



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: January 17, 2019

Staff Contact: Ann Bollinger, Open Space Administrator

Agenda Title: For Possible Action: To authorize the fee title acquisition of 20 acres along the north side of U.S. Highway 50 West (APN 007-051-81) from Mr. W. Michael Fagen for open space and passive recreation purposes for \$290,000 plus closing costs (funded by the Quality of Life fund - Open Space land acquisitions); 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: If approved, the property will be purchased at the fair market value of \$290,000, plus closing costs, as determined by a certified appraiser and funded entirely from the Quality of Life - Open Space land acquisition account. The acquisition of this property will add to the scenic entrance into Carson City from Lake Tahoe, protect wildlife habitat, and potentially connect the City's trail system from Clear Creek to King's Canyon. The acquisition is identified on the Open Space Opportunities Map and the Open Space Advisory Committee recommended approval of the acquisition.

Agenda Action: Formal Action/Motion

Time Requested: 10 minutes

Proposed Motion

I move to authorize the fee title acquisition of the 20 acres of property described on the record and to authorize the Mayor or his designee to execute all related documents on behalf of the City.

Board's Strategic Goal

Quality of Life

Previous Action

January 15, 2015: The Board of Supervisors (Board) directed staff to compile a list of appropriate trade parcels and continue a conversation with the owner (Mr. Fagen) of APN 007-051-81 to see if the city can come to a mutual agreement on a trade parcel.

July 7, 2016: The Board accepted the recommendation from the Parks and Recreation Commission to pursue a land exchange with Mr. Michael Fagen for 20 acres of land he owns on the U.S. Highway 50 near the Clear Creek Interchange APN 007-051-81 for 0.81 acres of vacant park property located between Karin Drive and Sunland Court, APN 002-373-07, with the condition that costs towards acquisition do not exceed 20 percent of the estimated value of the park property.

January 19, 2017: The Board authorized the Parks, Recreation and Open Space Department to submit three separate Land and Water Conservation Fund Grant applications for the following projects: 1. Disc Golf Course Complex site improvements (Portion of APN 010-691-04); 2. Ross Gold Park Playground Replacement (APN 009-166-010); 3. Purchase through a fee-title acquisition 20-acres of land along U.S. Highway 50 near the Clear Creek Interchange (APN 007-051-81) from W. Michael Fagen for open space and passive recreation purposes.

March 2, 2017: The Board authorized the Parks, Recreation, and Open Space Department to submit a grant application to the Community Forest and Open Space Program, administered through the Nevada Division of Forestry for a fee-title acquisition 20 acres along U.S. Highway 50 near the Clear Creek Interchange (APN 007-051-81) from W. Michael Fagen for open space and passive recreation purposes.

December 21, 2017: The Board appointed and authorized the Mayor, the City Clerk Recorder, or designee to swear Mr. William G. Kimmel, MAI, as the appraiser for Carson City with regard to a self-contained summary appraisal for 20 acres of vacant land located on U.S. Highway 50 West, Assessor Parcel Number 007-051-81 and currently owned by Mr. W. Michael Fagen.

September 6, 2018: The Board approved the Open Space Work Plan for Fiscal Year 18-19, which included the Fagen property acquisition.

Background/Issues & Analysis

The subject property lies along the north side of U.S. Highway 50 West, just east of the Clear Creek Interchange. It is adjacent to City property managed by the Open Space Division, also purchased from Mr. Fagen. The property meets priority criteria for Open Space protection in Carson City, and its location in the Carson Range makes it a priority landscape in the State's Natural Resource Strategy (2010). In addition to its natural assets, the recreation potential as a link between Carson City and Douglas County is critical.

Since 2014, staff has engaged in conversations with Mr. Fagen and has explored various options for land acquisition (land exchange and two grant submittals). Unfortunately, the land exchange options and grant submittals were unsuccessful.

With a current contract in place, Carson City requested assistance from Nevada Land Trust (NLT), a private non-profit organization who specializes in land acquisitions for conservation and passive recreation purposes. NLT facilitated the process on behalf of the City (current staff time and expenses are \$2,000) including coordination with the owner and completing the purchase and sale agreement, contracting for appraisal services (\$3,500), title reports, Phase I Environmental Site Assessment (\$2,300), 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.

The appraisal completed by Ms. Cindy Lund-Fogel with Johnson-Perkins & Associates, Inc., who determined the fair market value to be \$290,000. The Phase I Environmental Site Assessment did not discover any items of concern.

The Open Space Advisory Committee supports this acquisition.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.275

Carson City Municipal Code, Chapter 13.06 Open Space

Financial Information

Is there a fiscal impact? ☒ Yes ☐ No

If yes, account name/number: Quality of Life - Open Space / 254-5047-452-7401

Is it currently budgeted? ☒ Yes ☐ No

Explanation of Fiscal Impact: If the acquisition is approved, \$290,000 plus closing costs will be expended from the Quality of Life - Open Space land acquisition account. Currently, there is not an estimate on escrow and closing costs. The account has a current unencumbered balance of \$512,390.

Attachments:

- Open Space Opportunities Map, Open Space Evaluation Form, and Photos
- Maps: Master Plan and Current Zoning
- Property Appraisal including the Preliminary Title Report
- Phase I Environmental Site Assessment
- Purchase and Sale Agreement

Alternatives

Request additional information, provide direction to staff, or not approve the acquisition.

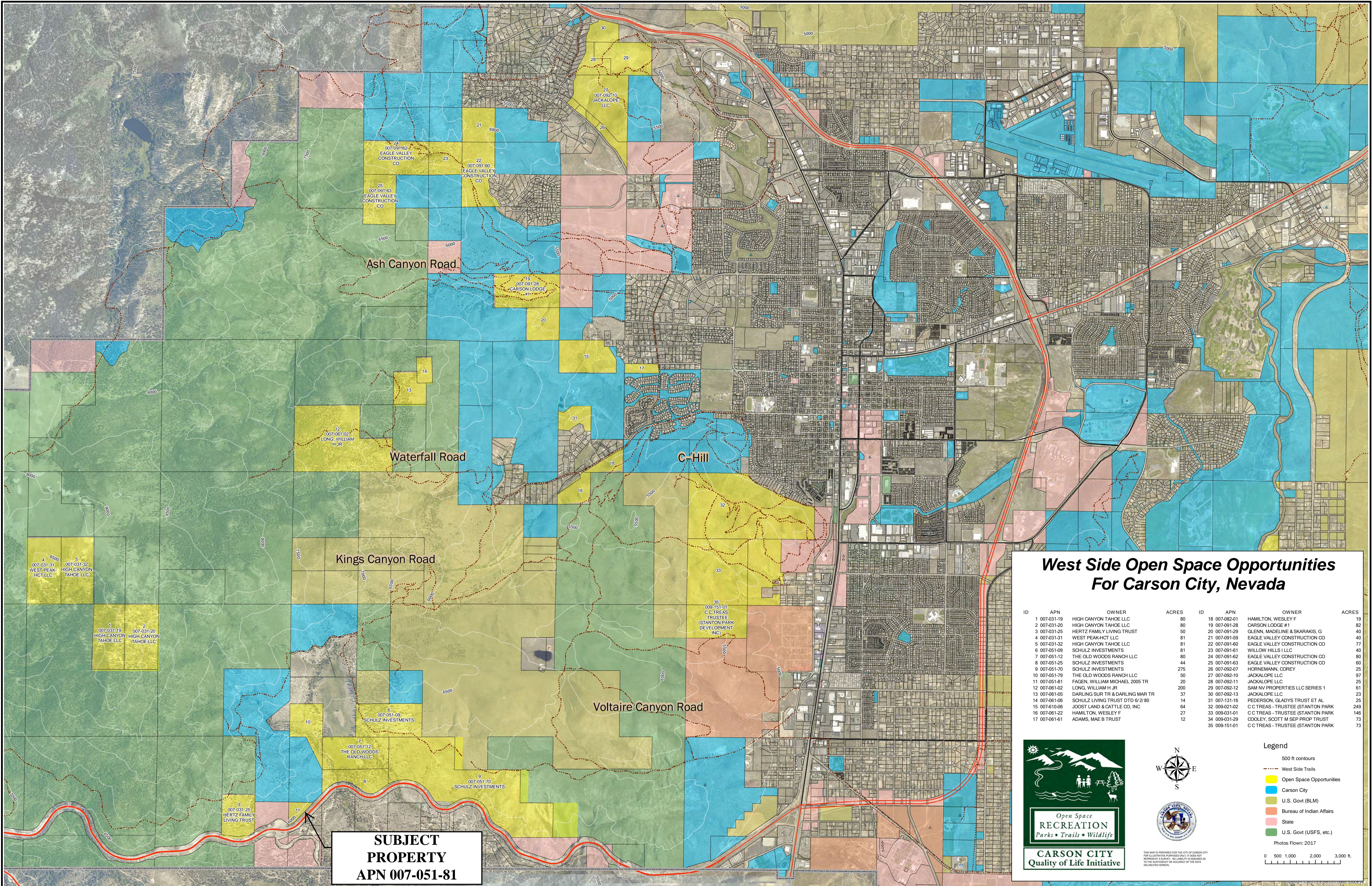
Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)



**SUBJECT
PROPERTY
APN 007-051-81**

West Side Open Space Opportunities For Carson City, Nevada

ID	APN	OWNER	ACRES	ID	APN	OWNER	ACRES
1	007-031-19	HIGH CANYON TAHOE LLC	80	18	007-062-01	HAMILTON, WESLEY F	19
2	007-031-20	HIGH CANYON TAHOE LLC	80	19	007-091-28	CARSON LODGE #1	82
3	007-031-25	HERTZ FAMILY LIVING TRUST	50	20	007-091-29	GLENN, MADELINE & SKARAKIS, G	40
4	007-031-31	WEST PEAK-HCT LLC	81	21	007-091-59	EAGLE VALLEY CONSTRUCTION CO	40
5	007-031-32	HIGH CANYON TAHOE LLC	81	22	007-091-60	EAGLE VALLEY CONSTRUCTION CO	77
6	007-051-09	SCHULZ INVESTMENTS	81	23	007-091-61	WILLOW HILLS I LLC	40
7	007-051-12	THE OLD WOODS RANCH LLC	80	24	007-091-62	EAGLE VALLEY CONSTRUCTION CO	80
8	007-051-25	SCHULZ INVESTMENTS	44	25	007-091-63	EAGLE VALLEY CONSTRUCTION CO	60
9	007-051-70	SCHULZ INVESTMENTS	275	26	007-092-07	HORNEMANN, COREY	25
10	007-051-79	THE OLD WOODS RANCH LLC	50	27	007-092-10	JACKALOPE LLC	97
11	007-051-81	FAGEN, WILLIAM MICHAEL 2005 TR	20	28	007-092-11	JACKALOPE LLC	25
12	007-061-02	LONG, WILLIAM H JR	200	29	007-092-12	SAM NV PROPERTIES LLC SERIES 1	61
13	007-061-05	DARLING SUR TR & DARLING MAR TR	37	30	007-092-13	JACKALOPE LLC	23
14	007-061-06	SCHULZ LIVING TRUST DTD 6/2/80	14	31	007-131-16	PEDERSON, GLADYS TRUST ET AL	25
15	007-610-06	JOOST LAND & CATTLE CO, INC	64	32	009-021-02	C C TREAS - TRUSTEE (STANTON PARK	249
16	007-061-22	HAMILTON, WESLEY F	27	33	009-031-01	C C TREAS - TRUSTEE (STANTON PARK	146
17	007-061-61	ADAMS, MAE B TRUST	12	34	009-031-29	COOLEY, SCOTT M SEP PROP TRUST	73
				35	009-151-01	C C TREAS - TRUSTEE (STANTON PARK	73

Open Space
RECREATION
Parks • Trails • Wildlife

CARSON CITY
Quality of Life Initiative

N
W E
S

Legend

- 500 ft contours
- West Side Trails
- Open Space Opportunities
- Carson City
- U.S. Govt (BLM)
- Bureau of Indian Affairs
- State
- U.S. Govt (USFS, etc.)

Photos Flown: 2017

0 500 1,000 2,000 3,000 ft.

OPEN SPACE EVALUATION FORM

Landowner	William Michael Fagen 2005 Trust
Assessor's Parcel Number	007-051-81
Location	U.S. Highway 50 west; Sec 34 15/19 NW4 SW4
Access	U.S. Highway 50 west
Zoning	Conservation Reserve
Master Plan	Single Family

Table A. Physical Characteristics

For each parcel, select the highest value for each physical feature. If none apply, leave blank.

Physical Feature	Defining Authorities	Characteristics (check if present or applicable)	Value
Wildlife Habitats / Corridors	US Fish & Wildlife Service, NV Dept of Wildlife, or documented scientific observation	<input type="checkbox"/> Contains habitat or corridor for threatened or endangered (T&E) species <input checked="" type="checkbox"/> Contains high value habitat for non-T&E species <input type="checkbox"/> Contains migration corridor <input checked="" type="checkbox"/> Observed presence of wildlife or fish	<input type="checkbox"/> Very High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Moderate

The habitat value ranges from medium to high. With U.S. Highway 50 lying adjacent to the property, one would expect wildlife impacts due to traffic, noise, and a fragmented landscape. To the north, the adjacent parcel is owned by Carson City (Open Space) and most of the surrounding area is also Carson City (Open Space) or U.S. Forest Service. These undeveloped areas generally provide an unfragmented landscape, thereby providing better conditions for wildlife.

The property includes a diverse plant community with a mixed-age class of conifers. The bitterbrush is a preferred browse for mule deer and provides good cover for a number of mammals and birds.

Wildlife was not actually observed; however rabbit scat was plentiful.

Natural Communities	US Army Corps of Eng. or competent specialist, such as the Nevada Natural Heritage Program	<input type="checkbox"/> Has healthy, sustainable riparian area <input checked="" type="checkbox"/> Presence of mature canopy trees, shrubs <input type="checkbox"/> Majority of parcel with healthy native grasses <input type="checkbox"/> Contains jurisdictional (ACOE) wetlands	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Moderate <input type="checkbox"/> Low
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The plant community is diverse with shrubs (bitterbrush, sagebrush, and manzanita), a mixed-age class of conifers (Jeffery Pine and Ponderosa Pine) with an average of two trees per acres, and a minor component of grasses (squirreltail and bluegrass) and forbs (arrowleaf balsamroot). Cheatgrass is present but not abundant.

Landform / Scenic Quality	Committee, staff, consultants	<input type="checkbox"/> Open water (lakes, ponds, river, stream) <input checked="" type="checkbox"/> Contains ridge or promontory with long views <input type="checkbox"/> Contains a valley that provides enclosure / privacy	<input type="checkbox"/> High <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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The property generally consists of steep topography. A lower bench provides long views to the Carson Valley.

Visibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Visible from major roads <input type="checkbox"/> Visible only from local roads <input type="checkbox"/> Visible primarily from adjacent residences	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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The property is adjacent to U.S. Highway 50.

Size	Staff	<input type="checkbox"/> Large than 40 acres <input checked="" type="checkbox"/> 20 to 40 acres <input type="checkbox"/> 10 to 20 acres	<input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low
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20 acres

Accessibility	Committee, staff, consultants	<input checked="" type="checkbox"/> Significant portions can be opened to public <input type="checkbox"/> Limited portions opened to public use	<input checked="" type="checkbox"/> High <input type="checkbox"/> Medium
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While significant portions can be open to the public, access would need to be developed.

Historic / Cultural	State Historic Preservation Office	<input type="checkbox"/> Known or high potential archaeological resource <input type="checkbox"/> Historic designation (national, state, or local) <input type="checkbox"/> Significant local cultural feature (physical landmark, working farm, unique structure, etc.)	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Moderate
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At this time, the historic and cultural resources are unknown but they are also unlikely.

Water Protection	CC Public Works	<input type="checkbox"/> Within 5 year well protection zone <input type="checkbox"/> Within 10 year well protection zone <input checked="" type="checkbox"/> Contains high-infiltration soils within watershed protection area	<input type="checkbox"/> High <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium
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According to the Open Space Plan, the "Health / Safety Considerations" map found in the appendix identifies the property in the watershed protection area.

Flood Hazard	Federal Emergency Management Agency	<input type="checkbox"/> Within FEMA-designated 100 year floodplain <input type="checkbox"/> Within area of known flooding	<input type="checkbox"/> Low <input type="checkbox"/> Medium
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None

Prime Farmland	US Dept of Agriculture	<input type="checkbox"/> Land has statewide agricultural importance (irrigated farmland)	<input type="checkbox"/> High
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None

Submitted by: _____

Date: _____

Table B. Prioritizing Factors

This part of the evaluation assumes that some form of acquisition is necessary to protect the parcel(s) not otherwise protected by existing City, State or Federal regulation (wetlands, floodplain, easements, etc.)

For each parcel check the most appropriate priority factor for each category below.

Category	Definition (check if present)	Priority
Uniqueness of Habitat Type	<input type="checkbox"/> One of few remaining examples of at least one characteristic in Table A	<input type="checkbox"/> High
	<input type="checkbox"/> Habitat or physical setting is relatively rare in Carson City	<input type="checkbox"/> Low

No

Ease of Acquisition	<input type="checkbox"/> Landowner motivated to sell at less cost than market value	<input type="checkbox"/> High
	<input checked="" type="checkbox"/> Can be acquired with terms (options, payment structure, trade, etc.) favorable to the city	<input checked="" type="checkbox"/> Medium
	<input type="checkbox"/> Cost is not greater than appraised value, terms are not unfavorable	<input type="checkbox"/> Low

The land owner is interested in a sale to the Open Space Program and willing to consider a trade.

Potential To Share Cost	<input type="checkbox"/> Likely significant participation of non-city funding partners	<input type="checkbox"/> High
	<input type="checkbox"/> Likely participation from other funding sources	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Likely significant participation from other city departments	<input checked="" type="checkbox"/> Low

If a trade is available, it's likely that participation from another city department will be required. A trade could provide a cost savings in the actual purchase price.

Urgency	<input type="checkbox"/> Development is imminent	<input type="checkbox"/> High
	<input type="checkbox"/> For sale (acquisition / development likely)	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Private negotiation, not on open market	<input checked="" type="checkbox"/> Low

At the present time, the transaction is a private negotiation. However, if the OSAC does not wish to pursue acquisition, it is anticipated the property will be placed for sale.

