



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: September 6, 2018

Staff Contact: Ann Bollinger, Open Space Administrator

Agenda Title: For Possible Action: To accept a \$250,000 Land and Water Conservation Fund Grant (\$250,000 city required match from the Quality of Life Fund-open space) and authorize the fee title acquisition of 206 acres south of the Timberline Subdivision and Vicee Canyon (APNs 007-091-66 and 007-293-29) from Gerald and Luanna Hamm for open space and passive recreation purposes; and authorize the Mayor, or named designee, to execute all documents related to same on behalf of the city. (Ann Bollinger, abollinger@carson.org)

Staff Summary: On March 15, 2018, the Board of Supervisors (the Board) authorized the submittal of grant application(s) to the Land and Water Conservation Fund (LWCF) and other programs for fee-title acquisition of 206 acres owned by Gerald and Luanna Hamm. The project was ranked No. 1 by the grant committee. A property appraisal was completed by Mr. Anthony J. Wren, MAI which determined a fair market value of \$501,000. The grant requires a 1:1 match, which will be expended from the Quality of Life – Open Space budget, in which adequate funding is available. This property will be essential to Carson City's trail system.

Agenda Action: Formal Action/Motion

Time Requested: 20 minutes

Proposed Motion

I move to accept a \$250,000 Land and Water Conservation Fund Grant (\$250,000 city required match from the Quality of Life Fund-open space) and authorize the fee title acquisition of 206 acres south of the Timberline Subdivision and Vicee Canyon (Assessor Parcel Numbers 007-091-66 and 007-293-29) from Gerald and Luanna Hamm for open space and passive recreation purposes; and authorize the Mayor, or named designee, to execute all documents related to same on behalf of the city.

Board's Strategic Goal

Quality of Life

Previous Action

March 15, 2018- The Board authorized the Parks, Recreation, & Open Space Department to submit grant application(s) to the Land and Water Conservation Fund and other programs for fee-title acquisition of 206 acres south of the Timberline Subdivision and Vicee Canyon (APNs 007-091-66 and 007-293-29) for open space and passive recreation purposes.

Background/Issues & Analysis

The two parcels have been identified as high priority in the Open Space Plan and in the Eagle Valley Trails Committee (EVTC) "Community Trail Inventory, Review, Evaluation and User Needs Assessment Report" (2017) as they provide critical connections to the city's trail system and also contains several user-built trails that could be made legal with acquisition of the property. The EVTC Report provided the necessary background information and recommendations for the recent updates to the Unified Pathways Master Plan (UPMP) regarding single-track trails.

On February 26, 2018, and with standing-room only in support of the project, the Open Space Advisory Committee recommended that the Board of Supervisors approve submittal of grant application(s) to LWCF and other programs for fee-title acquisition of 206 acres owned by Gerald and Luanna Hamm. After approval by the Board of Supervisors on March 15, 2018, the grant application was submitted and the acquisition process accelerated due to a purchase offer from another party. With a current contract in place, Carson City requested assistance from Nevada Land Trust (NLT), a private non-profit organization that specializes in land acquisitions for conservation, recreation purposes. NLT facilitated the entire process on behalf of the city (approximate cost of \$17,000) including coordination with the owners, expediting the purchase and sale agreement, contracting for appraisal services (\$4,500), title reports, Phase I Environmental Site Assessment (\$2,500), review of mineral and water rights, and review by a legal consultant. At the time of closing, NLT will assign the property to Carson City. LWCF does require a secondary review appraisal, which has not yet been completed.

The appraisal completed by Mr. Wren, MAI determined the fair market value to be \$501,000. In the appraisal, there are two items to specifically note: vehicular access and the large waterline (Marlette waterline). Regarding access, Mr. Wren stated, "There does not appear to be currently legal access to the subject site. However, this type of site is quite desirable within the current market, and it is anticipated by the appraiser that access can be established in the near future." With that said, Carson City already owns a short segment of "road" from the Wellington Crescent subdivision to the Ash Canyon water tanks and has an easement on Ash Canyon (dirt) road for three to four miles to Hobart Reservoir. The Marlette waterline traverses the property. Above ground, the State of Nevada uses existing roads for weekly inspections. Currently, there is not an easement for either the waterline or the road; however, surveys are underway to legalize both uses. The Phase I Environmental Site Assessment did not discover any items of concern.

The purchase is made possible with a grant award from the LWCF, which is a federal National Park Service administered program, managed locally through Nevada State Parks. Staff is pleased to say this project was ranked No. 1 by the review committee. Final grant documents should be received this fall; however, the letter of retroactivity and the selection letter provided serve as the notice to proceed. The grant will only fund actual acquisition costs, so the anticipated award amount should be \$250,000. The grant match and all other due diligence expenses will be expended from the Quality of Life – Open Space budget. LWCF is a reimbursable grant program, with the grant agreement anticipated to be twelve to eighteen months, so the city has enough time to adequately resolve the road and utility easements.

LWCF acquisitions do require "a non-revocable deed restriction to ensure that the lands are maintained in a manner consistent with the purpose of the program and secures those lands for outdoor public recreation use." Should the land be used in another manner than consistent with the LWCF program provisions, the grant funds may be required to be refunded. Additional guidance on LWCF can be obtained in the Nevada LWCF Grant Manual found at http://parks.nv.gov/forms/2018_LWCF_grant_manual.pdf.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.275 and CCMC 13.06

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: 254-5047-452 Quality of Life - Open Space

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Approximately \$17,000 has been allocated in preparation of fee-title acquisition. If the acquisition is approved, approximately \$501,000 plus closing costs- with \$250,000 to be reimbursed later from the grant award. There is not currently an estimate on escrow and closing costs. The Quality of Life – Open Space, Land Acquisition Account had a remaining balance of \$1,358,282 of the end of FY18 and has a balance of \$512,250 for FY19.

The long-term fiscal impacts are primarily related to land management. Carson City has an existing agreement with Muscle Powered who is willing and able to assist with trail maintenance. New trail signs will help inform and direct users to connecting trail routes. Two “roads” may be decommissioned because they are redundant (alternate routes may remain open) and travel straight uphill leading to erosion and deep unpassable ruts. Fine fuel reduction is already managed through the existing sheep grazing program. Woody fuel reduction was recently completed by the Carson City Fire Department with grant assistance. The Quality of Life – Open Space budget is also charged \$37,500 annually to contribute towards a contract with the Nevada Division of Forestry for wildfire-related services.

Attachments:

- Open Space Opportunities Map
- Trails Map
- Hamm Property Appraisal
- Preliminary Title Report
- Marlette Waterline Map
- Phase I Environmental Site Assessment
- Acquisition Selection Letter
- Waiver of Retroactivity

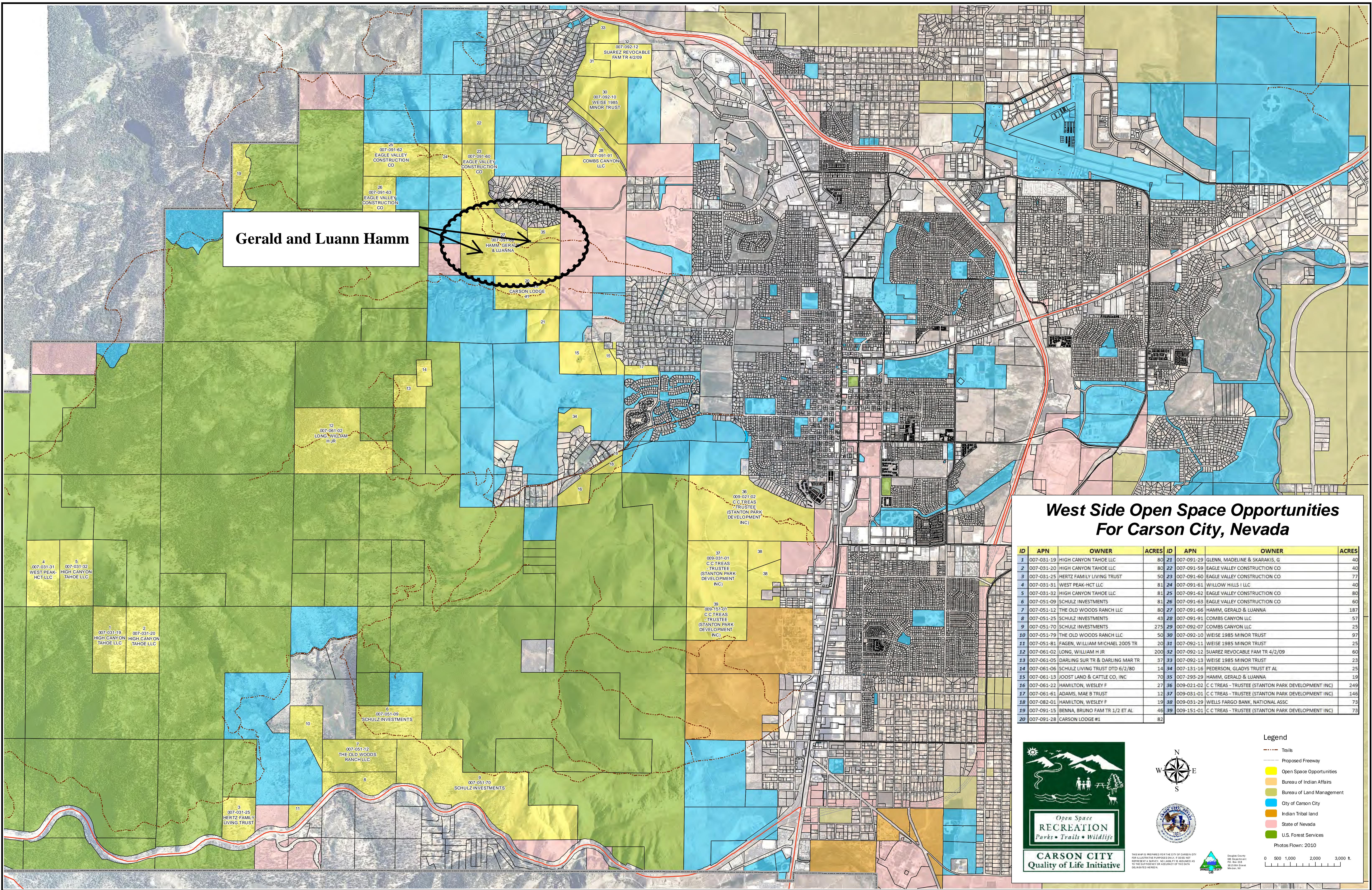
Alternatives

Request additional information or not approve the acquisition.

Board Action Taken:

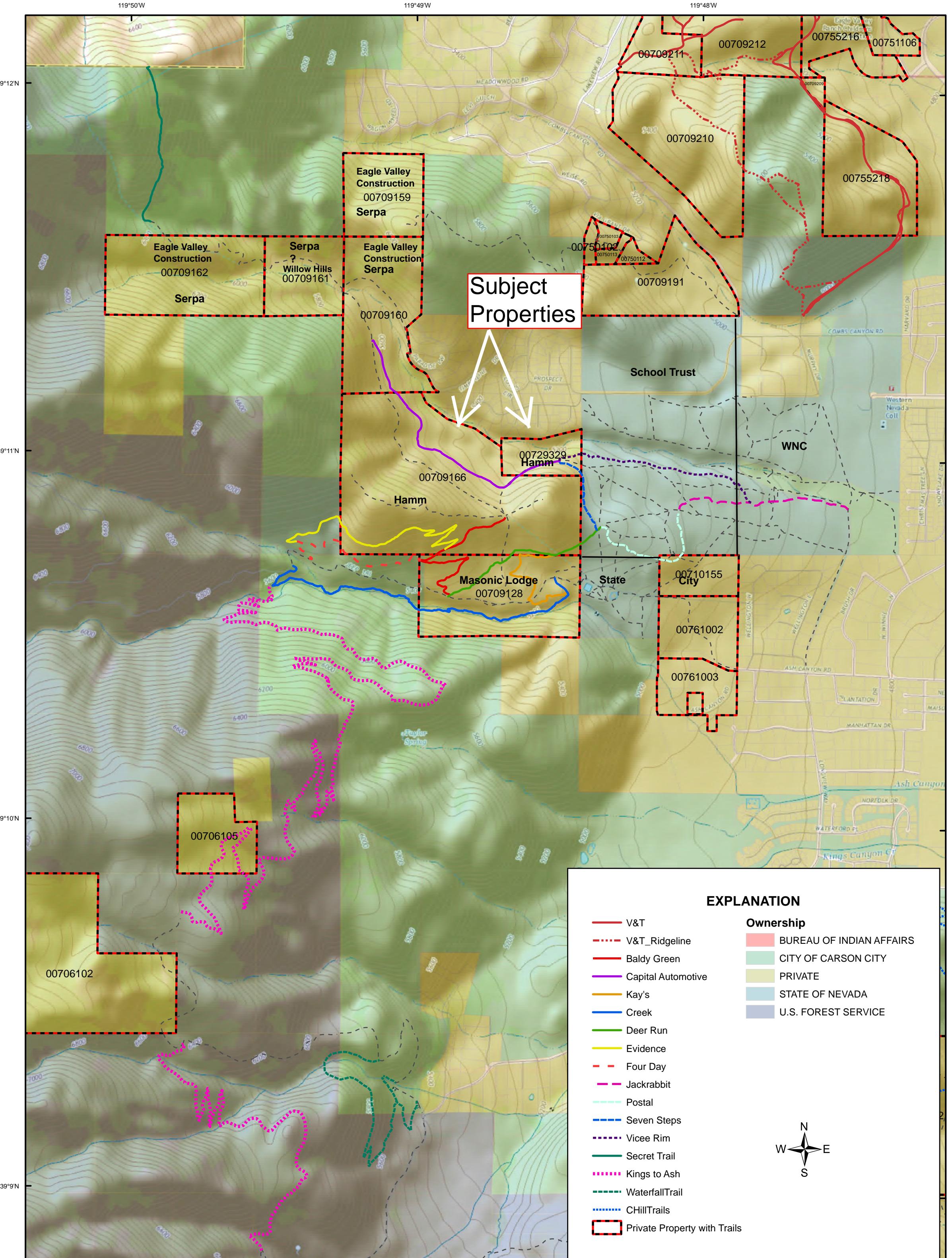
Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)



Private Property Access

Ash Canyon Area



Basemap from USGS The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line; HERE Road Data, 2015.

Nevada West State Plane US Feet (FIPS 2703), North American Datum of 1983.

An Appraisal of

APN 007-091-66
and
APN 007-293-29

Located In
Ash Canyon
Carson City, Nevada 89701

Owned by
Gerald Hamm and Luanna Hamm
Husband and Wife as Joint Tenants

Prepared For

Alicia Reban, Executive Director
Nevada Land Trust
P.O. Box 20288
Reno, NV 89515

For the Purpose of Estimating
Fair Market Value of the Site
For Possible Acquisition

As Of April 26, 2018

Date of Report
July 2, 2018

**APN 007-091-66
and
APN 007-293-29**

**Located In
Ash Canyon
Carson City, Nevada 89701**

**Owned by
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**For the Purpose of Estimating
Fair Market Value of the Site
For Possible Acquisition**

As Of April 26, 2018

**Date of Report
July 2, 2018**

**Submitted By
Anthony J. Wren, MAI, SRA
Certified General Appraiser #A.0000090-CG**

ANTHONY J. WREN AND ASSOCIATES

P.O. BOX 20867
RENO, NEVADA 89515
(775) 329-4221
FAX (775) 329-5382

TONY WREN, MAI, SRA
CERTIFIED GENERAL APPRAISER

SUSAN WREN
CERTIFIED RESIDENTIAL APPRAISER

July 2, 2018

Alicia Reban, Executive Director
Nevada Land Trust
P.O. Box 20288
Reno, NV 89515

RE: APN 007-091-66 and 007-293-29 Ash Canyon, Carson City, NV
Owner: Gerald Hamm and Luanna Hamm

Dear Ms. Reban:

At your request, I have completed an appraisal of and prepared the following appraisal report for the properties referred above. The properties are owned by Gerald Hamm and Luanna Hamm, Husband and Wife, as Joint Tenants.

The purpose of this appraisal is to estimate the current market value of the sites which contain $187.20\pm$ acres and $19.02\pm$ acres. Nevada Land Trust (NLT) requested a Yellow Book compliant appraisal for the potential acquisition of the subject properties. As a partner of the Carson City Parks, Recreation & Open Space Department (PROS), NLT seeks to facilitate the acquisition of the land for open space and passive recreation purposes.

I have performed no services as an appraiser or in any other capacity regarding the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The appraisal has been made and the appraisal report prepared in conformance with the Uniform Standards of Professional Appraisal Practice, with the exception of requirements which require invocation of USPAP jurisdictional exception rules as described in Section D-11 of the Uniform Appraisal Standards of Federal Land Acquisition.

The subject properties are unimproved residential land. Therefore, the appraisal will be made as vacant and the valuation "as is" will be as vacant land only.

Based on my inspection of the subjects and a thorough research of the market, my conclusions, as of the date of valuation, April 26, 2018, are:

APN # 007-091-66

FIVE HUNDRED THOUSAND DOLLARS
(\$500,000)

AND

APN # 007-293-29

ONE THOUSAND DOLLARS
(\$1,000)

Respectfully Submitted,



Anthony J. Wren, MAI, SRA
Certified General Appraiser #A.0000090-CG

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APPRAISER'S CERTIFICATION

I certify that, unless otherwise noted in this appraisal report:

- The statements of fact contained in this report are true and correct.

That on April 26, 2018, I personally made a field inspection of the property herein appraised and that I did offer the property owner or a designated representative an opportunity to accompany me at the time of inspection. I have also, during April and May 2018 personally made a field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented in said appraisal.
- 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.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the Uniform Appraisal Standard for Federal Land Acquisitions.
- The appraisal was made and the appraisal report prepared in conformance with the Uniform Standards for Professional Appraisal Practice, except to the extent that the Uniform Appraisal Standards for Federal Land Acquisitions require invocation of USPAP's Jurisdictional Exception Rule, as described in Section D-1¹ of the Uniform Appraisal Standards for Federal Land Acquisitions.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal or appraisal consulting assistance to the person signing this certification.

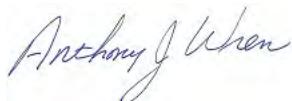
¹Appraiser should recognize that USPAP changes frequently and that future changes may require additional jurisdictional exceptions which are not noted in Section D-1 of these Standards. In such an instance, the appraiser will have to identify and report such additional jurisdictional exceptions.

- The appraisal was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- This appraisal report has been made in conformity with, and is subject to, the requirements of the Code of Professional Ethics and Standards of Professional Practice 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.
- As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- That my opinion of market value of the properties are, as of April 26, 2018,

**007-091-66
FIVE HUNDRED THOUSAND DOLLARS
(\$500,000)**

and

**007-293-29
ONE HUNDRED THOUSAND DOLLARS
(\$1,000)**



Anthony J. Wren, MAI, SRA
Nevada Certified General Appraiser # A.0000090-CG

7-2-2018
Date

SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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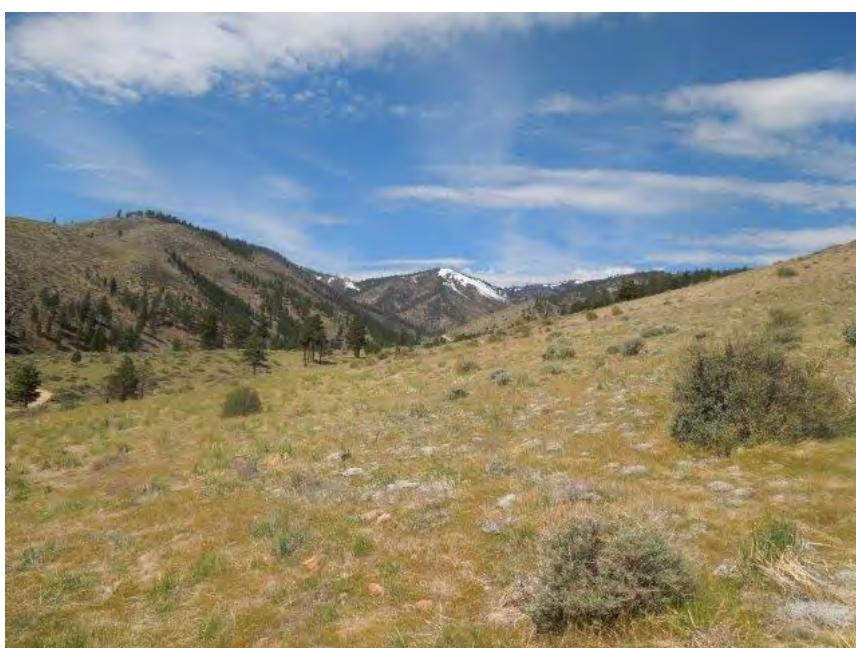


SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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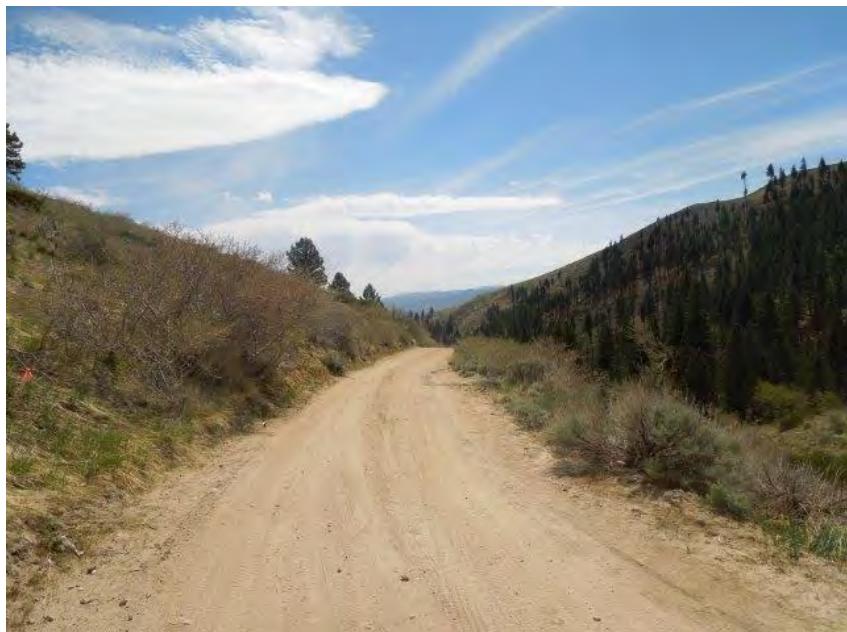


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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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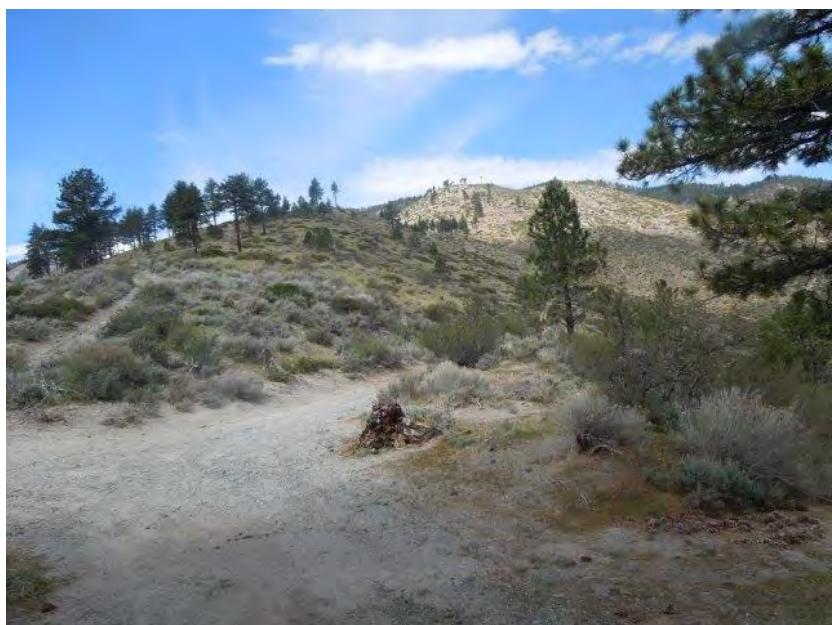


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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

31



32- Not shown on Map



SUBJECT PROPERTY PHOTOGRAPHS

33 - Not shown on Map



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SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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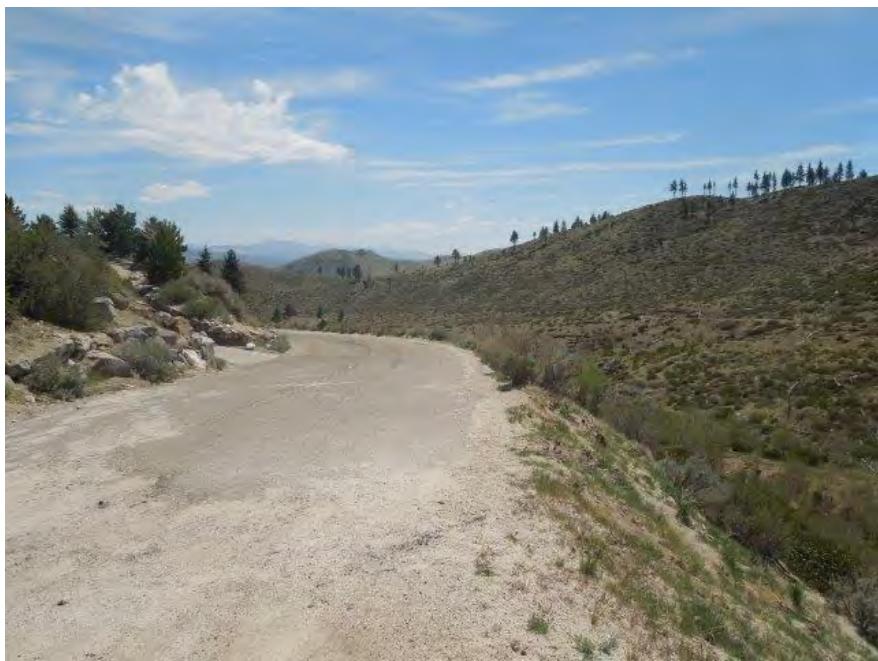


SUBJECT PROPERTY PHOTOGRAPHS

39- Not shown on Map, not native wildlife



40-Not shown on Map



SUBJECT PROPERTY PHOTOGRAPHS

41- Not shown on Map



42- Not shown on Map



SUBJECT PROPERTY PHOTOGRAPHS

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SUBJECT PROPERTY PHOTOGRAPHS

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46- Not shown on Map



SUBJECT PROPERTY PHOTOGRAPHS

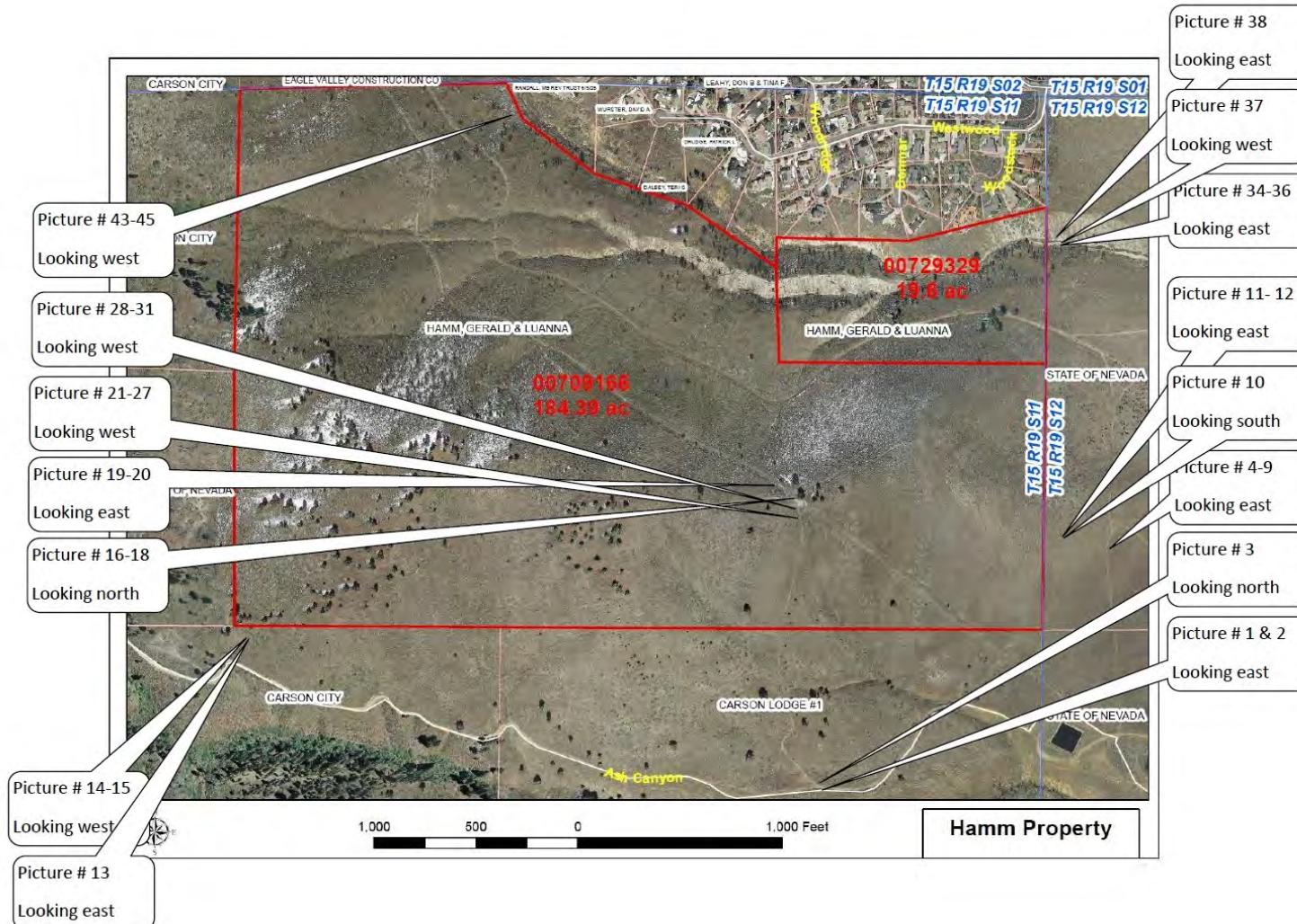
47- Not shown on Map



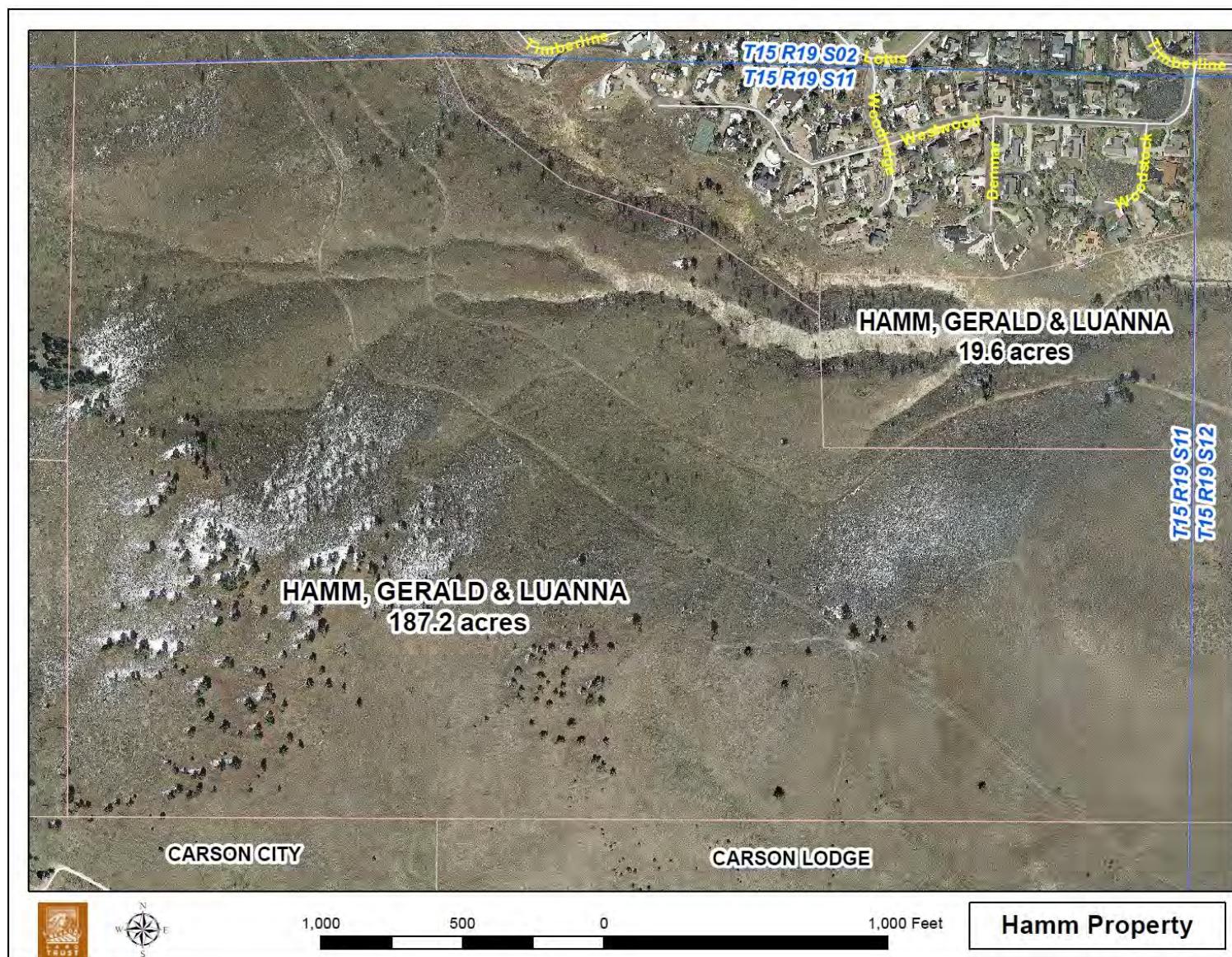
48- Not shown on Map



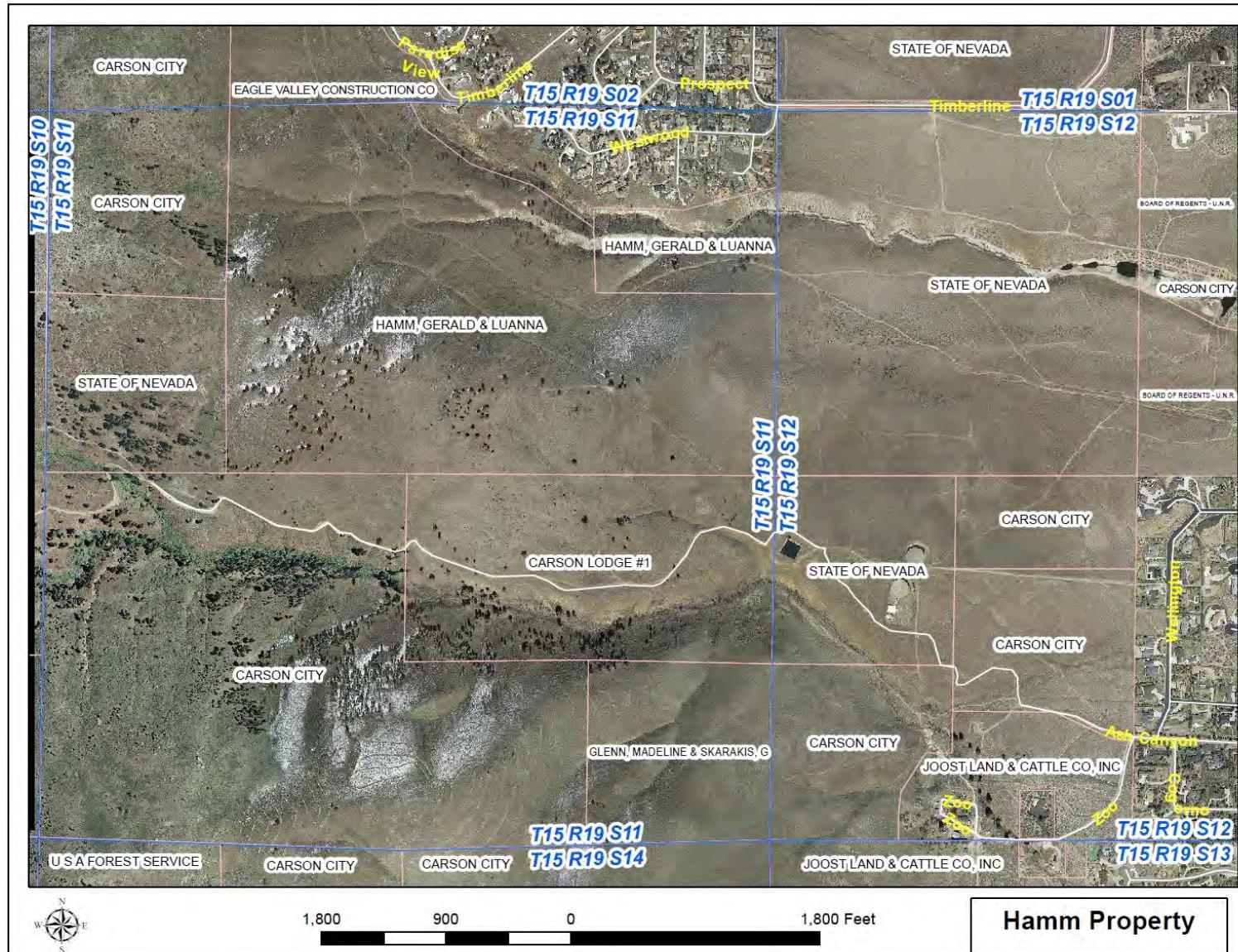
SUBJECT PROPERTY PHOTOGRAPHS LOCATION MAP



