



## STAFF REPORT

**Report To:** Board of Supervisors      **Meeting Date:** September 19, 2019

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding a proposed resolution declaring the City's intent to sell City property located on Brown Street known as APNs 008-303-15, -16, -21, -36, -37 and -39, totaling approximately 2.78 acres and to determine whether the method of sale should be: 1) pursuant to NRS 244.281 and 244.282 through public auction; or 2) pursuant to NRS 244.2815 for the purposes of redevelopment or economic development. (Darren Schulz, DSchulz@garson.org, Dan Stucky, DStucky@carson.org and Stephanie Hicks, SHicks@carson.org)

**Staff Summary:** On January 17, 2019, the Board of Supervisors directed staff to initiate due diligence in preparation of a proposed resolution declaring the intent to sell City property located on Brown Street known as APN's 008-303-15, -16, -21, -36, -37 and -39 and to perform all preparatory tasks for compliance with NRS. Since this time, staff has obtained a title report, had an appraisal prepared and had a Phase 1 Environmental Site Assessment completed. Staff and the District Attorney's office have also reviewed Nevada Revised Statutes and have proposed two possible methods of sale: one pursuant to NRS 244.281 and 244.282, or the other pursuant to 244.2815. Staff is recommending sale through NRS 244.2815 as there is an interested party who would like to develop the property for affordable housing.

**Agenda Action:** Formal Action / Motion      **Time Requested:** 20 minutes

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### Proposed Motion

I move to adopt Resolution No. \_\_\_\_\_.

### Board's Strategic Goal

Efficient Government

### Previous Action

June 6, 2013 - Board of Supervisors approved a motion to authorize the Mayor to sign a Quit Claim Deed and Declaration of Value to accept the transfer of properties on Brown Street, APNs 008-303-15, -16, -21, -36, -37, and -39, from Lyon County to Carson City.

January 17, 2019 - Board of Supervisors approved a motion to direct staff to initiate due diligence in preparation of a proposed resolution declaring the intent to sell City property located on Brown Street known as APNs 008-303-15, -16, -21, 36, -37 and -39 and to perform all preparatory tasks for compliance with NRS.

### Background/Issues & Analysis

In 2005, the Western Nevada HOME Consortium (WNHC) funded the purchase of properties on Brown Street using federal HOME funds in order to construct 45 units of affordable, for-ownership, low-income housing. This project failed to materialize due to the economic downturn and the eventual bankruptcy of the developer. As a result Lyon County, a member of WNHNC, offered to give the property to Carson City since Carson City was a member of the WNHNC and would have benefited from its development. All federal funds were paid back prior to WNHNC transferring the property to Carson City. Additionally, a Phase 1 Environmental Site Assessment was performed prior to the transfer and there was no evidence at the time of recognized environmental conditions in connection with the property.

On August 29, 2013, a quit claim deed transferring the property to Carson City was recorded by the Carson City Clerk-Recorder as document 439409. When the City accepted the transfer, it was discussed that the City would be able to either keep the property for public use, auction the property for private development, or donate the property to an organization for affordable housing. For the past several years, there have been discussions with Nevada Rural Housing regarding using this site for affordable housing. However, due to the limited acreage, no project has come to fruition. The City does not need to retain these parcels for public use; therefore, it is in the best interest of the City to dispose of the surplus property.

On January 17, 2019, the Board of Supervisors directed staff to initiate due diligence in preparation of a proposed resolution declaring the intent to sell City property located on Brown Street known as APN's 008-303-15, -16, -21, 36, -37 and -39 and to perform all preparatory tasks for compliance with NRS. Since this time, staff has obtained a title report, had an appraisal prepared and had a Phase 1 Environmental Site Assessment completed. The appraisal valued the property at \$300,000. The Phase 1 Environmental Site Assessment revealed no evidence of recognized environmental conditions in connection with the property.

Staff and the District Attorney's office have reviewed Nevada Revised Statutes and propose two possible methods of sale: one under NRS 244.281 and 244.282, and another under NRS 244.2815. Staff recommends auctioning the property under NRS 244.281 and 244.282 because staff is not aware of any private interest in these parcels. NRS 244.281 allows for the sale of City property through public auction; however the property may not be sold for less than fair market value. Under this option, the Board of Supervisors must:

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

Staff suggests the following conditions:

- The offer may be all cash, or for 25 percent cash down and financing as the bidder may obtain.
- A \$15,000 security deposit from the highest and second highest bidder be required. The security deposit must be paid within two days of notification of selection as the highest and second highest bidder, and must be paid in the form of a Cashier's Check made payable to the Carson City Treasurer. The security deposit will be credited against the purchase price.
- Payment in full must be received from the highest bidder within 30 days.
- The City will hold the security deposit of the second highest bidder until payment is received from the highest bidder and the City provides a quit claim deed to the buyer for recording. The City will then refund the security deposit of the second highest bidder.

- If the highest bidder fails to submit the full payment within 30 days, the security deposit will be forfeited to the City as liquidated damages, not as a penalty, and the property will be offered to second highest bidder.

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

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

Alternatively, under NRS 244.2815, the City may sell the property to a private party without offering the real property to the public and for less than fair market value. However, staff is not currently aware of any private party that has expressed interest in this property.

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

NRS 244.281, 244.2815 and 244.282

#### **Financial Information**

**Is there a fiscal impact?** Yes

**If yes, account name/number:** General Fund Surplus Sales - 1010090-482080

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:** These parcels were previously transferred to the City at no cost. Proceeds from the sale will go into the General Fund. Additionally, disposal of the City property would increase property tax revenue to the City.

#### **Alternatives**

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

#### **Attachments:**

1. [Exhibit A - Brown Street Properties.pdf](#)
2. [NRS 244.2815 Resolution for Disposal Brown Street Properties.docx](#)
3. [NRS 244.282 Resolution for Disposal Brown Street Properties.docx](#)
4. [18-014A Brown Street Properties Final with Addenda.pdf](#)
5. [18-23-112-02 NNDA Brown Street Properties, Carson City, NV.pdf](#)

#### **Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

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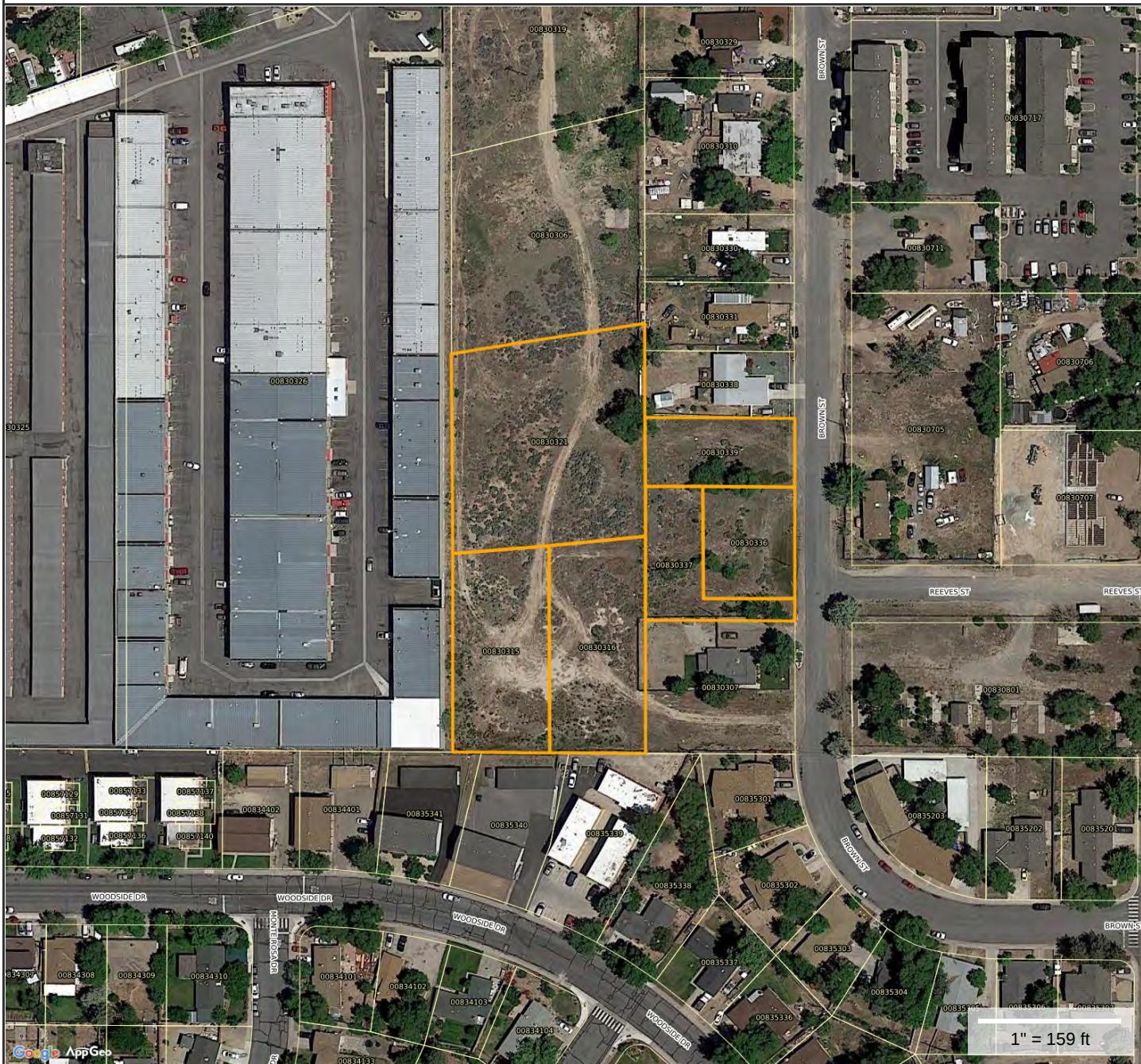
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(Vote Recorded By)

## Brown Street Properties Location Map



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

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

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

**RESOLUTION NO. 2019-R-\_\_\_\_\_**

**A RESOLUTION TO SELL CARSON CITY PROPERTY KNOWN AS APN'S 008-303-15, -16, -21, 36, -37 AND -39, TOTALING APPROXIMATELY 2.78 ACRES, UNDER NRS 224.2815 FOR ECONOMIC DEVELOPMENT**

**WHEREAS**, in 2005 the Western Nevada HOME Consortium (WNHC) funded the purchase of properties on Brown Street using federal HOME funds in order to construct 45 units of affordable, for-ownership low-income housing; and

**WHEREAS**, this project failed to materialize due to the economic downturn and the eventual bankruptcy of the developer and WNHIC transferred APN's 008-303-15, -16, -21, 36, -37 and -39 to Carson City on August 29, 2013, as recorded by the Carson City Clerk-Recorder as document 439409; and

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

**WHEREAS**, the proposed sale of the City's interest in this property would be consistent with NRS 244.2815;

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

- (1) Carson City's interest in APN's 008-303-15, -16, -21, 36, -37 and -39, is no longer required for public use and the sale of these properties for redevelopment or economic development is in the best interests of the City;
- (2) it is in the best interests of Carson City that the sale of APN's 008-303-15, -16, -21, 36, -37 and -39 shall be made without offering the property to the public and may be made for less than fair value;
- (3) the fair market value of the property is \_\_\_\_\_; and
- (4) the sale shall be made under NRS 244.2815.

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

VOTE:                    AYES:

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NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

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

ATTEST

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

***RESOLUTION NO. 2019-R-\_\_\_\_\_***

**A RESOLUTION DECLARING INTENTION TO SELL CARSON CITY PROPERTY KNOWN AS APN'S 008-303-15, -16, -21, 36, -37 AND -39, TOTALING APPROXIMATELY 2.78 ACRES, AT PUBLIC AUCTION UNDER NRS 244.281 and 244.282.**

**WHEREAS**, in 2005 the Western Nevada HOME Consortium (WNHC) funded the purchase of properties on Brown Street using federal HOME funds in order to construct 45 units of affordable, for-ownership low-income housing; and

**WHEREAS**, this project failed to materialize due to the economic downturn and the eventual bankruptcy of the developer and WNHC transferred APN's 008-303-15, -16, -21, 36, -37 and -39 to Carson City on August 29, 2013, as recorded by the Carson City Clerk-Recorder as document 439409; and

**WHEREAS**, NRS 244.281 and 244.282 allows the City to dispose of real property through public auction for not less than fair market value if the City determines that the sale of the property is in the best interests of the City; and

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

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

- (1) Carson City's interest in APN's 008-303-15, -16, -21, 36, -37 and -39, is no longer required for public use and the auction of these properties is desirable and in the best interest of Carson City;
- (2) the fair market value of the property is \_\_\_\_\_;
- (3) the sale of the property will be for purposes other than to establish, align, realign, change, vacate or otherwise adjust any street, alley, avenue or other thoroughfare, or portion thereof, or flood control facility within Carson City;
- (4) it is the intent of the Board of Supervisors to sell this property at auction under NRS 244.281 and 244.282;
- (5) the property is further illustrated in Exhibit A to this resolution;
- (6) the minimum price of the auction shall be \_\_\_\_\_;
- (7) sealed bids may be submitted to the City Manager until 8:30 am on October 17, 2019, at which time a public meeting of the Board of Supervisors shall be held during which sealed bids will be received and considered;
- (8) the conditions of this sale include:

(a) The offer may be all cash, or for 25 percent cash down with financing as the bidder may obtain.