Is a Significant Part of Open Space Plan	<input checked="" type="checkbox"/> Located within an Open Space priority area	<input checked="" type="checkbox"/> High
	<input checked="" type="checkbox"/> Parcel is designated on current Open Space master plan	<input checked="" type="checkbox"/> Medium
	<input checked="" type="checkbox"/> Adjacent to or can be linked to other Open Space parcel(s), trail(s), or park(s)	<input checked="" type="checkbox"/> Medium

Hillside Priority Area

Citizen Support	<input type="checkbox"/> Has city-wide citizen support / advocacy	<input type="checkbox"/> High
	<input type="checkbox"/> Has local citizen support	<input type="checkbox"/> Medium
	<input checked="" type="checkbox"/> No significant opposition	<input checked="" type="checkbox"/> Low

Submitted by: _____

Date: _____

Photo Point 1: View to the west.



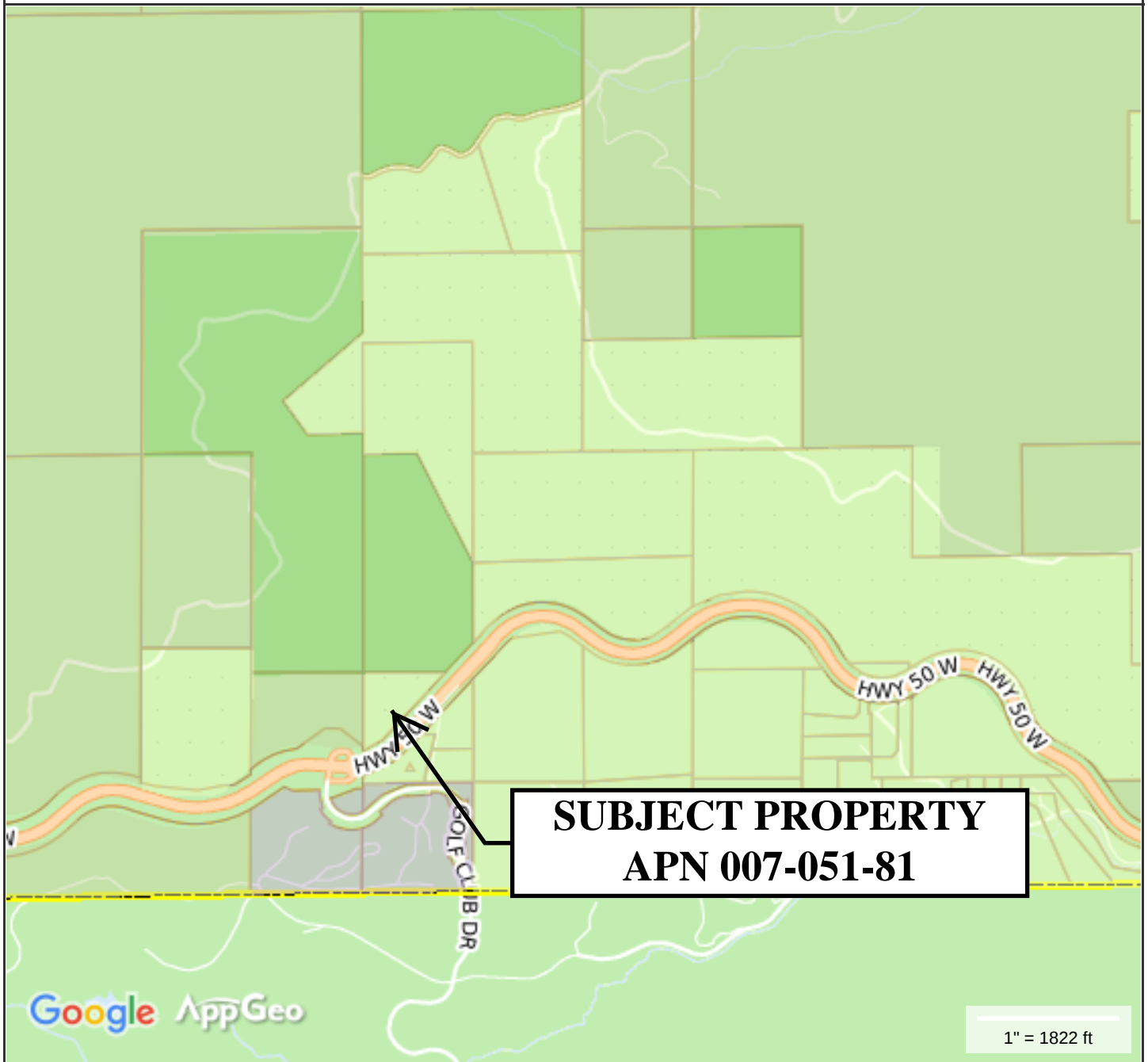
Photo Point 2: View to the northeast, taken from across U.S. Highway 50. For reference, note the U.S. Forest Service entrance sign for the Humboldt-Toiyabe National Forest.



Photo Point 3: View to the northwest, taken from across U.S. Highway 50.



Master Plan



[CLICK LOGO FOR TUTORIAL](#)





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

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

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

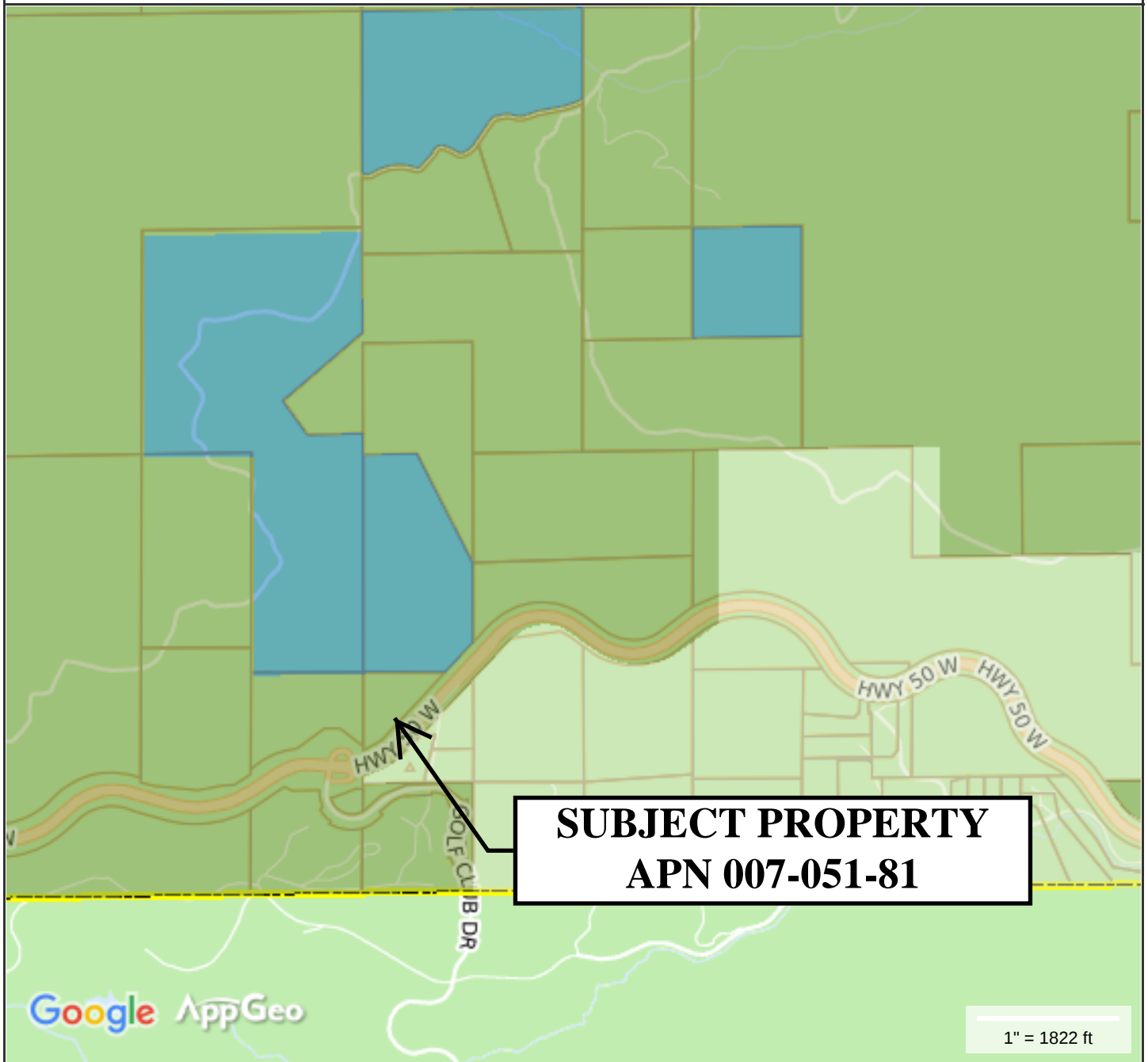
Map Theme Legends

Master Plan

-  Community / Regional Commercial
-  Neighborhood Commercial
-  Industrial
-  Rural Residential (5-20 ac/du)
-  Low Density Residential
(0.2-3 du/ac or 5-0.33 ac/du)
-  Medium Density Residential
(3-8 du/ac)
-  High Density Residential
(8-36 du/ac)
-  Public / Quasi-Public
-  Washoe Tribe
-  Office
-  Vacant Private Land
-  Conservation Reserve
(Private)
-  Downtown Mixed-Use
-  Mixed-Use Commercial
-  Mixed-Use Residential
-  Mixed-Use Employment
-  Public Conservation
-  Open Space
-  Parks & Recreation

Carson City, NV Master Plan Land UseThis layer should not be confused with current land usage, which is called zoning. This layer depicts the future planned land usage agreed upon by the Carson City Planning Department and the Board of Supervisors.

Current Zoning



[CLICK LOGO FOR TUTORIAL](#)

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

Map Theme Legends

Current Zoning

ZONECODE
 Agricultural
 Airport Industrial Park
 Conservation Reserve
 Downtown Mixed-Use
 General Commercial
 General Commercial PUD
 General Industrial
 General Industrial Airport
 General Office
 Limited Industrial
 Multi-Family Apartments
 Multi-Family Apartments PUD
 Multi-Family Apartments SPA
 Multi-Family Duplex
 Multi-Family Duplex PUD
 Mobilehome - 6,000 sf
 Mobilehome - 6,000 sf PUD
 Mobilehome - 12,000 sf
 Mobilehome - 1 ac
 Mobilehome Park
 Neighborhood Business
 Neighborhood Business PUD
 Public
 Public Community
 Public Community PUD
 Public Neighborhood
 Public Neighborhood PUD
 Public Regional
 Retail Commercial
 Retail Commercial PUD
 Residential Office
 Residential Office PUD
 Single-Family - 6,000 sf
 Single-Family - 6,000 sf PUD
 Single-Family - 6,000 sf SPA
 Single-Family - 12,000 sf
 Single-Family - 12,000 sf PUD
 Single-Family - 21,000 sf
 Single-Family - 21,000 sf PUD
 Single-Family - 1 ac
 Single-Family - 1 ac PUD
 Single-Family - 2 ac
 Single-Family - 2 ac PUD
 Single-Family - 5 ac
 Tourist Commercial
 Tourist Commercial PUD

Carson City Zoning Boundary Layer. Layer was created using the Carson City Parcel Boundary File and the Carson City Street Centerline File.



JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

AN APPRAISAL
OF

A 20 \pm ACRE PARCEL

LOCATED ON

THE NORTHWEST SIDE OF U.S. HIGHWAY 50 WEST,
JUST NORTHEAST OF THE GOLF CLUB DRIVE EXIT,
CARSON CITY, NEVADA

OWNED BY

WILLIAM MICHAEL FAGEN, TRUSTEE
OF THE WILLIAM MICHAEL FAGEN 2005 TRUST

PREPARED FOR

NEVADA LAND TRUST

FOR THE PURPOSE OF ESTIMATING
MARKET VALUE
AS OF
AUGUST 28, 2018



October 12, 2018

Via Email a.reban@nevadalandtrust.org

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

RE: Appraisal – 20± Acre Parcel Located on U.S. Highway 50 West, Carson City, Nevada,
Assessor's Parcel No. 007-051-81

Dear Ms. Reban,

This is in response to your request for an appraisal of a 20± acre vacant parcel of land located on the northwest side of U.S. Highway 50 West, just northeast of the Golf Club Drive exit, Carson City, Nevada. The property is owned by the William Michael Fagen, Trustee of the William Michael Fagen 2005 Trust. The subject property is summarized below:

A.P.N.	Location/Address	Land Area
007-051-81	Northwest Side of U.S. Highway 50 West, Just Northeast of the Golf Club Drive Exit, Carson City, Nevada	20± Acre Parcel

The purpose of the appraisal is to estimate the Market Value of the subject property's fee simple interest, as of a current date of value. The client and intended users of the appraisal report is the Nevada Land Trust and their designated representatives. The intended use of the appraisal report is to assist the client in negotiations for the purchase of the subject property. Any other use of the appraisal requires the prior written authorization of Johnson Perkins Griffin, LLC.



An Appraisal Report adheres to the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* for an Appraisal Report. As such, it presents summary discussions of the data, reasoning and analyses that are used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in these appraisers' files. The depth of the discussion contained in the report is specific to the needs of the client and for the intended use as stated herein. This appraisal firm is not responsible for unauthorized use of the report.

After careful consideration of all data available, and upon thorough personal investigation of the subject property and the comparable properties analyzed, the fee simple Market Value of the subject property, as of August 28, 2018, is as follows:

MARKET VALUE CONCLUSION

Property Rights Appraised	Date Of Value	Market Value Conclusion
Fee Simple Interest	August 28, 2018	\$290,000

Respectfully Submitted,

Cindy Lund Fogel, MAI
Nevada Certified General Appraiser
License Number A.0002312-CG



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SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

Property Summary	
Property Type	Vacant Land
Property Location	Northwest Side of U.S. Highway 50 West, Just Northeast of the Golf Club Drive Exit, Carson City, Nevada
Assessor Parcel Number	007-051-81
Owner of Record	William Michael Fagen, Trustee of the William Michael Fagen 2005 Trust
Zoning Designation	CR (Conservation Reserve) - Carson City
Flood Zone Designation	Zone "D" Area of Undetermined Flood Hazard
Highest & Best Use Conclusion	Future Development with A Single-Family Residential Homesite

Subject Land Area

APN	Acres	Square Feet
007-051-81	20± Acres	871,200± S.F.

Legal Description

Section, Township & Range
Portion of Section 34, Township 15 North, Range 19 East, M.D.B.M.

Property Rights Appraised

Fee Simple Market Value

Type of Report

Appraisal Report

DATES OF APPRAISAL

Date Description	Date
Date of Inspection	August 28, 2018
Effective Date of Value	August 28, 2018
Completion Date of Appraisal	October 12, 2018

MARKET VALUE CONCLUSION

Property Rights Appraised	Date Of Value	Market Value Conclusion
Fee Simple Interest	August 28, 2018	\$290,000



TYPE OF REPORT

This is an Appraisal Report that adheres to the reporting requirements set forth under Standards Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice* for an Appraisal Report. As such, it presents summary discussions of the data, reasoning and analyses that are used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in these appraisers' files. The depth of the discussion contained in the report is specific to the needs of the client and for the intended use as stated herein. This appraisal firm is not responsible for unauthorized use of the report.

PURPOSE OF APPRAISAL

This appraisal was prepared for the purpose of estimating the subject's fee simple Market Value as of a current date of valuation.

INTENDED USERS AND USE OF APPRAISAL

The client and intended users of the appraisal report is the Nevada Land Trust and their designated representatives. The intended use of the appraisal report is to assist the client in negotiations for the purchase of the subject property. Any other use of the appraisal requires the prior written authorization of Johnson Perkins Griffin, LLC.

FEE SIMPLE ESTATE DEFINED

Fee simple estate is defined as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."¹

DATES OF APPRAISAL

Date Description	Date
Date of Inspection	August 28, 2018
Effective Date of Value	August 28, 2018
Completion Date of Appraisal	October 12, 2018

¹ Source: The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, 2015, page 90.



MARKET VALUE DEFINED

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

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

SCOPE OF APPRAISAL

The preparation of this appraisal included:

- Identification, inspection and analysis of the subject property;
- Interviews with a representative of the subject ownership;
- Identification and analysis of the subject neighborhood;
- Completion of a Highest and Best Use Analysis;
- Research, verification, inspection and analysis of comparable land sales;
- Completion of a Sales Comparison Approach to Value to arrive at the subject's land value;
- Preparation of the appraisal report.