SUBJECT AERIAL PHOTOGRAPH



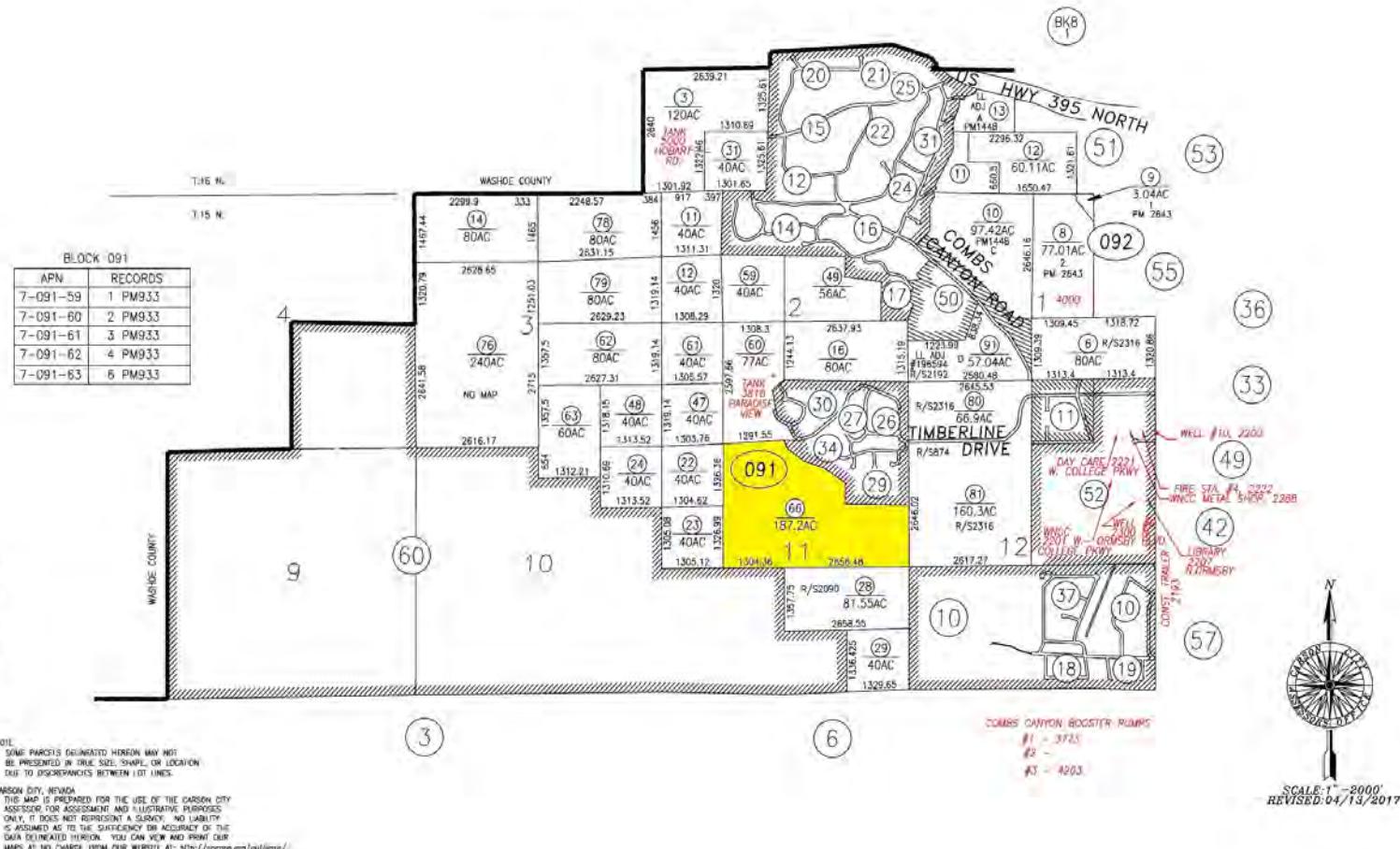
SUBJECT AREA PHOTOGRAPH SUBJECT AERIAL PHOTOGRAPH



ASSESSOR'S PARCEL MAP

PORTION T.16 N. R.19 E. M.D.B. & M.
&
PORTION T.15 N. R.19 E. M.D.B. & M.

7-09



CARSON CITY MAP

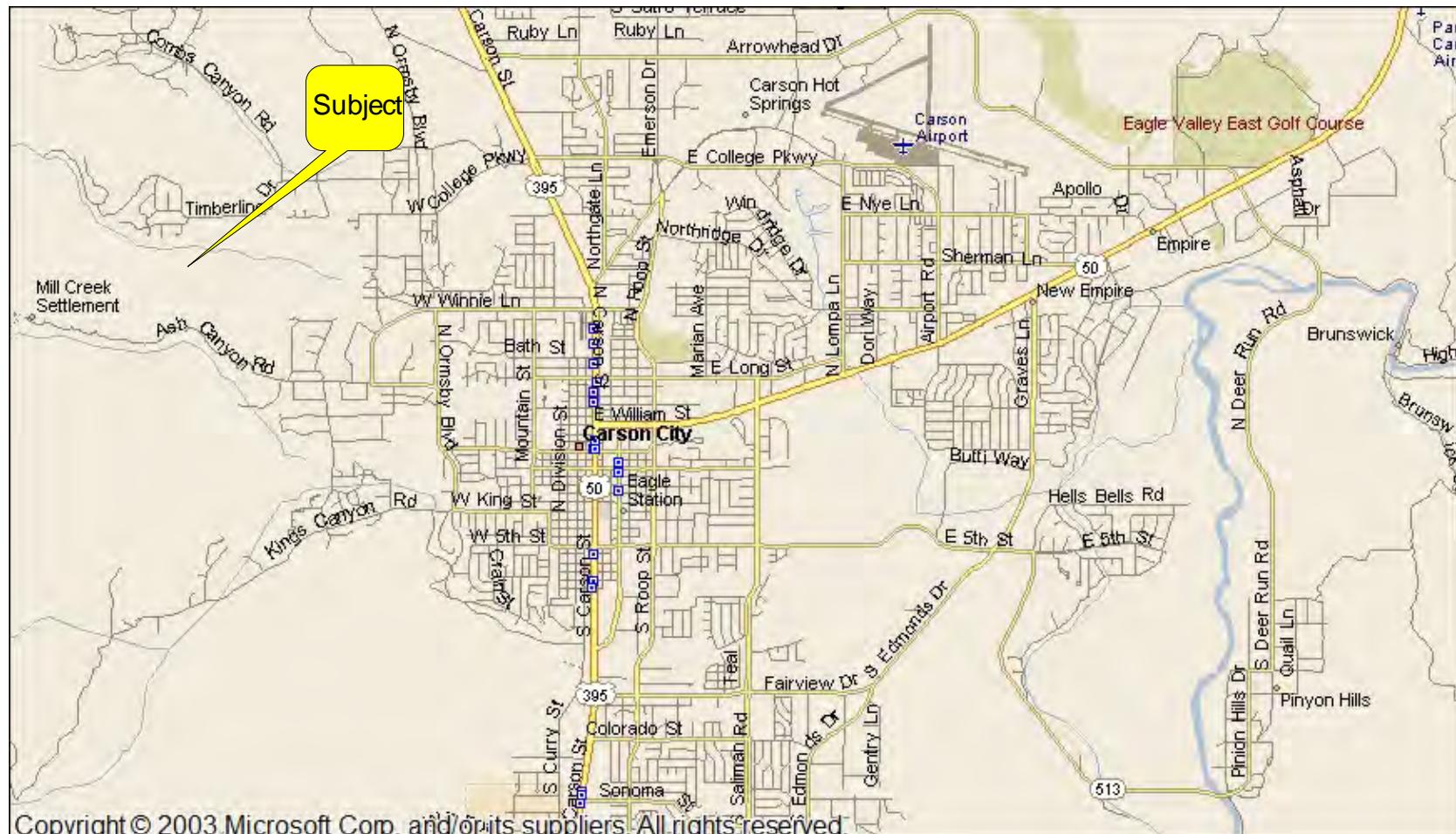


Figure 55

INTRODUCTION

Client	Alicia Reban, Executive Director Nevada Land Trust P.O. Box 20288 Reno, NV 89515
Appraiser	Anthony J. Wren, MAI, SRA Nevada Certified General License # A.0000090-CG Anthony J. Wren & Associates P.O. Box 20867 Reno, Nevada 89503
Subject	APN 007-091-66

Intended Use/Users of the Report

For use by the client, in negotiating an equitable price for the possible acquisition of the property. Nevada Land Trust (NLT) requested an appraisal as a partner of the Carson City Parks, Recreation & Open Space Department (PROS), NLT seeks to facilitate the acquisition of the land for open space and passive recreation purposes.

Owner of Record/Sale History

In analyzing a ten-year sales history of the subject property, the property has been in the hands of the current owner for over a ten-year period. No other sales transactions have occurred within the last ten years but the property has been listed for sale within the last ten years. The property was listed on May 18, 2006, for a list price of \$599,000. This price was dropped to \$549,000 on 9-30-2016 and listing expired after 297 days. The property was relisted on May 25, 2017, for \$549,900. The property was on the market for 327 days and was active as of the date of this appraisal. However, the appraiser has been informed that the property has subsequently been taken off the market. Both of these listings appear to be within the market norms. However, they are also considered to be slightly high due to potential ingress and egress problems.

The property is currently involved in a Purchase and Sale agreement. The agreement is for two parcels containing approximately 206± acres. The terms of the agreement are typical for the market. The agreement is basically under contract between \$450,000 and \$500,000, depending on the appraisal. Given the conclusions and opinions found in this report the agreement appears to be within market norms.

Purpose of the Appraisal

To provide an opinion of the current market value of the property appraised, as of the date of valuation. The client, Nevada Land Trust (NLT) sought a Yellow Book compliant appraisal for the potential acquisition of the property. As a partner of the

Carson City Parks, Recreation & Open Space Department (PROS), NLT seeks to facilitate the acquisition of the land for open space and passive recreational purposes.

Interest Appraised Fee Simple

Effective Date of Value April 26, 2018

Date of Report July 2, 2018

Appraisal Development and Reporting Process (Scope)

This is an appraisal, communicated in an appraisal format. The report is intended to conform with Section 2-2(a) of the Uniform Standards of Professional Appraisal Practice.

In the course of conducting this appraisal, I undertook the following activities.

- a) Performed an inspection of the subject and its neighborhood;
- b) Researched the subject's current physical and legal condition, as well as its background and history;
- c) Examined the market area to determine the existing and proposed inventory, demand, and marketability of properties similar to the subject;
- d) Researched and investigated relative market data including recent sales, leases, and other transactions.
- e) Prepared the following appraisal report.

Standard Assumptions and Limiting Conditions

This appraisal was prepared subject to a standard set of assumptions and limiting conditions which are typical for the appraisal industry. These assumptions and limiting conditions are provided in detail at the end of this report.

Special Limiting Condition: None

Extraordinary Assumptions None

Hypothetical Conditions None

DEFINITIONS

As used in this report, unless the context otherwise requires:

Market Value

"Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of value, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property."²

Condemnation Blight³

A diminution in the market value of a property due to pending condemnation action.

Controlled Access Highways⁴

"Controlled Access Highway" means every highway to or from which owners or occupants of abutting lands and other persons have no legal right of access except at such points only and in such manner as may be determined by a public authority.

Cost to Cure⁵

A method of measuring damages. This method can be used when the property being appraised has suffered damage that can be physically and economically corrected, e.g., through correction of drainage, replacement of fencing, reestablishment of physical access, or replacement of sewage or water systems. Under no circumstances can the cost to cure measure of damage be applied if the cost to cure exceeds the diminution in value that would result if such a cure were not undertaken. However, if the cost to cure is less than the diminution in the value of the remainder, the cost to cure measure of damage *must* be used.

Divided Highway⁶

"Divided highway" means a highway divided into two or more roadways by means of a physical barrier or dividing section, constructed so as to impede the conflict of vehicular traffic traveling in opposite directions.

Easement⁷

The right to perform a specific action on a particular land parcel, or portion of a parcel of land, without owning the underlying fee. A continuous easement across multiple tracts of land is often referred to as a right-of-way.

Exposure Time

The COMMENT to Standards Rule 1, 2(c) of the 2014-2015 edition of *Uniform Standards of Professional Appraisal Practice* states:

²Uniform Appraisal Standards for Federal Land Acquisitions Sixth Edition page 10

³The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p.41

⁴Nevada Revised Statutes, Chapter 484.041

⁵Real Estate Valuation in Litigation, 2nd ed. (Chicago: Appraisal Institute, 1995), p.296

⁶Nevada Revised Statutes, Chapter 484.048

⁷Real Estate Valuation in Litigation, 2nd ed. (Chicago: Appraisal Institute, 1995), p.351

When the purpose of an assignment is to develop an opinion of market value, the appraiser must also develop an opinion of reasonable exposure time linked to the value opinion.

Section b.2 of the *Uniform Appraisal Standards for Federal Land Acquisitions*, which are the controlling standards for this appraisal, state in part "... appraisers should not 'link' their estimates of market value for the federal acquisition purposes to a specific exposure time. To do so places a limiting condition on the estimate that is not required for federal land acquisition purposes . . . ". The appraised value is not predicated upon a specific exposure time.

Fee Simple Estate⁸

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.

General Benefits⁹

In eminent domain valuation, the benefits that accrue to the community at large as a result of the new public work and the increased general prosperity that accompanies development.

Highest and Best Use¹⁰

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property -specific with respect to the user and timing of the use-that is adequately supported and results in the highest present value.

Highest and Best Use of land or a site as though vacant¹¹

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Highest and Best Use of land or a site as improved¹²

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

⁸The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p. 78

⁹The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p. 86

¹⁰The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p.93

¹¹The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p.93

¹²The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p.94

Just Compensation¹³

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken; should put the owner in as good a position pecuniarily as he or she would be if the property had not been taken. Just compensation should put the owner in as good a position as he or she would be if the property had not been taken.

Larger Parcel¹⁴

In governmental land acquisitions, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.

Project Enhancement¹⁵

The increase in a property's market value in anticipation of a public project requiring condemnation action.

Salvage Value¹⁶

The term salvage value means the probable sale price of an item, if offered for sale on the condition that it will be removed from the property at the buyer's expense, allowing a reasonable period of time to find a person buying with knowledge of the uses and purposes for which it is adaptable and capable of being used, including separate use of serviceable components and scrap when there is no reasonable prospect of sale except on that basis.

Scope of the Project Rule¹⁷

In eminent domain, any decrease or increase in the fair market value of real property, prior to the date of valuation, caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project other than that due to physical deterioration within the reasonable control of the owner.

Severance Damages¹⁸

The diminution of the market value of the remainder area, in the case of a partial taking, which arises (a) by reason of the taking (severance), and/or (b) the construction of the improvement in the manner proposed.

Special Benefits¹⁹

¹³The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p.106

¹⁴The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010) p.110

¹⁵The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p.152

¹⁶49 CFR Subtitle A §24.2(s)

¹⁷The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p.176

¹⁸Real Estate Valuation in Litigation, 2nd ed. (Chicago: Appraisal Institute, 1995), p. 289

¹⁹The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010), p. 183

In eminent domain valuation, the benefits that arise from the peculiar relation of the land in question to the public improvement, usually resulting from a change in its highest and best use. Special benefits may accrue to multiple parcels (such as all four quadrants of a newly constructed freeway interchange) because the parcels are directly benefitted in a similar manner, if not to the same degree.

Tenant Owned Improvement²⁰

Any building, structure, or other improvement, which would be considered to be real property if owned by the owner of the real property on which it is located. This shall include any improvement of a tenant-owner who has the right or obligation to remove the improvement at the expiration of the lease term. Just compensation for tenant-owned improvements is the amount, which the improvement contributes to the fair market value of the whole property, or its salvage value, whichever is greater.

Easement²¹

The right to perform a specific action on a particular land parcel, or a portion of a parcel of land, without owning the underlying fee.

²⁰49 CFR Subtitle A §24.105(a)(b)(c)

²¹ *Real Estate Valuation & Litigation*, 2nd Edition (Chicago: Appraisal Institute, 1995), p. 351

AREA MAP

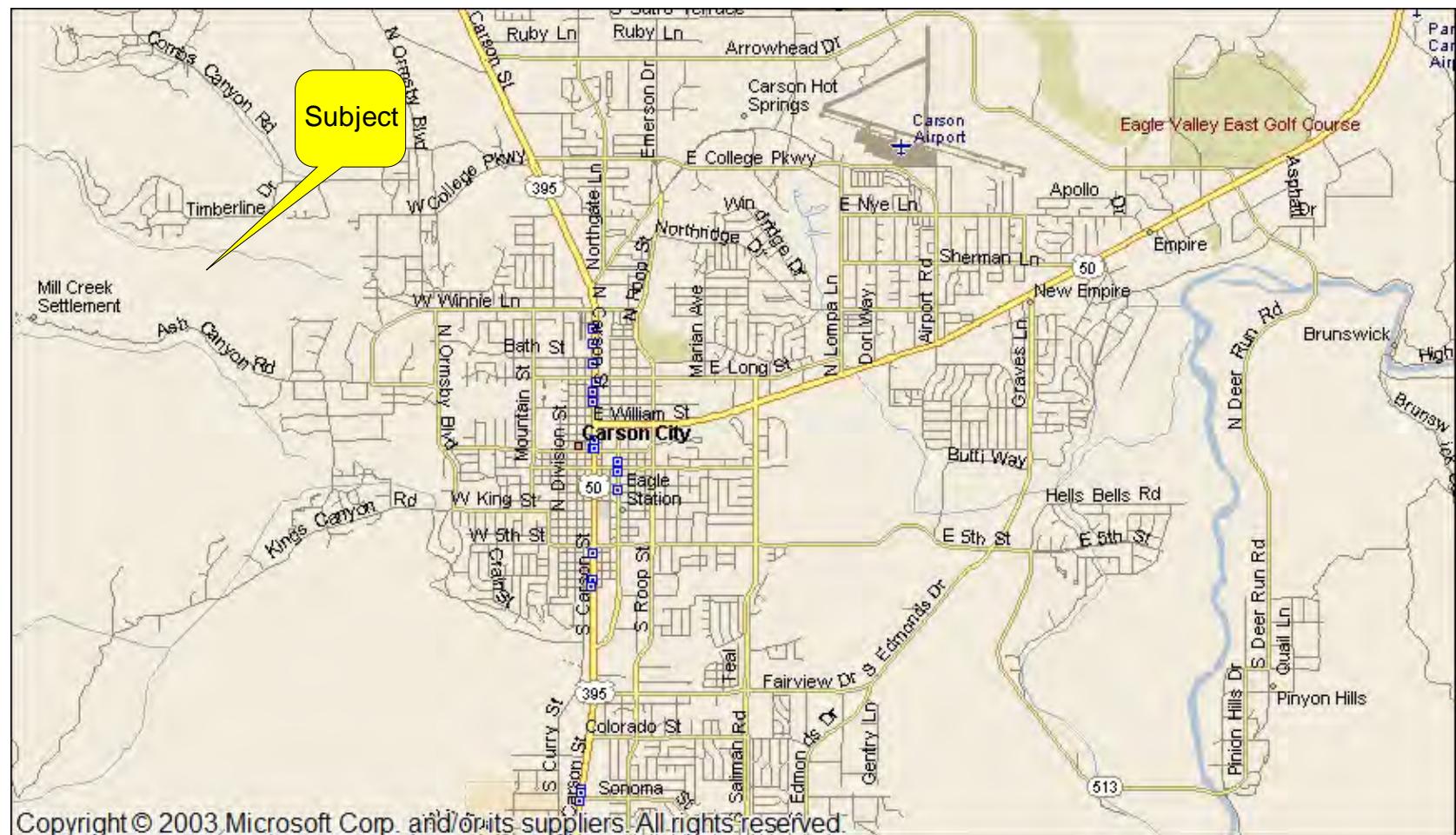


Figure 56

CARSON CITY AREA ANALYSIS

Location:

The subject is located in Carson City, the capital of Nevada, which is situated on the eastern slope of the Sierra Nevada Mountains in northwestern Nevada. It is 30 miles south of Reno, the largest northwestern Nevada community, and 14 miles east of Lake Tahoe. Sacramento, California, is located 134 miles west of Carson City and is the closest regional urban center.

History:

Carson City was founded in 1858 by Abraham Curry, a pioneer. It was named Carson City for the nearby Carson River, which was named after Kit Carson, an early frontiersman. The Nevada Territory was organized in 1861 and Carson City was designated as the territorial capital.

In 1864 President Lincoln granted statehood to Nevada and Carson City became the capital. As well as being the seat of government, it grew into a center for commerce and industry after the silver discovery in Virginia City. In 1879 a branch of the mint was established in Carson City to strike coins from the Comstock Lode silver.

Climate:

Carson City's elevation is 4,700± feet above sea level. It is located in Eagle Valley on the eastern side of the Carson Range in western Nevada. Carson City has a semi-arid climate with sunny, dry summers and cold winters. The average annual rainfall is 11 inches and snowfall averages 32 inches. Winter snow seldom accumulates since the sunshine and moderate temperatures promote rapid thawing. Summers consist of warm days, low humidity, and cool nights, with a hot spell or two in July and August. The coldest month is January with average temperatures ranging from lows of 21°F to highs of 45°F. The hottest month is July with a mean maximum temperature range of 50°F to 89°F. The annual average temperature is 50°F. Annual precipitation averages 11.8 inches, in portions of the county with lower elevations, to 31.6 inches at the higher elevations. Sunshine days average 266 days per year.

Topography:

Carson City's physical boundaries extend from the shores of Lake Tahoe, easterly to low foothills of the Pine Nut Range. The topography in Carson City is representative of both the Great Basin and Sierra Nevada systems. The western boundary of Carson City is located on the east side of the Sierra Nevada Mountain

range, and Snow Valley Peak at 9,214 feet. In the easternmost reaches, Carson City is bordered by the western side of the Pine Nut Range. The majority of the developed urban area lies within Eagle Valley, which is bisected by the Carson River.

Water Resources:

With limited precipitation, a critical concern for continued development in Carson City is adequate water supplies. The shortage of water resources in this area has been well publicized since the mid-1970s. The Nevada Division of Water Resources has delegated the responsibility of administering water law within the state. The Division of Water Resources did not approve a single subdivision in the Eagle Valley Basin (Carson City) between 1978 and 1989. Subdivisions created during this period used parcel map procedures (where only four new parcels are created with a single map, a procedure exempt from Division of Water Resources review).

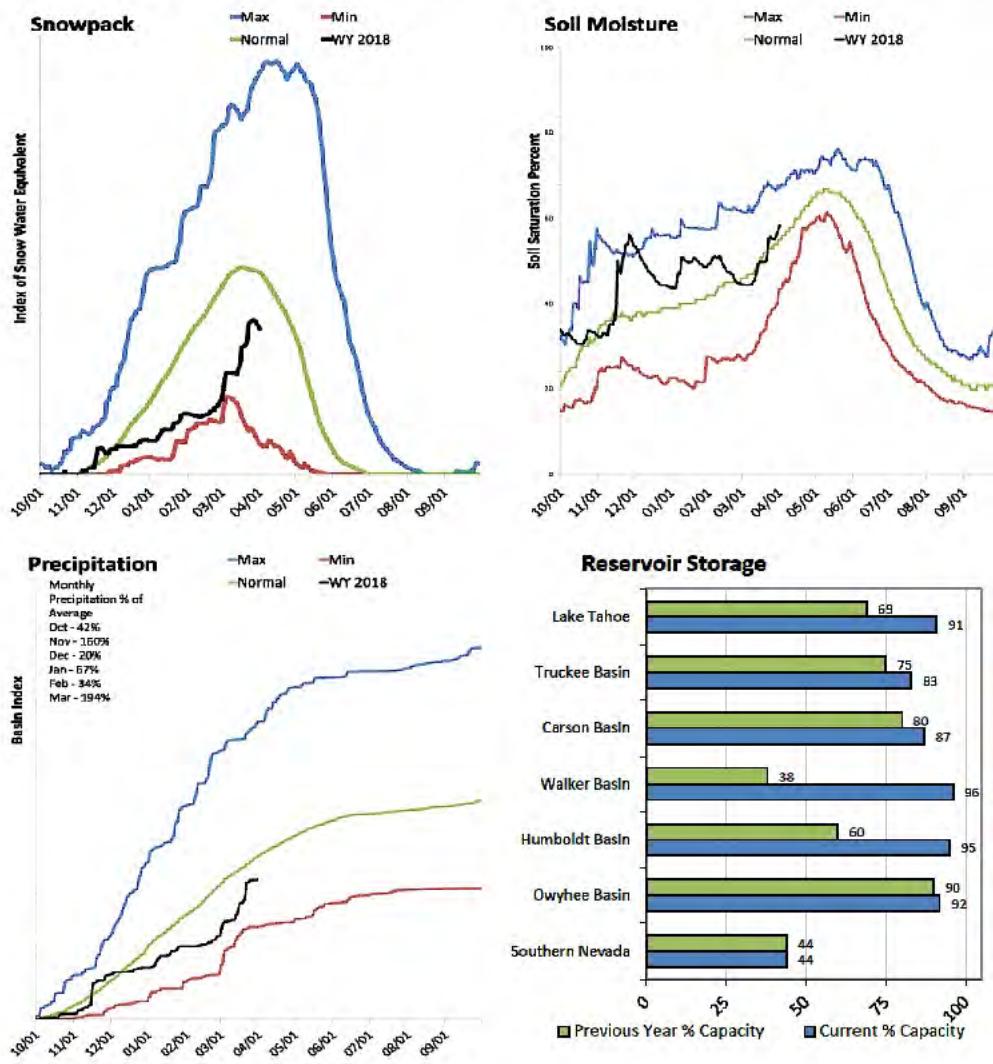
As of the 2017 Water Quality Report, Carson City currently owns 17,633.81 ac-ft of water, of which to date 16,660.81 are "usable" water rights. The city uses approximately 14,000 ac-ft per year. At a population of 75,000, the city will use approximately 16,500 ac-ft. The Water Division also has 3,200 ac-ft of drought storage water rights, which cannot be assigned to new development, but can only be used for emergency purposes and system safety factors, such as in times of severe drought.

Carson City resolved most of its water problems through a number of large water rights acquisitions. Water for new services and subdivisions should not be an issue for at least the next five to ten years, dependent on population and developmental pressure.

State of Nevada & Eastern Sierra

April 1, 2018

The snowpack across Northern Nevada and the Eastern Sierra (Truckee, Tahoe, Carson and Walker basins) is below normal at 76% of median, compared to 180% last year. Precipitation in March was much above average, which brings the seasonal accumulation (Oct-Mar) to 88% of average. Soil moisture is at 58% saturation, compared to 66% last year. Reservoir storage ranges from 44% of capacity in Southern Nevada to 96% of capacity in the Walker Basin.