(b) a \$15,000 security deposit from the highest and second highest bidder be required. The security deposit must be paid within two days of notification of selection as the highest and second highest bidder, and must be made payable to the Carson City Treasurer. The security deposit will be credited against the purchase price.

(c) Payment in full must be received from the highest bidder within 30 days of the date of the resolution approving the highest bidder.

(d) The City will hold the security deposit of the second highest bidder until payment is received from the highest bidder and the City provides a quitclaim deed to the buyer for recording. The City will then refund the security deposit of the second highest bidder.

(e) If the highest bidder fails to submit full payment within 30 days, the security deposit will be forfeited to the City as liquidated damages, not as a penalty, and the property will be offered to second highest bidder.

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

VOTE:            AYES:

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NAYS:

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ABSENT:

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ABSTAIN:

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

ATTEST

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Aubrey Rowlett, Clerk  
Carson City, Nevada



AN APPRAISAL OF  
**6 PARCELS OF VACANT LAND  
TOTALING 2.78± ACRES**

Owned By  
Carson City, Nevada  
A Consolidated Municipality

Located at  
3679 & 3689 Gordon Street  
1630, 1636 & 1650 Brown Street  
Carson City, NV 89701

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

***Serving Northern Nevada***

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

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



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

For the Purposes of Supporting the Following Opinion of Value:

Market Value as of March 27, 2019



# JOHN S. WRIGHT & ASSOCIATES, LLC.

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

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

May 8, 2019

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

RE: Contract No. 1819-201  
Brown Street Properties  
Carson City, Nevada 89701  
Assessor's Parcel Numbers: 008-303-15, 16, 21, 36, 37 and 39

Dear Ms. Hicks:

This is in response to your request for an appraisal report addressing the Market Value of six contiguous parcels of land totaling  $2.78\pm$  acres ( $121,050\pm$  square feet) of vacant land located on the west side of Brown Street,  $619.25\pm$  feet south of Gordon Street, in southeast Carson City, Nevada. The subject parcels can further be identified as Assessor's Parcel Numbers 008-303-15, 16, 21, 36, 37 and 39 and are currently owned by Carson City. Below is a chart showing the ownership summary for the subject parcels:

Parcel #	APN	Address	Lot Size			
			SF	Acres	Improvements	Zoning
1	008-303-15	3689 Gordon Street	21,318	0.49	None	GC
2	008-303-16	3689 Gordon Street	22,294	0.51	None	GC
3	008-303-21	3679 Gordon Street	43,913	1.00	None	GC
4	008-303-36	1630 Brown Street	11,175	0.26	MH Hook-up	MFA SPA
5	008-303-37	1636 Brown Street	11,175	0.26	MH Hook-up	MFA SPA
6	008-303-39	1650 Brown Street	<u>11,152</u>	<u>0.26</u>	MH Hook-up	MFA SPA
			<b>121,050</b>	<b>2.78</b>		

The subject site is irregular in shape and has 213.15' of frontage on Brown Street along a portion of its west property line. The property involves generally level topography and all utilities are available to the site. In the immediate vicinity of the subject, Brown Street is a 2-way/2-lane asphalt paved roadway that is not improved with curbs, gutters or sidewalks. Even though the subject comprises six separate parcels, it is anticipated that they will be sold and developed as one combined property and as a result they will be treated as one large site in the following report and analysis.

Three of the subject parcels are improved with mobile home hook-ups including individual septic tanks. The remaining three parcels are vacant with some weeds and trees. There is some fencing on parcels adjoining the subject sites but it is not full perimeter fencing. There do not appear to be any

JSWA

earthquake hazards, soils conditions, environmental contamination or other factors adversely impacting the value or development potential of the subject property. However, the western 20 feet (8,292± square feet) of the subject ownership is encumbered by an access easement that extends northerly to US Highway 50. This easement is an encumbrance on the subject, but also provides the subject with a secondary access to Gordon Street or US Highway 50. The benefit is felt to off-set the impact of the encumbrance and so this easement is felt to have a net neutral impact on the value of the subject.

The subject site is located in the southeast portion of Carson City and is bordered on the north, south and east by single-family and multi-family residential uses and on the west by a mini-storage facility. Subject Parcels 1, 2 and 3 are zoned GC (General Commercial), while the remaining subject parcels are zoned MFA and SPA (Multi-Family Apartments and Special Plan Area).

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

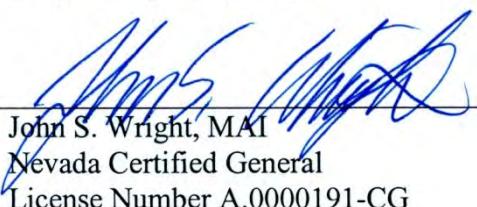
This appraisal is based upon the following hypothetical condition:

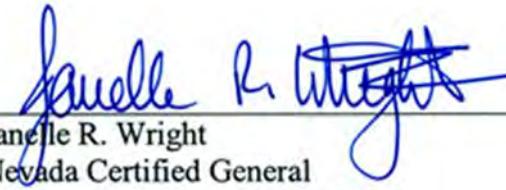
1. It has been indicated to the undersigned that, Carson City will be changing the zoning of A.P.N.s 008-303-15, 16 and 21 from GC to MFA SPA prior to its sale. As a result, the subject is being valued under the hypothetical condition that this zone change has already occurred and that the entire subject site is zoned for multi-family development. As this zone change has not yet occurred, this assumption represents a hypothetical condition. As this condition is deemed reasonable for analysis purposes, it is permitted under USPAP. The use of this assumption may have affected the assignment results.

This appraisal is not based on any extraordinary assumptions or contingencies. Based upon a careful analysis of all the available data, the following value conclusion was derived for the subject property as of the March 27, 2019 effective date of value:

**MARKET VALUE 2.78± ACRES** **\$300,000**

Respectfully submitted,

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

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

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LETTER OF TRANSMITTAL

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**SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS**

<b>Property Name</b>	2.78± Acres of Vacant Land
<b>Location</b>	West side of Brown Street, 619.25±' south of Gordon Street, Carson City, Nevada.
<b>Assessor's Parcel Numbers</b>	008-303-15, 16, 21, 36, 37 & 39
<b>Address</b>	3679 & 3689 Gordon Street and 1630, 1636 & 1650 Brown Street, Carson City, Nevada 89701

**Legal Description**

## Parcel 1:

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

## Parcel 1A:

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

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

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

Assessor's Parcel No. 008-303-15

## Parcel 2:

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

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

Assessor's Parcel No. 008-303-16

## Parcel 3:

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

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

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

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

Assessor's Parcel No. 008-303-21

## Parcel 4:

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

Assessor's Parcel No. 008-303-36

## Parcel 5:

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

Assessor's Parcel No. 008-303-37

## Parcel 6:

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

Assessor's Parcel No. 008-303-39

**Owner of Record**

Carson City

**Zoning**

GC (General Commercial)  
MFA SPA (Multi-Family Apartments, Specific Plan Area)  
Assumed to be MFA SPA over the whole property for valuation purposes.

**Property Configuration**

Irregular

**Land Areas**

2.78± acres (121,050± square feet)

**Flood Zone**

Community Panel Number 3200010111G  
Effective Date December 22, 2016  
Flood Zone Designation Unshaded Zone "X"  
Flood Hazard Unshaded Zone "X" – Areas with less than a 0.2% annual chance of flooding.

**Topography**

Level, with slopes less than 5%

**Unusual Seismic Hazards**

None noted

**Soils**

The subject would appear to have soils that are typical for the area and are adequate soils to support a variety of development.

**Environmental Concerns**

None noted

**Utilities**

All utilities are immediately available to the subject site.

<b>Water Rights</b>	The subject property has no appurtenant water rights.
<b>Wetlands</b>	None within the boundaries of the subject property.
<b>Highest and Best Use</b>	Development of the subject ownership as a whole with a multi-family residential use as allowed under the current zoning and Specific Plan Area.
<b>Date of Report</b>	May 8, 2019
<b>Effective Date of Valuation</b>	March 27, 2019
<b>Type of Appraisal/Report</b>	Appraisal Report
<b>Values Analyzed</b>	Market Value
<b>Property Rights Appraised</b>	Fee simple
<b>Current Condition</b>	The subject site is vacant unimproved land, except for three hook-ups, including septic tanks, for mobile homes.
<b>Extraordinary Assumptions</b>	None
<b>Hypothetical Condition</b>	It has been indicated to the undersigned that Carson City will be changing the zoning of A.P.N.s 008-303-15, 16 and 21 from GC to MFA SPA prior to its sale. As a result, the subject is being valued under the hypothetical condition that this zone change has already occurred and that the entire subject site is zoned for multi-family development. As this zone change has not yet occurred, this assumption represents a hypothetical condition. As this condition is deemed reasonable for analysis purposes, it is permitted under USPAP. The use of this assumption may have affected the assignment results.
<b>Contingencies</b>	None
<b>Valuation Summary</b>	
Cost Approach	Not applicable as the subject is vacant land.
Income Approach	Not applicable due to a lack of multi-family sites in the Carson City area that are for lease or that have been leased.
Sales Comparison Approach	\$300,000

**MARKET VALUE CONCLUSION****\$300,000**

**EXPOSURE TIME**

**12 – 24 MONTHS**

## INTRODUCTION

### Purpose of Appraisal

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

- Market Value

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

### Scope of Work

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

Completion of the appraisal involved the following scope of work:

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

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

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

N/A = Not Applicable

7) Valuation of the subject property was based upon its highest and best use considering the Cost, the Income and the Sales Comparison Approaches to value. Since the subject site is vacant land, the Cost Approach is not applicable. Additionally, as properties in the Carson City area, which are similar to the subject property are not typically purchased for their rental income earning potential, there was insufficient data with which to develop a credible value indication for the subject by the Income Approach. Generally, when valuing vacant land, the Sales Comparison Approach is the most reliable indication of value as it directly reflects the motivations of buyers and sellers in the market. In many instances, a Sales Comparison Approach analysis is the only analysis for which there is sufficient data to develop a relevant value indication. In this instance, a Sales Comparison Approach was the only analysis for which there was sufficient data. As a result, only a Sales Comparison Approach has been utilized to value the subject.

8) In the Sales Comparison Approach, sales of similar vacant sites were analyzed and compared with the subject. The sales were gathered from Carson City records, MLS, MetroScan, Loopnet and/or Costar. They were compared with the subject property on a sale price per square foot of land area basis.

9) In completing this appraisal interviews were conducted with other property owners and real estate agents and brokers active in the Carson City area regarding current market dynamics and economics.

10) The appraisal report was written.

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

### Market Value Defined

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

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

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

## Fee Simple Market Value Defined

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

## **Fee Simple Estate Defined**

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

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

**Date of Report** May 8, 2019

## Property Rights Appraised

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

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

## Appraiser's Competency

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

## Extraordinary Assumptions

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

1. None

## Hypothetical Conditions

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

1. It has been indicated to the undersigned that Carson City will be changing the zoning of A.P.N.s 008-303-15, 16 and 21 from GC to MFA SPA prior to its sale. As a result, the subject is being valued under the hypothetical condition that this zone change has already occurred and that the entire subject site is zoned for multi-family development. As this zone change has not yet occurred, this assumption represents a hypothetical condition. As this condition is deemed reasonable for analysis purposes, it is permitted under USPAP. The use of this assumption may have affected the assignment results.

