER**



**VIEW LOOKING EASTERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS SOUTHWEST CORNER**

**SUBJECT PHOTOGRAPHS**



VIEW LOOKING SOUTHEASTERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS SOUTHWEST CORNER



VIEW LOOKING WESTERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS SOUTHEAST CORNER

**SUBJECT PHOTOGRAPHS**



VIEW LOOKING NORTHWESTERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS SOUTHEAST CORNER



VIEW LOOKING NORTHERLY ACROSS THE SUBJECT PROPERTY  
FROM NEAR ITS SOUTHEAST CORNER

**SUBJECT PHOTOGRAPHS**



**VIEW LOOKING SOUTHEAST ON MEDICAL PARKWAY  
FROM NEAR THE SOUTHWEST CORNER OF THE SUBJECT**



**VIEW LOOKING NORTHWEST ON MEDICAL PARKWAY  
FROM NEAR THE SOUTHWEST CORNER OF THE SUBJECT**



AERIAL OVERVIEW



AERIAL CLOSE-UP





**PROPERTY IDENTIFICATION AND SITE DESCRIPTION**

**Property Name** 1.60± Acres of Vacant Land

**Location** East side of Medical Parkway, Carson City, Nevada.

**Assessor’s Parcel Numbers** 007-531-13 & 14

**Address** Not yet assigned.

**Legal Descriptions**

007-531-13

COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B.& M.; THENCE S. 89° 15' 43" E., 945.42 FEET; THENCE S. 89° 16' 02" E., 937.13 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 460.00 FEET, CENTRAL ANGLE OF 01° 57' 26" AND ARC LENGTH OF 15.71 FEET (CHORD BEARS N. 00° 58' 43" W.); THENCE N. 00° 00' 00" E., 216.61 FEET; THENCE S. 88° 36' 22" E., 162.70 FEET; THENCE S. 00° 30' 12" W., 230.42 FEET; THENCE N. 89° 16' 02" W., 160.37 FEET TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 25, WHICH IS MADE A PART HEREOF.

CONTAINING 37,398 SQUARE FEET MORE OR LESS.

007-531-14

COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B.& M.; THENCE S. 89° 15' 43" E., 945.42 FEET; THENCE S. 89° 16' 02" E., 937.13 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S. 89° 16' 02" E., 160.05 FEET; THENCE S. 00° 30' 12" W., 285.31 FEET; THENCE N. 44° 22' 36" W., 92.33 FEET; THENCE S. 86° 34' 39" W., 26.53 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 460.00 FEET, CENTRAL ANGLE OF 29° 17' 39" AND ARC LENGTH OF 235.19 FEET (CHORD BEARS N. 16° 36' 15" W.) TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 23, WHICH IS MADE A PART HEREOF.

CONTAINING 32,242 SQUARE FEET MORE OR LESS.

**Owner of Record** Carson City, a Consolidated Municipality

**Land Areas** 1.60± acres (69,640± square feet)

**Zoning** RC (Retail Commercial)

“The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone.”

The Primary Permitted Uses in the RC District are this list, those uses allowed in [18.04.120](#) Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:

Accounting and Bookkeeping  
Alcoholic Beverage Sales (accessory to a restaurant)  
Amusement Devices, Sales and Service  
Apparel Shop  
Appliances  
Art Studio  
Artist, Commercial  
Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry  
Automobile Parts, Tires and Accessories  
Automobile Rental  
Automobile Retail New or Used  
Automobile Service (automobile gas, maintenance and repair service, no body repair)  
Bible and Church Supplies  
Blood Bank  
Blueprint and Photocopy Services  
Boarding and Rooming House  
Body Piercing  
Bowling Alley  
Brew Pub  
Cafeteria  
Candy and Confectionary, Retail  
Carpet and Floor Coverings  
Caterer  
Ceramics, Ceramic Products with Kiln  
Chemist, Analytical and Consulting  
Christmas Tree Sales  
Clock, Retail and Repair  
Club, Supper and Amusement  
Collectible Store  
Computer Sales and Repair  
Copy Center  
Costumes, Party and Wedding Supplies and Rental  
Credit Bureau  
Delivery Service  
Department Store  
Detective or Private Investigation Agency  
Draperies, Blinds and Window Coverings  
Drugstore and Pharmacy  
Dry Goods Store  
Electrical Appliances, Retail  
Embroidery Shop

- Employment Agency
- Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)
- Factory Outlet Store
- Fraternal Association
- Furniture and Home Furnishings, Office and Home, including Retail
- Furs and Leather Goods
- Garden Supplies
- Grocery Store
- Gun Store
- Gunsmith
- Herbs, Retail
- Hotel
- Juice Bar
- Lapidary Service
- Magazine Sales
- Mail Order House
- Mail Services, Parcel Post, Post Boxes
- Market (Mini-Market, Food-Market, Super-Market)
- Mobile home Sales, (Office)
- Motel
- Motorcycle Sales, Service and Accessories
- Office Supplies
- Optician
- Photographic Finishing, Supplies and Picture Framing
- Pumpkin Sales
- Radio, Stereo Store
- Radio Studio (no antennas)
- Recreational Vehicle and Trailer Sales (including Rental)
- Rubber and Metal Stamp, Retail (shop accessory)
- Satellite Equipment Sales
- Security Service
- Stained Glass
- Stamp Shop
- Taxi Cab Stand
- Telephone Sales Office
- Television Repair Store
- Theater
- Wedding Chapel

2.

The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:

- Home Occupation
- Outside Storage, limited by and to subject to Development Standards [Division 1](#) and [1.12](#) Outside Storage
- Storage containers (temporary) subject to [Division 1](#) and [1.10](#) Personal Storage of the Development Standards
- Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)

3.

The Conditional Uses in the RC District which require approval of a Special Use Permit are:

Amusement Arcade  
 Bar  
 Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards [Division 1.7](#) Bed and Breakfast Inns)  
 Building Materials (indoor only)  
 Bus Passenger Depot  
 Child Care Facility  
 Community/Regional Commercial or Office Center  
 Congregate Care Housing/Senior Citizen Home  
 Facial Cosmetic Shading, Permanent  
 Farmers Market  
 Funeral Home, Mortuary  
 Gaming (unlimited)  
 Golf Course and Driving Range  
 Hospital  
 Hotel Residence  
 Janitorial and Building Cleaning Service  
 Kennel  
 Miniature Golf Course  
 Mobile home Park  
 Municipal Well Facility  
 Newspaper Print Office  
 Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)  
 Personal Storage/Retail/Office Complex subject to [Division 1](#) and [1.10](#) Personal Storage of the Development Standards  
 Printer and/or Publisher  
 Recreational Vehicle Park  
 Schools, K-12, College, University or Vocational  
 Single Family, Two-Family and Multi-Family Dwelling  
 Skating Arena  
 Storage containers (permanent) subject to [Division 1](#) and [1.10](#) Personal Storage of the Development Standards  
 Street Vendors are limited to the DT-MU and RC zoning districts, subject to [Division 1](#) and [1.11](#) Street Vendors of the Development Standards  
 Tattoo Parlor  
 Tennis or Swimming Facility  
 Trailer or Truck Rental  
 Utility Substation  
 Veterinary Clinic  
 Youth Recreation Facility

The RC zoning requires a 6,000± square foot minimum parcel size and it requires a 50' minimum lot width. The zoning does not require any setbacks unless the property abuts a residentially zoned parcel,

where the setback requirement is 30 feet on all sides. All development is restricted to 45 feet in height. Overall, the subject meets the minimum size and width requirements under the zoning.

### **Project Approvals**

The subject property currently has no approvals for development.

### **Topography**

The subject property involves gently sloping topography down to the southeast. Overall, the subject is considered to have adequate topography for development.

### **Easements, Encumbrances and Other Restrictions**

A preliminary title report for the subject prepared by Ticor Title of Nevada, which is dated February 4, 2019 was provided to the undersigned in conjunction with the preparation of this appraisal. This title report lists 17 exclusions to the fee simple ownership of the subject. Set out following is a summary of the exclusions and our conclusion regarding their impact on the subject.



Title Exception	Document No.	Date	Exception Description	Impact on Value
1	N/A	N/A	(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.	To the best knowledge of the undersigned, there are no such items impacting the subject and so no additional consideration will be given to Item 1
2	N/A	N/A	Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.	To the best knowledge of the undersigned, there are no such items and so in the following analysis, no additional consideration will be given to Item 2
3	N/A	N/A	Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.	To the best knowledge of the undersigned, there are no such items and so in the following analysis, no additional consideration will be given to Item 3
4	N/A	N/A	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.	To the best knowledge of the undersigned, there are no such items and so in the following analysis, no additional consideration will be given to Item 4
5	N/A	N/A	(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.	To the best knowledge of the undersigned, the subject is not encumbered by Unpatented mining claims, unusual exceptions or reservations in the original land patents or any water rights. Therefore, Item 5 is not felt to impact the Market Value of the subject.
6	N/A	N/A	Any lien or right to lien for services, labor or material not shown in the Public Records.	As the subject is vacant land, I would not expect any liens would be files against the subject and so Item 6 is not felt to impact the Market Value of the subject.
7	N/A	N/A	The herein described property is tax exempt.	The subject is exempt from taxes because it is owned by Carson City. Upon sale the subject would be taxed in a similar fashion as other privately-owned land and so this item is not felt to impact the value of the subject to a greater degree than is typical in the market.
8	N/A	N/A	The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.	Because the subject is vacant land, I would not expect any supplemental taxes to be owing against the subject.
9	N/A	N/A	Any liens, charges or assessments levied by the Carson City water, sanitary sewer and storm water utility district by reason that the Land is located within said district. To verify payment, delinquencies or liens, contact Carson City Utilities at (775) 887-2355.	Because the subject is owned by Carson City, there are no liens on the property from this source.

Title Exception	Document No.	Date	Exception Description	Impact on Value
10	N/A	N/A	Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.	Our inspection of the subject did not reveal any of these items crossing the subject and so in the following analysis, no additional consideration will be given to Item 10.
11	262892	6/14/2001	Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 2414	Our review of this map does not indicate any items that would adversely impact the value or development potential of the subject property and so in the following analysis, no additional consideration will be given to Item 11
12	262893	6/14/2001	Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 2415	Our review of this map does not indicate any items that would adversely impact the value or development potential of the subject property and so in the following analysis, no additional consideration will be given to Item 12
13	294839	3/28/2003	Terms, provisions and conditions as contained in an instrument Entitled: Ordinance	This Ordinance changed the zoning on the subject site to RC, which is the current zoning. As this appraisal values the subject under the current zoning, Item 13 is considered in this analysis.
14	283602	9/12/2002	Terms, provisions and conditions as contained in an instrument Entitled: Agreement Between: G.T.S. Partners and Carson City, a Consolidated Municipality	This document provided the current owner of the subject, Carson City with an easement for Carson City's use across the subject to access a detention basin on the west side of Medical Parkway. Because the city can access the detention basin from a public street that is located between the subject and the detention basin, the easement across the subject serves no purpose and so in the following analysis, no additional consideration will be given to this item.
15	307083	10/3/2003	Terms, provisions and conditions as contained in an instrument Entitled: Right of Entry Agreement – Carson-Tahoe Hospital	This document provided a temporary access to construct a storm drain. During our inspection of the subject we saw no evidence of a storm drain crossing the subject. However, there appears to be a storm drain in Medical Parkway adjacent to the subject overall, Item 15 is not felt to impact the value of the subject.
16	374904	12/19/2007	Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 2675	This Map provided for the dedication of Medical Parkway adjacent to the subject site. The subject has been valued considering its street frontage and so the impact of Item 16 is addressed in the following report.

Title Exception	Document No.	Date	Exception Description	Impact on Value
17	N/A	N/A	Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.	This item is not an encumbrance on the subject, but rather a disclosure of a void of data. As the subject is being valued as unencumbered by any existing debt, by definition, Item 17 would not impact the value or development potential of the subject.

In summary, none of the exclusions set out above are felt to place a burden on the subject. In completing this appraisal, we did perform an on-site inspection of the subject with the due diligence expected of a professional real estate appraiser. The inspection did not reveal overt signs of any easements encumbering the subject. Furthermore, no encroachments were noted. As a result, the subject property has been valued as though it is not negatively impacted by easements, encumbrances or other restrictions.

**Flood Zone**

Community Panel Number 3200010084F  
 Effective Date February 19, 2014  
 Flood Zone Designation Shaded and Unshaded Zone "X"  
 Flood Hazard Unshaded Zone "X" – Areas with a less than 0.2% annual chance of flooding annually.  
 Shaded Zone "X" – Areas with a 0.2% annual chance of flooding annually.

**Earthquake Zone**

Geotechnical Report Provided	<b>No</b>
Report Reviewed	<b>N/A</b>
Items general in nature	<b>N/A</b>
Any items of concern	<b>None</b>
Any items impact value	<b>None</b>
Any items impact development potential	<b>None</b>

A geotechnical investigation of the subject property was not available to the undersigned. However, the subject is located in an area which has seen extensive development, with significant structures to the east and west. As a result, it is the undersigned’s opinion that the subject property would not be adversely impacted by earthquake hazards to a greater degree than is typical for the area.

**Soils**

	<b>Yes</b>	<b>No</b>	<b>N/A</b>
Geotechnical Report Provided		<b>X</b>	
Report Reviewed			<b>X</b>
Items general in nature			<b>X</b>
Any items of concern		<b>X</b>	
Any items impact value		<b>X</b>	
Any items impact development potential		<b>X</b>	

A geotechnical investigation of the subject property was not available to the undersigned. However, the subject is located in an area which has seen extensive development. These structures were reportedly constructed without incurring unusually high site development costs as a result of adverse soils conditions. As a result, it is the undersigned’s opinion that the subject property would not be adversely impacted by adverse soils to a greater degree than is typical for the area.

**Vegetation**

As is noted by the subject photographs presented earlier, the vegetation on the subject consists of sagebrush, native grasses and other native vegetation. To the best knowledge of the undersigned there are no endangered species of plant life on the subject site.

**Archeological Resources**

There are no known archeologically significant sites on the subject property. As a result, the subject property should not be negatively impacted by archeological resources.

**Wetlands**

There are no previously identified wetlands on the subject site. However, there is a drainageway crossing the subject site, and there is some vegetation on the subject that is not hydrophobic. However, no standing or moving water was seen on the subject site. Therefore, wetlands are not felt to be an issue in valuing the subject property.

**Environmental Contamination**

	Yes	No	N/A
Phase 1 Assessment Provided		X	
Report Reviewed			X
Items general in nature			X
Physical Inspection of site	X		
Any items of concern		X	
Any items impact value		X	
Any items impact development potential		X	

A Phase I environmental assessment of the subject property was not provided. A visual inspection of the property did not reveal any overt signs of environmental contamination such as distressed vegetation, soil staining or noxious odors. As a result, it is anticipated that the subject property would not be impacted by soils contamination.

The reader is strongly cautioned that the undersigned are not experts at identifying environmental contamination. As a result, we would recommend that any potential purchaser of, or lender on the subject property retain the services of a competent engineer to complete a thorough environmental assessment of the site. As there are no overt signs of environmental contamination on the subject, the subject property has been valued as though it is not adversely impacted by environmental hazards.

**Roadway Frontages and Access**

The subject site has 451.79’ of frontage on Medical Parkway along the entire west property line. In the immediate vicinity of the subject, Medical Parkway is a divided 2-way/4-lane asphalt paved roadway, with a center divider that is landscaped, that is improved with concrete curbs, gutters and sidewalks on both sides of the street. Overall, the subject property would appear to have adequate access to support development.

**Utilities**

At the present time, all necessary utility lines are in the immediate vicinity of the subject site and existing lines appear to be of sufficient size to service the subject property. Set out following is a summary of the individual purveyors for the utility services to the subject property.

**Utility Service**

Electricity  
Water  
Natural Gas  
Sewer  
Telephone  
Waste Disposal  
Cable Television

**Provider**

NV Energy  
Carson City  
NV Energy  
Carson City  
AT&T  
Waste Management of Nevada  
Charter Communications

**Water Rights**

To the best knowledge of the undersigned, there are no water rights appurtenant to the subject property. However, the subject does have the right to water service.

**Public Services**

The subject property has access to all public services. Fire and police protection are provided by Carson City. Mass transportation in Carson City is provided by Jump Around Carson (JAC), which operates three basic bus routes. Route 1, which services the northwest portion of the city provides bus service to the Carson-Tahoe Hospital via Medical Parkway and so there is bus service in front of the subject. Overall, the subject is considered to have good access to all available public services.

**Improvements**

The subject site is currently vacant and unimproved. The reader is referred to the pictures contained previously in this report for the current condition of the subject property.

**Surrounding Development**

The subject is bordered on the north by vacant land; on the south and west by Medical Parkway; and on the east by RV sales centers. Across Medical Parkway is Carson Tahoe Regional Medical Center and vacant land. The uses surrounding the subject are not felt to adversely impact the value of the subject.

**Subject Sales History**

According to the Carson City Assessor's Office, there have been no sales of the subject in the three years prior to the effective date of value of this report. Reportedly, the subject property is not currently listed for sale on the open market and there have not been any recent offers received to purchase the subject.

**Tax Data**

Assessor’s Parcel Number	007-531-13	007-531-14
2018-2019 Assessed Values		
Land	\$190,120	\$163,588
Improvements	\$ 0	\$ 0
Total 2018-2019 Assessed Values	\$190,120	\$163,588
2018-2019 Tax Rate	\$3.5700/\$100 Assessed	
Calculated 2018-2019 Taxes	\$6,787.28	\$5,840.09
Actual 2018-2019 Taxes	\$0	\$0

Because the subject is owned by the Carson City, it is exempt from real estate taxes. Under Nevada State law, the assessor’s office estimates the taxable value of land through recent sales of similar sites. The taxable value of improvements is based upon their replacement cost new as referenced through Marshall Valuation Service, with straight-line depreciation deducted at 1.5% per year. A 35% assessment ratio is then applied to the taxable value to derive the assessed value. The tax rate is then applied to the assessed value to derive the taxes. Under Nevada State law, equalization is not an issue. In other words, two identical properties may have different assessed values and the one with the higher assessed value has no standing to appeal their taxes based strictly on this fact.

Although the assessor’s office does not utilize Income or Sales Comparison Approach analyses for improved properties, under Nevada State law, the taxable value of a project cannot exceed its fee simple Market Value. Additionally, unlike many states, in Nevada, the sale of a property does not trigger a reappraisal. Properties are reappraised on a 5-year fixed schedule. In intervening years, taxable values are adjusted utilizing county-wide adjustment ratios derived by the state. Additionally, under Nevada Statutes, the maximum tax rate is \$3.75 per \$100 assessed value.

Utilizing a 35% assessment ratio, the assessor’s estimate of the taxable value of the subject ownership is indicated to be \$1,010,594. Based on the valuation analyses contained later in this report, the taxable value of the subject is a high indicator of its market value.



**Special Assessments**

According to the Carson City Treasurer's office, there are no special assessments owing against the subject ownership.

**Summary and Conclusion**

The subject property comprises an irregularly shaped site containing 1.60± acres (69,640± square feet) of vacant land area. The subject is bordered on the north by vacant land; on the south and west by Medical Parkway; and on the east by vacant land and RV sales centers. Across Medical Parkway is Carson Tahoe Regional Medical Center and vacant land. The uses surrounding the subject are not felt to adversely impact the value of the subject. The subject property enjoys frontage on Medical Parkway along its entire western property line and has adequate topography for development. There do not appear to be any soils conditions, earthquake hazards, environmental contamination, wetlands or other factors adversely impacting the value or development potential of the subject property. For a clearer depiction of the subject, the reader is referred to the maps, photographs and other exhibits contained elsewhere in this report.

FLOOD ZONE MAP

National Flood Hazard Layer FIRMette



**Legend**

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone X, X50</i>
		With BFE or Depth <i>Zone AE, AO, AP, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
		Area of Minimal Flood Hazard <i>Zone X</i>
OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
	Hydrographic Feature	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/25/2019 at 5:09:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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







## HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined as that reasonable and probable use that will support the highest present value, as of the effective date of valuation. Implicit in this definition is that the highest and best use must be legally permissible, physically possible, financially feasible and maximally productive.

### Legally Permissible

In order for any utilization of a property to represent its highest and best use, it must be legally permissible. Areas of legal permissibility that must be addressed include zoning or master plan designation, easements, deed restrictions or other similar encumbrances.

As noted previously, the subject property is zoned RC (Retail Commercial). This would allow the subject to be developed with a variety of commercial and office uses. In discussions with Carson City Planning Staff, it was indicated that the possibility of a zone change on the subject would be remote. As the current zoning classification on the subject would allow for a wide range of development options, it is anticipated that a typical purchaser analyzing the subject would anticipate that the property would be developed under the current zoning.

We are not aware of any deed restrictions, or easements encumbering the subject site, that would affect the development potential of the property. Furthermore, our inspection of the subject did not reveal overt signs of any encroachments onto the subject site. Overall, the only legal constraint on the development of the property is felt to be its zoning. This zoning would allow for a wide variety of commercial and office utilizations.

### Physically Possible

In order for any utilization to represent the highest and best use of a property, it must be physically possible. In other words, the use must be able to be constructed on the subject site. As noted previously, the subject property contains 1.60± acres (69,640± square feet) of land area. The subject site would appear to be of larger than typical size for the sub-market. The subject would appear to have adequate soils for development and there do not appear to be any earthquake hazards, floodplains, access issues, environmental contamination or other similar factors which would adversely impact the

value or development potential of the subject. Overall, with the exception of parcel size, there do not appear to be any significant physical constraints on development of the subject property.

### **Financially Feasible**

In order for any utilization to represent the highest and best use of a property, it must be financially feasible. In other words, there must be adequate demand at appropriate prices to support the proposed utilizations.

The subject is currently zoned RC which allows for a variety of commercial and office uses. The subject is located in a medical area that is improved with a Carson Tahoe Regional Hospital and a number of medical office uses. The subject is zoned to allow medical office uses. The recent development of medical office buildings in the subject submarket reinforces the conclusion that is ongoing demand for medical office uses. This is also illustrated by the sales contained in the Sales Comparison Approach section of this report. The current development of the My Place Hotel also reflects demand for commercial uses in the subject submarket. Overall it appears that there would be adequate demand to develop the subject in accordance with the current zoning.

### **Maximally Productive**

The maximally productive utilization of a site is that use which brings the highest value to the land. Generally, the maximally productive use is that use which maximizes the development potential of a site. The sales data presented subsequently in this report demonstrates that properties with medical office development potential generally sell for higher per unit prices than those that don't. Therefore, the maximally productive use would be to develop the subject site with a medical office use.

The parcels in the immediate subject submarket that are improved with single-tenant buildings range in size between 0.59± acres and 2.90± acres. Individually, the subject parcels are at the small end of the range of site sizes, but together, the subject sites are of an average size for the area.

**Summary and Conclusion**

Overall, based upon a careful analysis of legal permissibility, physical possibility, financial feasibility and maximum productivity, it is the undersigned’s opinion that the highest and best use of the subject property would be to develop the subject sites with a medical office use, as allowed under the current zoning.

**Most Probable Purchaser**

The most probable buyer would be an owner-user medical user or possibly a developer, seeking a profit from development of the site.

In the following analysis, the subject property will be valued based upon its concluded highest and best use.

## INTRODUCTION TO VALUATION ANALYSIS

In this report, I have been asked to address the following value for the subject:

- Market Value

There are three methods of valuation normally utilized in the appraisal of real estate. These methods are the Cost, the Income and the Sales Comparison Approaches. In estimating the market value of real estate, the appraiser should employ the approach(es) which are actually used by buyers and sellers in the market and for which there is adequate data that can be analyzed.

The Cost Approach is based on the principle of substitution, which states that a prudent purchaser will pay no more for the subject property than the cost of acquiring a comparable substitute site and constructing improvements of similar utility, assuming there is no undue time delay.

The Income Approach views value as the present worth of the right to receive future benefits (income) that would be generated through ownership of a property. In this instance, the income-producing potential of the property is analyzed and then the income stream is projected into an indication of value through a variety of techniques which could include direct capitalization or Discounted Cash Flow Analysis.

In the Sales Comparison Approach, sales, escrows and/or listings of similar properties are compared to the subject using appropriate units of comparison such as sale price per square foot, sale price per lot, sale price per acre, or sale price per dwelling unit. This analysis directly reflects the motivations of buyers and sellers in the market, since it is based entirely on data derived from other sales.

As the subject is vacant land, the Cost Approach is not applicable. Furthermore, as commercial land such as the subject is not typically purchased for its rental income earning potential, there is insufficient data to develop a relevant value for the subject sites by the Income Approach. To derive an opinion of the market value of the subject site in its current condition, a Sales Comparison Approach analysis will be utilized, since this is the only method of analysis for which there is sufficient data to support a relevant value indication. Generally, when valuing vacant land, the Sales Comparison Approach is the most reliable indication of value, as it directly reflects the motivations of buyers and sellers in the



market. Where there is sufficient data, the Sales Comparison Approach is generally considered the most reliable indication of value for vacant land. In this instance, it was felt that the Sales Comparison Approach is the only analysis for which there would be sufficient data to develop a credible indication of the Market Value of the subject. Therefore, sole reliance on the Sales Comparison Approach does not artificially limit the Scope of Work and sole reliance on a Sales Comparison Approach does not impact the credibility of the appraisal.

The Sales Comparison Approach analysis developed for the subject property is set forth in the subsequent section of this report.

## MARKET VALUE ANALYSIS

To derive an opinion of the Market Value of the subject property as of the effective date of value and based on its Highest and Best Use, a Sales Comparison Approach analysis has been completed. In the Sales Comparison Approach the appraiser arrives at indications of value by comparing the relative utility and desirability of the subject property with similar properties that have recently sold. The Sales Comparison Approach is based upon the principle of substitution which is predicated on the assumption that a prudent purchaser will pay no more for the subject property than the cost of acquiring a comparable substitute property.

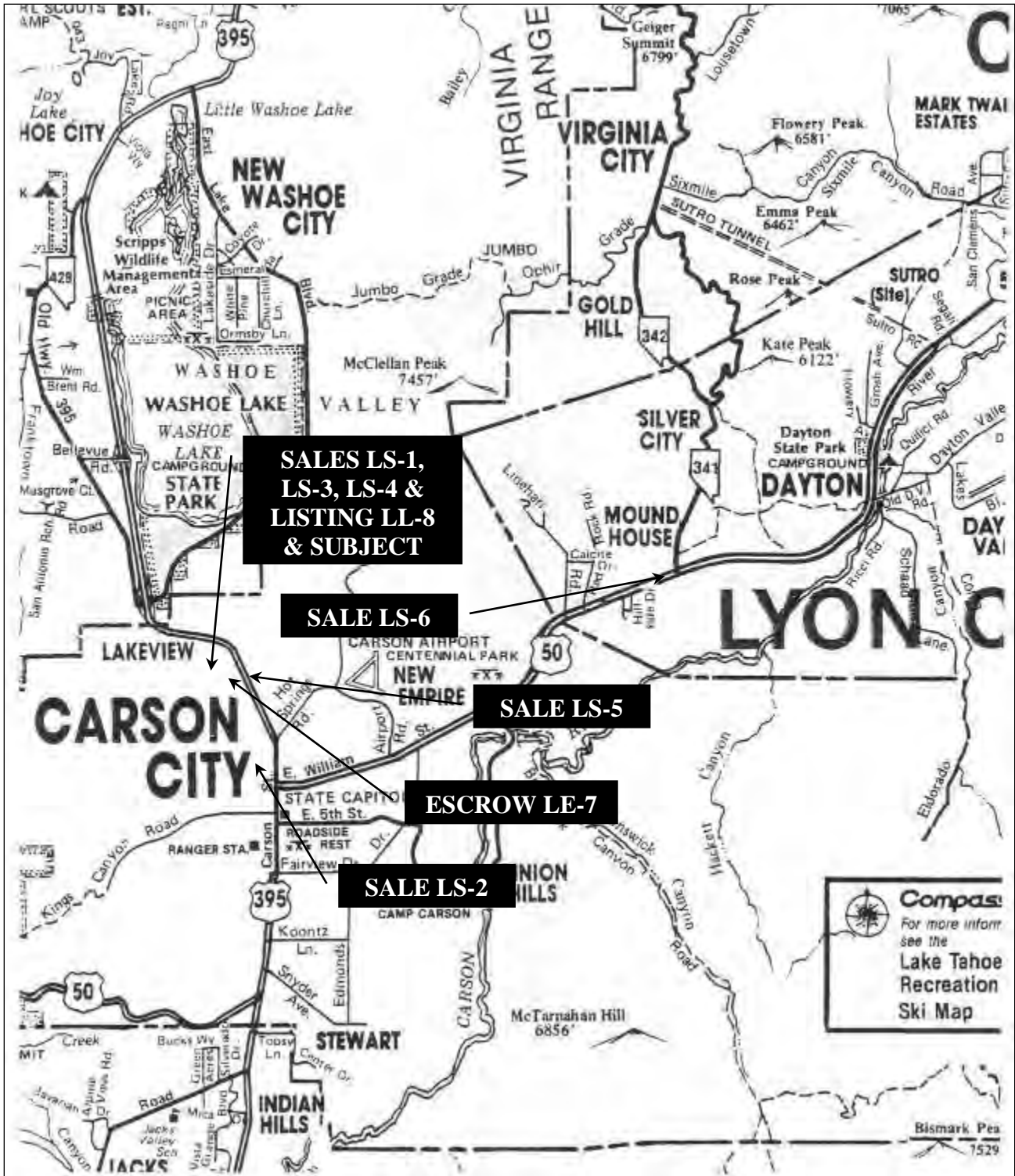
To establish an opinion of the Market Value of the subject property by the Sales Comparison Approach, the Official Records of Carson City were searched for sales of similar vacant sites in the Carson City area that had similar development potential. All sales found were investigated, analyzed and compared to the subject.

The comparables set out on the following chart were considered to be most indicative of the data analyzed and of an appropriate value for the subject. The comparables will be compared with the subject on a sale price per square foot of land area basis. Following the chart will be a map locating the sale properties. This will be followed by profiles of the individual sales and a discussion of the adjustments made to the sales. Through this analysis an appropriate per square foot of land area value will be derived for the subject property.

**COMPARABLE LAND SALES CHART**

Sale No.	A.P.N. Project Name/Location	Sale Date Doc #	Zoning Topography	Water Rights	Sale Price	Land Area	Sale Price Per SF
LS-1	007-531-30 1505 Medical Parkway	03-11-2015 451711	RC Gently Sloping	None	\$800,000	1.427± ac. 62,160± sf	\$12.87
LS-2	001-201-34 1001 Mountain Street	08-22-2016 467270	MFA Level	None	\$1,720,000	4.93± ac. 214,751± sf	\$8.01
LS-3	007-531-45 1365 Medical Parkway	08-31-2017 478140	RC Level	None	\$969,685	1.484± ac. 64,635± sf	\$15.00
LS-4	007-531-41 1493 Medical Parkway	03-20-2018 483646	RC Gently Sloping	None	\$835,045	1.419± ac. 61,820± sf	\$13.51
LS-5	002-762-02 29 Arrowhead Drive	07-27-2018 487118	RC Generally Level	None	\$745,000	1.764± ac. 76,848± sf	\$9.69
LS-6	002-751-01 Hot Springs Road	02-26-2019 492493	TC Generally Level	None	\$900,000	2.47± ac. 107,593± sf	\$8.36
LE-7	007-461-19 & 34 3700 N Carson Street	Escrow 03-27-2019	RC Generally Level	None	\$3,900,000	7.484± ac. 326,014± sf	\$11.96
LL-8	007-531-44 1393 Medical Parkway	Listing 03-27-2019	RC Level to Moderately Sloping	None	\$2,029,896	2.33± ac. 101,495± sf	\$20.00
Subject	007-531-13 & 14 Medical Parkway	Appraisal Date 03-27-2019	RC Gently Sloping	None	-----	1.60± ac. 69,640± sf	-----

COMPARABLE LAND SALES MAP



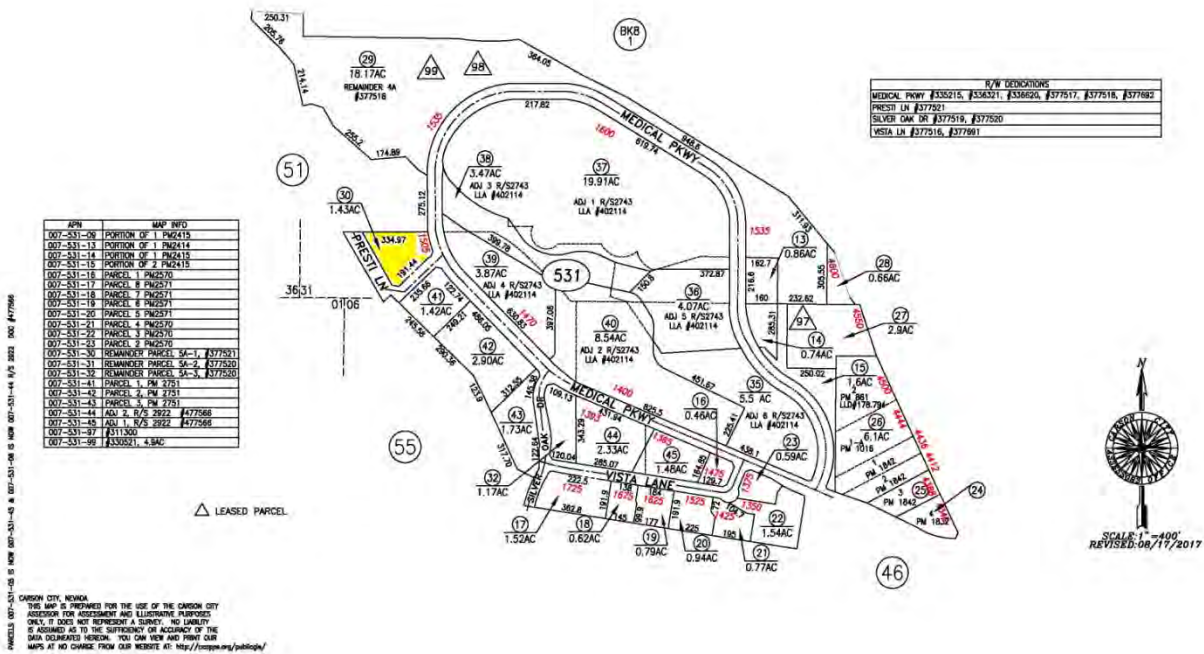
COMPARABLE LAND SALE PROFILES  
SALE LS-1

<b>A.P.N.</b>	007-531-30	<b>Zoning</b>	RC
<b>Sale Price</b>	\$800,000	<b>Grantor</b>	Carson-Tahoe Regional Healthcare
<b>Terms of Sale</b>	Cash to the Seller	<b>Grantee</b>	JNC Properties LLC
<b>Sale Date</b>	March 11, 2015	<b>Document No.</b>	451711
<b>Parcel Size</b>	1.4273± acres (62,160± square feet)	<b>Price/SF</b>	\$12.87
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Confirmation</b>	County Records	<b>By</b>	Janelle R. Wright

**Comments:** This comparable involves the 2015 sale of a parcel located across the street from the Tahoe-Carson Regional Hospital. This property is at grade with Medical Parkway along its east property line but is above grade with Presti Lane along its west property line. It would appear that the concrete curbs, gutters and sidewalks along Medical Parkway on this comparable were installed prior to its sale. All utilities were available to the site and there do not appear to be any earthquake hazards, floodplains, environmental conditions or other factors that would adversely impact the value or development potential of the sites. The property sold to a potential medical user. After its 2015 sale the property was improved with a 13,100± square foot medical office building in 2016. The building is occupied by Carson Dermatology. This site does back up to a golf course along its west property line and it also enjoys mountain views to the west.