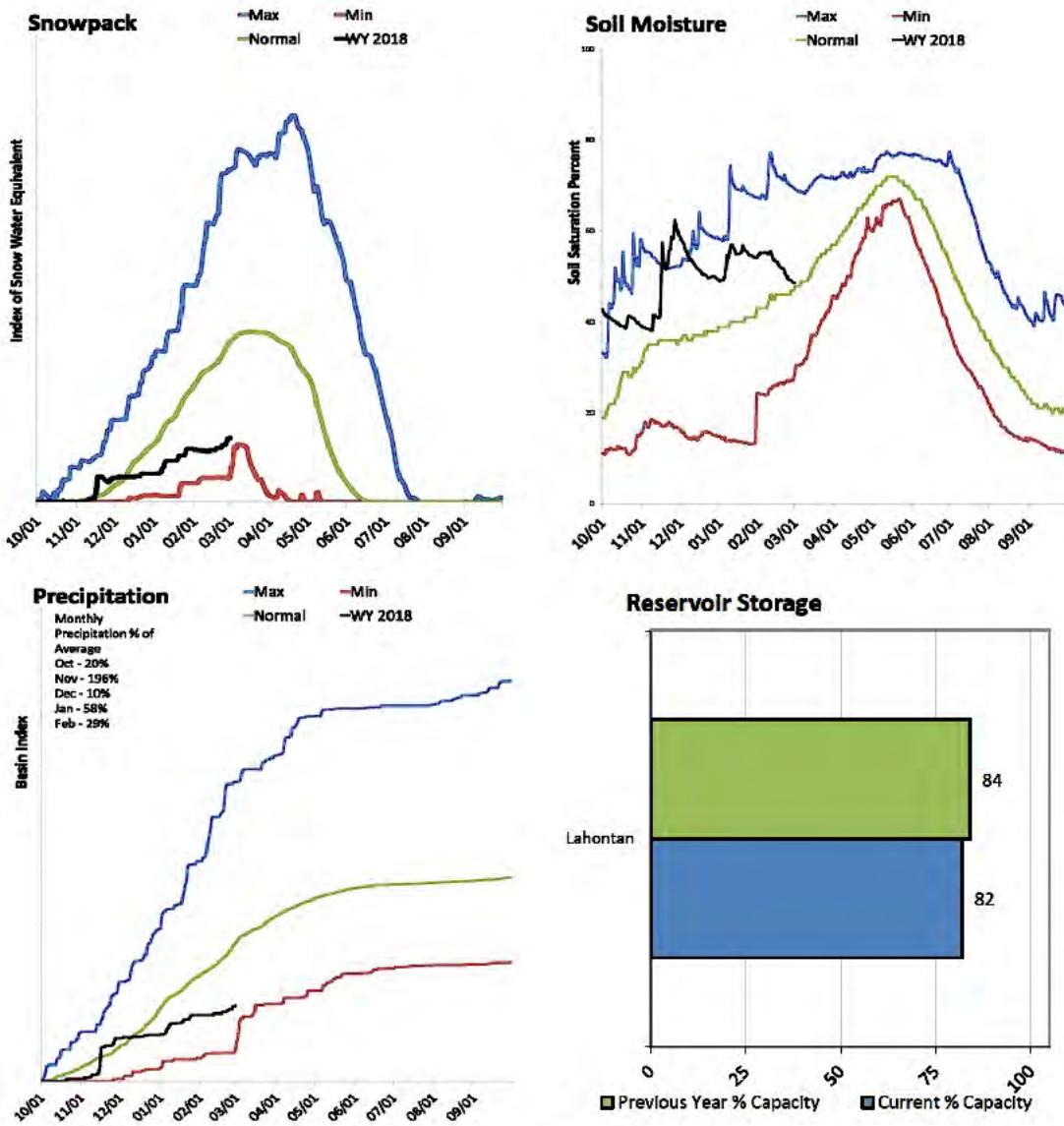
On Jan. 15, 2014, the federal government designated nine counties in Nevada as primary natural disaster areas due to drought. The nine counties are Churchill, Clark, Humboldt, Lander, Lyon, Mineral, Nye, Pershing and Washoe. In addition, farmers and ranchers in eight counties also qualify for natural disaster assistance because their counties are contiguous. Those counties are Carson City, Douglas, Elko, Esmeralda, Eureka, Lincoln, Storey and White Pine. More public acreage will be

freed up for grazing and there will be additional funding for forage. Emergency loan rates are reduced and land rehabilitation funds are available.

Carson River Basin

March 1, 2018

Snowpack in the Carson River Basin is much below normal at 40% of median, compared to 214% last year. Precipitation in February was much below average, which brings the seasonal accumulation (Oct-Feb) to 55% of average. Soil moisture is at 49% saturation, compared to 69% last year. Storage in Lahontan Reservoir is 78% of capacity, compared to 80% last year. Forecast streamflow volumes range from 40% to 58% of average.



Data Current as of: 3/6/2018 3:08:05 PM

Carson River Basin
Streamflow Forecasts - March 1, 2018

Carson River Basin	Forecast Period	Forecast Exceedance Probabilities for Risk Assessment						
		90% (KAF)	70% (KAF)	50% (KAF)	% Avg	30% (KAF)	10% (KAF)	30yr Avg (KAF)
EF Carson R nr Gardnerville	MAR-JUL	18.9	75	113	55%	151	205	205
	APR-JUL	2.9	59	97	52%	135	191	186
	200 cfs	26 May	12 Jun	24 Jun		06 Jul	23 Jul	24 Jul
	500 cfs	09 May	25 May	04 Jun		14 Jun	30 Jun	30 Jun
WF Carson R nr Woodfords	MAR-JUL	6.6	23	34	58%	44	61	59
	APR-JUL	1.66	17.9	29	54%	40	56	54
Carson R nr Carson City	MAR-JUL	36	73	105	50%	143	210	210
	APR-JUL	25	58	88	49%	124	190	179
Marlette Lake Inflow (acre-feet) ²	MAR-JUL	80	230	600	54%	970	1510	1110
	APR-JUL	70	180	420	51%	650	1020	830
King Canyon Ck nr Carson City	MAR-JUL	0.01	0.05	0.2	53%	0.32	0.6	0.38
	APR-JUL	0.01	0.09	0.18	47%	0.27	0.52	0.38
Ash Canyon Ck nr Carson City	MAR-JUL	0.26	0.58	0.8	57%	1.02	1.34	1.41
	APR-JUL	0.12	0.41	0.6	54%	0.8	1.08	1.12
Carson R at Ft Churchill	MAR-JUL	33	58	80	40%	108	159	200
	APR-JUL	35	57	65	38%	105	160	171

1) 90% and 10% exceedance probabilities are actually 95% and 5%

2) Forecasts are for unimpaired flows. Actual flow will be dependent on management of upstream reservoirs and diversions

3) Median value used in place of average

Reservoir Storage End of February, 2018	Current (KAF)	Last Year (KAF)	Average (KAF)	Capacity (KAF)
Lahontan Reservoir	243.2	249.2	170.8	313.0
Basin-wide Total	243.2	249.2	170.8	313.0
# of reservoirs	1	1	1	1
Watershed Snowpack Analysis March 1, 2018				
	# of Sites	% Median	Last Year % Median	
Carson River Basin	11	40%	214%	
East Fork Carson River	6	39%	215%	
West Fork Carson River	8	37%	212%	

Transportation, Utilities, and Services:

Carson City is Nevada's state capital and is served by two major highways that intersect near the city center. I-580 (also known as Carson Street) runs north to south and provides ready access to Reno, the largest city in northwestern Nevada some 30 miles north. US 50, which begins in the San Francisco Bay area, runs through Carson City via Lake Tahoe and extends easterly to Utah. Carson City has a municipal airport, an intercity bus service, and several truck lines. In October 2005 a fixed route bus service called JAC (Jump Around Carson) began.

Carson City Freeway Project - The Nevada Department of Transportation (NDOT), in cooperation with the Federal Highway Administration (FHWA) and the City of Carson City constructed in three phases the I-580/US 395 Carson City Freeway Project. NDOT developed the design for the approximately nine-mile long Carson City Freeway. The project was broken into three phases, each of which has broken into additional sub-phases based upon funding availability.

Phase 1 of the project constructed the northern half of the Carson City Freeway. This approximately four-mile portion of the project starts north of Carson City near the East Lake Boulevard interchange in Washoe Valley. Existing US 395 was widened in the northbound direction to provide for the addition of a truck-climbing lane up and over the hill coming out of Carson City to the East Lake Boulevard interchange. A median barrier rail was installed in this location to enhance safety. After connecting into existing US 395 near Bonanza Road in north Carson, the freeway continues on new alignment to the point where it intersects with US 50 East.

Phase 2B-2 began construction in early 2013 and completed in summer 2014. This phase of the Carson City Freeway consists of the following elements:

- Grade separated crossing (no freeway access) at Snyder Avenue, with Snyder Avenue constructed over the future freeway.
- Drainage facilities for roadway and offsite storm water runoff in the southern leg of the project, including drainage channels, detention basins and box culverts.
- Roadway grading in the southern leg of the project to accommodate drainage and utilize fill material from detention basins.
- Relocation of Carson City's utility facilities impacted by construction.

Phase 3 of the Carson City Freeway added the remaining 4.9 miles of controlled access freeway from U.S. 50 East to the southern connection at the existing U.S. 50 West - Tahoe Junction / Carson Street intersection. The Freeway was designed for two lanes in each direction with provisions for future widening in the median.

Utilities are generally available throughout the core area of Carson City. The outlying areas may require extensions. Sewer and water in the most outlying areas are often limited to on-site wells and septic systems.

The city provides water and sanitary sewer service to the area. NV Energy provides electrical service to the community. AT&T provides telephone service. Natural gas is distributed by Southwest Gas Company. Capital Sanitation provides garbage pick-up within Carson City and the surrounding areas.

Health Care:

Carson City has been served by the Carson Tahoe Hospital (now Carson Tahoe Regional Medical Center) since 1949. Carson Tahoe Health is a comprehensive health provider with 20 locations and 240 licensed beds, serving Carson City,

Minden, Gardnerville, Carson Valley, South Reno, Dayton, Lake Tahoe, Yerington, and beyond.

Carson Tahoe Regional Medical Center is a 352,000 square foot facility that is set on a 80-acre medical campus in North Carson City. The Regional Medical Center is the first Baby-Friendly hospital in Nevada and was voted as the #5 most beautiful hospital in America in 2014. The beautiful facility includes 159 acute care beds with 153 private rooms, expanded 24-hour emergency services, advanced medical imaging, acclaimed open heart surgery program with a private cardiovascular unit, a 5-star Women & Children's Center, hybrid OR suite, vascular and catheterization labs, a medical/surgical ICU, short-stay surgery unit, inpatient rehabilitation, medical/oncology, telemetry and much more. The hospital includes 18 emergency room bays, and a rooftop heliport. Medical staff numbers 240 board-certified physicians representing more than 35 medical specialties. The facility provides medical, surgical, and intensive care services in three hospitals, three urgent care facilities, and several medical support facilities. The medical center relocated to a new site in the northwest part of town. This was a \$150 million project which opened in December 2005. It offers expanded services, particularly in cancer and cardiac areas. The new cancer center is the only freestanding cancer center in Nevada to receive accreditation with commendation. It offers state-of-the art treatment, equipment, and technology in a comfortable setting.

There are three private convalescent homes located within Carson City with a combined capacity of over 300 beds, including a nursing and retirement center, Carson Healthcare, which opened in February of 1999. Renown Medical Center and St. Mary's Hospital are two regional hospitals located just 30 miles to the north in Reno.

Education:

Carson City School District (CCSD) offers public education to approximately 7,600 students in Carson City. The district includes 6 elementary schools, 2 middle schools, 1 alternative high school and 1 comprehensive high school. CCSD boasts many successes including impressive graduation rates, strict safety measures, programs for gifted students and advanced-placement classes, among several others. In a joint venture with Western Nevada College, the CCSD Jump Start College program allows high school juniors and seniors to enroll in dual credit courses where they can achieve an Associate degree simultaneously with their high school diploma.

Carson City is also the location of the Western Nevada College campus, established in July 1971. Prior to July 2007, WNC was known as Western Nevada

Community College. The name change was approved by the Nevada System of Higher Education Board of Regents in recognition of WNC's ability to grant four-year degrees. The college is located in the northwest corner of the city south of West Nye Lane. The college has an enrollment of approximately 3,951 students and 119 full-time staff.

The University of Nevada, Reno campus, which has graduate studies at the master and doctoral level, is located 30 miles north of Carson City in Reno. Many of Western Nevada College's students continue with upper division studies at the University of Nevada, Reno.

Recreation:

The local quality of life is enhanced by the semi-arid climate and the city's proximity to a number of outdoor recreational opportunities. Carson City is located within 30 minutes of Lake Tahoe and numerous Sierra Nevada ski resorts. Carson City is also located adjacent to 40,331± acres of public land which surrounds the city.

In 1996, Carson City residents passed a "Quality of Life" ballot initiative which provides a ¼ of one cent sales tax specifically for parks, recreation, and open space. Since the creation of the new Open Space Program, Carson City has acquired approximately 6,800 acres which will preserve special areas such as wetlands and floodplains, agricultural lands, scenic viewsheds, and wildlife habitat in perpetuity. Most areas are open to the public for passive recreation opportunities such as hiking, mountain biking, and equestrian use. One area at the south end of the Prison Hill Recreation Area provides recreation opportunities for motorized enthusiasts to ride dirt bikes, ATVs, UTVs / side-by-sides, and full-size 4WD vehicles.

Mills Park, which is one of Carson City's primary city park facilities, has extensive rest and picnic areas as well as the Marv Teixeira Pavilion which is used for outdoor concerts and events, an outdoor skateboard park, the Community Center and Bob Boldrick Theater, and the Aquatic Center. The Olympic-size indoor pool in the Aquatic Center is home to the Carson City Tigersharks swim team. An outdoor pool is open throughout the summer season. Carson City, as the capital city, hosts a number of local and regional events throughout the year such as the Nevada Day Parade. In 2016, the first of five annual events for the Epic Rides Carson Off-Road mountain bike race occurred. The event draws national and international competitors. Carson is also the home of The Brewery Arts Center--the destination for all cultural events in the area. It contains an Artisan's store, a pottery studio and

various art galleries and exhibits. Musical and Theatrical performances are also held there.

The Carson City Parks, Recreation & Open Space Department is an important component of the quality of life in Carson City and accommodates kids, adults and even dogs in their effort to provide recreational and fitness activities. In the south end of the city, the Fairgrounds/Fuji Park offers a recently renovated rodeo arena and fairly new Baily Fishing Pond and Dog Park. There are three sports complexes throughout the City including the Pete Livermore Sports Complex, Governors Field and JohnD Winters Centennial Park which offer a variety of sports fields for softball, soccer, football, amulti-purpose football/soccer field, tennis courts, and a BMX track. Many sports leagues are offered through the Parks, Recreation & Open Space Department, including men's and youth basketball, youth and adult Futsol, Little League/T-Ball, adult softball, girls' softball, Pop Warner Football, Flag Football, AYSO Soccer, inline hockey, tennis, and more. The sports complexes also provide facilities for several sports tournaments. In 2015, a new multi-million dollar multi-athletic complex opened with two indoor college-sized basketball courts and an elevated indoor-walking track. The adjacent Boys and Girls Club of Western Nevada provides a home away from home in a new state-of-the-art building featuring computer labs, a gym and so much more.

There are two championship 18-hole golf courses approximately three miles east of downtown. Within 20 miles there are approximately 20 golf courses. Every golfer will enjoy the challenging and affordable play offered at the "Divine Nine" courses in the area. For those who enjoy college sports, the University of Nevada is home to several great teams, and Western Nevada College has an excellent baseball team.

Local Government:

In 1969, Carson City and the former Ormsby County merged to consolidate government efficiencies. The merged government is now known as Carson City and administers all the affairs of the city and county with a city/county manager system. Carson City is governed by a mayor and a four-member Board of Supervisors who are elected to overlapping four-year terms. Carson City also has an appointed city manager who performs the administrative functions for the Board of Supervisors.

Zoning ordinances cover municipal, suburban, and rural locations. Development plans must be approved by the Planning Commission, City Council, Chief Engineer, and Building Department.

Taxes:

Nevada has a tax structure which generally favors businesses. Nevada's Freeport Law exempts personal property of interstate origin and destination from taxes while located within the state. This tax policy was expanded to include all types of business inventories; and in 1982, the state expanded the exemption to include all inventories in the state regardless of origin. In addition, Nevada presently has no personal income tax, bank excise tax, corporate income tax, inheritance tax, or franchise tax.

Real and personal property are currently taxed at 35% of the assessed valuation. Carson City's current property tax rate is \$3.57 per \$100 of assessed valuation, capped at 35%.

A sales and use tax of 7.60% is imposed on retail sales of personal property. Many services, utilities, food for home consumption, and prescription drugs and medical supplies are exempt from this sales tax.

Population and Area Growth:

Prior to 1960, Carson City (then Ormsby County) was a small county with an economy dominated by its main industry, state government. The statewide population boom that began in the early 1960s and continued until the mid 2000s yielded significant regional population increase.

Carson City's growth has been driven by a number of factors over the years. The population of Nevada increased from roughly 500,000 in 1960 to over 2.6 million in 2010.

According to the State Demographer, the Carson City population was approximately 54,745 as of 2017, which is approximately a +4.82% increase from 2010. Nevada had been one of the fastest-growing states in the union over the last 20 years.

Employment:

There are over 1,800 businesses in Carson City as of 2018 employing approximately 27,380 persons. The services category is the largest single employment category. Government (state and local) is the second-largest employer. Retail trade is the third-largest employer followed by manufacturing. As is evident, Carson City's employment is more diversified than the state as a whole, and more diverse than the state's two largest urban areas, Las Vegas (Clark) and Reno/Sparks (Washoe). Currently, the unemployment rate in the Carson MSA is estimated at 4.9% as of December, 2017, according to the Nevada Department of Employment, Training, and Rehabilitation.

The following is a list of the top employers in Carson City from the fourth quarter of 2017:

Carson City School District
Carson Tahoe Health
Carson City Municipal Government
Nevada Department of Transportation
Western Nevada College
Nevada Department of Corrections
Legislative Counsel Bureau
Nevada Department of Motor Vehicles
Casino Fandango
Walmart
Click Bond, Inc.
Precision Castparts Corp.
Gold Dust West Hotel and Casino
Costco Wholesale Corporation
Nevada Department of Conservation and Natural Resources
Nevada Department of Health and Human Services, Division of Welfare and Supportive Services
Nevada Department of Taxation

Economic Base:

The economic base for the area includes both Carson City and Reno, and many residents commute between the two areas. The major employers in Carson City are government employment, tourist and general services, wholesale/retail sales, and industrial/manufacturing. Government employment at the state, federal, and county levels provide a stable economic base. Tourist commercial enterprises, although viable and relatively stable, have always been overshadowed by the larger nearby casinos and hotels of Reno and Lake Tahoe. However, the proximity of these more well known tourist areas make Carson City a desirable bedroom community, particularly for mid-level executives who want to raise a family in a slower-paced community and who do not mind a 30±-mile commute.

Tourism/Gaming:

Carson City hosts a small but stable tourism industry, centered around the city's gambling halls (casinos). There are also some historical points of interest such as the State Museum and the Railway Museum along with its proximity to Virginia City and Lake Tahoe.

The primary casinos in Carson City are Bodines Casino, Carson Nugget, Casino Fandango, Max, Slotworld, and the Gold Dust West Hotel and Casino. The economic condition of the gambling industry is usually best measured by changes in gross gaming revenues. However, beginning in 1993, the Gaming Control Board has began reporting gambling revenue for Carson City combined with Douglas County, excluding the South Shore (Lake Tahoe) casino district which makes year-to-year comparisons for Carson City itself impossible. But, the entire area has experienced a slow downward trend in gaming revenue.

Carson City has never been a destination resort, and the hotel room business is considered primarily an adjunct to the casino business. Thus, its fluctuations are not considered significant. A more consistent and generally reliable indicator is the retail sales tax. This indicator is used to measure tourism growth and local growth. The growth in local trade (retail) is a good indicator for Carson City, which is becoming the established trade center for other growing bedroom communities such as Dayton and Gardnerville/Minden in the Carson Valley. On the horizon, the national proliferation of gaming will undoubtedly eventually impact state and local gaming. To date, western Nevada's principal markets of California, Oregon, Washington, and British Columbia remain relatively casino-free. However, even states with limited gambling have seen a proliferation of Indian enterprises on reservation lands. This trend is likely to continue.

Wholesale/Retail Sales:

Carson City is a regional shopping center for an area containing in excess of 100,000 people. This regional shopping area includes the Eagle Valley, Carson Valley, Dayton, and portions of Washoe Valley. Additional use of the Carson City retail shopping facilities is made by those from the Bishop area, which is south of Carson City, as well as from people in the Fallon area, and a sizable portion of the people living on the southern and eastern shores of Lake Tahoe. Several shopping centers serve the area, in addition to the downtown business core.

The primary retail shopping centers are located along the South Carson Street corridor in Carson City, with one other center on College Parkway. The major retailers include JC Penney, CVS Drugs, and Wal-Mart, Home Depot, and Lowes. Sportsman's Warehouse, Kohls, and Burlington Coat Factory have all opened in recent years. Costco is located at the south end of town. In 2016, Carson City completed a multi-million dollar renovation to the downtown area. Outside of the downtown area, many of the older buildings are in fair condition. This is in large part due to the substantial traffic volume on US Highway 395. Carson City has taken steps to improve the parking situation by purchasing additional property and creating

off-street parking in the downtown area. This congestion has been alleviated by the freeway bypass.

With the completion of the I-580 segment from the Mt. Rose Highway to Washoe Valley in 2010, Carson City was linked for the first time to the nation's interstate system.

Industrial/Manufacturing:

Adequate land for industry is currently available in Carson City, but it must compete with the Reno/Sparks industrial areas as well as Storey county. Carson City is at a somewhat competitive disadvantage since there is no rail service and only minimal air transportation.

With vacant industrial land remaining in Reno/Sparks, the transportation disadvantage of Carson will continue to impact industrial absorption for years to come, at least relative to large storage and distribution firms. To offset Reno's transportation advantage, Carson City has been focusing its promotional programs towards research and development firms, light manufacturing, and fabricating, which are less dependent on transportation.

Carson City also receives some benefit from nearby industrial centers in Lyon County, notably Moundhouse and Dayton. The former houses small start-up facilities in lowcost 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 more 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.

Historically, most of the tenants or owners were smaller firms with local origins and clients. These firms usually occupied buildings of 20,000 square feet or less. Recent, relocating firms (mostly from California) are substantially larger, and a moderate level of new construction in the 40,000+ square foot size range is

becoming more common-place. These new companies show a definite preference for build-to-suit, owner-occupied facilities. Leases are less common in Carson than they are in Reno. Whereas Reno's industrial neighborhoods are largely occupied by storage and distribution firms, Carson tends to cater more to small manufacturers. Small firms with less than 100 employees tend to be attracted to the quality of life factors and the lower tax climate.

The economic balance in the market sector is fairly diverse considering the city's size.

Housing:

The median home value in Carson City in the first quarter 2018 is \$289,400. Carson City County home values have gone up 10.1% over the past year the markets annalists predict they will rise 8.0% within the next year. The median list price per square foot in Carson City County is \$200, which is the same as the Carson City Metro average of \$200. The median price of homes currently listed in Carson City County is \$340,000. The median rent price in Carson City County is \$1,200, which is the same as the Carson City Metro median of \$1,200.

Building Permits:

The following charts depict the last two years building permits for the Carson City area. In 2016-17 there were 124 single family permits, 14 multi-family permit and 2 commercial permits. 2015-16 shows 27 single family permits, 1 multi-family permits and 16 commercial permits.

NEW							
2016-17	SINGLE FAMILY NEW		MULTIPLE FAMILY NEW		COMMERCIAL NEW		
MONTH	P	VALUE	U*	P	VALUE	P	VALUE
JULY	6	\$ 2,205,648	8	1	\$ 1,199,426	4	\$ 18,524,136
AUG	1	\$ 340,060	64	8	\$ 6,908,745	1	\$ 195,586
SEPT	14	\$ 4,522,005	0	0	\$ -	1	\$ 1,152,895
OCT	8	\$ 2,188,796	0	0	\$ -	1	\$ 260,000
NOV	9	\$ 2,555,911	0	0	\$ -	1	\$ 125,000
DEC	14	\$ 3,685,987	0	0	\$ -	0	\$ -
6 MONTH	52	\$ 15,498,407	72	9	\$ 8,108,171	8	\$ 20,257,617
JAN	17	\$ 4,140,599	16	4	\$ 2,201,012	2	\$ 620,000
FEB	12	\$ 3,284,578	0	0	\$ -	0	\$ -
MAR	12	\$ 3,754,685	4	1	\$ 344,660	1	\$ 527,708
APR	12	\$ 3,448,836	0	0	\$ -	2	\$ 2,150,000
MAY	10	\$ 2,747,830	0	0	\$ -	2	\$ 215,611
JUNE	9	\$ 2,463,093	0	0	\$ -	1	\$ 2,000,000
6 MONTH	72	\$ 19,839,621	20	5	\$ 2,545,672	8	\$ 5,513,319
12 MONTH	124	\$ 35,338,028	92	14	\$ 10,653,843	16	\$ 25,770,936

P= Permits *U = Units

NEW							
2015-16	SINGLE FAMILY NEW		MULTIPLE FAMILY NEW		COMMERCIAL NEW		
MONTH	P	VALUE	U*	P	VALUE	P	VALUE
JULY	9	\$ 2,116,926	4	1	\$ 360,259	0	\$ -
AUG	4	\$ 1,191,908	0	0	\$ -	3	\$ 3,865,058
SEPT	2	\$ 561,271	0	0	\$ -	0	\$ -
OCT	4	\$ 983,725	0	0	\$ -	1	\$ 450,798
NOV	4	\$ 1,393,158	0	0	\$ -	0	\$ -
DEC	1	\$ 270,000	0	0	\$ -	0	\$ -
6 MONTH	24	\$ 6,516,988	4	1	\$ 360,259	4	\$ 4,315,856
JAN	3	\$ 1,079,740	0	0	\$ -	0	\$ -
FEB	5	\$ 1,212,132	0	0	\$ -	1	\$ 1,600,000
MAR	2	\$ 1,084,743	0	0	\$ -	0	\$ -
APR	2	\$ 539,432	39	1	\$ 4,509,590	0	\$ -
MAY	5	\$ 1,513,593	0	0	\$ -	0	\$ -
JUNE	17	\$ 4,965,691	0	0	\$ -	6	\$ 2,424,071
6 MONTH	34	\$ 10,395,331	39	1	\$ 4,509,590	7	\$ 4,024,071
12 MONTH	58	\$ 16,912,319	43	2	\$ 4,869,849	11	\$ 8,339,927

P= Permits *U = Units

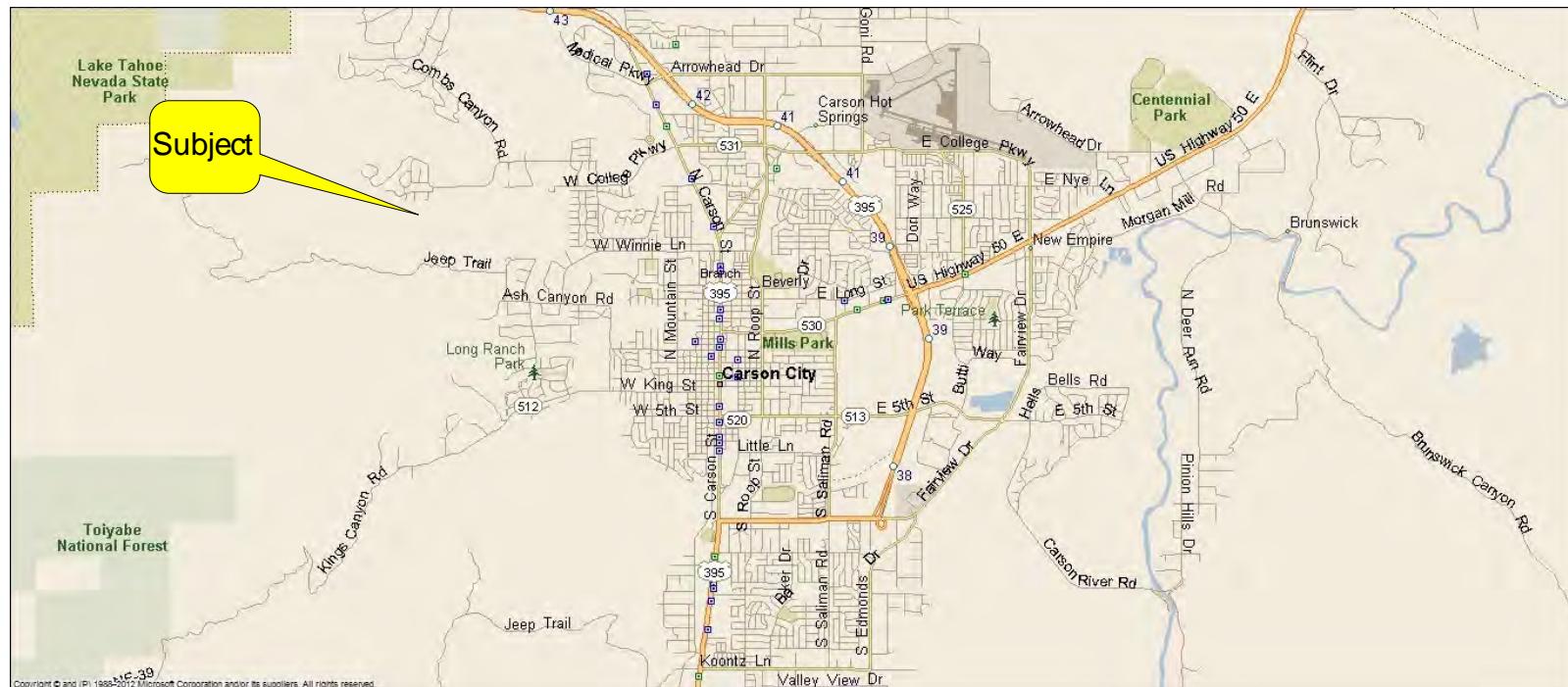
Conclusion:

Carson City has a number of positive environmental and social factors that contribute to a good quality of life. It is perceived as a desirable bedroom community for Reno and Lake Tahoe workers and executives.

It has in the past attracted a diverse economic mix of light manufacturing and retail concerns. The immigration of relocating manufacturers is likely to continue as long as Nevada maintains an edge in its tax structure and continues to offer affordable housing. The downtown area has been revitalized.

The economic outlook for Carson City appears to be improving. Unemployment is improving and there is new demand for construction of commercial and residential properties. The saving grace for Carson City as the State is the fact that it is the state capital with somewhat of a high demand for government employment.

NEIGHBORHOOD MAP



NEIGHBORHOOD DESCRIPTION

The subject is located in the northwestern region of Carson City. The boundaries of the neighborhood are W. College Parkway to the north, Carson Street (US Highway 395) on the east, the eastern foothills (Carson Mountain range) on the west, and W. King St (Kings Canyon Road) to the south. The area is situated anywhere from 1-2± miles north and northwest of the downtown area.

The primary thoroughfares in the neighborhood are Carson Street (US Highway 395), Winnie Lane, College Parkway, N. Mountain Street and W. King St (Kings Canyon Road). The primary north-south thoroughfare servicing the neighborhood is North Carson Street (US Highway 395), the community's primary north-south commercial corridor. This is a two-way, four-lane, all-season highway with designated turn lanes at arterial cross streets. According to the most recent published traffic study by the State of Nevada Department of Transportation (2014), North Carson Street has an average annual daily traffic count of 15,000 to 19,000 vehicles. The lower count is located along the north fringes of the highway, while the higher count is located near the urban area of the community. As a result of the historical highway traffic exposure, the majority of property uses along this thoroughfare are retail/commercial.

One of the primary east-west thoroughfares serving the neighborhood is Winnie Lane. This is a two-lane, two-way thoroughfare with asphalt paved surface. The portion of Winnie Lane located in the urban area of the community typically has curb and gutter and asphalt streets, but the suburban portion only includes asphalt streets. Furthermore, even though the street is currently only a two-lane, two-way thoroughfare, its right-of-way ranges between 70'-80' in width which allows for adequate street expansion, permitting a four-lane street, with an daily average traffic count of 3,500 to 5,300 vehicles. Directly east of Carson Street, the traffic count for Winnie Lane is 5,000 vehicles per day.

College Parkway (previously known as Graves Lane) is the second major east-west thoroughfare. The eastern portion of the street was extended from Hot Springs Road to Airport Road in 1994-95. Also, the west extension (west of US Highway 395 to Western Nevada College) was completed in 1995. The intersection of College Parkway and US Highway 395 is now the second signalized intersection in north Carson City along US Highway 395. Additionally, College Parkway is a four-lane, 2-way thoroughfare and is a designated truck route, east of North Carson Street. Its four lanes extend to US Highway 50, which was completed in November 1999. It also extends westerly to the college.

One other roadway that has greatly impacted the subject neighborhood is the new US Highway 395 bypass (I-580). The bypass, which extends along the central portion of Carson City, has an interchange at Arrowhead Drive, College Parkway, and Fairview Drive. Construction of the first phase (northern leg overpasses) was completed in February 2006 and has greatly enhanced the accessibility as well as marketability of many of the properties in the northern community area. The second phase was completed in late 2009, continuing south to Fairview Drive.

Though the construction of the I-580 Bypass is a benefit to the overall community, it has adversely impacted the North Carson Street commercial corridor. Since opening the freeway to US Highway 50 in February 2006, the traffic count along North Carson Street (Near Arrowhead Road) has declined some 59%. The Bypass was extended south to Fairview Lane in 2009, which eliminates the downtown area from the main thoroughfare (US Highway 395). In 2005 the downtown traffic count along Carson Street (just south of US Highway 50) averaged 36,000 vehicles per day.

With the opening of the freeway, traffic counts along US Highway 50 (near the bypass interchange) remained relatively unchanged, until the second leg of the bypass was completed. Since 2009, the traffic count along US Highway 50 has declined only 22%, a much lower decline than the Carson Street figures. Overall the traffic count along South Carson Street (US Highway 395), has declined 30% - 35%, whereas the traffic count for US Highway 50, west of the bypass, has increased 10% to 20%. With the freeway bypass located along the central portion of the City, the area along US Highway 50, between the bypass and downtown Carson Street, has become the "Gateway" to the Carson City downtown area.

The overall neighborhood is approximately 70-80% built up. The primary developments are single-family homes and residential estates, with mixed commercial uses located along North Carson Street. Multi-family properties act as a buffer between the commercial corridor and single family homes.

The greatest buildup of homes in the east foothill region are located in the southeastern section near the intersection of Winnie Lane and Carson Street. This area consists of entry level and tract housing as well as some duplex and apartments. The home sizes in this region typically range from 1,000 – 1,800 square feet.

City utility services such as electric, water, sewer, telephone, and natural gas are primarily available in the built-up regions or to the major subdivisions. As developments in the area expand, extension of these services will be required. Some

larger properties in the western part of the neighborhood will continue to use septic systems when developed.

Currently, there are no public elementary, junior high, or high school facilities located within the subject neighborhood. Though no public schools are located in the neighborhood, the Western Nevada College campus of the University of Nevada system is situated just north. The campus is located on a 196± acre tract of land, accessed via College Parkway.