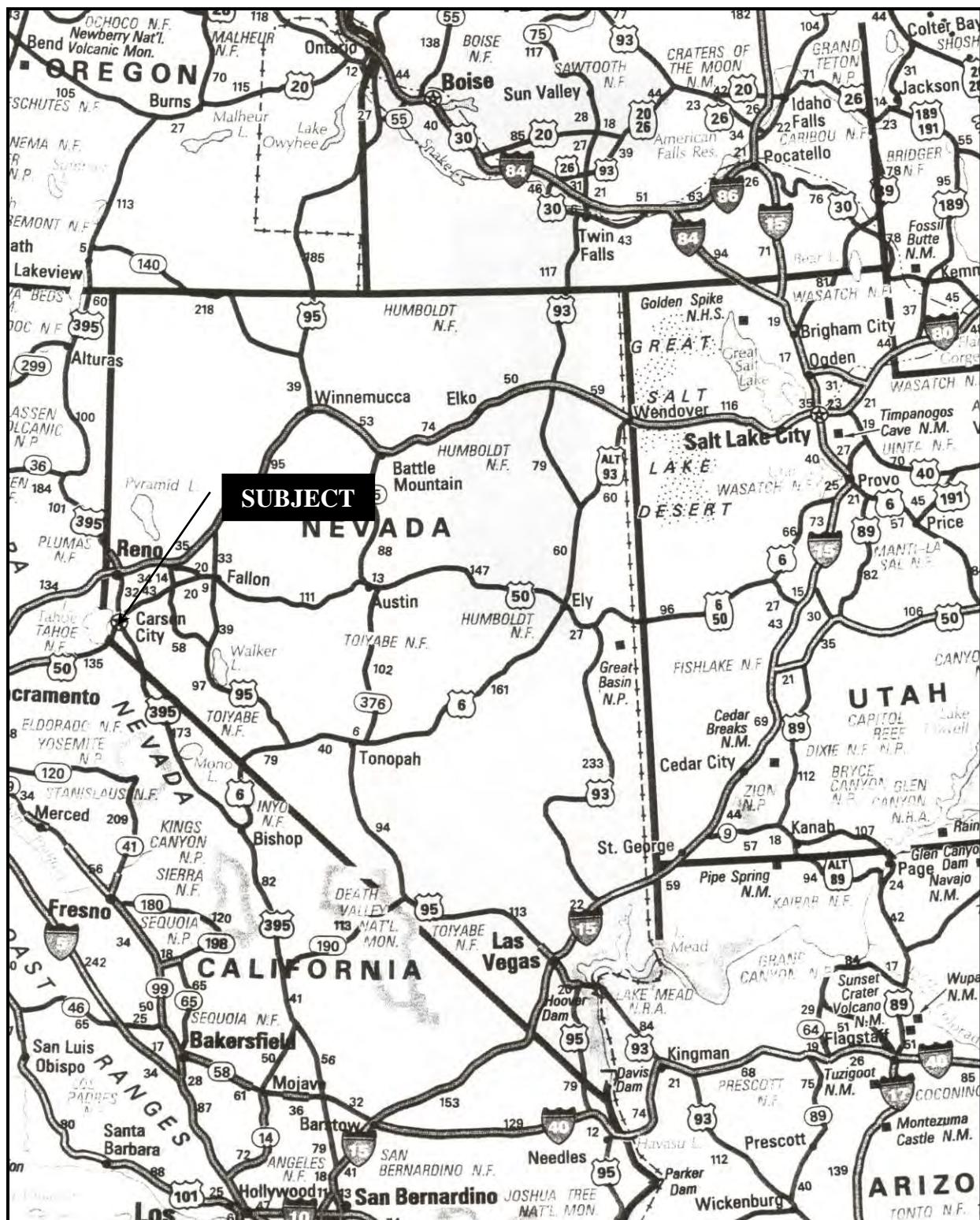
## Contingencies

None

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

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

## REGIONAL MAP



## CARSON CITY AREA MAP



## CARSON CITY AREA ANALYSIS

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

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

### Population

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

**Regional Population, 1960 – 2018**

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

Source: State of Nevada Demographer

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

## Transportation

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

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

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

## Employment

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

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

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

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

## Income

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

## Trade

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

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

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

## Retail

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

## Office

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

## Industry

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

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

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

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

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

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

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

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

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

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

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

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

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

### **County Administration and Planning**

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

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

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

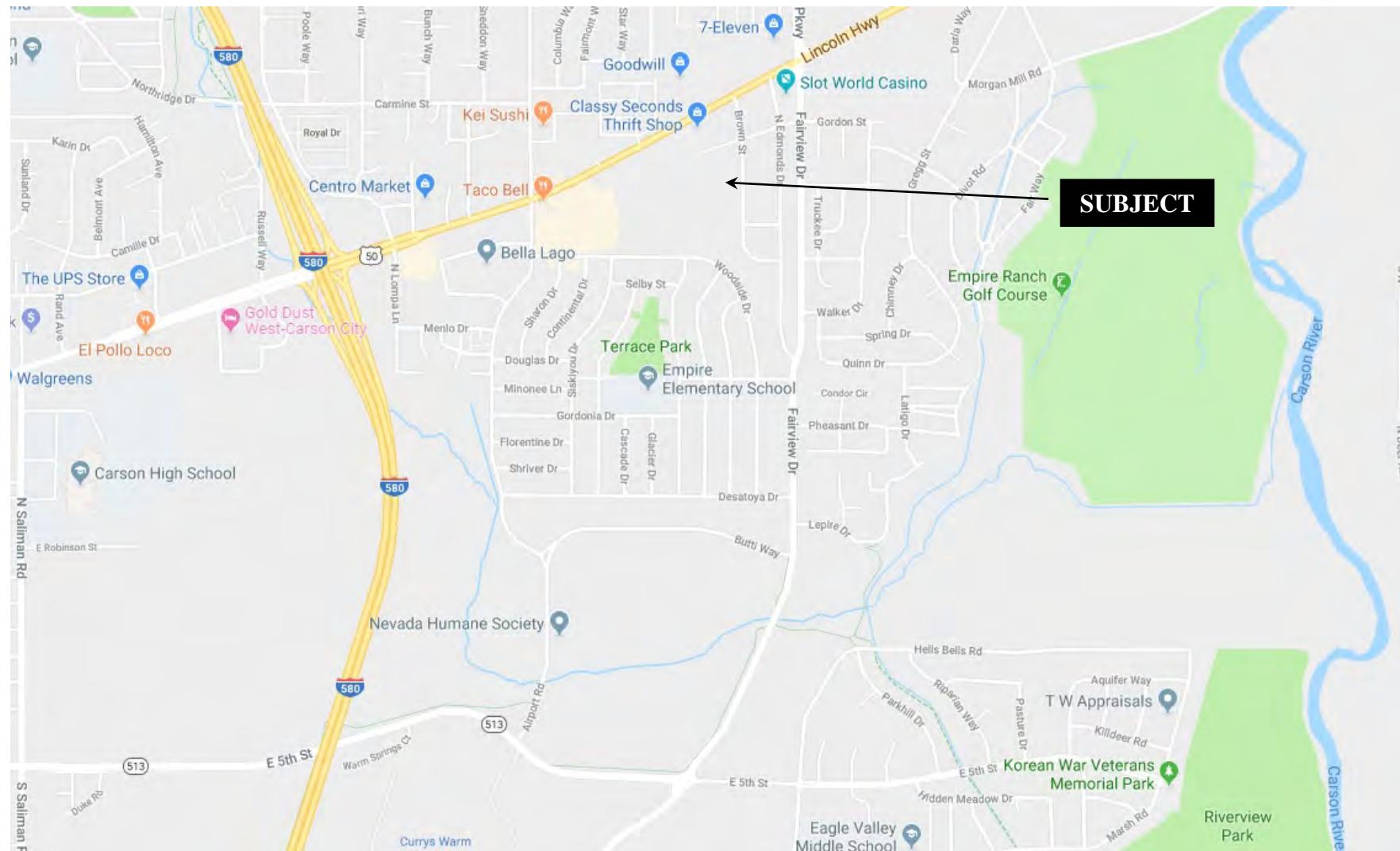
Although the allotment system was intended to constrain growth, the only time in the past 20 years that the allotments consumed approached the allotments available was in 1996. The size of the community and the economy appear to have kept growth below the regulatory limits. Additionally, a lack of developable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

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

## **Conclusion**

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

## SUB-MARKET MAP



### SUBMARKET DESCRIPTION

The subject property is located in the eastern portion of Carson City. The neighborhood boundaries are Highway 50 to the north, the I-580 Freeway to the west, East 5<sup>th</sup> Street to the south and Fairview Drive to the east. The intensity of development decreases as one moves north to south through the submarket.

The primary east-west roadway servicing the subject neighborhood is U. S. Highway 50 (aka East Williams Street). U.S. Highway 50 is a 4-lane, 2-way asphalt paved roadway that is not improved with curbs, gutters or sidewalks. Highway 50 provides access from the Sacramento area of California, through Lake Tahoe and through the heart of Carson City. To the east, U. S. Highway 50 connects Carson City with Mound House, Dayton, Fallon and eastern Nevada. In the subject neighborhood, U. S. Highway 50 experiences a relatively high traffic count of 22,000± vehicles per day.

The main north-south roadway through the subject neighborhood is the I-580 Freeway. The I-580 Freeway extends southerly from the Nevada/California border, north of Reno, southerly through Reno to southern Carson City, where it terminates at a signalized intersection with US Highway 395, which continues south through Gardnerville-Minden in Carson Valley. Across the intersection, the roadway continues as US Highway 50, which proceeds westward to Lake Tahoe and then on to Sacramento. In the subject submarket, the I-580 Freeway has a full interchange at US Highway 50.

Another major roadway through the subject submarket is North Deer Run Road/Mill Road/Arrowhead Drive. This roadway is a 2-way, 2-lane asphalt paved street, large portions of which are not improved with curbs, gutters or sidewalks. North Deer Run Road provides part of a loop extending southerly from Highway 50, crossing the Carson River and extending southerly to the large acreage home sites along the east bank of the river. South of the subject neighborhood, Deer Run Road intersects with Laurel Road, which intersects with Pinion Hills Drive, which intersects with Carson River Road and provides a second access point across the Carson River. Carson River Road then intersects with East 5<sup>th</sup> Street in southeastern Carson City.

North of U. S. Highway 50, North Deer Run Road is identified as Mills Road and Arrowhead Drive. This roadway extends along the south side of the Eagle Valley east and west golf courses, and extends through the industrial areas to the east and north of the Carson City Airport, eventually connecting with

North Carson Street in northern Carson City. As a result of North Deer Run Road/Mills Road/Arrowhead Drive and U. S. Highway 50, the subject neighborhood has good access to most portions of the Carson City area.

In addition to the major roadways, there are a number of collector streets and ancillary roadways in the subject neighborhood. The major streets that intersect with US Highway 50 and which have signalized intersections include Airport Road and East College Parkway/Fairview Drive. These roadways are generally 2-way, 2-lane asphalt paved streets that are improved with rolled concrete curbs and gutters but no sidewalks. At the present time, all of the roadways in the subject neighborhood appear to be in good repair.

The primary development in the subject neighborhood involves commercial and light industrial uses along U. S. Highway 50, with the uses transitioning to a mixture of single-family and multi-family residential uses in the central portion of the submarket. The southern portion of the submarket involves open ranch land, and civic uses.

The commercial uses along the US Highway 50 range from older single tenant commercial buildings to small neighborhood shopping centers. The commercial uses involve a mixture of multi-tenant and single tenant, owner occupied and leased structures. Uses range from used car lots to fast food chains to restaurants. The largest commercial developments in the sub-market are located on the northeast and southeast corners of US Highway 50 and Airport Road. On the northeast corner is a CVS Pharmacy. This  $26,228\pm$  square foot building was constructed in 1998. An additional  $11,189\pm$  square feet was added to the center in 2005 and is a multi-tenant retail strip. This center also has several pad sites, two of which have been improved with a Dairy Queen and Firehouse Subs restaurants.

On the southeast corner of this intersection is another neighborhood shopping center that is anchored by a  $52,090\pm$  square foot Food Max grocery store and a Taco Bell fast food restaurant. Other restaurants in this center include Domino's Pizza and China Chef Buffet. This project was constructed in 1995 on a  $6.05\pm$  acre site.

Other notable uses along US Highway 50 include a Golden Gate and an AM-PM near the I-580 Freeway interchange, Dollar General, Tires Plus, a Goodwill Store, Super Pawn and Classy Seconds Antique store. On the southwest corner of US Highway 50 and Fairview Drive is the Slot World Casino, while on the northwest corner is a 7-Eleven and on the northeast corner is a Maverik C-store. Both the 7-Eleven and the Maverik have gas facilities.

South of the properties that have frontage on or direct access to US Highway 50, the development transitions to a mixture of single-family and multifamily residential uses. The single-family residential uses are generally one- or two-story average quality homes on 6,000 to 9,000 square foot lots. Most of the homes were constructed in the 1960's. The houses range in size between  $930\pm$  square feet and  $1,895\pm$  square feet. These houses have sold for between \$65,000 and 430,000, with an average sale price of \$228,033 and a median price of \$239,900.

This area also has approximately 859 dwelling units in triplexes and larger multifamily residential projects, as well as some townhouses and condominiums. Furthermore, in the northeast corner of the neighborhood there are some mobile homes on residential lots. The residential development in the submarket appears to be of average quality construction and appears to be in average condition. In driving the submarket, few for-rent signs were noted. Although no formalized surveys of apartment projects are available for the subject market, it would appear as though vacancy rates are below 5%.

The southwestern portion of the submarket, north of Fifth Street, between the I-580 Freeway and Airport Road involves vacant irrigated pasture lands that are part of the Lompa Ranch. Portions of this property are in a floodplain, while other portions on the ranch are slated for eventual residential development with support commercial facilities.

The southeastern portion of the submarket, between Airport Road and Fairview Drive comprises approximately 101 acres of land that is improved with City and quasi-municipal uses. The northern 52 acres houses Carson City's Public Works Department and Corporate Yard, the Parks Department, the Nevada Humane Society and the transmission tower and facilities for KPTL. The southern  $49.08\pm$  acres houses the Water Resource Reclamation facility (sewer treatment plant).

Further to the south, on the south side of 5<sup>th</sup> Street between Fairview Drive and Airport Road is the Warm Springs Correctional Center. This 16.98± acre site was originally improved in 1961 and it was the Nevada Woman's Correctional Center until September 1997, when it became a medium security Men's prison. It was converted to a minimum-security facility in 2003. In 2008, the facility was converted back to a medium security institution. The facility is budgeted for up to 532 inmates, who are housed in four housing units. The facility has two towers and is staffed by 125.5 employees.

The overall topography of the subject neighborhood is gently sloping down from northwest to southeast, toward the Carson River. Overall slopes are generally under 10% and as a result, most sites are considered to have adequate topography for development. There do not appear to be any soils conditions, earthquake hazards, environmental contamination, endangered species or other similar items which would adversely impact the development potential of properties in the neighborhood.

The overall character of the subject neighborhood is established with industrial uses dominating the northern portions of the neighborhood, residential uses in the central portion of the neighborhood and with a mixture of industrial and commercial uses along Highway 50. The overall character of the neighborhood is expected to remain stable for the foreseeable future.