PORTION SECTION 6 T.15 N., R.20 E., M.D.B. & M.  
AND SECTION 31 T.16N., R.20 E., M.D.B. & M.

7-53



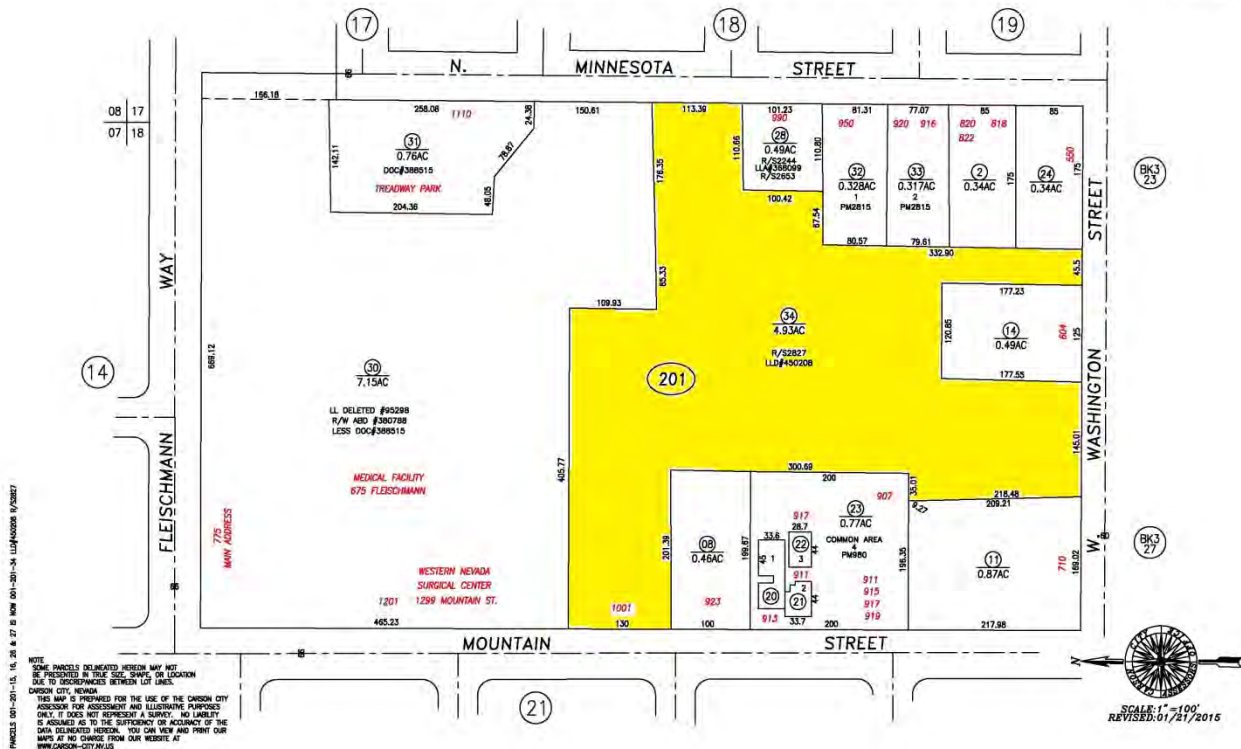
### COMPARABLE LAND SALE PROFILE SALE LS-2

<b>A.P.N.</b>	001-201-34	<b>Zoning</b>	MFA (Multifamily Apartments)
<b>Sale Price</b>	\$1,720,000	<b>Grantor</b>	Carson Tahoe Regional Healthcare
<b>Terms of Sale</b>	Cash to the Seller	<b>Grantee</b>	Carson City Property Ventures, LLC
<b>Sale Date</b>	August 22, 2016	<b>Document No.</b>	467270
<b>Parcel Size</b>	4.93± ac. (214,751± sf)	<b>Price/SF</b>	\$8.01
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	Bruce Robertson, NAI Alliance 775-721-7904	<b>By</b>	John S. Wright, MAI

**Comments:** This comparable involves the August 2016 sale of an irregular shaped parcel of land located on the west side of Mountain Street, north of W. Washington Street. The sale site is located immediately south of the Carson-Tahoe Specialty Hospital and the parcel has access from Mountain Street, Washington Street as well as Minnesota Street. Prior to the sale, the three medical buildings that had been on the site were demolished. The sale site has level topography and all utilities were available to the site There do not appear to be any earthquake hazards, floodplains, environmental conditions or other factors that would adversely impact the value or development potential of the site. The sale site was purchased for development with medical office buildings.

PORTION NE1/4 NE1/4 SECTION 18, T.15 N., R.20 E., M.D.B. & M.

1-20



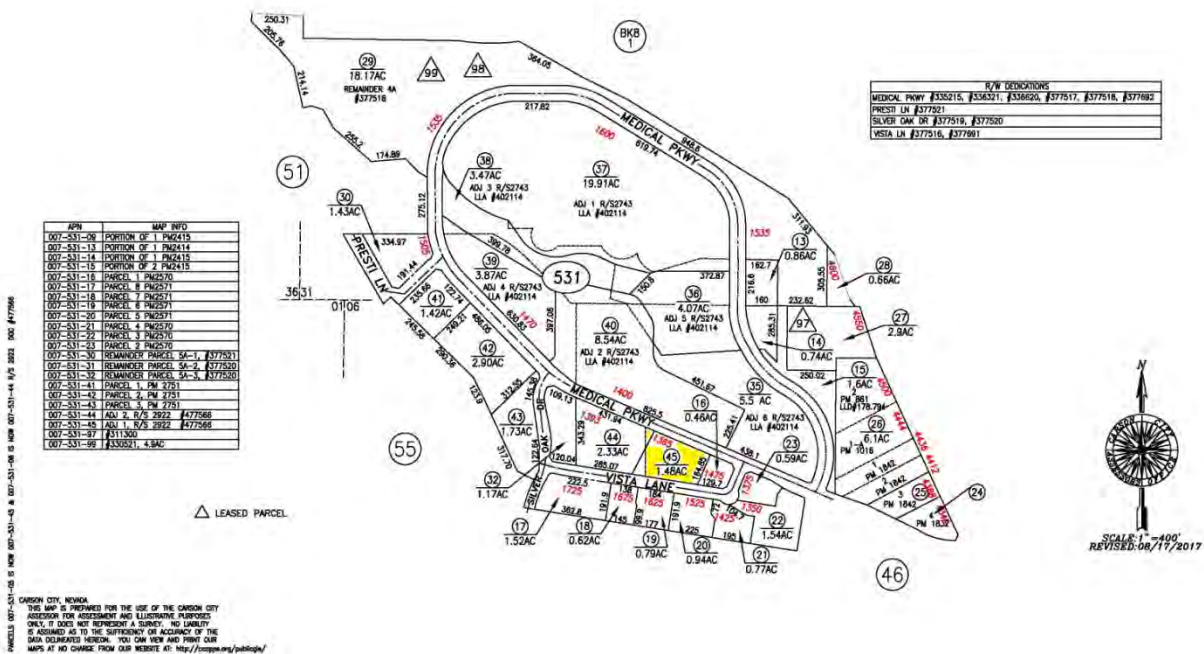
### COMPARABLE LAND SALE PROFILE SALE LS-3

<b>A.P.N.</b>	007-531-45	<b>Zoning</b>	RC
<b>Sale Price</b>	\$969,685	<b>Grantor</b>	JVRS Enterprises, LLC
<b>Terms of Sale</b>	Cash to the Seller	<b>Grantee</b>	Carson Property, LLC
<b>Sale Date</b>	August 31, 2017	<b>Document No.</b>	478140
<b>Parcel Size</b>	1.484± acres (64,635± square feet)	<b>Price/SF</b>	\$15.00
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Confirmation</b>	NNRMLS #140012268 & County Records	<b>By</b>	Janelle R. Wright

**Comments:** This comparable involves the 2017 sale of a parcel located down the street from the Tahoe-Carson Regional Hospital. This property is at grade with both Medical Parkway along its north property line and with Vista Lane along its south property line. There are concrete curbs, gutters and sidewalks already along this property's Medical Parkway and Vista Lane frontages. All utilities were available to the site and there do not appear to be any earthquake hazards, floodplains, environmental conditions or other factors that would adversely impact the value or development potential of the sites. The property sold to a potential medical user. After its 2017 sale the property was improved with a 13,964± square foot medical office building in 2018. The building is occupied by Reno Orthopedic Clinic.

PORTION SECTION 6 T.15 N., R.20 E., M.D.B. & M.  
AND SECTION 31 T.16N., R.20 E., M.D.B. & M.

7-53



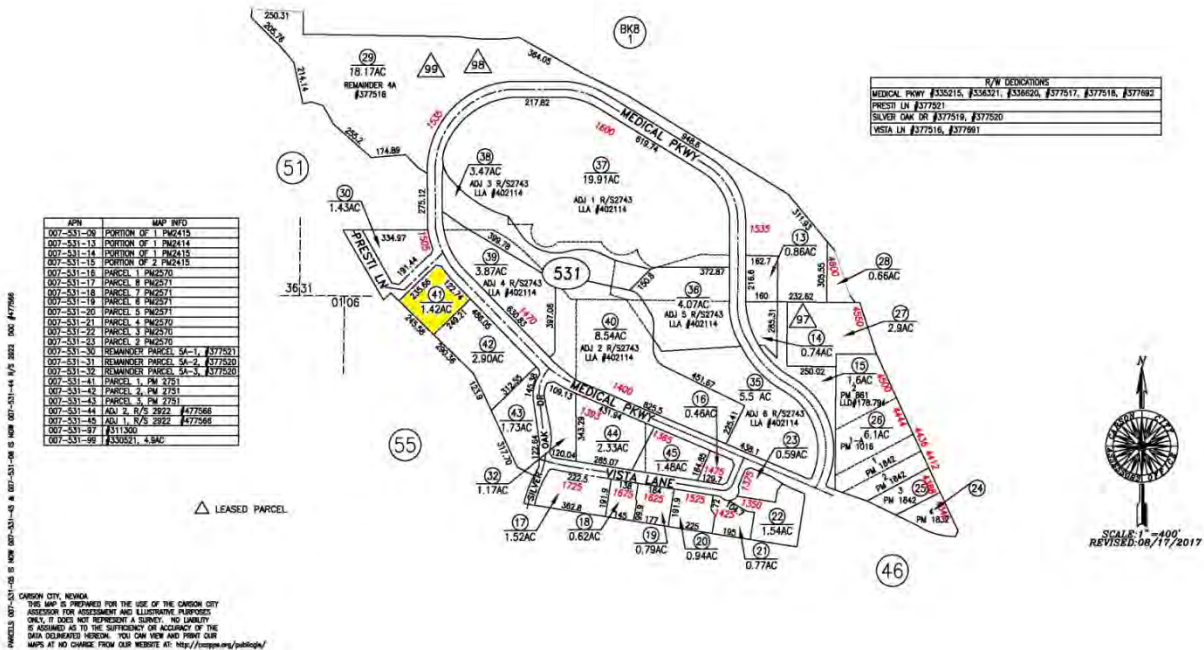
**COMPARABLE LAND SALE PROFILE  
SALE LS-4**

<b>A.P.N.</b>	007-531-41	<b>Zoning</b>	RC
<b>Sale Price</b>	\$835,045	<b>Grantor</b>	Carson Tahoe Regional Healthcare
<b>Terms of Sale</b>	Cash to the Seller	<b>Grantee</b>	Sierra Nevada E.N.T. Properties, LLC
<b>Sale Date</b>	March 20, 2018	<b>Document No.</b>	483646
<b>Parcel Size</b>	1.419± acres (61,820± square feet)	<b>Price/SF</b>	\$13.51
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Confirmation</b>	County Records	<b>By</b>	Janelle R. Wright

**Comments:** This comparable involves the 2018 sale of a parcel located across the street from the Tahoe-Carson Regional Hospital. This property is at grade with Medical Parkway along its east property line but is below grade with Presti Lane along its west property line. It would appear that the concrete curbs, gutters and sidewalks along Medical Parkway on this comparable were installed prior to its sale. All utilities were available to the site and there do not appear to be any earthquake hazards, floodplains, environmental conditions or other factors that would adversely impact the value or development potential of the sites. The property sold to a potential medical user. After its 2018 it was improved with a medical office building that is occupied by Sierra Ear, Nose & Throat. The Carson City Assessor's office does not have information on the year built yet so likely it was completed in late 2018 or early 2019. This site does back up to a golf course along its west property line and it also enjoys mountain views to the west.

PORTION SECTION 6 T.15 N., R.20 E., M.D.B. & M.  
AND SECTION 31 T.16N., R.20 E., M.D.B. & M.

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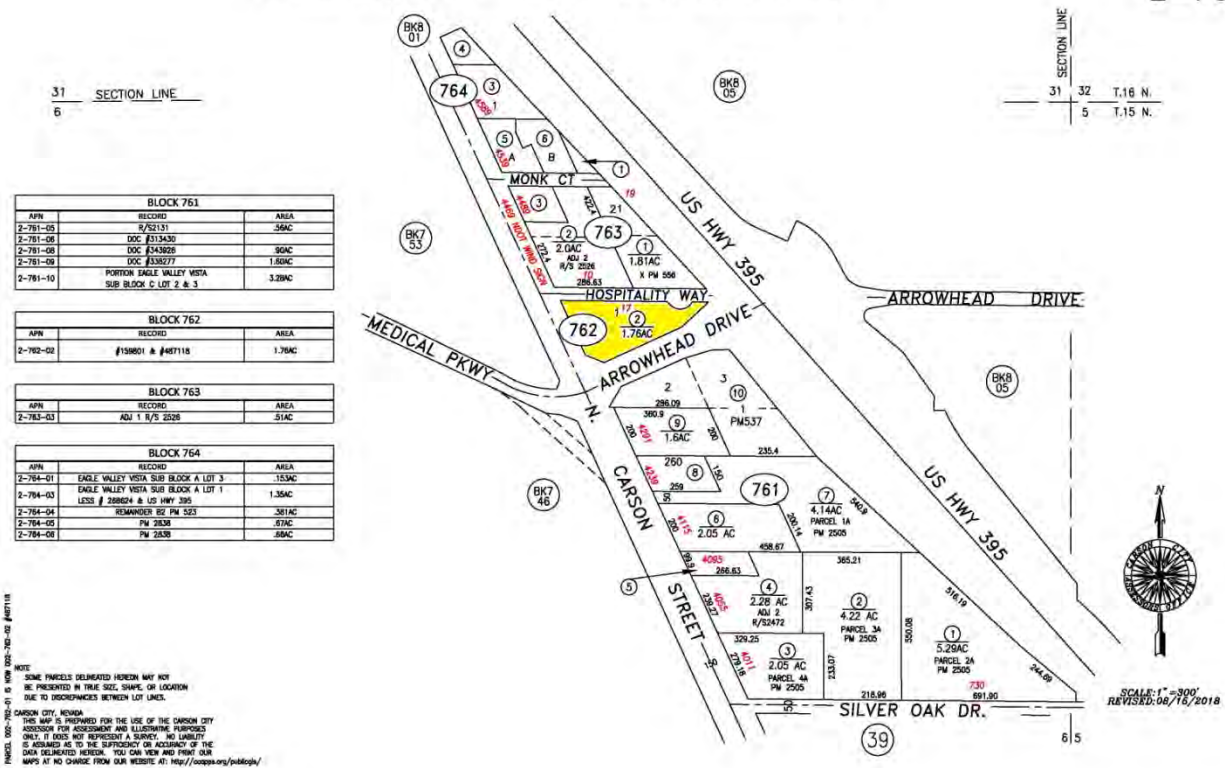
### COMPARABLE LAND SALE PROFILE SALE LS-5

<b>A.P.N.</b>	002-762-02	<b>Zoning</b>	RC
<b>Sale Price</b>	\$745,000	<b>Grantor</b>	State of Nevada
<b>Terms of Sale</b>	Cash to the seller	<b>Grantee</b>	Carson Hotel Group, LLC
<b>Sale Date</b>	July 27, 2018	<b>Document No.</b>	487118
<b>Parcel Size</b>	1.764± acres (76,848± square feet)	<b>Price/SF</b>	\$9.69
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	Seller & County Records	<b>By</b>	John S. Wright, MAI

**Comments:** This comparable involves the July 2018 sale of an irregular shaped parcel of land located at the northeast corner of Arrowhead Drive and North Carson which is a signalized intersection. The sale site is located immediately south of the Hampton Inn & Suites and it has access from North Carson Street and Arrowhead Drive. There are concrete curbs, gutters and sidewalks along the corner only. The remainder of the subject's frontage on North Carson Street and Arrowhead Drive has no improvements. The sale site has level topography and all utilities are available to the site. There do not appear to be any earthquake hazards, floodplains, environmental conditions or other factors that would adversely impact the value or development potential of the site. The sale site was purchased for development with a My Place Hotel, which is currently under construction.

PORTION N1/2 SECTION 6, T.15 N., R.20 E., M.D.B. & M.

2-76



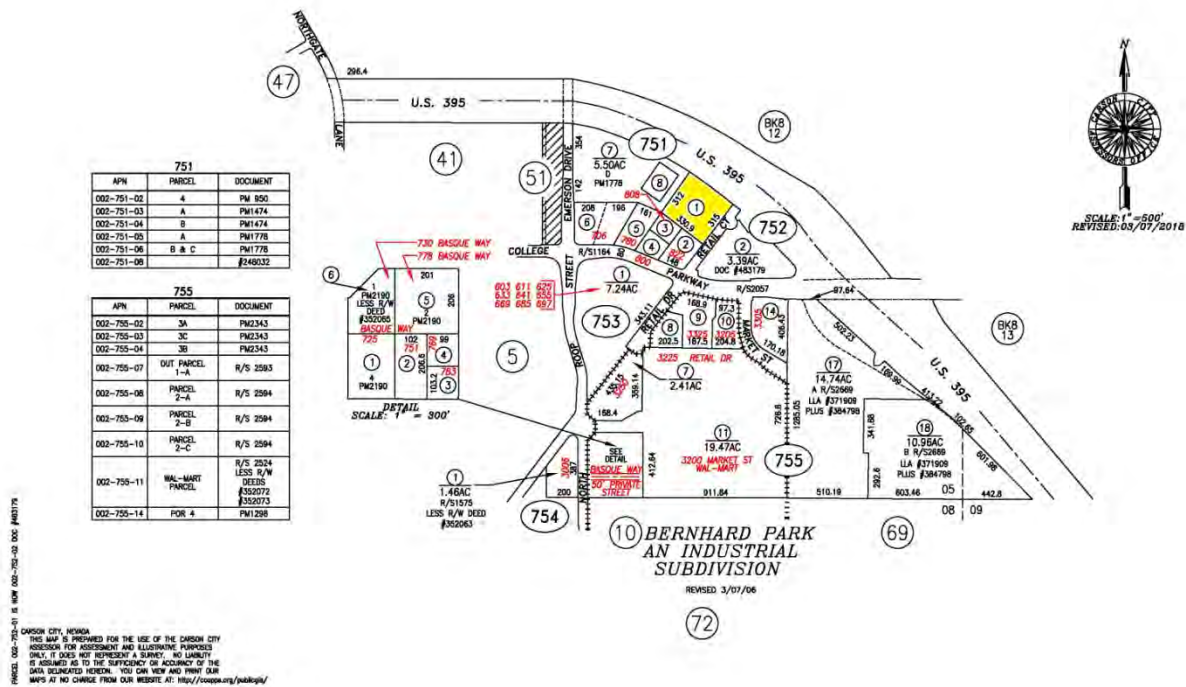
### COMPARABLE LAND SALE PROFILE SALE LS-6

<b>A.P.N.</b>	002-751-01	<b>Zoning</b>	TC (Tourist Commercial)
<b>Sale Price</b>	\$900,000	<b>Grantor</b>	Michele G. Langson
<b>Terms of Sale</b>	Cash to the seller	<b>Grantee</b>	Retail Court Hotel, LLC
<b>Sale Date</b>	February 26, 2019	<b>Document No.</b>	492493
<b>Parcel Size</b>	2.47± acres (107,593± square feet)	<b>Price/SF</b>	\$8.36
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	County Records	<b>By</b>	Janelle R. Wright

**Comments:** This comparable involves the February 2019 sale of a square shaped parcel of land located at the northwest terminus of Retail Court located just north of College Parkway which is a signalized intersection. The sale site is located immediately north of Del Taco and some multi-tenant office buildings. Just north of the sale site is U.S. Highway 395 but the sale site sits below grade with this roadway and has no frontage or exposure onto this highway. Additionally, the site sits below grade with Retail Court, has a ditch/drainage way that bisects the southern portion of the site. The site had some areas of pooled water so it would appear that it does not drain overly well. There are power poles and lines that run along Retail Court along the site's eastern property line. Abutting the sale site there are no curbs, gutters or sidewalks on Retail Court. South of the sale site there are concrete curbs, gutters and sidewalks on the west side of Retail Court along the Del Taco property. There are no curbs, gutters or sidewalks along the east side of Retail Court. Additionally, there is a 2-way, 2-lane asphalt paved pedestrian walkway located along the north property line of the sale site between it and the 395 Highway. It would appear that the sale site was purchased for development with a hotel.

PORTION SECTION 5, AND PORTION SECTION 4, T.15 N., R.20 E., M.D.B & M.

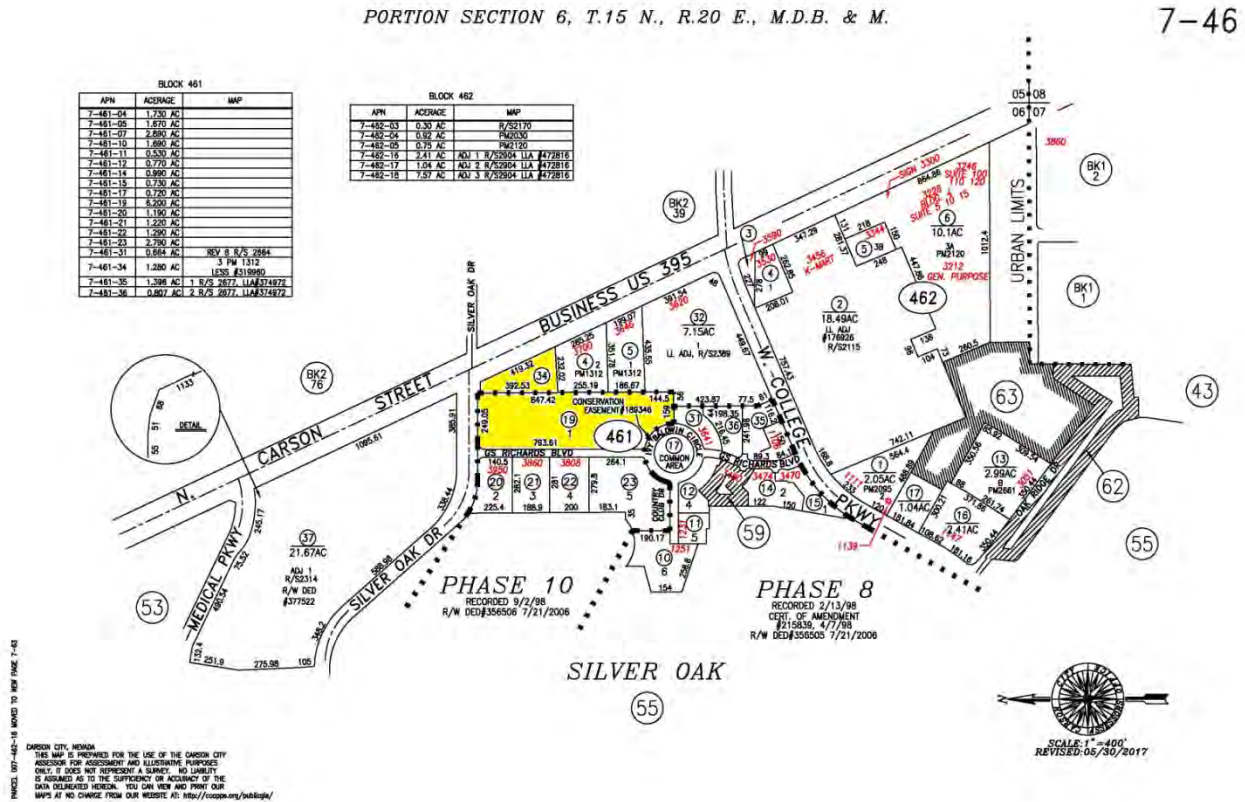
2-75



### COMPARABLE LAND ESCROW PROFILE ESCROW LE-7

<b>A.P.N.s</b>	007-461-19 & 34	<b>Zoning</b>	RC
<b>List Price</b>	\$3,900,000	<b>Grantor</b>	Gold Lock Corporation
<b>Terms of Sale</b>	Cash to the seller	<b>Grantee</b>	N/A
<b>Sale Date</b>	N/A	<b>Document No.</b>	N/A
<b>Parcel Size</b>	7.484± acres (326,014± square feet)	<b>Price/SF</b>	\$11.96
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	NNRMLS #160010533 & County Records	<b>By</b>	Janelle R. Wright

**Comments:** This property involves the current escrow of two contiguous parcels of land that total 7.484± acres of land area. The smaller parcel enjoys 419.32±' of frontage on North Carson Street along its entire east property line. The sites have roadway frontage and access on three sides: North Carson Street to the east; Silver Oak Drive to the north; and GS Richards Boulevard to the west. The smaller parcel that fronts on North Carson Street sits slightly below grade with North Carson Street. The larger parcel is at grade with Silver Oak Drive and GS Richards Boulevard. All utilities are available to the sites. There do not appear to be any floodplains, earthquake hazards, soils conditions, environmental contamination, adverse easements or other factors which would adversely impact the value or development potential of the property. The property has been on the market for 987 days and has been under contract for approximately four-and-a-half months.



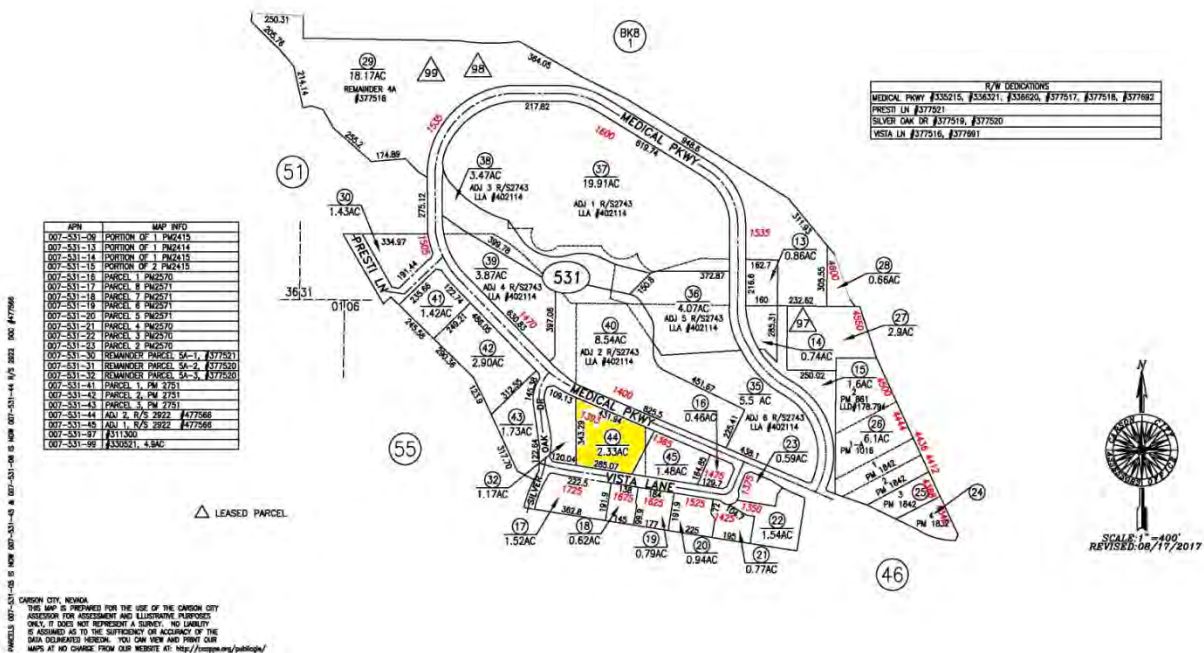
### COMPARABLE LAND LISTING PROFILE LISTING LL-8

<b>A.P.N.</b>	007-531-44	<b>Zoning</b>	RC
<b>List Price</b>	\$2,029,896	<b>Grantor</b>	JVRS Enterprises LLC
<b>Terms of Sale</b>	N/A	<b>Grantee</b>	N/A
<b>Sale Date</b>	N/A	<b>Document No.</b>	N/A
<b>Parcel Size</b>	2.33± acres (101,495± square feet)	<b>Price/SF</b>	\$20.00
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	NNRMLS #140012269 & County Records	<b>By</b>	Janelle R. Wright

**Comments:** This property involves the current escrow of a 2.33± acre parcel that is improved with two older single-family residences, one detached garage as well as a private well and septic system. None of the residential improvements are felt to contribute value to the site. The site has roadway frontage and access on two sides: Medical Parkway to the north; and Vista Lane to the south. The site sits at grade with Medical Parkway but is about 10' above grade with Vista Lane. All utilities are available to the sites. There do not appear to be any floodplains, earthquake hazards, soils conditions, environmental contamination, adverse easements or other factors which would adversely impact the value or development potential of the property. The property has been on the market for 1,668 days, or approximately four-and-a-half years.

PORTION SECTION 6 T.15 N., R.20 E., M.D.B. & M.  
AND SECTION 31 T16N., R.20 E., M.D.B. & M.

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## LAND SALES COMPARISON, CORRELATION AND CONCLUSION

The eight comparables set out above involve six consummated sales, one current escrow and one current listing. The sales occurred between March 2015 and February 2019 as compared with the March 27, 2019 effective date of value. The comparables range in size from 1.419± acres to 7.484± acres as compared to the subject's 1.60± acres. The comparable sales illustrate selling prices ranging from \$8.00 per square foot of land area to \$15.00 per square foot of land area. The escrow illustrates a price of \$11.96 per square foot and the listing is at \$20.00 per square foot.

In analyzing the sales, consideration was given to qualitative as well as quantitative analyses. In analyzing the comparables, there was sufficient data to consider quantitative adjustments for property rights conveyed, terms of sale, conditions of sale, market conditions, water rights as well as easements and encumbrances. However, for other factors such as location, topography, access, exposure, size, zoning, views and other items there was insufficient data to quantify adjustments and as a result, quantitative adjustments have been made for these items. Set out following is a discussion of the adjustments made to each of the sales.

### *Quantitative Adjustments*

#### *Property Rights Conveyed*

All of the comparables involved the transfer of fee ownership, or the offer to sell fee ownership. As a result, no adjustments will be made to any of the comparables for property rights conveyed.

#### *Terms of Sale*

All of the comparables involved cash to the seller. As a result, no adjustment for financing is warranted.

#### *Conditions of Sale*

All of the comparables appear to have involved arms-length transactions between willing buyers and willing sellers. As a result, no adjustments for conditions of sale are warranted to any of the comparable sales for this factor. In the case of Listing LL-8, this property has been listed for 1,668 days and so it is the opinion of the undersigned that this property is listed at a price that is above market value.

Therefore, based on our judgment, we have made a significant adjustment to this comparable for this

factor. However, because we cannot quantify this adjustment, we will not make it at this stage of the analysis, but we will make a qualitative adjustment in the *Other* category of adjustments later in this section of the report.

#### *Market Conditions*

The comparable sales used in this report occurred between March 2015 and February 2019, as compared with the March 2019 effective date of value. It would appear that there has not been much, if any, change in the market since the sale dates of the comparable sales. As a result, no adjustment will be made for market conditions.

#### *Water Rights*

The subject and all of the comparables had the right to water service. However, neither the subject, nor any of the comparables had any severable water rights and so no adjustments will be made to any of the comparables for this factor.

#### *Qualitative Adjustments*

In addition to the adjustment set out above, other adjustments are warranted to the comparables. The size of the adjustments cannot be quantified from the market. The adjustments made will be summarized on an adjustment grid set forth at the end of the discussion. Although it is our opinion that there is insufficient data to extract quantified adjustments for these other factors, banks generally require that these additional adjustments in a quantitative format. As a result, the adjustments have been quantified based on my best judgment. However, the reader should not imply a greater degree of accuracy or precision into the adjustments than can be extracted from the market.

#### *Location*

The comparables differ with regard to location. Sales LS-1, LS-3, LS-4, Escrow LE-7 and Listing LL-8 are all located in the immediate neighborhood of the subject and as a result are felt to be similar to the subject. However, Sales LS-2, LS-5 and LS-6 are located in other secondary areas of Carson City which are felt to be inferior locations to the subject. As a result, these sales require an upward adjustment for their inferior location.

*Property Size*

The comparables differ with regard to property size. Typically, larger sites will sell for a lower per square foot value than will smaller sites. Sales LS-1, LS-3, LS-4 and LS-5 are all of similar size as the subject and so they require no adjustment for this factor. Sales LS-2 and LS-6 as well as Escrow LE-7 and Listing LL-8 are larger than the subject and as a result would require upward adjustments.