Though the commercial properties along Carson Street (US Highway 395) had enjoyed good traffic exposure, a majority of the buildings are in excess of 40 years and their overall appeal is substandard. Also, Safeway vacated their store in 2011 after some 50 years (northeast corner of North Carson Street and Winnie Lane), and CAL Ranch Stores has occupied the space. Another enhancement to the area has been the renovation in 2002 of the Frontier Plaza at the southeast corner of North Carson Street and Winnie Lane, plus the construction of a CVS Store on the southwest corner of US Highway 395 and Winnie Lane. Though some renovation has taken place in the area, there continues to be a very high vacancy rate for commercial space. This has been prolonged by the relocation of the Appliance Outlet, Big-5 Sporting Goods, Aaron's Appliance Sales, to the South Carson commercial corridor area.

In conclusion, with the development of the Silver Oak project to the north, relocation of the hospital, and the opening of the US Highway Bypass, the dynamics of the neighborhood rapidly changed. Though growth in the area has virtually been non-existent over the past years, some multifamily growth and single family development has been experienced since the college facility has expanded to a four year school.

PROPERTY IDENTIFICATION AND SITE DESCRIPTION**Property Owner**

Gerald Hamm and Luanna Hamm,
Husband and Wife as joint tenants

Parcel Address

Ash Canyon Road, Carson City, NV 89701

APN

007-091-66

Land Area

187.2± acres

Access

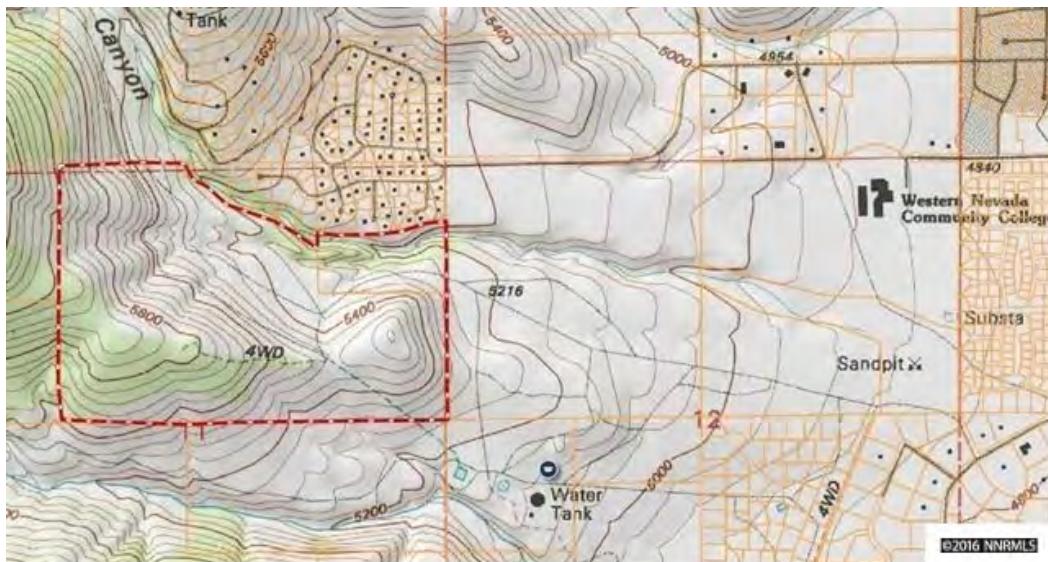
The subject property is located off of Ash Canyon Road. Ash Canyon Road is a private dirt road that extends up through Ash Canyon. There does not appear to be currently legal access to the subject site. However, this type of site is quite desirable within the current market, and it is anticipated by the appraiser that access can be established in the near future.

Site Shape and Dimensions

The subject property is irregular in shape. There is a total of 187.2± acres. The reader is referred to several maps within this report to better visualize the site.

Topography

The subject property involves a hilly rolling terrain. The reader is further referred to various maps found throughout the report, one which will depict topography of the site.



Easements

The appraiser has been supplied with a preliminary title report prepared by Ticor Title dated March 26, 2018. The title report indicates various public utility easements. No easements were indicated that would have an adverse effect on the property. However, upon inspection of the property the appraiser observed a large water line that bisects the subject property. This water line is for the State of Nevada owned water system within Carson City District. It does not appear that an easement has ever been recorded for this water line.

Utilities

Type of Utility	Purveyor	Availability
Electricity	NV Energy	To be developed
Natural Gas/Propane	Southwest Gas	To be developed
Water	City water	To be developed
Sewage	Future Septic	Future Septic
Garbage	Capitol Sanitation	To be developed
Telephone	AT&T	To be developed

Water Rights

None noted/none to be acquired.

Environmental Observations

The subject site involved is an unimproved residential site, containing 187.2± acres. It does not appear as though the subject site has ever been developed. A physical inspection of the site revealed no overt signs of environmental contamination, and none is anticipated. If the reader of this report has any environmental concerns, a Phase 1 and Phase 2 Environmental Site Assessment is recommended.

Flood Zone

Flood Zone X, FEMA Community Panel Number 3200010100E, map not printed. However, this flood map for this location has a status of Not Printed. This means that the entire area of the panel is in a single flood zone so FEMA chose to economize and not create printable images for this location. This is considered to be an area of minimal flooding.

Zoning CR

The subject property is zoned CR, Conservation Reserve. The purpose of this CR district is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer, and other public facilities and services are provided for potential development and lands with environmental constraints. The primary permitted uses in the CR district are accessory farm structures, agricultural

use, animals and fowl, fire protection facility, flood control facility, park, residential limited to one dwelling per 20 acres or larger, water storage facility. The accessory permitted uses incidental to the purposes permitted and conditional use in the CR district are accessory structure, domestic and agricultural well, guest building, watchman's quarters. The conditional uses in the CR district which require approval of a special use permit are agricultural services, animal boarding facilities, cemeteries, child care facilities, church, extraction operations, fraternal associations, municipal well facilities, oil, gas or geothermal driving operations, outdoor recreational facility, public or private, recreational vehicle park, utility substation.

The subject property contains 187.2± acres and is considered to be in compliance with the current zoning.

Development Approval/Entitlements None

Current Use Vacant residential use

TAX DATA

The subject property contains one Assessor's Parcel Number. The assessed value for the subject property is based upon a 35% assessment ratio of the Assessor's estimate of the taxable value of the individual subject parcel. The 2018-2019 taxes for the subject property were \$3,246.46.

As is discussed in the *Area Analysis* of this report, the Carson City area and the State of Nevada have a very favorable tax rate. There are no apparent or anticipated increases in taxes in the foreseeable future, nor are there any anticipated assessments that would affect the subject property. The taxes for the subject property are typical for the area and do not appear to have any positive or negative effect on the overall value of the subject improvements. Taxes on the improvements are considered to be typical for the area and again, do not appear to have an overall effect on valuation. The following chart sets forth the summary of tax data for the subject property.

SUMMARY OF TAX DATA

A.P.N.	Assessed Value		Total Assessed Value	2018-2019 Taxes	Taxable Value
	Land	Improvements			
007-091-66	\$196,560	-0-	\$196,560	\$3,246.46	\$561,600

Taxes appear to be typical; however, the taxable value appears to be above market and the owner might want to consider challenging them with the Carson City Assessor.

SPECIAL ASSESSMENTS

The appraiser has contacted the Carson City Treasurer's Office to determine if there are any special assessments against the subject property. As of April 26, 2018, the date of valuation, a representative of the Treasurer's Office indicated to this appraiser that there are no current, pending special assessments against the subject property.

Soil Conditions

A soils report was not available. However, the character of the surrounding improvements suggests that soil conditions are conducive to development.

Seismic Hazards

According to the current Uniform Building Code, the Carson City area falls within a seismic risk zone 3. Zone 3 encompasses areas that have a number of local faults and where there is a relatively strong possibility of moderate seismic activity. Special construction techniques are necessary but these conditions are typical throughout northern Nevada.

Surrounding Uses

The surrounding uses in the immediate area are either vacant or residential with residential being the primary use in the immediate neighborhood.

Site Improvements

The subject property is an unimproved residential site. After an inspection of the subject site, it is this appraiser's opinion that the subject site is a viable residential site with adequate access off Ash Canyon. Access is considered obtainable in the near future.

HIGHEST AND BEST USE ANALYSIS

The concept of highest and best use is fundamental to the appraisal process. Generally, land is appraised at its highest and best use as vacant. Highest and best use is a matter of opinion, not a finding of fact. It is based on an analysis of the site's physical attributes, its legal entitlements, and its market environment.

The Appraisal Institute, in its standard text *The Appraisal of Real Estate* defines highest and best use as "the reasonable, probable, and legal use of a vacant land or an improved property which is physically possible, appropriately supported, and results in the highest value.

HIGHEST AND BEST USE AS IF VACANT

Legally Permissible

The first consideration of the highest and best use of the subject property is the legally permissible uses of the property as if vacant. Primarily, this is directed at the zoning of the property; the covenants, conditions, and restrictions of the property; and the development standards of the subdivision in which the subject property is located.

The subject property is located within Carson City, Nevada, and is subject to their current zoning ordinance. The property is owned by the Hamms and is currently zoned CR, which is a Conservation Reserve. The adjoining properties are also either single-family or conservation reserves. According to a representative of the Zoning Department of Carson City, the purpose of the CR District is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer, and other public facilities and services are provided for potential development and the lands with environmental constraints. The subject property meets these requirements. It is on the edge of development, has a very rolling to steep topography, and limited access. According to the zoning, the site could be divided into 20-acre parcels or larger. However, topography and access severely constrains that development. The site is currently vacant. The zoning classification is intended to permit residential development and other similar uses. It allows many uses similar to the types of construction currently in the neighborhood.

The appraiser is aware that there are several easements on the property. These easements were analyzed to determine the impact of potential property uses. The appraiser is also aware that there is a water line that bisects the subject property. However, it does not appear an easement has ever been recorded for that water line. However, due to the location of these easements, it was concluded that these encumbrances would not impact the use or development of the subject property.

There are no other deed restrictions or legal encumbrances which further constrain the legally permissible uses of the subject site. Based on the legal characteristics of the property, specifically the zoning, it is this appraiser's opinion that a residential use similar to what is located within the immediate area is appropriate for the subject site.

Physically Possible

The next step in estimating the subject site's highest and best use is to determine which legally permissible use(s) is physically possible for the subject property. This analysis considers the physical characteristics of the site as well as surrounding uses which might influence the potential use. As explained in the Site Analysis section of this report, the site contains 187.2± acres. The site is relatively level and is located outside a 100-year flood zone. The subject property has limited if no legal access. Access will have to be developed before the property can be developed. It appears from various maps that access could be developed or purchased from surrounding property owners. Many properties within the Carson City area have typical access problems and are typically overcome without a lot of problems. There are no other adverse easements that would affect the value or the utility of the property. Public water and sewer are available, as are gas, electricity, telephone, and cable. The subject site can utilize all of these typical utilities but would more than likely be developed with a private septic system.

The appraiser has also examined the surrounding properties and development trends in the immediate area in order to gain insight as to physical constraints experienced by other similar sites. The surrounding acreage enjoys the same positive attributes as the subject site and basically the same physical characteristics. The majority of the properties surrounding the subject property have been developed with residential utilizations.

Surrounding land use relates to the principle of conformity. This principle holds that "real property value is created and sustained when the characteristics of a property conform to the demands of its market."²² Inherent in this principle is a compatibility of land uses in an area, as well as a reasonable degree of homogeneity. From a compatibility standpoint it is most likely that the subject site as vacant would

²²*The Appraisal of Real Estate*, 12th Edition, published by the Appraisal Institute, 2001, page 319

be developed with some type of residential use because of the fact that this type of use blends well with the surrounding development.

In conclusion, the physical aspects of the subject site best lend themselves to some type of residential development.

Financially Feasible

The legally permissible and more specifically, the physically possible and compatible considerations narrowed the subject site's potential development alternatives to some type of residential development. The next consideration is that of financial feasibility, specifically whether or not a residential development indicated by the legally permissible and physically possible considerations is profitable at this time. The property is bordered by properties that are developed with single-family use to the north while the immediate area surrounding the east, west, and south are still vacant land. The Carson City market has a relatively strong single-family market creating a demand for single-family development.

Therefore, as of the date of the appraisal, it is this appraiser's opinion that the financially feasible use of the site is to be developed as a single-family utilization.

Maximally Productive Use

The final step in estimating the highest and best use is to determine which use among the feasible uses would produce the highest net return or the highest net present value to the property. This analysis also focuses on the most appropriate density, type of finish-out, and other building attributes that are more specific than the use of the property.

As it was concluded in the *Financially Feasible* section, there is demand for residential development. It is physically possible to develop the single-family site and the site would accommodate many different residential utilizations. Therefore, the highest and best use as if vacant is for potential development as a single-family site.

Conclusion, As If Vacant

Based on the preceding analysis of the legally permissible, physically possible, financially feasible, and maximally productive uses, it is the appraiser's opinion that the highest and best use of the subject site, as if vacant, would be development as a single-family home.

Most Probable Purchaser

The most probable purchaser of the subject site is considered to be an owner-builder and/or developer for the possible potential development of the property.

APPRAISAL OVERVIEW

In the appraisal of real estate, there are three basic traditional approaches for estimating property values. The three approaches are: Direct Sales Comparison Approach (also referred to as the Market Approach), the Cost Approach and the Income Approach. The final step in estimating a property's "market value" (i.e., the most probable selling price), is to correlate the value estimate of the three approaches into a single value estimate.

The Cost Approach

This approach is based on the proposition that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use for the land, or when unique or specialized improvements are located on the site for which there exists no comparable properties on the market. The site is being appraised as vacant land. The Cost Approach is not considered to be relevant and therefore has been omitted from this report.

Income Approach

This approach is based on the proposition that a property is worth no more than the capitalized value of the income stream that the property is capable of generating. The procedure converts anticipated benefits (dollar income), to be derived from the ownership of property into a value estimate. The Income Approach is widely applied in appraising income producing properties. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process. The subject property is unimproved vacant land. The site is being appraised as vacant land. There are no improvements. The Income Approach is not considered to be relevant and therefore has been omitted from this report.

Direct Sales Comparison Approach

This approach is based on the proposition that an informed purchaser would pay no more for a property than the cost to him of acquiring an existing property with the same utility. It is applicable when an active market provides sufficient quantities of reliable data which can be verified from authoritative sources. Adjustments extracted from the market are applied to the comparable sales for any differences that exist

between the sales and the subject. The categories of adjustment include, but are not limited to, location, access, size, shape, market conditions at the time of sale and the terms of the sale.

COMPARABLE LAND SALE CHART

Sale No.	APN Address	Sale Date	Sale Price	Land Area	Zoning	Price/Acre
1	007-091-91 3451 Combs Canyon Carson City, NV	03-14-14	\$245,000	57.04± ac	SF-1A	\$4,295.23
2	1319-34-002-029 1461 Foothill Road Gardnerville, NV	01/15/16	\$960,000	141.98± ac	A19	\$6,761.52
3	1419-26-801-003 2885 Jacks Valley Rd. Genoa, NV	04-27-16	\$199,000	63.02± ac	SF	\$3,157.73
4	1419-35-001-002 1419-00-002-036 551 Big Sky Trail	05-26-16	\$450,000	223.56± ac	SF	\$2,012.88
5	007-061-02 Kings Canyon Road Carson City, NV	08-01-17	\$775,000	200.0± ac	CR	\$3,875
6	1419-00-002-036 Genoa Land Genoa, NV	01-03-18	\$465,000	107± ac	AG	\$4,345.79
Listing 7 Subject	007-091-66 Ash Canyon Carson City, NV	Current	\$549,000	187.2± ac	CR	\$2,932.69
Subject	007-091-66 Ash Canyon Carson City, NV	--	--	187.2± ac	CR	--

COMPARABLE LAND SALES MAP



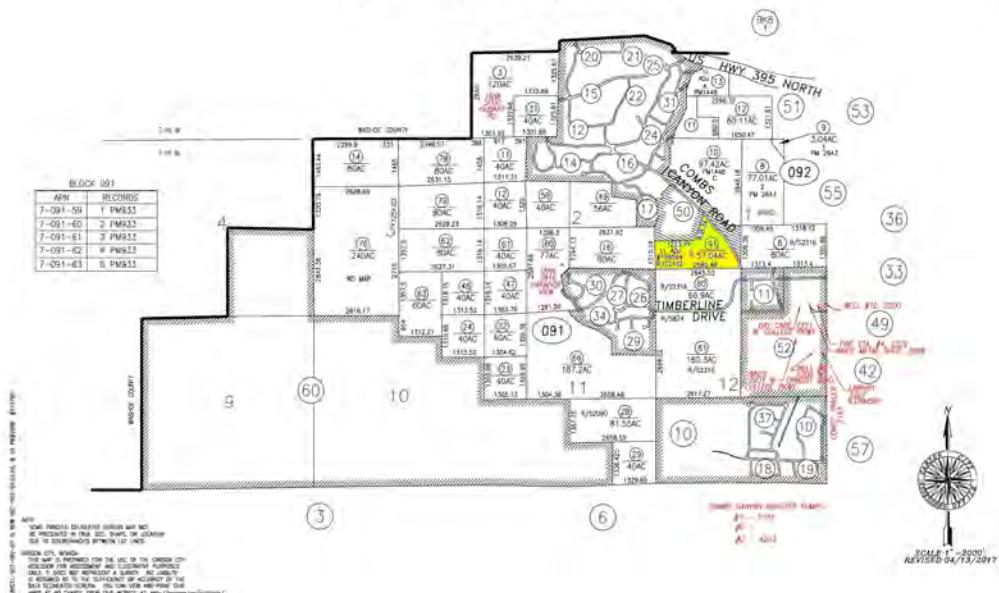
LAND SALES DATA

COMPARABLE LAND SALE #1

County:	Carson City	APN:	007-091-91	Type:	Vacant Land
Location:	Combs Canyon				
Address:	3451 Combs Canyon				
Grantor:	Combs Canyon LLC				
Grantee:	Robert J. Rizza and Kathleen M. Rizza				
Deed Date:	03/10/14	Recording Date:	03/14/14		
RPTT:	\$955.50	Doc. No.:	442976		
Legal Description: Retained in appraiser's file					
Size:	57.04± ac	Zoning:	SF1A		
Land Use:	Vacant Land	Utilities:	Extended to site		
Access:	Public	Topography:	Rolling		
Sale Price:	\$245,000	Unit Price:	\$4,295.23/acre		
Financing:	Cash to seller				
Verified with:	Public records and Katherine Tato, Broker (775) 721-1848				
	Anthony J. Wren, MAI, SRA, 05/18				

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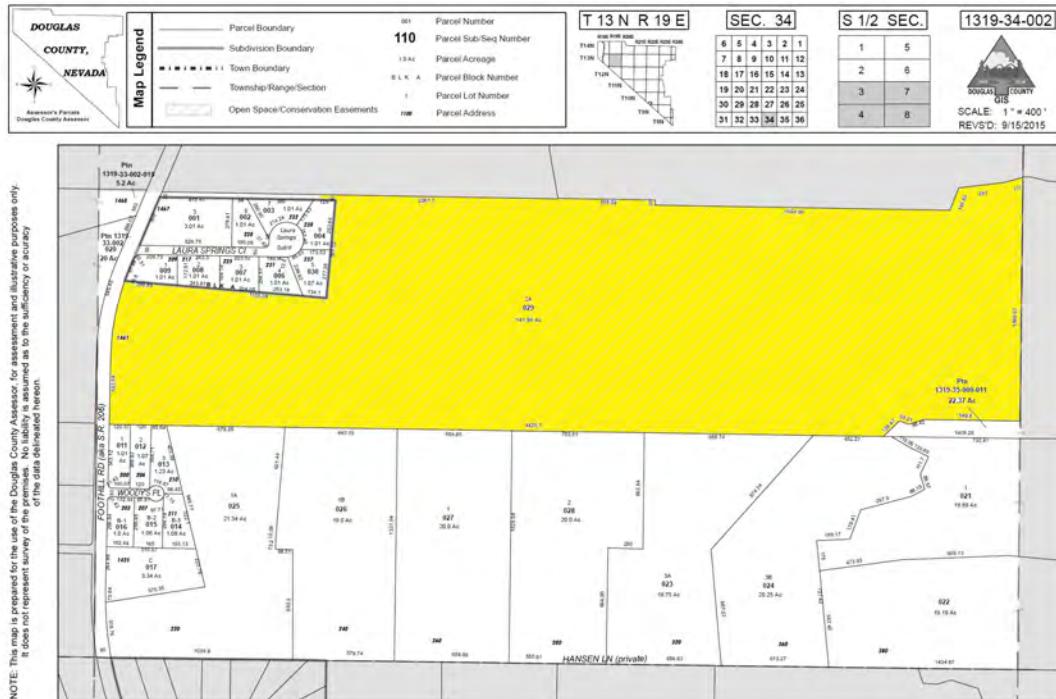
COMPARABLE LAND SALE #1



This picture was obtained from MLS files.

COMPARABLE LAND SALE #2

County: Douglas **APN:** 1319-34-002-029 **Type:** Vacant Land
Location: South of Genoa
Address: 1461 Foothill Road, Gardnerville, NV
Grantor: Daniel R. Hickey and Laurel C. Hickey
Grantee: Rock Morgan
Deed Date: 01/14/16 **Recording Date:** 01/15/16
RPTT: \$3,744.00 **Doc. No.:** 2016-875356
Legal Description: Retained in appraiser's file
Size: 141.98± ac **Zoning:** A19
Land Use: Vacant Land **Utilities:** Electricity only
Access: Public **Topography:** Level
Sale Price: \$960,000 **Unit Price:** \$6,761.52/acre
Financing: Cash to seller
Verified with: Public records and Lisa Wetzel, Broker (775) 781-5472
Anthony J. Wren, MAI, SRA, 05/18



COMPARABLE LAND SALE #2

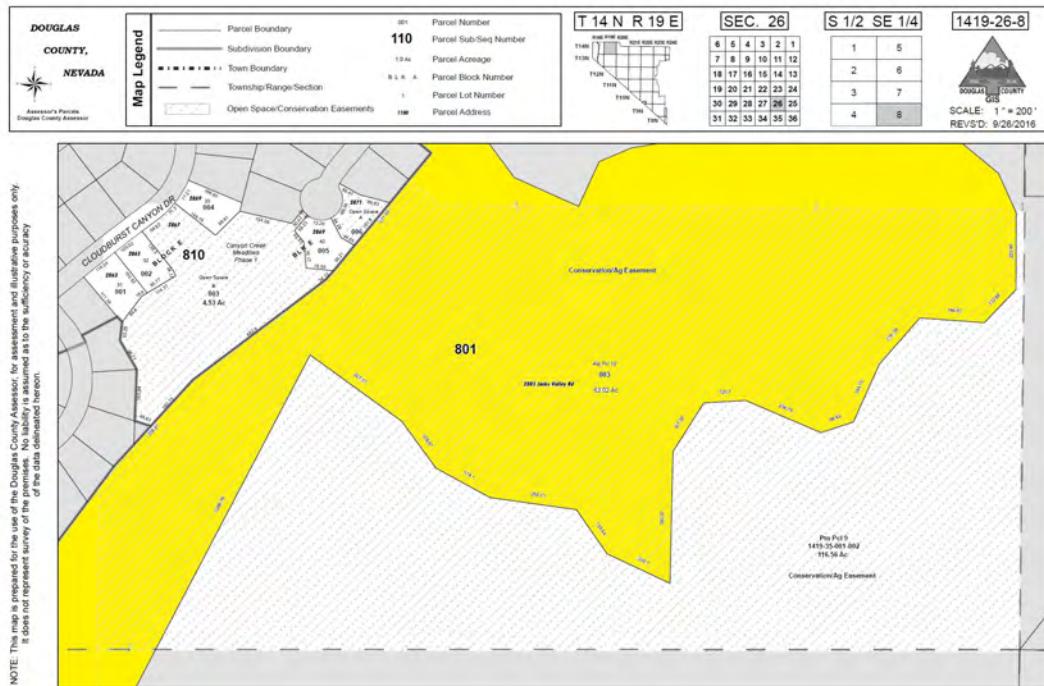


This picture was obtained from MLS files.

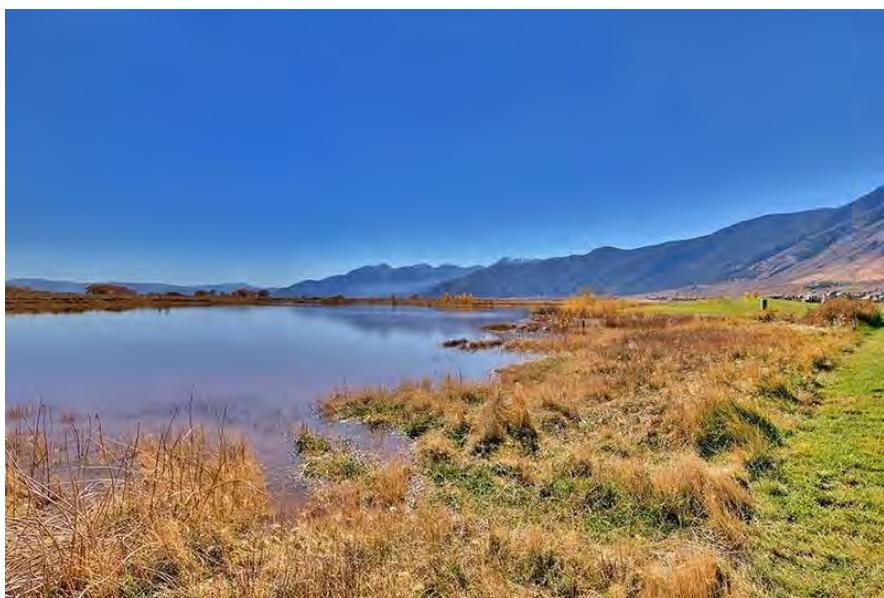
COMPARABLE LAND SALE #3

County: Douglas **APN:** 1419-26-801-003 **Type:** Vacant Land
Location: Jacks Valley
Address: 2885 Jacks Valley Road, Genoa, NV
Grantor: Quail North West Phase II Investors, LLC
Grantee: Thomas E. Stern
Deed Date: 03/11/16 **Recording Date:** 04-27-16
RPTT: \$726.10 **Doc. No.:** 2016-879980
Legal Description: Retained in appraiser's file
Size: 63.02± ac **Zoning:** Single-family
Land Use: Vacant Land **Utilities:** Extended to site
Access: Paved, good **Topography:** Level
Sale Price: \$199,000 **Unit Price:** \$3,157.73/acre
Financing: Cash to seller
Verified with: Public records and Mike Dunn, Broker (775) 901-6633

 Anthony J. Wren, MAI, SRA, 05/18



COMPARABLE LAND SALE #3



This picture was obtained from MLS files.

COMPARABLE LAND SALE #4

Location: Genoa

Address: 551 Big Sky Trail and Genoa Land, Genoa, NV

Grantor: Little Mondeaux Limousin Corporation

Grantee: Gunderado Ranch, LLC

Deed Date: 03/04/16 **Recording Date:** 05/26/16

RPTT: \$1,755.00 **Doc. No.:** 2016-881318

Legal Description: Retained in appraiser's file

Size: 223.56± ac **Zoning:** Residential

116.56± ac – 002

107.00± ac – 036

223.56± ac

Vacant Land

Land Use: Vacant Land **Utilities:** Electricity only

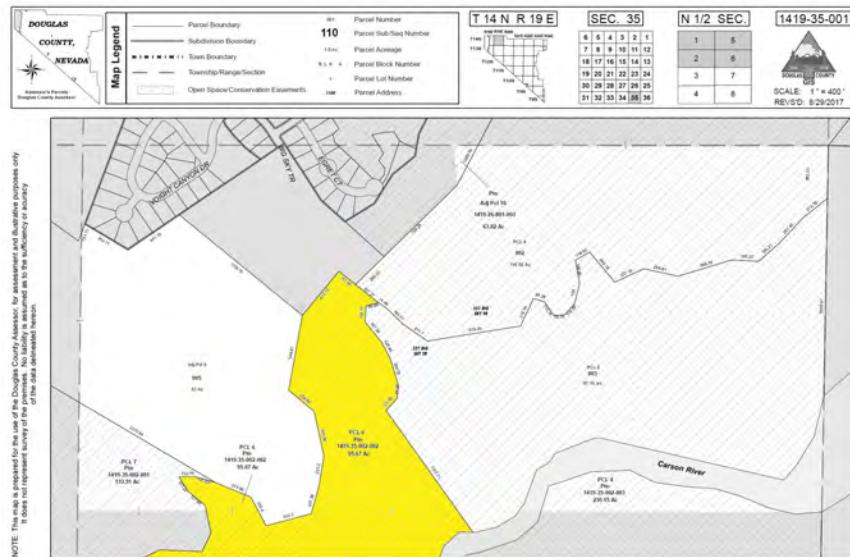
Access: Private **Topography:** Level to rolling

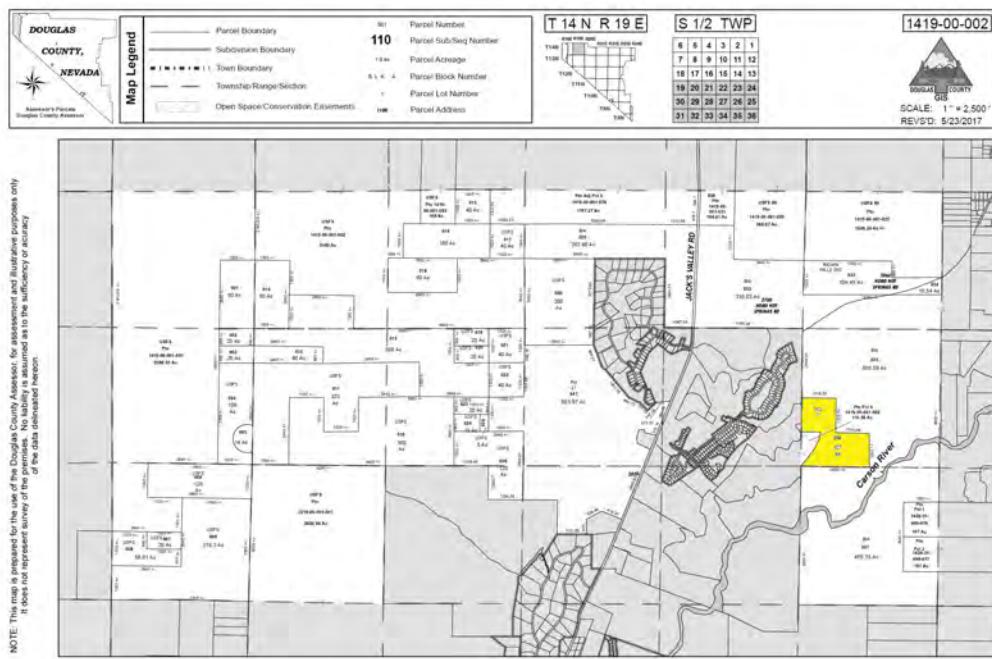
Sale Price: \$450,000 **Unit Price:** \$2,012.88/acre

Financing: Cash to seller

Verified with: Public records and Mike Dunn, Broker (775) 901-6633

Anthony J. Wren, MAI, SRA, 05/18





COMPARABLE LAND SALE #4



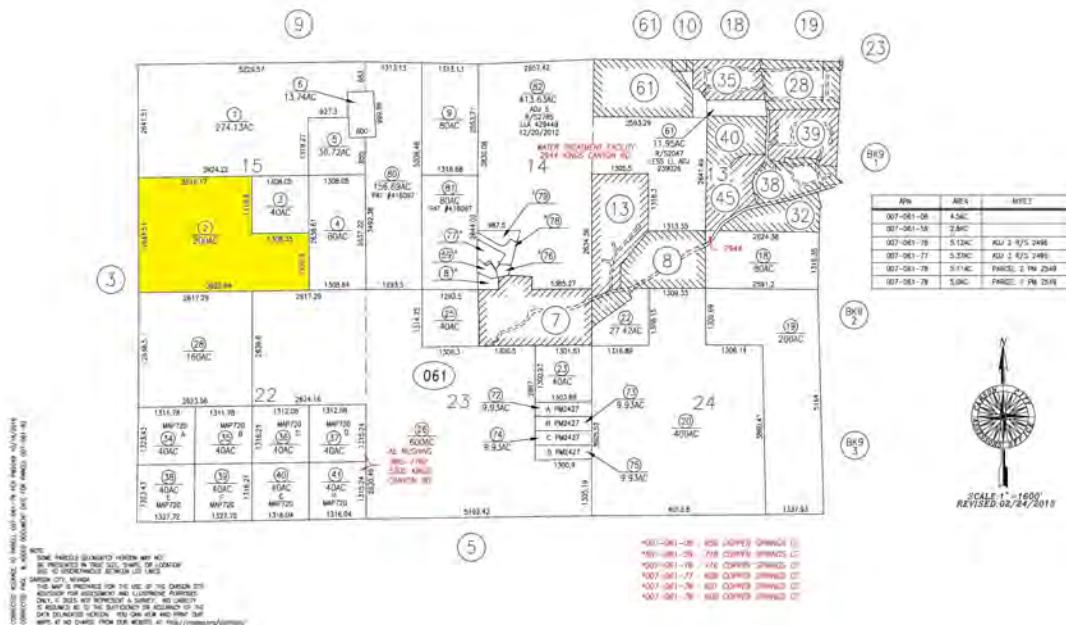
This picture was obtained from MLS files.