**SUBJECT PHOTOGRAPHS**



VIEW LOOKING NORTHERLY UP BROWN STREET  
FROM ADJACENT TO THE SOUTHEAST CORNER OF A.P.N. 008-303-37



VIEW LOOKING SOUTHERLY DOWN BROWN STREET  
FROM ADJACENT TO THE SOUTHEAST CORNER OF A.P.N. 008-303-37

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING EASTERLY ON REEVES STREET  
FROM ITS INTERSECTION WITH BROWN STREET



VIEW LOOKING WESTERLY ACROSS THE EXTREME EASTERN PORTION OF THE SUBJECT  
FROM NEAR THE SOUTHEAST CORNER OF A.P.N. 008-303-37

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING NORTHWESTERLY ACROSS THE EXTREME EASTERN PORTION OF THE SUBJECT FROM NEAR THE SOUTHEAST CORNER OF A.P.N. 008-303-37



VIEW LOOKING NORTHERLY ACROSS EXTREME EASTERN PORTION OF THE SUBJECT FROM NEAR THE SOUTHEAST CORNER OF A.P.N. 008-303-37

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING WESTERLY ACROSS THE EXTREME SOUTHERN PORTION OF THE SUBJECT FROM NEAR THE SOUTHEAST CORNER OF A.P.N. 008-303-16



VIEW LOOKING NORTHWESTERLY ACROSS THE EXTREME SOUTHERN PORTION OF THE SUBJECT FROM NEAR THE SOUTHEAST CORNER OF A.P.N. 008-303-16

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING NORTHERLY ACROSS THE WESTERN PORTION OF THE SUBJECT FROM  
NEAR THE SOUTHEAST CORNER OF A.P.N. 008-303-16



VIEW LOOKING NORTHERLY ACROSS THE WESTERN PORTION OF THE SUBJECT FROM  
NEAR THE SOUTHWEST CORNER OF A.P.N. 008-303-15

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING NORTHEASTERLY ACROSS THE WESTERN PORTION OF THE SUBJECT  
FROM NEAR THE SOUTHWEST CORNER OF A.P.N. 008-303-15



VIEW LOOKING EASTERLY ACROSS THE EXTREME SOUTHERN PORTION OF THE  
SUBJECT FROM NEAR THE SOUTHWEST CORNER OF A.P.N. 008-303-15

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING EASTERLY ACROSS THE EXTREME NORTHERN PORTION OF THE SUBJECT FROM NEAR THE NORTHWEST CORNER OF A.P.N. 008-303-21



VIEW LOOKING EASTERLY ACROSS THE WESTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHWEST CORNER OF A.P.N. 008-303-21

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING SOUTHERLY ACROSS THE WESTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHWEST CORNER OF A.P.N. 008-303-21



VIEW LOOKING SOUTHERLY ACROSS THE EXTREME EASTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHEAST CORNER OF A.P.N. 008-303-39

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING SOUTHWESTERLY ACROSS THE EXTREME EASTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHEAST CORNER OF A.P.N. 008-303-39



VIEW LOOKING WESTERLY ACROSS THE EXTREME EASTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHEAST CORNER OF A.P.N. 008-303-39

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING EASTERLY ACROSS THE EXTREME EASTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHWEST CORNER OF A.P.N. 008-30-39



VIEW LOOKING SOUTHEASTERLY ACROSS THE EXTREME EASTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHWEST CORNER OF A.P.N. 008-30-39

**SUBJECT PHOTOGRAPHS**

VIEW LOOKING SOUTHERLY ACROSS THE EASTERN PORTION OF THE SUBJECT FROM  
NEAR THE NORTHWEST CORNER OF A.P.N. 008-30-39



VIEW LOOKING SOUTHWESTERLY ACROSS THE WESTERN PORTION OF THE SUBJECT  
FROM NEAR THE NORTHWEST CORNER OF A.P.N. 008-30-39

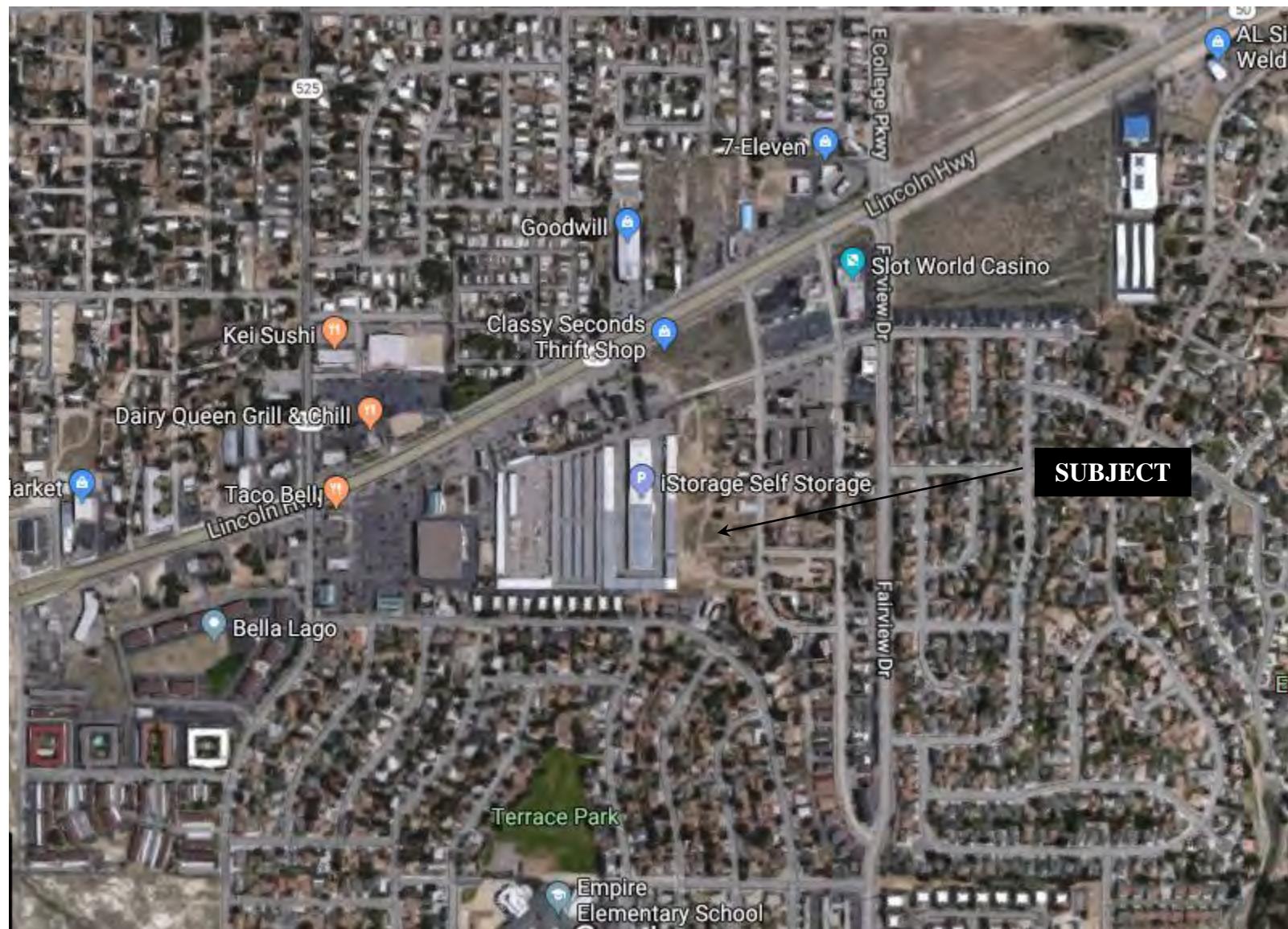
**SUBJECT PHOTOGRAPHS**

VIEW LOOKING WESTERLY ACROSS THE WESTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHWEST CORNER OF A.P.N. 008-30-39