*Access/Exposure*

All of the comparables, except Sale LS-5 and Escrow LE-7, are felt to have access and exposure similar to that of the subject and as a result require no adjustments have been made to Sales LS-1 through LS-4, LS-6 or Listing LL-8 for this factor.

Sale LS-5 is located on a signalized intersection and it has frontage on North Carson Street. However, access to the site is from a roadway that intersects with N. Carson street on the north end of the site and it does not appear that the property will have access from Arrowhead Drive. Additionally, the property only has right-in, right access to and from N. Carson Street. Escrow LE-7 is located on the southwest corner of has frontage and exposure on North Carson Street. Traffic seeking to turn south onto N. Carson will have to proceed north on Carson Street and then make a U-turn to head south. Overall, this limited access to south-bound Carson Street, including the hospital, is felt to off-set this property's signalized corner location and in the following analysis, I have not made any adjustment to Sale LS-5 for this factor.

Escrow LE-7 is located on the corner of N. Carson Street and Silver Oak Drive. However, this property will probably not have any direct access from either of these streets. I expect that this property's access will be restricted to access from Gs Richards Boulevard along the escrowed property's west property line. Therefore, I have concluded that as was the case with Sale LS-5, the circuitry of access is felt to off-set the increase in visibility and so in the following analysis, no adjustment for exposure will be made to this comparable.

*Utilities*

All of the comparables have immediate access to public utilities. This is similar to the subject and so no adjustments to the comparables will be made for this factor.

*Topography*

The subject involves gently sloping topography as do Sales LS-1 and LS-4 and so these sales require no adjustment for topography. Listing LL-8 has level to moderately sloping topography and therefore requires an upward adjustment for its inferior topography. Sales LS-2 through LS-6 as well as Escrow LE-7 involve level topography which is superior to the subject and require a downward adjustment for this factor.

*Zoning/Highest and Best Use*

All of the comparables have a similar zoning designation with the exception of Sales LS-2 and LS-6 which are zoned MFA and TC, respectively. These zoning classifications do not allow for development with as diverse a variety of uses as the subject's RC zoning. As a result these two comparables require upward adjustments for their inferior zoning classifications. The remaining comparables have the same RC zoning as the subject and so they require no adjustment for this factor.

*Other*

No other adjustments are felt to be warranted to any of the comparables, except for Listing LL-8 which is an active listing. We have made a large downward adjustment to this comparable for its status as a listing and not a closed sale.

The chart set out on the following page summarizes the adjustments made to the comparable sales.



LAND SALES ADJUSTMENTS

Comparable No.	LS-1	LS-2	LS-3	LS-4	LS-5	LS-6	LE-7	LL-8	Subject
APN	007-531-30	001-201-34	007-531-45	007-531-41	002-762-02	002-751-01	007-461-19 & 34	007-531-44	007-531-13 & 14
Sale Date	3/11/2015	8/22/2016	8/31/2017	3/20/2018	7/27/2018	2/26/2019	Escrow	Listing	3/27/2019
Land Area (ac.)	1.43	4.93	1.48	1.42	1.76	2.47	7.48	2.33	1.60
Sale Price	\$800,000	\$1,720,000	\$969,685	\$835,045	\$745,000	\$900,000	\$3,900,000	\$2,029,896	---
Price per SF	\$12.87	\$8.00	\$15.00	\$13.51	\$9.69	\$8.36	\$11.96	\$20.00	---
Zoning	RC	MFA	RC	RC	RC	TC	RC	RC	RC
Topography	Gently	Level	Level	Gently	Level/Gently	Level	Level	Level/Mod	Gently
Utilities	All to site	All on site	All to site	All to site	All to site	All to site	All to site	All on site	All to site
Access	Paved	Paved	Paved	Paved	Paved	Paved	Paved	Paved	Paved
Property rights	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of sale	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Terms of sale	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Market Conditions	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Water Rights	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Other	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>	<u>0.00%</u>
Sub-Total	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Value	\$12.87	\$8.00	\$15.00	\$13.51	\$9.69	\$8.36	\$11.96	\$20.00	
Location	Equal	Inferior	Equal	Equal	Inferior	Inferior	Equal	Equal	
Property Size	Equal	Inferior	Equal	Equal	Equal	Inferior	Inferior	Inferior	
Access	Equal	Equal	Equal	Equal	Equal	Equal	Equal	Equal	
Utilities	Equal	Equal	Equal	Equal	Equal	Equal	Equal	Equal	
Topography	Equal	Superior	Superior	Equal	Superior	Superior	Superior	Inferior	
Zoning	Equal	Inferior	Equal	Equal	Equal	Inferior	Equal	Equal	
Other	<u>Equal</u>	<u>Equal</u>	<u>Equal</u>	<u>Equal</u>	<u>Equal</u>	<u>Equal</u>	<u>Equal</u>	<u>Superior</u>	
Overall comparison	Equal	Inferior	Superior	Equal	Inferior	Inferior	Inferior	Superior	

After adjustment the comparable sales only indicate a value range for the subject of between \$8.36 per square foot and \$15.00 per square foot of land area. The mean and the median of the value indications are \$12.42 per square foot and \$11.28 per square foot respectively. This compares with Escrow LE-7 at \$11.96 per square foot and Listing LL-8 at \$20.00 per square foot. Sale LS-3 and Listing LL-8 at \$15.00 and \$20.00 per square foot of land area, respectively, were both felt to be high indicators of value for the subject. Sales LS-2, LS-5, LS-6 and Escrow LE-7 at \$8.00 to \$11.96 per square foot of land area, were all felt to be low indicators of value for the subject. Sales LS-1 and LS-4 are both felt to be similar to the subject with regard to all property features and they illustrate unit values of \$12.87 per square foot of land area and \$13.51 per square foot of land area, respectively.

Based on the available data, and considering the subject’s location and size, we have concluded to a unit value for the subject of \$13.00 per square foot of land area. Multiplying this by the subject’s 69,640± square feet results in a value, for the subject as of the March 27, 2019 effective date of value of \$905,320, which will be rounded to \$905,000.

**MARKET VALUE 1.60± ACRES**

**\$905,000**

**EXPOSURE AND TIME ANALYSIS**

The Uniform Standards of Professional Appraisal Practice require that an appraiser address exposure time. The exposure time is the time that would have been necessary to have exposed the property on the open market in order to consummate a sale as of the effective date of valuation.

To establish an indication of an appropriate exposure and marketing time for the subject property, consideration was given to the sales data presented earlier. Below are the days on market time for the comparable sales:

Sale #	Days on Market
Sale 1	N/A
Sale 2	N/A
Sale 3	1,095
Sale 4	N/A
Sale 5	N/A
Sale 6	N/A
Escrow 7	987
Listing 8	1,668

Sale 3 was on the market for approximately 3 years, while Escrow LE-7 was on the market for approximately 2.7 years. Listing LL-8 had been on the market for over 4.5 years and has not sold. However, this property is listed for a very high price, which is probably why it has not sold.

In assessing an exposure time for the subject, it is important to note that the pool of potential buyers for a medical office building site is limited, as a result, it is not unreasonable that it could take time to sell the subject at the concluded Market Value. Based upon the preceding market data, it is the undersigned’s opinion that an appropriate exposure and marketing time for the subject property would be 24 to 36 months.

**EXPOSURE TIME CONCLUSION**


**24 – 36 MONTHS**

**APPRAISER’S CERTIFICATION**

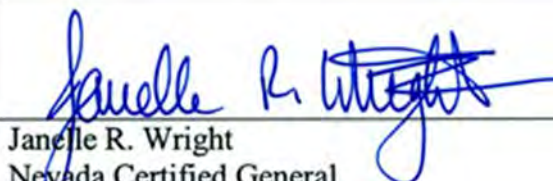
The undersigned do hereby certify that, unless otherwise noted in this appraisal report:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- We have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- We have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The appraisal was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- The appraisers’ state registration/certification has not been revoked, suspended, cancelled or restricted.
- We have provided no other services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- As of the date of this report, John S. Wright has completed the continuing education program for Designated Members of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Respectfully submitted,

  
 \_\_\_\_\_  
 John S. Wright, MAI  
 Nevada Certified General  
 License Number A.0000191-CG

\_\_\_\_\_ May 8, 2019  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Janelle R. Wright  
 Nevada Certified General  
 License Number A.0006967-CG

\_\_\_\_\_ May 8, 2019  
 \_\_\_\_\_  
 Date

## ASSUMPTIONS AND LIMITING CONDITIONS

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

### LIMITS OF LIABILITY:

The liability of John S. Wright, MAI is limited to the client only and to the fee actually received by the appraisal firm. There is no accountability, obligation, or liability to any third party. If the appraisal report is disseminated to anyone other than the client, the client shall make such party or parties aware of all limiting conditions and assumptions affecting the appraisal assignment. The appraiser is not in any way to be responsible for any costs incurred to discover or correct any physical, financial and/or legal deficiencies of any type present in the subject property.

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

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

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

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

### CONFIDENTIALITY:

Except as provided for subsequently, the appraiser may not divulge the analyses, opinions or conclusions developed in the appraisal report, nor may he give a copy of the report to anyone other than the client or his designee as specified in writing. However, this condition does not apply to any requests made by the Appraisal Institute or the State of Nevada for purposes of confidential ethics enforcement. Also, this condition does not apply to any order or request issued by a court of law or any other body with the power of subpoena.

The appraiser may be requested to submit copies of work to bona fide financial institutions in order to be approved to complete appraisal work for their institution. When requested, the appraiser will contact the client to obtain release to disseminate copies of the report to requesting institutions. Requests for dissemination will be controlled by the client; however, approval to disseminate the report will not be unreasonably withheld. Any reports disseminated to requesting financial institutions would be edited to remove specific references to the subject property's name, location and owner. Additionally, any specific reference to the client will also be deleted.

### INFORMATION SUPPLIED BY OTHERS:

Information (including projections of income and expenses) provided by informed local sources, such as government agencies, financial institutions, Realtors, buyers, sellers, property owners, bookkeepers, accountants, attorneys, and others is assumed to be true, correct and reliable. No responsibility for the accuracy of such information is assumed by the appraiser. The appraiser is not liable for any information or the work product provided by subcontractors. The

comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable. In some instances, an impractical and uneconomic expenditure of time would be required in attempting to furnish absolutely unimpeachable verification. The value conclusions set forth in the appraisal report are subject to the accuracy of said data. It is suggested that the client consider independent verification as a prerequisite to any transaction involving a sale, a lease or any other commitment of funds with respect to the subject property.

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

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

**EXHIBITS AND PHYSICAL DESCRIPTIONS:**

It is assumed that the improvements and the utilization of the land are within the boundaries of the property lines of the property described in the report and that there is no encroachment or trespass unless noted otherwise within the report. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Any maps, plats, or drawings reproduced and included in the report are there to assist the reader in visualizing the property and are not necessarily drawn to scale. The reliability of the information contained on any such map or drawing is assumed accurate by the appraiser and is not guaranteed to be correct.

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

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

**ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS:**

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

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

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

Because no detailed inspection was made, and because such knowledge goes beyond the scope of this appraisal, any comments on observed conditions given in this appraisal report should not be taken as a guarantee that a problem does or does not exist. Specifically, no guarantee is given as to the adequacy or condition of the foundation, roof, exterior walls, interior walls, floors, heating systems, air conditioning systems, plumbing, electrical service, insulation, or any other detailed construction matters. If any interested party is concerned about the existence, condition, or adequacy of any particular item, it is strongly suggested that a mechanical and/or structural inspection be made by a qualified and licensed contractor, a civil or structural engineer, an architect or other experts.

This appraisal report is based on the assumption that there are no apparent or unapparent conditions on the property site or improvements, other than those stated in the report, which would materially alter the value of the subject. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them. All mechanical components are assumed to be in operable condition and standard for the properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made in the appraisal as to the adequacy of insulation, the type of insulation, or the energy efficiency of the improvements or equipment which is assumed to be standard for the subject's age, type and condition.

#### **AMERICANS WITH DISABILITIES ACT:**

The Americans with Disabilities Act became effective on January 26, 1992. Unless otherwise noted in this report, I have not made a specific compliance survey or analysis of this property to determine whether or not it is conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, would reveal that the property is not in compliance with one or more requirements of the Act. If so, this fact could have a negative effect on the value of the property as derived in the attached report. Since I have no direct evidence relating to this issue, and since I am not an expert at identifying whether a property complies or does not comply with the ADA, unless otherwise stated in the report, I did not consider possible non-compliance with the requirements of ADA in estimating the value of the property. Before committing funds to any property, it is strongly advised that appropriate experts be employed to ascertain whether the existing improvements, if any, comply with the ADA. Should the improvements be found to not comply with the ADA, a reappraisal at an additional cost may be necessary to estimate the effects of such circumstances.

#### **TOXIC MATERIALS AND HAZARDS:**

Unless otherwise stated in the appraisal report, no attempt has been made to identify or report any toxic materials and/or conditions such as asbestos, urea-formaldehyde foam insulation, or soils or ground water contamination on any land or improvements described in the appraisal report. Before committing funds to any property, it is strongly advised that appropriate experts be employed to inspect both land and improvements for the existence of such toxic materials and/or conditions. If any toxic materials and/or conditions are present on the property, the value of the property may be adversely affected and a reappraisal at an additional cost may be necessary to estimate the effects of such circumstances.

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

It is assumed that there are no hidden or unapparent conditions of the soils or sub-soils which would render the subject property more or less valuable than reported in the appraisal. No engineering or percolation tests were made and no liability is assumed for soil conditions. Unless otherwise noted, sub-surface rights (minerals and oil) were not considered in making this appraisal. Unless otherwise noted, the land and the soil in the area being appraised appeared to be firm, but no investigation has been made to determine whether or not any detrimental sub-soil conditions exist. The appraiser is not liable for any problems arising from soil conditions. Therefore, it is strongly advised that, before any funds are committed to a property, the advice of appropriate experts be sought.

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

The appraiser assumes no responsibility for any costs or for any consequences arising from the need or lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

#### **LEGALITY OF USE**

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

#### **COMPONENT VALUES**

If the total property value set forth in this report is distributed between land and improvements, this distribution applied only under the existing program of utilization as set forth in the appraisal. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

#### **AUXILIARY AND RELATED STUDIES**

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

#### **DOLLAR VALUES AND PURCHASING POWER**

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

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

All values shown in the appraisal report are projections based on analyses as of the date of valuation of the appraisal. These values may not be valid in other time periods or as conditions change. Projected mathematical models set forth in the appraisal are based on estimates and assumptions which are inherently subject to uncertainty and variations related to exposure, time, promotional effort, terms, motivation, and other conditions. Any future projections have been made based upon the data and information available as of the date when the report was prepared and is intended to reflect what the market at that point in time would project for the subject property into the future. Therefore, the models do not necessarily reflect what will actually be achieved but rather what the market projects would be achieved as of the date of the report. Therefore, none of the values contained in this report should be considered as being reflective of any future value of the subject property. The value estimates consider the productivity and relative attractiveness of a property only as of the date of valuation set forth in the report.

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

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



**EXCLUSIONS**

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

**PROPOSED IMPROVEMENTS, CONDITIONED VALUE**

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

**MANAGEMENT OF PROPERTY**

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

**FEE FOR SERVICES**

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

**CHANGES AND MODIFICATIONS**

The appraiser reserves the right to alter statements, analyses, conclusions, or any value estimates in the appraisal if any new factors pertinent to the appraisal process are discovered which were unknown when the appraisal report was prepared.

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

**QUALIFICATIONS OF APPRAISER****JOHN S. WRIGHT****Professional Designation**

MAI - Member of Appraisal Institute (MAI Member 9718) 1992

**State Licensing and Certification**

Certified General Appraiser - State of Nevada 1991  
 License Number A.0000191-CG  
 (Certified through May 31, 2019)

**Formal Education**

Lake Tahoe Community College, South Lake Tahoe, CA 1979  
 University of Illinois, Urbana 1979-1983  
 B. F. A., Theater Management:  
 Courses in Business Administration, Economics, Accounting  
 and Business Law; Graduated with Honors

**Appraisal Education and Technical Training**

Appraisal Institute  
 Course 1A-1 "Real Estate Appraisal Principles"  
 Course 1A-2 "Basic Valuation Procedures"  
 University of San Diego, California  
 Course 1B-A, "Capitalization Theory, Part A"  
 Course 1B-B, "Capitalization Theory, Part B"  
 Arizona State University, Tempe  
 Course 2-1, "Case Studies in Real Estate Valuation"  
 Course 2-2, "Reporting Writing and Valuation Analysis"  
 University of Colorado  
 Course 2-3, "Standards of Professional Practice"  
 Sacramento, California  
 Course 330 "Apartment Appraisals"  
 Online Course  
 Course 400 "USPAP Update 2014"  
 Reno, NV  
 Course 520, "Highest and Best Use and Market Studies"  
 University of San Diego, California  
 Course 710, "Condemnation Appraising: Basic Principles and Applications"  
 Sacramento, CA  
 Course 720, "Condemnation Appraising: Advanced Topics and Applications"  
 Sacramento, CA  
 Course 430, Part C, "Standards of Professional Practice"  
 Reno, NV  
 Course 510, Advanced Income Capitalization  
 San Diego, CA  
 Course, Advanced Market Analysis and Highest and Best Use  
 Las Vegas, CA  
 Course Review Theory – General  
 Sacramento, CA

**QUALIFICATIONS OF APPRAISER  
JOHN S. WRIGHT**

**Selected Seminars**

- American Institute of Real Estate Appraisers
  - Appraising in a Regulated Environment
  - The Art of Appraising
  - The Electronic Spreadsheet in the Appraisal Office
  - Highest and Best Use
- Appraisal Institute
  - National USPAP Update
  - Maximizing the Value of an Appraisal Practice
  - Environmental Risk and the Real Estate Appraisal Process
  - Understanding Limited Appraisals and Appraisal Reporting Options-General
  - Fair Lending and the Appraiser
  - Appraising Detrimental Conditions
  - Litigation Skills for the Appraiser
  - Case Studies in Limited Partnership and Common Tenancy Valuation
  - Introduction to GSI Applications for Real Estate Appraisal
  - Attacking and Defending an Appraisal in Litigation
  - The Essentials, Current Issues and Misconceptions in Appraising
  - What Commercial Clients would like an Appraiser to Know
  - Business Practices and Ethics
- Society of Real Estate Appraisers
  - R-41C and the Appraiser
  - Nevada Appraisal Law and Licensing

**Occupational History**

- John S. Wright & Associates - Owner 11-2002 to Present
- Nevada State Bank – Review Appraiser II – Vice President 2008 - 2010
- Wright, Warren & Schiffmacher, LLC - Member 1997-2002
- John S. Wright, MAI, Real Estate Appraiser 1994-1996  
and Consultant, Owner
- Johnson-Wright & Associates 1984-1994  
Senior Appraiser
- Hartford Ballet/Connecticut Opera 1983-1984  
Production Stage Manager/Company Manager
- National Ballet of Illinois 1976-1980  
Production Stage Manager/Company Manager

**Offices Held**

- Appointment/Commission – State of Nevada
- Commission of Appraisers of Real Estate 07/01/01 thru 10/31/2004  
President 2002 to 2004
- Reno-Carson Chapter Appraisal Institute:
  - Chapter Secretary 1993
  - Chapter Vice President 1994, 2009 & 2010
  - Chapter President 1995 & 2011

**QUALIFICATIONS OF APPRAISER  
JOHN S. WRIGHT**

**Qualified as an Expert Witness**

U. S. Bankruptcy Court, Reno, Nevada  
District Court, Washoe County, Nevada

**REPRESENTATIVE APPRAISAL CLIENTS**

Airport Authority of Washoe County	Internal Revenue Service
AMI Capital	Key Bank
Bailey & Dutton	Nevada Community Redevelopment Corp.
Bank of America	Nevada Security Bank
Bank of New York	Nevada State Bank
Bank of the West	Nevada State Department of Transportation
City of Reno	Northern Nevada Bank
City of Sparks	Prudential Huntoon Paige
City of Yerington	Regional Transportation Commission
Comerica Bank	Reno-Sparks Convention Authority
Colonial Bank	Shearson American Express
Construction Lending Corp. of America	Sierra Pacific Power Company
Denver & Rio Grande Western Railroad	Somerset Development Company
Dept. of Housing & Urban Development (HUD)	Specialty Financial Corporation
Dermody Properties	TRI Capital
Federal Deposit Insurance Corporation	U. S. Bank
First Bank & Trust	University of Nevada
First Independent Bank	Wade Development
1 <sup>st</sup> National Bank of Nevada	Washoe County
GMAC Commercial Mortgage	Washoe County Public Administrator
Great Basin Bank of Nevada	Washoe County School District
Housing Capital Company	Wells Fargo Bank

**TYPES OF PROPERTIES APPRAISED**

Various Types of Vacant Land	Residential Subdivisions
Apartment Complexes	Rooming Houses
Office Buildings	Retail-Commercial Buildings
Industrial Buildings	Hotel-Casinos
Motels	Special Use Properties
Shopping Centers	

**QUALIFICATIONS OF APPRAISER  
JANELLE R. WRIGHT**

**State Licensing and Certification**

Certified General Appraiser - State of Nevada	2006
License Number A.0006967-CG (Certified through September 30, 2020)	2006

**Formal Education**

University of Nevada, Reno	2001
B. A., Political Science, Anthropology Courses in Political Science, Anthropology, Economics and Pre-Law Graduated with Distinction	

**Appraisal Education and Technical Training**

Appraisal Institute	
Course 110 – “Appraisal Principles”	April 2003
Course 120 – “Appraisal Procedures”	April 2004
Course 400 – National USPAP Update Course (7 hours)	April 2004
Course 310 – “Basic Income Capitalization”	May 2005
Course 410 – National USPAP 15-Hour	May 2006
Course 320 – “General Applications”	June 2006
Course 510 – “Advanced Income Capitalization”	May 2007
7-Hour National USPAP Update Course	March 2010
Online Appraisal of Nursing Facilities	August 2010
Online Appraising Convenience Stores	August 2010
Online Rates and Ratios: Making sense of GIMs, OARs, and DCF	August 2010
Online Cool Tools: New Technology for Real Estate Appraisers	September 2012
Online Advanced Internet Search Strategies	September 2012
Online Data Verification Methods	September 2012
Online Analyzing Distressed Real Estate	September 2012
7-Hour National USPAP Update Course	March 2014
Online Forecasting Revenue	December 2015
Online Small Hotel/Motel Valuation	December 2015
Online Comparative Analysis	December 2015
Online The Discounted Cash Flow Model	December 2015
Online FHA Appraising – Principles and Procedures	November 2016
McKissock, online	
Online 7-Hour National USPAP Update Course	September 2016
Online Appraisal of Fast Food Facilities	September 2016
Online Expert Witness for Commercial Appraisers	September 2016
Online Supervisor-Trainee Course for Nevada	September 2016
Online 7-Hour National USPAP Update Course	August 2018
Online Advanced Hotel Appraising – Full Service Hotels	August 2018
Online Appraising Small Apartment Properties	August 2018
Online Laws for Nevada Appraisers	August 2018
Online The Basics of Expert Witness for Commercial Appraisers	August 2018

Key Realty School, Las Vegas	
Appraisal Law in Nevada	April 2003

IREAS, Reno	
National USPAP Update Course (7 hours)	June 2008

Ken Hunsinger Appraisal Seminars, Reno  
National USPAP Update Course (7 hours)

March 2012

**Occupational History**

Janelle R. Wright, Certified General Appraiser  
Appraiser/Owner

01-2009 to Present

John S. Wright & Associates  
Appraiser

02-2003 to 12-2008

Nevada State Bank, Reno, Nevada  
Teller and New Accounts Representative

04-2001 to 02-2003

Bank of America, Reno, Nevada  
Teller

07-1997 to 07-1999



# PRELIMINARY REPORT

Proposed Buyer:

Proposed Lender

Proposed Loan Amount: \$0.00

Property Address: Medical Parkway, Carson City, NV 89703

Escrow Office:  
Ticor Title of Nevada, Inc.  
307 W. Winnie Lane Suite #1  
Carson City, NV 89703  
Phone: (775) 883-7513 Fax: (775) 887-5065  
Escrow Officer: Dawn Cuellar  
Customer No.: /

Title Office:  
Ticor Title of Nevada, Inc.  
307 West Winnie Lane Suite 1  
Carson City, NV 89703  
Phone: (775) 883-7513 Fax: (775) 887-5065  
Order No.: 01900488-DC1

The information contained in this report is through the date of February 4, 2019 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, **Ticor Title of Nevada, Inc.** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Chicago Title Insurance Company**.

**Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

Tammy May, Title Officer

**THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:**

1. The requirement that a copy of the Staff Report and Motion and approval of same by the Carson City Council be furnished to this Company authorizing or ratifying the proposed conveyance of herein described land.
2. The Company reserves the right to add additional items or make further requirements after review of the requested documentation.



## **SCHEDULE A**

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

### **FEE**

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

### **Carson City, a Consolidated Municipality**

The land referred to in this Report is situate in the State of Nevada, County of Carson City and described as follows:

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

## SCHEDULE B

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

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to lien for services, labor or material not shown in the Public Records.
7. The herein described property is tax exempt.
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. Any liens, charges or assessments levied by the Carson City water, sanitary sewer and storm water utility district by reason that the Land is located within said district. To verify payment, delinquencies or liens, contact Carson City Utilities at (775) 887-2355.
10. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.
11. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 2414  
  
Recording Date: June 14, 2001  
Recording No: Book 9 of Maps, Page 2414, as File No. 262892, Official Records
12. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 2415  
  
Recording Date: June 14, 2001  
Recording No: Book 9 of Maps, Page 2415, as File No. 262893, Official Records
13. Terms, provisions and conditions as contained in an instrument  
  
Entitled: Ordinance  
Recording Date: March 28, 2003  
Recording No.: 294839, Official Records

14. Terms, provisions and conditions as contained in an instrument

Entitled: Agreement  
Between: G.T.S. Partners and Carson City, a Consolidated Municipality  
Recording Date: September 12, 2002  
Recording No.: 283602, Official Records

15. Terms, provisions and conditions as contained in an instrument

Entitled: Right of Entry Agreement – Carson-Tahoe Hospital  
Recording Date: October 3, 2003  
Recording No.: 307083, Official Records

16. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 2675

Recording Date: December 19, 2007  
Recording No.: Book 10 of Maps, page 2675, as File No. 374904, Official Records

17. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

## INFORMATIONAL NOTES

1. Note: Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).
2. Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
3. Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:  
  
Type of Dwelling: Vacant Land  
Address: Medical Parkway, Carson City, Nevada
4. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
5. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

**Order No.: 01900488-DC1**

**EXHIBIT A**

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

**PARCEL 1:**

A portion of the SW 1/4 Section 31, T.16N., R.20E., M.D.B.& M., Carson City, Nevada and being more particularly described as follows:

Commencing at the NW corner of Section 6, T.15N., R.20E., M.D.B.& M.; Thence S. 89° 15' 43" E., 945.42 feet; Thence S. 89° 16' 02" E., 937.13 feet to the True Point of Beginning; Thence on a curve to the right with radius of 460.00 feet, central angle of 01° 57' 26" and arc length of 15.71 feet (chord bears N. 00° 58' 43" W.); Thence N. 00° 00' 00" E., 216.61 feet; Thence S. 88° 36' 22" E., 162.70 feet; Thence S. 00° 30' 12" W., 230.42 feet; Thence N. 89° 16' 02" W., 160.37 feet to the True Point of Beginning.

APN: 7-531-13

Note: Document No. 345439 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 2:**

A portion of the NW 1/4 Section 6, T.15N., R.20E., M.D.B.& M., Carson City, Nevada and being more particularly described as follows:

Commencing at the NW corner of Section 6, T.15N., R.20E., M.D.B.& M.; Thence S. 89° 15' 43" E., 945.42 feet; Thence S. 89° 16' 02" E., 937.13 feet to the True Point of Beginning; Thence S. 89° 16' 02" E., 160.05 feet; Thence S. 00° 30' 12" W., 285.31 feet; Thence N. 44° 22' 36" W., 92.33 feet; Thence S. 86° 34' 39" W., 26.53 feet; Thence on a curve to the right with radius of 460.00 feet, central angle of 29° 17' 39" and arc length of 235.19 feet (chord bears N. 16° 36' 15" W.) to the True Point of Beginning

APN: 7-531-14

Note: Document No. 345437 is provided pursuant to the requirements of Section 6.NRS 111.312.

EXHIBIT A

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

PARCEL 1:

A portion of the SW 1/4 Section 31, T.16N., R.20E., M.D.B.& M., Carson City, Nevada and being more particularly described as follows:

Commencing at the NW corner of Section 6, T.15N., R.20E., M.D.B.& M.; Thence S. 89° 15' 43" E., 945.42 feet; Thence S. 89° 16' 02" E., 937.13 feet to the True Point of Beginning; Thence on a curve to the right with radius of 460.00 feet, central angle of 01° 57' 26" and arc length of 15.71 feet (chord bears N. 00° 58' 43" W.); Thence N. 00° 00' 00" E., 216.61 feet; Thence S. 88° 36' 22" E., 162.70 feet; Thence S. 00° 30' 12" W., 230.42 feet; Thence N. 89° 16' 02" W., 160.37 feet to the True Point of Beginning.

APN: 7-531-13

Note: Document No. 345439 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 2:

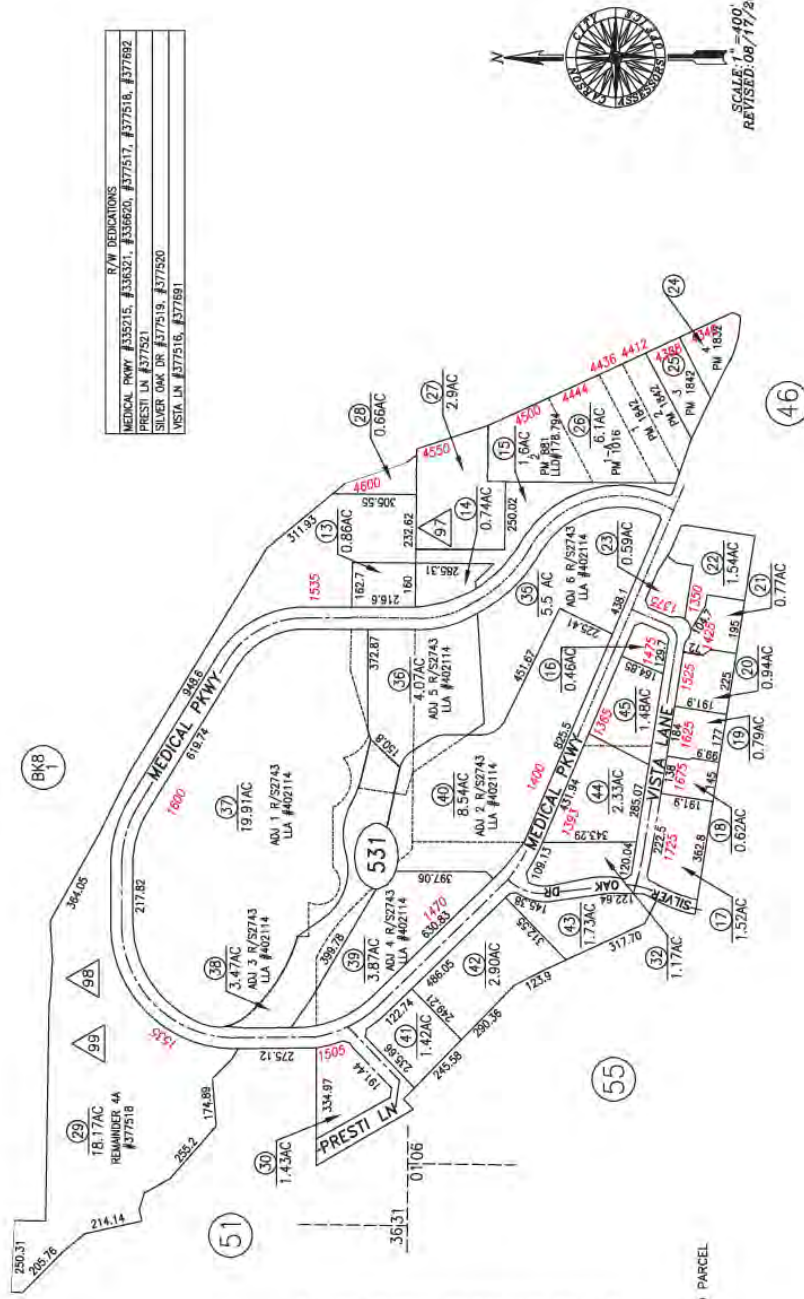
A portion of the NW 1/4 Section 6, T.15N., R.20E., M.D.B.& M., Carson City, Nevada and being more particularly described as follows:

Commencing at the NW corner of Section 6, T.15N., R.20E., M.D.B.& M.; Thence S. 89° 15' 43" E., 945.42 feet; Thence S. 89° 16' 02" E., 937.13 feet to the True Point of Beginning; Thence S. 89° 16' 02" E., 160.05 feet; Thence S. 00° 30' 12" W., 285.31 feet; Thence N. 44° 22' 36" W., 92.33 feet; Thence S. 86° 34' 39" W., 26.53 feet; Thence on a curve to the right with radius of 460.00 feet, central angle of 29° 17' 39" and arc length of 235.19 feet (chord bears N. 16° 36' 15" W.) to the True Point of Beginning

APN: 7-531-14

Note: Document No. 345437 is provided pursuant to the requirements of Section 6.NRS 111.312.

PORTION SECTION 6 T.15 N., R.20 E., M.D.B. & M.  
AND SECTION 31 T.16N., R.20 E., M.D.B. & M.