COMPARABLE LAND SALE #5

County: Carson City **APN:** 007-061-02 **Type:** Vacant Land
Location: Kings Canyon
Address: Kings Canyon Road, Carson City, NV
Grantor: William H. Long, Jr.
Grantee: Christian Percy Mannsfeld
Deed Date: 07/25/17 **Recording Date:** 08-01-17
RPTT: \$3,022.50 **Doc. No.:** 477304
Legal Description: Retained in appraiser's file
Size: 200± ac **Zoning:** CR
Land Use: Vacant Land **Utilities:** None
Access: Private **Topography:** Rolling
Sale Price: \$775,000 **Unit Price:** \$3,875/acre
Financing: Owner financing
Verified with: Public records and Art Angelo, Broker (775) 450-1266
Anthony J. Wren, MAI, SRA, 05/18

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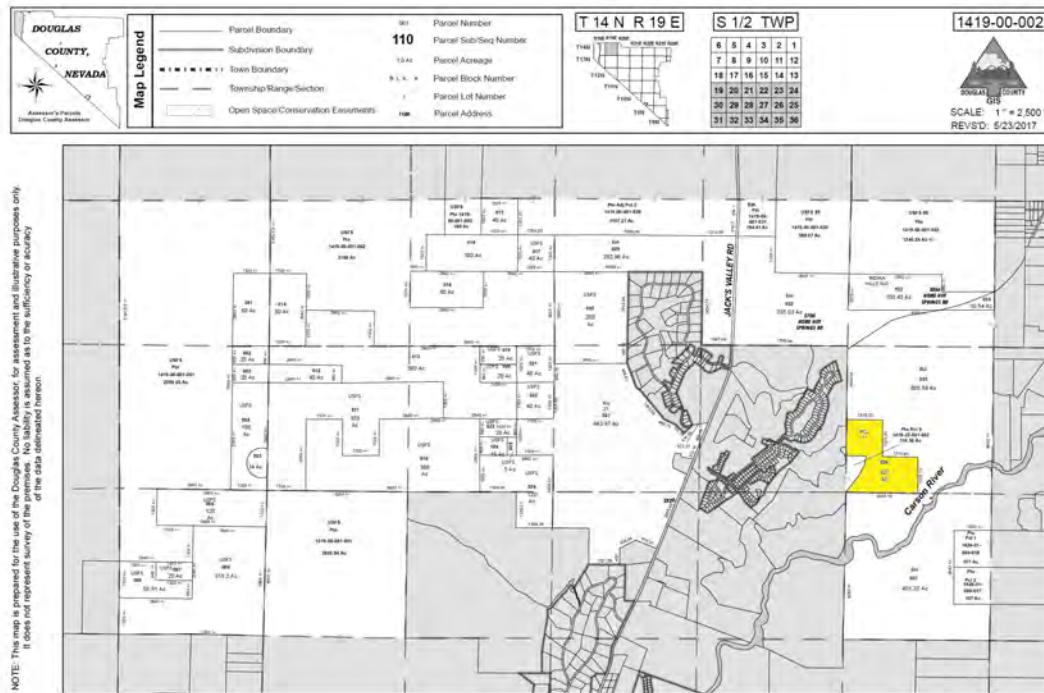
COMPARABLE LAND SALE #5



This picture was obtained from MLS files.

COMPARABLE LAND SALE #6

County: Douglas **APN:** 1419-00-002-036 **Type:** Vacant Land
Location: Genoa
Address: Genoa Land, Genoa, NV
Grantor: Gunderado Ranch, LLC
Grantee: Douglas W. Curtis and Dana M. Curtis
Deed Date: 11/30/17 **Recording Date:** 01/03/18
RPTT: \$1,813.50 **Doc. No.:** 2018-908725
Legal Description: Retained in appraiser's file
Size: 107± ac **Zoning:** AG
Land Use: Vacant Land **Utilities:** Electricity only
Access: Private **Topography:** Level
Sale Price: \$465,000 **Unit Price:** \$4,345.79/acre
Financing: Cash to seller
Verified with: Public records and Mike Dunn, Broker (775) 901-6633
 Anthony J. Wren, MAI, SRA, 05/18



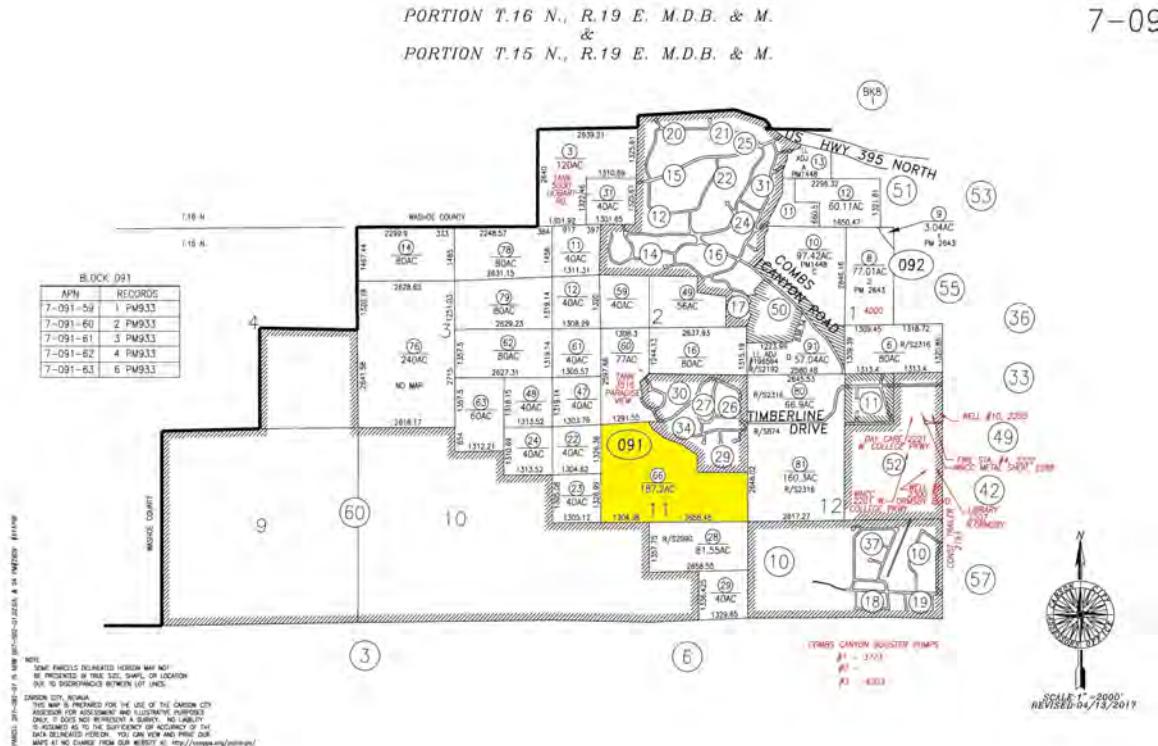
COMPARABLE LAND SALE #6



This picture was obtained from MLS files.

COMPARABLE LAND LISTING #7 (Subject)

County: Carson City **APN:** 007-091-66 **Type:** Vacant Land
Location: Ash Canyon
Address: Ash Canyon Road, Carson City, NV
Grantor: Gerald Hamm and Luanna Hamm
Grantee: N/A
Deed Date: N/A **Recording Date:** N/A
RPTT: N/A **Doc. No.:** N/A
Legal Description: Retained in appraiser's file
Size: 187.2± ac **Zoning:** CR
Land Use: Vacant Land **Utilities:** None
Access: Private **Topography:** Rolling
List Price: \$549,000 **Unit Price:** \$2,932.69/acre
Financing: Cash to seller
Verified with: Public records and Megan Lo Presti, Broker (775) 671-1447
Anthony J. Wren, MAI, SRA, 05/18



COMPARABLE LAND LISTING #7



This picture was taken by the appraiser.

COMPARISON FACTORS**Property Rights**

This appraisal considers the subject's fee simple interest. All the properties utilized in this report involved the fee simple and no adjustments were considered to be necessary.

Terms

Sales or listing will be adjusted to cash or terms reasonably equivalent to cash. Terms reasonably equivalent to cash are based upon normal financing terms for properties of comparable highest and best use.

Time

Sales will be analyzed for appreciation or depreciation from the date of the sale to the date of the appraisal.

Location

Adjustments may consider value differences attributed to location.

Utility

Adjustments may consider the physical shape, topography, street frontage or other factors of a parcel that influence value.

Zoning

Sales will be adjusted according to their zoning classification.

Size

Adjustments consider if size affects value.

SALES ANALYSIS

For purposes of this report, the sales have been broken into a unit price per acre. Buyers and sellers of residential land in the Carson City area typically analyze sales and potential properties on a price per acre or price per square foot basis. In this case, it is felt that the price per acre is the best indicator. Therefore, this analysis is being made on a price per acre basis. After a thorough search of the Carson area and immediately surrounding areas, the most recent sales were found and analyzed. These sales occurred between March 2014 and January 2018. They included the listing of the subject, which was current as of the date of the analysis. The sales ranged in size from $57.04\pm$ acres to $223.56\pm$ acres, as compared to the subject's $187.2\pm$ acres. The six sales and one listing utilized indicate a price per acre from a low of \$2,932.69 to a high of \$6,761.52. The comparable properties utilized in this analysis will be compared and correlated to the subject property based on several different adjustment criteria. These include property rights, terms, time, location, utility, zoning, overall size, and access. The sales will be analyzed based on a price per acre which is most often analyzed in the local market for residential land sales. With the adjustment to the sales section, quality adjustments will be made to the sales for the adjusted indicators. An upward adjustment is made to the comparables' price per acre when the subject is superior to the sale. Likewise, a downward adjustment is made for the comparables' price per acre when the subject is inferior to the sale.

Property Rights Conveyed

This appraisal considers the subject's fee simple interest. All the sales utilized in this report involved the transfer of fee, and no adjustments were considered to be necessary.

Terms

All sales sold for cash or short-term deeds. All sales were considered to be cash to seller; therefore, there will be no adjustment for terms of sale.

Time (Marketing Conditions)

The sales occurred between March of 2014 and January of 2018 while the one listing is considered to be current. As indicated in the *Area Analysis* section of this report and the *Highest and Best Use*, it has been indicated that the Carson area has undergone a significant economic decline after its peak period, approximately 2006. However, sales in 2014 through 2018 are current and are sales that occurred after the economic downfall and are considered to be contemporary indicators for the subject's value. There has been limited sales activity in 2014 through 2018 in the immediate area, so the search was expanded to include Douglas County. The six sales and one listing are considered to be the most similar sales found

comparable with the subject property. During this time period, market conditions appear to have stabilized and as a result, no adjustments for time is indicated.

Location

Overall, location is a very important aspect in any sale. The subject property is located within the Ash Canyon area. The subject's location is considered to be good and easily accessible, however, again, access to the subject site is currently limited. Sale #1 is located in the Combs Canyon area of Carson City and is considered to be similar that of the subject property. Sale #2 is located on Foothill Road in the Gardnerville area and is considered similar to the subject property. Sale #3 is located on Jacks Valley Road in the Genoa area and is considered to be similar to the subject property. Sale #4 is located off Big Sky Trail within the Genoa area. This part of Genoa is considered to be inferior when compared to that of the subject property. Sale #5 is located on the Kings Canyon Road, similar to that of the subject property requiring no adjustment. Sale #6 is located in the Genoa area. This sale is considered to be inferior when compared to the subject property for location. Listing #7 is a listing of the subject property, therefore requiring no adjustment for location.

Utility

Under utility, adjustments may be considered for physical shape, topography, street frontage, and other factors of a parcel that influence value. Utility of the subject is felt to be similar to that of the sales utilized in this report. However, access is considered to be superior for all six sales, which will be adjusted downward for utility. No adjustment will be made for the subject property.

Zoning

The subject site is zoned CR, Conservation Reserve. All six sales are zoned Single-Family or CR, similar to that of the subject property, requiring no adjustment for zoning.

Size

The subject property contains $187.2 \pm$ acres. The sales utilized ranged from $57.04 \pm$ acres to $223.56 \pm$ acres. Sale #1 contains $57.04 \pm$ acres, is smaller in size, requiring downward adjustment. Sale #2 is $141.98 \pm$ acres, similar in size to the subject property, requiring no adjustment. Sale #3 contains $63.02 \pm$ acres, smaller than the subject property, requiring a downward adjustment. Sale #4 contains $223.45 \pm$, larger than the subject property, requiring an upward adjustment. Sale #5 contains $200 \pm$ acres, similar to that of the subject property, requiring no adjustment for size. Sale 36 contains $107 \pm$ acres, smaller than the subject property, requiring downward adjustment.

Other Adjustments

Sale #1 is located in Combs Canyon. This sale is further identified as APN 007-091-91. The physical address is 3451 Combs Canyon Road, Carson City, Nevada. This property was sold by the Combs Canyon, LLC, a Nevada Limited Liability Company, and was purchased by Robert J. Rizza and Kathleen M. Rizza, husband and wife as community property with rights of survivorship. The meeting of the minds occurred on March 10, 2014. The sale was recorded on March 14, 2014. The sale was recorded with Document No. 442976. This property contains $57.04\pm$ acres and is zoned SF1A. This property had superior utilities, superior access, and rolling topography. The property had a reported sales price of \$245,000 indicating a price per unit of \$4,295.29. According to the broker, the MLS comments were as follows: "57.04 acres on Carson City's prestigious west side. Nestled between the timberline and lake view subdivisions. Beautiful mountain views, protection from the wind, and a seasonal stream along the east side of the property. There is also 25.08 acres adjacent available for \$95,000." In comparison to the subject property, this sale is considered to be superior, requiring overall downward adjustment.

Sale #2 is located south of Genoa. The sale is identified as APN 1319-34-002-029. This property has a legal address of 1461 South Foothill Road. This property was sold by Daniel R. Hickey and Laurel C. Hickey, husband and wife as joint tenants, and was purchased by Rock Morgan as Trustee of the Rock Morgan Family Trust dated February 27, 2015. The meeting of the minds occurred on January 14, 2016. The sale was recorded on January 15, 2016. This sale was recorded with Document No. 2016-875356. This property contains $141.98\pm$ acres. The property is zoned A19. The property is vacant single-family. Only electricity has been extended to the site. The property has public access. The reported sales price was \$960 indicating a price per acre of \$6,761.52. According to the broker, the MLS remarks were as follows: "Own a bit of Carson Valley Nevada history. Original old Nevada Family Sierra Foothill ranching opportunity. Ideal for pasture and hay. Water rights. Some outbuildings and hay barns. $141\pm$ acres of native pasture and grass. Partially laser leveled with excellent water rights. 1963 Carson West Fork water. Large hy barn and some small storage buildings presently under a conservation easement." This property is considered to be superior to the subject property. Downward adjustments are required for access, water rights, and buildings. The conservation easement is not considered to be a negative since the property can still be developed with a single-family home as can be the subject. Overall this sale is considered to be a high indicator, requiring downward adjustments.

Sale #3 is located in Jacks Valley. This property is further identified as APN 141926-801-003. The physical address is 2885 Jacks Valley Road, Genoa, NV. This property was sold by Quail Northwest Phase 2 Investors, LLC, a Nevada Limited Liability Company. The property was purchased by Thomas E. Stern, an unmarried man. The meeting of the minds occurred on March 11, 2016. The sale was recorded on April 27, 2016. The sale was recorded with Document No. 2016-879980. This property contains $63.02\pm$ acres and is zoned Single-Family. This vacant single-family site has electricity extended to the site and public

access. The reported sales price is \$199,000 or \$3,157.73 per acre. According to the broker, the MLS comments were as follows: "Privacy and views. Located below the Genoa Ranch Golf Course, enjoy the privacy of 63 acres of unobstructed views right in the heart of Carson Valley. Beautiful historic Genoa Nevada single-family home lot is conveniently located just a couple of miles from downtown Genoa. Less than 15 minutes to the area's superstores, 30 minutes to Lake Tahoe and Stateline casinos, and 45 minutes to the Reno/Tahoe airport. Enjoy year round. In comparison to the subject property, this sale is considered to be superior, requiring downward adjustments.

Sale #4 is located in the Genoa area. This sale is of two parcels identified as APN 149-35-001 and 002 and 1419-00-002-003. The property is located at 551 Big Sky Terrace and a parcel known as Genoa Land. This property was sold by Little Mondeaux Limousine Corporation, a Nevada Corporation, and was purchased by Gunderado Ranch, LLC, a Nevada Limited Liability Company. The meeting of the minds occurred on March 4, 2016, and the sale was recorded on May 26, 2016. The sale was recorded with Document No. 206-881318. This property was comprised of two parcels, one parcel containing $116.56\pm$ acres and one parcel containing $107\pm$ acres. The properties are not contiguous but the two properties combined together contain a total of $223.56\pm$ acres. These vacant single-family properties have electricity only and private access. The reported sales price was \$450,000 indicating a price per acre of \$2,012.88. According to the broker, the MLS comments were "One of a King Ranch opportunity in Genoa, Nevada." This property is considered to be inferior to that of the subject property, requiring upward adjustments. Overall, these sales are considered to be inferior when compared to that of the subject property.

Sale #5 is located in the Kings Canyon area. The property is further identified as APN 007-061-02. The property is located on Kings Canyon Road. The property was sold by William H. Long Jr., a married man as his sole and separate property. The property was purchased by Christian Percy Mannsfeld, an unmarried man. The meeting of the minds occurred on July 26, 2017, and the sale was recorded on August 1, 2017. The sale was recorded with Document No. 477304. This property contains $200\pm$ acres. The property is zoned CR, similar to that of the subject property. This single-family vacant land has no utilities, similar to the subject property. Access is provided by a Forest Service road in agreement with the Forest Service (there is no written agreement, making it very similar to the subject). The rolling topography is similar to that of the subject property. The sales price was reported at \$775,000 indicating a price per acre of \$3,875. According to the broker, the MLS comments were as follows: "200 acres of studded lot with wonderful views of Carson City and the Carson Valley. The property has water rights and is subdividable." In comparison to the subject property, this property is considered to be superior in access, requiring downward adjustment. Further, this property had financing terms favorable to the seller, requiring further downward adjustments. Overall in comparison to the subject property, this sale requires downward adjustments and is considered to be superior to that of the subject property.

Sale #6 is located in the Genoa area. This property is further identified as APN 1419-00-002-036. This property is considered to be Genoa Land in the Genoa area. This property was sold by Gunderado Ranch, LLC, a Nevada Limited Liability Company and was purchased by Douglas W. Curtis and Dana M. Curtis, Trustees of the B Diamond C Trust dated May 12, 2015. The meeting of the minds occurred on November 30, 2017, and the sale was recorded no January 3, 2018. This sale was recorded with Document No. 2018908725. This property contains 107± acres and is zoned Agricultural. This single-family vacant site has electricity and private access. The sales price was \$465,000 or \$4,345.79 an acre. It should be noted that this sale was also part of Sale 4, which had sold together with another parcel in 2016. This sale would indicate that there is a high demand for similar type properties; however, this property is smaller than the subject property, has recorded access, and is overall considerably superior to that of the subject property, requiring downward adjustments.

Listing #7 is a listing of the subject property. The subject property has been listed for sale for over two years for around \$249,000. It was felt that this property has not sold due primarily to its access problems. However, according to the owner multiple offers have been made on the property and they were close to a sale just last year. It has been indicated by the property owners that they believe access is available and can be acquired. Overall it was felt that the listing at \$549,000 is superior.

SUMMARY AND CONCLUSION OF VALUE

All sales and listings utilized in this report were felt to be similar to each other and as similar as possible to the subject property. The adjustments are considered to be relatively small. In the before condition, the sales ranged from a low of \$2,012.88 an acre to a high of \$6,761.52 an acre, while the subject property's list price was \$2,932.69. Appropriate adjustments have been considered for property rights, terms, time, location, utilities, zoning, and size. A summary of adjustments for the price per lot is as follows.

SUMMARY OF ADJUSTMENTS FOR PRICE PER LOT

Sale No.	Unadjust. Price/Lot	Prop. Rights	Terms	Time	Loca- tion	Utility	Zoning	Size	Overall Adjust.
1	\$4,295.23	0	0	0	0	-	0	-	-
2	\$6,761.52	0	0	0	0	-	0	0	-
3	\$3,157.73	0	0	0	0	-	0	-	-
4	\$2,012.88	0	0	0	+	-	0	+	+
5	\$3,875.00	0	0	0	0	-	0	0	-
6	\$4,345.79	0	0	0	+	-	0	-	-
Listing 7	\$2,932.69	0	0	0	0	0	0	0	-

The value indications derived from the comparable sales are reconciled into a single value indication by arranging the six sales and one listing as follows.

Comparable	Price Per Acre	Overall Comparability
Sale #2	\$6,761.52	Superior
Sale #6	\$4,345.79	Superior
Sale #1	\$4,295.23	Superior
Sale #5	\$3,875.00	Superior
Sale #3	\$3,157.73	Superior
Listing #7	\$2,932.69	Superior
Subject Property		
Sale #4	\$2,012.88	Inferior

As can be seen from the above chart, the subject property appears to fit well within these sales. These sales were selected because of their comparability and location to the subject property. As indicated, the sales ranged from a low of

\$2,012.88 per acre to a high of \$6,761.52 an acre, with the listing at \$2,932.69 an acre.

Therefore, based on the above information and the data contained in this report, it is felt that the subject property should fall between \$2,012.88 and \$2,932.69 per acre. The appraiser has selected \$2,700 an acre.

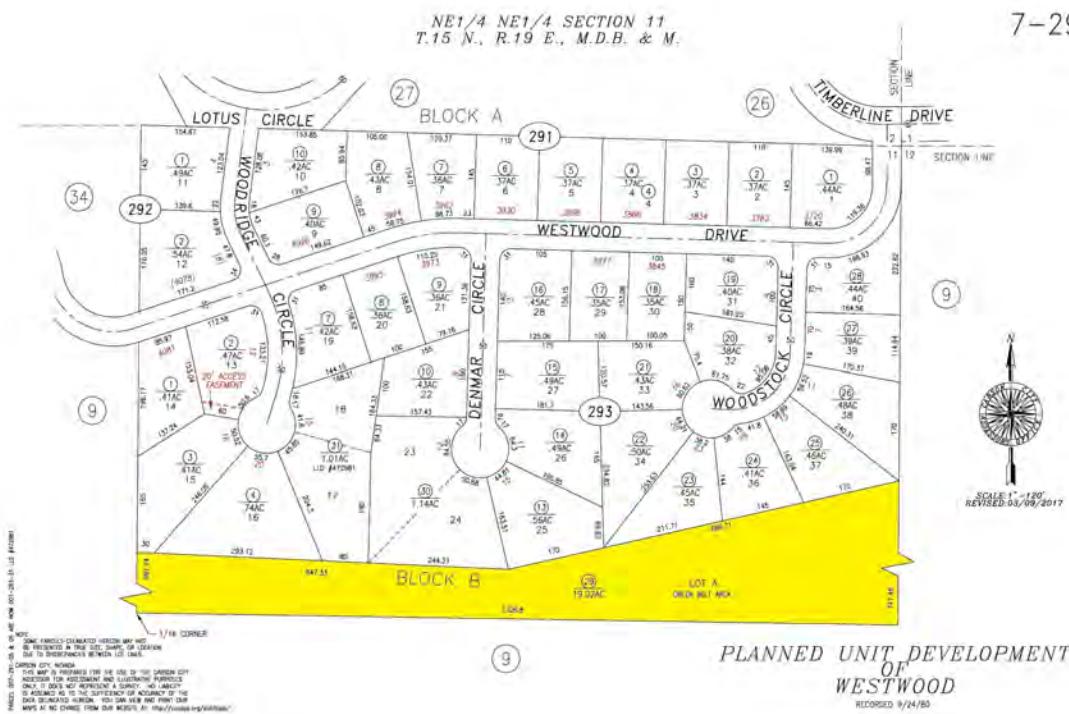
Applying \$2,700 an acre to the subject's 187.2± acres indicates a value of \$505,440, which will be rounded to \$500,000.

Therefore, as of the date of value, the indicated fair market value of the subject property is \$500,000.

Indicated Value: \$500,000

VALUATION OF APN # 007-293-29

This assignment also calls for the valuation of APN # 007-293-29. This is a parcel that is contiguous with the prior parcel analyzed in the preceding section of this report. This parcel is also owned by the Hamms and constrains $19.02 \pm$ acres. This parcel is part of the purchase offer discussed previously. The value of this lot is being handled differently for two reasons. The primary reason is that it is deed restricted as common area, which means it can not be developed and therefore has limited value. The second reason is the topography of the site, for all intense and purpose the site is total encumbered as a very large natural drainage ditch, again limiting its use and value. The assessors parcel map is below, and shows the site as Green Belt Area.



Properties like this very seldom sell on the open market. I have researched sales in the Carson City area for limited use land sales over the last few years. The following sales that are charted are what I found.

Parcel	Vesting		Total	Adjusted		
	Document	Number		Date Sold	Acres	Sale
Number	Number				Price	
010-491-11	153605		12/7/1993		0.09	\$250.00
010-491-10	153605		12/7/1993		1.98	\$1,000.00
002-062-10	186268		3/4/1996		0.06	\$2,500.00
009-751-02	320672		6/22/2004		0.74	\$2,857.00
002-374-01	412486		6/2/2011		0.09	\$3,900.00
008-173-22	425011		8/9/2012		0.28	\$2,000.00
009-813-01	443454		4/1/2014		0.09	\$1,541.00
010-351-14	443453		4/1/2014		0.42	\$2,520.00
010-491-10	467905		9/12/2016		1.98	\$1,486.00
007-051-88	468456		9/29/2016		0.11	\$400.00
007-552-12	476070		6/21/2017		0.05	\$600.00
007-071-11	484470		4/19/2018		0.39	\$4,500.00

Twelve sales of limited use land parcels has accord in the Carson City area between 1993 and 2018. These sales ranged from a low of \$250 to a high of \$4,500. It is my opinion that the subject would be at the lower end of this range or at \$1,000.

Therefore, as of the date of value, the indicated fair market value of the subject property is \$1,000.

Indicated Value: \$1,000

ASSUMPTIONS AND LIMITING CONDITIONS

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

LIMITS OF LIABILITY:

The liability of Anthony J. Wren, 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 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 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 fee represents compensation only for the analytical services provided by the appraiser. The 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 report signed by such Member. Except as hereinafter provided, the client may distribute copies of this report in its entirety to such third parties as he may select. However, selected portions of this report shall not be given to third parties without the prior written consent of the appraiser. Neither all nor any part of this 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 report 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 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 assignment, 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 or consultation 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 report, 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 assignment 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 analyzed as if free and clear, unless otherwise stated in the 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 report 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 report should not be construed as a report on the physical items that are a part of any property described in the report. Although the report 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 analysis 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 report.

Any statement in the report 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 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 analysis, 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 analysis 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 analysis 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 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 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 reanalysis 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 completing this analysis. Unless otherwise noted, the land and the soil in the area being analyzed 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 analysis 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 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 analysis. 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.

ADDENDUM

**QUALIFICATIONS OF
ANTHONY J. WREN, MAI, SRA
REAL ESTATE APPRAISER**

PROFESSIONAL DESIGNATIONS:	MAI – Member Appraisal Institute*	1991
	SRPA – Senior Real Property Appraiser*	1987
	SRA – Senior Residential Appraiser*	1984

* These are no longer considered to be acronyms by the Appraisal Institute

PROFESSIONAL INVOLVEMENT:

- Appointed by the Governor of Nevada to serve on the Nevada State Board of Taxation, Current Member 5/16 to 10/19
- Appointed by the Governor of Nevada to serve on the Nevada State Board of Equalization, Chairman as of January 2009 3/08 to 3/12
- Reappointed to a new term and Chair 3/12 to 10/15
- Appointed by the Governor of Nevada to serve on the Nevada Commission of Appraisers 9/94 to 6/97 and 7/97 to 6/00
- President, Commission of Appraisers of Real Estate, State of Nevada (1996, 1998)
- Expert Witness for Nevada District Court, Washoe, Storey, Clark and Elko Counties
- Member of the Appraisal Institute, National Board of Realtors, and Reno/Carson/Tahoe Board of Realtors
- Over 40 years of Appraisal Experience

APPRAISAL LICENSE: Nevada Certified General Appraiser
#A.0000090-CG

REAL ESTATE BROKERAGE: Nevada Real Estate Brokerage Licensed Broker
Anthony J. Wren #B.0023456.INDV.

OFFICES HELD: Member Young Advisory Council SREA,
San Diego & San Francisco, CA 1989 & 1991

Education Chairman, Reno/Tahoe/Carson Chapter Appraisal
Institute 1993

<i>Board of Directors</i> , Reno/Carson/Tahoe Chapter Appraisal Institute	1993-2007
<i>President</i> , Reno/Carson/Tahoe Chapter 189	1988-1989
<i>First Vice President</i> , Reno/Carson/Tahoe Chapter 189 1987-1988	
<i>Secretary</i> , Reno/Carson/Tahoe Chapter 189	1986-1987
<i>President</i> , Reno/Carson/Tahoe Chapter 189	2000

Appraisal Instruction

Several USPAP Update Courses taught through Business Practices and Ethics	2018	
15-Hour National USPAP	2017	
Comparison Valuation of Small, Mixed-Use Properties	2011	
Income Valuation of Small, Mixed-Use Properties	2011	
15-Hour National USPAP Course	03/23/07	
15-Hour Standards of Professional Practice (Seattle, WA)	03/22/07	
7-Hour National USPAP Update (Las Vegas, NV)	03/02/07	
7-Hour National USPAP Update (Chicago, IL)	04/15/05	
7-Hour National USPAP Update (Reno, NV)	02/24/05	
USPAP Update 2003 – Standards & Ethics for Professionals	09/05/03	
Business Practices and Ethics	07/25/03	
7-Hour National USPAP Update Course	05/02/03	
15-Hour National USPAP	03/22/03	
Appraisal Procedures	05/19/01	
Sales Comparison Valuation of Small, Mixed-Use Properties	03/31/01	
Standards of Professional Practice, Part B (USPAP)	02/10/01	
Income Valuation of Small, Mixed-Use Properties	02/19/00	
Standards of Professional Practice, A, B, & C, USPAP	1992–2003	
Reno, NV, Casper, WY, Eugene, OR, Sacramento, CA, Las Vegas, NV		
Income Valuation of Small Mixed Use Properties		
(Reno, NV)		
(Casper, WY)		
(Sacramento, CA)		
Residential Case Study, Course 210	(Las Vegas, NV)	10/97
Alternative Residential Reporting Forms	(Buffalo, WY)	9/97
	(Polson, MT)	9/97
Data Confirmation and Verification	(Richland, WA)	11/96
	(Riodoso, NM)	09/96

Hamm Property		QUALIFICATIONS OF APPRAISER
	(Reno, NV)	03/96
	(Savannah, GA)	12/95
Understanding the Limited Appraisal	(Savannah, GA)	12/95
	(Tucson, AZ) 09/94	
110 "Real Estate Appraiser Principles"	(Minneapolis, MN)	07/99
	(Sacramento, CA)	05/95
	(Wenatchee, WA)	09/94
	(St. Louis, MO)	02/94
	(Las Vegas, NV)	05/94
URAR Update	(Casper, WY)	01/94
	(Reno, NV)	12/93
1A2 Basic Valuation Procedures	(Las Vegas, NV)	05/92
Course 207B, Income Valuation Appraising	(Reno, NV)	Fall 1989
Truckee Meadows Community College	(Reno, NV)	Spring 1989

APPRAISAL COURSES AUDITED:

Case Studies in Real Estate Valuation	1991
Cost Valuation of Small, Mixed-Use Properties	1988
Income Valuation of Small Mixed-Use Properties	
Sales Comparison Valuation of Small, Mixed-Use Properties	

APPRAISAL COURSES SATISFACTORILY CHALLENGED:

A1: Course I210 Residential Case Studies	(1993)
A1: Course 410 Standards of Professional Appraisal Practice	(1991)
A1: Course 420 Ethics of the Professional Appraisal Practice	(1991)
A1: Course 420 Ethics of the Professional Appraisal Practice	(1991)
SREA: Course 301 Special Applications of Real Estate Analysis	(1989)
SREA: Course 202 Applied Income Property Valuation	(1985)
SREA: Course 201 Principles of Income Property Appraising	(1984)
SREA: Course 101 An Introduction to Appraising Real Property	(1983)
SREA: Course 102 Applied Residential Property Valuation	(1983)

Classes Attended

Uniform Appraisal Standards for Federal Land Acquisition	2017
2018-2019 USPAP Instructor Recertification Course	2017
Architectural Styles and the UAD	2017
Constructing the Report	2017
FHA SFR Appraising - Handbook 4000.1	2017
Comprehensive Square Foot Calculations	2017
2016-2017 USPAP Instructor Recertification Course	2015
Business Practice and Ethics Instructor Training	2015

Hammer Property	QUALIFICATIONS OF APPRAISER
Tahoe Litigation Conference	2014
Evaluating Residential Construction	2014
Appraisal Review General	2012
Uniform Appraisal Standards for Federal Land Acquisitions (Phoenix, AZ)	12/17 & 18/09
Valuation of Easements and Other Partial Interests (Reno, NV)	12/04/09
General Market Analysis and Highest & Best Use (Las Vegas, NV)	08/31/09 – 09/03/09
Introduction to International Valuation Standards (Online)	08/01/31 – 08/31/09
Valuation of Green Residential Properties (Phoenix, AZ)	02/19/09
REO Appraisal: Appraisal of Residential Property Foreclosures (Las Vegas, NV)	10/11/08
Forecasting Review	10/10/08
AQB Awareness Training for Appraisal Institute Instructors (Online)	08/15/07
Committee CE Credit (Chapter Level)	12/31/09
AQB USPAP Instructor Recertification Course (Dedham, MA)	02/24/07
AQB USPAP Instructor Recertification Course (Tucson, AZ)	12/04/04
Water Rights in Nevada	2/01/03
Training & Development Conference	08/26/03
AQB USPAP Instructor Recertification (San Francisco, CA)	10/30/02
Appraisal Continuing Education	12/10/02
Property Flipping and Predatory Lending Seminar	10/17/01
2001 USPAP Update for Instructors & Regulators-CA (San Diego, CA)	12/09/00
Lake Tahoe Case Studies in Commercial Highest & Best Use (Sacramento, CA)	10/20/00
Supporting Sales Comparison Grid Adjustments for Residential Properties (Reno, NV)	09/29/00
Case Studies in Commercial Highest and Best Use (Reno, NV)	07/28/00
Tools For Teaching Excellence, Day 1	07/09/00
USPAP Update for Instructors and Regulators (Las Vegas, NV)	07/08/00
Tools For Teaching Excellence, Day 2	07/10/00
Residential Consulting	03/31/00
Residential Consulting	2000
FHA's Home buyer Protection Plan & the Appraisal Process Seminar	1991
Affordable Housing Valuation Seminar	1997
Alternative Residential Reporting Forms	1986
Business Valuation Part 1	1996
Understanding Limited Appraisals – General	1995
Data Confirmation & Verification Methods	1995
Mandatory Faculty Workshop	1995
Appraising 1- to 4-Family Income Properties	1995
Investment Techniques with the HP-17/19II Calculator	1994
Fair Lending and the Appraiser	1994
Mock Trial	1994

Hamm Property	QUALIFICATIONS OF APPRAISER
Electronic Spreadsheet Workshop	1994
Basic Argus Training (Spreadsheets)	1994
Investment Techniques with the HP-17/19II Calculator	1994
FNMA URAR Update	1993
Maximizing the Value of an Appraisal Practice	1993
Litigation Valuation	1992
101 "Instructors Clinic	1990
Comprehensive Appraisal Review	1990

Meetings Attended

Committee Credit – National	12/31/00
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FORMAL EDUCATION:

University of Texas at Arlington (No Degree)	1974
Casper College (No Degree)	1973
Peacock Military Academy (High School)	1972



PRELIMINARY REPORT

Proposed Buyer: Nevada Land Trust

Proposed Lender: .