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



STATEMENTS OF LIMITING CONDITIONS

Extraordinary Assumptions

An extraordinary assumption is defined as “An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.”³

- None

Hypothetical Conditions

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”⁴

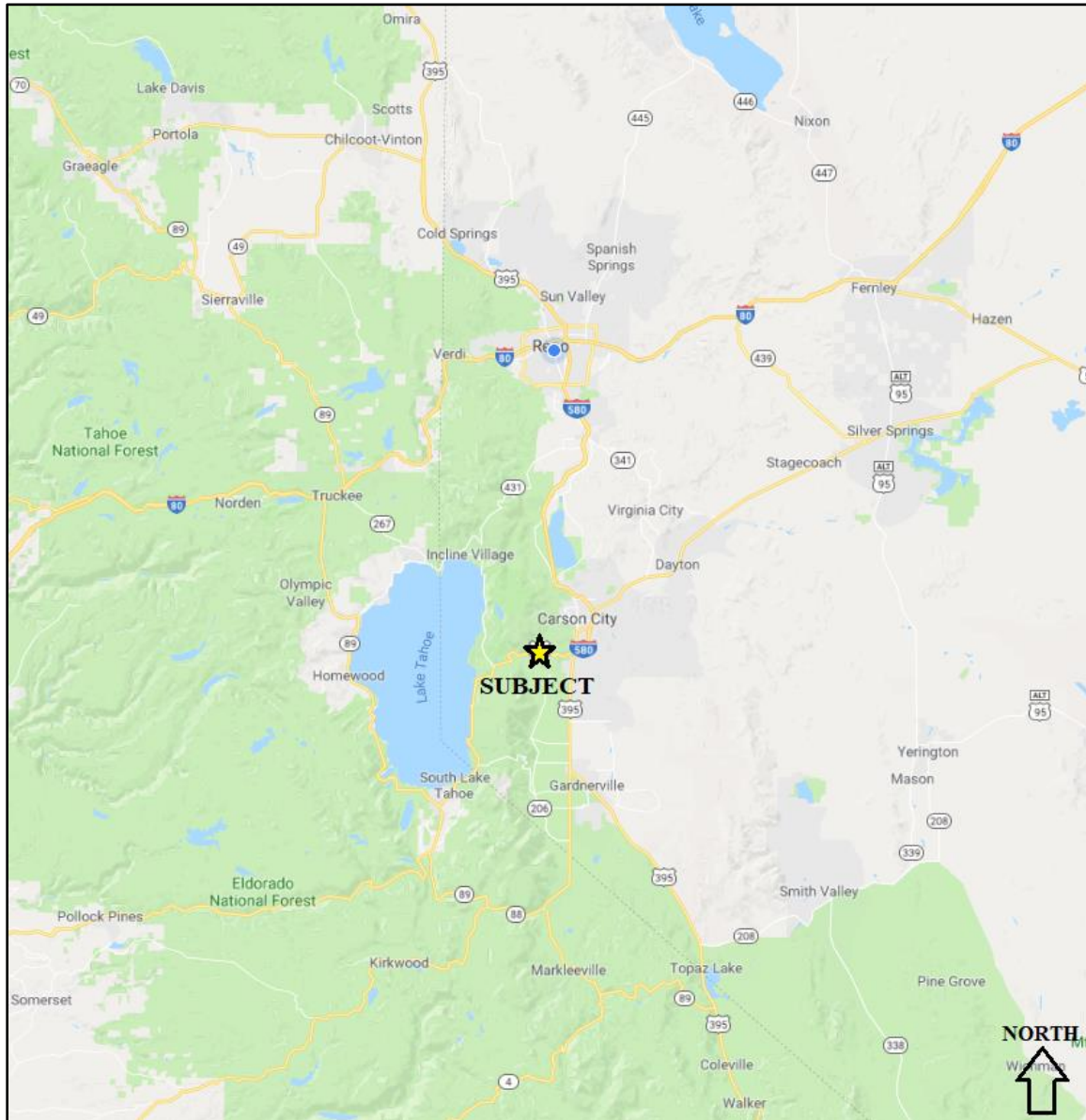
- None

³ Source: USPAP 2018-2019 Edition, Definitions; The Appraisal Foundation, Page 4.

³ Source: USPAP 2018-2019 Edition, Definitions; The Appraisal Foundation, Page 4.

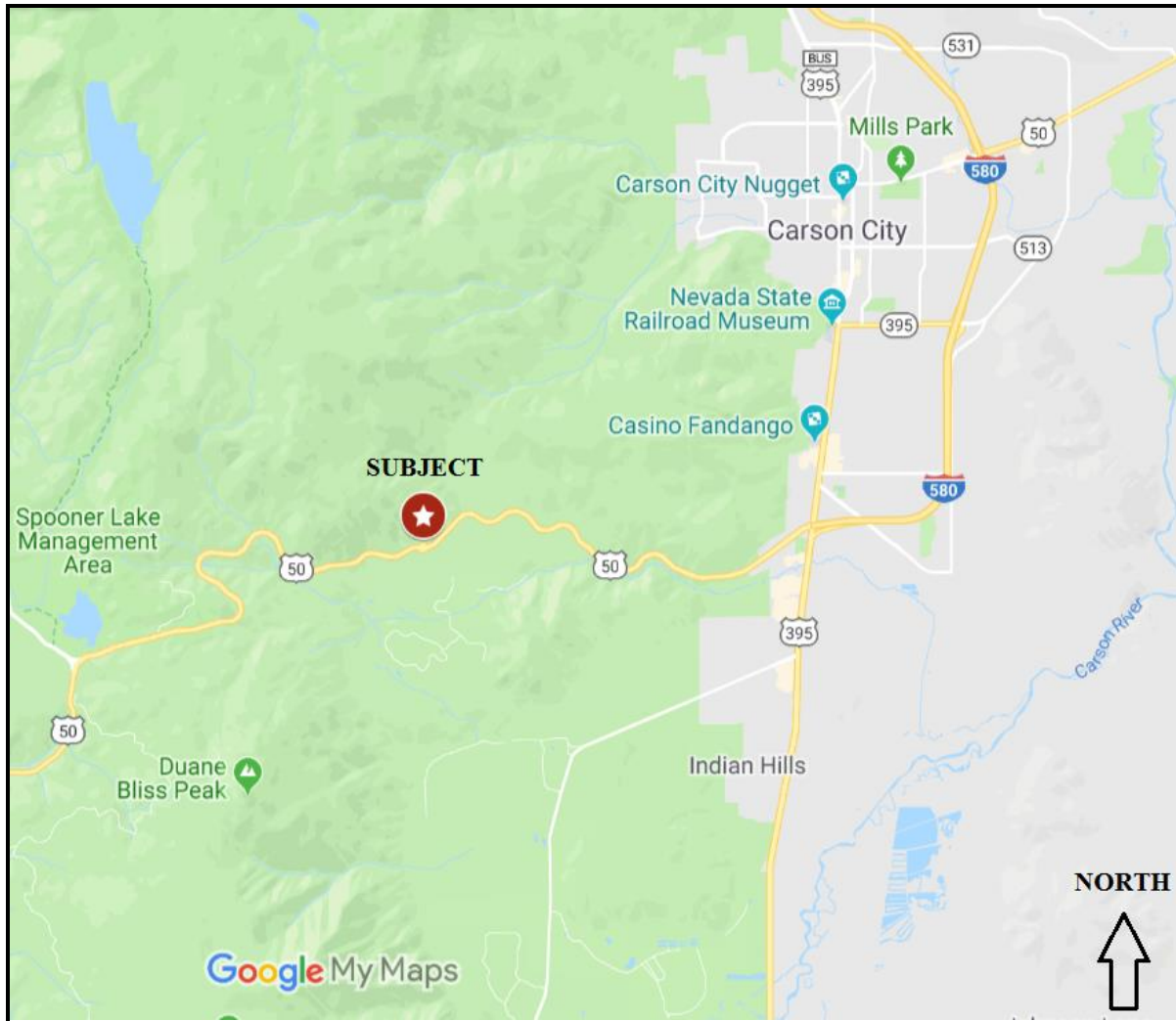


CARSON CITY AREA MAP





NEIGHBORHOOD MAP





CARSON CITY AREA ANALYSIS AND DESCRIPTION

Introduction

The subject property is located in Carson City, Nevada. Carson City is situated approximately 30 miles south of Reno, 14 miles east of Lake Tahoe and 15 miles southwest of Virginia City. Carson City is situated at an elevation of 4,675± feet above sea level and experiences a moderate, high desert climate. Summers are warm and dry with cool evenings; winters are cold and dry with moderate snowfall. The mean annual precipitation is 11.83 inches and the average annual snowfall is 31.6 inches. Carson City averages 266 days of sunshine per year.

Population

The following table sets forth historical population estimates as provided by the Nevada Department of Taxation.

CARSON CITY HISTORICAL POPULATION ESTIMATES		
Year	Population Projection	% Change From Prior Year
2005	57,104	1.71%
2006	57,701	1.05%
2007	57,723	0.04%
2008	57,600	-0.21%
2009	56,506	-1.90%
2010	55,850	-1.16%
2011	56,066	0.39%
2012	55,411	-1.17%
2013	54,668	-1.34%
2014	53,969	-1.28%
2015	54,273	0.56%
2016	55,182	1.67%
2017	55,438	0.46%
Source: Nevada Department of Taxation		

As indicated from the table, population began to decreased in Carson City in 2008. This overall decline was linked to the economic downturn. There was a slight increase between 2010 and 2011 and the population estimates have been increasing since 2015. As another indicator of



the change in population, the public school enrollment in Carson City has been analyzed. This data is set out on the following table.

CARSON CITY HISTORICAL PUBLIC-SCHOOL ENROLLMENT		
Year	Population Projection	% Change From Prior Year
2009/2010	7,929	N/A
2010/2011	7,529	-5.04%
2011/2012	7,530	0.01%
2012/2013	7,545	0.20%
2013/2014	7,525	-0.27%
2014/2015	7,526	0.01%
2015/2016	7,833	4.08%
2016/2017	8,093	3.32%
2017/2018	8,184	1.12%
Source: Department of Education-NV Annual Reports of Accountability		

Retail Sales

The following table presents annual retail sales data for Carson City, as reported by the Nevada Department of Taxation.

CARSON CITY TAXABLE SALES DATA		
Year	Taxable Sales	% Change
2010/11	\$735,161,302	8.33%
2011/12	\$756,078,488	2.85%
2012/13	\$779,297,546	3.07%
2013/14	\$804,368,288	3.22%
2014/15	\$892,529,769	10.96%
2015/16	\$961,716,995	7.75%
2016/17	\$1,055,090,538	9.71%
Source: Nevada Department of Taxation		

As evidenced from the table, Taxable Sales in Carson City have continued to increase every year between 2010/2011 and 2016/2017.



Employment

The recession which began in 2007/2008 had particularly impacted the labor force in Nevada. However, unemployment has dropped considerably in most areas of Nevada. Historical unemployment rates for Carson City, and current unemployment rates for the United States, Nevada and Carson City are summarized below.

CARSON CITY UNEMPLOYMENT DATA				
Year	Number Employed	Number Unemployed	Civilian Labor Force	Unemployment Rate
2005	25,967	1,234	27,201	4.54%
2006	26,331	1,258	27,589	4.56%
2007	27,047	1,363	28,410	4.80%
2008	26,688	2,037	28,725	7.09%
2009	25,671	3,190	28,861	11.05%
2010	23,100	3,600	26,700	13.48%
2011	23,008	3,505	26,513	13.22%
2012	22,870	3,041	25,911	11.74%
2013	22,770	2,637	25,407	10.38%
2014	22,836	2,165	25,001	8.66%
2015	23,088	1,806	24,894	7.25%
2016	23,258	1,508	24,766	6.09%
2017	24,316	1,294	25,610	5.05%
Source: NV DETR R & A Local Area Unemployment Statistics				

CARSON CITY, NEVADA & U.S. UNEMPLOYMENT DATA-JULY 2018				
Area	Number Employed	Number Unemployed	Civilian Labor Force	Unemployment Rate
U.S.	155,965,000	6,280,000	162,245,000	3.87%
Nevada	1,430,091	68,396	1,498,487	4.56%
Carson City MSA	25,396	1,132	26,528	4.27%
Source: NV DETR R & A Local Area Unemployment Statistics				

Transportation and Access

Carson City is accessible by two major highways. Interstate 580 (U.S. Highway 395) is a north-south artery through the city. It extends from Southern California, north along the eastern portion of California and into Nevada. U.S. Highway 395 continues north into Oregon. The new Interstate 580 Freeway was recently completed.

Carson Street (Business Route 395) is a major commercial corridor through the city. Commercial development along South Carson Street includes a number of freestanding commercial uses as well as neighborhood shopping centers. These utilizations include fast food restaurants, retail-commercial uses and car sales facilities. The commercial facilities, for the most part, have been well maintained and are currently in average condition. Construction of the South Carson Street Downtown Corridor improvements has been completed. The project narrowed Carson Street from William Street to 5th Street to one lane in each direction, creating more room for pedestrians and bicyclists. The project replaced outdated utilities under the road and also improved the aesthetics and walkability of Carson Street, with the intent of helping to promote tourism to the area and helping businesses along the corridor.

The downtown core area includes City Hall, the State Capitol campus, the Carson Nugget Casino, a number of restaurants and commercial and office uses. Due to its proximity to the State Capitol campus, the downtown area has a relatively high concentration of professional office, retail and service oriented commercial support uses. These office developments range from multi-story, newer facilities to older homes that have been converted to office uses.

The second major highway into Carson City is U.S. Highway 50. This highway extends from Sacramento, California east to Ocean City, Maryland. Through Carson City, this highway is referred to as William Street, which contains numerous retail strip centers, a neighborhood casino and bowling alley, and office buildings.

East William Street is also known as U.S. Highway 50 East. William Street intersects with North Carson Street just to the north of the downtown core area. This roadway provides access to residential areas in western Carson City. This roadway also extends in an easterly direction from North Carson Street, providing access to commercial, industrial and residential areas located in eastern Carson City. This roadway extends east of the Carson City area and provides access to Mound House, Virginia City, Silver Springs and Fallon. U.S. Highway 50

East links Carson City with eastern Nevada, as well as Utah and other destinations in the inter-mountain region.

The Carson City Airport is located in the northeast quadrant of the city off of College Parkway and Airport Road. There is no regularly scheduled commercial air service into the Carson City Airport. Most of the traffic is single or twin engine propeller aircraft or small private jets.

Tourism

Tourism is a major component of the economy in Carson City. There are approximately 1,300 hotel rooms in Carson City. In addition to the hotel and motel rooms in Carson City, there are accommodations for campers and travel trailers. Carson City also offers many fine restaurants, most of which are within walking distance of the motels and hotels. Additionally, Carson City is a shopping hub for a geographical area of approximately 70,000 people. There are several modern shopping malls that feature specialty shops as well as many regional and national chain stores, such as J.C. Penney, Walgreen's, and Costco. Just south of the Carson City county line is a developing regional hub for major retailers, such as Wal-Mart, Home Depot, Target, Staples, Best Buy, and other well-known national chain stores.

Education

The Carson City School District is governed by an elected board of trustees. The district includes seven elementary schools, two junior high schools and one high school. There are also several private schools. Western Nevada College provides continuing adult education and involves a large facility which is located in northwest Carson City. As indicated in the population section, school enrollment declined slightly in the recent past.

Utilities

Electrical service in the Carson City area is provided by NV Energy. Natural gas service is provided by Southwest Gas Corporation. Municipal water and sewer are provided by Carson City. Cable television is available from various carriers.

Municipal Services

Police protection is provided by the Carson City Sheriff's Department, while fire protection is provided by the Carson City Fire Department, which includes a main station and several substations.



Real Estate Development

One of the larger commercial projects is the Quail Business Park located at South Carson and Curry Streets in south Carson City. This complex includes six main buildings with 62,241± square feet of commercial space. The complex contains retail, light industrial, and office space. Commercial suites range in size from 4,200± to 26,000± square feet.

The Casino Fandango the Fandango Galaxy Theater and the Courtyard by Marriott are in south Carson City. A Raley's grocery store, a Kohl's, J. C. Penney, Big Lots and an Olive Garden restaurant are located east of Fandango on the east side of South Carson Street.

In addition to retail development, industrial development has diversified the economy in Carson City and the Carson Valley. In 2002, Starbucks Corporation opened a 100,000± square foot manufacturing plant near the Douglas County Airport, approximately 10 miles south of Carson City. This manufacturing plant has spurred development of other office industrial warehouses and manufacturing plants in this airport area.

The largest newer project in the Carson City area is the Carson-Tahoe Regional Medical Center, located at the north end of Carson City. This 350,000± square foot acute care hospital opened in December of 2005. Since the completion of this facility, a number of medical office buildings have been constructed in the area, and more are in the planning stages.

The economic growth has also spurred the development of residential communities in and around Carson City. One of the larger projects is Silver Oak, located in the northwestern section of Carson City. This roughly 700-acre development began construction of single family homes in the mid-1990s. There are a total of 1,200 single family homes planned for this area. In addition to single family homes, Silver Oak includes an 18-hole championship golf course, commercial retail development, office buildings, and institutional land uses, such as an assisted living complex and a skilled nursing facility. In March of 2016, an additional 31 single family lots were approved within the Silver Oaks PUD.

Indian Hills is approximately one-half mile south of Carson City in north Douglas County. Indian Hills comprises just over 1,400 single family homes, as well as parks and commercial development. One of the larger developments within Indian Hills is the 700-acre Sunridge master planned golf community that began in 1993.



The Clear Creek Tahoe single family residential development is underway at the southwest Carson City/Douglas County border. Clear Creek Tahoe's first phase features 121 estate homesites in a forested setting ranging from 1/2 to almost 5 acres. This development includes the Clear Creek Golf Course. A club house with a swimming pool and tennis courts is under construction. With the intent of preserving the integrity of the golf experience, homesites fronting the golf course have significant setbacks, while other homesites enjoy mountain or Carson Valley vistas.

Summary

In summary, Carson City and surrounding areas have experienced moderate to strong growth over the past several decades. This is evident by the development of several retail projects including the new Wal-Mart, a Costco, Home Depot and Target, which is the anchor for the newer retail center at U.S. 395 and Topsy Lane. This growth had slowed as a result of national and regional economic between 2007 and 2011. However, the real estate market has rebounded, with increased activity in residential and commercial sales and leasing activity.