R/W DEDICATIONS

MEDICAL PKWY	#335215, #336321, #336620, #377517, #377518, #377692
PRESTI LN	#377520
SILVER OAK DR	#377519, #377520
VISTA LN	#377515, #377691

APN	MAP INFO
007-531-06	PORTION OF 1 PM2415
007-531-13	PORTION OF 1 PM2414
007-531-14	PORTION OF 1 PM2415
007-531-15	PORTION OF 2 PM2415
007-531-16	PARCEL 1, PM2570
007-531-17	PARCEL 6, PM2571
007-531-18	PARCEL 5, PM2571
007-531-19	PARCEL 4, PM2571
007-531-20	PARCEL 3, PM2571
007-531-21	PARCEL 2, PM2571
007-531-22	PARCEL 1, PM2570
007-531-23	PARCEL 2, PM2570
007-531-24	PARCEL 3, PM2570
007-531-25	PARCEL 4, PM2570
007-531-26	PARCEL 5, PM2570
007-531-27	PARCEL 6, PM2570
007-531-28	PARCEL 7, PM2570
007-531-29	PARCEL 8, PM2570
007-531-30	REMAINDER PARCEL 9A-1, #377521
007-531-31	REMAINDER PARCEL 9A-2, #377520
007-531-32	REMAINDER PARCEL 9A-3, #377520
007-531-33	REMAINDER PARCEL 9A-4, #377520
007-531-34	REMAINDER PARCEL 9A-5, #377520
007-531-35	REMAINDER PARCEL 9A-6, #377520
007-531-36	REMAINDER PARCEL 9A-7, #377520
007-531-37	REMAINDER PARCEL 9A-8, #377520
007-531-38	REMAINDER PARCEL 9A-9, #377520
007-531-39	REMAINDER PARCEL 9A-10, #377520
007-531-40	REMAINDER PARCEL 9A-11, #377520
007-531-41	PARCEL 1, PM 2751
007-531-42	PARCEL 2, PM 2751
007-531-43	PARCEL 3, PM 2751
007-531-44	ADJ. 2, R/S 2922, #477586
007-531-45	ADJ. 1, R/S 2922, #477586
007-531-46	ADJ. 1, R/S 2922, #477586
007-531-47	ADJ. 1, R/S 2922, #477586
007-531-48	ADJ. 1, R/S 2922, #477586
007-531-49	ADJ. 1, R/S 2922, #477586
007-531-50	ADJ. 1, R/S 2922, #477586
007-531-51	ADJ. 1, R/S 2922, #477586
007-531-52	ADJ. 1, R/S 2922, #477586
007-531-53	ADJ. 1, R/S 2922, #477586
007-531-54	ADJ. 1, R/S 2922, #477586
007-531-55	ADJ. 1, R/S 2922, #477586
007-531-56	ADJ. 1, R/S 2922, #477586
007-531-57	ADJ. 1, R/S 2922, #477586
007-531-58	ADJ. 1, R/S 2922, #477586
007-531-59	ADJ. 1, R/S 2922, #477586
007-531-60	ADJ. 1, R/S 2922, #477586
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007-531-62	ADJ. 1, R/S 2922, #477586
007-531-63	ADJ. 1, R/S 2922, #477586
007-531-64	ADJ. 1, R/S 2922, #477586
007-531-65	ADJ. 1, R/S 2922, #477586
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007-531-68	ADJ. 1, R/S 2922, #477586
007-531-69	ADJ. 1, R/S 2922, #477586
007-531-70	ADJ. 1, R/S 2922, #477586
007-531-71	ADJ. 1, R/S 2922, #477586
007-531-72	ADJ. 1, R/S 2922, #477586
007-531-73	ADJ. 1, R/S 2922, #477586
007-531-74	ADJ. 1, R/S 2922, #477586
007-531-75	ADJ. 1, R/S 2922, #477586
007-531-76	ADJ. 1, R/S 2922, #477586
007-531-77	ADJ. 1, R/S 2922, #477586
007-531-78	ADJ. 1, R/S 2922, #477586
007-531-79	ADJ. 1, R/S 2922, #477586
007-531-80	ADJ. 1, R/S 2922, #477586
007-531-81	ADJ. 1, R/S 2922, #477586
007-531-82	ADJ. 1, R/S 2922, #477586
007-531-83	ADJ. 1, R/S 2922, #477586
007-531-84	ADJ. 1, R/S 2922, #477586
007-531-85	ADJ. 1, R/S 2922, #477586
007-531-86	ADJ. 1, R/S 2922, #477586
007-531-87	ADJ. 1, R/S 2922, #477586
007-531-88	ADJ. 1, R/S 2922, #477586
007-531-89	ADJ. 1, R/S 2922, #477586
007-531-90	ADJ. 1, R/S 2922, #477586
007-531-91	ADJ. 1, R/S 2922, #477586
007-531-92	ADJ. 1, R/S 2922, #477586
007-531-93	ADJ. 1, R/S 2922, #477586
007-531-94	ADJ. 1, R/S 2922, #477586
007-531-95	ADJ. 1, R/S 2922, #477586
007-531-96	ADJ. 1, R/S 2922, #477586
007-531-97	ADJ. 1, R/S 2922, #477586
007-531-98	ADJ. 1, R/S 2922, #477586
007-531-99	ADJ. 1, R/S 2922, #477586
007-531-100	ADJ. 1, R/S 2922, #477586

CARSON CITY, NEVADA  
 CARSON CITY PLAT & MAP SERVICE, INC.  
 1515 N. WASHINGTON ST., SUITE 100  
 CARSON CITY, NEVADA 89401  
 (775) 885-1100  
 WWW.CARSONCITYPLAT.COM  
 THIS MAP/PLAT IS BEING FURNISHED FOR THE USE OF THE CARSON CITY  
 ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
 ONLY. IT DOES NOT REPRESENT A SURVEY AND NO LIABILITY  
 SHALL BE ASSUMED FOR ANY ERRORS OR OMISSIONS IN THE  
 DATA DULGATED HEREIN. YOU CAN VIEW AND PRINT OUR  
 MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://carsoncityplata.com>

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





## ATTACHMENT ONE (Revised 05-06-16)

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

#### EXCLUSIONS FROM COVERAGE

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

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

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

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

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

#### EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;

- e. land division; and
  - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
  3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
  4. Risks:
    - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
    - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
    - c. that result in no loss to You; or
    - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
  5. Failure to pay value for Your Title.
  6. Lack of a right:
    - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
  7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
  8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<b>Your Deductible Amount</b>	<b>Our Maximum Dollar Limit of Liability</b>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

### 2006 ALTA LOAN POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

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

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

- (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, {t(or T)his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### {PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

## EXCEPTIONS FROM COVERAGE

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

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

## ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

### EXCLUSIONS FROM COVERAGE

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

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

## **Note: Notice of Available Title Insurance and Escrow Discounts**

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

**Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.)**

### **CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES**

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within 24 - 36 months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

### **SHORT TERM RATE**

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at 80% or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

### **PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)**

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is 70% of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

### **EMPLOYEE RATE**

No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

### **INVESTOR RATE**

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is 70% of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be 85% of the applicable rate with a minimum charge of \$385.00. The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

**Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.**

### **SENIOR CITIZEN RATE**

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be charged 70% of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

### **MILITARY DISCOUNT**

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged 80% of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is fo 117 sale transaction and it is available upon request only.

**FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)**

A first time homebuyer of an owner-occupied residential property shall be charged 75% of their portion of the escrow fee, provided reasonable evidence is presented that this is their first home. Applies to all counties **except** Clark, Lincoln and Nye. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request only.

**EMPLOYEE RATES**

An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

**INVESTOR RATE**

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

# FIDELITY NATIONAL FINANCIAL, INC.

## PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

### Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website

### How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### Other Online Specifics

Cookies. When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

### Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and third parties’ products and services, jointly or independently.

### When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or



- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see **“Choices With Your Information”** to learn the disclosures you can restrict.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

### **Choices With Your Information**

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an “opt out” request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender’s privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

**Your Consent To This Privacy Notice; Notice Changes**

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## **Phase I Environmental Site Assessment Report**

**Vacant Parcels  
APN No. 007-531-13 and 007-531-14  
Medical Parkway  
Carson City, Nevada**

**Converse Project No. 19-23138-01  
April 30, 2019**

**Prepared For:**

**Carson City Public Works Department  
3505 Butti Way  
Carson City, Nevada 89701**

**Prepared By:**

**Converse Consultants  
1020 South Rock Boulevard  
Suite A  
Reno, Nevada 89502**



# Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

April 30, 2019

Carson City Public Works Department  
3505 Butti Way  
Carson City, Nevada 89701

**Attn:** Ms. Stephanie Hicks  
Real Property Manager

**Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**  
Vacant Parcels  
APN No. 007-531-13 and 007-531-14  
Medical Parkway  
Carson City, Nevada  
Converse Project No. 19-23138-01

Dear Ms. Hicks,

Converse Consultants is pleased to submit the attached report that summarizes the activities and the results of a Phase I Environmental Site Assessment that was conducted at the referenced property.

A summary of the assessment is presented in the Executive Summary, as well as in Sections 7.0, 8.0, and 9.0 of the report.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact the undersigned at 775-856-3833.

## CONVERSE CONSULTANTS

Anthony Herrmann  
Senior Environmental Technician

Philip Childers, C.E.M.  
Senior Environmental Manger

Dist.: 2/Addressee and 1 copy via Electronic Mail (PDF Format)]

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- Appendix A – Property Plans
- Appendix B – Pertinent Property Photographs
- Appendix C – Historical Information
- Appendix D – ERIS Radius Map Report
- Appendix E – Additional Documentation



# Executive Summary

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The following is an Executive Summary of the Phase I Environmental Site Assessment (Phase I ESA) that was conducted by Converse Consultants (Converse). Please refer to the appropriate sections of the report for a complete discussion of these issues. In the event of a conflict between this Executive Summary and the report, or an omission in the Executive Summary, the report shall take precedence.

This report presents the results of the Converse Phase I ESA performed at the Medical Parkway Vacant Parcels property located on Medical Parkway in Carson City, Nevada referred to as the “Property” in this report (see section 2.0 for detailed description of Property). Converse was retained by Carson City to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical within the scope of an ESA, Recognized Environmental Conditions (RECs) in connection with the Property.

Converse has compiled and reviewed information that was obtained from interviews, document research, and on-site and area reconnaissance to identify potential environmental conditions at the Property, in conformance with the ASTM Standard E: 1527-13 Environmental Site Assessment Standard Practice (ASTM Standard: E1527-13). This Phase I ESA was conducted during the period of April 12, 2019 to April 30, 2019.

## Property Description

The Property is comprised of two (2) irregularly shaped parcels of land identified by the Carson City’s Assessor’s Office as APN No. 007-531-13 (Parcel A) and 007-531-14 (Parcel B) totaling approximately 1.6 acres and owned by Carson City. The Property is located on the east side of Medical Parkway and approximately 1,550 feet northwest of the intersection of Medical Parkway and Highway 395 Business Route.

At the time of this assessment, the Property consisted entirely of vacant land. A wash formed by stormwater bisects the Property from the northeast corner through the central western Property boundary. No evidence of disturbance to the Property was observed.

Based on review of historical information, the Property appears to have been undeveloped from at least 1953 to the present.

## Site Reconnaissance

The Property appeared to be undeveloped land containing typical natural vegetation and stormwater runoff features.

## Environmental Database Review

The Property was not identified on any environmental databases.

The Carson Tahoe Regional Medical Center (Carson Tahoe Health), located on the adjoining property to the northwest at 1600 Medical Parkway, was identified on the





underground storage tank (UST) and Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small-Quantity Generator (CESQG) databases. This facility was listed on the UST database due to the operation of one (1) 40,000-gallon diesel UST. The UST was listed being constructed of double-walled, flexible plastic and was installed on May 1, 2005. No releases or spills were reported, and the location of the UST is approximately 1,000-feet from the Property. Based on the age of the UST, type of construction of the UST, the lack of a spill or release, and the relative distance to the Property, this listing is not considered to be an environmental concern to the Property. This facility was also listed on the RCRA CESQG database due to the generation of multiple hazardous wastes. Three (3) violations were reported during compliance inspections from 2008 through 2011 and were subsequently remediated. No violations indicating a spill or release to the environment was identified.

Additional off-site properties were identified in the environmental databases and reviewed. The potential for environmental concern to the Property from the remaining off-site locations identified in the environmental database appears to be low due to one or more of the following: type of regulatory listing, type of resource (soil) affected, location with respect to the direction of regional groundwater flow, distance from the Property, status of the case, and/or potential responsible parties have been identified.

#### Conclusions

This assessment has no revealed evidence of *Recognized Environmental Conditions (RECs)* in connection with the Property.

No significant data gaps were identified that affect the ability of the Environmental Professional (EP) to identify RECs.

There are no unusual circumstances where greater certainty is required regarding RECs.

# 1.0 Introduction

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## 1.1 Purpose and Scope of Services

This report presents the results of the Converse Consultants (Converse) Phase I Environmental Site Assessment (ESA) performed at the Medical Parkway Vacant Parcels property located in Carson City, Nevada, referred to as the “Property” in this report. Converse was retained by Carson City to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical, Recognized Environmental Conditions (RECs) in connection with the Property. The term Recognized Environmental Conditions is defined in Section 1.1.1 of the American Society of Testing and Materials (ASTM) Standard Practice as *the presence or likely presence of any hazardous substances or petroleum products in, at or on a property due to any release to the environment; under conditions indicative of a release to the environment; under conditions that pose a material threat of a future release to the environment.*

This Phase I ESA was completed in accordance with Converse’s proposal dated April 1, 2019 and Carson City’s Professional Services Consultant Agreement (Contract No. 1819-226) and titled “Medical Parkway Properties Phase 1 ESA,” dated and signed on April 12, 2019. Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM Practice E1527-13 and complies with standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312 for AAI.

- Interviews with the Property owner representatives
- Property and vicinity reconnaissance
- Review of regulatory agency records
- Description of physical setting
- Historical review
- Interviews with public agency personnel
- Preparation of this report

## 1.2 Non-Scope Considerations

There are a number of non-scope issues which are sometimes assessed concurrently with a Phase I ESA. Unless specifically agreed in the contract proposal documents, these non-scope considerations are not included as part of the Phase I assessment. Examples of non-scope issues include:

- Asbestos-containing building material
- Lead-based Paint
- Wetlands
- Radon
- Lead in Drinking Water
- Regulatory Compliance



- Cultural & Historic Resources
- Industrial Hygiene
- Health & Safety
- Mold
- Diffuse Anthropogenic Pollution
- Ecological Resources
- Endangered Species
- Indoor Air Quality
- Biological Agents
- Non-liquid Polychlorinated Biphenyls

There were no non-scope items were included in this assessment.

### **1.3 Significant Assumptions**

Converse made the following assumptions for this assessment:

- The Property boundaries were not marked. At the time of the site reconnaissance, the property boundaries were estimated using available resources and visual indicators, Converse presumed these boundaries to be correct.
- A number of parties such as third party vendors, government agencies, and the property owner may have provided information for this investigation. The ASTM standard allows the consultant to rely on the information gathered without independent verification, unless it is obvious that certain information is incorrect. Unless noted in the report, Converse assumed the information supplied by third parties to be correct.
- The groundwater depth and flow direction beneath the Property cannot be verified without site specific monitoring wells. Two (2) wells were identified in the vicinity of Property and their hydrogeologic information is presented herein.

### **1.4 Limitations and Exceptions**

No limitations or exceptions were made for this assessment.

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

No special terms or conditions were provided by the client.

### **1.6 Reliance**

This report is for the sole benefit and exclusive use of Carson City in accordance with the signed contract under which these services have been provided. Its preparation has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. The Scope of



Services associated with the report was designed solely in accordance with the objectives, schedule, budget, and risk-management preferences Carson City.

This report should not be regarded as a guarantee that no further contamination, beyond that which could be detected within the scope of this assessment, is present at the Property. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the Property. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation of the property at the time of the assessment. Also, events may occur after the Property visit, which may result in contamination of the Property. Additional information, which was not found or available to Converse at the time of report preparation, may result in a modification of the conclusions and recommendations presented.

Any reliance on this report by Third Parties shall be at the Third Party's sole risk. Should Carson City wish to identify any additional relying parties not previously identified, they must contact Converse.



## 2.0 Property Description

---

### **2.1 Current Use(s) of the Property**

The Property is currently vacant, with no identified use or occupants, and is owned by Carson City – Property Management.

A Topographic Map and Site Vicinity Map are provided in Appendix A. Pertinent Property photographs are provided in Appendix B.

### **2.2 Location and Legal Description**

The Property is comprised of two (2) irregularly shaped parcels of land identified by the Carson City’s Assessor’s Office as APN No. 007-531-13 (Parcel A) and 007-531-14 (Parcel B) totaling approximately 1.6 acres and owned by Carson City. The Property is located on the east side of Medical Parkway and approximately 1,550 feet northwest of the intersection of Medical Parkway and Highway 395 Business Route.

### **2.3 Zoning Information**

According to the Carson City Planning Department, the zoning for the Property is RC – Retail Commercial.

### **2.4 Property Characteristics & Structures**

The Property is comprised of two (2) irregularly shaped parcels of land identified by the Carson City’s Assessor’s Office as APN No. 007-531-13 (Parcel A) and 007-531-14 (Parcel B) totaling approximately 1.6 acres and owned by Carson City. The Property is located on the east side of Medical Parkway and approximately 1,550 feet northwest of the intersection of Medical Parkway and Highway 395 Business Route.

At the time of this assessment, the Property consisted entirely of vacant land. A wash formed by stormwater bisects the Property from the northeast corner through the central western Property boundary. No evidence of disturbance to the Property was observed.

Based on review of historical information, the Property appears to have been undeveloped from at least 1953 to the present.

## 3.0 User/Owner Provided Information & Responsibilities

---

### 3.1 Requested Documents and Information

The ASTM E1527-13 specifies that the Property owner, key site manager and the User provide any helpful documents that may be available. Converse requested this information from the Client/User.

The following documents and information were requested from the Property owners:

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; Safety, Preparedness and prevention Plans; or, Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded Activity Use Limitations (AULs)
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

No documents were provided to Converse for review.

### 3.2 User Provided Information

Section 6 of ASTM E1527-13 outlines specific User's responsibilities. This information will help identify the possibility of RECs in connection with the Property. The ASTM Standard provides a questionnaire to help the User to comply with the statutory requirements to perform tasks which would help identify RECs. In general, any Users should make Converse aware of information they have regarding the following:

- Environmental Cleanup Liens filed or recorded against the Property
- Activity and land use limitations that are in place on the Property or have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the Legal Liability Protections (LLP)
- Relationship of the purchase price to fair market value of the Property if it were not contaminated
- Commonly known or reasonably ascertainable information about the Property
- The degree or obviousness of the presence or likely presence of contamination at the Property, and the ability to detect this contamination by appropriate investigation.

The following information was requested from the User(s):

### *3.2.1 Environmental Cleanup Liens*

No Environmental liens were identified for the Property.

### *3.2.2 Activity and Use Limitations*

No Activity Use Limitations (AULs) were identified for the Property.

### *3.2.3 Specialized Knowledge or Experience*

The User indicated that they had no specialized knowledge or experience with the Property.

### *3.2.4 Reason for Significantly Lower Purchase Price*

Converse has no information regarding the purchase price of the Property or comparable properties. The User has not indicated to Converse that there is any conclusion that there was a lower purchase price because of known or suspected contamination at the Property.

### *3.2.5 Commonly Known or Reasonably Ascertainable Information*

The User did not provide any information about specific chemicals at the Property, past spills, environmental cleanup, or other reasonably ascertainable information regarding the Property.

### *3.2.6 Obviousness of Contamination*

The User did not provide any information based on their knowledge or experience that would be obvious indicators of contamination on the Property.

Unless specifically stated otherwise in the Scope of Services, the purpose of this Phase I ESA was to qualify for the landowner liability protections (LLP) to CERCLA Liability as described in ASTM E1527-13.

Business risk unrelated to the CERCLA innocent landowners defense are only assessed as specifically agreed in the Scope of Services and discussed in Section 11.0, Additional Non-Scope Services, of this report.

Converse was not provided with any previous reports for the Property.

### **3.3 *Continuing Obligations***

In order to assert an LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices, stopping continuing releases, and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection.

It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM E1527-13 and AAI. Anyone seeking LLP protections should take independent action beyond this Phase I ESA to perfect their position.



## 4.0 Records Review

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### 4.1 *Physical Setting*

#### 4.1.1 *Physical Setting*

The topography of the Property slopes gently towards the southeast. The Property is situated at an elevation of approximately 4,781 feet above mean sea level (ERIS Physical Setting Report, April 22, 2019).

#### 4.1.2 *Geology*

The Property is underlain by alluvial deposits from the Quaternary age (ERIS Physical Setting Report, April 23, 2019). Specifically, the Property lies in an area of piedmont and alluvial-fan deposits from the Quaternary age, which consists of grayish-orange, tan and gray-brown granular, muddy coarse sand and sandy gravel in small fans, bajadas, and minor pediment veneers (Nevada Bureau of Mines and Geology, Geologic Map of the Carson City Quadrangle, Nevada, dated 1977)

According to the US Department of Agriculture (USDA) Soil Conservation Service (SCS), the Property surprise coarse sandy loam, which consists of very deep, well drained soils that formed in alluvium derived from tuff and tuff-breccia (USDA).

#### 4.1.3 *Groundwater*

Groundwater in the vicinity of the Property is found in sandy deposits, which comprise the major aquifer materials and serve as the principal sources of water for domestic wells and high-capacity irrigation wells in the area. Converse reviewed two (2) domestic groundwater well records for two (2) wells installed approximately 1,000 feet from the Property to determine depth of groundwater beneath the Property. According to the well records, groundwater can be first encountered at approximately 23 feet below the ground surface. Groundwater flow direction is estimated to be to the southeast based on topographic gradient.

#### 4.1.4 *Potable Water Supplier*

The Property is currently vacant land and is not connected to a potable water source.

## 4.2 Historical Review

### 4.2.1 Aerial Photograph and Topographic Map Review

Available historical aerial photographs and USGS topographic maps, as described in Table 1, were reviewed by Converse (provided by ERIS). The historical aerial photographs and topographic maps are included in Appendix C.

**Table 1 – Aerial Photograph and Map Review**

Date	Reference	Observations
1953, 1956, 1966, 1974, 1980, 1990, 1999, 2006, 2010, 2013, 2017	Aerial Photographs & Topographic Maps	The Property appears to consist of vacant land. Adjoining properties appear to consist of vacant land. A RV retail facility is depicted beyond the western adjoining property approximately 60 feet from the Property from 1980 to the present. Medical Parkway, followed by the Carson Tahoe Medical Campus appears to be developed to the east from 2006 to the present.

### 4.2.2 Permit Review

Converse contacted the Carson City Fire Department and Carson City Public Works department to request information regarding the Property. No records for the Property was identified. The Public Works department stated that there was a private gas manhole and two (2) six-inch water stubs located on the Property. The Carson City Fire Department stated that there were no records for the Property.

### 4.2.3 City Directories

A city directory search was completed on the Property by ERIS. The complete city directory is provided in Appendix C. Listings for the area were provided for the years 1961 through 2018. The Property was not listed on any city directories.

### 4.2.4 Data Failure

Historical information regarding the Property was dated as early as 1953 which indicated the Property was vacant land. Historical records indicate that no structures were ever constructed on the Property; therefore, there is no historical data failure for this assessment.

#### *4.2.5 Summary of Historical Property Use*

The Property appears to have existed as vacant land dating from the present to at least 1953.

#### *4.2.6 Summary of Past Uses of Adjoining Properties*

The adjoining properties appear to have existed as vacant land dating back to at least 1953. Starting from the early 2000s to the present the western adjoining property was developed with Medical Parkway, followed by the Carson Tahoe Medical Campus. Starting in 1990, the eastern adjoining property consisted of vacant land, followed by a RV retail facility.

#### *4.2.7 Summary of Past Uses of the Surrounding Area*

The adjoining properties appear to have existed as vacant land dating back to at least 1953. Starting from the early 2000s to the present, the western adjoining property was developed with Medical Parkway, followed by the Carson Tahoe Medical Campus. Starting in 1990, the eastern adjoining property consisted of vacant land, followed by a RV retail facility.

### **4.3 Results of Environmental Records Sources Review**

An Environmental Risk Information Services (ERIS) report of Standard Environmental Record Sources (Records) was prepared specifically for the Property. The search included, at a minimum, query of the databases identified in the ASTM Standard within the specified ASTM search distances. The ERIS Report is included as Appendix D.

#### *4.3.1 Property Listings*

The Property was not listed on any databases searched by ERIS.

#### *4.3.2 Adjoining Property Locations of Concern*

The Carson Tahoe Regional Medical Center (Carson Tahoe Health) was identified on the underground storage tank (UST) and Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small-Quantity Generator (CESQG) databases. This facility was listed on the UST database due to the operation of one (1) 40,000-gallon diesel UST. The UST was listed being constructed of double-walled, flexible plastic and was installed on May 1, 2005. No releases or spills were reported, and the location of the UST is approximately 1,000-feet from the Property.

This facility was also listed on the RCRA CESQG database due to the historical generation of multiple hazardous wastes. Three (3) violations

were reported during compliance inspections from 2008 through 2011 and were subsequently remediated. No violations indicating a spill or release to the environment was identified.

Based on the age of the UST, type of construction of the UST, the lack of a spill or release, and the relative distance to the Property, this listing is not considered to be an environmental concern to the Property

#### *4.3.3 Other Off-site Locations of Concern*

Trukim Mobile Source was listed as a State Hazardous Waste Site approximately 500 feet northeast of the Property. According to the listing, a diesel release was reported on July 7, 2017 along Interstate 580 originating from a mobile source, which is presumed to be from a semi-truck. The media impacted was reported to be soil only and the listing was reported as closed on February 1, 2018. Based on the impacted media, lack of a release from a UST, and relative distance from the Property, this listing is not considered an environmental concern to the Property.

Additional off-site properties were identified in the environmental databases and reviewed. The potential for environmental concern to the Property from the remaining off-site locations identified in the environmental database appears to be low due to one or more of the following: type of regulatory listing, type of resource (soil) affected, location with respect to the direction of regional groundwater flow, distance from the Property, status of the case, and/or potential responsible parties have been identified.

#### *4.3.4 Orphan Listings*

Ten (10) orphan sites were listed on the Orphan Summary section of the ERIS report. The Orphan Summary section of the ERIS report contains facilities that ERIS was unable to locate on a city map. Converse attempted to locate this facility and has determined that it appears to be located beyond the radius of influence as determined by ASTM Standards or there was not enough information to locate the facility.

### **4.4 Additional Environmental Record Sources**

#### *4.4.1 Federal Agencies*

##### *4.4.1.1 U.S. Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA)*

PHMSA online mapping system for gas transmission pipelines or hazardous liquid pipelines in Carson City was reviewed. No pipelines were

observed in the vicinity of the Property. One (1) gas line was marked on the northern Property boundary at the time of the Property visit.

#### *4.4.2 State Agencies*

Converse reviewed the Nevada Department of Environmental Protection's (NDEP) eMap database which contains corrective action sites. The Property was not identified in the eMap database.

#### *4.4.2 Local Agencies*

Converse contacted the Carson City Fire Department, Building Department, and Health Department to request information regarding environmental concerns, underground storage tanks, or any information regarding hazardous materials or petroleum products used, stored, generated, or released at the Property. No documents were identified for the Property.

## 5.0 Property Reconnaissance

### 5.1 Methodology

On April 25, 2019, Converse visited the Property to evaluate present use and to identify observable environmental conditions at the Property. Our methodology involved walking the perimeters, center lines, and accessible interior areas/roads while noting observed evidence of present and potential environmental concerns.

### 5.2 Limiting Conditions

Converse's findings are based on the Property conditions observed on April 25, 2019.

### 5.3 Interior Observations of Property

During Converse's site inspection, no structures were present at the Property.

### 5.4 Exterior Observations of Property

During our Property visit, Converse made the following observations of the exterior of the Property:

**Table 4 – Exterior Observations of Property**

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed
Storage Tanks & Related Equipment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed
Odors:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed
Standing Surface Water or Other Pools of Liquid:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed
Transformers or Equipment containing Polychlorinated Biphenyls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) pad-mounted transformer was observed along the western Property boundary. No leaks or staining were

**Table 4 – Exterior Observations of Property**

Item or Condition	Observed Evidence	No Evidence Observed	Comments
(PCBs):			observed in connection with the transformer.
Pits, Ponds, or Lagoons:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed
Stained Soil or Pavement:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed
Stressed Vegetation (other than from insufficient water):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None observed

**5.5 Current Uses of Adjoining Properties**

Based on our research and observations during our Property visit, the Property is bordered by the following:

**Table 5 – Adjoining Property Use**

Direction	Current Development
North:	Cleared land under construction
South:	Vacant land, followed by Medical Parkway, followed by the Carson Tahoe Medical Campus
East:	Medical Parkway, followed by the Carson Tahoe Medical Campus
West:	Vacant Land, followed by Carson City RV

**5.6 Current Uses of Surrounding Area**

Based on our research and observations during our Property visit, the surrounding area consists of vacant and commercial development.



## 6.0 Interviews

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During the interviews, the owners were asked if they had any available documents that would be helpful. No documents were available to review.

### **6.1 *Property Owner***

The Property owner was not interviewed during this assessment.

### **6.2 *Tenant/Occupant***

The Property currently consists of vacant land and is not currently occupied.

### **6.3 *State or Local Government Officials***

Converse requested records from the Carson City Department, Health, and Building Departments. Responses from the local officials are discussed in Section 4.

### **6.4 *Previous Owner Interview***

The previous owner(s) of the Property were not interviewed during this assessment.



## 7.0 Findings & Opinions

---

A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The Property is comprised of two (2) irregularly shaped parcels of land identified by the Carson City's Assessor's Office as APN No. 007-531-13 (Parcel A) and 007-531-14 (Parcel B) totaling approximately 1.6 acres and owned by Carson City. The Property is located on the east side of Medical Parkway and approximately 1,550 feet northwest of the intersection of Medical Parkway and Highway 395 Business Route.
- At the time of this assessment, the Property consisted entirely of vacant land. A wash formed by stormwater bisects the Property from the northeast corner through the central western Property boundary. No evidence of disturbance to the Property was observed.
- Based on review of historical information, the Property appears to have been vacant from at least 1953 to the present.
- The Property was not identified on any environmental databases.
- The Carson Tahoe Regional Medical Center (Carson Tahoe Health) was identified on the underground storage tank (UST) and Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small-Quantity Generator (CESQG) databases. This facility was listed on the UST database due to the operation of one (1) 40,000-gallon diesel UST. The UST was listed being constructed of double-walled, flexible plastic and was installed on May 1, 2005. No releases or spills were reported, and the location of the UST is approximately 1,000-feet from the Property.

This facility was also listed on the RCRA CESQG database due to the historical generation of multiple hazardous wastes. Three (3) violations were reported during compliance inspections from 2008 through 2011 and were subsequently remediated. No violations indicating a spill or release to the environment was identified.

Based on the age of the UST, type of construction of the UST, the lack of a spill or release, and the relative distance to the Property, this listing is not considered to be an environmental concern to the Property

- No off-site concerns were identified.



## 9.0 Conclusions and Recommendations

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Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-013 at the Medical Parkway Vacant Parcels property located on Medical Parkway in Carson City, Nevada. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section 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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No deviation(s) from the ASTM Standard Practice were encountered during this assessment.



## 11.0 Additional Non-Scope Services

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There are environmental issues outside the scope of the ASTM E1527-13 that can be assessed in connection with a commercial real estate transaction. These are dealt with as non-scope considerations since they do not typically present a Superfund Liability. The specific level of inquiry (if any) is defined in the Proposal which contains a Scope of Work. These non-scope services are very client specific and not covered by the ASTM standard. They are frequently related to the business environmental risk which is defined in the standard as “risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate.

Non-scope items were not addressed in this report.



## 12.0 Signature of Environmental Professional

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I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312.

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



---

Philip Childers, CEM  
Senior Environmental Manager  
Nevada CEM 1952 (Exp. 09/30/2019)

This Phase I ESA was completed [by or under the supervision] of the above Environmental Professional. A complete list of preparers, and their responsibilities for this assessment, is provided in the following section (Section 13.0, List of Preparers).

### Nevada Certified Environmental Manager Jurat

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 Federal, State, and local statutes, regulations, and ordinances.

## 13.0 List of Preparers

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### **Philip S. Childers, CEM**

Senior Environmental Manager

B.S., Environmental Studies (Cum Laude), University of Las Vegas.  
Nevada Certified Environmental Manager  
Nevada Licensed Asbestos Consultant  
Nevada Certified Lead Based Paint Risk Assessor  
California Licensed Asbestos Consultant  
New York Asbestos Inspector, Project Designer and Project Monitor  
Oklahoma Asbestos Inspector and Project Designer  
Oklahoma Lead Based Paint Risk Assessor  
Certified Safeland/Safegulf Instructor

Mr. Childers has been working in environmental consulting since 2003. He has conducted Phase I Environmental Site Assessments (ESA's), Phase II ESA's and supervised remediation and hazardous building material abatement projects on commercial and industrial properties in the States of Nevada, California, Illinois, Oklahoma and New York. In addition, he has completed Hazardous Building Materials Surveys (HBMS) for municipal clients and has conducted a large scale (4,000+ sample) asbestos survey for a NV energy sector client to facilitate client goals of strategic demolition and component removal. Philip has recently returned to Converse Consultants to lead the Reno office as Office Manager at this exciting time of growth in the Reno-Carson area.

Principal area of responsibility for this ESA report: Quality Assurance/Quality Control and Technical Review.

### **Anthony J. Herrmann**

Senior Environmental Technician

B.S., Geology, Clemson University, 2015

Mr. Herrmann has been working in the environmental consulting industry since 2015 within experience in performing Phase I and II ESAs, asbestos surveys, lead-based paint surveys, mold surveys, as well as hazardous material audits, soil and groundwater remediation, and regulatory consulting. Current duties at Converse include conducting Phase I/II Environmental Site Assessments and asbestos surveys.

Principal area of responsibility for this ESA report: Historical Research, Regulatory Agency Interaction, and Report Generation.



## 14.0 References

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ASTM International, 2013, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E-1527-13

Carson City Public Works, Request for Records, April 2019

Carson City Fire Department, Request for Records, April 2019

ERIS Radius Map Report, April 2019

ERIS Sanborn Map Report, April 2019

ERIS Historical Topo Map Report, April 2019

ERIS Historical Aerial Photos, April 2019

ERIS City Directory Report, April 2019

### Websites

- Google Earth, [www.google.com/earth/](http://www.google.com/earth/)
- Trexler, D.T., 1977, [Geologic Map of the Carson City Quadrangle, Nevada](#): Nevada Bureau of Mines and Geology, Urban Map 1Ag, scale 1:24,000, Accessed April 24, 2019
- Carson City Assessment Records, (<https://carson.org/government/departments-a-f/assessor/parcel-maps-and-gis>)
- United States Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA), *Pipeline Location Website* (<https://www.npms.phmsa.dot.gov/default.htm>)

All additional referenced sources are appended to this report.