Proposed Loan Amount: \$0.00

Property Address: APN's 7-091-66 and 7-293-29, 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: Danielle DeWitt

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.: 01801483-DKD

**The information contained in this report is through the date of
March 26, 2018 at 7:30 a.m.**

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

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

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

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

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

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

A handwritten signature in black ink that reads 'Tammy May'.

Tammy May, Title Officer

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

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: NEVADA LAND TRUST

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

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:

Gerald Hamm and Luanna Hamm, husband and wife as joint tenants

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 lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
8. 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.
9. Water rights, claims or title to water, whether or not disclosed by the public records.
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. Reservations, exceptions and provisions contained in the patent from the State of Nevada, and in the acts authorizing the issuance thereof.

Recording Date: December 12, 1929
Recording No: Book 38, Page 363, Instrument No. 613, of Deed Records

Affects Parcel A

12. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Subdivision Map

Recording Date: September 24, 1980
Recording No: Book 4 of Maps, Page 837, Instrument No. 98978, Official Records

Affects Parcel B

13. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 21, 1981
Recording No: Book 304, Page 237, as Document No. 5615, Official Records

Affects Parcel B

14. Reservations, exceptions and provisions contained in the patent from the State of Nevada, and in the acts authorizing the issuance thereof.

Recording Date: March 9, 1999
Recording No: 231470, of Official Records

Affects Parcel A

15. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map No. 1005

Recording Date: September 1, 1983
Recording No: Book 4 of Maps, Page 1005, Instrument No. 21095, of Official Records

Affects Parcel A

16. 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

Note: Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).

Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.: 7-091-66
Fiscal Year: 2017-2018
Total Taxes: \$3,246.46

Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Assessor's Parcel No.: 7-293-29
Fiscal Year: 2017-2018
Total Taxes: \$3.92

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: APN's 7-091-66 and 7-293-29, Carson City, Nevada

Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

Order No.: 01801483-DKD

EXHIBIT A

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

PARCEL A:

Parcel 2 as set forth on Parcel Map for ROBERT LAXALT AND MARIE BINI, filed for record in the office of the Recorder of Carson City, Nevada on September 29, 1983 in Book 4 of Maps, Page 1005, as Document No. 21095, Official Records.

APN: 7-091-66

PARCEL B:

Lot A as shown on the map of Westwood, a Planned Unit Development, filed in the office of the Recorder of Carson City, Nevada on September 24, 1980, in Book 4 of Maps, Page 837, as Document No. 98978, Official Records.

APN: 7-293-29

EXHIBIT A

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

PARCEL A:

Parcel 2 as set forth on Parcel Map for ROBERT LAXALT AND MARIE BINI, filed for record in the office of the Recorder of Carson City, Nevada on September 29, 1983 in Book 4 of Maps, Page 1005, as Document No. 21095, Official Records.

APN: 7-091-66

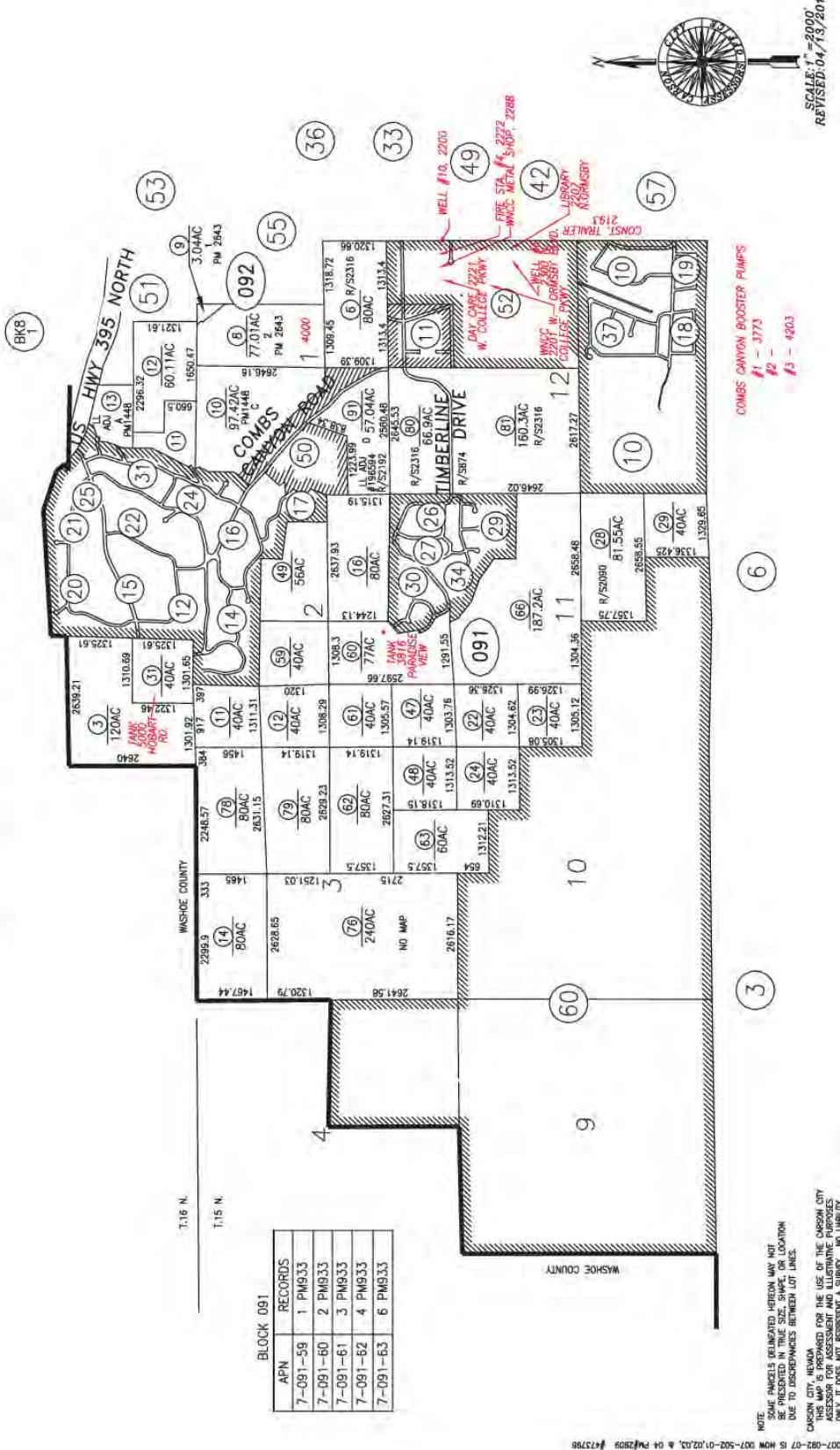
PARCEL B:

Lot A as shown on the map of Westwood, a Planned Unit Development, filed in the office of the Recorder of Carson City, Nevada on September 24, 1980, in Book 4 of Maps, Page 837, as Document No. 98978, Official Records.

APN: 7-293-29

PORTION T.16 N., R.19 E. M.D.B. & M.
 &
 PORTION T.15 N., R.19 E. M.D.B. & M.

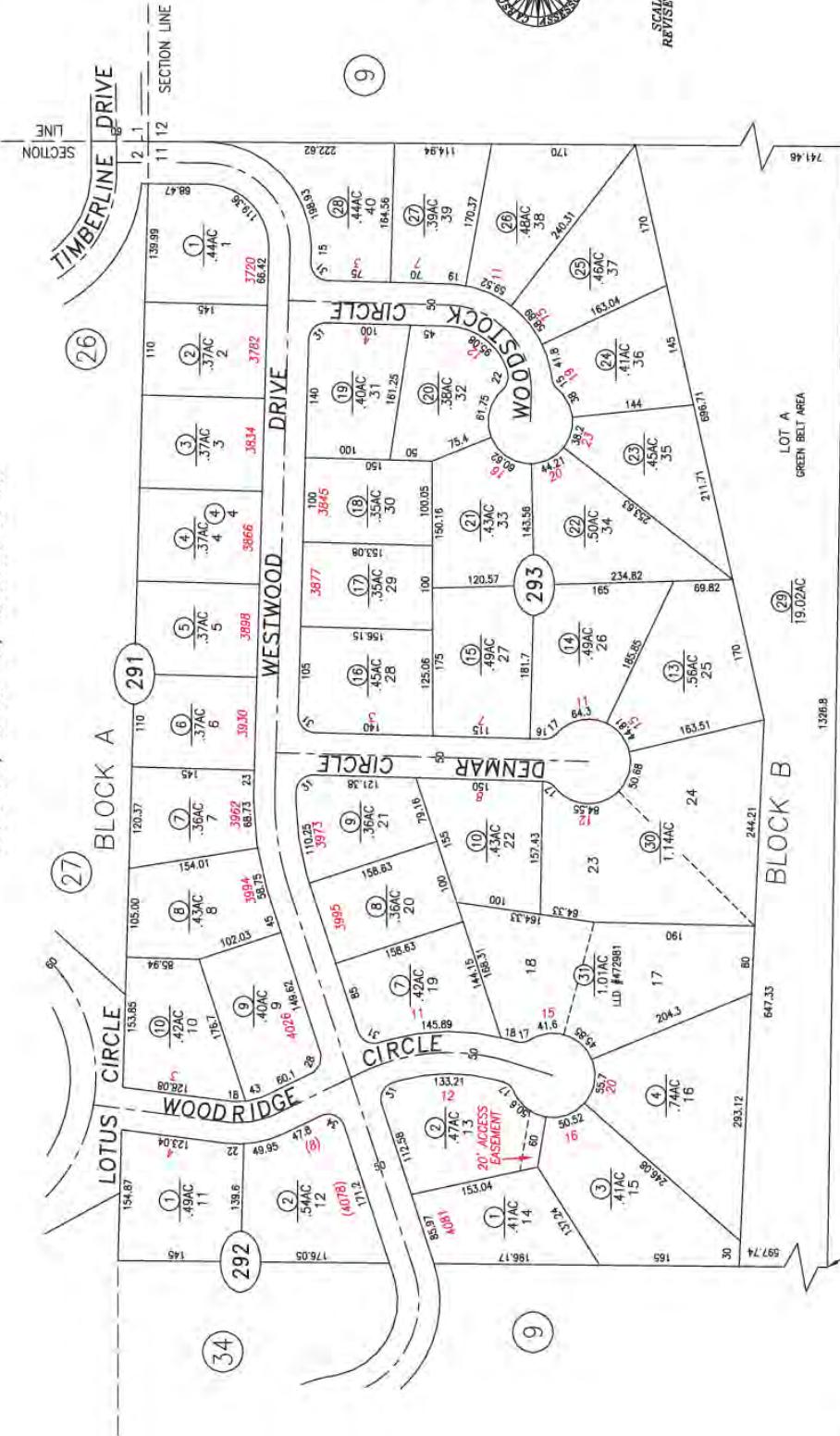
7-09



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.

7-29

NE 1/4 NE 1/4 SECTION 11
T. 15 N., R. 19 E., M.D.B. & M.



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:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
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, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{PART I}

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

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

PART II

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

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

EXCLUSIONS FROM COVERAGE

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

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 bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

INVESTOR RATE

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

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

SENIOR CITIZEN RATE

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

MILITARY DISCOUNT

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

FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)

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

EMPLOYEE RATES

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

INVESTOR RATE

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

Wire Fraud Alert

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

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

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

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

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

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

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

FIDELITY NATIONAL FINANCIAL

PRIVACY NOTICE

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

Types of Information Collected. You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.	How Information is Collected. We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.
Use of Collected Information. We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.	When Information Is Disclosed. We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.
Choices With Your Information. Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.	Information From Children. We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.
Privacy Outside the Website. We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.	International Users. By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.
The California Online Privacy Protection Act. Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.	
Your Consent To This Privacy Notice. By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.	Access and Correction; Contact Us. If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the “Website”).

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);
- social security number (SSN), driver’s license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

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

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- Cookies. When you visit our 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. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates’ and third parties’ products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section “Choices With Your Personal Information” to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that

such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

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 our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

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. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

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 your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). 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. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union 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 and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet (“CCN”), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled “Choices with Your Information” and “Access and Correction.” If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

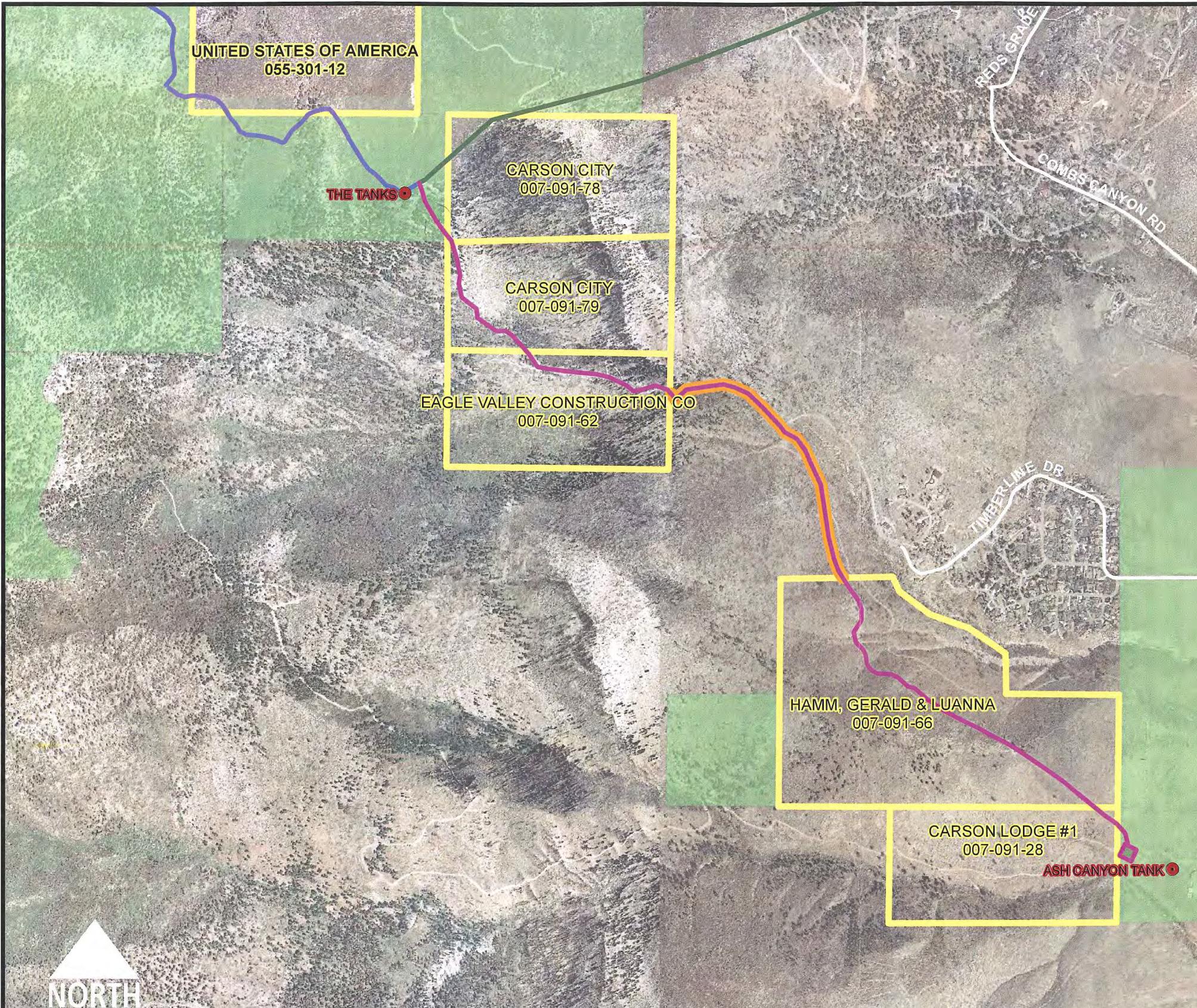
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

STATE OF NEVADA: CARSON CITY BRANCH of the MARLETTE WATERLINE



MARLETTE WATER SYSTEM OVERVIEW

STATE OF NEVADA
MARLETTE WATER SYSTEM
CARSON BRANCH

- MARLETTE SUPPLY LINE
- STOREY COUNTY BRANCH, MARLETTE WATERLINE
- CARSON CITY BRANCH, MARLETTE WATERLINE
- EXISTING RECORDED EASEMENT (VEASEY, 1902)
- WATER TANKS
- STATE HELD LANDS
- PARCELS NEEDING EASEMENT

This map has been prepared for the use of the Nevada Division of State Lands for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

BG-60/100 REVISED: 1/10/2018

A number line for distance in feet. The line starts at 0 and ends at 2,000. Major tick marks are at 0, 1,000, and 2,000. There are two minor tick marks between 0 and 1,000, and two minor tick marks between 1,000 and 2,000. The word "Feet" is written below the line.

This map has been prepared for the use of the Nevada Division of State Lands for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Department of
Conservation &
Natural Resources



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

HAMM PROPERTY

CARSON CITY, NEVADA

JULY 31, 2018

**PREPARED BY
ROBISON ENGINEERING COMPANY
35 HIGH RIDGE COURT
RENO, NV 89511**

A Report Prepared For:

Nevada Land Trust
P. O. Box 20288
Reno, NV 89515

PHASE I ENVIRONMENTAL SITE ASSESSMENT
HAMM PROPERTY
CARSON CITY, NEVADA

Robison Engineering Company, Inc.
Job No. 1-74-31.001

JURAT

I, Wally Robison, hereby certify that I am responsible for the services described in this document and for the preparation of this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state, and local statutes, regulations, and ordinances.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 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 standards and practices set forth in 40 CFR Part 312.

Wally Robison, C. E. M. # 1054, Expires 11-23-19
Principal

July 31, 2018

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1. ASTM Questionnaire
2. Figures 1 through 14
3. EDR Radius Map Report
4. Carson City Assessor records

1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted on two contiguous parcels of land located in Carson City, Nevada. The property is referred to herein as the Hamm Property. The Phase I services included a review of pertinent agency records, interviews of individuals with knowledge of the property, an evaluation of readily available historic topographic maps and aerial photographs, and a reconnaissance of the property.

The property contains approximately 206 acres of undeveloped land, except for the presence of an underground water line and associated water pressure relief box, and dirt roads. I found no evidence that the property was otherwise ever developed. It is surrounded by undeveloped public and private lands on all sides except the northeast, which contains a residential subdivision.

I have performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13, with the U. S. EPA's Standards and Practices for All Appropriate Inquiry (AAI). There were no exceptions to, or deletions from, these practices. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property, or conditions indicative of releases or threatened releases of hazardous substances on or near the parcel.

I identified no data gaps (as defined in 40 CFR Part 312.10 in the information developed as part of the all appropriate inquiry that affects my ability as an environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject property.

I have no recommendations for additional environmental assessment of the property.

This Executive Summary is subject to the limitations stated in Section 13 of this report.

2.0 INTRODUCTION

2.1 PURPOSE AND PROJECT BACKGROUND

At the request of Ms. Alicia Reban of the Nevada Land Trust (NLT), I agreed to conduct a Phase I ESA of the Hamm Property, located in the northwestern outskirts of Carson City, Nevada. I understand that NLT is interested in the acquisition of this property. NLT requires the preparation of a Phase I ESA as part of its acquisition process. The purpose of the Phase I ESA was to review areas of possible environmental concern that could be identified through the agreed work scope.

2.2 AUTHORIZATION

On July 9, 2018 Ms. Alicia Reban of NLT signed a copy of Robison Engineering's standard service contract, authorizing the performance of Robison Engineering's services.

2.3 REGULATIONS

In 1980, Congress enacted the Comprehensive Environmental, Response, Compensation, and Liability Act (42 U. S. C. SS9601 *et. seq.*, usually referred to as "CERCLA" or "Superfund."(1). CERCLA's purposes are to provide funding and enforcement authority for remediation of hazardous waste sites created in the past and for responding to hazardous substance spills. In 1986, Congress enacted revisions to CERCLA through the Superfund Amendments and Re-authorization Act (Pub. L. No. 99-449) referred to as "SARA." Section 107 (a) of CERCLA names present and past "owners or operators" of a site as potentially responsible parties for the liability of site remediation if the site is found to contain hazardous wastes.

The U. S. EPA's All Appropriate Inquiry (AAI) rule (40 CFR Part 312), became effective November 1, 2006. The rule recommends that the user of this report, the NLT, complete a questionnaire regarding its knowledge of the environmental condition of the property. A copy of this questionnaire is contained in the Appendix to this report.

I conducted this Phase I ESA to assist NLT in forming its own assessment of potential environmental risks in association with acquisition of the property.

2.4 QUALIFICATIONS OF PROFESSIONAL STAFF

I have a B. S. degree in Geological Engineering with 46 years of professional experience. I am a Nevada Registered Professional Engineer and Certified Environmental Manager. I have prepared numerous Phase I ESAs throughout Nevada and other Western States.

3.0 SCOPE OF WORK

NLT requested that I evaluate the subject property for environmental concerns. My work included various reconnaissance level tasks focused at providing limited preliminary environmental information.

My Phase I ESA scope of services included:

- Collection and review of local and state agency records.
- Review of historic topographic maps and aerial photographs.
- Reconnaissance of the site and site vicinity to assess areas of potential environmental concern, including obvious evidence of facilities, structures, chemical use, storage, or disposal.
- Interviews with people knowledgeable of the site.
- Preparation of this Report of Findings.

The proposed scope of work did not include a radon gas survey, inspections within buildings to sample for polychlorinated biphenyls (PCBs), asbestos, etc., or evaluation of biologically sensitive areas, such as, wetlands, archaeological sites, flood plains, earthquake faults, etc., or other services not described.

This scope is intended to meet the ASTM E 1527-13 standard for a Phase I ESA and the U. S. EPA's Standards and Practices for All Appropriate Inquiry.

4.0 SITE OVERVIEW

4.1 LOCATION

The property consists of two contiguous parcels of land located in the north half of Section 11 of Township 15 North, Range 19 East, M. D. B. M. The western larger parcel contains 187.2 acres and the smaller northeast parcel contains 19.02 acres. The Carson City Assessor's Parcel Numbers for the parcels are 007-091-66 and 007-293-29, respectively. The regional location of the property is shown on Figure 1 in Appendix 2.

4.2 SITE DESCRIPTION

The parcels lie on the northwestern outskirts of Carson City at the east base of the Carson Range. Elevation on the parcels varies from 6,200 feet above sea level (ASL) at the northwest corner to 5,400 feet ASL on the east side. The parcels lie along the southwest side of Vicee Canyon and the larger parcel straddles the ridge between Vicee and Ash Canyons. Overall drainage from the parcels is to the east.

The parcels are essentially undeveloped except for an underground water line that crosses through the middle of the larger parcel, and an associated concrete box that serves as a water pressure relief structure for the water line. The water line is a branch from an old water line that provides water from Marlette Lake in the Carson Range to Virginia City, Nevada. The water line on the property is still in use providing water to Carson City. Two dirt roads cross the parcels from the northwest to the southeast. The upper of the two dirt roads follows the course of the water line. There are no electric, gas, or sewer connections to the property.

4.3 ADJACENT PROPERTIES

The property is surrounded by undeveloped public and private lands of a similar nature on all sides except the northeast, which is bordered by a small residential development of single-family homes.

Figure 2 and 3 in Appendix 2 present a topographic map and an aerial photograph of the property and vicinity, showing the location of pertinent features on the property.

5.0 SITE HISTORY AND OPERATIONS

Through review of historic topographic maps, I found that the property had no building developments from as early as 1893 to as late as 1994. Through review of historic aerial photographs, I found that there have been no developments on the property, other than the water line and dirt roads since as early as 1990 to 2017. From my field reconnaissance it does not appear that the property has ever had any developments other than the water line and dirt roads.

Through an interview with the son property owners, Mr. Jon Hamm, I found his parents inherited the property from his uncle in 2006. His uncle had owned the property for more than 20 years. Neither his parents or his uncle had any formal use of the property other than

hiking. In summary, I found no records of any formal use of the property other than the underground water line.

6.0 GEOLOGIC AND HYDROGEOLOGIC SETTING

6.1 REGIONAL PHYSIOGRAPHY

The property is located at the western edge of the Basin and Range physiographic province, which is characterized by generally north-south trending mountain ranges, separated by intervening valleys or basins. The basins represent down-dropped blocks of earth (grabens) relative to the up-thrown ranges (horsts) on the basin edges. This horst and graben topography, which characterizes much of Nevada, was created by numerous normal faults that occurred in the Tertiary geologic period, although faulting and earthquake activity continue throughout Nevada to the present.

6.2 SITE -SPECIFIC GEOLOGY AND HYDROGEOLOGY

The property is located at the eastern base of the Carson Range, which is a horst relative to Eagle Valley graben to the east and the Tahoe Basin to the west. The property is entirely underlain by Triassic-aged meta-volcanic rocks that are underlain by Cretaceous-aged granite. (2)

Based on information from the Nevada Division of Water Resources' website, there 15 water wells in Section 11 (the location of the property), with no wells apparently on the property. The nearest well was a domestic well located in a drainage west of the property that was drilled in 1952. In this well, groundwater was encountered at a depth of 7 feet. Based on this information, I estimate that the depth to water along Vicee Canyon on the northeast side of the property to be in the depth range of 10 to 20 feet, and at deeper depths, possibly 100 feet, along the ridge that crosses through the center of the property. Based on topography, the groundwater flow direction should be to the east.

7.0 ASSESSMENT ACTIVITIES

7.1 RECORD SEARCH AND INTERVIEWS

Records contained in state and local agency files, and interviews with on-site and adjacent land tenants can often reveal historic information of potential environmental concern related to a property or the surrounding area. Many of the agencies, however, have maintained these types of files for only a short period of time (approximately the past twenty-five years). Section 8.1 of this document summarizes the results of my record search and interviews.

7.2 TOPOGRAPHIC MAP AND AERIAL PHOTOGRAPH REVIEW

Review of historic topographic maps and aerial photography is one means of identifying past activity on or adjacent to a site. Topographic maps may show historic developments on or near the property. Aerial photographs may provide evidence of site operations, housekeeping practices, dumping or disposal activity, ground scarring, spills, leaks, stains, or other features of interest. The size of a feature that may be resolved is partially dependent upon the scale of the available aerial photography.

7.3 SITE RECONNAISSANCE

I visited the property to assess current conditions on July 10, 2018. My reconnaissance included a visual search for evidence of current and past use of the property, with specific emphasis on chemical use, storage, and/or disposal. I also observed the adjacent property for evidence of potential impact to the subject property. Potential impacts from off-site activities could result from:

- Poor housekeeping practices;
- Under or above-ground fuel/chemical storage;
- Chemical or fuel spills; and
- Authorized or unauthorized dumping of wastes.

Section 8.3 of this document summarizes the results of my site reconnaissance.

8.0 RESULTS OF ASSESSMENT ACTIVITIES

8.1 RECORDS SEARCH AND INTERVIEW RESULTS

I retained Environmental Data Resources, Inc. (EDR) to review a total of 70 different environmental databases for listings of the subject property or properties within a maximum one-mile radius of the perimeter of the subject property.

EDR found no environmental database listings for the subject property. EDR found only 2 listings for properties within the prescribed search radius. Both were residential properties located in the subdivision northeast of the property. Importantly, both sites were listed as having been closed by the Nevada Division of Environmental Protection (NDEP). A closure indicates that a release of a hazardous or regulated material occurred at the site, and remediation of the release was performed to the satisfaction of the NDEP. A copy of EDR's report is contained in Appendix 3. EDR's report also provides a more complete description of the types of lists reviewed.

I reviewed Carson City Assessor's information for the property. The information often includes the ownership of the property and the improvements thereon. The listing shows that the property is owned by Gerald and Luanna Hamm, with no indicated improvements. Copies of the Assessor's information are contained in Appendix 4.

I interviewed Mr. Jon Hamm. He told me of his knowledge of the history of the property. He was not aware of any developments on the property or of any environmental problems on the property.

In summary my record search and interview did not disclose the presence of recognized environmental conditions on the property.

8.2 TOPOGRAPHIC MAP AND AERIAL PHOTOGRAPH REVIEW RESULTS

I reviewed historic topographic maps for the years 1893, 1968, and 1994 that showed the property. I reviewed historic aerial photographs that covered the property for the years 1990, 2003, 2007, 2012, and 2017. My observations on the maps and photos are discussed in the Site History section above. Essentially, there was no change in the subject property over the 27-year photographic record other than minor changes in vegetation on the property.

In summary, the topographic maps and aerial photographs failed to disclose any activities on the property, or on adjacent properties, that conflicted with my knowledge of the history of the area, or that would indicate a potential environmental problem with the property. Copies of the topographic maps and aerial photographs I reviewed are contained in Appendix 2

8.3 SITE RECONNAISSANCE RESULTS

I visited the property on July 10, 2018. I found the property to be in essentially pristine condition. I observed the dirt roads on the property and noted that they may be infrequently used by off-road enthusiasts and hikers. I noted the presence of the water pressure relief structure located in the topographic saddle near the south side of the property. On the hilltop to the east of the saddle I noted a few pieces of broken glass bottles, indicating that someone had disposed of a few glass bottles in the area. I did not note any evidence of recognized environmental conditions (RECs) on the property.

Photographs taken during my site reconnaissance are presented on Figures 10 through 14 in Appendix 2.

9.0 DISCUSSION OF FINDINGS

The subject property is vacant and undeveloped except for the presence of the water line and dirt roads. It is surrounded by undeveloped land on all sides except the northeast side, which contains a small residential subdivision. No past use of the property or surrounding properties are likely to have created RECs on the property.

10.0 CONCLUSIONS

I offer the following opinion as to whether the all appropriate inquiry conducted in accordance with 40 CFR Part 312 has identified conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject property: In my opinion there are no recognized environmental conditions on the property.

I identified no data gaps (as defined in 40 CFR Part 312.10 in the information developed as part of the all appropriate inquiry that affects my ability as an environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and petroleum products, and controlled substances on, at, in, or to the subject property.

11.0 RECOMMENDATIONS

I have no recommendations for additional environmental assessment of the subject property.

12.0 REFERENCES

1. Arbukle, Gordon J. et al., 1989, Environmental Law Handbook; Tenth Edition, Government Institutes, Inc.
2. Moore, James G., 1969, Geology and Mineral Deposits of Lyon, Douglas, And Ormsby Counties, Nevada; Nevada Bureau of Mines and Geology.
3. Environmental Data Resources, Inc., 2018, Radius Map Report
4. U. S. Geological Survey Website, historic topographic maps
5. Google Earth Website, historic aerial photographs
6. Nevada Division of Water Resources Website, groundwater well records
7. Carson City Website, assessor property records

13.0 LIMITATIONS

Environmental assessments such as presented in this report are by nature non-comprehensive and subject to limitations including those presented below. This assessment was not designed to identify all potential concerns or eliminate the probability of acquiring land with some degree of risk.