SUBJECT AERIAL



(Subject Ownership Outlined in Yellow)



SUBJECT PHOTOGRAPHS



**VIEW LOOKING NORTHEASTERLY ALONG U.S. HIGHWAY 50 WEST
IN THE VICINITY OF THE SUBJECT PROPERTY**



**VIEW LOOKING SOUTHWESTERLY ALONG U.S. HIGHWAY 50 WEST
IN THE VICINITY OF THE SUBJECT PROPERTY**



SUBJECT PHOTOGRAPHS



**VIEW LOOKING WESTERLY TOWARD THE SUBJECT
FROM U.S. HIGHWAY 50 WEST**



VIEW LOOKING NORTHWESTERLY TOWARD THE SUBJECT PROPERTY



SUBJECT PHOTOGRAPHS



**VIEW LOOKING NORTHEASTERLY TOWARD THE SOUTHEASTERLY PORTION OF
THE SUBJECT PROPERTY FROM U.S. HIGHWAY 50 WEST**



**VIEW TAKEN FROM THE SOUTH-CENTRAL PORTION OF THE SUBJECT SITE
LOOKING NORTHEASTERLY**



SUBJECT PHOTOGRAPHS



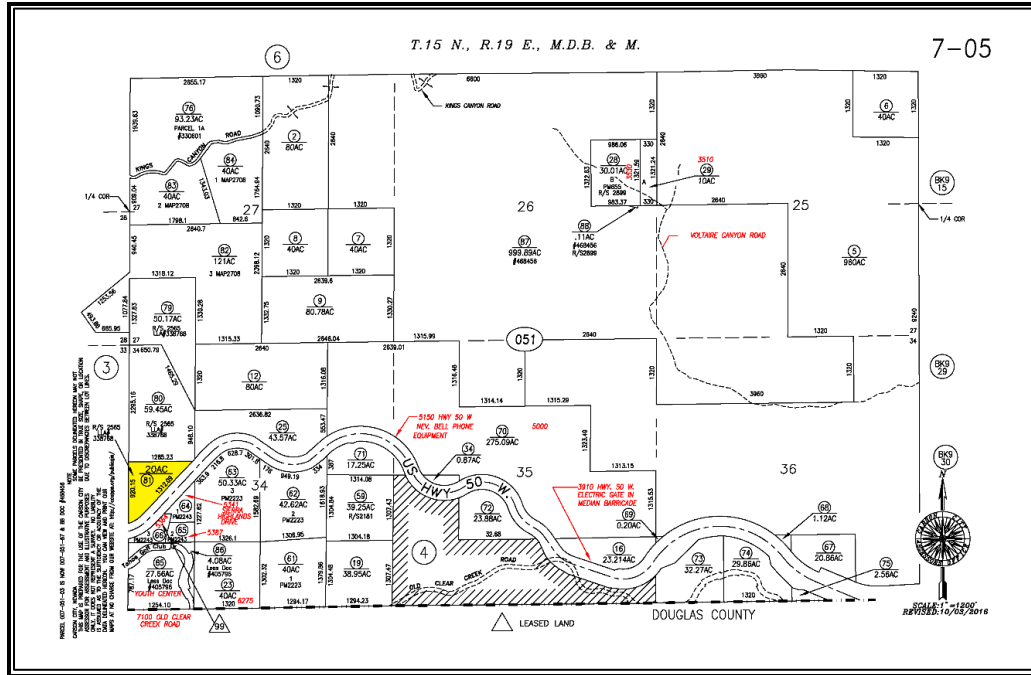
**VIEW TAKEN FROM THE SUBJECT SITE LOOKING SOUTHWESTERLY TOWARD
THE SIERRA NEVADA MOUNTAINS**



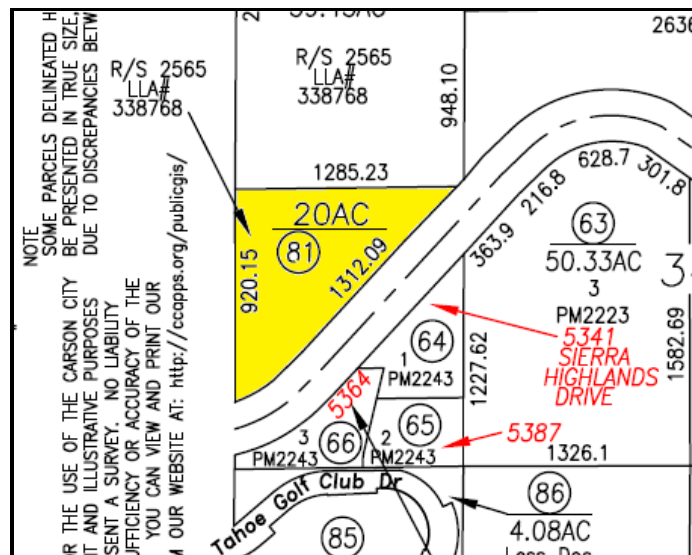
**VIEW TAKEN FROM THE SOUTH-CENTRAL PORTION OF THE SUBJECT SITE
LOOKING SOUTHEASTERLY**



SUBJECT PLOT MAP
Carson City Assessor's Parcel Number
A.P.N. 007-051-81



ENLARGED PLOT MAP

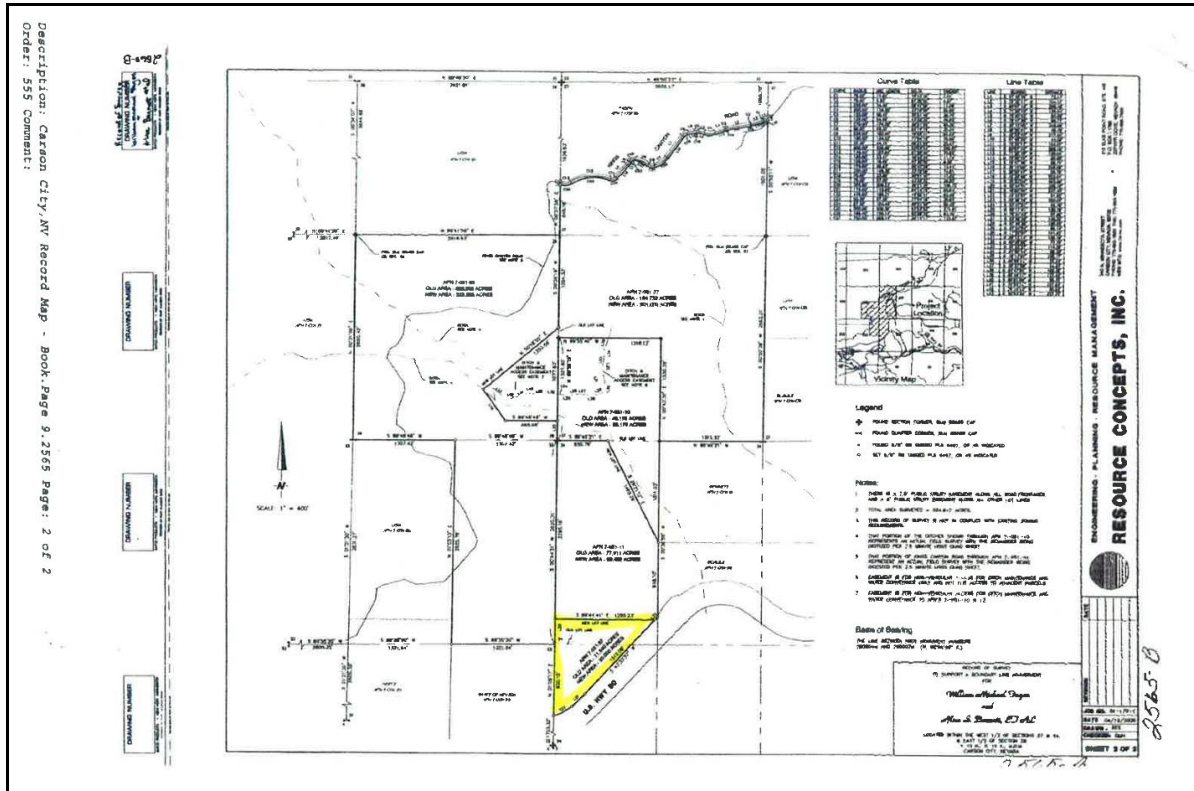


Subject Land Area

APN	Acres	Square Feet
007-051-81	20± Acres	871,200± SF



RECORD OF SURVEY MAP
Record of Survey Map Number 2565B



Subject Outlined in Yellow



18-083



CARSON CITY ZONING MAP



SUBJECT MASTER PLAN MAP

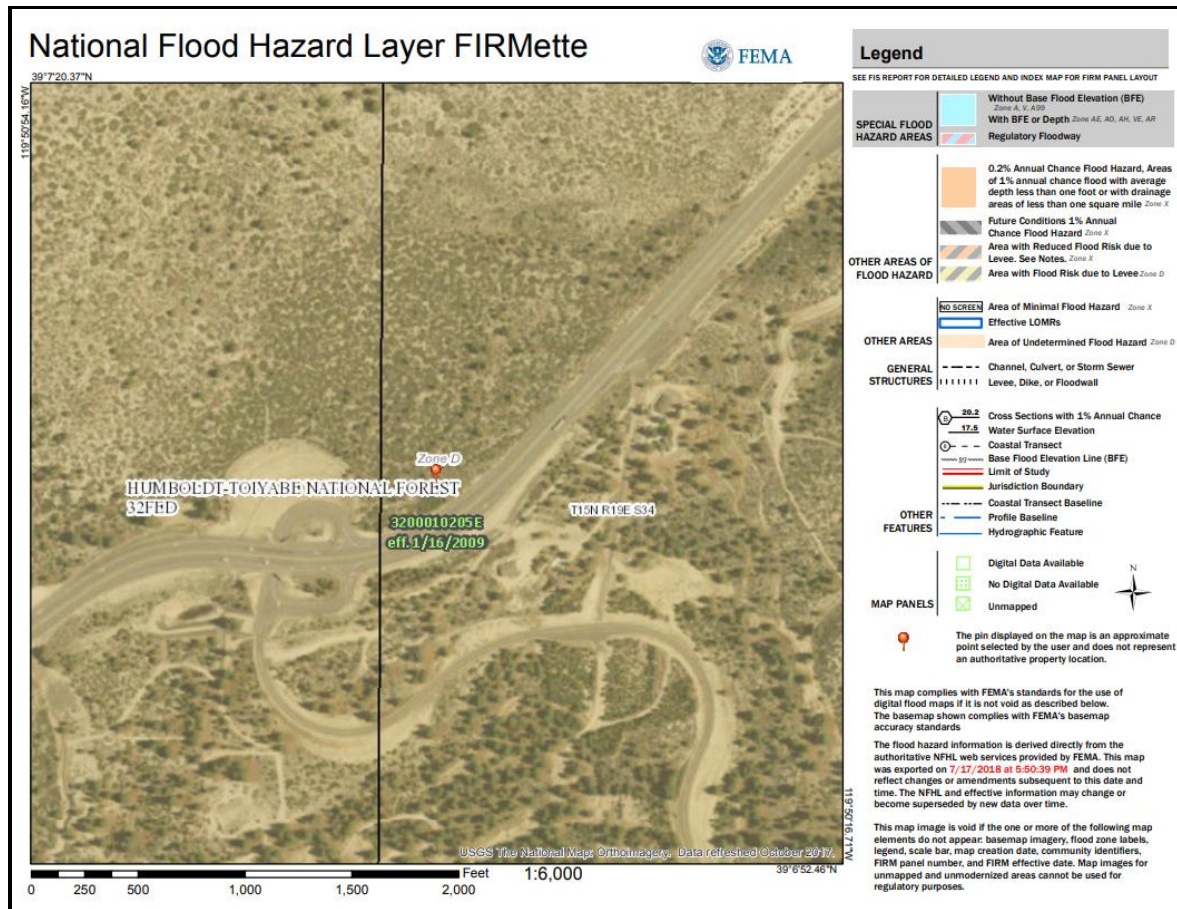


Subject Zoning & Master Plan Designations

Carson City Zoning Designation	Carson City Master Plan Designation
CR (Conservation Reserve)	CR (Conservation Reserve)

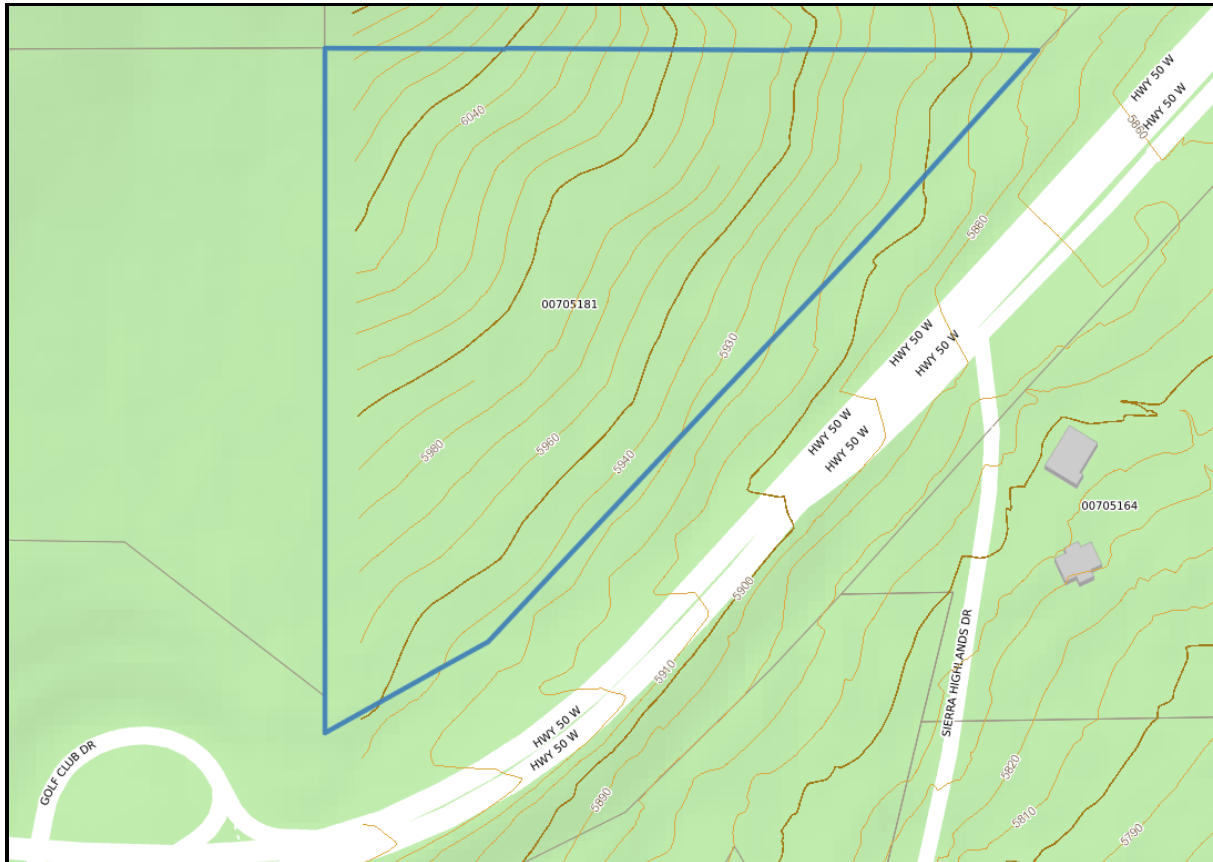


SUBJECT FLOOD ZONE MAP





SUBJECT TOPOGRAPHY MAP



Subject Outlined In Blue



PROPERTY IDENTIFICATION AND SITE DESCRIPTION

Property Summary	
Property Type	Vacant Land
Property Location	The northwest side of U.S. Highway 50 West, Just northeast of the Golf Club Drive exit, Carson City, NV
Assessor's Parcel Numbers	007-051-81
Owner of Record	William Michael Fagen, Trustee of the William Michael Fagen 2005 Trust

Legal Description

Section, Township & Range
Portions of the NE 1/4 of Section 31 & the NW 1/4 of Section 32, Township 19 North, Range 20 East, M.D.B.&M.

Subject Land Area

APN	Acres	Square Feet
007-051-81	20± Acres	871,200± SF

The land area for the subject property is taken from the Carson City Assessor's Parcel Map for the subject and is assumed to be correct.

Shape

The subject site is triangular in shape.

Street Improvements/Access

The subject property has frontage and access from U.S. Highway 50, a four-lane, two-way arterial roadway. There is a raised concrete median barrier along the center line of U.S. Highway 50, in the vicinity of the subject, and access to the property is right-in/right-out. There is an agreement for right of access between the State of Nevada Department of Transportation and the subject property owners, conveying the right of access, a distance of 20.00 feet, at a described point along the northerly right-of-way line of U.S. Highway 50. A copy of the agreement is set out in the addenda to this report. In our discussions with the property owner, Mr. Michael Fagen, it was indicated that the right of access is located at the northeast corner of the subject site, along U.S. Highway 50. The subject is situated a very short distance east of the Golf Club Drive exit. The subject property is considered to have adequate access and good roadway exposure.



The following summarizes traffic counts along Highway 50 West within the vicinity of the subject, as reported by the Nevada Department of Transportation (2017 most recent available).

Average Daily Traffic Counts

Traffic Station	Location	2013	2014	2015	2016	2017
0250280	US 50, 1.1-mile E of SR28 by NDOT Maintenance Station	11,500	13,000	14,000	15,000*	15,030*

*Data Adjusted or Estimated

Subject Zoning & Master Plan Designations

Carson City Zoning Designation	Carson City Master Plan Designation
CR (Conservation Reserve)	CR (Conservation Reserve)

Zoning:

CR (Conservation Reserve)

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 lands with environmental constraints.

1. The primary permitted uses in the CR district are: accessory use, animals and fowl, fire protection facility, flood control facility, park, residential (limited to 1 dwelling per 20 acres or larger), and water storage facility.
2. The accessory permitted uses incidental to primary permitted and conditional uses in the CR District are: accessory structure, domestic and agricultural well, guest building, and watchman's quarters.
3. The conditional uses in the CR district which require approval of a special use permit are: agricultural services, animal boarding facility, cemetery, child care facility, church, extraction operation, fraternal association, municipal well facility, oil/gas/geothermal driving operation, outdoor recreational facility (public or private), recreational vehicle park, and utility substation.



Master Plan:

Conservation Reserve

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
RESIDENTIAL				
Conservation Reserve (Private)-(CR)	Minimum 20 acres per dwelling unit.	<i>Primary:</i> Open lands, agriculture, ranching, or single-family residential. <i>Secondary:</i> N/A	<ul style="list-style-type: none">Private properties located in rural areas of the city that are currently vacant or primarily vacant, located in floodplains or are constrained by other significant environmental or topographic feature (e.g. steep slopes or access constraints).While properties are entitled to rural residential development based upon their current zoning, maintaining these properties as open lands where possible is desirable through the use of conservation easements, purchase, or other means.<i>Relationship to previous Master Plan:</i> Conservation Reserve is a new land use category which replaces the Open Space/Recreation/Rural Residential and Agricultural Residential.	CR, A

Utilities & Public Services

At the present time there are no utility services to the subject site. Development of the property would require installation of a well and septic system as well as the extension of electric service. Police protection is provided to the subject neighborhood by the Carson City Sheriff's Department and fire protection is provided by the Carson City Fire Department.