# Appendix A







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**Pertinent Property  
Photographs**

**Appendix B**

**MEDICAL PARKWAY VACANT PARCELS**  
MEDICAL PARKWAY  
Carson City, Nevada  
Converse Project Number 19-23138-01



**Photograph 1:** View of the interior of the Property looking north.



**Photograph 2:** View of the interior of the Property looking south.

**MEDICAL PARKWAY VACANT PARCELS**  
MEDICAL PARKWAY  
Carson City, Nevada  
Converse Project Number 19-23138-01



**Photograph 3:** View a transformer located on the western Property boundary.



**Photograph 4:** View of a catch basin near the western Property boundary.

**MEDICAL PARKWAY VACANT PARCELS**  
MEDICAL PARKWAY  
Carson City, Nevada  
Converse Project Number 19-23138-01



**Photograph 5:** View of buried gas line markers on the northern Property boundary.



**Photograph 6:** View the northern Property boundary looking west.

**MEDICAL PARKWAY VACANT PARCELS**  
MEDICAL PARKWAY  
Carson City, Nevada  
Converse Project Number 19-23138-01



**Photograph 7:** View of the eastern Property boundary looking south.



**Photograph 8:** View of the western Property boundary looking north.

**MEDICAL PARKWAY VACANT PARCELS**  
MEDICAL PARKWAY  
Carson City, Nevada  
Converse Project Number 19-23138-01



**Photograph 9:** View of a stormwater wash.



**Photograph 10:** View of the northern adjoining property.



**MEDICAL PARKWAY VACANT PARCELS**  
MEDICAL PARKWAY  
Carson City, Nevada  
Converse Project Number 19-23138-01



**Photograph 11:** View of the eastern adjoining property.



**Photograph 12:** View of the southern Property boundary and southern adjoining property.

**MEDICAL PARKWAY VACANT PARCELS**  
MEDICAL PARKWAY  
Carson City, Nevada  
Converse Project Number 19-23138-01



**Photograph 13:** View of the western adjoining property.



**Photograph 14:** View of the western adjoining property.

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**Historical Information**

**Appendix C**

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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# HISTORICAL **AERIALS**

**Project Property:** *Carson City Public Works - Medical Way Parcels  
n/a*

**Project No:** *Carson City, NV  
19-23138-01*

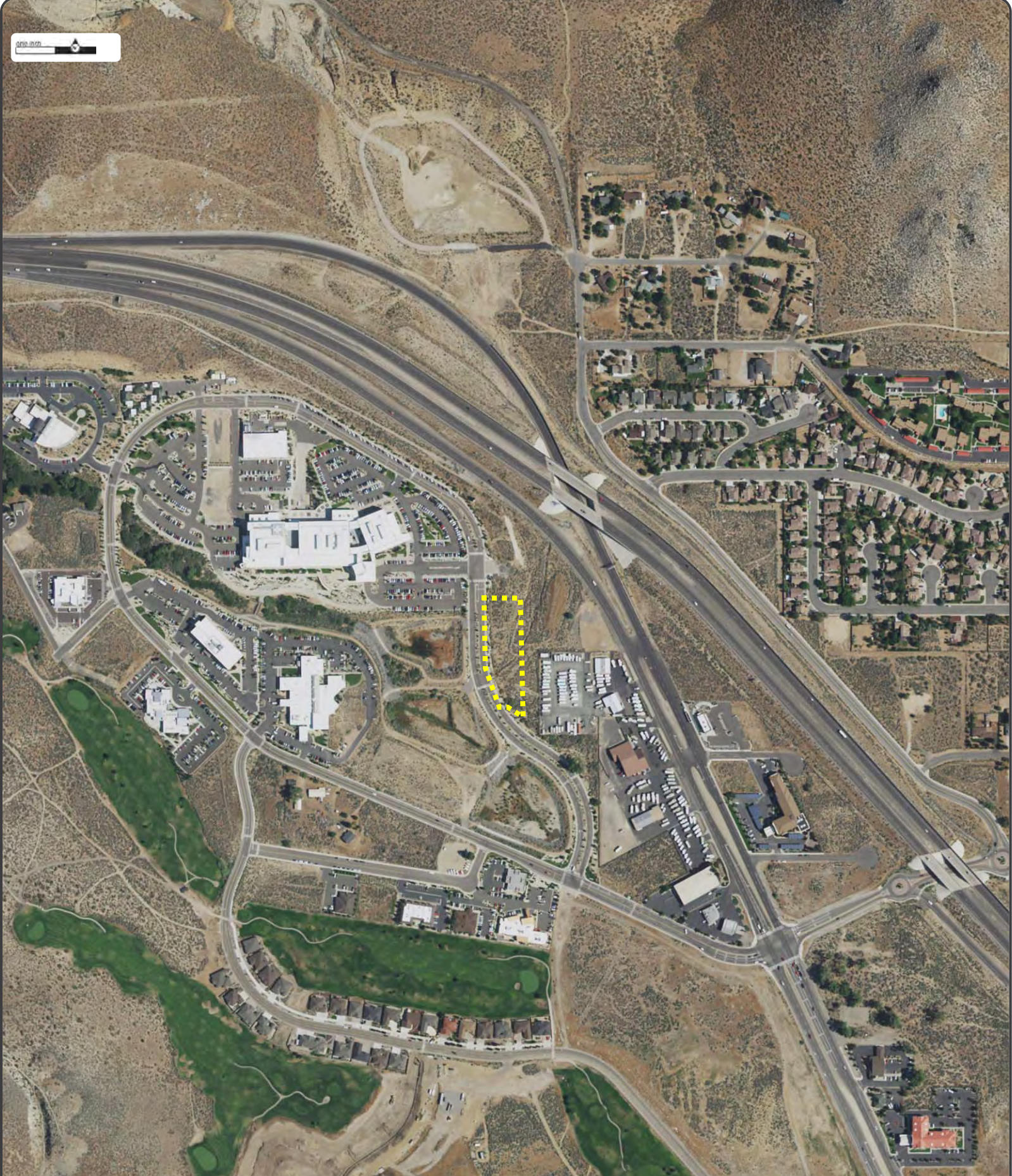
**Requested By:** *Converse Consultants*

**Order No:** *20190422264*

**Date Completed:** *April 24, 2019*

### Search Results Summary

Year	Source	Scale	Comment
2017	NAIP - National Agriculture Information Program	1"=500'	
2013	NAIP - National Agriculture Information Program	1"=500'	
2010	NAIP - National Agriculture Information Program	1"=500'	
2006	NAIP - National Agriculture Information Program	1"=500'	
1999	USGS - US Geological Survey	1"=500'	
1990	USGS - US Geological Survey	1"=500'	
1980	NHAP - National High Altitude Photography	1"=500'	
1974	USGS - US Geological Survey	1"=500'	BEST COPY AVAILABLE
1966	USGS - US Geological Survey	1"=500'	
1956	AMS - Army Mapping Service	1"=500'	
1953	USGS - US Geological Survey	1"=500'	BEST COPY AVAILABLE



Year: 2017  
 Source: NAIP  
 Scale: 1" to 500'  
 Comments:

Site Address: n/a Carson City NV  
 Approx Center: 39.20084 / -119.7812



Order No: 20190422264

166

**ERIS**  
 ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204



Year: 2013  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: n/a Carson City NV  
Approx Center: 39.20084 / -119.7812



Order No: 20190422264

167



www.erisinfo.com | 1.866.517.5204



Year: 2010  
 Source: NAIP  
 Scale: 1" to 500'  
 Comments:

Site Address: n/a Carson City NV  
 Approx Center: 39.20084 / -119.7812



Order No: 20190422264

168



www.erisinfo.com | 1.866.517.5204





Year: 2006  
 Source: NAIP  
 Scale: 1" to 500'  
 Comments:

Site Address: n/a Carson City NV  
 Approx Center: 39.20084 / -119.7812



Order No: 20190422264

169

**ERIS**  
 ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204



Year: 1999  
 Source: USGS  
 Scale: 1" to 500'  
 Comments:

Site Address: n/a Carson City NV  
 Approx Center: 39.20084 / -119.7812



Order No: 20190422264

170

**ERIS**  
 ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204



Year: 1990  
 Source: USGS  
 Scale: 1" to 500'  
 Comments:

Site Address: n/a Carson City NV  
 Approx Center: 39.20084 / -119.7812



Order No: 20190422264

171

**ERIS**  
 ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204



Year: 1980  
 Source: NHAP  
 Scale: 1" to 500'  
 Comments:

Site Address: n/a Carson City NV  
 Approx Center: 39.20084 / -119.7812



Order No: 20190422264

172

**ERIS**  
 ENVIRONMENTAL RISK INFORMATION SERVICES



www.erisinfo.com | 1.866.517.5204



Year: 1974  
Source: USGS  
Scale: 1" to 500'  
Comments: BEST COPY AVAILABLE

Site Address: n/a Carson City NV  
Approx Center: 39.20084 / -119.7812



Order No: 20190422264

173

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204



Year: 1966  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: n/a Carson City NV  
Approx Center: 39.20084 / -119.7812



Order No: 20190422264

174



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204



Year: 1956  
Source: AMS  
Scale: 1" to 500'  
Comments:

Site Address: n/a Carson City NV  
Approx Center: 39.20084 / -119.7812



Order No: 20190422264

175

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204



Year: 1953  
Source: USGS  
Scale: 1" to 500'  
Comments: BEST COPY AVAILABLE

Site Address: n/a Carson City NV  
Approx Center: 39.20084 / -119.7812



Order No: 20190422264

176

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





# CITY DIRECTORY

**Project Property:** *Carson City Public Works - Medical Way Parcels  
n/a*

**Project No:** *Carson City, NV 89706  
19-23138-01*

**Requested By:** *Converse Consultants*

**Order No:** *20190422264*

**Date Completed:** *April 24, 2019*

April 24, 2019  
RE: CITY DIRECTORY RESEARCH  
Carson City Public Works - Medical Way Parcels  
n/a Carson City, NV

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**

1550-1650 of Medical Parkway  
4500-4600 of North Carson Street

**Search Results Summary**

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2014	DIGITAL BUSINESS DIRECTORY	
2010	DIGITAL BUSINESS DIRECTORY	
2005	POLKS	
2005	POLKS	
2000	POLKS	
2000	POLKS	
1995	POLKS	
1990	POLKS	
1990	POLKS	
1985	POLKS	
1985	POLKS	
1980	POLKS	
1975	POLKS	
1970	POLKS	
1965	POLKS	
1961	POLKS	

1600 ACCESS TO HEALTHCARE NETWORK...Health  
 1600 AGUIRRE, JOSE MD...Physicians & Surgeo  
 1600 AGUIRRE, JOSE MD...Medical & Surgical  
 1600 AHMAD, SYED MD...Physicians & Surgeons  
 1600 AHMAD, SYED MD...Medical & Surgical Sv  
 1600 AHMAD, SYED MD...Physicians & Surgeons  
 1600 BERGER, CRAIG MD...Medical & Surgical  
 1600 BERGER, CRAIG MD...Physicians & Surgeo  
 1600 CARSON TAHOE HEALTH...Drug Abuse & Add  
 1600 CARSON TAHOE HEALTH...Hospitals  
 1600 CARSON TAHOE IMAGING...X-ray Laborator  
 1600 CARSON TAHOE PHYSICIANS CLNIC...Physic  
 1600 CARSON TAHOE REGIONAL MED CTR...Medica  
 1600 DOBERNECK, SUSAN A MD...Medical & Surg  
 1600 DOBERNECK, SUSAN A MD...Physicians & S  
 1600 KAVANAUGH, TARA L NP...Nurses-practiti  
 1600 MOKROHISKY, ELIZABETH NP...Nurses-prac  
 1600 MORRISON, SARA...Dietitians  
 1600 NICKLES, GEORGE B MD...Medical & Surgi  
 1600 NICKLES, GEORGE B MD...Physicians & Su  
 1600 SANCHEZ, SUE O MD...Medical & Surgical  
 1600 SANCHEZ, SUE O MD...Physicians & Surge  
 1600 STARBUCKS...Coffee Shops  
 1600 WOLZ, MARK R MD...Physicians & Surgeon  
 1600 WOLZ, MARK R MD...Medical & Surgical S

4500 MICHAEL HOHL RV CTR...Automobile Deale  
 4539 TACO BELL...Restaurants  
 4550 CARSON CITY RV SALES...Recreational Ve

1600 AGUIRRE, JOSE MD...Offices Of Physicia  
 1600 AHMAD, SYED MD...Offices Of Physicians  
 1600 ATM...Commercial Banking  
 1600 BAYYA, VIJAYA V MD...Offices Of Physic  
 1600 BERGER, CRAIG MD...Offices Of Physicia  
 1600 BOSCOVICH, BROCK MD...Offices Of Physi  
 1600 CARSON TAHOE IMAGING...Medical Laborat  
 1600 CARSON TAHOE PHYS CLINICS...Offices Of  
 1600 CARSON TAHOE REGIONAL MED CTR...Mental  
 1600 CARSON-TAHOE HOSPITAL...Rehabilitati  
 1600 CARSON-TAHOE HOSPITAL...General Medica  
 1600 CARSON-TAHOE HOSPITAL...Physicians & S  
 1600 CARSON-TAHOE HOSPITAL...Laboratories-c  
 1600 COLEY, ANDREW MD...Offices Of Physicia  
 1600 CONRAD, LYNETTE...Offices Of Misc Heal  
 1600 CORTESE, ANTOINETTE MD...Offices Of Ph  
 1600 DOBERNECK, SUSAN A MD...Offices Of Phy  
 1600 EDGCOMB, JOHN S MD...Offices Of Physic  
 1600 EISENMESSER, BRETT H MD...Offices Of P  
 1600 ERICKSON, CLINTON MD...Offices Of Phys  
 1600 HEPWORTH, CLAUDE I MD...Offices Of Phy  
 1600 JACK, ELIZABETH A MD...Offices Of Phys  
 1600 KAVANAUGH, TARA L...Offices Of Misc He  
 1600 MAIYA, VIJAY MD...Offices Of Physician  
 1600 MAYER, MAURICE A MD...Offices Of Physi  
 1600 NEWBOLD, RICHARD D MD...Offices Of Phy  
 1600 NOVAK, CYNTHIA MD...Offices Of Physici  
 1600 NOVAK, KERRY W MD...Offices Of Physici  
 1600 SANCHEZ, SUE MD...Offices Of Physician  
 1600 SCHNURR, JACK A DO...Offices Of Physic  
 1600 STROBLE, ROBERT F MD...Offices Of Phys  
 1600 STRULL, DAVID J MD...Offices Of Physic  
 1600 SWARTZ, CAROL MD...Offices Of Physicia  
 1600 TILLITT, DAVID H MD...Offices Of Physi  
 1600 VIDAD, ALELI MD...Offices Of Physician  
 1600 WANG, XUE FENG MD...Offices Of Physici  
 1600 WATSON, LISA...Offices Of Misc Health  
 1600 WICHNER, MONICA H DO...Offices Of Phys  
 1600 WOLZ, MARK R MD...Offices Of Physician  
 1600 ZELLERS, NORMAN D...Offices Of Misc He

4500 MICHAEL HOHL RV CTR SALES DEPT...Autom  
 4550 CARSON CITY RV SALES...Recreational Ve  
 4550 CARSON CITY RV SALES...Offices Of Lawy

1600 AGUIRRE, JOSE A MD...Offices Of Physic  
 1600 AGUIRRE, JOSE MD...Offices Of Physicia  
 1600 AHMAD, SYED F MD...Offices Of Physicia  
 1600 BERGER, CRAIG L MD...Offices Of Physic  
 1600 BERGER, CRAIG MD...Offices Of Physicia  
 1600 BOSCOVICH, BROCK MD...Offices Of Physi  
 1600 CARSON TAHOE LABORATORY SVC...Medical  
 1600 CARSON TAHOE REHAB CTR...Vocational Re  
 1600 COLEY, ANDREW MD...Offices Of Physicia  
 1600 EDGCOMB, JOHN S MD...Offices Of Physic  
 1600 EISENMESSER, BRETT H MD...Offices Of P  
 1600 ERICKSON, CLINTON M MD...Offices Of Ph  
 1600 MAIYA, VIJAY MD...Offices Of Physician  
 1600 MAYER, MAURICE A MD...Offices Of Physi  
 1600 NEWBOLD, RICHARD D MD...Offices Of Phy  
 1600 NICKLES, G BRUCE MD...Offices Of Physi  
 1600 NOVAK, CYNTHIA MD...Offices Of Physici  
 1600 NOVAK, KERRY W MD...Offices Of Physici  
 1600 SCHNURR, JACK A DO...Offices Of Physic  
 1600 STRULL, DAVID J MD...Offices Of Physic  
 1600 TILLITT, DAVID H MD...Offices Of Physi  
 1600 VIDAD, ALELI MD...Offices Of Physician  
 1600 WICHNER, MONICA H DO...Offices Of Phys  
 1600 WOLF, BRYAN J MD...Offices Of Physicia  
 1600 WOLZ, MARK R MD...Offices Of Physician  
 1600 ZIPPERER, JOHN D MD...Offices Of Physi

4550 CARSON RV...Recreational Vehicle Deale  
 4550 CARSON RV SALES & SVC...Recreational V

STREET NOT LISTED

- 4095 MATUSZEWSKIT K MD PHYSICIANS & SURG
- 4095 MATUSZEWSKIT K MD PHYSICIANS & SURG
- 4239 WATER WHEEL RESTAURANTS 775 - 883 - 7826
- 4239 WATER WHEEL RESTAURANTS 775 - 883 - 7826
- 4340 MINI MARKET CONVENIENCE STORES
- 4340 MINI MARKET CONVENIENCE STORES
- 4388 CERAMIC TILE CTA TILE - CERAMIC
- 4388 CERAMIC TILE CTA TILE - CERAMIC
- 4500 MICHAEL HOHL HONDA SUBARU AUTO DLRS
- 4500 MICHAEL HOHL HONDA SUBARU AUTO DLRS

STREET NOT LISTED

- 4389 CARSON CITY HOMES OF AMERICA MOBILE
- 4444 AUTOMOTIVE CREDIT PRSNL CRDT INSTUTNS
- 4500 HOHL MICHAEL HONDA SUBARU NEW USED
- 4550 NOT VERIFIED
- 4600 ATKINS HOUSE OF CARPET FLOOR COVERIN...
- 5400 RESIDENTIAL LISTING

STREET NOT LISTED

STREET NOT LISTED



- 4239 STANLEY ' S RESTAURANT 883 - 7826
- 4340 ARCO AM PM GAS & FOOD 884 - 2676
- 4444 HOHL ' S MICHL HONDA SUBARU
- 4500 CARSON HONDA - SUBARU 885 - 0400
- 4550 CARSON R V SALES & SERV INC
- 4600 ATKINS HOUSE OF CARPET INC

STREET NOT LISTED

- 4389 SILVER HILLS OF CARSON
- 4444 CARSON SUBARU 882 - 3333
- 4500 CARSON MOTORS 855 - 0400
- 4550 CARSON R V SALES & SERVICE
- 4600 ATKINS HOUSE OF CARPET INC

STREET NOT LISTED

NO LISTINGS IN RANGE

STREET NOT LISTED

NO LISTINGS IN RANGE

STREET NOT LISTED

NO LISTINGS IN RANGE

STREET NOT LISTED

NO LISTINGS IN RANGE

STREET NOT LISTED

NO LISTINGS IN RANGE



# TOPOGRAPHIC MAPS

**Project Property:** *Carson City Public Works - Medical Way Parcels  
n/a  
Carson City NV*

**Project No:** *19-23138-01*

**Requested By:** *Converse Consultants*

**Order No:** *20190422264*

**Date Completed:** *April 23, 2019*

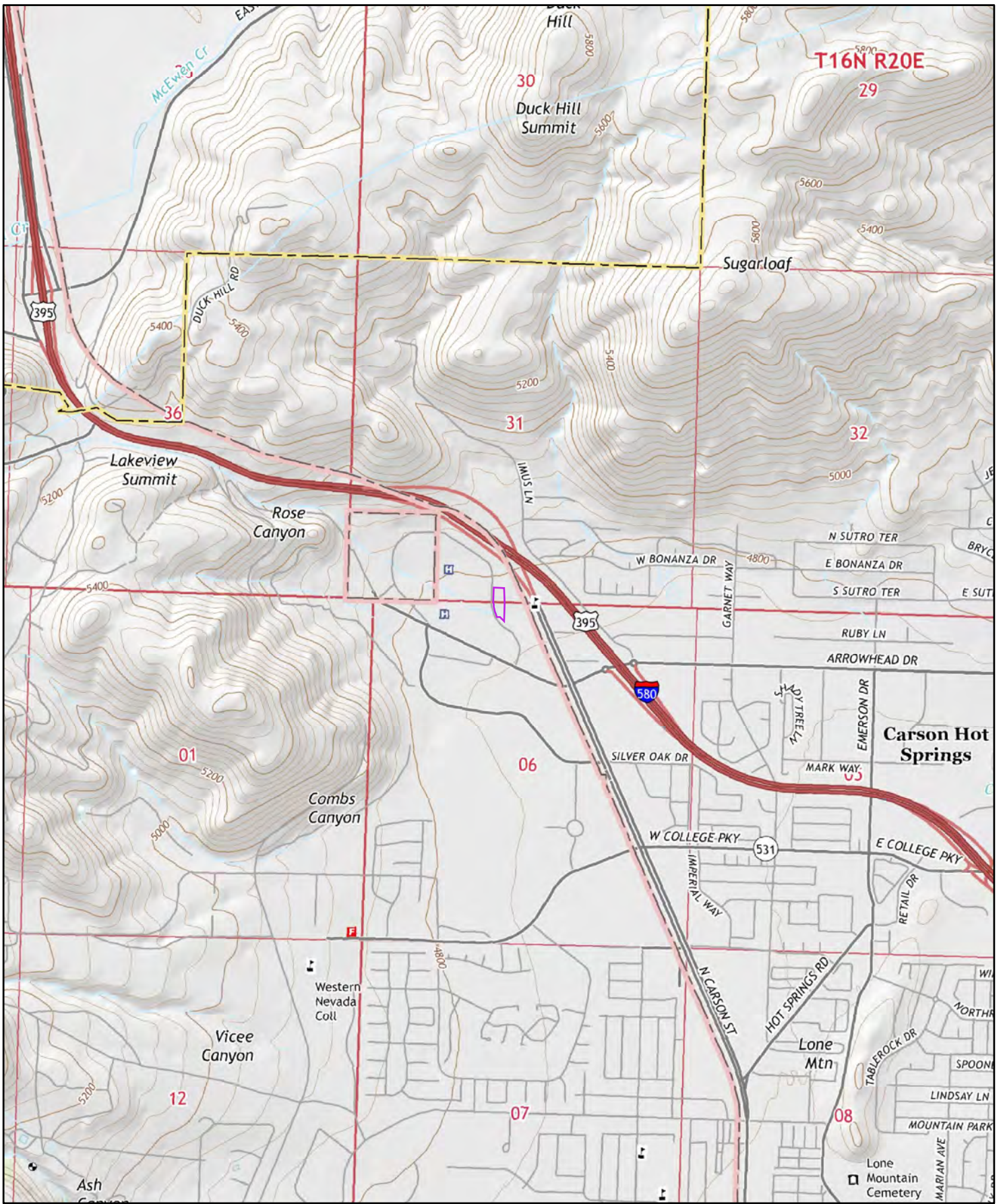


We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

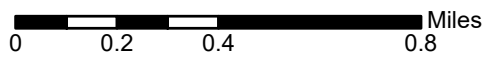
Year	Map Series
2014	7.5
1994	7.5
1982	7.5
1974	7.5
1968	7.5
1956	15

*Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.*

**No warranty of Accuracy or Liability for ERIS:** *The information contained in this report has been produced by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.*