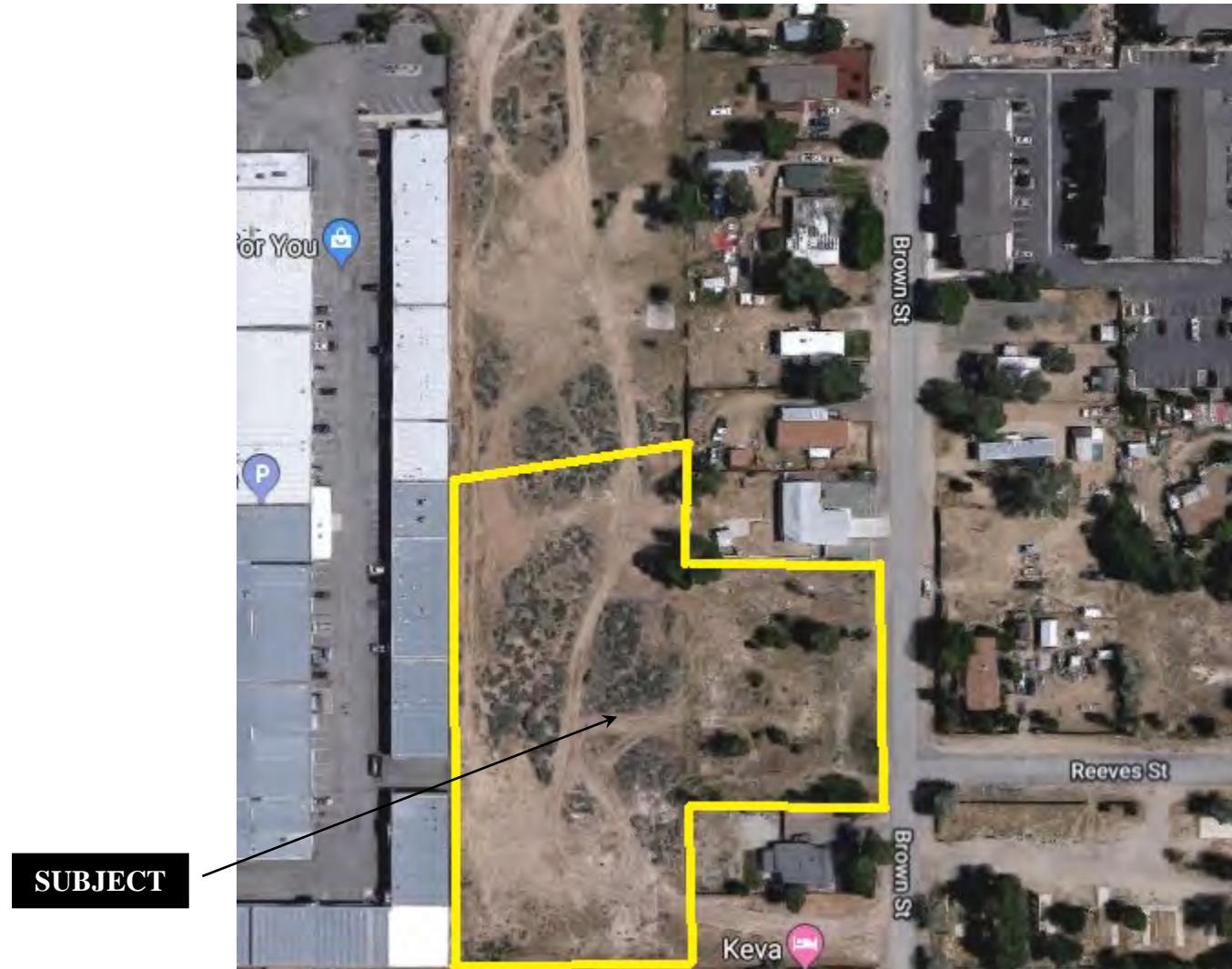


VIEW LOOKING NORTHWESTERLY ACROSS THE WESTERN PORTION OF THE SUBJECT FROM NEAR THE NORTHWEST CORNER OF A.P.N. 008-30-39

## AERIAL OVERVIEW



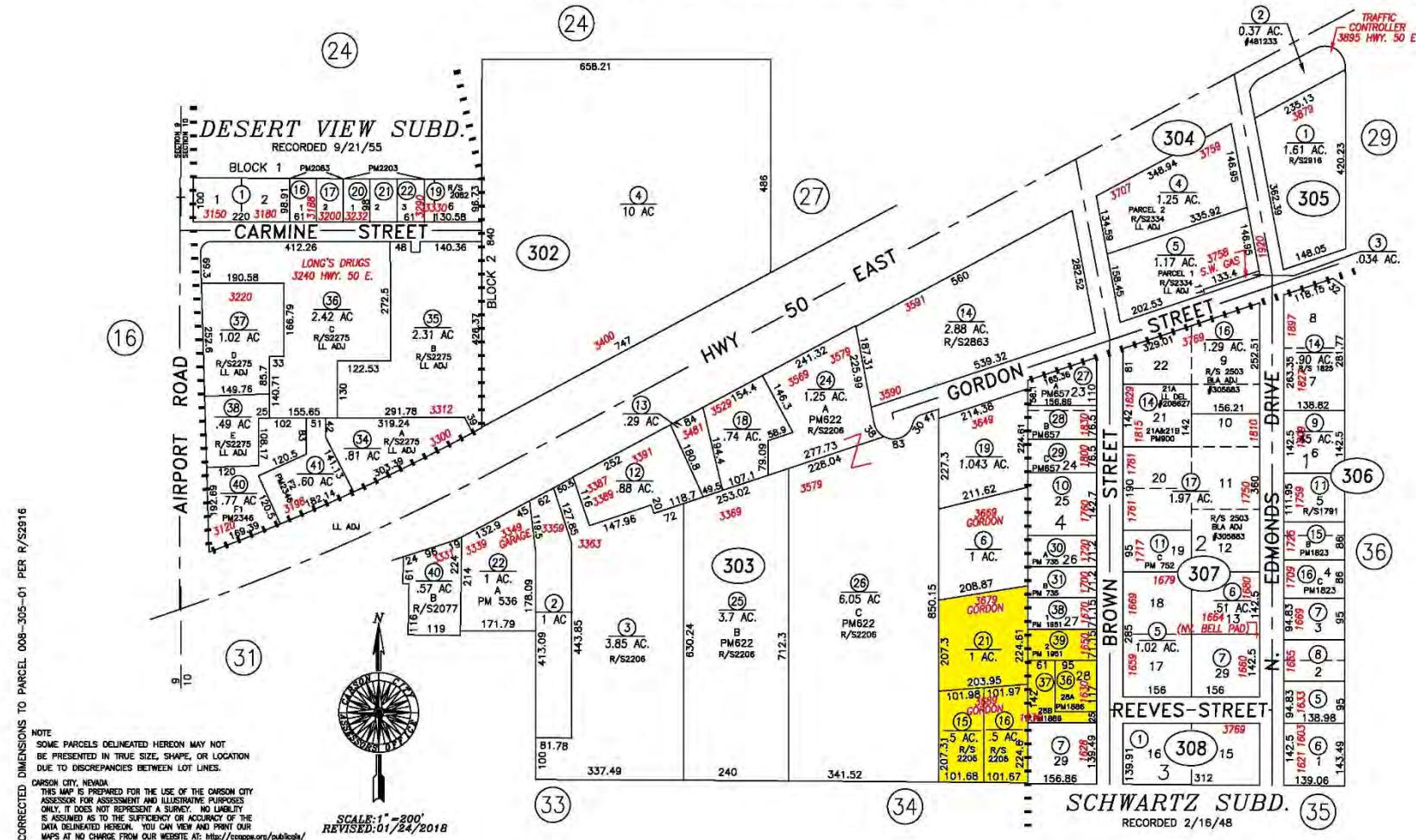
## AERIAL CLOSE-UP



**SUBJECT PROPERTY PLOT PLAN**  
**A.P.N. 008-303-15, 16, 21, 36, 37 & 39**

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

8-30



**TOTAL LAND AREA:  $2.78 \pm$  ACRES (121,050 $\pm$  SQUARE FEET)**

**PROPERTY IDENTIFICATION AND SITE DESCRIPTION**

<b>Property Name</b>	2.78± Acres of Vacant Land
<b>Location</b>	West side of Brown Street, 619.25±' south of Gordon Street, Carson City, Nevada.
<b>Assessor's Parcel Numbers</b>	008-303-15, 16, 21, 36, 37 & 39
<b>Address</b>	3679 & 3689 Gordon Street and 1630, 1636 & 1650 Brown Street, Carson City, Nevada 89701

**Legal Description**

## Parcel 1:

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

## Parcel 1A:

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

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

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

Assessor's Parcel No. 008-303-15

## Parcel 2:

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

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

Assessor's Parcel No. 008-303-16

## Parcel 3:

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

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

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

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

Assessor's Parcel No. 008-303-21

## Parcel 4:

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

Assessor's Parcel No. 008-303-36

## Parcel 5:

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

Assessor's Parcel No. 008-303-37

## Parcel 6:

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

Assessor's Parcel No. 008-303-39

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

**Land Areas** 2.78± acres (121,050± square feet)

**Zoning** MFA SPA (Multi-Family Apartments, Specific Plan Area)

Subject A.P.N.s 008-303-36, 37 and 39 are all zoned MFA SPA (Multifamily Apartment/Specific Plan Area). Subject A.P.N.s 008-303-15, 16 and 21 are all currently zoned GC (General Commercial). However, it has been indicated to the undersigned that Carson City will be changing the zoning of A.P.N.s 008-303-15, 16 and 21 from GC to MFA SPA prior to its sale. As a result, the subject is being valued under the hypothetical condition that this zone change has already occurred and that the entire subject site is zoned for multi-family development.

“The MFA district is intended to provide for the development of a variety of multifamily units such as duplexes, townhouses and high density apartments. The MFA district is consistent with the policies of the high density residential category of the master plan.” The primary permitted uses under the MFA designation includes multifamily dwelling, park, single family dwelling and two-family dwelling. Accessory permitted uses in the MFA district are: accessory structure, home occupation and recreation for individual or subdivision use. The following conditional uses are allowed under the MFA zoning with a special use permit: child care facility; church; congregate care housing/senior citizen home; municipal well facility; school k-12; temporary tract sales office; and utility substation. Overall, the MFA designation allows a variety of multifamily uses.

The MFA zoning has a minimum parcel size of 6,000 square feet and requires a 50' minimum lot width. The front yard setback requirement is 10' and the minimum side and rear-yard setbacks are 10' and 20', meaning that the building must either be placed at least 10' and 20' from the property line, respectively. All portions of a structure that exceed 20' in height must be a minimum of 20' from the rear property line. Overall, the subject meets the minimum size and width requirements under the zoning.

The Brown Street Specific Plan Area (BS-SPA) of which the subject is a part, is intended to “....establish policies that reinforce and stabilize the BS-SPA as a cohesive residential neighborhood by:

- accommodating residential and neighborhood-serving commercial infill and redevelopment that is compatible with existing, occupied homes and adjacent neighborhoods and that facilitates the transition of the BS-SPA to higher intensity residential uses over time;
- preventing isolated “piece meal” development that occurs without an overall concept for the area that expresses a clear long-range vision;
- buffering residential uses from adjacent commercial development; and
- ensuring that future development provides a distinct benefit to and protects the quality of life for existing and future residents in the area.”

## **Project Approvals**

The subject property currently has no approvals for development.

## **Topography**

The subject property involves generally level topography, with any slope being under 5%. Overall, the subject is considered to have adequate topography for development.

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

A preliminary title report for the subject prepared by Ticor Title of Nevada, which is dated January 18, 2019 was provided to the undersigned in conjunction with the preparation of this appraisal. This report lists 18 exclusions to the fee simple title of the subject parcels. Set out following is a summary of the exclusions and our conclusion regarding their impact on the subject.

Title Exception	Document No.	Date	Exception Description	Impact on Value
1	N/A	N/A	(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.	To the best knowledge of the undersigned, there are no such items impacting the subject and so no additional consideration will be given to Item 1
2	N/A	N/A	Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.	To the best knowledge of the undersigned, there are no such items and so in the following analysis, no additional consideration will be given to Item 2
3	N/A	N/A	Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.	To the best knowledge of the undersigned, there are no such items and so in the following analysis, no additional consideration will be given to Item 3
4	N/A	N/A	Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.	To the best knowledge of the undersigned, there are no such items and so in the following analysis, no additional consideration will be given to Item 4
5	N/A	N/A	(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.	To the best knowledge of the undersigned, the subject is not encumbered by Unpatented mining claims, unusual exceptions or reservations in the original land patents or any water rights. Therefore, Item 5 is not felt to impact the Market Value of the subject.
6	N/A	N/A	Any lien or right to lien for services, labor or material not shown in the Public Records.	As the subject is vacant land, I would not expect any liens would be files against the subject and so Item 6 is not felt to impact the Market Value of the subject.
7	N/A	N/A	The herein described property is tax exempt.	The subject is exempt from taxes because it is owned by Carson City. Upon sale the subject would be taxed in a similar fashion as other privately-owned land and so this item is not felt to impact the value of the subject to a greater degree than is typical in the market.
8	N/A	N/A	The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.	Because the subject is vacant land, we would not expect any supplemental taxes to be owing against the subject.

Title	Document		Exception Description	Impact on Value
Exception	No.	Date		
9	N/A	N/A	Any liens, charges or assessments levied by the Carson City water, sanitary sewer and storm water utility district by reason that the Land is located within said district. To verify payment, delinquencies or liens, contact Carson City Utilities at (775) 887-2355.	Because the subject is owned by Carson City, there are no liens on the property from this source.
10	N/A	N/A	Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.	Our inspection of the subject did not reveal any of these items crossing the subject and so in the following analysis, no additional consideration will be given to Item 10.
11	N/A	N/A	Notes, easements and recitals as set forth on Parcel Map Nos. 622, 1886 and 1951 and Record of Survey Map No. 544, 2206 and 2615. Said notes, easements and recitals will affect the use of there herein described property and a review of said map is advised.	A review of these maps does not indicate any items which would impact the value of the subject, such as major easements, etc.
12	36853	5/13/1968	Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Wesley Cresswell Purpose: roadway	Based on our review of this document, it appears to encumber property north of APN 8-303-19, but it does not appear to encumber the subject.
13	36854	5/13/1968	Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document; Reserved by: Wesley Cresswell Purpose: roadway and utility	Based on our review of this document, it appears to encumber the western 20 feet of APN's 8-303-15 & 21 in the subject ownership. However, this document also provides the subject with a 20' wide access easement northward to Gordon Street and then further north to US Highway 50. As a result, this item is felt to be both a burden to the subject as well as a benefit to the subject. These aspects are felt to be off-setting and as a result, this item is neither felt to be a net negative or positive to value.
14	132448	7/30/1992	Terms, provisions and easements as contained in an instrument Entitled: Grant of Easement (AAA Mini Storage) Confirmation of Easement (Carson Commercial Center) and Agreement	Our review of this document indicates that it encumbers APNs 8-303-03, 25 & 26, but not the subject and so in the following analysis, no additional consideration will be given to this item.
15	N/A	N/A	Terms, provisions and conditions as contained in an instrument Entitled: Ordinance Affects: Parcels 5 and 6	This item changed the zoning on APNs 8-303-36, 37 and 39 from MH 12 (Mobile Home, 12,000 square foot minimum) to MFA. As these parcels are being valued under their current zoning, this appraisal addresses any impact of this item.

Exception	Title No.	Document Date	Exception Description	Impact on Value
16	N/A	N/A	<p>Any policy of title insurance issued under this application will not insure a legal right of access to and from said Land. Insuring Provision Paragraph 4 will be deleted.</p> <p>Affects: Parcel 2</p>	Because the subject parcels are adjoining and because the subject ownership has roadway frontage and a 20' wide easement to Gordon Street and/or US Highway 50, this item is not felt to impact the value or development potential of the subject.
17	N/A	N/A	<p>Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.</p>	This item is not an encumbrance on the subject, but rather a disclosure of a void of data. As the subject is being valued as unencumbered by any existing debt, by definition, Item 17 would not impact the value or development potential of the subject.
18	N/A	N/A	<p>The Land shall not be deemed to include any manufactured housing unit, house trailer, mobile home or mobile dwelling on the Land.</p>	As noted previously, other than hook-ups for 3 mobile homes, including septic systems, the subject site is vacant and unimproved. Therefore, Item 18 Is not felt to have any impact on the value of the subject.

A review of the exceptions from the title report concluded none that negatively impact the value or development potential of the subject parcels. In completing this appraisal, we did perform an on-site inspection of the subjects with the due diligence expected of professional real estate appraisers. No overt signs of any additional easements encumbering the subjects were noted. Furthermore, no encroachments were noted.

### Flood Zone

Community Panel Number	3200010111G
Effective Date	December 22, 2016
Flood Zone Designation	Unshaded Zone "X"
Flood Hazard	Unshaded Zone "X" – Areas with less than a 0.2% annual chance of flooding annually

### Earthquake Zone

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

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

### Soils

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

A geotechnical investigation of the subject property was not available to the undersigned. However, the subject is located in an area which has seen extensive development, including previous developments on

the subject site itself. These structures were reportedly constructed without incurring unusually high site development costs as a result of adverse soils conditions. As a result, it is the undersigned's opinion that the subject property would not be adversely impacted by adverse soils to a greater degree than is typical for the area.

### **Vegetation**

As is noted by the subject photographs presented earlier, the subject has minimal vegetation. This vegetation consists of native grasses, brush and trees typical for vacant land in the area. To the best knowledge of the undersigned there are no endangered species of plant life on the subject site.

### **Archeological Resources**

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

### **Wetlands**

There are no previously identified wetlands on the subject site. Therefore, wetlands are not felt to be an issue in valuing the subject property.

### **Environmental Contamination**

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

Phase I environmental assessments of the subject properties were not provided. Visual inspections of the properties did not reveal any overt signs of environmental contamination such as distressed vegetation, soil staining or noxious odors.

In the absence of any information to the contrary, the subject property has been valued assuming that it would not be impacted by environmental contamination. The reader is strongly cautioned that the undersigned's are not experts at identifying environmental contamination. As a result, we would recommend that any potential purchaser of, or lender on the subject property retain the services of a competent engineer to complete thorough environmental assessments of the parcels.

### **Roadway Frontages and Access**

Access to the subject property is provided from Brown Street to the west. In the vicinity of the subject, Brown Street is a 2-way/2-lane asphalt paved roadway that is not improved with curbs, gutters and sidewalks. Overall, the subject property would appear to have adequate access to support development.