Topography

The subject property has moderate to steep hillside topography. The subject site slopes up away from its highway frontage with elevations ranging from approximately 5,900 feet to approximately 6,080 feet.

Vegetation

Vegetation on the subject site includes mature pine trees, manzanita bushes, sagebrush and native grasses.

Soils Conditions

A soils report was not available to us, however, based upon improvements on nearby properties; it is our expectation that the subject property does have adequate soils to allow for



normal development. This appraisal report assumes that the subject soils are sufficient for development on the subject site.

Hazardous Substances

Our standard on-site inspection of the subject property did not reveal any readily apparent evidence suggesting the presence of contaminants or hazardous wastes on any portion of the subject site. As we have not been provided with an Environmental Assessment on the site, this appraisal report assumes that the subject site is free and clear of contamination. For the purposes of this appraisal, it is assumed that the value of the subject property is not negatively impacted by the existence of toxic materials or hazardous waste.

Flood Zone Designation

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community Panel Number 3200010205E, with an effective date of January 16, 2009 the majority of the subject property is located in a Flood Zone "D" which designates an "Area of Undetermined Flood Hazard".

Easements and Encumbrances

We were provided a preliminary title report prepared by Ticor Title of Nevada, Inc. at Order No. 01700760-TO, dated February 27, 2017. Reference to the preliminary title report indicates that the property is subject to notes, easements and recitals as set forth on Record of Survey Map No. 2565. A review of the Record of Survey Map denotes that there is a 7.5 foot wide Public Utility Easement (PUE) along road frontages and a 5 foot wide PUE along all other lot lines.

The property is subject to any rights and/or provisions of the General Highway Act for improvements, repairs or landscaping to the public highway, located along the boundary of the herein described property.

The preliminary title report indicates that the property is subject to an easement granted to the State of Nevada for: Ditches and dikes for drainage and protection of said highway purposes, with appurtenances thereto. Recording Date: September 28, 1955, Document No. 5606, of Official Records.



The preliminary title report references an *Agreement for Right of Access Exchange* between the State of Nevada, acting by and through its Department of Transportation and Michael Fagen and Elizabeth Anne McCleary (husband and wife). The agreement conveys to Michael Fagen and Elizabeth Anne McCleary the right of access, a distance of 20.00 feet, at a described point along the northerly right-of-way line of U.S. Highway 50. Recording Date: February 3, 2000, Document No. 244858, of Official Records. A copy of the agreement is set out in the addenda to this report.

We are unaware of any easements or other encumbrances affecting the subject's use potential. Our physical inspection of the subject property revealed no overt signs of any easements which would impact its development potential. Overall, it is assumed that the subject is not encumbered by easements to a greater degree than is typical for similar properties in the surrounding area.

Surrounding Development

The subject is generally situated between the west perimeter of the Carson City city limits and Spooner Summit to the west. The subject is located in a sparsely development area. The properties to the east, north and west of the subject involve large tracts of vacant land. The properties to the south of U.S. Highway 50 are being developed with custom homes on larger lots. The Clear Creek Tahoe development involves ½ acre to 5 acre single family homesites and includes the Clear Creek Golf Course.

Current Improvements

The subject property is currently vacant and unimproved.

Subject Sales History

There have been no recent arm's length sales with respect to the subject property.



ASSESSMENT & TAXABLE VALUE DATA

Assessment Year	2018-2019
Assessor's Parcel Number	007-051-81
Assessed Values	
Land Assessed	\$72,205
Improvements Assessed	\$0.00
Total Assessed Value	\$72,205
Total Taxable Value	\$206,300
Total 2018-2019 Real Estate Taxes	\$548.79

The assessment of real property in Nevada is governed by the Nevada Revised Statutes, which requires the County Assessor to assess at 35% of the taxable value of the property. The taxable value of the property is based upon the Assessor's estimate of the full cash value of the site. The taxable value of the improvements is based upon the replacement cost new of the improvements which the Assessor estimates utilizing *Marshall Valuation Service* a nationally recognized and accepted cost estimating publication. Straight line depreciation of 1.5% per year is deducted from the replacement cost new of the improvements.

Summary

The subject site is located on the northwest side of U.S. Highway 50 West, just northeast of the Golf Club Drive exit, southwest of Carson City. The subject has extensive frontage on this arterial roadway and has been granted a right of access from the highway. The subject site is of triangular shape and has upsloping hillside topography. The subject property contains a land area of 20± acres and is zoned Conservation Reserve.

For a clearer depiction of the subject, the reader is referred to the maps and photographs contained elsewhere in this report.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined in the 6th Edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2015) as “The reasonably probable use of a property 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.”

As the subject is vacant land, the highest and best use of the subject site as vacant and available to be developed will be addressed.

Physically Possible

In assessing the areas of physical possibility, consideration must be given to any constraints on development of the subject site as a result of its location or physical features.

The subject property is located on the northwest side of U.S. Highway 50 West, just northeast of the Golf Club Drive exit, southwest of Carson City. The subject is generally situated west of the Carson City city limits and east of Spooner Summit. The subject has frontage on U.S. Highway 50 West and has been granted a 20-foot-long right of access along its highway frontage. Due to the presence of concrete median barriers, access to the site is right-in/right-out ingress and egress. Overall, the subject has adequate access.

The subject property contains a land area of 20± acres. The subject site is of triangular shape and has upsloping hillside topography. The subject site is located in a Flood Zone “D”, which designates an “Area of Undetermined Flood Hazard”. The Zone D designation is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. There are no utility services to the subject parcel. Development of the site would require installation of a well and septic system as well as the extension of electric service.

The primary development constraints of the subject property are its steeply sloping hillside topography and the lack of utility services. It is recognized that the subject’s upsloping topography, lying above grade with U.S. Highway 50, will in all likelihood, result in higher costs to provide access to the interior portions of the property. On the other hand, the subject has a picturesque rural location with views of the Sierra Nevada Mountains and Carson Valley. In addition, the subject property is forested.



Legally Permissible

According to the Carson City planning department, the subject is zoned CR (Conservation Reserve). 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 lands with environmental constraints. The primary permitted uses in the CR district are: accessory use, animals and fowl, fire protection facility, flood control facility, park, residential (limited to 1 dwelling per 20 acres or larger), and water storage facility.

The subject is master planned Conservation Reserve with primary uses including open lands, agriculture, ranching or single family residential. The minimum lot size is 20 acres per dwelling unit.

The subject property's legally permissible utilizations include open lands, recreation, agriculture and low density single-family residential uses.

Financially Feasible & Maximally Productive Uses

In order to represent the highest and best use of a property, it must be financially feasible and represent the maximally productive use of the site. Given the subject's rural location along U.S. Highway 50 West as well as its view amenities and zoning, it is our opinion that the subject site is most conducive to single-family residential homesite. Consideration is given to the subject's physical constraints including its steeply sloping hillside topography and the lack of utility services. On the other hand, the subject enjoys a picturesque rural location and is forested. It is recognized that the subject's upsloping topography does provide the site with good views of the Sierra Nevada Mountains and views of Carson Valley. Given the size of the subject parcel, at 20± acres, it is our expectation that the subject could be developed with a single-family residential homesite. Overall, it is our opinion that the financially feasible & maximally productive use of the subject would be as a single-family residential homesite.

Conclusion

Overall, it is our opinion that the highest and best use of the subject property would be future development with a single-family residential homesite.



INTRODUCTION TO VALUATION ANALYSIS

To establish an indication of the Market Value of the subject property, we have utilized the Sales Comparison Approach to value. As the subject property is vacant land, the Cost and Income Approaches to Value were not considered to be applicable. The Sales Comparison Approach is based on the principle of substitution, which holds that the value of the subject property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability.

SALES COMPARISON APPROACH TO LAND VALUE

In the Sales Comparison Approach, sales of similar properties are analyzed to arrive at an indication of the Market Value of the subject property as a current date of valuation. The Official Records of Carson City and nearby Douglas County was searched for sales of comparable vacant land. We also conducted a search utilizing Multiple Listing Services. Our research included properties within the market areas similar to the subject. The following chart summarizes the comparable land sales which are considered to be indicative of the land value of the subject parcel. For the purposes of this analysis, the valuation analysis will be made on a price per acre basis.

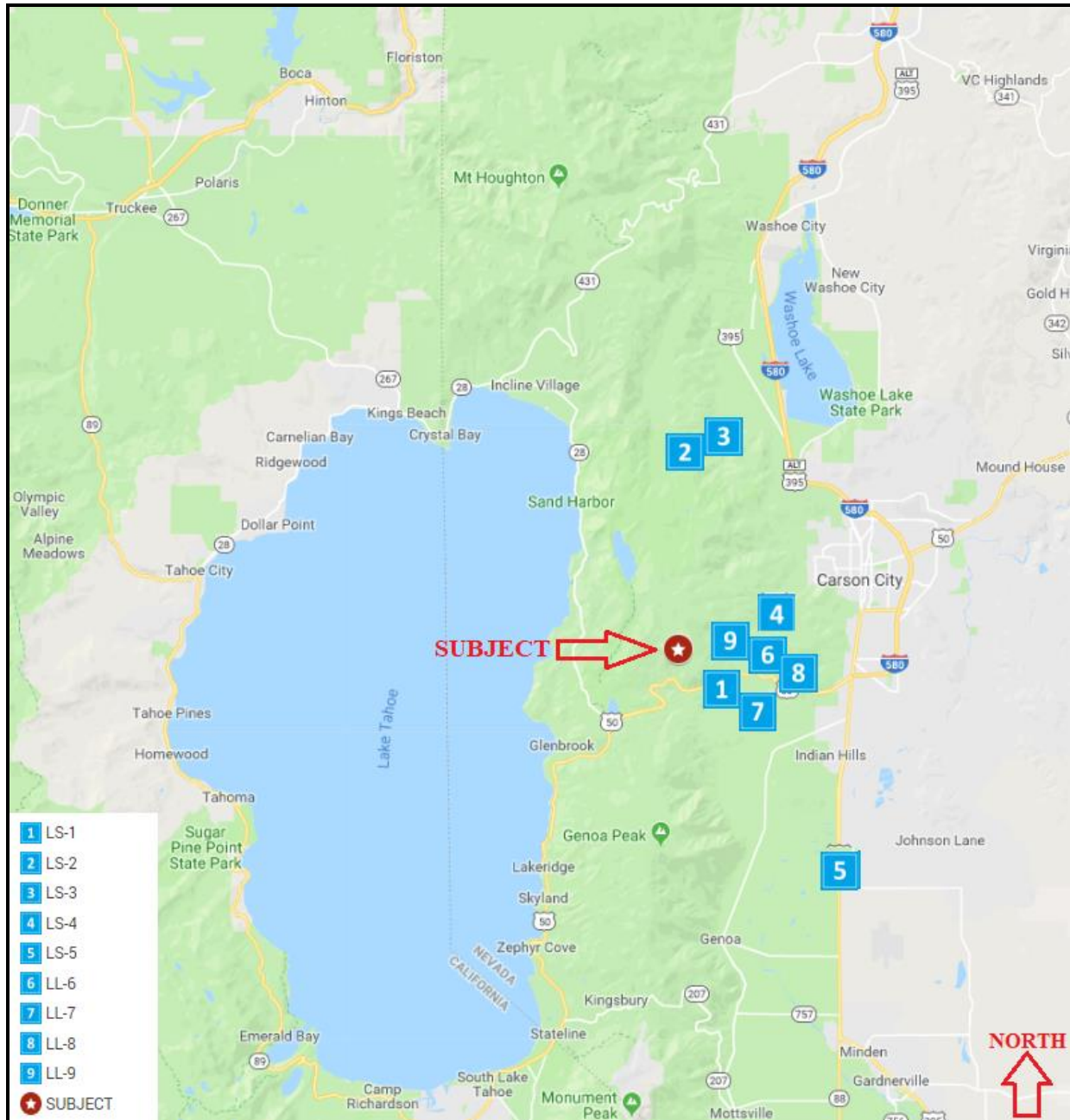


COMPARABLE LAND SALES CHART

Sale Number	A.P.N. Location	Recording Date Sale Price	Zoning Other	Topography Utilities	Land Area Sale Price/Acre
Closed Sales					
LS-1	1419-03-000-003 NW/S of Clear Creek Road, .5± Mile East of Golf Club Drive Douglas County, Nevada	1/14/2016 \$200,000	A-19 (Agricultural, Residential) 1 Dwelling Unit/19 Acres Partial Mountain Views Proximate to Clear Creek	Upsloping Paved Access Electric Nearby, Needs Well and Septic	14.11 Acres \$14,174
LS-2	055-430-05 Washoe Valley 8090 Musgrove Creek Drive Washoe County, Nevada	5/27/2016 \$500,000	GR (General Rural) 1 Dwelling Unit/40 Acres Creek & Partially Wooded Mountain & Partial View Washoe Lake	Gentle to Moderate Upsloping Paved Access Gas/Electric/Telephone, Well Needs Septic	46.84 Acres \$10,675
LS-3	055-180-21 Washoe Valley 7650 Aspen Creek Court Washoe County, Nevada	12/6/2016 \$295,000	GR (General Rural) 1 Dwelling Unit/40 Acres Wooded Mountain & Partial View Washoe Lake	Gentle to Moderate Upsloping Paved Access Gas/Electric/Telephone Needs Well & Septic	10.96 Acres \$26,916
LS-4	007-061-02 1.4± Miles N. of U.S. Hwy 50 West, 0.85± Mile NW of Kings Canyon Road Carson City, Nevada	8/1/2017 \$775,000	CR (Conservation Reserve) 1 Dwelling Unit/20 Acres Carson Valley Views	Level to Moderate Upsloping Private Access None to Site	200 Acres \$3,875
LS-5	1420-31-000-008 2705 U.S. Highway 395 S. Generally Btw Stephanie Wy & Johnson Ln Minden, Douglas County, Nevada	1/17/2018 \$350,000	FR-19 (Forestry, Range, Residential) 1 Dwelling Unit/19 Acres Mountain Views	Level Paved Public Access (Graveled Access Road) None to Site, Electric Nearby	19.04 Acres \$18,382
Current Listings					
LL-6	007-051-71 Spooners Summit S/S of U.S. Hwy 50 West, .7± Miles East of Golf Club Drive Carson City, Nevada	Current Listing \$400,000	SF5A (Single Family 5 Acre) Partially Wooded Partial Mountain Views Seasonal Creek	Moderate to Steep Dirt Road Via Clear Creek Road Electric, Needs Well and Septic	17.25 Acres \$23,188
LL-7	007-051-19 Spooners Summit NW/S of Clear Creek Road, .5± Miles NE of Golf Club Drive Carson City, Nevada	Current Listing \$800,000	SF5A (Single Family 5 Acre) Partially Wooded Partial Mountain Views	Moderate to Steep Dirt Road Via Clear Creek Road Electric, Needs Well and Septic	38.95 Acres \$20,539
LL-8	007-051-72 SW/S, U.S. Highway 50 W., 930±' North of Old Clear Creek Road Carson City, Nevada	Current Listing \$800,000	SF5A (Single Family 5 Acre) Sparsely Wooded Mountain & Partial Valley Views	Level to Upsloping Deeded Highway Access Rights None to Site, Electric Nearby	32.68 Acres \$24,480
LL-9	007-051-082, 083, & 084 Horse Creek Ranch SE/S of Kings Canyon Road 1,110±' N. of U.S. Highway 50 Carson City, Nevada	Current Listing \$2,990,000	CR (Conservation Reserve) 1 Dwelling Unit/20 Acres Conservation Easements Meadows, Pasture, Residence Good Mountain Views	Level to Upsloping Private/Public Access Well, Septic, Propane	201 Acres \$14,876
Subject Property	007-051-81 Spooners Summit NW/S of U.S. Highway 50 West Just NE of the Golf Club Dr. Exit Carson City, Nevada	Date of Valuation 8/28/2018 - - -	CR (Conservation Reserve) 1 Dwelling Unit/20 Acres Mountain & Partial Valley Views	Upsloping Deeded Highway Access Rights None to the Site	20 Acres - - -

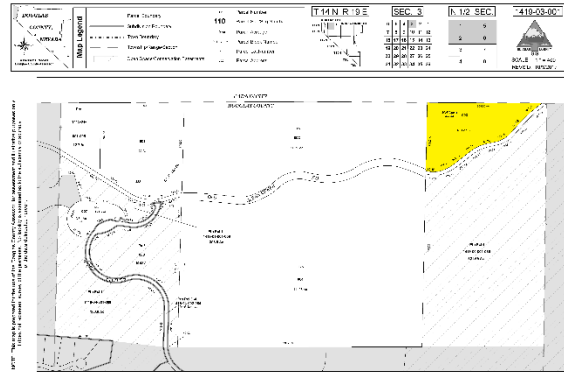


COMPARABLE LAND SALES MAP





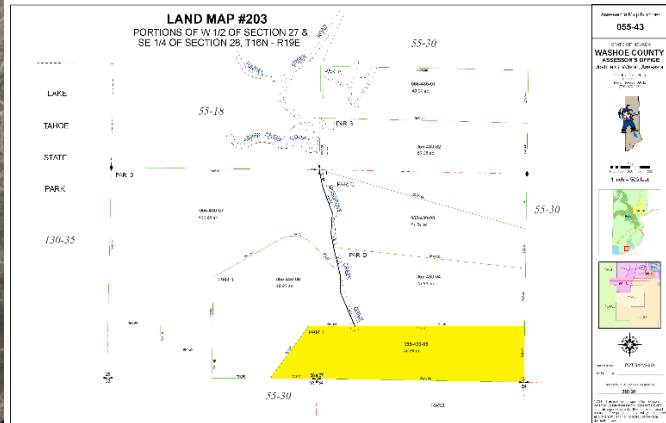
COMPARABLE LAND SALE PROFILE SALE LS-1



Property Type:	Vacant Land	City:	Spooner Summit
Location:	NW/S of Clear Creek Road, 0.5± mile east of Golf Club Drive	County:	Douglas County
A.P.N.:	1419-03-000-003	State:	Nevada
Zoning:	A-19 (One DU/19 Acres)	Utilities:	Electric Nearby, Needs Well & Septic
Topography:	Upsloping	Access:	Clear Creek Road
Recording Date:	January 14, 2016	Parcel Size:	14.11± Ac (614,632± SF)
Sale Price:	\$200,000	Price/Acre:	\$14,174
Grantor:	Troy Schneider	Terms Of Sale:	Cash
Grantee:	Timothy E. & Mita Inez Leonard	Conditions of Sale:	Seller Motivated
Document No.:	875991	Verification:	MLS, Sierra Realty & Public Records
Days on Market:	90 Days		
<p>This comparable is located on the northwest side of Clear Creek Road in Carson City. Clear Creek Road is a narrow two-way asphalt paved rural roadway which is not maintained by the city. Clear Creek meanders along the south side of the road, south of the sale site. The parcel has upsloping topography and is wooded. The property offers partial mountain views. According to the Realtor, electric service is less than 500 feet from the property, but it will need a well and septic system to be developed. It was also indicated that the seller was motivated to dispose of the property. The property was marketed as a single family homesite.</p>			