2014



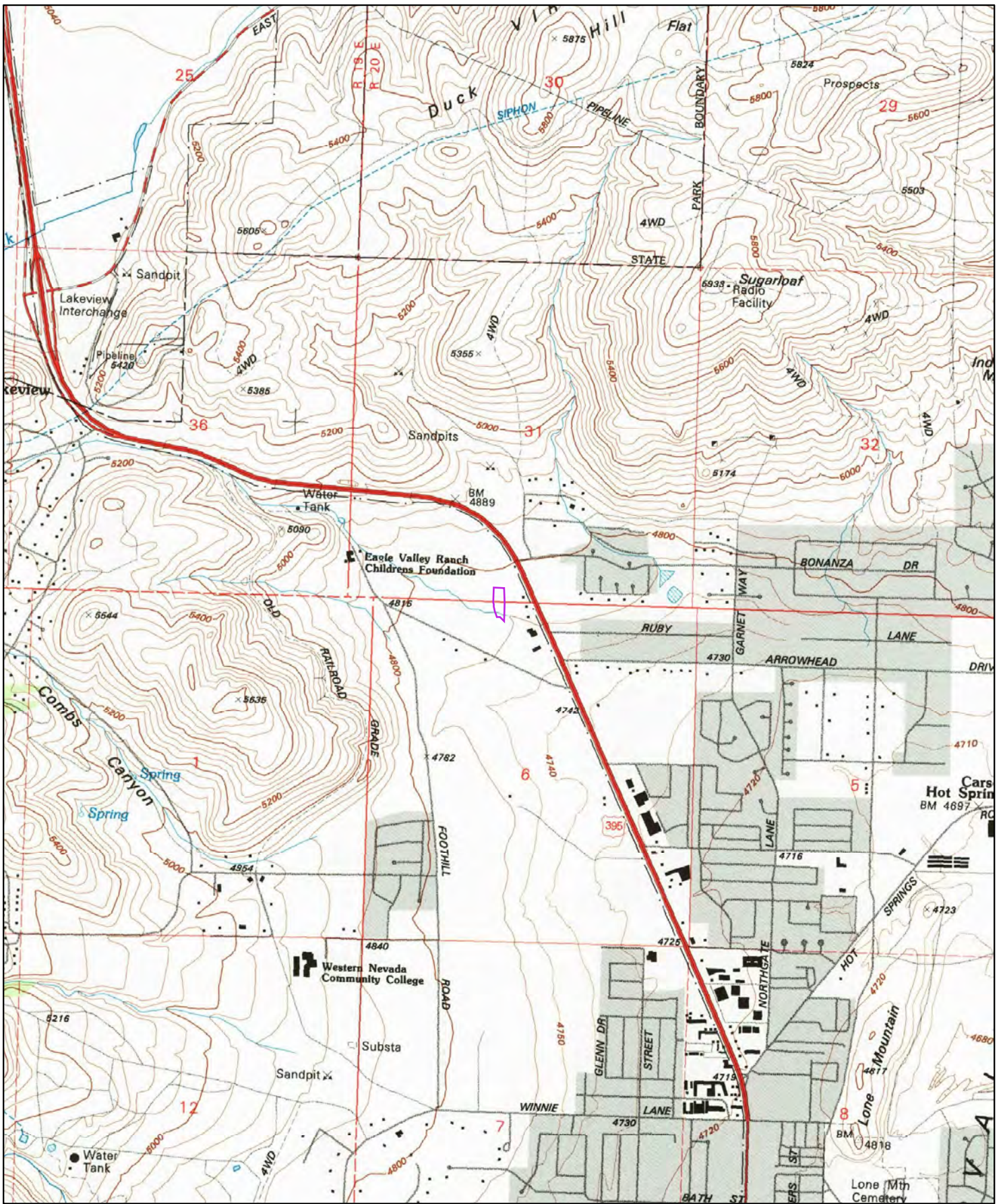
Order No. 20190422264

194

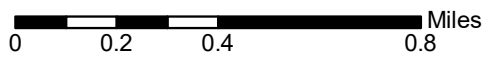
Quadrangle(s): Carson City, NV

Source: USGS 7.5 Minute Topographic Map





1994



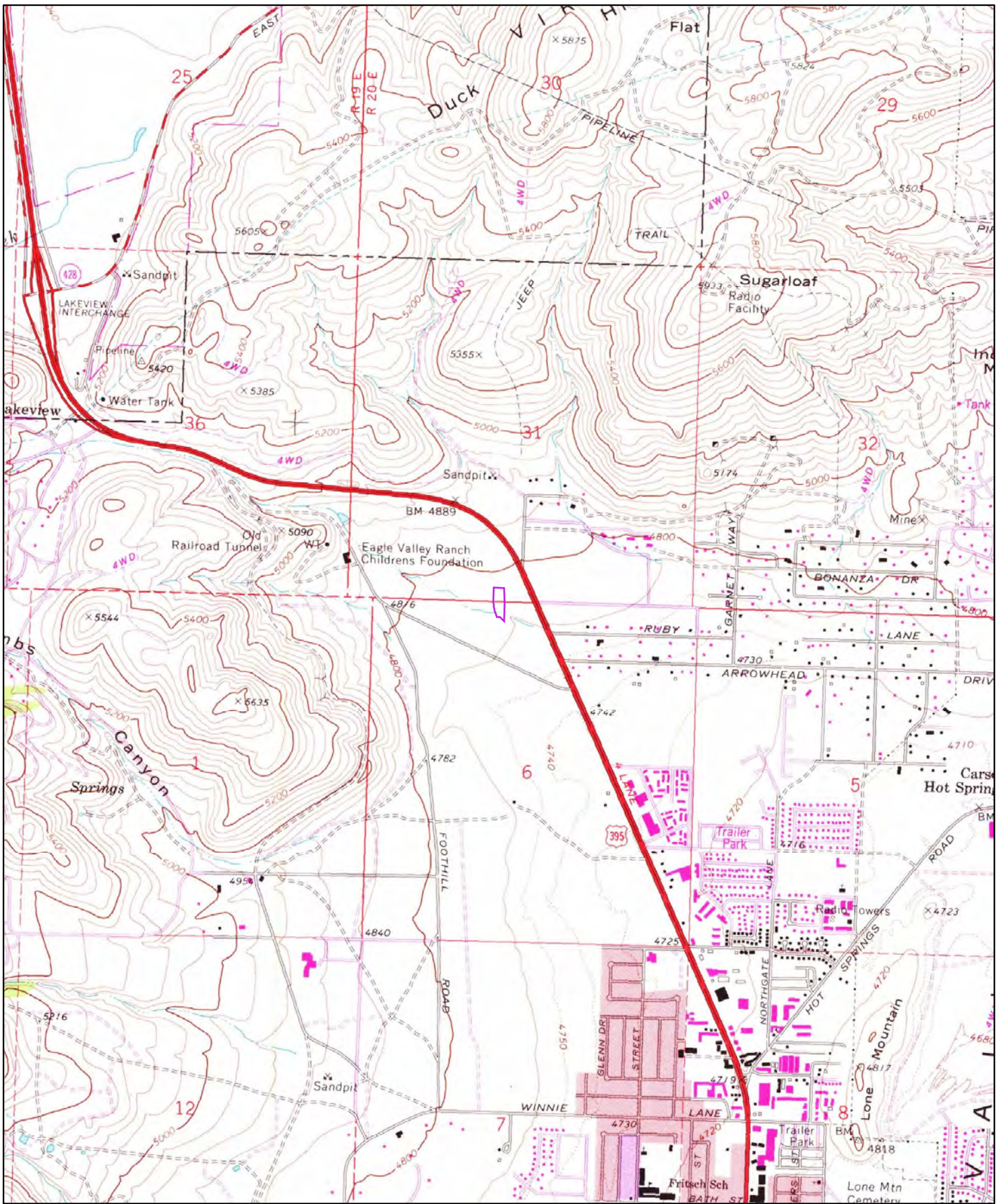
Order No. 20190422264

195

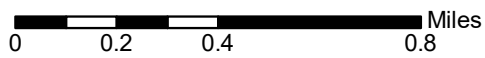
Quadrangle(s): Carson City, NV

Source: USGS 7.5 Minute Topographic Map





1982



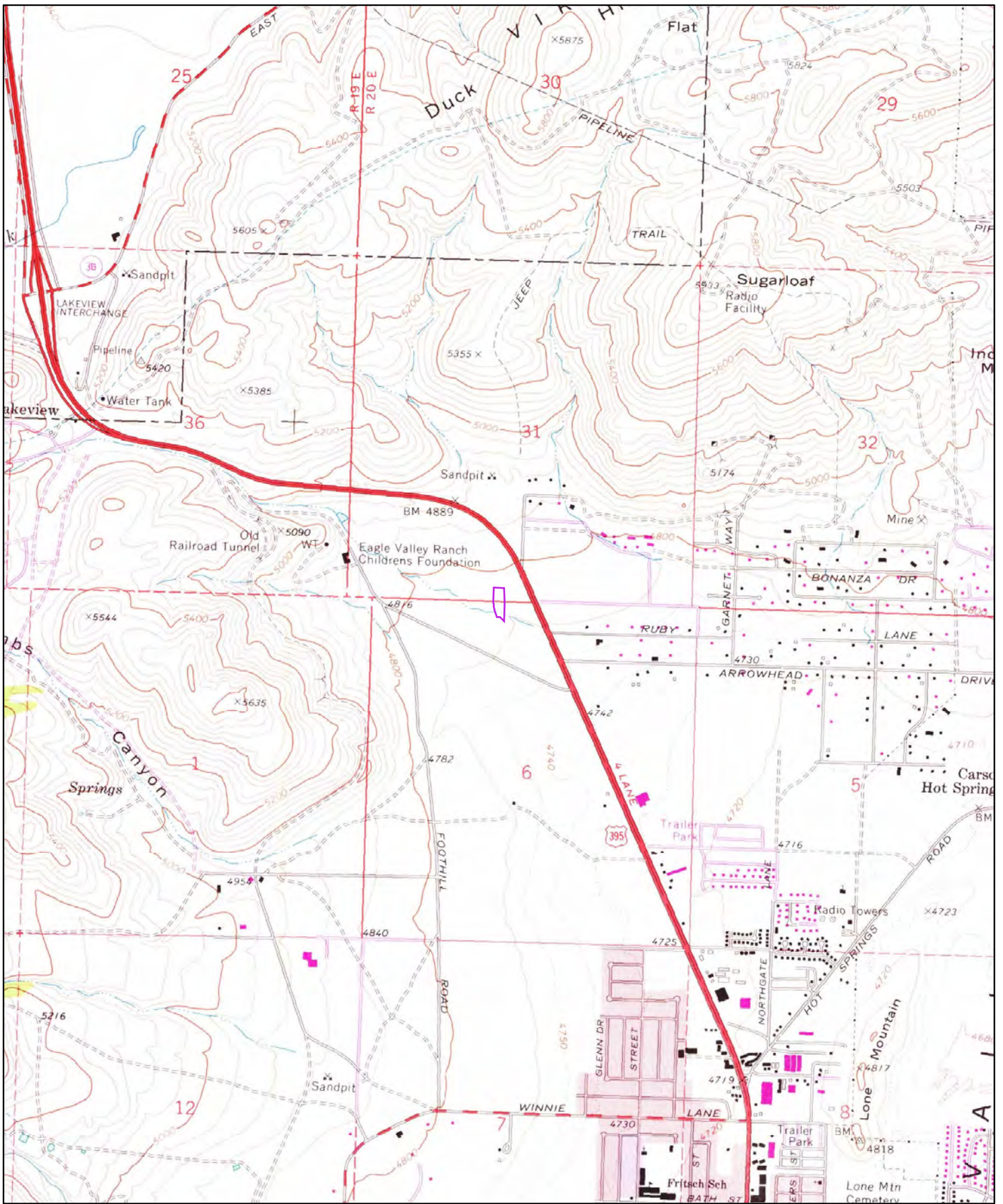
Order No. 20190422264

196

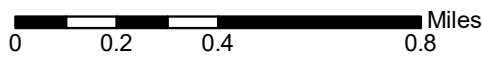
Quadrangle(s): Carson City, NV

Source: USGS 7.5 Minute Topographic Map





1974



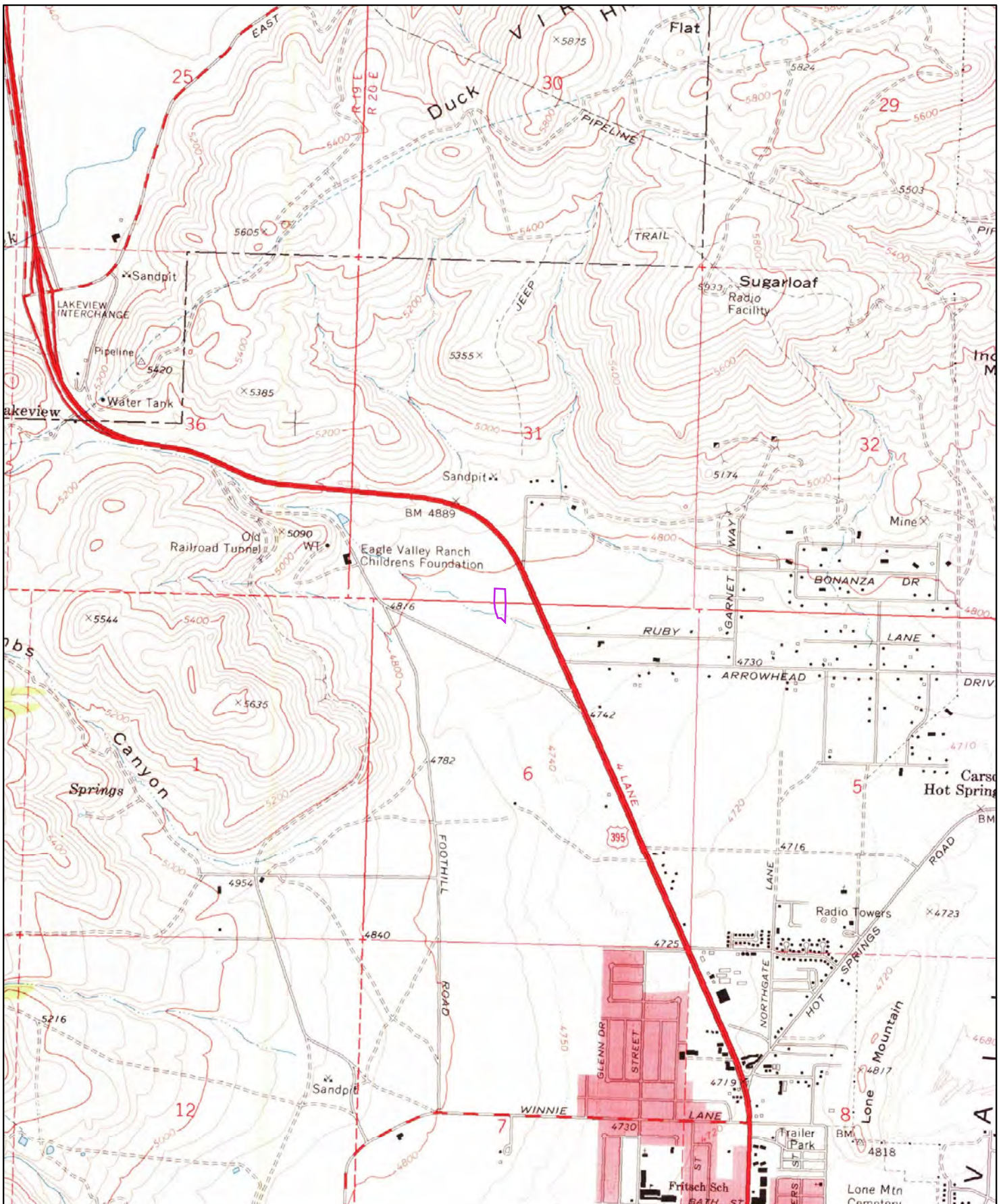
Order No. 20190422264

197

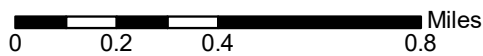
Quadrangle(s): Carson City, NV

Source: USGS 7.5 Minute Topographic Map





1968



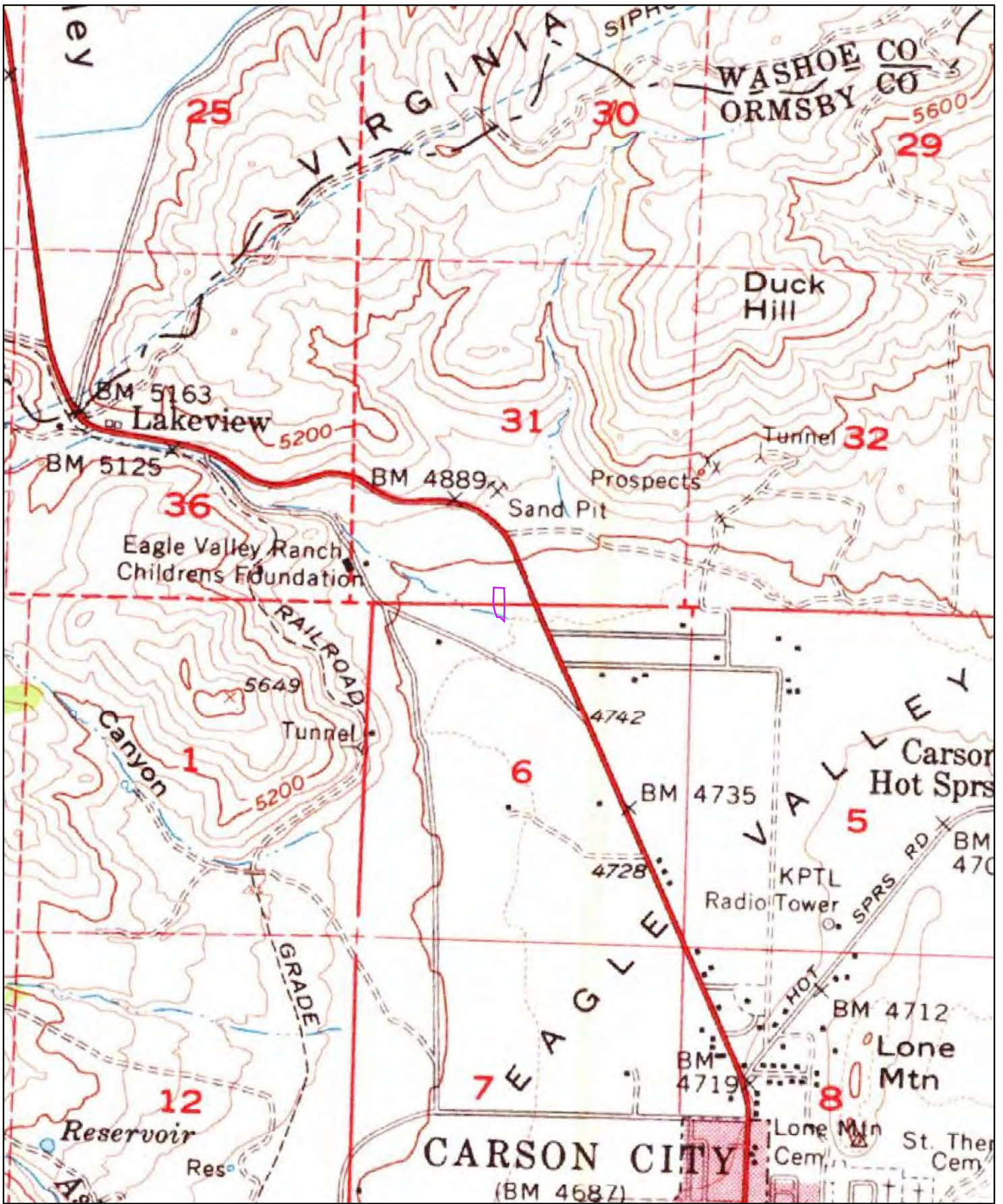
Order No. 20190422264

198

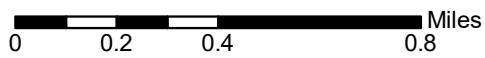
Quadrangle(s): Carson City, NV

Source: USGS 7.5 Minute Topographic Map





1956



Order No. 20190422264

199

Quadrangle(s): Carson City, NV

Source: USGS 15 Minute Topographic Map



# Appendix D





# DATABASE REPORT

**Project Property:** *Carson City Public Works - Medical Way  
Parcels  
n/a  
Carson City NV*

**Project No:** *19-23138-01*

**Report Type:** *Database Report*

**Order No:** *20190422264*

**Requested by:** *Converse Consultants*

**Date Completed:** *April 24, 2019*

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# Executive Summary

## Property Information:

**Project Property:** Carson City Public Works - Medical Way Parcels  
n/a Carson City NV

**Project No:** 19-23138-01

**Coordinates:**

<b>Latitude:</b>	39.20085
<b>Longitude:</b>	-119.781273
<b>UTM Northing:</b>	4,342,751.41
<b>UTM Easting:</b>	259,827.93
<b>UTM Zone:</b>	UTM Zone 11S

**Elevation:** 4,781 FT

## Order Information:

**Order No:** 20190422264  
**Date Requested:** April 22, 2019  
**Requested by:** Converse Consultants  
**Report Type:** Database Report

## Historicals/Products:

<b>Aerial Photographs</b>	Historical Aerials (Boundaries)
<b>City Directory Search</b>	CD - 2 Street Search
<b>ERIS Xplorer</b>	<a href="#">ERIS Xplorer</a>
<b>Excel Add-On</b>	Excel Add-On
<b>Fire Insurance Maps</b>	US Fire Insurance Maps
<b>Physical Setting Report (PSR)</b>	PSR
<b>Topographic Map</b>	Topographic Maps

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b>Standard Environmental Records</b>								
<b>Federal</b>								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	1	1	-	-	2
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
SHWS	Y	1	0	1	1	0	4	6

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DSHW	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	0	0	-	0
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	1	3	-	-	4
UST NONCOMP	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DTNK	Y	.25	0	0	0	-	-	0
VCP	Y	.5	0	0	0	0	-	0
BROWNFIELDS	Y	.5	0	0	0	0	-	0

**Tribal**

INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0

**County**

*No County standard environmental record sources available for this State.*

**Additional Environmental Records**

**Federal**

FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	1	-	-	1
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

**State**

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SPILLS	Y	.125	0	0	-	-	-	0
HIST SPL	Y	.125	0	0	-	-	-	0

Tribal **No Tribal additional environmental record sources available for this State.**

County **No County additional environmental record sources available for this State.**

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<b>Total:</b>			0	4	6	0	4	14
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\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	FINDS/FRS	THE ROC URGENT CARE	1365 MEDICAL PARKWAY CARSON CITY NV 89703	S	0.02 / 98.77	-13	<a href="#">18</a>
<a href="#">2</a>	RCRA CESQG	CARSON TAHOE HEALTH	1600 MEDICAL PKWY CARSON CITY NV 89703  <i>EPA Handler ID: NVR000080317</i>	NNW	0.03 / 165.93	19	<a href="#">18</a>
<a href="#">2</a>	UST	Carson Tahoe Regional Medical Center	1600 Medical Pkwy Carson City NV 89703  <i>Facility ID: 1-000182</i> <i>Tank ID   Tank Status: 001   Currently In Use</i>	NNW	0.03 / 165.93	19	<a href="#">24</a>
<a href="#">3</a>	SHWS	Truckim Mobile Source	Primary Street: Interstate 580 Bound: Mile Marker: Mile Marker 7.7 Carson City NV	NE	0.09 / 499.67	19	<a href="#">25</a>
<a href="#">4</a>	RCRA CESQG	CARSON CITY HONDA SUBARU	4500 N CARSON ST CARSON CITY NV 89706  <i>EPA Handler ID: NVD986768802</i>	SE	0.15 / 774.47	-21	<a href="#">25</a>
<a href="#">4</a>	UST	TM + KKH Inc	4500 N Carson St Carson City NV 89706  <i>Facility ID: 1-000068</i> <i>Tank ID   Tank Status: 002   Permanently Closed, 001   Permanently Closed</i>	SE	0.15 / 774.47	-21	<a href="#">27</a>
<a href="#">5</a>	UST	Sierra Surgery Hospital	1400 Medical Pkwy Carson City NV 89703  <i>Facility ID: 1-000181</i> <i>Tank ID   Tank Status: 001   Currently In Use</i>	WSW	0.17 / 888.54	4	<a href="#">28</a>
<a href="#">6</a>	ALT FUELS	Hampton Inn & Suites - Tesla Destination	10 Hospitality Way Carson City NV 89706	SE	0.21 / 1,128.47	-26	<a href="#">28</a>
<a href="#">7</a>	SHWS	North Carson AM/PM	4340 North Carson Street Carson City NV APN: 748 NV	SE	0.23 / 1,239.94	-27	<a href="#">29</a>
<a href="#">7</a>	UST	ARCO Gas Station	4340 N Carson St Carson City NV 89706  <i>Facility ID: 1-000125</i> <i>Tank ID   Tank Status: 002A   Currently In Use, 001   Currently In Use, 002B   Currently In Use, 004   Currently In Use</i>	SE	0.23 / 1,239.94	-27	<a href="#">29</a>
<a href="#">8</a>	SHWS	7-Eleven #2236-22629	3701 North Carson Street Carson City NV APN: 76 NV	SSE	0.77 / 4,060.18	-47	<a href="#">30</a>
<a href="#">9</a>	SHWS	Burger King (AmeriServe Truck Spill)	3589 North Carson Street Carson City NV APN: 396 NV	SSE	0.81 / 4,280.93	-48	<a href="#">30</a>



<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<a href="#">10</a>	SHWS	JM Furniture Inc.	3333 North Carson Street Carson City NV APN: NV	SSE	0.89 / 4,709.74	-51	<a href="#">30</a>
<a href="#">11</a>	SHWS	Koerth Property	369 Arrowhead Drive Carson City NV APN: 208 NV	ESE	0.92 / 4,879.43	-52	<a href="#">31</a>

## Executive Summary: Summary by Data Source

### Standard

#### Federal

##### RCRA CESQG - RCRA Conditionally Exempt Small Quantity Generators List

A search of the RCRA CESQG database, dated Mar 4, 2019 has found that there are 2 RCRA CESQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CARSON TAHOE HEALTH	1600 MEDICAL PKWY CARSON CITY NV 89703  <i>EPA Handler ID: NVR000080317</i>	NNW	0.03 / 165.93	<a href="#"><u>2</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CARSON CITY HONDA SUBARU	4500 N CARSON ST CARSON CITY NV 89706  <i>EPA Handler ID: NVD986768802</i>	SE	0.15 / 774.47	<a href="#"><u>4</u></a>

#### State

##### SHWS - Bureau of Corrective Actions' Project Tracking Database

A search of the SHWS database, dated Feb 20, 2019 has found that there are 6 SHWS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Truckim Mobile Source	Primary Street: Interstate 580 Bound: Mile Marker: Mile Marker 7.7 Carson City NV	NE	0.09 / 499.67	<a href="#"><u>3</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
North Carson AM/PM	4340 North Carson Street Carson City NV APN: 748 NV	SE	0.23 / 1,239.94	<a href="#"><u>7</u></a>
7-Eleven #2236-22629	3701 North Carson Street Carson City NV APN: 76 NV	SSE	0.77 / 4,060.18	<a href="#"><u>8</u></a>
Burger King (AmeriServe Truck Spill)	3589 North Carson Street Carson City NV APN: 396 NV	SSE	0.81 / 4,280.93	<a href="#"><u>9</u></a>
JM Furniture Inc.	3333 North Carson Street Carson City NV APN:	SSE	0.89 / 4,709.74	<a href="#"><u>10</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	NV			
Koerth Property	369 Arrowhead Drive Carson City NV APN: 208 NV	ESE	0.92 / 4,879.43	<a href="#">11</a>

## UST - Storage Tanks

A search of the UST database, dated Feb 4, 2019 has found that there are 4 UST site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Carson Tahoe Regional Medical Center	1600 Medical Pkwy Carson City NV 89703  <i>Facility ID: 1-000182</i> <i>Tank ID   Tank Status: 001   Currently In Use</i>	NNW	0.03 / 165.93	<a href="#">2</a>
Sierra Surgery Hospital	1400 Medical Pkwy Carson City NV 89703  <i>Facility ID: 1-000181</i> <i>Tank ID   Tank Status: 001   Currently In Use</i>	WSW	0.17 / 888.54	<a href="#">5</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TM + KKH Inc	4500 N Carson St Carson City NV 89706  <i>Facility ID: 1-000068</i> <i>Tank ID   Tank Status: 002   Permanently Closed, 001   Permanently Closed</i>	SE	0.15 / 774.47	<a href="#">4</a>
ARCO Gas Station	4340 N Carson St Carson City NV 89706  <i>Facility ID: 1-000125</i> <i>Tank ID   Tank Status: 002A   Currently In Use, 001   Currently In Use, 002B   Currently In Use, 004   Currently In Use</i>	SE	0.23 / 1,239.94	<a href="#">7</a>

## Non Standard

### Federal

### FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Jan 30, 2019 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

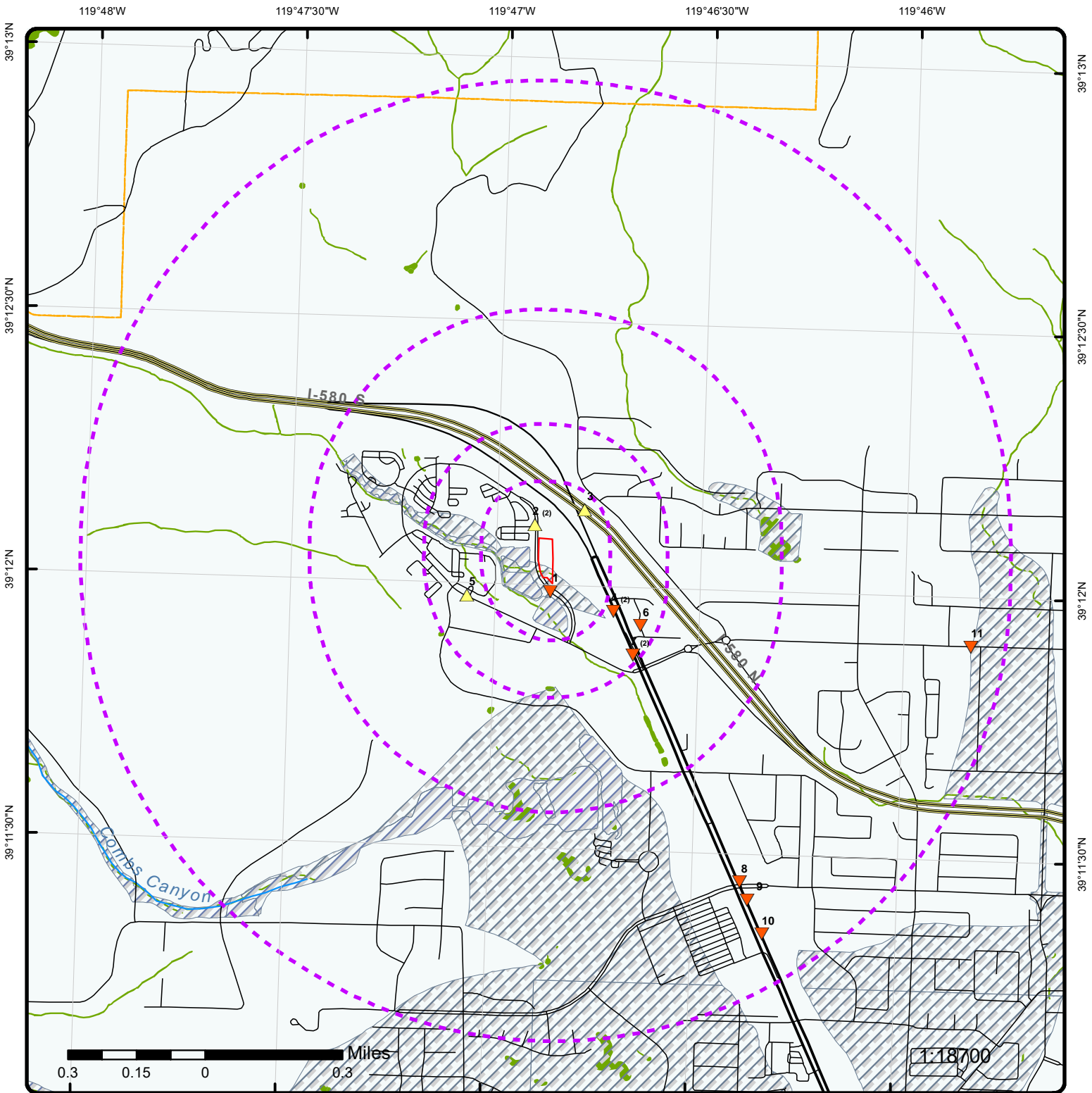
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
THE ROC URGENT CARE	1365 MEDICAL PARKWAY CARSON CITY NV 89703	S	0.02 / 98.77	<a href="#">1</a>

### ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Jan 15, 2019 has found that there are 1 ALT FUELS site(s) within approximately 0.25

miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Hampton Inn & Suites - Tesla Destination	10 Hospitality Way Carson City NV 89706	SE	0.21 / 1,128.47	<a href="#">6</a>

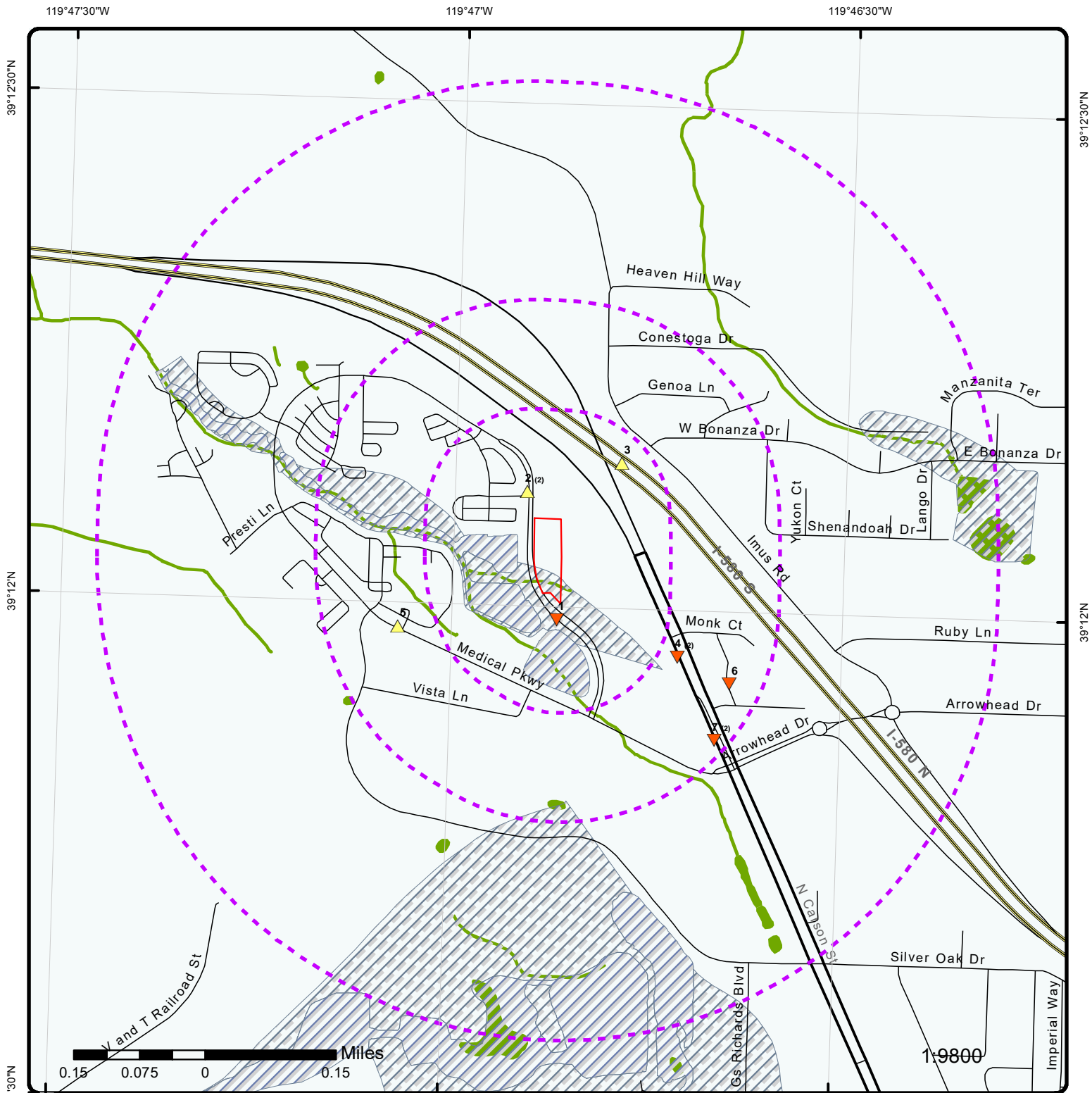


### Map : 1 Mile Radius

Order No: 20190422264  
 Address: n/a, Carson City, NV



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

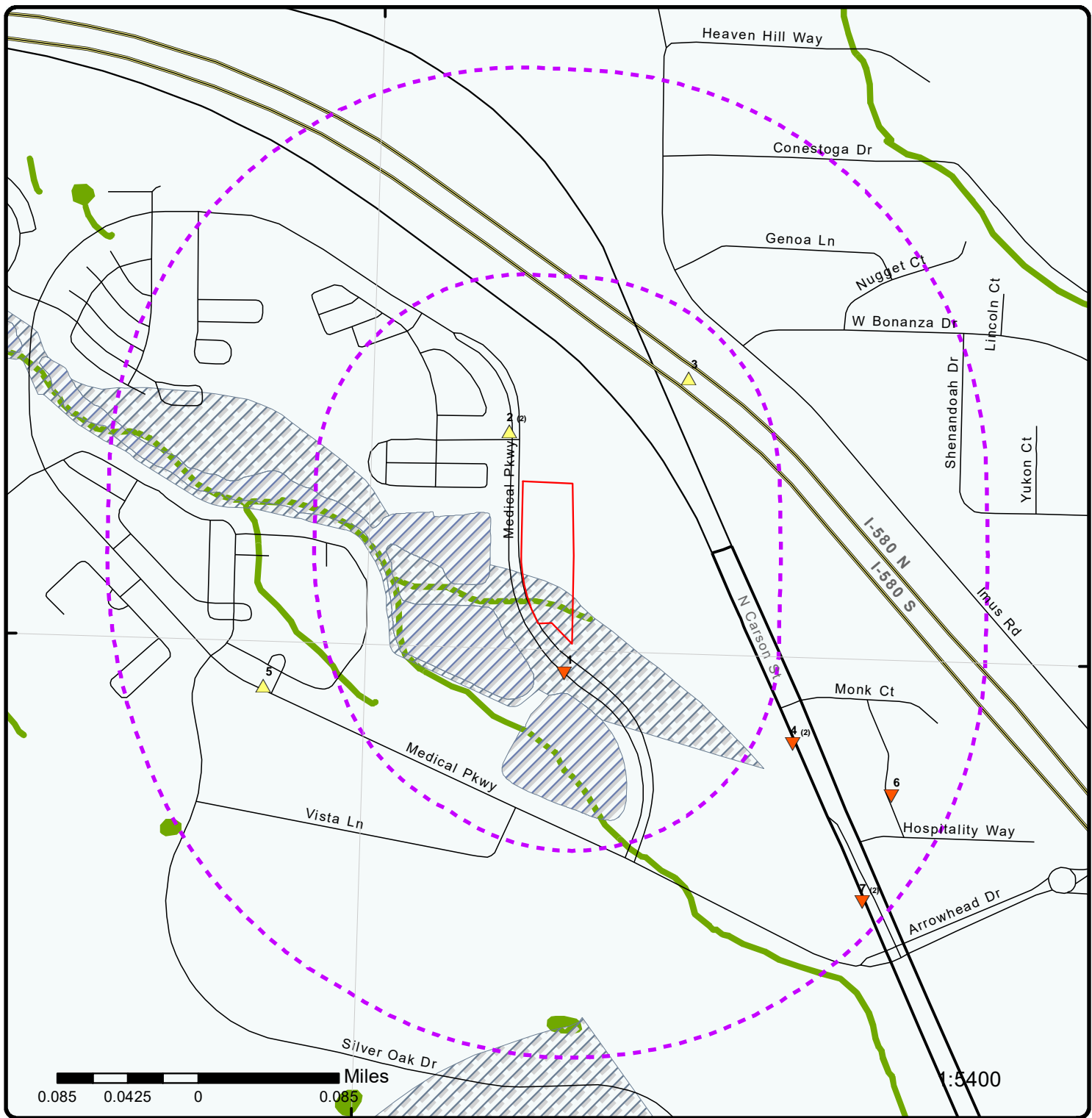


**Map : 0.5 Mile Radius**

Order No: 20190422264  
 Address: n/a, Carson City, NV



Project Property	Rails	State Boundary	FWS Special Designation Areas
<b>Buffer Outline</b>	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas: Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas: NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



### Map : 0.25 Mile Radius

Order No: 20190422264  
Address: n/a, Carson City, NV



Project Property	Rails	State Boundary	FWS Special Designation Areas
<b>Buffer Outline</b>	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



1:5000

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Aerial (2017)

Address: n/a, Carson City, NV

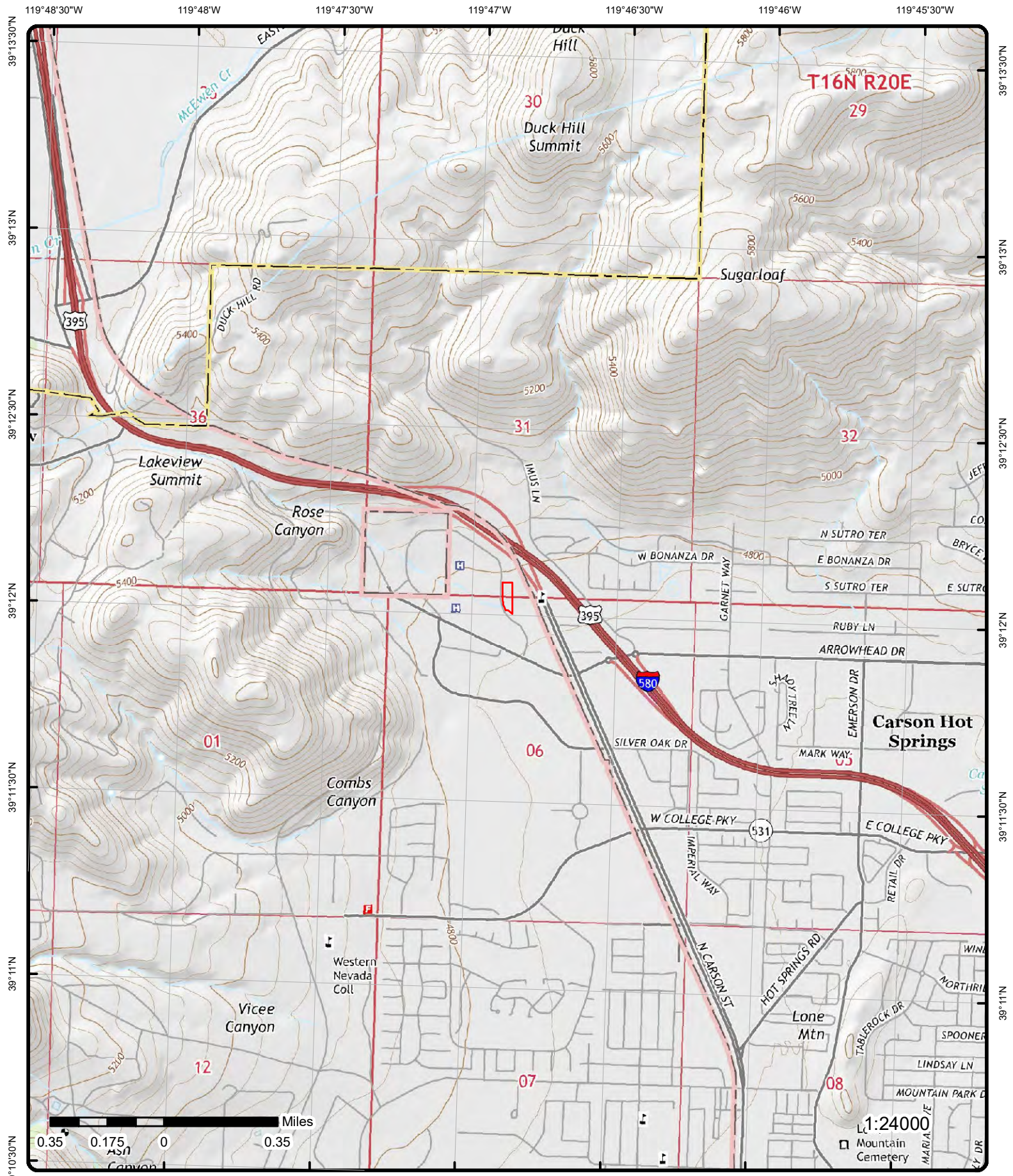
Source: ESRI World Imagery

Order No: 20190422264



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# Topographic Map (2014)

Address: n/a, Carson City, NV

Quadrangle(s): Carson City, NV

Source: USGS Topographic Map

Order No: 20190422264



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# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 1	S	0.02 / 98.77	4,768.44 / -13	<b>THE ROC URGENT CARE 1365 MEDICAL PARKWAY CARSON CITY NV 89703</b>	<b>FINDS/FRS</b>

**Registry ID:** 110070155388  
**FIPS Code:**  
**HUC Code:** 16050201  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 05-JAN-2018 14:51:03  
**Update Date:**  
**Interest Types:** ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:** ICIS  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No.:** 02  
**Census Block Code:** 325100003003003  
**EPA Region Code:** 09  
**County Name:**  
**US/Mexico Border Ind:**  
**Latitude:** 39.1987  
**Longitude:** -119.78277  
**Reference Point:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110070155388](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070155388)  
**Program Acronyms:**

NPDES:NVCS44015

<a href="#">2</a>	1 of 2	NNW	0.03 / 165.93	4,799.64 / 19	<b>CARSON TAHOE HEALTH 1600 MEDICAL PKWY CARSON CITY NV 89703</b>	<b>RCRA CESQG</b>
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**EPA Handler ID:** NVR000080317  
**Gen Status Universe:** Conditionally Exempt Small Quantity Generator  
**Contact Name:** SCOTT HOOVER  
**Contact Address:** 1600 MEDICAL PKWY , , CARSON CITY , NV, 89703 , US  
**Contact Phone No and Ext:** 775-445-8034  
**Contact Email:** SCOTT.HOOVER@CARSONTAHOEHEALTH.ORG  
**Contact Country:** US  
**County Name:** CARSON CITY  
**EPA Region:** 09  
**Land Type:** Private  
**Receive Date:** 20121213

**Violation/Evaluation Summary**

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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**Note:** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Mar, 2019.