Many of the agencies consulted only keep records for the past fifteen to twenty years. Efforts were made to interview people with historical knowledge of the site, but information received in this way is subject to many errors, including personal interpretations/memory.

Analysis of historical aerial photography is one means to remotely sense environmental conditions of a site. Photographs can provide a record of activity and/or practices evident at a particular point in time. Inherent limitations include the resolution of the photography, the number and scale of photographs that are available for analysis, and the interpretation of features provided by the analyst.

I have performed this environmental site assessment in accordance with the generally accepted standards of care and diligence normally practiced by reputable environmental consulting and engineering firms in performing such work at the time of this study. This study was conducted in conformance with ASTM Standard E-1527-13, and with the U. S. EPA's Standards Practices for All Appropriate Inquiry. Please recognize that definition and evaluation of environmental conditions is a difficult and inexact art. Judgments leading to conclusions and recommendations are generally made with an incomplete knowledge of the subsurface and/or historic conditions applicable to the property. I should be notified for additional consultation if the Nevada Land Trust wishes to reduce the uncertainties beyond the level associated with this study. Because of potential changes in the environmental field such as regulations and site conditions, this report should be considered current only as of

the date of my site reconnaissance. This report is for the sole use of the Nevada Land Trust. No warranty, express or implied, is made.

APPENDIX

1. ASTM User Questionnaire
2. Figures 1 through 14
3. EDR Radius Map Report
4. Carson City Assessor Records

1. ASTM Questionnaire

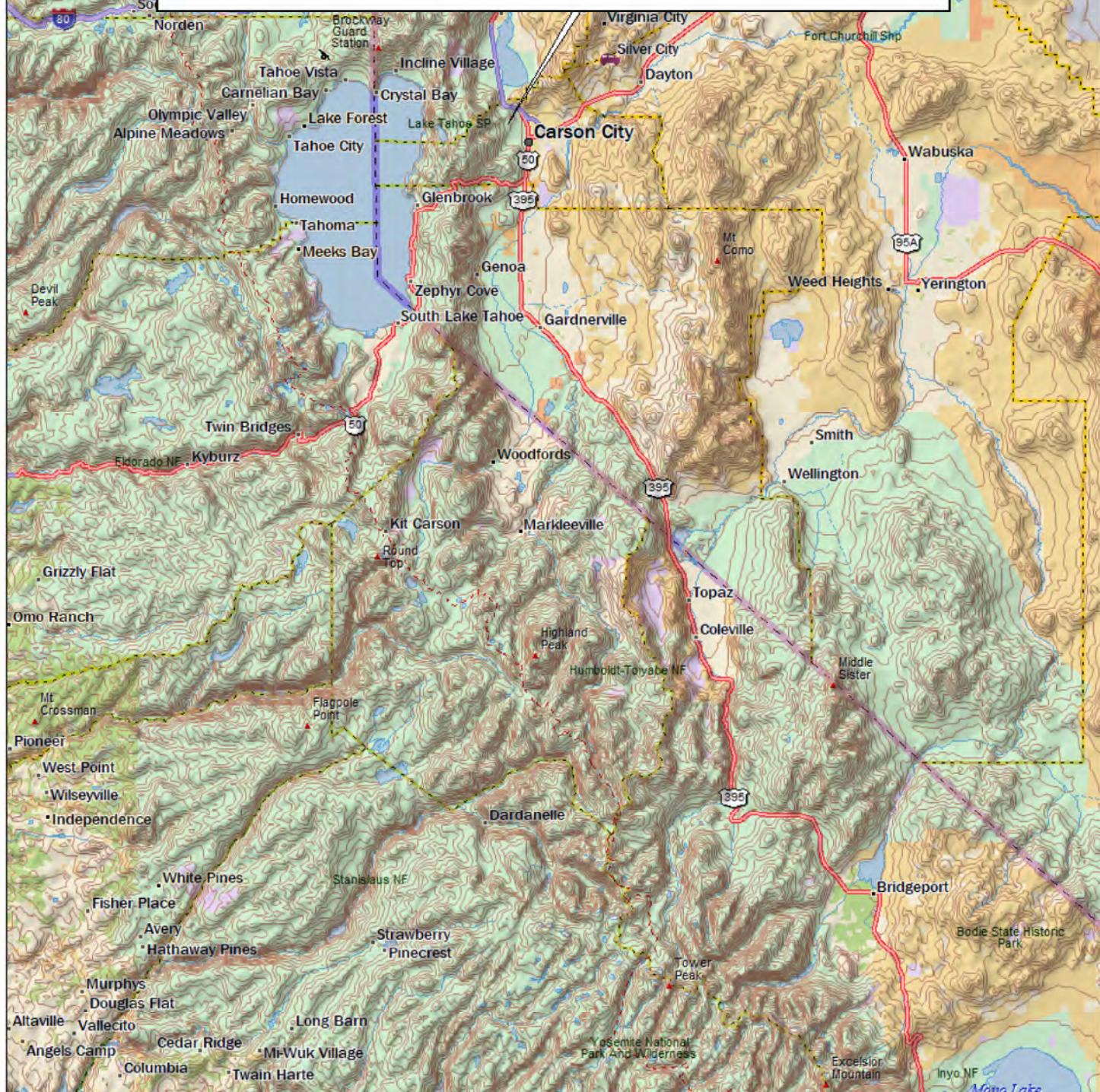
User: Nevada Land Trust
Property: Hamm Property, Carson City, Nevada

E 1527-13
X3. USER QUESTIONNAIRE

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No**
2. Are you aware of any Administrative Use Limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No**
3. As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business. **No**
4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? **Yes**. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? **N/A**
5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:
 - (a) Do you know the past uses of the property? **We know that an active buried water line that delivers water from Marlette Lake to Carson City crosses through the property.**
 - (b) Do you know of specific chemicals that are present or once were present at the property? **No**
 - (c) Do you know of spills or other chemical releases that have taken place at the property? **No**
 - (d) Do you know of any environmental cleanups that have taken place at the property? **No**
6. As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? **No**

Signature: K Pezonella Date: 7/25/18
Name: Kim Pezonella
Title: Finance Manager

FIGURE 1
REGIONAL LOCATION MAP
PHASE I ENVIRONMENTAL SITE ASSESSMENT
FOR NEVADA LAND TRUST
HAMM PROPERTY
CARSON CITY, NEVADA
JULY 10, 2018



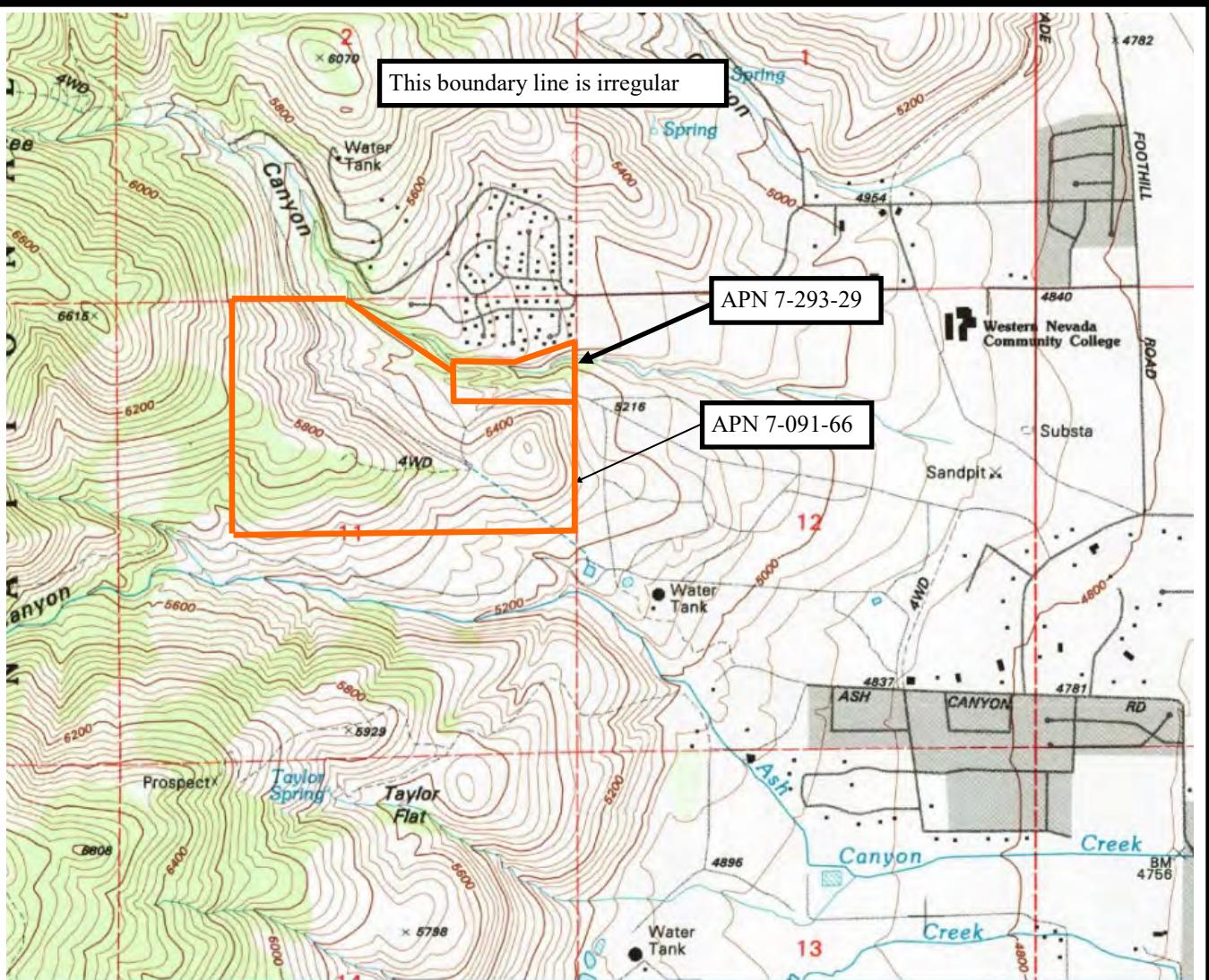
Data use subject to license.

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Data Zoom 8-0



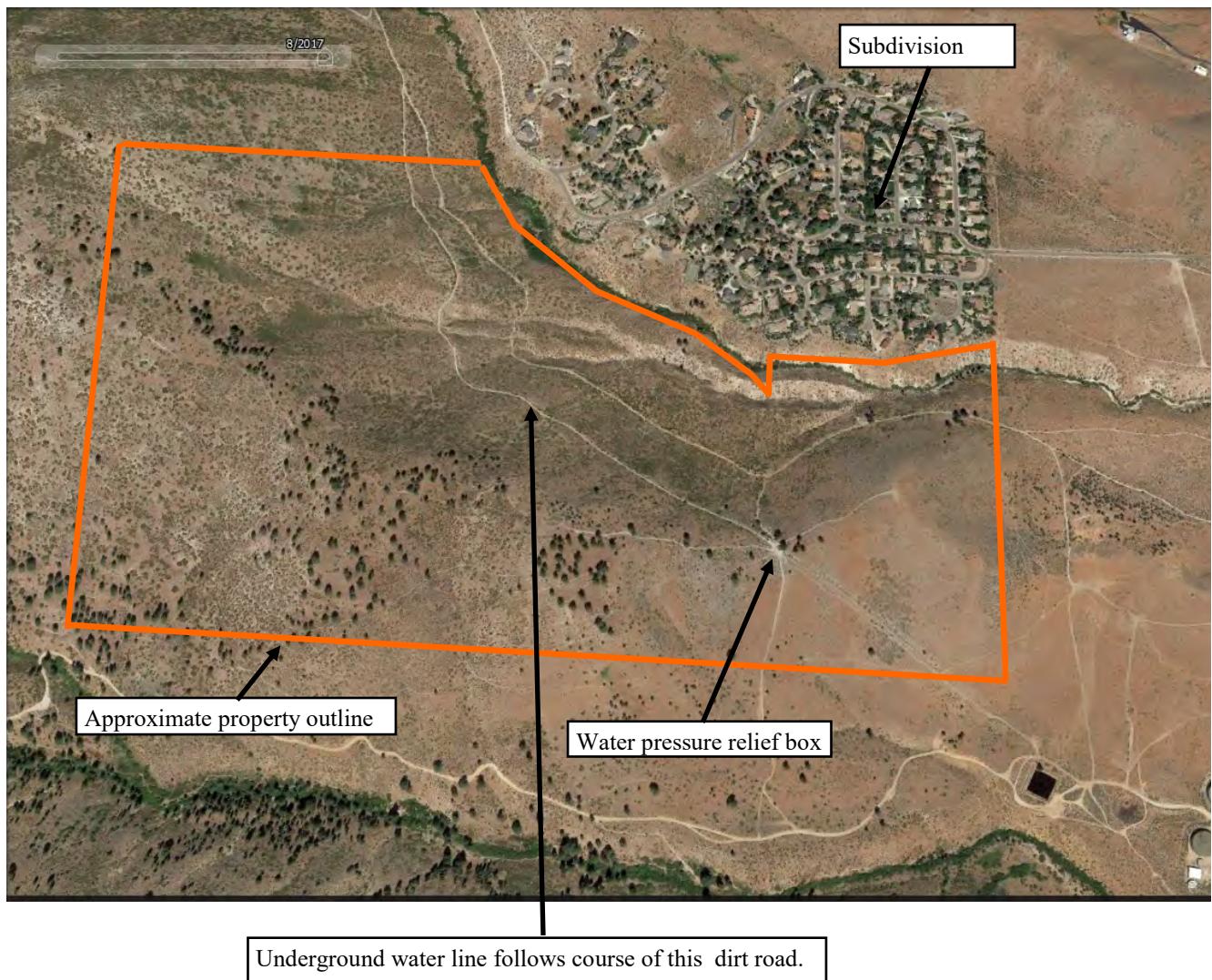
SOURCE: USGS 7.5 MINUTE CARSON CITY QUADRANGLE, 1994

ROBISON ENGINEERING COMPANY
DATE: JULY 20, 2018
PROJECT NO. 1-74-31.001

1994 SITE TOPOGRAPHIC MAP
NEVADA LAND TRUST PHASE I ESA
HAMM PARCELS
CARSON CITY, NEVADA

FIGURE

2



N



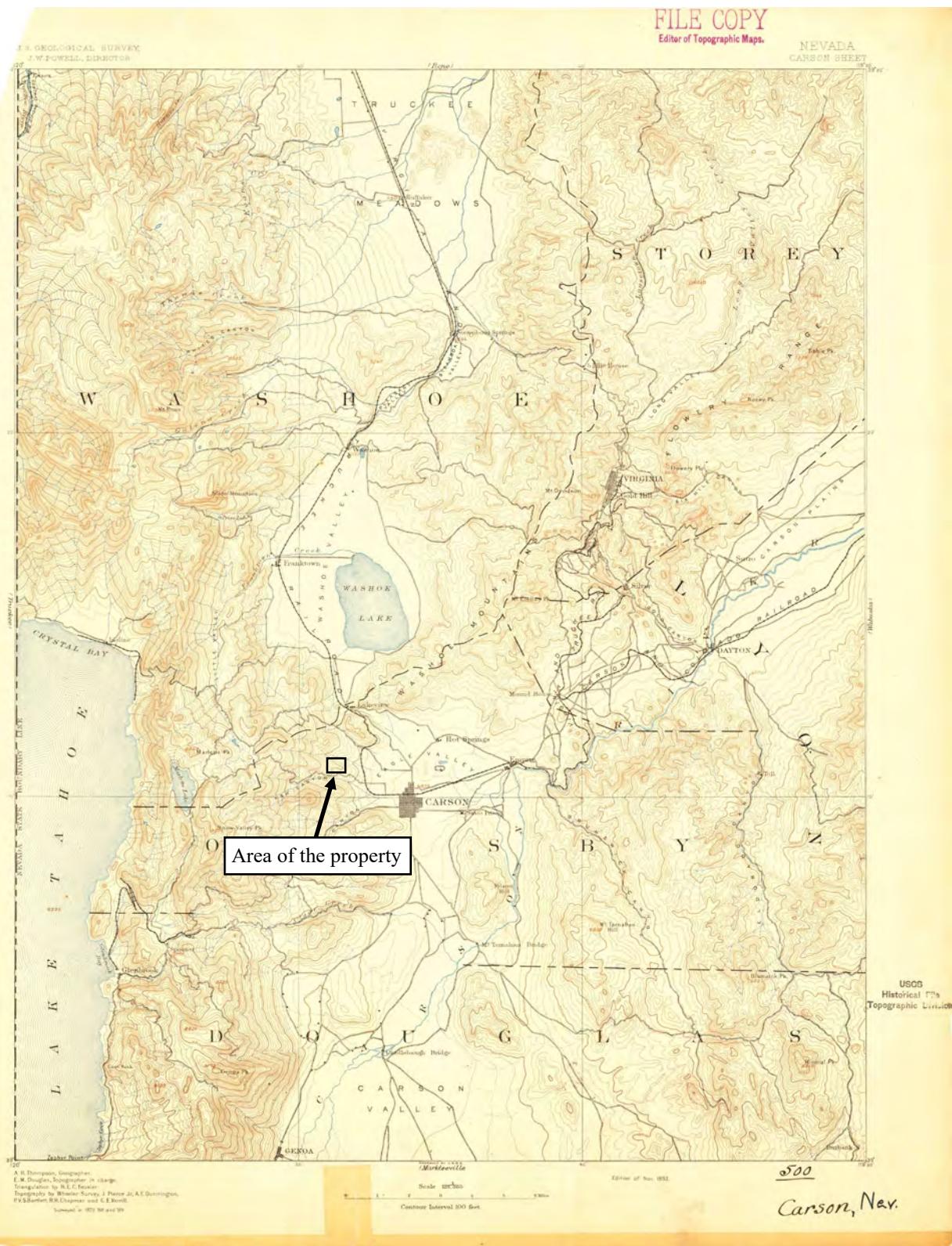
APPROXIMATE SCALE
1 inch = 730 feet

SOURCE: Google Earth Website

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DATE: JULY 20, 2018
PROJECT NO. 1-74-31.001

2017 SITE AERIAL PHOTOGRAPH
NEVADA LAND TRUST PHASE I ESA
HAMM PARCELS
CARSON CITY, NEVADA

FIGURE
3



ROBISON ENGINEERING COMPANY

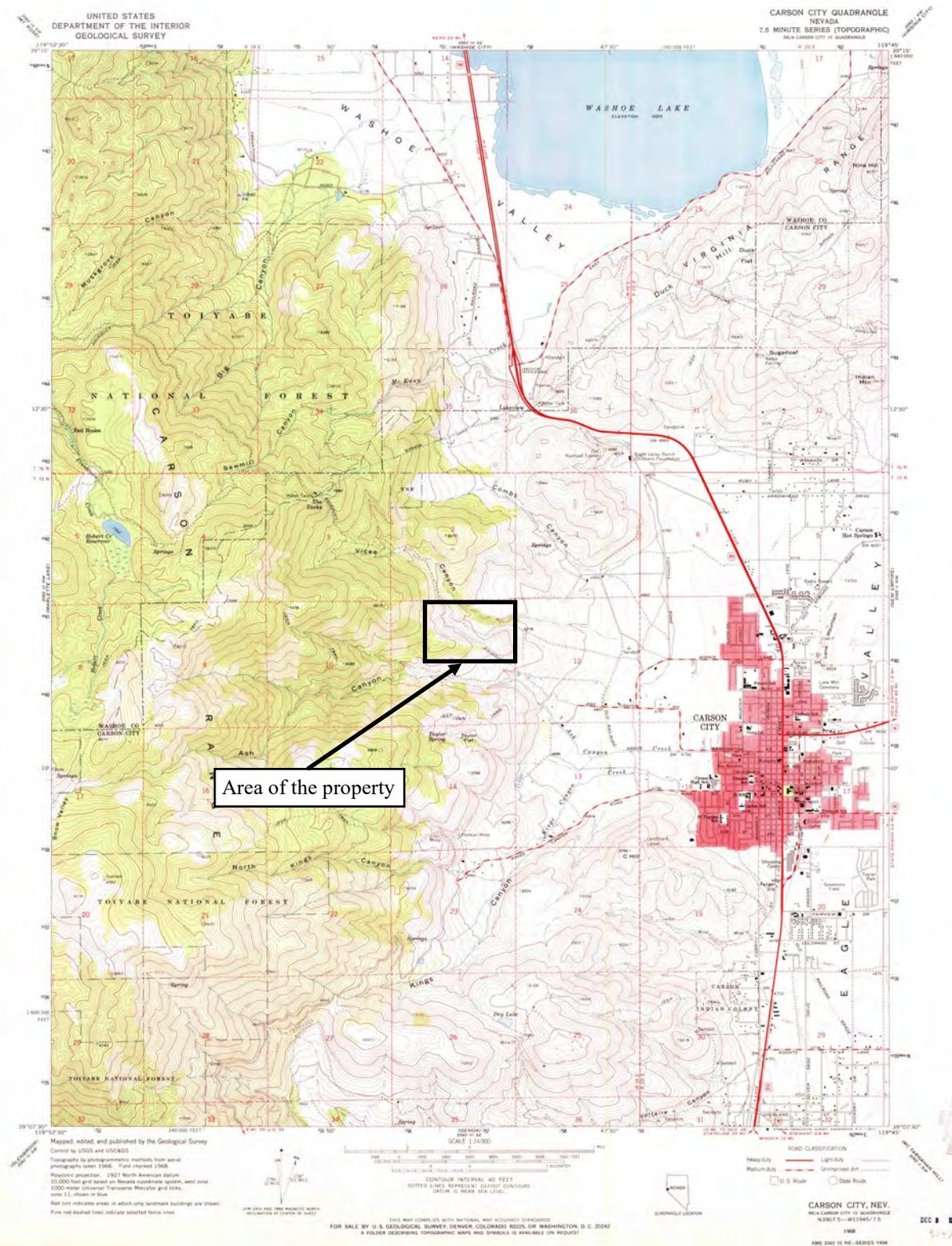
DATE: JULY 20, 2018

PROJECT NO. 1-74-31.001

**1893 SITE TOPOGRAPHIC MAP
NEVADA LAND TRUST PHASE I ESA
HAMM PARCELS
CARSON CITY, NEVADA**

FIGURE

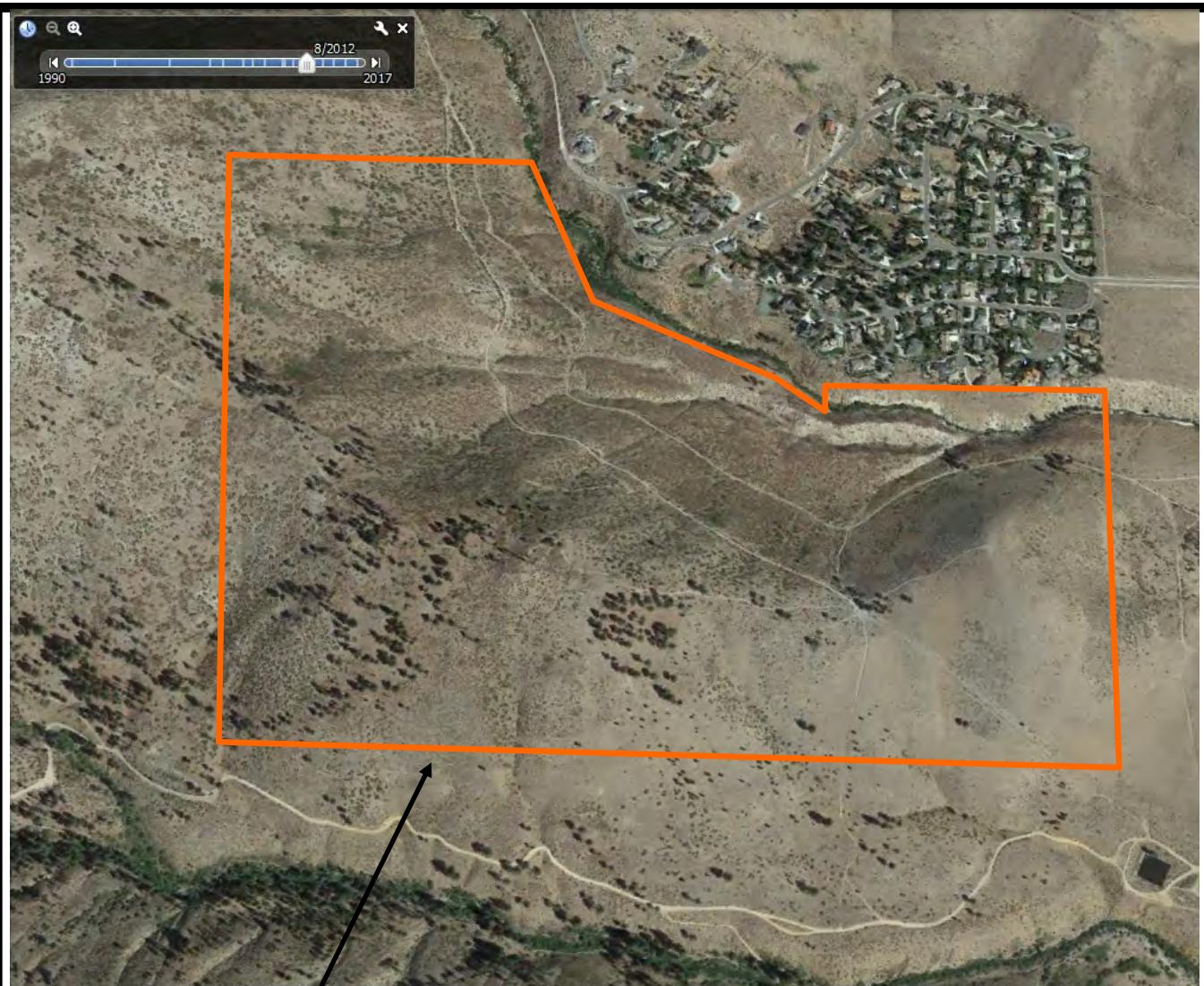
4



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PROJECT NO. 1-74-31.001

1968 SITE TOPOGRAPHIC MAP
NEVADA LAND TRUST PHASE I ESA
HAMM PARCELS
CARSON CITY, NEVADA

FIGURE
5



N



APPROXIMATE SCALE
1 inch = 730 feet

SOURCE: Google Earth Website

ROBISON ENGINEERING COMPANY
DATE: JULY 20, 2018
PROJECT NO. 1-74-31.001

2012 SITE AERIAL PHOTOGRAPH
NEVADA LAND TRUST PHASE I ESA
HAMM PARCELS
CARSON CITY, NEVADA

FIGURE

6



SOURCE: Google Earth Website

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DATE: JULY 20, 2018
PROJECT NO. 1-74-31.001

**2007 SITE AERIAL PHOTOGRAPH
NEVADA LAND TRUST PHASE I ESA
HAMM PARCELS
CARSON CITY, NEVADA**

FIGURE

7



SOURCE: Google Earth Website

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DATE: JULY 20, 2018
PROJECT NO. 1-74-31.001

2003 SITE AERIAL PHOTOGRAPH
NEVADA LAND TRUST PHASE I ESA
HAMM PARCELS
CARSON CITY, NEVADA

FIGURE

8



SOURCE: Google Earth Website

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DATE: JULY 20, 2018
PROJECT NO. 1-74-31.001

**1990 SITE AERIAL PHOTOGRAPH
NEVADA LAND TRUST PHASE I ESA
HAMM PARCELS
CARSON CITY, NEVADA**

FIGURE
9

Date & Time: Tue Jul 10 13:08:23 PDT 2018
Position: 11 N 256608 4341289
Altitude: 5604ft
Datum: NORTH AMERICAN 1983, CONUS
Azimuth/Bearing: 122° S58E 2169mils (True)
Elevation Grade: -009%
Horizon Grade: -000%
Zoom: 1X



Looking southeast from the road that enters near the northwest corner of the property.

Date & Time: Tue Jul 10 13:08:28 PDT 2018
Position: 11 N 256608 4341290
Altitude: 5605ft
Datum: NORTH AMERICAN 1983, CONUS
Azimuth/Bearing: 078° N78E 1387mils (True)
Elevation Grade: -012%
Horizon Grade: -004%
Zoom: 1X



Looking east along the north property line of the property. Residences in the background.

Photos taken by Wally Robison

ROBISON ENGINEERING COMPANY

DATE: JULY 23, 2018

PROJECT NO. 1-74-31.001

SITE PHOTOGRAPHS
PHASE I ESA FOR NLT
HAMM PROPERTY
CARSON CITY, NEVADA

FIGURE

10

Date & Time: Tue Jul 10 13:20:38 PDT 2018
Position: 11 N 256996 4340830
Altitude: 5444ft
Datum: NORTH AMERICAN 1983, CONUS
Azimuth/Bearing: 085° N85E 1511mils (True)
Elevation Grade: -016%
Horizon Grade: +001%
Zoom: 1X



Looking east from a point near the center of the property.

Date & Time: Tue Jul 10 13:13:36 PDT 2018
Position: 11 N 256695 4341153
Altitude: 5570ft
Datum: NORTH AMERICAN 1983, CONUS
Azimuth/Bearing: 156° S24E 2773mils (True)
Elevation Grade: -053%
Horizon Grade: +005%
Zoom: 1X



Sign of road stabilization installed on the lower road through the center of the property.

Photos taken by Wally Robison

ROBISON ENGINEERING COMPANY

DATE: JULY 23, 2018

PROJECT NO. 1-74-31.001

SITE PHOTOGRAPHS
PHASE I ESA FOR NLT
HAMM PROPERTY
CARSON CITY, NEVADA

FIGURE

11

Date & Time: Tue Jul 10 13:58:45 PDT 2018
Position: 11 N 257303 4340834
Altitude: 5320ft
Datum: NORTH AMERICAN 1983, CONUS
Azimuth/Bearing: 072° N72E 1280mils (True)
Elevation Grade: -015%
Horizon Grade: +001%
Zoom: 1X



Looking northeast at the smaller parcel of the property.

Date & Time: Tue Jul 10 13:33:52 PDT 2018
Position: 11 N 257105 4340543
Altitude: 5502ft
Datum: NORTH AMERICAN 1983, CONUS
Azimuth/Bearing: 116° S64E 2062mils (True)
Elevation Grade: -023%
Horizon Grade: -000%
Zoom: 1X



Looking southeast along the south side of the property.

Photos taken by Wally Robison

ROBISON ENGINEERING COMPANY

DATE: JULY 23, 2018

PROJECT NO. 1-74-31.001

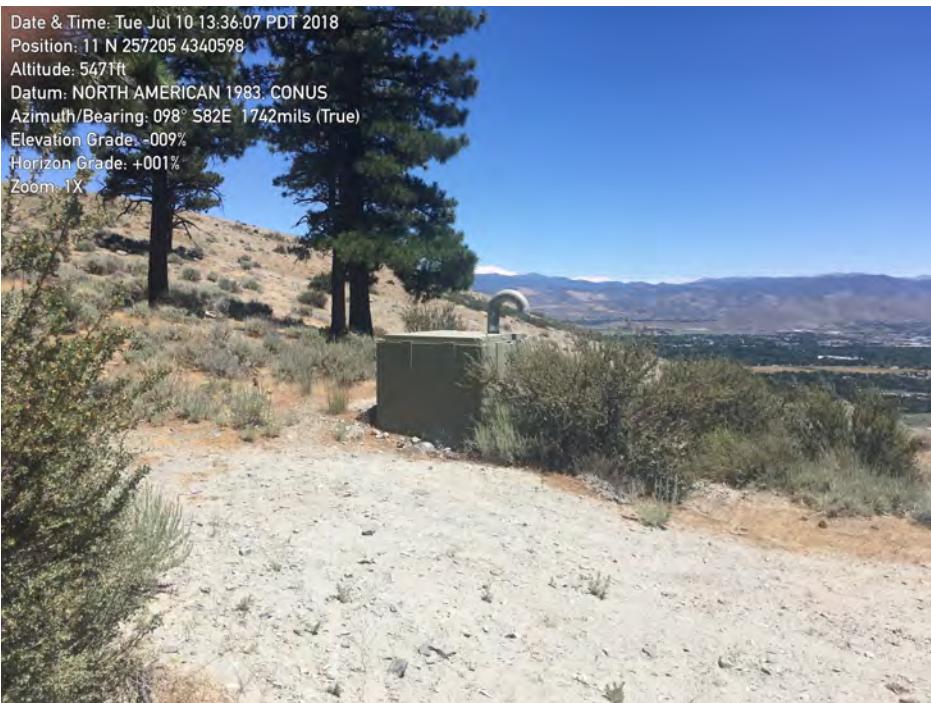
SITE PHOTOGRAPHS
PHASE I ESA FOR NLT
HAMM PROPERTY
CARSON CITY, NEVADA

FIGURE

12



Looking north from the southwest corner of the property.



Looking east at the water line pressure relief structure located in the topographic saddle near the east end of the property

Photos taken by Wally Robison

ROBISON ENGINEERING COMPANY

DATE: JULY 23, 2018

PROJECT NO. 1-74-31.001

SITE PHOTOGRAPHS
PHASE I ESA FOR NLT
HAMM PROPERTY
CARSON CITY, NEVADA

FIGURE

13

Date & Time: Tue Jul 10 13:41:14 PDT 2018
Position: 11 N 257367 4340672
Altitude: 5568ft
Datum: NORTH AMERICAN 1983, CONUS
Azimuth/Bearing: 094° S86E 1671mils (True)
Elevation Grade: -006%
Horizon Grade: -001%
Zoom: 1X



Looking east at the top of the topographic knob located near the east end of the property.