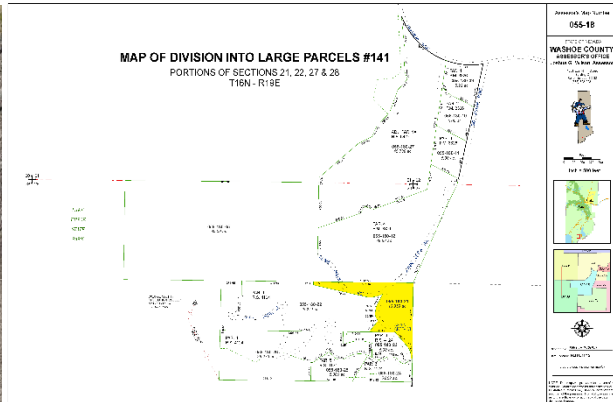
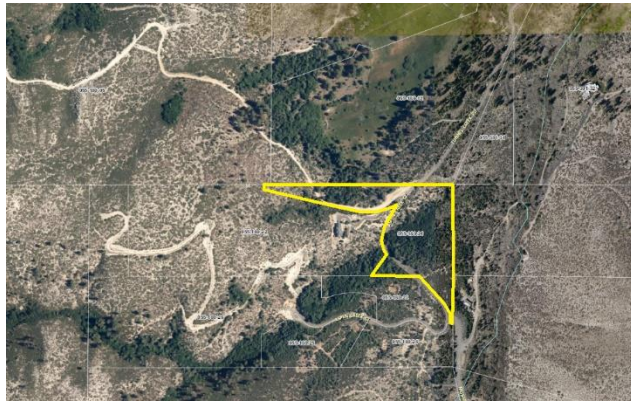
COMPARABLE LAND SALE PROFILE SALE LS-2



Property Type:	Vacant Land	City:	Washoe Valley
Location:	8090 Musgrove Creek Drive	County:	Washoe
A.P.N.:	055-430-05	State:	Nevada
Zoning:	GR (General Rural - Agriculture, Energy Production, Open Space, 1 Dwelling Unit/40 Acres)	Utilities:	Gas/Electric/Telephone, Well Needs Septic
Topography:	Gentle to Moderate Upslope	Access:	Musgrove Creek Drive, Paved Private Road
Recording Date:	May 27, 2016	Parcel Size:	46.84± Ac (2,040,350± SF)
Sale Price:	\$500,000	Price/Acre:	\$10,675
Grantor:	Canyon Creek Ranch, LLC	Terms Of Sale:	Cash
Grantee:	Musgrove Creek, LLC	Conditions of Sale:	None Known
Document No.:	4593584	Verification:	Public Records
Days on Market:	N/A		
<p>This comparable is located at 8090 Musgrove Creek Drive in the Washoe Valley area of Washoe County, south of Reno. This site is situated at the south terminus of Musgrove Creek Drive which ends in a cul de sac. This is a private paved rural roadway and access to the site is circuitous. There is a gated access to the sale site and surrounding parcels off Aspen Creek Road. The site has gentle to moderately upsloping topography and is partially wooded. The property offers partial mountain, Washoe Valley and Washoe Lake views.</p>			



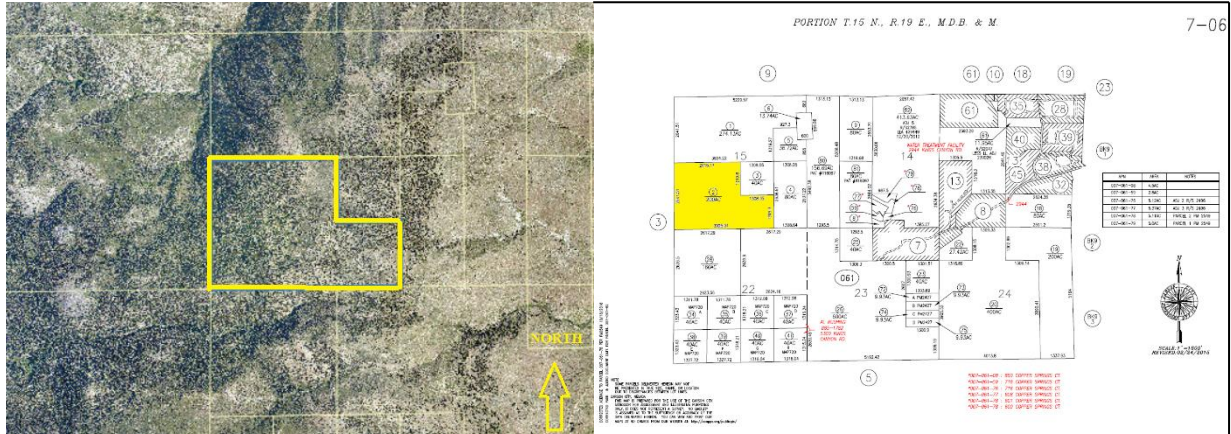
COMPARABLE LAND SALE PROFILE SALE LS-3



Property Type:	Vacant Land	City:	Washoe Valley
Location:	7650 Aspen Creek Court	County:	Washoe
A.P.N.:	055-180-21	State:	Nevada
Zoning:	GR (General Rural - Agriculture, Energy Production, Open Space, 1 Dwelling Unit/40 Acres)	Utilities:	Gas/Electric/Telephone, Needs Well & Septic
Topography:	Gentle to Moderate Upslope	Access:	Aspen Creek Road, Paved Private Road
Recording Date:	December 6, 2016	Parcel Size:	10.96± Ac (477,418± SF)
Sale Price:	\$295,000	Price/Acre:	\$26,916
Grantor:	Edberg Living Trust	Terms Of Sale:	Cash
Grantee:	Evans Family Trust	Conditions of Sale:	None
Document No.:	4660246	Verification:	MLS, Diane MacDonald, Coldwell Banker Select & Public Records
Days on Market:	814 Days (2+ Years)		
<p>This comparable is located at 7650 Aspen Creek Drive in the Washoe Valley area of Washoe County, south of Reno. This site is encumbered with the Aspen Creek Road and Tunnel Creek Road with bisects the central portion of the property. These are private paved rural roadways and access to the site is circuitous. There is a gated access to the property off Aspen Creek Road. The site has gentle to moderately upsloping topography and is partially wooded. The property offers partial mountain, Washoe Valley and Washoe Lake views. The parcel contains 10.96± acres and according to the Realtor it was her understanding that the site could be developed with a single-family home. It was further indicated that there was approximately one acre that was buildable. This site is of very irregular shape.</p>			



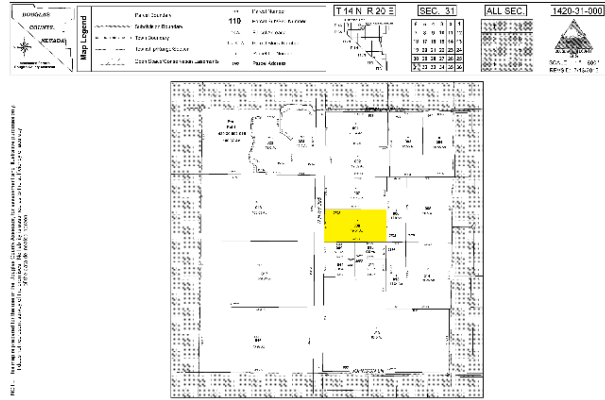
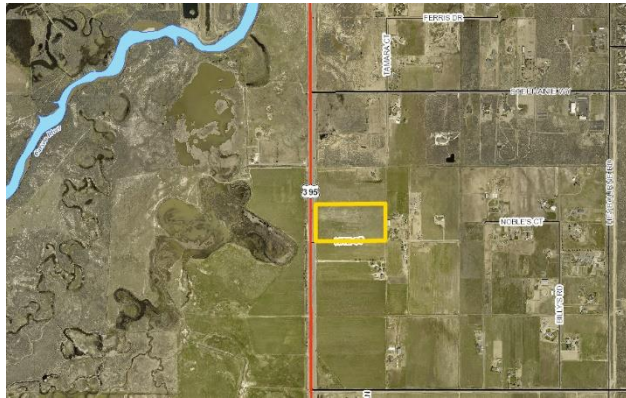
COMPARABLE LAND SALE PROFILE SALE LS-4



Property Type:	Vacant Land	City:	Carson City
Location:	1.4± miles north of U.S. Highway 50 West, 0.85± mile northwest of Kings Canyon Road	County:	Carson City
A.P.N.:	007-061-02	State:	Nevada
Zoning:	CR (Conservation Reserve, 1 Dwelling Unit/20 Acres)	Utilities:	None to Site
Topography:	Level to Moderate Upsloping	Access:	Private Access
Recording Date:	August 1, 2017	Parcel Size:	200± Acres
Sale Price:	\$775,000	Price/Acre:	\$3,875
Grantor:	William H. Long, Jr.	Terms Of Sale:	Seller Financing, \$175,000 Down Payment, Undisclosed Terms
Grantee:	Christian Percy Mannsfeld	Conditions of Sale:	None
Document No.:	477304	Verification:	MLS – RE/MAX Realty & Public Records
Days on Market:	1,706 Days (4.75+ Years)		
This comparable is located approximately 1.4 miles north of U.S. Highway 50 W., and 0.85± mile northwest of Kings Canyon Road in southwest Carson City. The site has level to moderate upsloping topography. The property is wooded and offers good views of Carson City and Carson Valley.			



COMPARABLE LAND SALE PROFILE SALE LS-5



Property Type:	Vacant Land	City:	Minden
Location:	2705 U.S. Highway 395 S.	County:	Douglas
A.P.N.:	1420-31-000-008	State:	Nevada
Zoning:	FR-19 (Forestry/Range, 1 Dwelling Unit/19 Acres)	Utilities:	None to Site, Electric Nearby
Topography:	Level	Access:	Hite Court via U.S. Highway 395
Recording Date:	January 17, 2018	Parcel Size:	19.04± Ac (829,382± SF)
Sale Price:	\$350,000	Price/Acre:	\$18,382
Grantor:	Fulgencio Sarratea Trust	Terms Of Sale:	Cash
Grantee:	Escapade Procurement Co	Conditions of Sale:	None Known
Document No.:	909242	Verification:	MLS, A.J. Johnson & Associates & Public Records
Days on Market:	173 Days (1/2± Year)		
<p>This comparable is located at 2705 U.S. Highway 395 South in the Carson Valley area of Minden, Douglas County. This site is situated on the east side of U.S. Highway 395, generally between Stephanie Way and Johnson Lane. Access is provided to the site via the highway from Hite Court, a graveled access road, which abuts the site to the south. The site has level topography and has historically been utilized as pastureland. The property offers mountain views to the west.</p>			



An aerial photograph of a rural landscape with a network of roads. A primary road, labeled 'HWY 50 W' in several segments, runs horizontally across the middle of the frame. A yellow semi-circular highlight is drawn on the eastern side of this road, indicating a specific area of interest. To the right, another road labeled 'HWY 50 E' curves downwards. In the bottom right corner, a yellow arrow points upwards with the word 'NORTH' above it. Other labels include 'DIRT' in the top right and 'GOLDEN GATE' along a road in the bottom right. The terrain is a mix of brownish soil and green vegetation.

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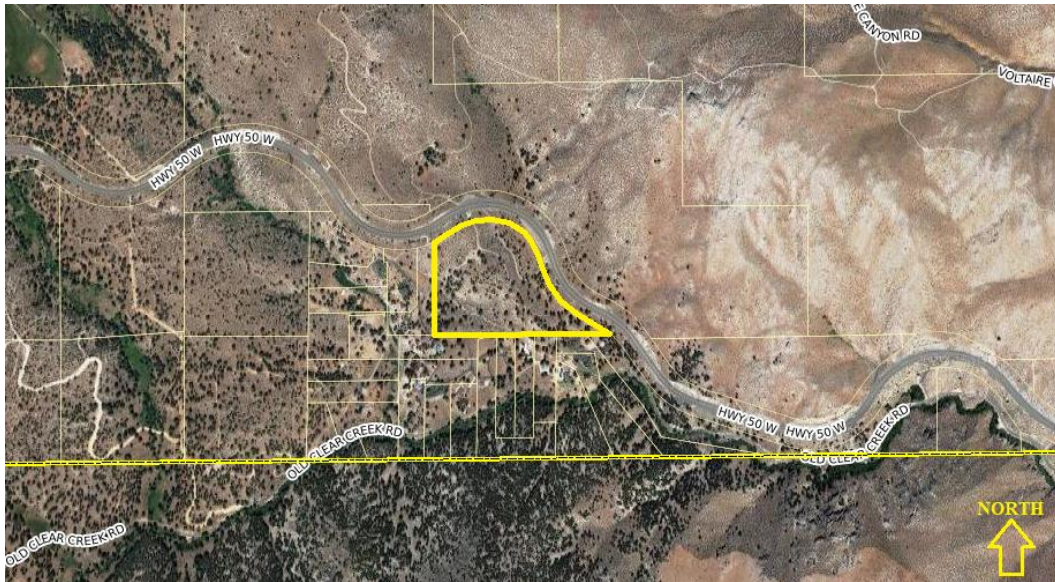
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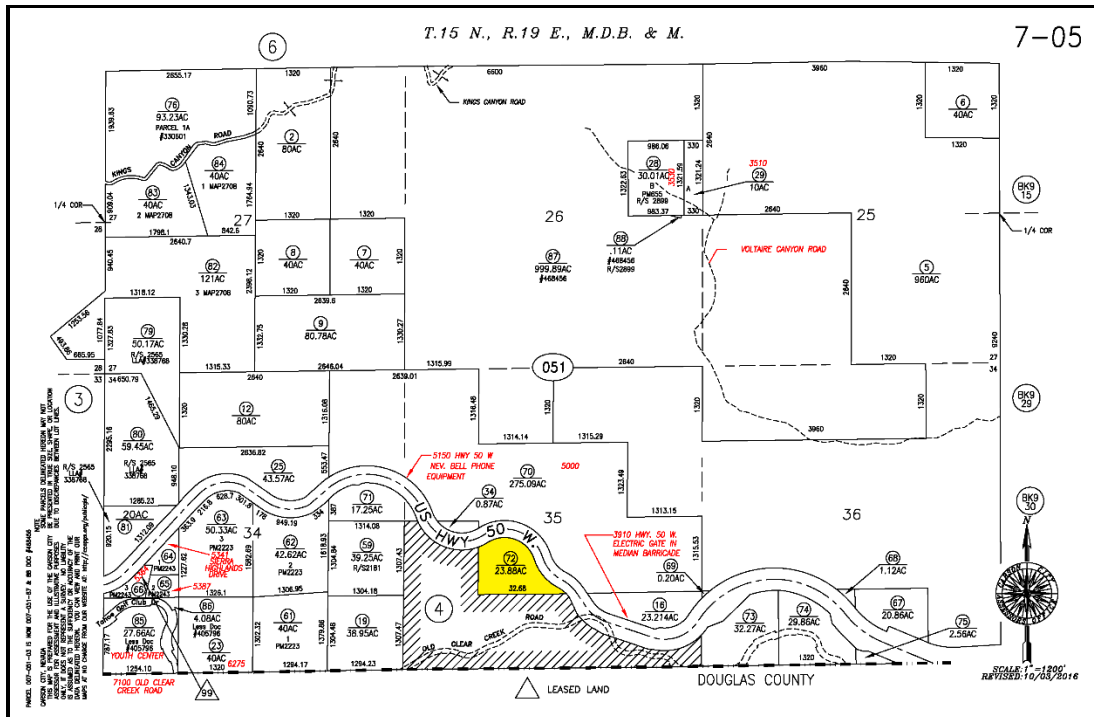


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COMPARABLE LAND LISTING LISTING LL-8



AERIAL MAP



ASSESSOR'S PARCEL MAP: 007-051-72



This aerial map shows the Kings Canyon National Monument area in California. The monument boundary is outlined in yellow. The map includes labels for 'KINGS CANYON' and 'KINGS CANYON NATIONAL MONUMENT'. A north arrow is located in the bottom right corner.

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COMPARABLE LAND SALES DISCUSSION, COMPARISON AND CONCLUSION

The comparable sales set out on the preceding chart occurred from January of 2016 to January of 2018, in comparison to the subject's date of value of August 28, 2018. We have also considered four current listings within the subject neighborhood. The comparables range in land area from 10.96± acres to 201± acres, in comparison to the subject parcel which contains 20± acres. The comparables indicate a range in prices from \$3,875 to \$26,916 per acre.

The comparable properties utilized in this analysis will be compared and correlated to the subject property based upon several adjustment criteria. These include property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics and zoning. The sales will be analyzed based upon a sale price per acre basis.

Each of the comparable sale properties and Listing LL-9 are considered similar to the subject property as they are all zoned for low density residential uses. Listings LL-6, LL-7 and LL-8 are zoned SF5A which allows 5-acre minimum lots. Each of these comparable is given a downward adjustment, in comparison to the subject's CR zoning which allows 20-acre minimum lots. Listing LL-8 is given further downward adjustment as it does have tentative map approvals to be subdivided into 6 lots.

Property Rights Conveyed

The fee simple Market Value of the subject property is being estimated. As each of the sales utilized in this analysis involve the sale of the fee simple interest of the property, no adjustment for property rights is required.