### **Utilities**

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

<b><u>Utility Service</u></b>	<b><u>Provider</u></b>
Electricity	NV Energy
Water	Carson City
Natural Gas	NV Energy
Sewer	Carson City
Telephone	AT&T
Waste Disposal	Waste Management of Nevada
Cable Television	Charter Communications

### **Water Rights**

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

### **Public Services**

The subject property has access to all public services. Fire and police protection are provided by Carson City. Mass transportation in Carson City is provided by Jump Around Carson (JAC), which operates three basic bus routes. Route 2, which has a clockwise route (2A) and a counter clockwise route (2B), which services the northeast portion of the city, provides bus service on Airport Road, which is

approximately, 0.42 miles west of the intersection of Brown Street and East Williams (US Highway 50). Overall, the subject is considered to have average access to all available public services.

### Improvements

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

### Surrounding Development

The subject is bordered on the west by a mini-storage facility; on the north by vacant land and residential uses on the south by residential uses as well as on the east by residential uses and Brown Street. Beyond Brown Street are more residential utilizations. The residential uses surrounding the subject involve a mixture of mobile homes, single-family residential uses and multifamily residential uses, none of which are felt to adversely impact the value of the subject.

### Subject Sales History

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

### Tax Data

Assessor's Parcel Number	008-303-15	008-303-16	008-303-21	008-303-36	008-303-37	008-202-39
2018-2019 Assessed Values						
Land	\$23,532	\$24,493	\$48,025	\$10,675	\$10,675	\$10,675
Improvements	\$0	\$0	\$0	\$1,037	\$1,691	\$1,906
Total 2018-2019 Assessed Values	\$23,532	\$24,493	\$48,025	\$11,712	\$12,366	\$12,581
2018-2019 Tax Rate	\$3.5700/\$100 assessed					
Calculated 2018-2019 Taxes	\$840.09	\$874.40	\$1,714.49	\$418.12	\$441.47	\$449.14
Actual 2018-2019 Taxes	\$0	\$0	\$0	\$0	\$0	\$0

Because the subject is owned by the Carson City, it is exempt from real estate taxes. Under Nevada State law, the assessor's office estimates the taxable value of land through recent sales of similar sites. The taxable value of improvements is based upon their replacement cost new as referenced through Marshall Valuation Service, with straight-line depreciation deducted at 1.5% per year. A 35%

assessment ratio is then applied to the taxable value to derive the assessed value. The tax rate is then applied to the assessed value to derive the taxes. Under Nevada State law, equalization is not an issue. In other words, two identical properties may have different assessed values and the one with the higher assessed value has no standing to appeal their taxes based strictly on this fact.

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

Utilizing a 35% assessment ratio, the assessor's estimate of the taxable value of the subject ownership is indicated to be \$379,169. Based on the valuation analyses contained later in this report, the taxable value of the subject is a high indicator of its market value. As a result, upon sale of the subject property to a private party, we would recommend that the buyer file an appeal of the land valuation.

### **Special Assessments**

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

### **Summary and Conclusion**

The subject property comprises six contiguous parcels of land that form an irregularly shaped site totaling  $2.78\pm$  acres ( $121,050\pm$  square feet) of land area. The subject property is located in an older mixed-use neighborhood in the southeast area of Carson City. The subject is bordered on the west by a mini-storage facility; on the north by vacant land and residential uses, and south by residential uses as well as on the east by residential uses and Brown Street. Beyond Brown Street are more residential utilizations. The subject property enjoys frontage on Brown Street along a portion of its eastern property line and has adequate topography for development. The subject is vacant and unimproved. There do not appear to be any soils conditions, earthquake hazards, environmental contamination, wetlands or other factors adversely impacting the value or development potential of the subject property.

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

## FLOOD ZONE MAP

## National Flood Hazard Layer FIRMette



JSWA

## HIGHEST AND BEST USE ANALYSIS

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

### Legally Permissible

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

As noted previously, half of the subject parcels are zoned MFA SPA and the other half are zoned GC. However, it has been told to the undersigned by the client that the three parcels zoned GC will be rezoned to MFA SPA prior to their sale so that all six subject parcels will be sold together as a  $2.78\pm$  acre site zoned for multi-family development. As a result all of the subject parcels will be valued as though zoned MFA SPA. In discussions with the client, it was indicated that the possibility of a zone change on the subject, to a zoning other than MFA SPA, would be remote. As the current zoning classifications on the subject would allow for duplexes, townhouses and high-density apartments options, it is anticipated that a typical purchaser analyzing the subject would anticipate that the property would be developed under the MFA SPA zoning.

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

### Physically Possible

In order for any utilization to represent the highest and best use of a property, it must be physically possible. In other words, the use must be able to be constructed on the subject site. As noted previously, the subject property contains  $2.78\pm$  acres ( $121,050\pm$  square feet) of land area. The subject site would appear to be of larger than typical size for the sub-market. The subject would appear to have

adequate soils for development and there do not appear to be any earthquake hazards, floodplains, access issues, environmental contamination or other similar factors which would adversely impact the value or development potential of the subject. Overall, with the exception of parcel size, there do not appear to be any significant physical constraints on development of the subject property.

### **Financially Feasible**

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

The subject is being valued as though it were currently zoned MFA SPA which allows for a variety of multi-family residential uses. The subject is located in a mixed-use area that is slowly being redeveloped to more intensive multi-family utilizations under the Brown Street SPA of which the subject is a part. The subject is located on the west side of Brown Street and is bordered by a mini-storage facility to the west; Brown Street and residential uses to the east; on the south by single-family and multi-family utilizations; as well as on the north by vacant land and single-family utilizations. Across Brown Street are multi-family and single-family residential uses including a 4 building apartment complex that was constructed in 2007 on a site a little bit smaller than the subject (55 units in four buildings on a  $1.972 \pm$  acre site).

Because of rapid employment growth as a result of Tesla and other businesses moving to the area, apartment complexes in the communities of northwestern Nevada are currently experiencing very low vacancy rates and rental rates are increasing faster than inflation. According to a Costar 1<sup>st</sup> Quarter 2019 apartment overview for the Carson City market, the average vacancy rate is only 2.80%. This compares with the historic average of 5.8%. The average rental rate for newer, better quality projects is \$1,490 per month, and rental rates have been increasing at 5.2% per year. According to the Carson City Assessor's Office, there are 5,382 multifamily residential units in Carson City (Land Use Codes 320-341). Based on a 2.80% vacancy rate, this indicates that there are currently approximately 150 vacant units.

Because of rapidly growing rents and low vacancy rates, there is currently one new larger apartment project under development in Carson City with approvals for 370 units. This project, Carson Hills will

have 118 one-bedroom units, 164 two-bedroom units and 88 three-bedroom units. This project is being constructed in southwest Carson City on a 22-acre site that wraps around the Galaxy Fandango 10-screen movie theater. The project will have garages, a clubhouse, a pool and other amenities. This project is expected to be among the nicest and highest-priced projects in the Carson City area. With 370 units under construction, if there is no increase in demand, the total number of vacant units would increase to 520, which would result in a vacancy rate of 9.02%. However, the Reno-Sparks area has had similar vacancy rates as Carson and there has been substantial new apartment development, which has not significantly increased vacancy rates, indicating that there was unsatisfied demand. We would expect a similar situation in Carson City and so, it is expected that the units under construction would not increase vacancy rates above 5%.

Of the 5,382 multi-family residences in the Carson City area, 859 units or 15.96% of all of the units are located in the subject submarket. Most of these units are older and are of only average quality, being in average condition. The subject submarket would be ideal for development of new average quality multi-family residential uses as the submarket already has a high concentration of multifamily development. With the newer retail uses along US Highway 50 and with the submarket's proximity to the I-580 freeway, it is the undersigned's opinion that there would be demand for units that would be more affordable than the Carson Hills apartments, but which would upgrade the level of multi-family development in the submarket. Overall, the available data suggests that there is adequate demand to support development of the subject with a multi-family use.

### **Maximally Productive**

The maximally productive utilization of a site is that use which brings the highest value to the land. Generally, the maximally productive use is that use which maximizes the development potential of a site. Therefore, the maximally productive use would be to develop the subject site with as many multi-family units as possible.

Under the MFA zoning, there is 29-36 multi-family units allowed per acre depending on the size of the units (1-bedroom and studios allow for one unit per 1,200± square feet of land area, or 36 units per acre while 2-bedroom and larger units allow for one unit per 1,500± square feet of land area, or 29 units per acre).

The Carson Hills apartments have an approved density of 16.82 units per acre. However, because this project has more steeply sloping topography, which reduces density and because this project will have garages as well as a clubhouse and recreational amenities, it is the undersigned's opinion that the subject could be developed to a higher density than this project. On the other hand, the newer 55-unit apartment complex located across Brown Street from the subject has a density of 27.89 units per acre. Considering the 20' roadway easement encumbering APN's 008-303-15 & 21, we have concluded to a projected density for the subject between the densities of the two projects above. Overall, based on our analysis of the sales data, we have concluded that the maximally productive use of the subject would be to develop the site with a density of approximately 25 units per acre, which would result in a projected development potential of  $70\pm$  units.

### **Summary and Conclusion**

Overall, based upon a careful analysis of legal permissibility, physical possibility, financial feasibility and maximum productivity, it is the undersigned's opinion that the highest and best use of the subject property would be for development of the site with approximately 70 units as would be allowed under the MFA zoning.

### **Most Probable Purchaser**

The most probable buyer would be a developer, seeking a profit from development of the site.

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

## INTRODUCTION TO VALUATION ANALYSIS

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

- Market Value

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

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

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

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

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

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

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

## MARKET VALUE ANALYSIS

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

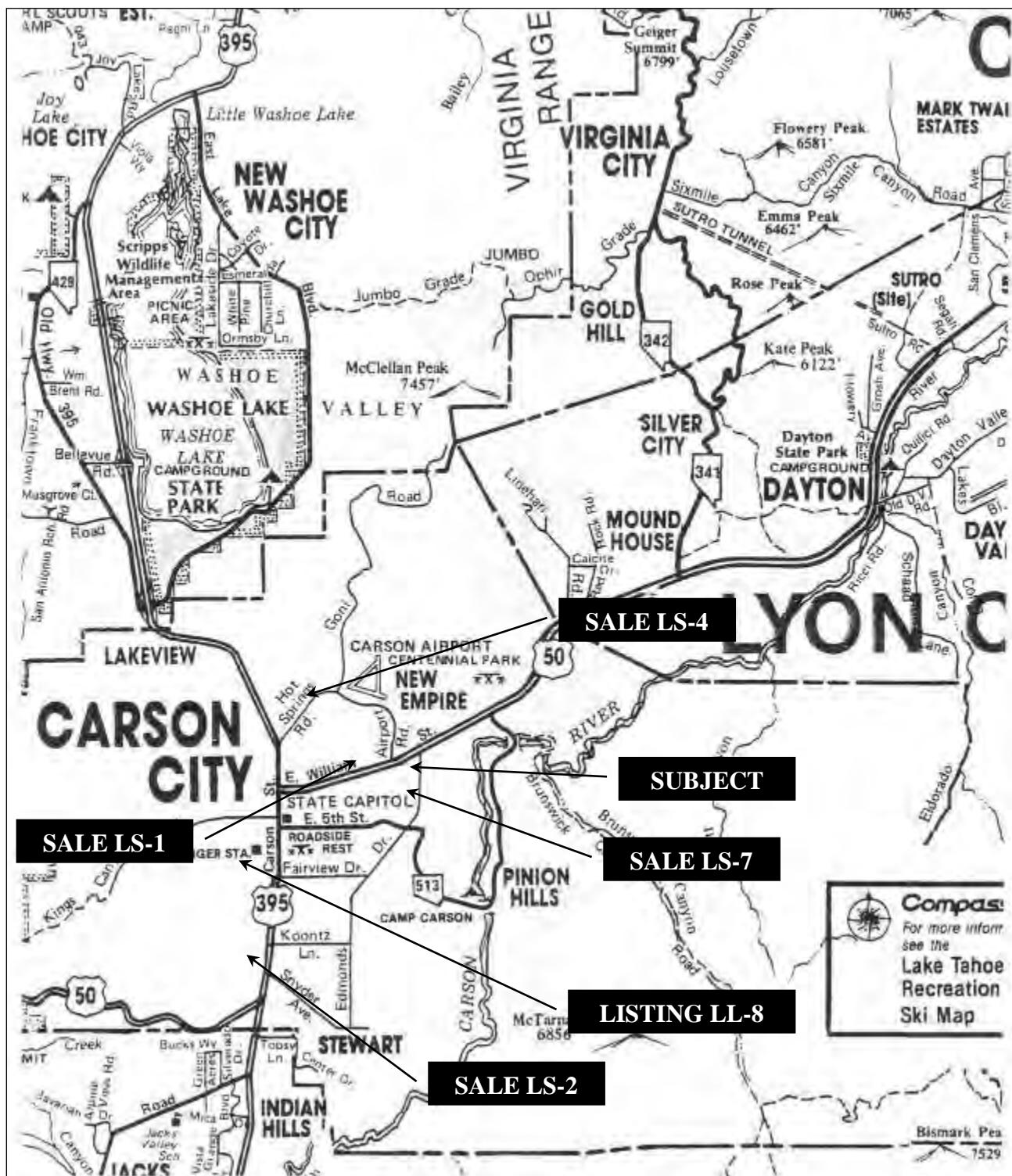
To establish an opinion of the Market Value of the subject property by the Sales Comparison Approach, the Official Records of Carson City were searched for sales of similar vacant sites in the Carson City area that had similar development potential. As few recent sales were found in Carson City the sales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