Date & Time: Tue Jul 10 13:42:15 PDT 2018
Position: 11 N 257387 4340676
Altitude: 5545ft
Datum: NORTH AMERICAN 1983, CONUS
Azimuth/Bearing: 070° N70E 1244mils (True)
Elevation Grade: +14%
Horizon Grade: +008%
Zoom: 1X



View of glass shards in the soil at the top of the knob.

Photos taken by Wally Robison

ROBISON ENGINEERING COMPANY
DATE: JULY 23, 2018
PROJECT NO. 1-74-31.001

SITE PHOTOGRAPHS
PHASE I ESA FOR NLT
HAMM PROPERTY
CARSON CITY, NEVADA

FIGURE

14

3. EDR Radius Map Report

Hamm Property
Rural Route
Carson City, NV 89703

Inquiry Number: 5375407.2s
July 27, 2018

The EDR Radius Map™ Report



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

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

RURAL ROUTE
CARSON CITY, NV 89703

COORDINATES

Latitude (North): 39.1823520 - 39° 10' 56.46"
Longitude (West): 119.8146950 - 119° 48' 52.90"
Universal Tranverse Mercator: Zone 11
UTM X (Meters): 256871.3
UTM Y (Meters): 4340579.0
Elevation: 5539 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6721768 CARSON CITY, NV
Version Date: 2014

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150616
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
RURAL ROUTE
CARSON CITY, NV 89703

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	PEYTON PROPERTY	4260 WEISE ROAD	SHWS	Lower	4182, 0.792, NNE
A2	GILLILAND PROPERTY	4281 WEISE ROAD	SHWS	Lower	4322, 0.819, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
NPL LIENS.....	Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL.....	National Priority List Deletions
-------------------	----------------------------------

Federal CERCLIS list

FEDERAL FACILITY.....	Federal Facility Site Information listing
SEMS.....	Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE.....	Superfund Enterprise Management System Archive
-------------------	--

Federal RCRA CORRACTS facilities list

CORRACTS.....	Corrective Action Report
---------------	--------------------------

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF.....	RCRA - Treatment, Storage and Disposal
----------------	--

Federal RCRA generators list

RCRA-LQG.....	RCRA - Large Quantity Generators
RCRA-SQG.....	RCRA - Small Quantity Generators
RCRA-CESQG.....	RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS.....	Land Use Control Information System
US ENG CONTROLS.....	Engineering Controls Sites List

EXECUTIVE SUMMARY

US INST CONTROL Sites with Institutional Controls

Federal ERNS list

ERNS Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

SWF/LF Landfill List

State and tribal leaking storage tank lists

LUST Sites Database
INDIAN LUST Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST Underground Storage Tank Listing
UST Underground Storage Tank List
AST Aboveground Storage Tank List
INDIAN UST Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP Voluntary Cleanup Program Sites
INDIAN VCP Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS Project Tracking Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY Recycling Information Listing
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
ODI Open Dump Inventory
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register
US CDL National Clandestine Laboratory Register

Local Land Records

LIENS 2 CERCLA Lien Information

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System

EXECUTIVE SUMMARY

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Permitted Airs Facility Listing
COAL ASH.....	Coal Ash Disposal Sites
Financial Assurance.....	Financial Assurance Information Listing
HMRI.....	Hazardous Materials Repository Information Data
NPDES.....	Permitted Facility Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

SHWS: Corrective Action Case list (Active, Non-ust Hazardous Waste and Regulated Substance. Correction Actions)

A review of the SHWS list, as provided by EDR, and dated 06/18/2018 has revealed that there are 2 SHWS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PEYTON PROPERTY Facility Id: A-000706 Date Closed: 5/26/1993	4260 WEISE ROAD	NNE 1/2 - 1 (0.792 mi.)	A1	7
GILLILAND PROPERTY Facility Id: 1-000165 Date Closed: 11/1/1995	4281 WEISE ROAD	NNE 1/2 - 1 (0.819 mi.)	A2	7

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

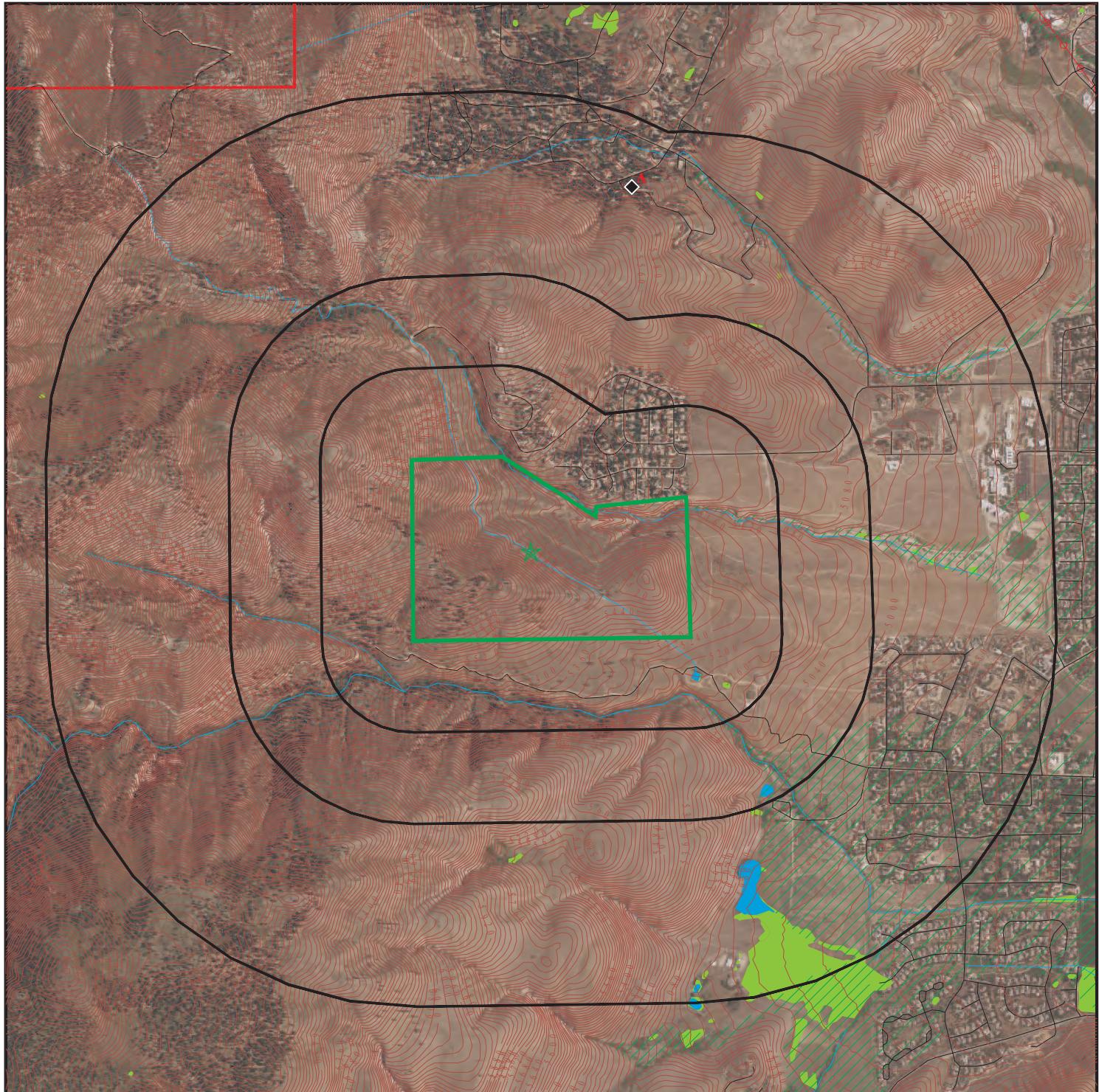
Site Name

CARSON CITY DEVELOPMENTAL SERVICES

Database(s)

SHWS

OVERVIEW MAP - 5375407.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Upgradient Area

County Boundary

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

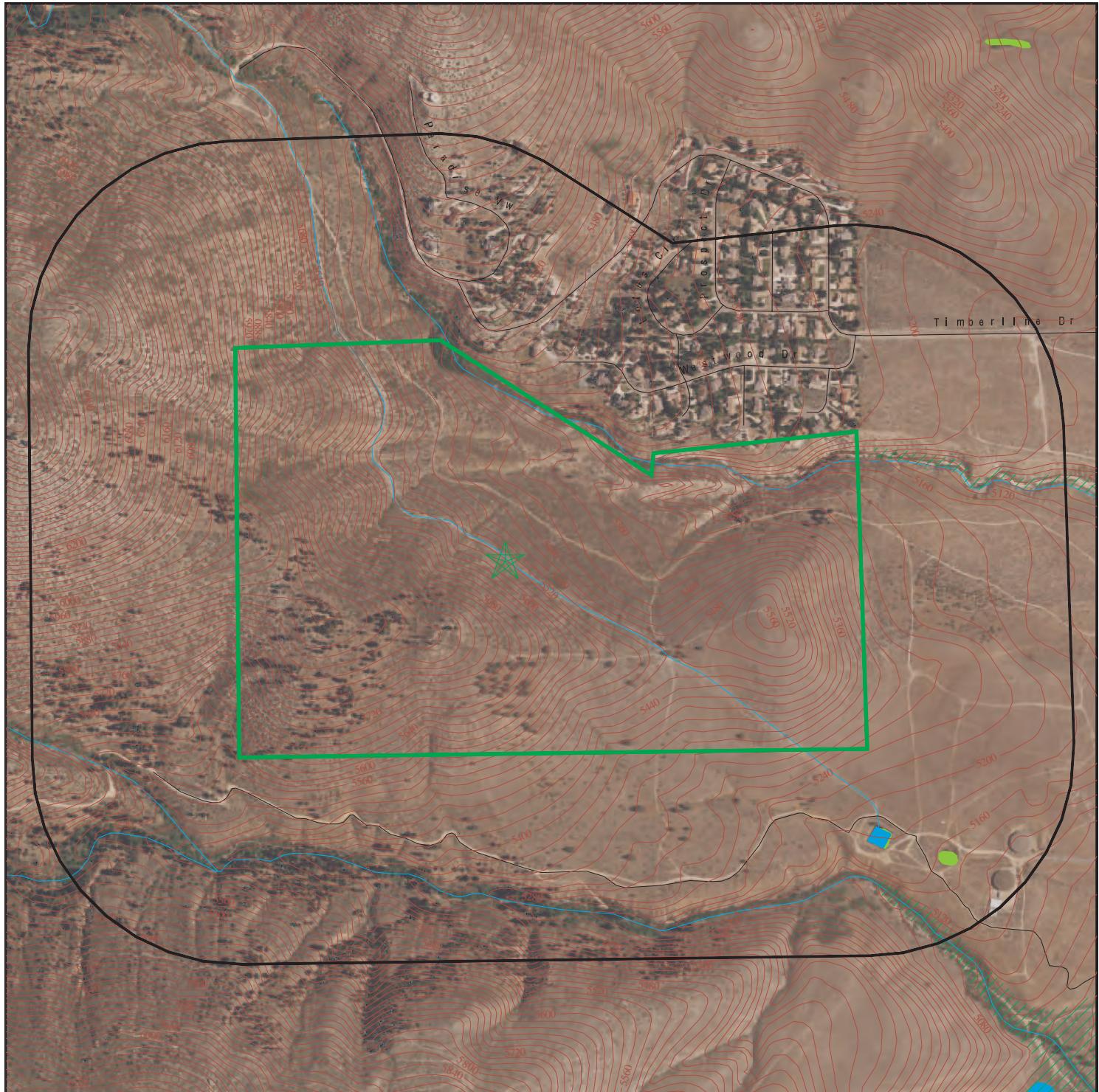
State Wetlands

SITE NAME: Hamm Property
ADDRESS: Rural Route
 Carson City NV 89703
LAT/LONG: 39.182352 / 119.814695

CLIENT: Robison Engineering
CONTACT: Wally Robison
INQUIRY #: 5375407.2s
DATE: July 27, 2018 1:24 pm

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

DETAIL MAP - 5375407.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

0 1/8 1/4 1/2 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Hamm Property
ADDRESS: Rural Route
 Carson City NV 89703
LAT/LONG: 39.182352 / 119.814695

CLIENT: Robison Engineering
CONTACT: Wally Robison
INQUIRY #: 5375407.2s
DATE: July 27, 2018 1:25 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	2	NR	2
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HMRI	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000	0	0	0	0	NR	0
EDR Hist Auto	0.125	0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125	0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	0.001	0	NR	NR	NR	NR	0
RGA LF	0.001	0	NR	NR	NR	NR	0
RGA LUST	0.001	0	NR	NR	NR	NR	0
- Totals --		0	0	0	2	0	2

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

A1 **PEYTON PROPERTY** **SHWS** **S103876308**
NNE **4260 WEISE ROAD** **N/A**
1/2-1 **CARSON CITY, NV**

0.792 mi.
4182 ft. **Site 1 of 2 in cluster A**

Relative: SHWS:
Lower Facility ID: A-000706
Date Release Reported to NDEP: 5/11/1993
Actual: Program: Not reported
5382 ft. NDEP Case Officer: Not reported
Location of Paper File: NDEP: CC-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 5/26/1993
Regulatory Type of Closure: Not reported
Contaminant: TPH

Facility ID: A-000706
Date Release Reported to NDEP: 5/11/1993
Program: Not reported
NDEP Case Officer: Not reported
Location of Paper File: NDEP: CC-Storage
Type of Media Impacted: Surface Water
Event: Not reported
Date of Closure: 5/26/1993
Regulatory Type of Closure: Not reported
Contaminant: TPH

A2 **GILLILAND PROPERTY** **SHWS** **S103875405**
NNE **4281 WEISE ROAD** **N/A**
1/2-1 **CARSON CITY, NV**

0.819 mi.
4322 ft. **Site 2 of 2 in cluster A**

Relative: SHWS:
Lower Facility ID: 1-000165
Date Release Reported to NDEP: 1/1/1990
Actual: Program: Not reported
5368 ft. NDEP Case Officer: Not reported
Location of Paper File: NDEP: CC-Storage
Type of Media Impacted: No Impact
Event: Not reported
Date of Closure: 11/1/1995
Regulatory Type of Closure: UST Clean Closure
Contaminant: Not reported

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CARSON CITY COUNTY	S106870470	CARSON CITY DEVELOPMENTAL SERVICES	ASH CANYON WATER TANK		SHWS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: N/A
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1 Telephone 617-918-1143	EPA Region 6 Telephone: 214-655-6659
EPA Region 3 Telephone 215-814-5418	EPA Region 7 Telephone: 913-551-7247
EPA Region 4 Telephone 404-562-8033	EPA Region 8 Telephone: 303-312-6774
EPA Region 5 Telephone 312-886-6686	EPA Region 9 Telephone: 415-947-4246
EPA Region 10 Telephone 206-553-8665	

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: N/A
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 05/13/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: N/A
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2017	Telephone: 703-603-8704
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 07/06/2018
Number of Days to Update: 92	Next Scheduled EDR Contact: 10/15/2018
	Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/18/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/29/2018
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 05/18/2018	Source: EPA
Date Data Arrived at EDR: 05/30/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/29/2018
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018	Source: EPA
Date Data Arrived at EDR: 03/28/2018	Telephone: 800-424-9346
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/14/2018	Source: Department of the Navy
Date Data Arrived at EDR: 05/18/2018	Telephone: 843-820-7326
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 05/09/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/27/2018
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/27/2018	Telephone: 703-603-0695
Date Made Active in Reports: 05/11/2018	Last EDR Contact: 05/29/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 09/10/2018
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/27/2018	Telephone: 703-603-0695
Date Made Active in Reports: 05/11/2018	Last EDR Contact: 05/29/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 09/10/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/19/2018

Date Data Arrived at EDR: 03/27/2018

Date Made Active in Reports: 06/08/2018

Number of Days to Update: 73

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 06/27/2018

Next Scheduled EDR Contact: 10/08/2018

Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Sites Database

A listing of correction action sites.

Date of Government Version: 06/18/2018

Date Data Arrived at EDR: 06/20/2018

Date Made Active in Reports: 07/20/2018

Number of Days to Update: 30

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872

Last EDR Contact: 06/20/2018

Next Scheduled EDR Contact: 10/01/2018

Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Landfill List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/29/2018

Date Data Arrived at EDR: 05/31/2018

Date Made Active in Reports: 07/20/2018

Number of Days to Update: 50

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872

Last EDR Contact: 05/31/2018

Next Scheduled EDR Contact: 09/10/2018

Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Sites Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 06/18/2018

Date Data Arrived at EDR: 06/20/2018

Date Made Active in Reports: 07/20/2018

Number of Days to Update: 30

Source: Department of Conservation and Natural Resources

Telephone: 775-687-5872

Last EDR Contact: 06/20/2018

Next Scheduled EDR Contact: 10/01/2018

Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/13/2018

Date Data Arrived at EDR: 05/18/2018

Date Made Active in Reports: 07/20/2018

Number of Days to Update: 63

Source: EPA Region 1

Telephone: 617-918-1313

Last EDR Contact: 05/18/2018

Next Scheduled EDR Contact: 08/06/2018

Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/12/2018 Source: EPA, Region 5
Date Data Arrived at EDR: 05/18/2018 Telephone: 312-886-7439
Date Made Active in Reports: 07/20/2018 Last EDR Contact: 05/18/2018
Number of Days to Update: 63 Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/12/2018 Source: EPA Region 10
Date Data Arrived at EDR: 05/18/2018 Telephone: 206-553-2857
Date Made Active in Reports: 07/20/2018 Last EDR Contact: 05/18/2018
Number of Days to Update: 63 Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/10/2018 Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/18/2018 Telephone: 415-972-3372
Date Made Active in Reports: 07/20/2018 Last EDR Contact: 05/18/2018
Number of Days to Update: 63 Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/25/2018 Source: EPA Region 8
Date Data Arrived at EDR: 05/18/2018 Telephone: 303-312-6271
Date Made Active in Reports: 07/20/2018 Last EDR Contact: 05/18/2018
Number of Days to Update: 63 Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/24/2018 Source: EPA Region 7
Date Data Arrived at EDR: 05/18/2018 Telephone: 913-551-7003
Date Made Active in Reports: 07/20/2018 Last EDR Contact: 05/18/2018
Number of Days to Update: 63 Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/01/2018 Source: EPA Region 6
Date Data Arrived at EDR: 05/18/2018 Telephone: 214-665-6597
Date Made Active in Reports: 07/20/2018 Last EDR Contact: 05/18/2018
Number of Days to Update: 63 Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/08/2018 Source: EPA Region 4
Date Data Arrived at EDR: 05/18/2018 Telephone: 404-562-8677
Date Made Active in Reports: 07/20/2018 Last EDR Contact: 05/16/2018
Number of Days to Update: 63 Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

State and tribal registered storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Varies

UST: Underground Storage Tank List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/25/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 04/23/2018
Number of Days to Update: 33

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Semi-Annually

AST: Aboveground Storage Tank List

Registered Aboveground Storage Tanks.

Date of Government Version: 01/25/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 04/23/2018
Number of Days to Update: 33

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/13/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/25/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/18/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 63

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Sites

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 06/18/2018
Date Data Arrived at EDR: 06/20/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 30

Source: Department of Conservation & Natural Resources
Telephone: 775-687-9381
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/22/2018
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Project Tracking Database

Brownfields sites included in the Project Tracking Database. The term "brownfields" is used to describe abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land-recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities.

Date of Government Version: 06/18/2018	Source: Division of Environmental Protection
Date Data Arrived at EDR: 06/20/2018	Telephone: 775-687-9384
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 06/20/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 10/01/2018
	Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/19/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2018	Telephone: 202-566-2777
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 06/20/2018
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/01/2018
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Information Listing

A listing of recycling facilities in Nevada.

Date of Government Version: 05/11/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 05/14/2018	Telephone: 775-687-9463
Date Made Active in Reports: 06/01/2018	Last EDR Contact: 05/11/2018
Number of Days to Update: 18	Next Scheduled EDR Contact: 08/27/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/17/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/04/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/13/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/30/2018	Telephone: 202-564-6023
Date Made Active in Reports: 06/29/2018	Last EDR Contact: 07/06/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 08/06/2018
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 03/27/2018	Telephone: 202-366-4555
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 03/27/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/09/2018
	Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/28/2018	Telephone: (415) 495-8895
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/28/2018
Number of Days to Update: 86	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 07/08/2015	Telephone: 202-528-4285
Date Made Active in Reports: 10/13/2015	Last EDR Contact: 05/25/2018
Number of Days to Update: 97	Next Scheduled EDR Contact: 09/03/2018
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/11/2018
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/13/2018
Number of Days to Update: 339	Next Scheduled EDR Contact: 10/22/2018
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 05/15/2018
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/27/2018
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/01/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2018	Telephone: 202-566-1917
Date Made Active in Reports: 06/22/2018	Last EDR Contact: 06/27/2018
Number of Days to Update: 87	Next Scheduled EDR Contact: 10/08/2018
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 05/07/2018
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/20/2018
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 05/08/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/20/2018
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21
Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/20/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Source: EPA
Date Data Arrived at EDR: 07/03/1995 Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995 Last EDR Contact: 06/02/2008
Number of Days to Update: 35 Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013 Source: EPA
Date Data Arrived at EDR: 10/17/2014 Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014 Last EDR Contact: 07/06/2018
Number of Days to Update: 3 Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017 Source: EPA
Date Data Arrived at EDR: 06/09/2017 Telephone: 202-566-0500
Date Made Active in Reports: 10/13/2017 Last EDR Contact: 07/13/2018
Number of Days to Update: 126 Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009 Source: EPA
Date Data Arrived at EDR: 04/16/2009 Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009 Last EDR Contact: 08/18/2017
Number of Days to Update: 25 Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/23/2018
Next Scheduled EDR Contact: 11/05/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017 Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/30/2017 Telephone: 202-566-0517
Date Made Active in Reports: 12/15/2017 Last EDR Contact: 04/27/2018
Number of Days to Update: 15 Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/05/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/09/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/11/2018
Next Scheduled EDR Contact: 10/22/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/06/2018
Next Scheduled EDR Contact: 10/15/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018	Source: EPA
Date Data Arrived at EDR: 02/23/2018	Telephone: (415) 947-8000
Date Made Active in Reports: 03/23/2018	Last EDR Contact: 06/06/2018
Number of Days to Update: 28	Next Scheduled EDR Contact: 09/17/2018
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016	Source: Department of Defense
Date Data Arrived at EDR: 10/31/2017	Telephone: 703-704-1564
Date Made Active in Reports: 01/12/2018	Last EDR Contact: 07/13/2018
Number of Days to Update: 73	Next Scheduled EDR Contact: 10/29/2018
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/17/2018	Telephone: 202-564-2280
Date Made Active in Reports: 06/08/2018	Last EDR Contact: 06/06/2018
Number of Days to Update: 83	Next Scheduled EDR Contact: 09/17/2018
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/19/2018	Telephone: 202-564-0527
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 06/01/2018
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/10/2018
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018	Source: EPA
Date Data Arrived at EDR: 02/21/2018	Telephone: 800-385-6164
Date Made Active in Reports: 03/23/2018	Last EDR Contact: 05/23/2018
Number of Days to Update: 30	Next Scheduled EDR Contact: 09/03/2018
	Data Release Frequency: Quarterly

AIRS: Permitted Airs Facility Listing

A listing of permitted Airs facilities and their associated emissions information.

Date of Government Version: 02/07/2018	Source: Division of Environmental Protection
Date Data Arrived at EDR: 03/21/2018	Telephone: 775-687-9359
Date Made Active in Reports: 04/24/2018	Last EDR Contact: 03/21/2018
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/02/2018
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH: Coal Ash Disposal Sites

A listing of coal ash plants.

Date of Government Version: 05/30/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 121

Source: Division of Environmental Protection
Telephone: 775-687-9477
Last EDR Contact: 05/24/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 101

Source: Department of Environmental Protection
Telephone: 775-687-9465
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information

Solid waste facility financial assurance information.

Date of Government Version: 05/29/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 50

Source: Division of Environmental Protection
Telephone: 775-687-9477
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

HMRI: Hazardous Materials Repository Information Data

Emergency Planning and Community Right-to-Know Act (EPCRA) required facilities which store or manufacture hazardous materials to prepare and submit a chemical inventory report by March 1st of each year to the State Emergency Response Commission (SERC), LEPC and the local fire department. The inventory form must include information on all hazardous chemicals present at the facility during the previous calendar year in amounts that meet or exceed thresholds.

Date of Government Version: 08/05/2008
Date Data Arrived at EDR: 08/05/2008
Date Made Active in Reports: 08/13/2008
Number of Days to Update: 8

Source: State Emergency Response Commission
Telephone: 775-687-6973
Last EDR Contact: 05/11/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Semi-Annually

NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 03/21/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 05/30/2018
Number of Days to Update: 57

Source: Department of Environmental Protection
Telephone: 775-687-9414
Last EDR Contact: 06/15/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Conservation and Natural Resources in Nevada.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/26/2013
Number of Days to Update: 178

Source: Department of Conservation and Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Conservation and Natural Resources in Nevada.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/16/2014
Number of Days to Update: 199

Source: Department of Conservation and Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Conservation and Natural Resources in Nevada.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/26/2013
Number of Days to Update: 178

Source: Department of Conservation and Natural Resources
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

WASHOE COUNTY:

Underground Storage Tank in Washoe County

A listing of underground storage tank sites located in Washoe County.

Date of Government Version: 06/01/2018
Date Data Arrived at EDR: 06/05/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 45

Source: Washoe County Department of Environmental Health
Telephone: 775-328-2493
Last EDR Contact: 06/05/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

Oil/Gas Pipelines

Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation
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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Human Resources

Telephone: 775-684-1100

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Natural Heritage Program

Telephone: 775-684-2900

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

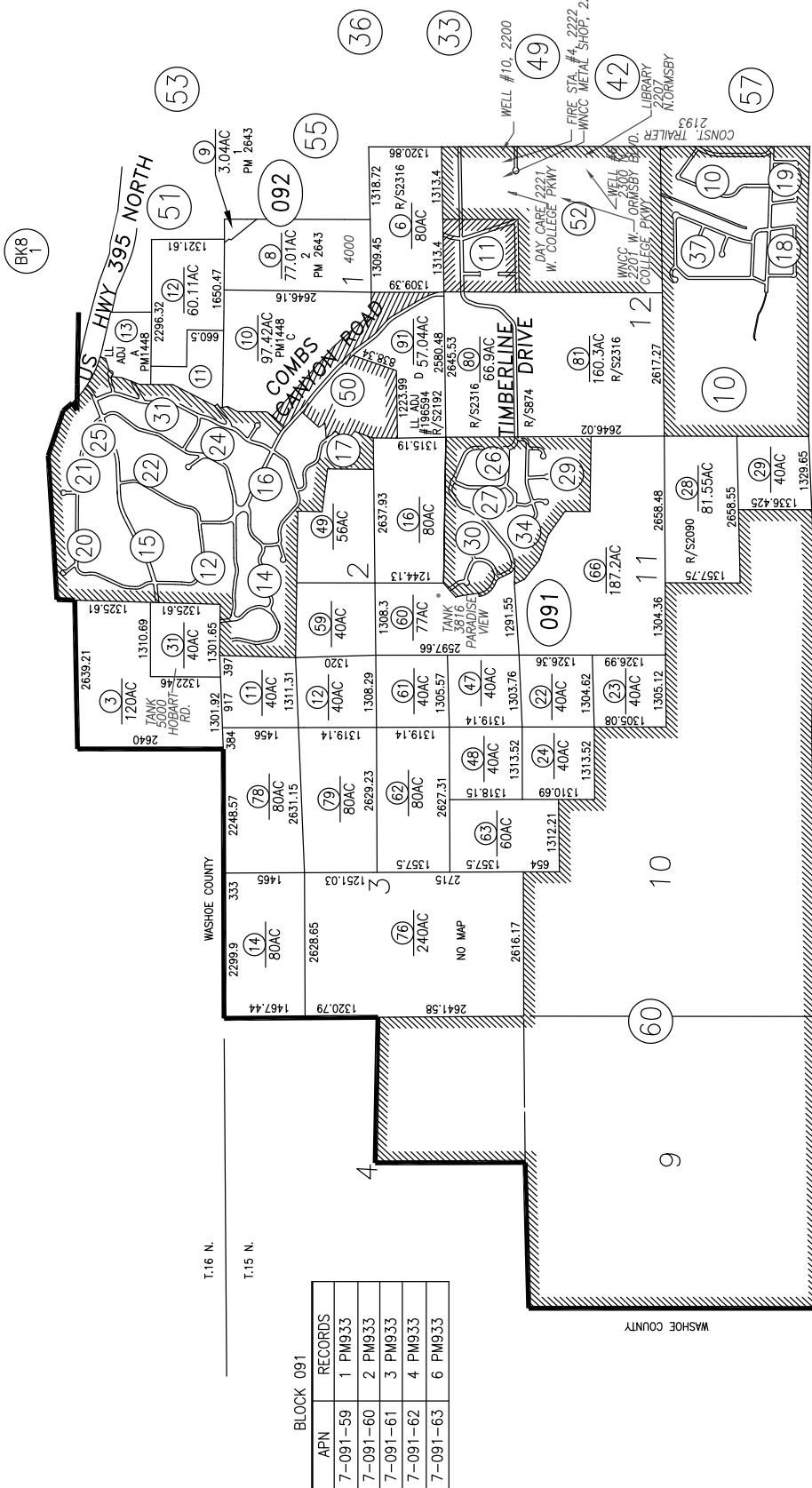
STREET AND ADDRESS INFORMATION

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4. Carson City Assessor Records

PORTION T.16 N., R.19 E. M.D.B. & M.
&
PORTION T.15 N., R.19 E. M.D.B. & M.

7-09





CARSON CITY

Capital of Nevada

Carson City Assessor's Parcel Records - Select and View or Download

7/28/18

Click a row for detail on that parcel. Click a column header to sort by that column, and/or use your mouse to resize the columns.

Prepare Download File

Return t



CARSON CITY

Capital of Nevada

Carson City Assessor's Parcel Records - Select and View or Download

7/28/18

Click a row for detail on that parcel. Click a column header to sort by that column, and/or use your mouse to resize the columns.

Prepare Download File

[Return to](#)

BRADLEY CROWELL
Director
Department of Conservation and
Natural Resources
ERIC M. JOHNSON
Administrator

BRIAN SANDOVAL
Governor

STATE OF NEVADA



901 S. Stewart Street,
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89701-5248

Phone: (775) 684-2770
Fax: (775) 684-2777
stparks@parks.nv.gov
<http://parks.nv.gov>

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF STATE PARKS

August 17, 2018

Jennifer Budge, CPRP
Parks and Recreation Director
Carson City Parks, Recreation & Open Space
3303 Butti Way #9
Carson City, NV 89701

Dear Ms. Budge:

Thank you for your application for grant funding from the National Park Service (NPS) Land and Water Conservation Fund. This letter is to confirm that we have selected your project to receive \$250,000 for the Hamm Property Acquisition.

A waiver of retroactivity was approved by the NPS on June 25, 2018 to allow eligible costs incurred as of June 22, 2018 to be reimbursed by this grant award, pending approval by the NPS by September 30, 2019. The Nevada Division of State Parks will work closely with Carson City to facilitate the successful completion of this project.

We look forward to working with you. Please feel free to contact me anytime at 775-684-2787 or jkeillor@parks.nv.gov to discuss any questions or concerns that you might have.

Sincerely,

A handwritten signature in blue ink that reads "Janice Keillor".

Janice Keillor, Parks and Recreation Program Manager
Alternate State Liaison Officer

cc:

Ann Bollinger, Open Space Manager



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

June 25, 2018

L32 (2225)

Ms. Janice Keillor
Alternate State Liaison Officer
Nevada Division of State Parks
901 S. Stewart Street, Suite 5005
Carson City, NV 89701-5248

Dear Ms. Keillor:

We have received your request dated March 30, 2018, for a waiver of retroactivity for a proposed grant project that will assist in purchasing the "Hamm Property" in Carson City. This project has been selected to receive an LWCF grant through the State's recently concluded Open Project Selection Process.

Retroactive costs are not reimbursable or allowable as match under ordinary circumstances. Waivers are made only when immediate action is necessary and the time needed to process an application would result in a loss of a significant opportunity. The LWCF Manual allows the granting of a waiver of retroactivity for acquisition projects upon a request from the state that includes: a description of the resources to be acquired, the public outdoor recreation uses proposed for the site, and justification for the proposed action with an explanation of the necessity to immediately acquire the area.

We understand that the waiver has been requested primarily due to the need of the current owner to execute the sale of the property as soon as possible. Given that the 2018 LWCF apportionment is not yet signed by the Secretary, we are granting this waiver of retroactivity. Eligible costs incurred as of June 22, 2018 will be reimbursed according to the terms of the grant agreement if the grant project is approved. Please note that this waiver does not guarantee approval of a grant for this project and that any costs incurred are at the project sponsor's own risk. A grant award for this project must be approved by the National Park Service by September 30, 2019 for this waiver to apply. If have any questions, please contact your program officer Heather Ramsay at 206-220-4123.

Sincerely,

Elisabeth M. Fondriest
Chief, Recreation Grant Programs Branch
State and Local Assistance Division