Violation Details

**Citation:**  
**Violation Short Description:** TSD IS-Preparedness and Prevention  
**Violation Type:** 265.C  
**Violation Determined Date:** 20110310  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 20110606  
**Violation Responsible Agency:** State

Enforcement Details

**Enforcement Type:** 110  
**Enforcement Type Description:** VERBAL INFORMAL  
**Enforcement Action Date:** 20110310  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

Violation Details

**Citation:**  
**Violation Short Description:** State Statute or Regulation  
**Violation Type:** XXS  
**Violation Determined Date:** 20110310  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 20110606  
**Violation Responsible Agency:** State

Enforcement Details

**Enforcement Type:** 110  
**Enforcement Type Description:** VERBAL INFORMAL  
**Enforcement Action Date:** 20110310  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

Violation Details

**Citation:**  
**Violation Short Description:** State Statute or Regulation  
**Violation Type:** XXS  
**Violation Determined Date:** 20080521  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 20080528  
**Violation Responsible Agency:** State

Enforcement Details

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Enforcement Type:** 110  
**Enforcement Type Description:** VERBAL INFORMAL  
**Enforcement Action Date:** 20110310  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Enforcement Type:** 110  
**Enforcement Type Description:** VERBAL INFORMAL  
**Enforcement Action Date:** 20080728  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Evaluation Details**

**Evaluation Start Date:** 20110310  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** State Statute or Regulation  
**Return to Compliance Date:** 20110606  
**Evaluation Agency:** State

**Evaluation Start Date:** 20110310  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** TSD IS-Preparedness and Prevention  
**Return to Compliance Date:** 20110606  
**Evaluation Agency:** State

**Evaluation Start Date:** 20090320  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Evaluation Start Date:** 20080521  
**Evaluation Type Description:** FOCUSED COMPLIANCE INSPECTION  
**Violation Short Description:** State Statute or Regulation  
**Return to Compliance Date:** 20080528  
**Evaluation Agency:** State

**Evaluation Start Date:** 20060505  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

**Hazardous Waste Handler Details**

Sequence No: 5  
 Receive Date: 20121213  
 Handler Name: CARSON TAHOE HEALTH  
 Generator Status Universe: Conditionally Exempt Small Quantity Generator  
 Source Type: Notification

**Waste Code Details**

Hazardous Waste Code: U010  
 Waste Code Description: AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[AMINOCARBONYL]OXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C

Hazardous Waste Code: U035  
 Waste Code Description: BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

Hazardous Waste Code: U058  
 Waste Code Description: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

Hazardous Waste Code: U059  
 Waste Code Description: 5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL]OXY]-7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN

Hazardous Waste Code: U150  
 Waste Code Description: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN

Hazardous Waste Code: U206  
 Waste Code Description: D-GLUCOSE, 2-DEOXY-2-[(METHYLNITROSOAMINO)-CARBONYL]AMINO]- (OR) GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-,D- (OR) STREPTOZOTOCIN

Hazardous Waste Code: U237  
 Waste Code Description: 2,4-(1H,3H)-PYRIMIDINEDIONE, 5-[BIS(2-CHLOROETHYL)AMINO]- (OR) URACIL MUSTARD

**Hazardous Waste Handler Details**

Sequence No: 4  
 Receive Date: 20110414  
 Handler Name: CARSON TAHOE REGIONAL MEDICAL CENTER  
 Generator Status Universe: Conditionally Exempt Small Quantity Generator  
 Source Type: Notification

**Waste Code Details**

Hazardous Waste Code: U010  
 Waste Code Description: AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[AMINOCARBONYL]OXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C

Hazardous Waste Code: U035  
 Waste Code Description: BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

Hazardous Waste Code: U058  
 Waste Code Description: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

Hazardous Waste Code: U059  
 Waste Code Description: 5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					HEXOPYRANOSYL)OXY]-7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN	
<b>Hazardous Waste Code:</b>					U150	
<b>Waste Code Description:</b>					L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN	
<b>Hazardous Waste Code:</b>					U206	
<b>Waste Code Description:</b>					D-GLUCOSE, 2-DEOXY-2-[[[(METHYLNITROSOAMINO)-CARBONYL]AMINO]- (OR) GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-,D- (OR) STREPTOZOTOCIN	
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b>					3	
<b>Receive Date:</b>					20080528	
<b>Handler Name:</b>					CARSON TAHOE REGIONAL MEDICAL CENTER	
<b>Generator Status Universe:</b>					Conditionally Exempt Small Quantity Generator	
<b>Source Type:</b>					Notification	
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>					U010	
<b>Waste Code Description:</b>					AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[[(AMINOCARBONYL)OXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C	
<b>Hazardous Waste Code:</b>					U035	
<b>Waste Code Description:</b>					BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL	
<b>Hazardous Waste Code:</b>					U058	
<b>Waste Code Description:</b>					2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE	
<b>Hazardous Waste Code:</b>					U059	
<b>Waste Code Description:</b>					5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL)OXY]-7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN	
<b>Hazardous Waste Code:</b>					U150	
<b>Waste Code Description:</b>					L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN	
<b>Hazardous Waste Code:</b>					U206	
<b>Waste Code Description:</b>					D-GLUCOSE, 2-DEOXY-2-[[[(METHYLNITROSOAMINO)-CARBONYL]AMINO]- (OR) GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-,D- (OR) STREPTOZOTOCIN	
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b>					2	
<b>Receive Date:</b>					20050920	
<b>Handler Name:</b>					CARSON TAHOE REGIONAL MEDICAL CENTER	
<b>Generator Status Universe:</b>					Conditionally Exempt Small Quantity Generator	
<b>Source Type:</b>					Notification	
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b>					D001	
<b>Waste Code Description:</b>					IGNITABLE WASTE	
<b>Hazardous Waste Code:</b>					F001	
<b>Waste Code Description:</b>					THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b>		F003				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b>Hazardous Waste Code:</b>		F005				
<b>Waste Code Description:</b>		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<b>Hazardous Waste Code:</b>		U122				
<b>Waste Code Description:</b>		FORMALDEHYDE				
<b>Hazardous Waste Code:</b>		U151				
<b>Waste Code Description:</b>		MERCURY				

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20050711  
**Handler Name:** CARSON TAHOE REGIONAL MEDICAL CENTER  
**Generator Status Universe:** Conditionally Exempt Small Quantity Generator  
**Source Type:** Notification

**Waste Code Details**

**Hazardous Waste Code:** D008  
**Waste Code Description:** LEAD

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	1600 MEDICAL PKWY
<b>Name:</b> CARSON TAHOE REGIONAL HEALTHCARE	<b>Street 2:</b>	
<b>Date Became Current:</b> 20040501	<b>City:</b>	CARSON CITY
<b>Date Ended Current:</b>	<b>State:</b>	NV
<b>Phone:</b>	<b>Country:</b>	US
<b>Source Type:</b> Notification	<b>Zip Code:</b>	89703-2168
<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	1600 MEDICAL PKWY
<b>Name:</b> CARSON TAHOE REGIONAL MEDICAL CENTER	<b>Street 2:</b>	
<b>Date Became Current:</b> 20051205	<b>City:</b>	CARSON CITY
<b>Date Ended Current:</b>	<b>State:</b>	NV
<b>Phone:</b>	<b>Country:</b>	US
<b>Source Type:</b> Notification	<b>Zip Code:</b>	89703
<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	1600 MEDICAL PKWY
<b>Name:</b> CARSON TAHOE REGIONAL MEDICAL CENTER	<b>Street 2:</b>	
<b>Date Became Current:</b> 20031201	<b>City:</b>	CARSON CITY
<b>Date Ended Current:</b>	<b>State:</b>	NV
<b>Phone:</b>	<b>Country:</b>	US
<b>Source Type:</b> Notification	<b>Zip Code:</b>	89703
<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Type:</b>	Private				<b>Street 1:</b> 1600 MEDICAL PKWY	
<b>Name:</b>	CARSON TAHOE REGIONAL MEDICAL CENTER				<b>Street 2:</b>	
<b>Date Became Current:</b>	20050923				<b>City:</b> CARSON CITY	
<b>Date Ended Current:</b>					<b>State:</b> NV	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip Code:</b> 89703	
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b> PO BOX 2168	
<b>Name:</b>	CARSON TAHOE HEALTH SYSTEMS				<b>Street 2:</b>	
<b>Date Became Current:</b>	20020304				<b>City:</b> CARSON CITY	
<b>Date Ended Current:</b>					<b>State:</b> NV	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip Code:</b> 89704	
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	
<b>Name:</b>	CARSON TAHOE HEALTH				<b>Street 2:</b>	
<b>Date Became Current:</b>	20040501				<b>City:</b>	
<b>Date Ended Current:</b>					<b>State:</b>	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip Code:</b>	
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b> 1600 MEDICAL PKWY	
<b>Name:</b>	CARSON TAHOE REGIONAL HEALTHCARE				<b>Street 2:</b>	
<b>Date Became Current:</b>	20030501				<b>City:</b> CARSON CITY	
<b>Date Ended Current:</b>					<b>State:</b> NV	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip Code:</b> 89703-2168	
<b>Owner/Operator Ind:</b>	Current Operator				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b> 1600 MEDICAL PKWY	
<b>Name:</b>	CARSON TAHOE REGIONAL MEDICAL CENTER				<b>Street 2:</b>	
<b>Date Became Current:</b>	20050923				<b>City:</b> CARSON CITY	
<b>Date Ended Current:</b>					<b>State:</b> NV	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip Code:</b> 89704	
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b>	
<b>Name:</b>	CARSON TAHOE HOSPITAL				<b>Street 2:</b>	
<b>Date Became Current:</b>	20020901				<b>City:</b>	
<b>Date Ended Current:</b>					<b>State:</b> NV	
<b>Phone:</b>					<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip Code:</b>	
<b>Owner/Operator Ind:</b>	Current Owner				<b>Street No:</b>	
<b>Type:</b>	Private				<b>Street 1:</b> 1600 MEDICAL PARKWAY	
<b>Name:</b>	CARSON TAHOE HEALTH				<b>Street 2:</b>	
<b>Date Became Current:</b>	20040501				<b>City:</b> CARSON CITY	
<b>Date Ended Current:</b>					<b>State:</b> NV	
<b>Phone:</b>	775-445-8000				<b>Country:</b> US	
<b>Source Type:</b>	Notification				<b>Zip Code:</b> 89703	

**2**      2 of 2      **NNW**      0.03 / 165.93      4,799.64 / 19      **Carson Tahoe Regional Medical Center**      **UST**  
**1600 Medical Pkwy**  
**Carson City NV 89703**

**Facility ID:** 1-000182

**Tank Information**

**Tank ID:** 001



Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Tank Status:** Currently In Use  
**Tank Capacity:** 40,000  
**Substance:** Diesel  
**Tank Material:** Composite (Steel w/ Fiberglass), Double-Walled  
**Pipe Material:** Double Walled, Flexible Plastic  
**Date Installed:** 01 May 05

**Owner Information**

**Owner Operator Name:** ARHC CTCRC NV001 LLC  
**Owner Operator Address:** c/o CBRE 6900 S. McCarran Blvd. Ste 3000 Reno, NV 89509  
**Associated Facility:** Carson Tahoe Regional Medical Center

<a href="#">3</a>	1 of 1	NE	0.09 / 499.67	4,800.26 / 19	<b>Truckim Mobile Source</b> <b>Primary Street: Interstate 580</b> <b>Bound: Mile Marker: Mile Marker 7.7</b> <b>Carson City NV</b>	SHWS
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<b>Site Code:</b>	A-000047	<b>Facility Zip:</b>	
<b>County ID:</b>	1	<b>Facility Zip 4:</b>	
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>	39.202411
<b>City:</b>	Carson City	<b>Long Decdeg:</b>	-119.779761

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

<b>Report Date:</b>	7/7/2017	<b>File Location:</b>	NDEP: Carson City
<b>Closure Date:</b>	2/1/2018	<b>Media:</b>	Soil
<b>Closure Type:</b>	Petro Constituents	<b>Contaminant:</b>	Diesel
<b>Program:</b>	non-LUST Corrective Action	<b>Event:</b>	
<b>Officer:</b>			
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

**NDEP Open Data - non-LUST Sites - BCA**

<b>Site No:</b>	47	<b>Program:</b>	non-LUST Corrective Action
<b>Petroleum Fund ID:</b>		<b>Lat Dec Deg:</b>	39.202411
<b>Spill No:</b>	170707-03	<b>Long Dec Deg:</b>	-119.779761
<b>Report Date:</b>	2017-07-07T00:00:00.000Z	<b>Datum:</b>	
<b>File Loc:</b>	NDEP: Carson City	<b>Collection Method:</b>	
<b>Media:</b>	Soil	<b>C Type:</b>	Petro Constituents
<b>Container:</b>	Mobile Source	<b>Date Last Modified:</b>	2017-09-21T11:15:26.000Z
<b>Source:</b>	NDEP	<b>X:</b>	259964.902099999599159
<b>Contaminant:</b>	Diesel	<b>Y:</b>	4342920.0863
<b>Closure Date:</b>	2018-02-01T00:00:00.000Z	<b>Event Type ID:</b>	0
<b>Description:</b>		<b>Event Type Category:</b>	
<b>Contaminant Desc:</b>			
<b>Coordinate Comments:</b>			

<a href="#">4</a>	1 of 2	SE	0.15 / 774.47	4,759.88 / -21	<b>CARSON CITY HONDA SUBARU</b> <b>4500 N CARSON ST</b> <b>CARSON CITY NV 89706</b>	RCRA CESQG
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**EPA Handler ID:** NVD986768802  
**Gen Status Universe:** Conditionally Exempt Small Quantity Generator  
**Contact Name:** GREGORY KANE  
**Contact Address:** 4500 N CARSON ST , , CARSON CITY , NV, 89706 , US  
**Contact Phone No and Ext:** 702-885-0400  
**Contact Email:**  
**Contact Country:** US  
**County Name:** CARSON CITY  
**EPA Region:** 09  
**Land Type:** Private  
**Receive Date:** 20080902

**Violation/Evaluation Summary**

**Note:** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Mar, 2019.

**Violation Details**

**Citation:**  
**Violation Short Description:** State Statute or Regulation  
**Violation Type:** XXS  
**Violation Determined Date:** 20080521  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 20080905  
**Violation Responsible Agency:** State

**Enforcement Details**

**Enforcement Type:** 110  
**Enforcement Type Description:** VERBAL INFORMAL  
**Enforcement Action Date:** 20080729  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Evaluation Details**

**Evaluation Start Date:** 20090608  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Evaluation Start Date:** 20080521  
**Evaluation Type Description:** FOCUSED COMPLIANCE INSPECTION  
**Violation Short Description:** State Statute or Regulation  
**Return to Compliance Date:** 20080905  
**Evaluation Agency:** State

**Evaluation Start Date:** 19911018  
**Evaluation Type Description:** FOCUSED COMPLIANCE INSPECTION  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Used Oil Burner: No  
 Used Oil Market Burner: No  
 Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 2  
 Receive Date: 20080902  
 Handler Name: CARSON CITY HONDA SUBARU  
 Generator Status Universe: Conditionally Exempt Small Quantity Generator  
 Source Type: Notification

**Waste Code Details**

Hazardous Waste Code: D001  
 Waste Code Description: IGNITABLE WASTE

**Hazardous Waste Handler Details**

Sequence No: 1  
 Receive Date: 19920206  
 Handler Name: CARSON CITY HONDA SUBARU  
 Generator Status Universe: Conditionally Exempt Small Quantity Generator  
 Source Type: Notification

**Waste Code Details**

Hazardous Waste Code: D001  
 Waste Code Description: IGNITABLE WASTE

**Owner/Operator Details**

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	4500 N ST
Name:	MICHAEL HOHL	Street 2:	
Date Became Current:		City:	CARSON CITY
Date Ended Current:		State:	NV
Phone:	702-885-0400	Country:	US
Source Type:	Notification	Zip Code:	89701

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	4500 N ST
Name:	MICHAEL HOHL	Street 2:	
Date Became Current:	19920206	City:	CARSON CITY
Date Ended Current:		State:	NV
Phone:	702-885-0400	Country:	US
Source Type:	Notification	Zip Code:	89701

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	4500 N ST
Name:	MICHAEL HOHL	Street 2:	
Date Became Current:	19920206	City:	CARSON CITY
Date Ended Current:		State:	NV
Phone:	702-885-0400	Country:	US
Source Type:	Notification	Zip Code:	89701

<u>4</u>	2 of 2	SE	0.15 / 774.47	4,759.88 / -21	TM + KKH Inc 4500 N Carson St Carson City NV 89706	UST
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Facility ID: 1-000068

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Tank Information**

**Tank ID:** 002  
**Tank Status:** Permanently Closed  
**Tank Capacity:**  
**Substance:** Used Oil  
**Tank Material:** None, Unknown  
**Pipe Material:** None, Unknown  
**Date Installed:** 29 Dec 81

**Tank ID:** 001  
**Tank Status:** Permanently Closed  
**Tank Capacity:** 6,000  
**Substance:** Gasoline (containing <= 10% ethanol)  
**Tank Material:** None, Unknown  
**Pipe Material:** None, Unknown  
**Date Installed:** 29 Dec 81

<a href="#">5</a>	1 of 1	WSW	0.17 / 888.54	4,784.74 / 4	Sierra Surgery Hospital 1400 Medical Pkwy Carson City NV 89703	UST
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**Facility ID:** 1-000181

**Tank Information**

**Tank ID:** 001  
**Tank Status:** Currently In Use  
**Tank Capacity:** 12,000  
**Substance:** Diesel  
**Tank Material:** Composite (Steel w/ Fiberglass), Double-Walled  
**Pipe Material:** Double Walled, Flexible Plastic  
**Date Installed:** 01 Jun 04

**Owner Information**

**Owner Operator Name:** ARHC CTCRC NV001 LLC  
**Owner Operator Address:** c/o CBRE 6900 S. McCarran Blvd. Ste 3000 Reno, NV 89509  
**Associated Facility:** Sierra Surgery Hospital

<a href="#">6</a>	1 of 1	SE	0.21 / 1,128.47	4,754.66 / -26	Hampton Inn & Suites - Tesla Destination 10 Hospitality Way Carson City NV 89706	ALT FUELS
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<b>ID:</b>	114822	<b>Dt Last Confirmed:</b>	2019-01-10
<b>Fuel Type Code:</b>	ELEC: Electric	<b>Expected Date:</b>	
<b>Status:</b>	Open: The station is open.	<b>Updated at:</b>	2019-01-10 17:18:56 UTC
<b>Open Date:</b>	2015-12-01	<b>Station Phone:</b>	800-595-0575 877-798-3752
<b>Federal Agency ID:</b>		<b>NG Vehicle Class:</b>	
<b>Federal Agency:</b>		<b>BD Blends:</b>	
<b>Fed Agency Name:</b>		<b>NG Fill Type Code:</b>	
<b>Owner Type Desc:</b>	Privately owned	<b>NG PSI:</b>	
<b>Latitude:</b>	39.198654		
<b>Longitude:</b>	-119.77709		
<b>Geocode Status Desc:</b>	Address level accuracy.		
<b>Intersection Directions:</b>			
<b>LPG Primary Desc:</b>			
<b>Hydrogen Status Link:</b>			
<b>LPG Primary:</b>			
<b>E85 Blender Pump:</b>			
<b>E85 Blender Pump Desc:</b>			
<b>NG Fill Type Desc:</b>			
<b>NG V Class Desc:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Hydrogen is Retail:

<a href="#">7</a>	1 of 2	SE	0.23 / 1,239.94	4,754.04 / -27	North Carson AM/PM 4340 North Carson Street Carson City NV APN: 748 NV	SHWS
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Site Code:	1-000125	Facility Zip:	
County ID:		Facility Zip 4:	
County:	Carson City	Lat Decdeg:	
City:		Long Decdeg:	

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

Report Date:	10/1/1998	File Location:	NDEP: CC-Storage
Closure Date:	10/29/1998	Media:	Soil
Closure Type:	NAC 459 A-K	Contaminant:	Gasoline
Program:		Event:	
Officer:			
Data List:	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

<a href="#">7</a>	2 of 2	SE	0.23 / 1,239.94	4,754.04 / -27	ARCO Gas Station 4340 N Carson St Carson City NV 89706	UST
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Facility ID: 1-000125

**Tank Information**

Tank ID: 002A  
 Tank Status: Currently In Use  
 Tank Capacity: 6,000  
 Substance: Gasoline (containing <= 10% ethanol)  
 Tank Material: Double-Walled, Manifolder, Polyethylene Tank Jacket  
 Pipe Material: Double Walled, Fiberglass Reinforced Plastic  
 Date Installed: 01 Oct 92

Tank ID: 001  
 Tank Status: Currently In Use  
 Tank Capacity: 12,000  
 Substance: Gasoline (containing <= 10% ethanol)  
 Tank Material: Double-Walled, Manifolder, Polyethylene Tank Jacket  
 Pipe Material: Double Walled, Fiberglass Reinforced Plastic  
 Date Installed: 01 Oct 92

Tank ID: 002B  
 Tank Status: Currently In Use  
 Tank Capacity: 6,000  
 Substance: Gasoline (containing <= 10% ethanol)  
 Tank Material: Double-Walled, Polyethylene Tank Jacket  
 Pipe Material: Double Walled, Fiberglass Reinforced Plastic  
 Date Installed: 01 Oct 92

Tank ID: 004  
 Tank Status: Currently In Use  
 Tank Capacity: 12,000  
 Substance: Diesel  
 Tank Material: Double-Walled, Polyethylene Tank Jacket  
 Pipe Material: Double Walled, Fiberglass Reinforced Plastic  
 Date Installed: 01 Oct 92

**Owner Information**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Owner Operator Name:</b>		Ajay Goel				
<b>Owner Operator Address:</b>		P.O. Box 910 Genoa, NV 89411-5557				
<b>Associated Facility:</b>		ARCO Gas Station				

<u>8</u>	1 of 1	SSE	0.77 / 4,060.18	4,733.86 / -47	7-Eleven #2236-22629 3701 North Carson Street Carson City NV APN: 76 NV	SHWS
<b>Site Code:</b>		1-000120		<b>Facility Zip:</b>		
<b>County ID:</b>				<b>Facility Zip 4:</b>		
<b>County:</b>		Carson City		<b>Lat Decdeg:</b>		
<b>City:</b>				<b>Long Decdeg:</b>		

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

<b>Report Date:</b>	1/1/1990	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	2/16/1993	<b>Media:</b>	Soil
<b>Closure Type:</b>		<b>Contaminant:</b>	
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		
<b>Data List:</b>			

<u>9</u>	1 of 1	SSE	0.81 / 4,280.93	4,732.84 / -48	Burger King (AmeriServe Truck Spill) 3589 North Carson Street Carson City NV APN: 396 NV	SHWS
<b>Site Code:</b>		A-001067		<b>Facility Zip:</b>		
<b>County ID:</b>				<b>Facility Zip 4:</b>		
<b>County:</b>		Carson City		<b>Lat Decdeg:</b>		
<b>City:</b>				<b>Long Decdeg:</b>		

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

<b>Report Date:</b>	6/17/1999	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	7/7/1999	<b>Media:</b>	None
<b>Closure Type:</b>	Clean w/ Remed	<b>Contaminant:</b>	Diesel
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		
<b>Data List:</b>			

<u>10</u>	1 of 1	SSE	0.89 / 4,709.74	4,729.79 / -51	JM Furniture Inc. 3333 North Carson Street Carson City NV APN: NV	SHWS
<b>Site Code:</b>		1-000031		<b>Facility Zip:</b>		
<b>County ID:</b>				<b>Facility Zip 4:</b>		
<b>County:</b>		Carson City		<b>Lat Decdeg:</b>		
<b>City:</b>				<b>Long Decdeg:</b>		

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

<b>Report Date:</b>	1/1/1990	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	8/29/1991	<b>Media:</b>	Soil
<b>Closure Type:</b>	UST Clean Closure	<b>Contaminant:</b>	
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		
<b>Data List:</b>			

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<a href="#">11</a>	1 of 1	ESE	0.92 / 4,879.43	4,728.90 / -52	Koerth Property 369 Arrowhead Drive Carson City NV APN: 208 NV	SHWS

**Site Code:** A-000139  
**County ID:**  
**County:** Carson City  
**City:**

**Facility Zip:**  
**Facility Zip 4:**  
**Lat Decdeg:**  
**Long Decdeg:**

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

**Report Date:** 1/1/1990  
**Closure Date:** 9/13/1994  
**Closure Type:** UST Clean Closure

**File Location:** NDEP: CC-Storage  
**Media:** No Impact  
**Contaminant:**  
**Event:**

**Program:**  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

# Unplottable Summary

Total: 10 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
FED BROWNFIELDS	Carson City Block, APN 003-112	Block btwn S. Carson St., S. Curry St., W. 2nd St. & W. 3rd St.	Carson City NV	89701	825159541
FINDS/FRS	SILVER OAK SUBDIVISION PHASE 23	WEST OF GS RICHARDS BLVD, SOUTH OF SILVER OAK DRIV	CARSON CITY NV	89703	866779351
HIST SPL	BERRY-HINCKLEY, TANK FARM	HWY 395 S. @ FOOTHILL.	NV		827431509
SHWS	State of Nevada Capitol Building	South Carson Street	NV		820464237
SPILLS	ARCO Gas station	ARCO Station North end of town on highway 395/ Carson Street on west side of road, below hill to washoe	Carson City NV		845348723
SPILLS	Shell Oil (Vacant Lot)	Hwy 395, South end	Carson City NV		845344900
SPILLS	Nevada DOT	Interstate 580 at the south end of Carson City	Carson City NV		845341455
SPILLS	Lyon County School District	Albertson's shopping center, HWY 395	Carson City NV		845347790
SPILLS	COSTCO	US395 South	Carson City NV		845341228
UST	State of Nevada Capitol Building	S Carson St <i>Facility ID:</i> A-000384 <i>Tank ID   Tank Status:</i> 001   Currently In Use	Carson City NV	89701	820458549



# Unplottable Report

**Site:** Carson City Block, APN 003-112  
Block btwn S. Carson St., S. Curry St., W. 2nd St. & W. 3rd St. Carson City NV 89701

FED BROWNFIELDS

**Type of Funding:** Hazardous  
**Acres Property ID:** 113122  
**Property Size(Acres):** .66  
**Local Property No:**  
**Ownership Entity:** Private  
**Current Owner:** David & Robin Shriver & Mercury Cleaners Inc., Lopiccolo Family Trust  
**Did Ownership Change:**  
**Sflip Fact into the Owship:**  
**Latitude:** 39.162952  
**Longitude:** -119.767411  
**Horizontal Collection Mthd:**  
**Source Map Scale:**  
**Reference Point:**  
**Horiz Reference Datum:** North American Datum of 1983  
**Cleanup Required:** Y  
**Cntmnt Fnd Ctrl Substncs:**  
**Cntmnt Fnd Petroleum:** Y  
**Cntmnt Fnd Asbestos:**  
**Cntmnt Fnd Lead:**  
**Cntmnt Fnd Pahs:**  
**Cntmnt Fnd Pcbs:**  
**Cntmnt Fnd Vocs:** Yes  
**Cntmnt Fnd Selenium:**  
**Cntmnt Fnd Iron:**  
**Cntmnt Fnd Arsenic:**  
**Cntmnt Fnd Cadmium:**  
**Cntmnt Fnd Chromium:**  
**Cntmnt Fnd Copper:**  
**Cntmnt Fnd Mercury:**  
**Cntmnt Fnd Nickel:**  
**Cntmnt Fnd Pesticides:**  
**Cntmnt Fnd Svocs:**  
**Cntmnt Fnd Other Metals:**  
**Cntmnt Fnd Other:**  
**Cntmnt Fnd Other Descr :**  
**Cntmnt Fnd Unknown:**  
**Cntmnt Fnd None:**  
**Cntmnt Clnd Up Ctl Sbst:**  
**Cntmnt Clnd Up Petroleum:**  
**Cntmnt Clnd Up Asbestos:**  
**Cntmnt Clnd Up Lead:**  
**Cntmnt Clnd Up PAHs:**  
**Cntmnt Clnd Up PCBs:**  
**Cntmnt Clnd Up VOCs:**  
**Cntmnt Clnd Up Selenium:**  
**Cntmnt Clnd Up Iron:**  
**Cntmnt Clnd Up Arsenic:**  
**Cntmnt Clnd Up Cadmium:**  
**Cntmnt Clnd Up Chromium:**  
**Cntmnt Clnd Up Copper:**  
**Cntmnt Clnd Up Mercury:**  
**Cntmnt Clnd Up Nickel:**  
**Cntmnt Clnd Up Pesticides:**  
**Cntmnt Clnd Up Svocs:**  
**Cntmnt Clnd Oth Metals:**  
**Cntmnt Clnd Up Other:**  
**Cntmnt Clnd Up Oth Desc:**  
**Cntmnt Clnd Up Unknown:**

**Cntmnt Clnd Up None:**  
**Media Affected Air:**  
**Media Affected Sediments:**  
**Media Affected Soil:** Y  
**Media Affect Drnking Wtr:**  
**Media Affected Grnd Wtr:** Yes  
**Media Affctd Surf Wtr:**  
**Media Affctd Bldg Matrls:**  
**Media Affected Indoor Air:**  
**Media Affected None:**  
**Media Affected Unknown:**  
**Media Clnd Up Air:**  
**Media Clnd Up Sediments:**  
**Media Clnd Up Soil:**  
**Media Clnd Up Drnk Wtr:**  
**Media Clnd Up Grnd Wtr:**  
**Media Clnd Up Surf Wtr:**  
**Media Clnd Up Bldg Mats:**  
**Media Clnd Up Indoor Air:**  
**Media Clnd Up Unknown:**  
**St Tribal Prg ID No:**  
**Further Action Cleanup:**  
**Enrollment St Tribal Prg:**  
**Institutional Ctrl ICs Req:** U  
**IC Catgry Proprietary Ctrl:**  
**IC Catgry Informational Dev:**  
**IC Catgry Govmntal Ctrl:**  
**IC Catgry Enfrc Prmt Tls:**  
**ICs in Place:** N  
**Date ICs in Place:**  
**Photographs are Available:** Y  
**Video is Available:** N  
**Description History:** Occupied over the years by numerous retail businesses, hotels, restaurants, law offices, bars, dry cleaners and real estate offices.