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

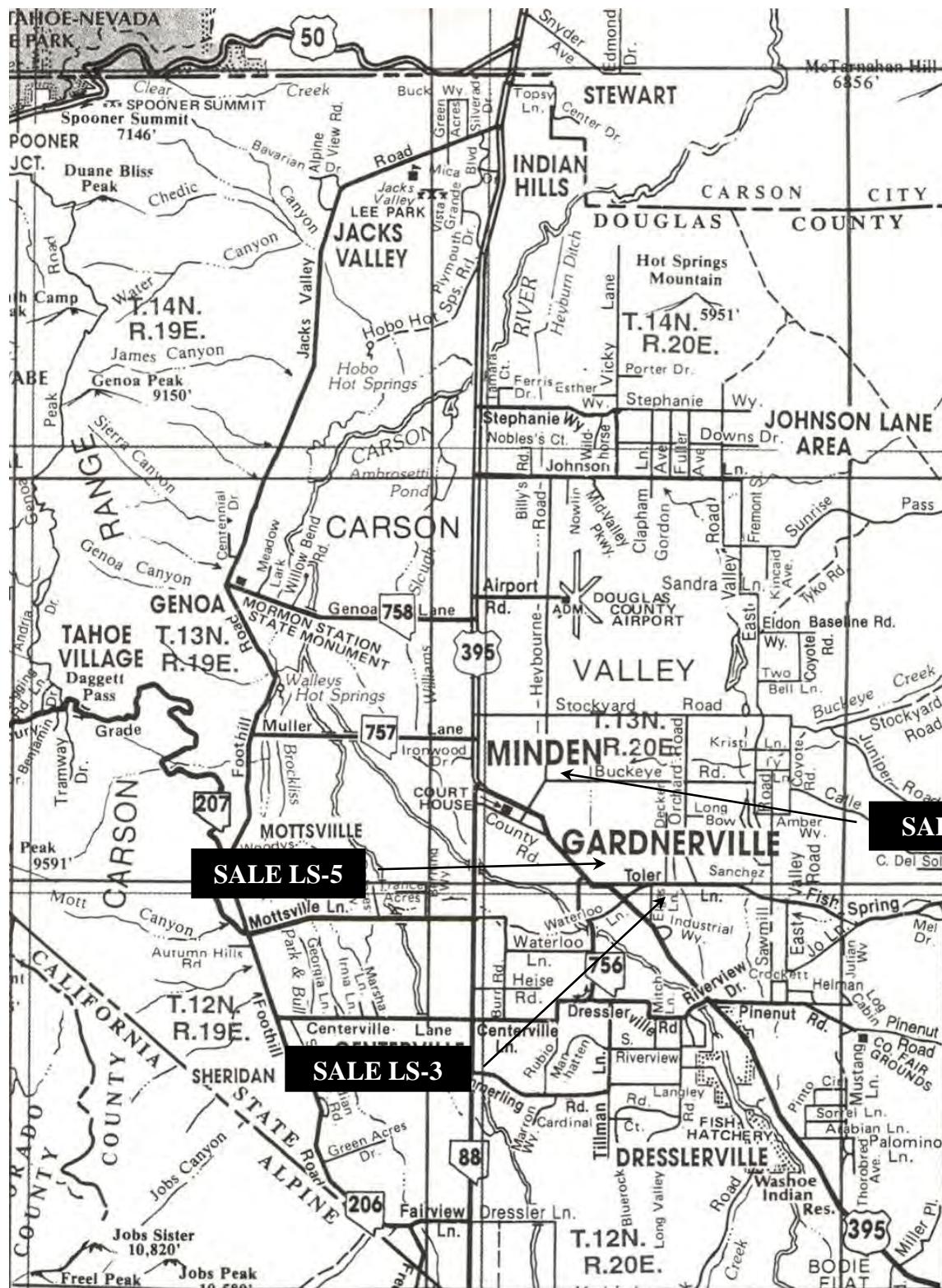
## COMPARABLE LAND SALES CHART

Sale No.	A.P.N. Project Name/Location	Sale Date Doc #	Zoning Topography	Water Rights	Sale Price	Land Area	Sale Price Per SF
LS-1	002-441-23 E William Street Carson City	01-05-2016 460880	GC Generally Level	None	\$1,050,000	7.71± ac. 335,848± sf	\$3.13
LS-2	009-151-61 & 62 400 W Clearview Drive Carson City	03-28-2016 463080 12-19-2017 481450	GC Moderately to Steeply Sloping	None	\$2,150,000	22.10± ac. 962,676± sf	\$2.23
LS-3	1220-03-301-002 Crestmore Dive Townhomes Gardnerville	12-20-2017 2017-908485	MFR Level	None	\$750,000	5.08± ac. 221,285± sf	\$3.39
LS-4	002-052-12 680 Hot Springs Road Carson City	04-30-2018 484729	MFA Level	None	\$785,000	1.97± ac. 85,813± sf	\$9.15
LS-5	1320-33-310-001 Gilman Avenue Gardnerville	05-18-2018 914478	MFR Level to Gently Sloping	None	\$900,000	4.24± ac. 184,694± sf	\$4.87
LS-6	1320-29-601-002 1171 Baler Street Minden	05-30-2018 2018-915221	MFR Level	None	\$920,000	4.77± ac. 207,781± sf	\$4.43
LS-7	010-041-76 Butti Way Carson City	01-31-2019 491893	GC PR Gently to Moderately Sloping	None	\$1,690,000	7.28± ac. 317,117± sf	\$5.33
LL-8	003-064-11 S Curry Street Carson City	Listing 03-27-2019	MFA Hillside Topography	None	\$600,000	2.58± ac. 112,384± sf	\$5.34
Subject	008-303-15, 16 & 21 008-303-36, 37 & 39 3689 & 3679 Gordon Street 1630, 1636 & 1650 Brown Street Carson City	Appraisal Date 03-27-2019	MFA SPA Level	None	-----	2.78± ac. 121,050± sf	-----

**COMPARABLE LAND SALES MAP  
CARSON CITY**



**COMPARABLE LAND SALES MAP  
GARDNERVILLE**

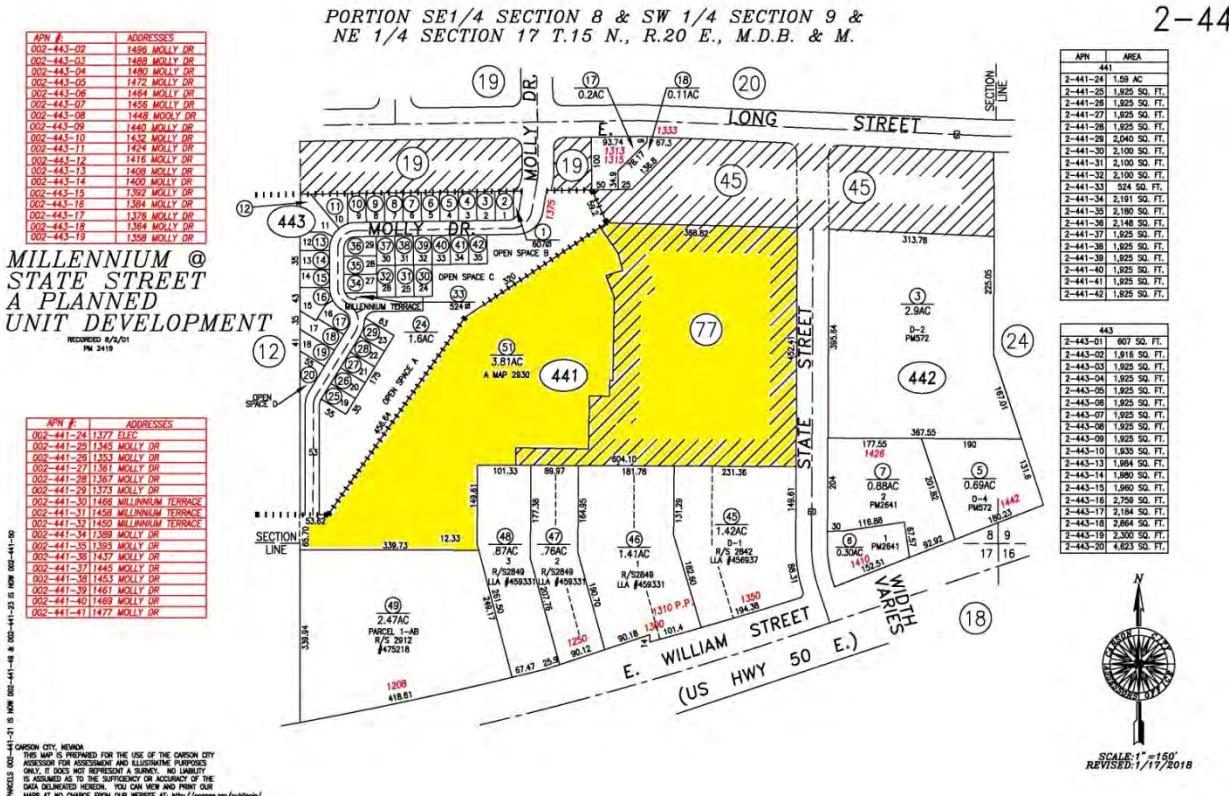


# LAND SALE PROFILES

## SALE LS-1

<b>A.P.N.</b>	002-441-23	<b>Zoning</b>	GC
<b>Sale Price</b>	\$1,050,000	<b>Grantor</b>	CC Note Investment Group LLC
<b>Terms of Sale</b>	Cash to the Seller	<b>Grantee</b>	State Street Development, LLC
<b>Sale Date</b>	January 5, 2016	<b>Document No.</b>	460880
<b>Parcel Size</b>	7.71± acres (335,848± square feet)	<b>Price/SF</b>	\$3.13
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Confirmation</b>	NNRMLS #150008576 & County Records	<b>By</b>	Janelle R. Wright

**Comments:** This comparable involves the sale of a  $7.71 \pm$  acre site that was previously approved for 94 units but the approvals expired prior to this sale. The site is located on State Street between Long and E. William Streets in a mixed use area of northeast Carson City. The site has access from State Street along its eastern property line. The site has generally level topography and all utilities are available to the site. There do not appear to be any earthquake hazards, floodplains, environmental conditions or other factors that would adversely impact the value or development potential of the site. The property sold to a developer who as of the date of value of this report had begun constructing and selling a townhome project known as Mills Landing.



# LAND SALE PROFILE

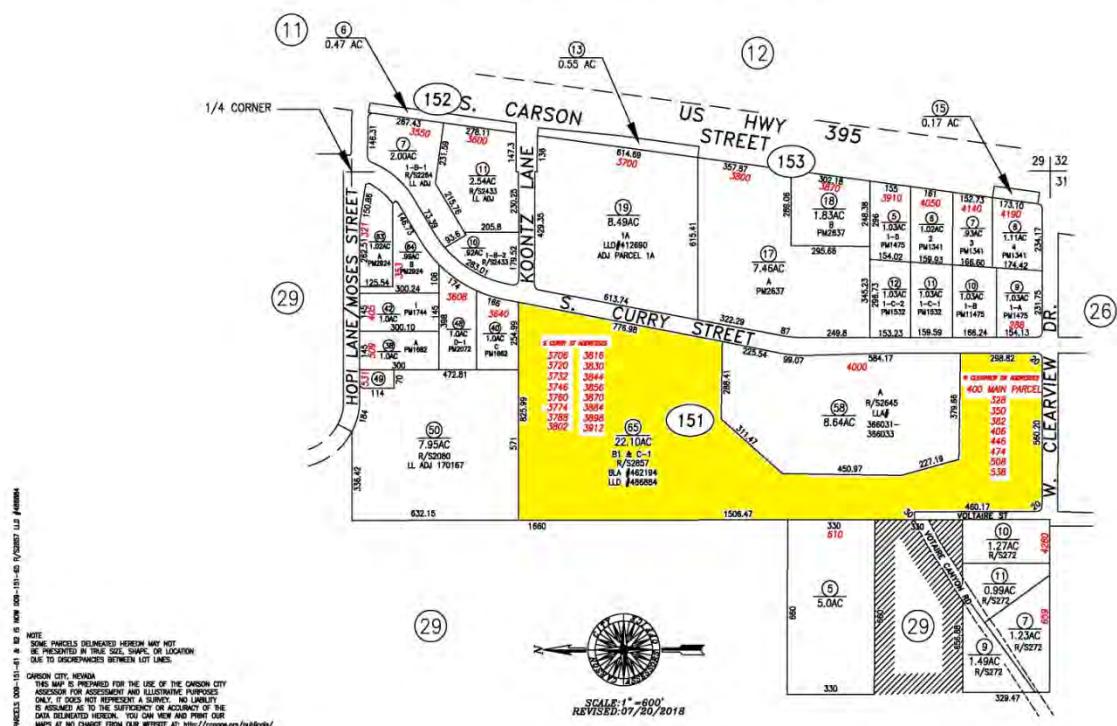
## SALE LS-2

<b>A.P.N.s</b>	009-151-61 & 62 (now 65)	<b>Zoning</b>	GC
<b>Sale Price</b>	\$2,150,000	<b>Grantor</b>	South Carson Lands, L.L.C.
<b>Terms of Sale</b>	Cash to the Seller	<b>Grantee</b>	Voltaire Master, LLC
<b>Sale Date</b>	March 28, 2016 & December 19, 2017	<b>Document No.</b>	463080 & 481450
<b>Parcel Size</b>	22.10± acres (962,676± square feet)	<b>Price/SF</b>	\$2.23
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Confirmation</b>	Craig Rowe, County Records	<b>By</b>	John S. Wright, MAI

**Comments:** This comparable involves March 2016 sale of  $19.01\pm$  acres located off of South Curry Street in southeast Carson City and the December 2017 sale of the adjoining  $3.09\pm$  acre site that is located on the northwest corner of South Curry Street and Wets Clearview Drive. The seller and buyer of both sites were the same. The buyer was able to purchase the  $3.09\pm$  acres after another party decided not to proceed with development of this site with a 95-room Towneplace Suites by Marriott hotel that had been approved for the site. After the second sale a boundary line adjustment was filed that created one  $22.10\pm$  acre site. The site creates a rough U-shape that surrounds the Galaxy Fandango movie theater. The site consists of moderately to steeply sloping topography and all utilities were in close proximity. There do not appear to be any earthquake hazards, floodplains, environmental conditions or other factors that would adversely impact the value or development potential of the site. This property was sold for future multi-family development and on the date of value construction was underway on an apartment project.