Financing-Terms of Sale (Cash Equivalency)

All of the sales utilized in this analysis were cash to seller or cash equivalent transactions; therefore, no adjustment for cash equivalency is required to the sales.

Conditions of Sale

Based upon a review of the public records and/or interviews with the persons involved with each of the sales utilized in this analysis, no adjustments are required for conditions of sale required for the comparables, with the exception of Sale LS-1. It was indicated that the seller was motivated to dispose of this property, therefore Sale LS-1 is given an upward adjustment for conditions of sale.

Market Conditions (Date of Sale)

The comparable sales range in date of sale from January of 2016 to January of 2018, in comparison to the subject's current date of value. As a result, of improving market conditions due to the recovering economy, upward adjustments for market conditions have been made to the sales which occurred in 2016 and 2017. Listings LL-6 through LL-9 are given downward adjustment due to their listing status.

Access

The subject property has right-in/right-out access from U.S. Highway 50 West, a four-lane, two-way arterial roadway. There is an agreement for right of access between the State of Nevada Department of Transportation and the subject property owners, conveying the right of access along the northerly right-of-way line of U.S. Highway 50. The subject is situated a very short distance northeast of the Golf Club Drive exit. The subject property is considered to have adequate access and good roadway exposure.

Sale LS-1 and Listings LL-6 and LL-7 are accessed directly from or via easements from Clear Creek Road, an asphalt paved two-way rural roadway. In discussions with the listing Realtor, Ms. Paula Dauber, of RCM Realty Group, it was indicated that Carson City does not maintain Clear Creek Road, or provide snow removal. Clear Creek Road is in fair to average condition. Ms. Dauber also indicated that her listings, Comparables LL-6 and LL-7, have met with market resistance primarily due to the status of the roadway. As a result, Sale LS-1 and Listings LL-6 and LL-7 are given upward adjustments for access, as compared to the subject property.

Sales LS-2 and LS-3 are located in southwest Washoe Valley and have very circuitous access. Sale LS-4 is located northwest of Kings Canyon Road and according to the listing agent has access via a private road; Listing LL-9 is located along Kings Canyon Road, and each of these properties involves circuitous access. As a result, each of these comparable is given a large upward adjustment for this factor.

Sale LS-5 has access from U.S. Highway 395 South via a graveled access road and is given a downward adjustment for its superior access as compared to the subject. Listing LL-8 has deeded access rights from U.S. Highway 50 West, therefore, this comparable is considered similar to the subject in regards to access.



Size

Generally, a relationship exists between the size of the parcel and the per unit price paid. For those sales which are smaller than the subject property, a downward adjustment will be made to the price per acre. Conversely, for those sales which are larger than the subject property, an upward adjustment will be made to the price per acre.

The following chart summarizes the adjustments made to the sales in comparison to the subject property. An equal sign indicates the sale property and the subject are similar and/or competitive for a particular criterion. A plus sign (+) indicates that the comparable sale is inferior to the subject for a particular criterion, and an upward adjustment is required to the price per acre of the comparable. A minus sign (-) indicates that the comparable sale is superior to the subject for a particular criterion, and a downward adjustment is required to the price per acre of the comparable.



COMPARABLE CLOSED LAND SALES ADJUSTMENT CHART

APN Sale Number	Project Location	Market Conditions	General Location	Land Area	Topography	Utilities Access	Other	Sale Price Per Acre	Overall Adjustment
Closed Sales									
LS-1	1419-03-000-003 NWS of Clear Creek Road, .5± Mile East of Golf Club Drive Douglas County, Nevada	1/14/2016 +	Similar =	14.11 Acres -	Upsloping =	Electric Nearby, Needs Well and Septic Paved Access (Clear Creek Road) +	Seller Motivation + Secluded Setting -	\$14,174	Reasonable Indicator
LS-2	055-430-05 Wasioe Valley 8090 Musgrove Creek Drive Wasioe County, Nevada	5/27/2016 +	Similar =	46.84 Acres ++	Gentle to Moderate Upsloping -	Gas/Electric/Telephone, Well Needs Septic -- Circuitous/Paved Access ++	Only Partially Wooded Inferior + Secluded Setting -	\$10,675	Very Low Indicator
LS-3	055-180-21 Wasioe Valley 7650 Aspen Creek Court Wasioe County, Nevada	12/6/2016 +	Similar =	10.96 Acres --	Gentle to Moderate Upsloping -	Gas/Electric/Telephone Needs Well & Septic -- Circuitous/Paved Access ++	Superior View Amenities - Secluded Setting - Very Irregular Shape +	\$26,916	Very High Indicator
LS-4	007-061-02 1.4± Miles N. of U.S. Hwy 50 West, 0.85± Mile NE of Kings Canyon Road Carson City, Nevada	8/1/2017 +	Remote Inferior +	200 Acres +++	Level to Moderate Upsloping -	None to Site = Circuitous/Private Access ++	Superior View Amenities -	\$3,875	Extremely Low Indicator
LS-5	1420-31-000-008 2705 U.S. Highway 395 S, Generally Btw Stephanie Wy & Johnson Ln Minden, Douglas County, Nevada	1/17/2018 =	Similar =	19.04 Acres =	Level ---	None to Site, Electric Nearby = Paved Public Access Superior -	Superior View Amenities - Not Wooded/Less Secluded +/-	\$18,382	High Indicator



COMPARABLE CURRENT LISTING LAND SALES ADJUSTMENT CHART

Sale Number	APN Project Location	Market Conditions	General Location	Land Area	Topography	Utilities Access	Other	Sale Price Per Acre	Overall Adjustment
Current Listings									
LL-6	007-051-71 Spooners Summit S/S of U.S. Hwy 50 West, 7± Miles East of Golf Club Drive Carson City, Nevada	Current Listing -	Similar =	17.25 Acres =	Moderate to Steep =	Electric, Needs Well and Septic Dirt Road Via Clear Creek Road +	SF5A (Single Family 5 Acre) -	Asking \$23,188	Very High Indicator
LL-7	007-051-19 Spooners Summit NW/S of Clear Creek Road, 5± Miles NE of Golf Club Drive Carson City, Nevada	Current Listing -	Similar =	38.95 Acres +	Moderate to Steep =	Electric, Needs Well and Septic Dirt Road Via Clear Creek Road +	SF5A (Single Family 5 Acre) -	Asking \$20,539	Very High Indicator
LL-8	007-051-72 SW/S, U.S. Highway 50 W., 930±' North of Old Clear Creek Road Carson City, Nevada	Current Listing -	Similar =	32.68 Acres +	Level to Upsloping -	None to Site, Electric Nearby =	SF5A (Single Family 5 Acre) Tentative Map --	Asking \$24,480	Very High Indicator
LL-9	007-051-082, 083, & 084 Horse Creek Ranch SE/S of Kings Canyon Road 1.110±' N. of U.S. Highway 50 Carson City, Nevada	Current Listing -	Remote Inferior +	201 Acres +++	Level to Upsloping -	Well, Septic, Propane Circuitous Private/Public Access ++	Conservation Easements + Secluded Setting/Superior Views -/- Cabins --	Asking \$14,876	Reasonable Indicator
Subject	007-051-81 Spooners Summit NW/S of U.S. Highway 50 West Just NE of the Golf Club Dr. Exit Carson City, Nevada	Date of Value 8/28/2018	Spooners Summit	20 Acres	Upsloping	None to the Site Dedicated Highway Access Rights		---	---

Adjustments to Sales

Sale LS-1 is located on the northwest side of Clear Creek Road in southwest Carson City. Clear Creek meanders along the south side of the road, south of the sale site. Similar to the subject this parcel has upsloping topography, is wooded and offers mountain views.

In comparison with the subject, this comparable requires an upward adjustment due to its older date of sale. An upward adjustment is made due to the subject's superior access from U.S. Highway 50. An upward adjustment is required due to conditions of sale. On the other hand, a downward adjustment is made as this comparable enjoys a secluded location which is more desirable for a homesite. This comparable requires a downward adjustment due to its smaller size as compared to the subject. This comparable is similar to the subject in regards to availability of utilities. This comparable is located in the immediate subject neighborhood and is similar to the subject in regards to general location.

Overall, this comparable, at \$14,174 per acre, is considered to be a reasonable indication of an appropriate per unit value for the subject property.

Sale LS-2 is located at 8090 Musgrove Creek Drive in southwest Washoe Valley, generally between Carson City and south Reno. This site is situated at the south terminus of Musgrove Creek Drive which ends in a cul de sac. This is a private paved rural roadway and access to the site is very circuitous. The site has gentle to moderately upsloping topography and is partially wooded.

In comparison with the subject, this comparable requires an upward adjustment due to its older date of sale. A large upward adjustment is made due to this comparable's very circuitous access as compared to the subject's access from U.S. Highway 50. A large upward adjustment is required due to this comparable's much larger size, at 46.84± acres, as compared to the subject at 20± acres. Further upward adjustment is required as the sale parcel is only partially wooded. On the other hand, a downward adjustment is made as this comparable enjoys a secluded location which is more desirable for a homesite. This comparable requires downward adjustments due to its superior topography and superior availability of utilities.

Overall, this comparable, at \$10,675 per acre, is considered to be a very low indication of an appropriate per unit value for the subject property.

Sale LS-3 is located at 7650 Aspen Creek Drive in southwest Washoe Valley, generally between Carson City and south Reno. This is a private paved rural roadway and access to the site is very circuitous. The site has gentle to moderately upsloping topography, is wooded and is traversed by a stream/creek. The property offers partial mountain, Washoe Valley and Washoe Lake views. This site is of very irregular shape.

In comparison with the subject, this comparable requires an upward adjustment due to its older date of sale. A large upward adjustment is made due to this comparable's very circuitous access. An upward adjustment is required due to this comparable's very irregular shape. On the other hand, a downward adjustment is made due as this comparable enjoys a secluded location which is more desirable for a homesite. This comparable requires a large downward adjustment due to its much smaller size as compared to the subject. This comparable requires downward adjustments due to its superior topography, superior views and superior availability of utilities.

Overall, this comparable, at \$26,916 per acre, is considered to be a very high indication of an appropriate per unit value for the subject property.

Sale LS-4 is located approximately 1.4 miles north of U.S. Highway 50 West and 0.85± mile northwest of Kings Canyon Road in southwest Carson City. The site has level to moderate upsloping topography. The site is wooded and offers good views of Carson City and Carson Valley.

In comparison with the subject, this comparable requires an upward adjustment due to its older date of sale. A large upward adjustment is made due to this comparable's very circuitous access. An upward adjustment is required due to this comparable's more remote location and much larger size at 200± acres. On the other hand, this comparable requires downward adjustments due to its superior topography and superior views as compared to the subject.

Overall, this comparable, at \$3,875 per acre, is considered to be an extremely low indication of an appropriate per unit value for the subject property.

Sale LS-5 is located at 2705 U.S. Highway 395 South in the Carson Valley area of Minden, Douglas County. This site is situated on the east side of U.S. Highway 395, generally between Stephanie Way and Johnson Lane. Access is provided to the site via the highway from Hite Court, a graveled access road, which abuts the site to the south. The site has level

topography and has historically been utilized as pastureland. The property offers good mountain views to the west.

In comparison with the subject, this comparable requires an upward adjustment as the subject is wooded and provides more seclusion for a homesite than the comparable which is pastureland and is exposed to the highway. On the other hand, a downward adjustment is made as this comparable enjoys superior view amenities. A large downward adjustment is required due to this comparable's superior topography. This comparable is similar in size as the subject and is similar in regards to date of sale and availability of utilities.

Overall, this comparable, at \$18,382 per acre, is considered to be a high indication of an appropriate per unit value for the subject property.

We have also considered four current listings within the subject neighborhood.

Listings LL-6 to LL-8 are located on the south side or just south of U.S. Highway 50, in relatively close proximity to the subject site. These comparables range in land area from 17.25± acres to 38.95± acres, in comparison to the subject parcel which contains 20± acres. The comparables indicate a range in asking prices from \$20,539 to \$24,480 per acre. In comparison with the subject, Listings LL-6 and LL-7 require upward adjustments due to the subject's superior access from U.S. Highway 50. Similar to the subject, Listing LL-8 has legal access from the highway. Listing LL-6 is similar in size than the subject, however, Listings LL-7 and LL-8, at 38.95± acres and 32.68± acres, require upward adjustments due to their much larger land areas. On the other hand, downward adjustments are required as each of these comparables is zoned SF5A which allows a higher density at 5 acre lots than the subject at 20 acre minimum lots. Further downward adjustment is necessary for Listing LL-8, as this parcel has tentative map approves for six lots on the site. Each of the comparable is given a downward adjustment due to its listing status.

Overall, Listings LL-6, LL-7 and LL-8, at \$20,539 to \$24,480 per acre, are considered to be very high indications of an appropriate per unit value for the subject property.

Listing LL-9 is the Horsecreek Ranch property located on Kings Canyon Road to the north of the subject property. Access is via dirt and graveled roads. This comparable consists of three contiguous parcels containing a gross land area of 201± acres. The property is zoned



Conservation Reserve and is encumbered by a Conservation Easement. Approximately 26 acres are unencumbered by the conservation easement and its building restrictions. Within the conservation easement, one structure can be constructed. Therefore, as currently configured, each parcel can be developed with one single family residence for a total of 3 homes. It is noted that the property is currently improved with two small vintage cabins which are served by filtered spring water, propane and septic system.

In comparison with the subject, this comparable requires a significant upward adjustment due to its much larger land area at 201± acres. A large upward adjustment is made due to this comparable's circuitous access. An upward adjustment is made as a portion of the site is encumbered with a conservation easement. On the other hand, a downward adjustment is required due to the comparable's superior secluded setting, its superior topography as it includes meadows as well as hillside topography. A downward adjustment is made as this comparable enjoys superior view amenities and includes two cabins which are habitable. A downward adjustment is required as this comparable has water and septic systems installed. This comparable is similar in size as the subject and is similar in regards to date of sale and availability of utilities. The comparable is given a downward adjustment due to its listing status.

Overall, this comparable, at \$14,876 per acre, is considered to be a reasonable indication of an appropriate per unit value for the subject property.

In summary, Sales LS-2 and LS-4, at \$10,675 and \$3,875 per acre, were considered to be very low to extremely low indicators of an appropriate per unit value for the subject property.

Sales LS-3 and LS-5 and Listings LL-6, LL-7 and LL-8, at \$18,382 to \$26,916 per acre, were considered to be high to very high indications of an appropriate per unit value for the subject property.

Sale LS-1 and Listing LL-9, at \$14,174 per acre and at \$14,876 per acre, were considered to be reasonable indicators of an appropriate per unit value for the subject property.



Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is our opinion that a value of \$14,500 per acre would be applicable to the subject property. Applying the selected value to the subject's land area of 20± acres equates to \$290,000.

Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is our opinion that the Market Value of the Fee Simple Interest in the subject property, as of August 28, 2018, is \$290,000.

MARKET VALUE CONCLUSION

Property Rights Appraised	Date Of Value	Market Value Conclusion
Fee Simple Interest	August 28, 2018	\$290,000



EXPOSURE AND MARKETING TIME

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

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

In arriving at an estimate of an appropriate exposure and marketing time for the subject property, consideration is given to its physical characteristics. Consideration is also given to the exposure and marketing times of other similar properties in the market, including the comparables utilized in this report. Consideration is given to the subject's land area at 20± acres.

Sale No.	Days on Market
Sale LS-1	90 Days
Sale LS-2	N/A
Sale LS-3	2+ years
Sale LS-4	½± Years
Sale LS-5	1.3± Years
Listing LL-6	228 Days (7.5± Months)
Listing LL-7	228 Days (7.5± Months)
Listing LL-8	228 Days (7.5± Months)
Listing LL-9	Recently Listed

Based upon a review of the available data, it is our opinion that an appropriate exposure and marketing time for the subject property, assuming it is marketed at its final property value conclusion, would be as follows:

EXPOSURE AND MARKETING TIME

ONE TO THREE YEARS



APPRAISERS' CERTIFICATION

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

- I have made a personal inspection of the property that is the subject of this report.
- I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions herein are based, are true and correct.
- This report sets forth all the limiting conditions (imposed by the terms of my assignment or by the undersigned) affecting the analysis, opinions, and conclusions contained in this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute*, which include the *Uniform Standards of Professional Appraisal Practice*.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- The appraisal was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
- The appraiser's state registration/certification has not been revoked, suspended, cancelled or restricted.
- The appraiser has not performed services regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- No one other than the undersigned prepared the analyses, conclusions and opinions concerning real estate that are set forth in this appraisal report.
- The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Cindy Lund Fogel has completed the requirements under the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



The fee simple ownership of the real property, which is the subject of this report, was valued, as of August 28, 2018.