**--Details--**

**Grant Recipient Name:** Carson City, City of  
**Accomplishment Counted:** 1  
**Cooperative Agrment No:** 00T33001  
**Type Brownfields Grant:** Assessment  
**Assessment Phase:** Phase I Environmental Assessment  
**Assessment Start Date:** 01/12/2010 00:00:00  
**Assessment Compltn Dt:** 02/04/2010 00:00:00  
**Srce of Assessment Fund:** US EPA - Brownfields Assessment Cooperative Agreement  
**Entity Prvd Assmnt Fund:** EPA  
**Assessment Funding Amt:** 2100  
**Cleanup Start Date:**  
**Cleanup Completion Date:**  
**Acres Cleaned Up:**  
**Cleanup Funding Source:**  
**Entity Prvd Cleanup Fund:**  
**Cleanup Funding Amount:**  
**Redevelopment Start Dt:**  
**No of Clnup/Redev Jobs:**  
**Acre/Grnspace Created:**  
**Src of Redev Funding:**  
**Entity Prvd Redev Funds:**  
**Redev Funding Amount:**  
**Highlights:**  
**IC Data Address:**  
**Redev Completion Date:**  
**Past Use Greenspace Arces:**  
**Past Use Residential Arces:**  
**Past Use Commercial Arces:** .66  
**Past Use Industrial Arces:**  
**Past Use Multistory Arces:**  
**Future Use Multistory Arces:**  
**Future Use Greenspace:**  
**Future Use Residential:**  
**Future Use Commercial:** .66

**Future Use Industrial:**  
**2010 Below Poverty No:** 169  
**2010 Below Poverty Pct:** 8.6%  
**2010 Median Income:** 6546  
**2010 Low Income No:** 447  
**2010 Low Income Pct:** 22.7%  
**2010 Vacant Housing No:** 132  
**2010 Vac Housing Pct:** 11.5%  
**2010 Unemployed No:** 128  
**2010 Unemployed:** 6.5%

**Grant Recipient Name:** Carson City, City of  
**Accomplishment Counted:** 0  
**Cooperative Agrment No:** 00T33001  
**Type Brownfields Grant:** Assessment  
**Assessment Phase:** Phase II Environmental Assessment  
**Assessment Start Date:** 07/12/2010 00:00:00  
**Assessment Compltn Dt:** 11/19/2012 00:00:00  
**Srce of Assessment Fund:** US EPA - Brownfields Assessment Cooperative Agreement  
**Entity Prov Assmnt Fund:** EPA  
**Assessment Funding Amt:** 62395  
**Cleanup Start Date:**  
**Cleanup Completion Date:**  
**Acres Cleaned Up:**  
**Cleanup Funding Source:**  
**Entity Prvd Cleanup Fund:**  
**Cleanup Funding Amount:**  
**Redevelopment Start Dt:**  
**No of Clnup/Redev Jobs:**  
**Acre/Grnspace Created:**  
**Src of Redev Funding:**  
**Entity Prvd Redev Funds:**  
**Redev Funding Amount:**  
**Highlights:**  
**IC Data Address:**  
**Redev Completion Date:**  
**Past Use Greenspace Arces:**  
**Past Use Residential Arces:**  
**Past Use Commercial Arces:** .66  
**Past Use Industrial Arces:**  
**Past Use Multistory Arces:**  
**Future Use Multistory Arces:**  
**Future Use Greenspace:**  
**Future Use Residential:**  
**Future Use Commercial:** .66  
**Future Use Industrial:**  
**2010 Below Poverty No:** 169  
**2010 Below Poverty Pct:** 8.6%  
**2010 Median Income:** 6546  
**2010 Low Income No:** 447  
**2010 Low Income Pct:** 22.7%  
**2010 Vacant Housing No:** 132  
**2010 Vac Housing Pct:** 11.5%  
**2010 Unemployed No:** 128  
**2010 Unemployed:** 6.5%

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**Site:** SILVER OAK SUBDIVISION PHASE 23  
 WEST OF GS RICHARDS BLVD, SOUTH OF SILVER OAK DRIV CARSON CITY NV 89703

FINDS/FRS

**Registry ID:** 110070155387  
**FIPS Code:** 32510  
**HUC Code:**  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 05-JAN-2018 14:51:03  
**Update Date:**  
**Interest Types:** ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION  
**SIC Codes:**

**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:**  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No.:**  
**Census Block Code:**  
**EPA Region Code:** 09  
**County Name:** CARSON CITY  
**US/Mexico Border Ind:**  
**Latitude:**  
**Longitude:**  
**Reference Point:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110070155387](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070155387)  
**Program Acronyms:**

NPDES:NVCS44014

**Site:** **BERRY-HINCKLEY, TANK FARM**  
**HWY 395 S. @ FOOTHILL. NV**

HIST SPL

<b>Trans NO:</b>	9ALL011-92121330	<b>H2O Unit1:</b>	
<b>Name:</b>	NDEM #H921211-B; NDEP.	<b>VID:</b>	UNKNOWN
<b>SPL Info:</b>	18-WHEELER TANKER W/TRAILER.	<b>Report Date:</b>	12/11/1992
<b>Medium:</b>	L	<b>Report Time:</b>	1330
<b>Waterway:</b>	NONE	<b>Regrecvtm:</b>	0
<b>Cause:</b>	T	<b>Do:</b>	ANINAO, QUINT
<b>Action:</b>	NHP; FIRE DEPT.; WCHD RESPONDED; KLEINFELDER RETAINED AS CEM FOR CLEANUP.	<b>PRP:</b>	BERRY-HINCKLEY, TANK FARM
<b>Notified:</b>	S	<b>P Contact:</b>	
<b>SPL Date:</b>	12/11/1992	<b>P Street:</b>	
<b>SPL Time:</b>	430	<b>P City:</b>	SPARKS
<b>Mat1:</b>	GASOLINES:AUTOMOTIVE	<b>County:</b>	WASHoe
<b>Undot1:</b>	UN1203	<b>P State:</b>	NV
<b>Cas1:</b>	8006619	<b>P Zip:</b>	
<b>Chris1:</b>	GAT	<b>P Phone:</b>	702-359-3778
<b>Quant1:</b>	7600	<b>Mile Post:</b>	
<b>Unit1:</b>	G	<b>E Lat:</b>	
<b>H2O Quant1:</b>	0	<b>E Long:</b>	
<b>C Info:</b>	ICY ROADWAY CAUSED TRUCK TO JACK-KNIFE.		
<b>Comment 1:</b>	NDEP REFERRAL TO BU WATER POLLUTION CONTROL, J. LIVAK.		
<b>Comment 2:</b>			
<b>Comment 3:</b>			

**Site:** **State of Nevada Capitol Building**  
**South Carson Street NV**

SHWS

<b>Site Code:</b>	A-000384	<b>Facility Zip:</b>	
<b>County ID:</b>		<b>Facility Zip 4:</b>	
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>	
<b>City:</b>		<b>Long Decdeg:</b>	

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

<b>Report Date:</b>	5/12/1997	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	12/21/1998	<b>Media:</b>	Soil
<b>Closure Type:</b>	NAC 459 A-K	<b>Contaminant:</b>	
<b>Program:</b>		<b>Event:</b>	

Officer:  
Data List:

Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**Site:** ARCO Gas station  
ARCO Station North end of town on highway 395/ Carson Street on west side of road, below hill to washoe Carson City NV

SPILLS

<b>Dep No:</b>	070219-01	<b>RPT Address:</b>	
<b>APN No:</b>		<b>RPT City:</b>	
<b>Fed Dot No:</b>		<b>RPT State:</b>	
<b>RPT Date:</b>	2/19/2007	<b>RPT Zip:</b>	
<b>Inc Date:</b>	2/19/2007	<b>RPT Zip4:</b>	
<b>Time:</b>	1155	<b>RPT Time:</b>	1650
<b>Anonymous:</b>	Yes	<b>Fac Zip4:</b>	
<b>Material:</b>	Gasoline	<b>Fac Tel Ext:</b>	
<b>Concent:</b>		<b>Rep Name:</b>	Anonymous
<b>Quantity:</b>	Unknown	<b>Rep Agency:</b>	
<b>Media:</b>	Pavement	<b>Telephone:</b>	775-849-3044
<b>Rcvd By:</b>	Joe Sawyer	<b>Rep Tel Ext:</b>	
<b>Fed Rq:</b>	Unk	<b>Address:</b>	North end Highway 395/Carson St
<b>State Rq:</b>	Unk	<b>City:</b>	Carson City
<b>Container:</b>		<b>State:</b>	NV
<b>Loc Address:</b>		<b>Zipcode:</b>	
<b>UST Facility ID:</b>		<b>Contact:</b>	
<b>Confrmd Visly:</b>		<b>Phone:</b>	
<b>SW Impact:</b>		<b>Spills State:</b>	NV
<b>GW Impact:</b>		<b>County:</b>	
<b>Enforce:</b>		<b>Township:</b>	
<b>Closed:</b>		<b>Range:</b>	
<b>RQ:</b>		<b>Section:</b>	
<b>Trans No:</b>		<b>Q Q2:</b>	
<b>REGRECVTM:</b>		<b>Hwy Mkr:</b>	
<b>Undot1:</b>		<b>P County:</b>	
<b>Cas1:</b>		<b>L Zip:</b>	
<b>Chris1:</b>		<b>Milepost:</b>	
<b>Unit1:</b>		<b>E Lat:</b>	
<b>H2O Quant1:</b>		<b>E Long:</b>	
<b>H2O Unit1:</b>		<b>Cause CD:</b>	
<b>VID:</b>		<b>CINFO:</b>	
<b>SPINFO:</b>		<b>Notified:</b>	
<b>Medium:</b>		<b>Name:</b>	
<b>Waterway:</b>			
<b>Cause:</b>	Pump # 1 was leaking from the hose above the dispenser		
<b>Action:</b>	Caller notified the station attendant and phoned NDEP for a follow up		
<b>Oversight:</b>	BCA (UST Statewide) Art Gravenstein		
<b>Oversight Email:</b>			
<b>Comments:</b>			
<b>Comment2:</b>			
<b>Comment3:</b>			
<b>Follow Up Info:</b>			
<b>FYI 1:</b>			
<b>FYI 2:</b>			
<b>FYI 3:</b>			
<b>FYI 1 Email:</b>			
<b>FYI 2 Email:</b>			
<b>FYI 3 Email:</b>			

**Site:** Shell Oil (Vacant Lot)  
Hwy 395, South end Carson City NV

SPILLS

<b>Dep No:</b>	980220-26	<b>RPT Address:</b>	
<b>APN No:</b>		<b>RPT City:</b>	
<b>Fed Dot No:</b>		<b>RPT State:</b>	
<b>RPT Date:</b>	2/8/1998	<b>RPT Zip:</b>	
<b>Inc Date:</b>	2/19/1998	<b>RPT Zip4:</b>	
<b>Time:</b>	1645	<b>RPT Time:</b>	
<b>Anonymous:</b>	No	<b>Fac Zip4:</b>	
<b>Material:</b>	Gasoline	<b>Fac Tel Ext:</b>	

**Concent:**  
**Quantity:** Unknown  
**Media:**  
**Rcvd By:** Marilyn Crockett  
**Fed Rq:**  
**State Rq:**  
**Container:**  
**Loc Address:**  
**UST Facility ID:**  
**Confrmd Vislly:**  
**SW Impact:**  
**GW Impact:** YES  
**Enforce:**  
**Closed:**  
**RQ:** N  
**Trans No:**  
**REGRECVTM:**  
**Undot1:**  
**Cas1:**  
**Chris1:**  
**Unit1:**  
**H2O Quant1:**  
**H2O Unit1:**  
**VID:**  
**SPINFO:**  
**Medium:**  
**Waterway:**  
**Cause:** Removed 3 USTs (10,000 gallon), due to a property transfer.  
**Action:** Tennant Construction doing pull soil samples, will sample GW in test pits on perimeter.  
**Oversight:** NDEP-BCA, Kelso  
**Oversight Email:**  
**Comments:** GW at 6 feet  
**Comment2:**  
**Comment3:**  
**Follow Up Info:**  
**FYI 1:**  
**FYI 2:**  
**FYI 3:**  
**FYI 1 Email:**  
**FYI 2 Email:**  
**FYI 3 Email:**

**Rep Name:** Vector  
**Rep Agency:**  
**Telephone:**  
**Rep Tel Ext:**  
**Address:**  
**City:** Carson City  
**State:** NV  
**Zipcode:** 89701  
**Contact:** Jeff Collins  
**Phone:** 702-883-7065  
**Spills State:** NV  
**County:** Carson City  
**Township:**  
**Range:**  
**Section:**  
**Q Q2:**  
**Hwy Mkr:**  
**P County:**  
**L Zip:**  
**Milepost:**  
**E Lat:**  
**E Long:**  
**Cause CD:**  
**CINFO:**  
**Notified:**  
**Name:**

**Site:** Nevada DOT  
 Interstate 580 at the south end of Carson City Carson City NV

SPILLS

**Dep No:** 130725-01  
**APN No:**  
**Fed Dot No:**  
**RPT Date:** 7/25/2013  
**Inc Date:** 7/25/2013  
**Time:**  
**Anonymous:** No  
**Material:** Dust From Highway Construction  
**Concent:**

**RPT Address:** 1156 East Roland Street  
**RPT City:** Carson City  
**RPT State:** NV  
**RPT Zip:** 89701  
**RPT Zip4:**  
**RPT Time:** 951  
**Fac Zip4:**  
**Fac Tel Ext:**  
**Rep Name:** John Peterson via Nat'l Spills DB # CAA-FY13-108999-37-CV  
**Rep Agency:** Resident  
**Telephone:** (775) 883-3950  
**Rep Tel Ext:**  
**Address:** 1263 South Stewart St.  
**City:** Carson City  
**State:** NV  
**Zipcode:** 89701  
**Contact:**  
**Phone:**  
**Spills State:** NV  
**County:** Carson City  
**Township:**  
**Range:**  
**Section:**

**Quantity:**  
**Media:** Air  
**Rcvd By:** Rob Palmer  
**Fed Rq:**  
**State Rq:**  
**Container:** Other  
**Loc Address:**  
**UST Facility ID:**  
**Confrmd Vislly:**  
**SW Impact:**  
**GW Impact:**  
**Enforce:**  
**Closed:**  
**RQ:**

**Trans No:**  
**REGRECVTM:**  
**Undot1:**  
**Cas1:**  
**Chris1:**  
**Unit1:**  
**H2O Quant1:**  
**H2O Unit1:**  
**VID:**  
**SPINFO:**  
**Medium:**  
**Waterway:**  
**Cause:**

**Q Q2:**  
**Hwy Mkr:**  
**P County:**  
**L Zip:**  
**Milepost:**  
**E Lat:**  
**E Long:**  
**Cause CD:**  
**CINFO:**  
**Notified:**  
**Name:**

Per Complainant "...freeway expansion, blowing winds are listing Large amounts of soil into the air..." Concerned for health of self and neighbors. Visibility reduced for several hours to 100 feet. Inadequate dust control being performed. See Tips Report  
Ongoing problem. See Tips Report for full description of complaint  
NDEP BAPC Francisco Vega

**Action:**  
**Oversight:**  
**Oversight Email:**  
**Comments:**  
**Comment2:**  
**Comment3:**  
**Follow Up Info:**  
**FYI 1:**  
**FYI 2:**  
**FYI 3:**  
**FYI 1 Email:**  
**FYI 2 Email:**  
**FYI 3 Email:**

**Site:** Lyon County School District  
Albertson's shopping center, HWY 395 Carson City NV

SPILLS

**Dep No:** NV980217-  
**APN No:**  
**Fed Dot No:**  
**RPT Date:** 2/17/1998  
**Inc Date:** 2/17/1998  
**Time:** 1300  
**Anonymous:** No  
**Material:** Diesel  
**Concent:**  
**Quantity:** 25-40 gallons  
**Media:**  
**Rcvd By:** Quint Aninao  
**Fed Rq:**  
**State Rq:**  
**Container:**  
**Loc Address:**  
**UST Facility ID:**  
**Confrmd Vislly:**  
**SW Impact:**  
**GW Impact:**  
**Enforce:**  
**Closed:**  
**RQ:** N  
**Trans No:**  
**REGRECVTM:**  
**Undot1:**  
**Cas1:**  
**Chris1:**  
**Unit1:**  
**H2O Quant1:**  
**H2O Unit1:**  
**VID:**  
**SPINFO:**  
**Medium:**  
**Waterway:**  
**Cause:**  
**Action:**

**RPT Address:**  
**RPT City:**  
**RPT State:**  
**RPT Zip:**  
**RPT Zip4:**  
**RPT Time:**  
**Fac Zip4:**  
**Fac Tel Ext:**  
**Rep Name:** Carson City Utilities  
**Rep Agency:**  
**Telephone:**  
**Rep Tel Ext:**  
**Address:**  
**City:**  
**State:**  
**Zipcode:**  
**Contact:** Ken Arnold  
**Phone:** 702-887-2340  
**Spills State:** NV  
**County:** Carson City  
**Township:**  
**Range:**  
**Section:**  
**Q Q2:**  
**Hwy Mkr:**  
**P County:**  
**L Zip:**  
**Milepost:**  
**E Lat:**  
**E Long:**  
**Cause CD:**  
**CINFO:**  
**Notified:**  
**Name:**

Fuel leak from school bus, spill went to storm drain and ditch  
Spill contained by Carson City staff, Laidlaw Environmental called to clean up.

**Oversight:** Carson City, Ken Arnold  
**Oversight Email:**  
**Comments:**  
**Comment2:**  
**Comment3:**  
**Follow Up Info:**  
**FYI 1:**  
**FYI 2:**  
**FYI 3:**  
**FYI 1 Email:**  
**FYI 2 Email:**  
**FYI 3 Email:**

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**Site:** **COSTCO**  
**US395 South Carson City NV**

SPILLS

<b>Dep No:</b>	070729-02	<b>RPT Address:</b>	
<b>APN No:</b>		<b>RPT City:</b>	Carson City
<b>Fed Dot No:</b>		<b>RPT State:</b>	NV
<b>RPT Date:</b>	7/29/2007	<b>RPT Zip:</b>	89701
<b>Inc Date:</b>	7/29/2007	<b>RPT Zip4:</b>	
<b>Time:</b>		<b>RPT Time:</b>	1106
<b>Anonymous:</b>	No	<b>Fac Zip4:</b>	
<b>Material:</b>	None	<b>Fac Tel Ext:</b>	
<b>Concent:</b>		<b>Rep Name:</b>	Gail White
<b>Quantity:</b>		<b>Rep Agency:</b>	
<b>Media:</b>		<b>Telephone:</b>	775-315-3159
<b>Rcvd By:</b>	Lisa Johnson	<b>Rep Tel Ext:</b>	
<b>Fed Rq:</b>	Unk	<b>Address:</b>	
<b>State Rq:</b>	Unk	<b>City:</b>	Carson City
<b>Container:</b>		<b>State:</b>	NV
<b>Loc Address:</b>		<b>Zipcode:</b>	
<b>UST Facility ID:</b>		<b>Contact:</b>	
<b>Confrmd Vislly:</b>		<b>Phone:</b>	
<b>SW Impact:</b>		<b>Spills State:</b>	NV
<b>GW Impact:</b>		<b>County:</b>	Carson City
<b>Enforce:</b>		<b>Township:</b>	
<b>Closed:</b>		<b>Range:</b>	
<b>RQ:</b>		<b>Section:</b>	
<b>Trans No:</b>		<b>Q Q2:</b>	
<b>REGRECVTM:</b>		<b>Hwy Mkr:</b>	
<b>Undot1:</b>		<b>P County:</b>	
<b>Cas1:</b>		<b>L Zip:</b>	
<b>Chris1:</b>		<b>Milepost:</b>	
<b>Unit1:</b>		<b>E Lat:</b>	
<b>H2O Quant1:</b>		<b>E Long:</b>	
<b>H2O Unit1:</b>		<b>Cause CD:</b>	
<b>VID:</b>		<b>CINFO:</b>	
<b>SPINFO:</b>		<b>Notified:</b>	
<b>Medium:</b>		<b>Name:</b>	
<b>Waterway:</b>			
<b>Cause:</b>	Alarm at gas pumps went off.		
<b>Action:</b>			
<b>Oversight:</b>	BCA (UST Statewide) Art Gravenstein		
<b>Oversight Email:</b>			
<b>Comments:</b>			
<b>Comment2:</b>			
<b>Comment3:</b>			
<b>Follow Up Info:</b>			
<b>FYI 1:</b>			
<b>FYI 2:</b>			
<b>FYI 3:</b>			
<b>FYI 1 Email:</b>			
<b>FYI 2 Email:</b>			
<b>FYI 3 Email:</b>			

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**Site:** **State of Nevada Capitol Building**

UST

240



**S Carson St Carson City NV 89701**

**Facility ID:** A-000384

**Tank Information**

**Tank ID:** 001  
**Tank Status:** Currently In Use  
**Tank Capacity:** 18,000  
**Substance:** Heating Oil  
**Tank Material:** None, Other  
**Pipe Material:** None, Unknown  
**Date Installed:** 01 Jan 00

**Owner Information**

**Owner Operator Name:** State of Nevada Capitol Building  
**Owner Operator Address:** 505 E King St Rm 301 Carson City, NV 89701-4761  
**Associated Facility:** State of Nevada Capitol Building

## Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### **Standard Environmental Record Sources**

#### **Federal**

##### **National Priority List:**

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date: Feb 6, 2019**

##### **National Priority List - Proposed:**

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date: Feb 6, 2019**

##### **Deleted NPL:**

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

**Government Publication Date: Feb 6, 2019**

##### **SEMS List 8R Active Site Inventory:**

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date: Feb 6, 2019**

##### **Inventory of Open Dumps, June 1985:**

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

##### **SEMS List 8R Archive Sites:**

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date: Feb 6, 2019**

**Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:**

CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**EPA Report on the Status of Open Dumps on Indian Lands:**

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Mar 4, 2019**

**RCRA non-CORRACTS TSD Facilities:**

RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Mar 4, 2019**

**RCRA Generator List:**

RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Mar 4, 2019**

**RCRA Small Quantity Generators List:**

RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Mar 4, 2019**

**RCRA Conditionally Exempt Small Quantity Generators List:**

[RCRA CESQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

**Government Publication Date: Mar 4, 2019**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Mar 4, 2019**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 20, 2016**

**Federal Institutional Controls- ICs:**

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Jan 20, 2016**

**Emergency Response Notification System:**

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

[ERNS](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Mar 21, 2019**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

[FED BROWNFIELDS](#)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 11, 2019**

**FEMA Underground Storage Tank Listing:**

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**LIEN on Property:**

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date: Feb 6, 2019**

**Superfund Decision Documents:**

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date: Feb 12, 2019**

**State**

**Bureau of Corrective Actions' Project Tracking Database:**

SHWS

This is a list of all sites available in Nevada Division of Environmental Protection (NDEP) - Bureau of Corrective Actions' Project Tracking (PT) Database. The PT Database includes both Leaking Underground Storage Tank (LUST) cases as well as Corrective Action (non-regulated) sites. This database is state equivalent CERCLIS.

**Government Publication Date: Feb 20, 2019**

**Delisted Bureau of Corrective Actions' Project Tracking Database:**

DSHW

This database contains a list of closed hazardous substance release and Corrective Action (non-regulated) sites that were removed from the Division of Environmental Protection (NDEP) - Bureau of Corrective Actions' Project Tracking (PT) Database.

**Government Publication Date: Feb 20, 2019**

**Solid Waste Facilities and Landfill Sites:**

SWF/LF

A list of permitted Solid Waste Landfills and other waste management facilities within the state of Nevada. This list is made available by the Nevada Division of Environmental Protection (NDEP) - Bureau of Waste Management.

**Government Publication Date: Jun 5, 2018**

**Leaking Underground Storage Tanks:**

LUST

This is a list of Leaking Underground Storage Tank (LUST) sites available in the Nevada Division of Environmental Protection (NDEP) - Bureau of Corrective Actions' Project Tracking (PT) Database. NDEP indicates there is no way to differentiate between LUST and other (non-LUST) Corrective Action sites - this list includes only those sites where the Program Type is LUST.

**Government Publication Date: Feb 20, 2019**

**Delisted Leaking Storage Tanks:**

DELISTED LST

This database contains a list of closed Leaking Storage Tank sites that were removed from the Division of Environmental Protection (NDEP) - Bureau of Corrective Actions' Project Tracking (PT) Database.

**Government Publication Date: Feb 20, 2019**

**Storage Tanks:**

UST

A list of regulated tanks in the State of Nevada. This list is made available by Nevada Division of Environmental Protection (NDEP) which administers the UST Program for the state.

**Government Publication Date: Feb 4, 2019**

**Noncompliant Underground Storage Tanks:**

UST NONCOMP

A list of facilities with tanks that have been issued a red tag and are ineligible to receive deliveries of fuel under the Nevada Administrative Code (NAC) 459.9941. This list is made available by the Nevada Division of Environmental Protection (NDEP).

**Government Publication Date: Feb 15, 2019**

**Aboveground Storage Tanks:**

AST

A list of Aboveground Storage Tanks in the State of Nevada made available by the Nevada Division of Environmental Protection (NDEP). This list no longer updated.

**Government Publication Date: Jan 25, 2018**

**Delisted Storage Tanks:**

DTNK

This database contains a list of closed storage tank sites that were removed from the Nevada Division of Environmental Protection (NDEP) which administers the UST Program for the state.

**Government Publication Date: Feb 15, 2019**

**Voluntary Cleanup Program:**

VCP

A list of facilities registered in the Nevada Division of Environmental Protection (NDEP)'s Voluntary Cleanup Program (VCP). The VCP program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the NDEP.

**Government Publication Date: Feb 20, 2019**

**Project Tracking Database - Brownfields:**

BROWNFIELDS

List of Brownfield sites found in the Nevada Division of Environmental Protection - Bureau of Corrective Actions' Project Tracking Database.

**Government Publication Date: Feb 20, 2019**

**Tribal**

**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes Nevada.

**Government Publication Date: Dec 31, 2017**

**Underground Storage Tanks (USTs) on Indian Lands:**

INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes Nevada.

**Government Publication Date: Dec 31, 2017**

**Delisted Tribal Leaking Storage Tanks:**

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

**Government Publication Date: Oct 14, 2017**

**Delisted Tribal Underground Storage Tanks:**

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

**Government Publication Date: Oct 14, 2017**

**County**

**No County standard environmental record sources available for this State.**

**Additional Environmental Record Sources**

**Federal**

**Facility Registry Service/Facility Index:**

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

**Government Publication Date: Jan 30, 2019**

**Toxics Release Inventory (TRI) Program:**

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Dec 31, 2017**

**Hazardous Materials Information Reporting System:**

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: May 23, 2018**

**National Clandestine Drug Labs:**

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Jul 18, 2018**

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Jun 30, 2017**

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

**Government Publication Date: Dec 20, 2018**

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

**Drycleaner Facilities:**

[FED DRYCLEANERS](#)

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

**Delisted Drycleaner Facilities:**

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 29, 2018

**Formerly Used Defense Sites:**

[FUDS](#)

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Oct 23, 2018

**Material Licensing Tracking System (MLTS):**

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Nov 1, 2018

**Historic Material Licensing Tracking System (MLTS) sites:**

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

**Mines Master Index File:**

[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 30, 2018

**Alternative Fueling Stations:**

[ALT FUELS](#)

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jan 15, 2019

**Registered Pesticide Establishments:**

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Sep 1, 2018

**Polychlorinated Biphenyl (PCB) Notifiers:**

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Sep 14, 2018

**State**



**Nevada Spills Database:**

SPILLS

Listing of spills and releases sites, maintained by the Department of Nevada Division of Environmental Protection (NDEP).

**Government Publication Date: May 05, 2016**

**Historical Spills Database:**

HIST SPL

Listing of spills and releases sites reported to the Department of Nevada Division of Environmental Protection (NDEP). This list only contains records prior to 1998.

**Government Publication Date: Dec 31, 1997**

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County**

**No County additional environmental record sources available for this State.**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

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**Additional Information**

**Appendix E**



# CARSON CITY

Capital of Nevada

[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

## Parcel Detail for Parcel # 007-531-13

### Location

Property Location [MEDICAL PKWY](#)  
 Town [Add'l Addresses](#)  
 District [2.5 - ORMSBY DISTRICT](#)  
 Subdivision [POR. PARCEL 1 MAP #2414](#) Lot Block [Legal Description](#)  
 Property Name

### Ownership

Assessed Owner Name [PROPERTY MANAGEMENT,CARSON CITY](#)  
 Mailing Address [3303 BUTTI WY #9](#) [Ownership History](#)  
[CARSON CITY, NV 89701-0000](#) [Document History](#)  
 Legal Owner Name [CARSON CITY](#)  
 Vesting Doc #, Date [293378](#) [03/06/2003](#) Year / Book / Page [03 / 0 / 0](#)  
 Map Document #s [PM 2414](#) [#336321](#)

### Description

Total Acres [.860](#) Square Feet [37,461](#)  
 Ag Acres [.000](#) W/R Acres [.000](#)

#### Improvements

Single-family Detached <a href="#">0</a>	Non-dwelling Units <a href="#">0</a>	Bedrooms / Baths <a href="#">0 / .00</a>
Single-family Attached <a href="#">0</a>	Mobile Home Hookups <a href="#">0</a>	Stories <a href="#">.0</a>
Multiple-family Units <a href="#">0</a>	Wells <a href="#">0</a>	Garage Square Ft... <a href="#">0</a>
Mobile Homes <a href="#">0</a>	Septic Tanks <a href="#">0</a>	Attached / Detached
Total Dwelling Units <a href="#">0</a>	Buildings Sq Ft <a href="#">0</a>	
	Residence Sq Ft <a href="#">0</a>	
	Basement Sq Ft <a href="#">0</a>	Basement
	Finished Basement SF <a href="#">0</a>	Bedrooms / Baths <a href="#">0 / .00</a>

[Improvement List](#)  
[Property Costing Estimates](#)

### Appraisal Classifications

Current Land Use Code [140](#) [Code Table](#)  
 Zoning Code(s) [RC](#)  
 Re-appraisal Group [3](#) Re-appraisal Year [2015](#)  
 Original Construction Year Weighted Year  
 Current Exempt Code [03 - County](#)

### Assessed Valuation

Assessed Values	<u>2019-20</u>	<u>2018-19</u>	<u>2017-18</u>
Land	<a href="#">190,382</a>	<a href="#">190,120</a>	<a href="#">203,231</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Ag Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Exemptions	<a href="#">190,382</a>	<a href="#">190,120</a>	<a href="#">203,231</a>
<b>Net Assessed Value</b>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Increased (New) Values			
Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>

### Taxable Valuation

Taxable Values	<u>2019-20</u>	<u>2018-19</u>	<u>2017-18</u>
Land	<a href="#">543,949</a>	<a href="#">543,200</a>	<a href="#">580,660</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Ag Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Exemptions	<a href="#">543,949</a>	<a href="#">543,200</a>	<a href="#">580,660</a>
<b>Net Taxable Value</b>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Increased (New) Values			
Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>

[Back to Search List](#)



# CARSON CITY

Capital of Nevada

[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

## Parcel Detail for Parcel # 007-531-14

### Location

Property Location [MEDICAL PKWY](#)  
 Town   
 District [2.4 - ORMSBY DISTRICT](#)  
 Subdivision [POR. PARCEL 1 PM #2415](#) Lot Block   
 Property Name

### Ownership

Assessed Owner Name [PROPERTY MANAGEMENT,CARSON CITY](#)   
 Mailing Address [3303 BUTTI WY #9](#)   
[CARSON CITY, NV 89701-0000](#)  
 Legal Owner Name [CARSON CITY](#)  
 Vesting Doc #, Date  [04/18/2002](#) Year / Book / Page [02 / 0 / 0](#)  
 Map Document #s [PM 2415](#) [#336320](#)

### Description

Total Acres [.740](#) Square Feet [32,234](#)  
 Ag Acres [.000](#) W/R Acres [.000](#)

#### Improvements

Single-family Detached <a href="#">0</a>	Non-dwelling Units <a href="#">0</a>	Bedrooms / Baths <a href="#">0 / .00</a>
Single-family Attached <a href="#">0</a>	Mobile Home Hookups <a href="#">0</a>	Stories <a href="#">.0</a>
Multiple-family Units <a href="#">0</a>	Wells <a href="#">0</a>	Garage Square Ft... <a href="#">0</a>
Mobile Homes <a href="#">0</a>	Septic Tanks <a href="#">0</a>	Attached / Detached
Total Dwelling Units <a href="#">0</a>	Buildings Sq Ft <a href="#">0</a>	
	Residence Sq Ft <a href="#">0</a>	
<input type="button" value="Improvement List"/>	Basement Sq Ft <a href="#">0</a>	Basement
<input type="button" value="Property Costing Estimates"/>	Finished Basement SF <a href="#">0</a>	Bedrooms / Baths <a href="#">0 / .00</a>

### Appraisal Classifications

Current Land Use Code [140](#)   
 Zoning Code(s) [RC](#)  
 Re-appraisal Group [3](#) Re-appraisal Year [2015](#)  
 Original Construction Year Weighted Year  
 Current Exempt Code [03 - County](#)

### Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	<a href="#">163,813</a>	<a href="#">163,588</a>	<a href="#">174,869</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Ag Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Exemptions	<a href="#">163,813</a>	<a href="#">163,588</a>	<a href="#">174,869</a>
<b>Net Assessed Value</b>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Increased (New) Values			
Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>

### Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	<a href="#">468,037</a>	<a href="#">467,394</a>	<a href="#">499,626</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Ag Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Exemptions	<a href="#">468,037</a>	<a href="#">467,394</a>	<a href="#">499,626</a>
<b>Net Taxable Value</b>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Increased (New) Values			
Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>



WELL LOG AND REPORT TO THE STATE  
ENGINEER OF NEVADA

Log No. 2855  
 Rec. Mar. 10 19 55  
 Well No.  
 Permit No.

Do not fill in

Owner Edwin L. Bellis Driller HARVEY MEYER  
 Address CARSON CITY Address CARSON CITY Lic. No. 10  
 Location of well: NW 1/4 1142 1/4 Sec. 6, T. 13 N/S, R. 20 E, in ORMSBY County

Water will be used for Domestic Total depth of well 85'  
 Size of drilled hole 6" Weight of casing per linear foot 18 LBS.  
 Thickness of casing 3/16 Temp. of water Cool

Diameter and length of casing 6" — 85'  
 (Casing 12" in diameter and under give inside diameter; casing 12" in diameter give outside diameter.)

If flowing well give flow in c.f.s. or g.p.m. and pressure. Flowing 1 XHL PER HOUR

If nonflowing well give depth of standing water from surface. ✓

If flowing well describe control works NO  
 (Type and size of valve, etc.)

Date of commencement of well MAR. 3 Date of completion of well MAR. 4.

Type of well rig CABLE TOOLS

LOG OF FORMATIONS

From feet	To feet	Thickness feet	Type of material
0	23	23	SANDY CLAY.
23	26	3	WATER SAND
26	65		SANDY CLAY.
65	85		SAND WATER.

Water-bearing Formation, Casing Perforations, Etc.

Chief aquifer (water-bearing formation)

from 65 to 85 ft.

Other aquifers

First water at 23 feet.

Casing perforated

from 65 to 85 ft.

Size of perforations

1/4









# Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

**April 26, 2019**

Carson City Fire Department  
777 S Stewart St,  
Carson City, NV 89701

**Re: Phase I Environmental Site Assessment Public Records Request  
Vacant Properties  
Medical Parkway, Carson City, NV  
Project No. 19-23138-01  
Parcel ID: 007-531-13 and 007-531-14**

Dear Fire Department Staff:

Converse Consultants is conducting a Phase I Environmental Site Assessment (ESA) at the above-referenced Subject Properties. As part of our process, we would like to request access to records regarding the following, as applicable:

- Installation or removal of storage tanks (above and underground)
- Hazardous materials storage or release
- Hazardous waste generation or discharge
- Asbestos or lead-based paint abatement
- 

We understand that these records may not be available. Please complete the applicable area below regarding record availability and return to our attention either via email at [aherrmann@converseconsultants.com](mailto:aherrmann@converseconsultants.com) or via fax at 775-856-3513. If there are any questions or concerns, please do not hesitate to contact us.

Sincerely,

**Anthony Herrmann**  
1020 South Rock Boulevard, Suite A  
Reno, Nevada 89502  
[aherrmann@converseconsultants.com](mailto:aherrmann@converseconsultants.com)

<p>I hereby certify that requested records <input type="checkbox"/> are <input type="checkbox"/> are not available in this Department. If records are available, an appointment to review <input type="checkbox"/> is not <input type="checkbox"/> is required.</p> <p>_____</p> <p>Name and Title</p> <p>_____</p> <p>Signature</p> <p>_____</p> <p>Date</p>
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