Respectfully Submitted,

Cindy Lund Fogel, MAI
Nevada Certified General Appraiser
License Number A.0002312-CG



STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

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

LIMITS OF LIABILITY

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

COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT

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

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

CONFIDENTIALITY

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

INFORMATION SUPPLIED BY OTHERS

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

TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE

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

EXHIBITS AND PHYSICAL DESCRIPTIONS

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

TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS

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



ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS

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

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

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

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

TOXIC MATERIALS AND HAZARDS

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

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

SOILS, SUB-SOILS, AND POTENTIAL HAZARDS

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

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

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

ARCHEOLOGICAL SIGNIFICANCE

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

LEGALITY OF USE

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

COMPONENT VALUES

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

COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

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



AUXILIARY AND RELATED STUDIES

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

DOLLAR VALUES AND PURCHASING POWER

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

ROUNDING

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

QUANTITATIVE ANALYSIS

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

VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER

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

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

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



ECONOMIC AND SOCIAL TRENDS

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

EXCLUSIONS

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

SUBSURFACE RIGHTS

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

PROPOSED IMPROVEMENTS, CONDITIONED VALUE

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

MANAGEMENT OF PROPERTY

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

FEE

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

LEGAL EXPENSES

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



CHANGES AND MODIFICATIONS

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

DISSEMINATION OF MATERIAL

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

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



QUALIFICATIONS OF APPRAISER CINDY LUND FOGEL

Professional Designations

MAI – Member of the Appraisal Institute 2000

State Licensing and Certification

Nevada Certified General Appraiser
License #A.0002312-CG (Certified through 5/31/20) 1996

Offices Held

Board of Directors, Reno/Carson/Tahoe Chapter Appraisal Institute 2011/2012
President, Reno/Carson/Tahoe Chapter Appraisal Institute 2009/2010
Vice President, Reno/Carson/Tahoe Chapter Appraisal Institute 2008
Education Chair, Reno/Carson/Tahoe Chapter Appraisal Institute 2002 to Present
President, Reno/Carson/Tahoe Chapter Appraisal Institute 2001
Vice President, Reno/Carson/Tahoe Chapter Appraisal Institute 2000
Treasurer, Reno/Carson/Tahoe Chapter Appraisal Institute 1999
Secretary, Reno/Carson/Tahoe Chapter Appraisal Institute 1998

Occupational History

Johnson Perkins Griffin, LLC 03/2015 to Present
Real Estate Appraiser
Johnson - Perkins & Associates 1994 – 02/2015
Real Estate Appraiser
Johnson - Wright & Associates 1992 - 1994
Real Estate Appraiser
Stephen R. Johnson & Associates 1990 - 1992
Real Estate Appraiser

Admitted as Expert Witness

Washoe County Board of Equalization
Nevada State Board of Equalization

Appraisal Education & Technical Training

Real Estate 103 and 202 1986
Real Estate Financing 1986
American Institute of Real Estate Appraisers 1991
Course 1A-1 "Real Estate Appraisal Principles"
Course 1A-2 "Basic Valuation Procedures"
Course 1BA "Cap Theory & Tech, Part A" 1992
Course 1BB "Cap Theory & Tech, Part B"
Nevada Law (NRS 645C) 1993
Standards of Professional Practice Parts A & B 1993



**QUALIFICATIONS OF APPRAISER
CINDY LUND FOGEL**

Appraisal Education & Technical Training (Continued)

Advanced Applications	1993
Report Writing and Valuation Analysis	1995
Case Studies in Law and Ethics	1998
Standards of Professional Practice, Part C	1998
Advanced Income Capitalization	1999
Standards of Professional Practice, Part C	2000 & 2002
7-Hour National USPAP Update Course	2004
7-Hour National USPAP Update Course	2006
Cost Approach to Commercial Appraising	2006
Uniform Appraisal Standards/Federal Land Acquisitions	2007
7-Hour National USPAP Update Course	2007
7-Hour National USPAP Update Course	2008
Business Practices and Ethics	2008
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)	2009
7-Hour National USPAP Update Course	2010
Business Practices and Ethics	2010
Corridor Valuation & Yellow Book Issues and Divided Partial Interests	2010
7-Hour National USPAP Update Course	2012
State of Nevada Economic Overview, Brian Bonnenfant	2013
7-Hour National USPAP Update Course	2014
7-Hour National USPAP Update Course	2016
Eminent Domain & Condemnation	2016
Business Practices & Ethics	2016
7-Hour National USPAP Update Course	2018
Solving Land Valuation Puzzles	2018

Appraisal Seminars

Appraising Airports and Airplane Hangars	2014
Online Data Verification Methods	2014
Online Using Your HP12C Financial Calculator	2014
Online Advanced Internet Search Strategies	2014
Effective Rent and Seller Concessions in Market Value Appraisals	2013
Appraisal Curriculum Overview	2011
Diminution of Value and Severance Damages	2011
Qualitative Analysis: How and Why it is Important	2011
The Lending World in Crisis-What Clients Need	2011
Forecasting Revenue/Appraising Distressed Commercial Real Estate	2009
Valuation of Easements and Other Partial Interests	2009
Construction Defects and Cost Trends & Feasibility Analysis	2008
Valuation of Detrimental Conditions	2008
Spotlight on Common Errors & Confidentiality USPAP Issues	2008
The Essentials, Current Issues & Misconceptions in Appraising	2007
Attacking & Defending an Appraisal in Litigation	2007
Analyzing Distressed Properties	2005
Appraising From Blueprints and Specifications	2005



**QUALIFICATIONS OF APPRAISER
CINDY LUND FOGEL**

Appraisal Seminars (Continued)

Appraisal Valuation Modeling	2004
Subdivision Valuation	2004

Appraisal Education & Technical Training

The Road Less Traveled: Special Purpose Properties	2004
Scope of Work Seminar	2003
Appraisal Consulting: A Solutions Approach for Professionals	2002

Formal Education

University of Nevada-Reno: Bachelor of Arts, College of Arts and Science	1989
Truckee Meadows Community College, Associate in Arts	1984
Sparks High School, Sparks, Nevada	1975



**QUALIFICATIONS OF APPRAISER
CINDY LUND FOGEL**

Types of Property Appraised

Vacant Land
Warehouses and Industrial Buildings
Professional Office Buildings
Commercial Buildings
Apartment Complexes
Subdivisions
Aircraft Hangars
Right-a-Way & Public Utility Easements

Representative Client List

Regional Transportation Commission
Truckee Meadows Water Authority
Reno-Tahoe Airport Authority
Carson City Airport Authority
Minden-Tahoe Airport Authority
University of Nevada, Reno
Washoe County School District
NV Energy
Carson City
Churchill County
State of Nevada Division of State Lands
V & T Railroad Commission
Washoe County Community Services
Carson City Hospital
Thomas Hall, Attorney
Bank of Nevada
Greater Nevada Credit Union
Nevada State Bank
First Independent Bank/Western Alliance Bank
Bank of the West
Mutual Bank of Omaha
Housing Capital Company
U.S. Bank
Meadows Bank

ADDENDA



PRELIMINARY REPORT

Property Address: HWY 50 West, Carson City, NV 89703

Prepared for:
Carson City parks, Recreation and Open Space
Department
3303 butti Way, Bldg #9
Carson City, Nevada 89701
Phone: (775) 283-7337
Attn: Ann Bollinger

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.: 01700760-TO

**The information contained in this report is through the date of
February 27, 2017 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 **Old Republic National 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 cursive script, appearing to read 'Tammy L. May'.

Tammy L. May, Title Officer

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

NONE AT THIS TIME

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:

William Michael Fagen, Trustee of The William Michael Fagen 2005 Trust

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

Assessor's Parcel No.: 007-051-81
Fiscal Year: 2016-2017
Total Taxes: \$514.06
1st Installment: \$130.06, paid
2nd Installment: \$128.00, paid
3rd Installment: \$128.00, paid
4th Installment: \$128.00, paid
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. Liens levied by the Carson City Water and Sewer District for water, sewer and storm water utilities, by reason that subject property is located within said district. To verify payments, delinquencies or liens, contact Carson City Utilities at (775) 887-2355.
10. Notes, easements and recitals as set forth on Record of Survey Map No. [338769](#). Said notes, easements and recitals will affect the use of the herein described property and a review of said map is advised.
11. Subject to any rights and/or provisions of the General Highway Act for improvements, repairs or landscaping to the public highway, located along the boundary of the herein described property.

12. Abbutters rights of access to and from the highway, except limited access over those portions herein provided and Waiver of any claims for damages to said property by reason of the location, construction, landscaping or maintenance of said highway said rights having been released and relinquished by Deed,

Recording Date: September 28, 1955
Recording No: Book 67, Page 294, Instrument No. [5606](#), of Official Records

Said Document also contains an easement,

Granted To:: The State of Nevada
For: Ditches and dikes for drainage and protection of
said highway purposes, with appurtenances thereto

The above reserved 20.00 foot access openings have been closed by Quitclaim Deed by and between William Michael Fagen and Elizabeth Anne McCleary to State of Nevada, acting by and through its Department of Transportation recorded in the office of the Carson City Recorder, State of Nevada, on April 6, 2000 as Document No. [247055](#), Official Records.

13. Agreement, on the terms and conditions contained therein.

Purpose: Right of access exchange
Executed by: Stat of Nevada, acting by and through its Department of
Transportation and Michael Fagen and Elizabeth Anne McCleary
Recording Date: February 3, 2000
Recording No.: Instrument No. [244858](#), of Official Records

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

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

Instrument Entitled: Grant, Bargain and Sale Deed

By/From: William Michael Fagen

To: William Michael Fagen, Trustee of The William Michael Fagen 2005 Trust

Recorded: December 5, 2005, Document No. [346799](#), of Official Records

Order No.: 01700760-TO

EXHIBIT A

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

A parcel of land located within a portion of Section 34, Township 15 North, Range 19 East, MDM, Carson City, Nevada, being more particularly described as follows:

BEGINNING at the West one-quarter corner of said Section 34; thence N. $00^{\circ}44'51''$ E., along Westerly line of said Section 34, 325.15 feet; thence S. $89^{\circ}44'41''$ E., 1285.23 feet to a point on the Northerly right-of-way line of U.S. Highway 50; thence along said Northerly right-of-way line the following three courses:

1. S. $43^{\circ}33'57''$ W., 1312.09 feet
2. S. $46^{\circ}00'55''$ W., 237.40 feet;
3. 265.14 feet along a curve to the right, having a radius of 750.00 feet, and an internal angle of $20^{\circ}15'17''$, (chord bears S. $62^{\circ}00'45''$ W., 263.76 feet) to the Westerly line of said Section 34; thence N. $01^{\circ}09'17''$ E., along said Westerly line, 920.15 feet to the POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 346799, recorded December 5, 2005, Official Records of Carson City, State of Nevada.

APN: 007-051-81

EXHIBIT A

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

A parcel of land located within a portion of Section 34, Township 15 North, Range 19 East, MDM, Carson City, Nevada, being more particularly described as follows:

BEGINNING at the West one-quarter corner of said Section 34; thence N. $00^{\circ}44'51''$ E., along Westerly line of said Section 34, 325.15 feet; thence S. $89^{\circ}44'41''$ E., 1285.23 feet to a point on the Northerly right-of-way line of U.S. Highway 50; thence along said Northerly right-of-way line the following three courses:

1. S. $43^{\circ}33'57''$ W., 1312.09 feet
2. S. $46^{\circ}00'55''$ W., 237.40 feet;
3. 265.14 feet along a curve to the right, having a radius of 750.00 feet, and an internal angle of $20^{\circ}15'17''$, (chord bears S. $62^{\circ}00'45''$ W., 263.76 feet) to the Westerly line of said Section 34; thence N. $01^{\circ}09'17''$ E., along said Westerly line, 920.15 feet to the POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 346799, recorded December 5, 2005, Official Records of Carson City, State of Nevada.

APN: 007-051-81

Ticor Title of Nevada, Inc.

Privacy Policy Notice

PURPOSE OF THIS NOTICE

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

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

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

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

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

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

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

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

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

ORT 287-C 5/07/01

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 7-051-11
b) 7-051-57
c) _____
d) _____

2. Type of Property:

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

3. Total Value/Sales Price of Property:

\$ -0-

Deduct Assumed Liens and/or Encumbrances:

(_____)

(Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$ -0-

Real Property Transfer Tax Due:

\$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 2

b. Explain Reason for Exemption: Change in highway access point through agreement with the Nevada Department of Transportation

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 376.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: William Michael Flager
Print Name: William Michael Flager
Address: 307 Scott Drive
City: Silver Spring
State: Maryland Zip: 20904
Telephone: () _____
Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____
Telephone: () _____
Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: _____ Esc. #: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Project STP-050-1(013)
E.A. 72274
MP DO 13.5 to CC 2.95
& CC 3.07 to CC 6.68
US 50 Median Barrier Rail

Nevada Department of Transportation
Attn: Bob Bryant
1263 S. Stewart St.
Carson City, NV 89712
A.P.N. 7-051-11
7-051-57

QUITCLAIM DEED
FOR PERMANENT ACCESS CONTROL

THIS DEED made this 10th day of March, 2000, between
WILLIAM MICHAEL FAGEN AND ELIZABETH ANNE MCCLÉARY, husband and wife as joint tenants with right
of survivorship, hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its
Department of Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the
United States of America and other good and valuable consideration, the receipt whereof is hereby
acknowledged, does hereby remise, release and forever quitclaim unto the GRANTEE and to its assigns
forever, for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, GRANTOR'S right of
access to the US-50 freeway or limited access highway over and across the following described lines:

That 20 foot portion of the course described as N. 42° 40' 56" E., 854.45 feet, extending
from 150 feet left of and at right angles to Highway Engineer's Station "0₂" 279+90±
P.O.T. to 150 feet left of and at right angles to Highway Engineer's Station "0₂" 280+10±
P.O.T.; that 20 foot portion of the course described as S. 42° 40' 56" W., 1031.33 feet,
extending from 150 feet right of and at right angles to Highway Engineer's Station "0₂"
281+60± P.O.T. to 150 feet right of and at right angles to Highway Engineer's Station
"0₂" 281+80± P.O.T.

It is the intent of the Department of Transportation that this instrument is to close those 20.00 foot
access openings originally reserved unto Grantor's predecessor's in interest in that certain Deed filed for record
September 28, 1955 in Book 67 of Deeds, Page 294 Records, Carson City Recorder as File No. 5806.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

William Michael Fagen
WILLIAM MICHAEL FAGEN

Elizabeth Anne McCleary
ELIZABETH ANNE MCCLEARY

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 10th day of MARCH, 2000, personally appeared before me, the undersigned, a Notary Public in and for the COUNTY OF MONTGOMERY, State of MARYLAND WILLIAM MICHAEL FAGEN and ELIZABETH ANNE MCCLEARY personally known (or proved) to me to be the persons whose name is subscribed to the above instrument and who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes thereby mentioned.

S
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IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sherry


FILED FOR RECORD
ALAN GLOVER, Notary Public
COMM. NO. 10000000000000000000

DD APR -6 AM 11:22

FILE NO. 247055
ALAN GLOVER
CARSON CITY RECORDER
FEE \$ 10.00

D00-03

Page 2 of 2

#8435

247055

LAWRENCE J. KEARNEY & NELLIE
HEIDENREICH KEARNEY
OR-01

D E E D

THIS INDENTURE, made this 14th day of September, 1955, between LAWRENCE J. KEARNEY and NELLIE HEIDENREICH KEARNEY of Washoe County, Nevada, parties of the first part, and the State of Nevada, party of the second part,

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America and other good and valuable consideration, the receipt whereof is hereby acknowledged, and in accordance with Section 21 of an act entitled "An Act to provide a general highway law for the State of Nevada," approved March 23, 1917, and acts amendatory or supplementary thereto, do by these presents grant, bargain and sell unto the said party of the second part and to its assigns forever, all that certain real property, together with any and all abutter's rights appurtenant to the parties' of the first part remaining property, in and along the freeway or limited access highway, said real property lying and being in the County of Ormsby, State of Nevada, and being a portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 34, T. 15N., R. 19 E., M.D.B. & M.; more fully described by metes and bounds as follows, to wit:

Beginning at the intersection of the centerline for State Route 3, at Highway Engineer's Station "02" 272+42.75 P.O.C., with the westerly boundary of said Section 34, which point of beginning is further described as bearing South, a distance of 3704.82 feet from the northwest corner of said Section 34; thence North along said westerly boundary, a distance of 157.43 feet to an intersection with the left or northwesterly State Highway right of way line; thence from a tangent which bears N. 70° 35' 31" E. curving to the left with a radius of 750 feet, through an angle of 19° 39' 35", an arc distance of 257.35 feet to a point; thence from a tangent which bears N. 45° 18' 26" E., curving to the left along a spiral curve to a point, the long chord of said spiral curve bears N. 45° 18' 26" E., a distance of 237.35 feet; thence N. 42° 40' 56" E., a distance of 854.45 feet to an intersection of said left or northwesterly right of way line with the northerly boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 34; thence N. 88° 46' 23" E. along said northerly boundary, a distance of 340.53 feet to an intersection with the easterly boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 34; thence South along said easterly boundary, a distance of 80.64 feet to an intersection with the right or southeasterly State Highway right of way line; thence S. 42° 40' 56" W., a distance of 1031.33 feet to a point; thence from a tangent which bears the last described course, curving to the right along a spiral curve, the long chord of said spiral curve bears S. 45° 32' 14" W., a distance of 280.51 feet; thence from a tangent which bears S. 50° 55' 56" W. curving to the right with a radius of 1050 feet, through an angle of 25° 20' 15", an arc distance of 454.33 feet to an intersection of said right or southeasterly right of way line with the westerly boundary of said Section 34; thence North along said westerly boundary, a distance of 155.19 feet to the point of beginning; containing an area of 11.074 acres more or less;

Excepting and Reserving, however, to the parties of the first part, their successors or assigns, the right of access to the freeway or limited access highway over and across the following described lines: that 20 foot portion of the course described as N. 42° 40' 56" E., 854.45 feet, extending from 150 feet left of and at right angles to Highway Engineer's Station "02" 279+90+ P.O.T. to 150 feet left of and at right angles to Highway Engineer's Station "02" 280+10+ P.O.T.; that 20 foot portion of the course described as S. 42° 40' 56" W., 1031.33 feet, extending from 150 feet right of and at right angles to Highway Engineer's Station "02" 281+80+ P.O.T. to 150 feet right of and at right angles to Highway Engineer's Station "02" 281+80+ P.O.T.

The undersigned parties of the first part further covenant and agree for themselves, their heirs, executors, administrators, successors and assigns as follows, to wit:

1. To allow such ditches and dikes to be constructed and maintained upon the remaining adjacent lands of the grantor as may be necessary for the proper drainage and protection of said highway.

2. To waive and hereby do waive, with full knowledge that a public highway and the necessary incidents thereto are to be located upon, over and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the parties of the first part by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said party of the second part and to its assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

Lawrence J. Kearney

Nellie Heidenreich Kearney

STATE OF NEVADA)
) SS.
County of Washoe)

On this 14th day of September, 1955, personally appeared before me, the undersigned, a Notary Public in and for the County of Ormsby, State of Nevada, LAWRENCE J. KEARNEY and NELLIE HEIDENREICH KEARNEY, known (or proved) to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL) Ernest S. Gregory
Notary Public

Filed for Record at Request of H. D. Mills SEP 28 1955 at 10 Min. Past 11 o'clock A M
Recorded in Book 67 Deeds Page -294- Records Ormsby County, Nevada

Heida M. Stinson
County Recorder

By _____
Deputy

File No. 5606