SECTION 30, T. 15 N., R. 20 E. M.D.B. & M.

9-15

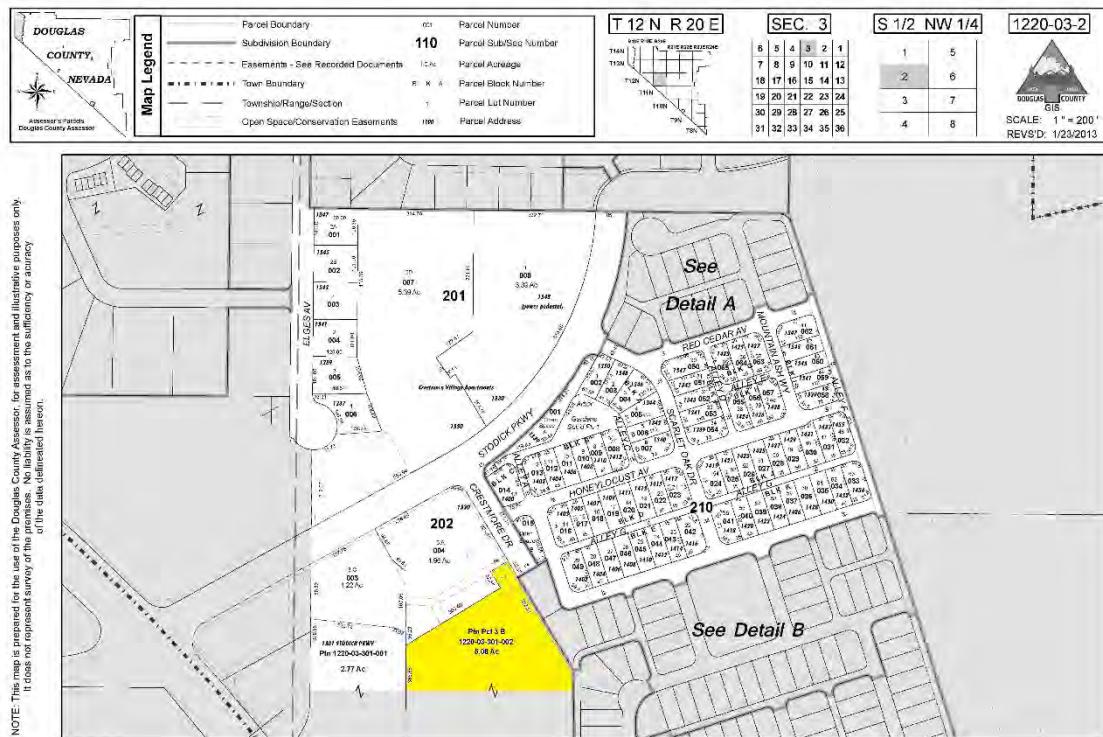


## LAND SALE PROFILE

### SALE LS-3

<b>A.P.N.</b>	1220-03-301-002	<b>Zoning</b>	MFR
<b>Sale Price</b>	\$750,000	<b>Grantor</b>	New Beginnings Housing of Nevada, LLC
<b>Terms of Sale</b>	Cash to the Seller	<b>Grantee</b>	Allan/Day III, LLC
<b>Sale Date</b>	December 20, 2017	<b>Document No.</b>	2017-908485
<b>Parcel Size</b>	5.08± ac. (221,285± square feet)	<b>Price/SF</b>	\$3.39
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Confirmation</b>	Floyd Rowley, listing agent Johnson Group, 775-823-8877 & County Records	<b>By</b>	John S. Wright, MAI

**Comments:** This comparable involves the December 2017 sale of a 5.08± acre infill parcel of land located in southern Gardnerville. The sale site has access off of Crestmore Drive, which dead-ends adjacent to the site. The actual access to the site appears to be in the corner of a parking lot of an apartment project, but it is the apartment project which has access across the corner of the sale site. The sale site is bordered on the north by the apartment project, on the east by a detached residential subdivision with detached garages. The garages all have alley access and one of the alleys abuts the sale site's east property line. The sale site is bordered on the south by low intensity industrial uses and on the west by commercial uses that front US Highway 395. All utilities are available to the site and they have been sized to service the sale site. There do not appear to be any earthquake hazards, floodplains, adverse soils conditions or other factors adversely impacting the value or development potential of the sale site.

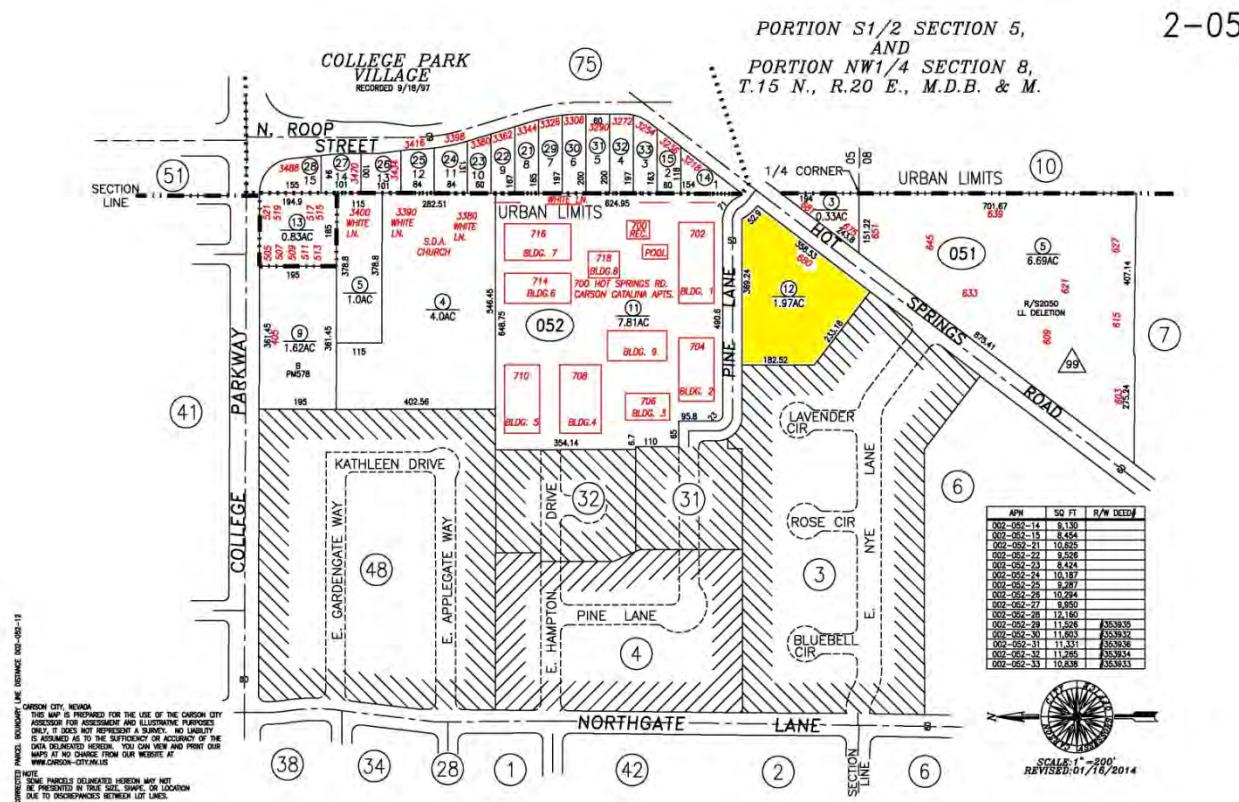


## LAND SALE PROFILE

### SALE LS-4

<b>A.P.N.</b>	002-052-12	<b>Zoning</b>	MFA
<b>Sale Price</b>	\$785,000	<b>Grantor</b>	Bypass Properties, LLC
<b>Terms of Sale</b>	Cash to the Seller	<b>Grantee</b>	Valley Springs Partners, LP
<b>Sale Date</b>	April 30, 2018	<b>Document No.</b>	484729
<b>Parcel Size</b>	1.97± acres (85,813± square feet)	<b>Price/SF</b>	\$9.15
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Confirmation</b>	NNRMLS #140013551 & County Records	<b>By</b>	Janelle R. Wright

**Comments:** This comparable involves the sale a 1.97± acre parcel that was improved with a single-family residence. The residence had an original construction year of 1959 and contained two bedrooms and one bathroom that totaled 1,065± square feet of gross living area. Additionally the residence had an attached two-car garage. At the time of sale the residence was rented. The sale property had level topography and all utilities were available to the site. There do not appear to be any earthquake hazards, floodplains, environmental conditions or other factors that would adversely impact the value or development potential of the site. The site was zoned MFA but had a master plan designation of Multi-Use Commercial and could be subdivided. The property was on the market for 1,179 days prior to its sale.

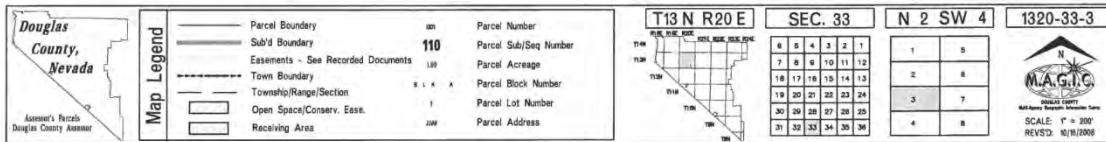


## LAND SALE PROFILE

### SALE LS-5

<b>A.P.N.</b>	1320-33-310-001	<b>Zoning</b>	MFR
<b>Sale Price</b>	\$900,000	<b>Grantor</b>	Thomas R. Malefy and Kandis Malefy: and Richard E. Carnation
<b>Terms of Sale</b>	Cash to the seller	<b>Grantee</b>	Matthew J. Carter
<b>Sale Date</b>	May 18, 2018	<b>Document No.</b>	914478
<b>Parcel Size</b>	4.24± acres (184,694± square feet)	<b>Price/SF</b>	\$4.87
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	Seller	<b>By</b>	John S. Wright, MAI

**Comments:** The sale site comprises 4.24± acres (184,694± square feet) of land area and is of basically rectangular shape. The property is located on the west side of Gilman Avenue and has full turning movement both onto and from this roadway. The property is located in a residential area of east Gardnerville. The property involves level to gently sloping topography, being slightly below grade with Gilman Avenue, and has immediate access to all public utilities. There are some soils that have been stock-piled on the site and it is assumed that these soils can be used on the site to elevate the property to be closer to grade with the adjoining street. There do not appear to be any earthquake hazards, soils conditions, environmental concerns, easements or other factors adversely impacting the value or development potential of the property.

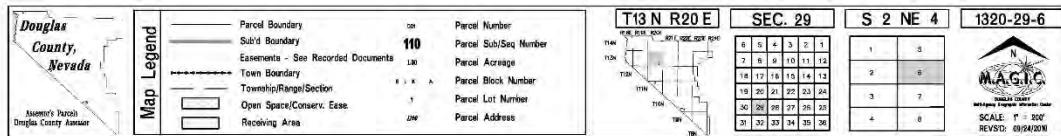


## LAND SALE PROFILE

### SALE LS-6

<b>A.P.N.</b>	1320-29-601-002	<b>Zoning</b>	MFR
<b>Sale Price</b>	\$920,000	<b>Grantor</b>	Park Ranch Holdings, LLC
<b>Terms of Sale</b>	Cash to the seller	<b>Grantee</b>	Town Homes at Monterra III, LLC
<b>Sale Date</b>	May 30, 2018	<b>Document No.</b>	2018-915221
<b>Parcel Size</b>	4.77± acres (207,781± square feet)	<b>Price/SF</b>	\$4.43
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	County Records	<b>By</b>	John S. Wright, MAI

**Comments:** This comparable is located on the northeast corner of Buckeye Road and Sanford Way and is across Baler Street from the Minden Elementary School. The sale site has level topography and has paved road access on three sides. The property is bordered on the east and south by vacant land, while being bordered on the west by single family residential uses and a school on the north. The sale site has immediate access to utility services. There do not appear to be any earthquake hazards, floodplains, adverse soils conditions or other factors adversely impacting the value or development potential of the sale site.



## LAND SALE PROFILE

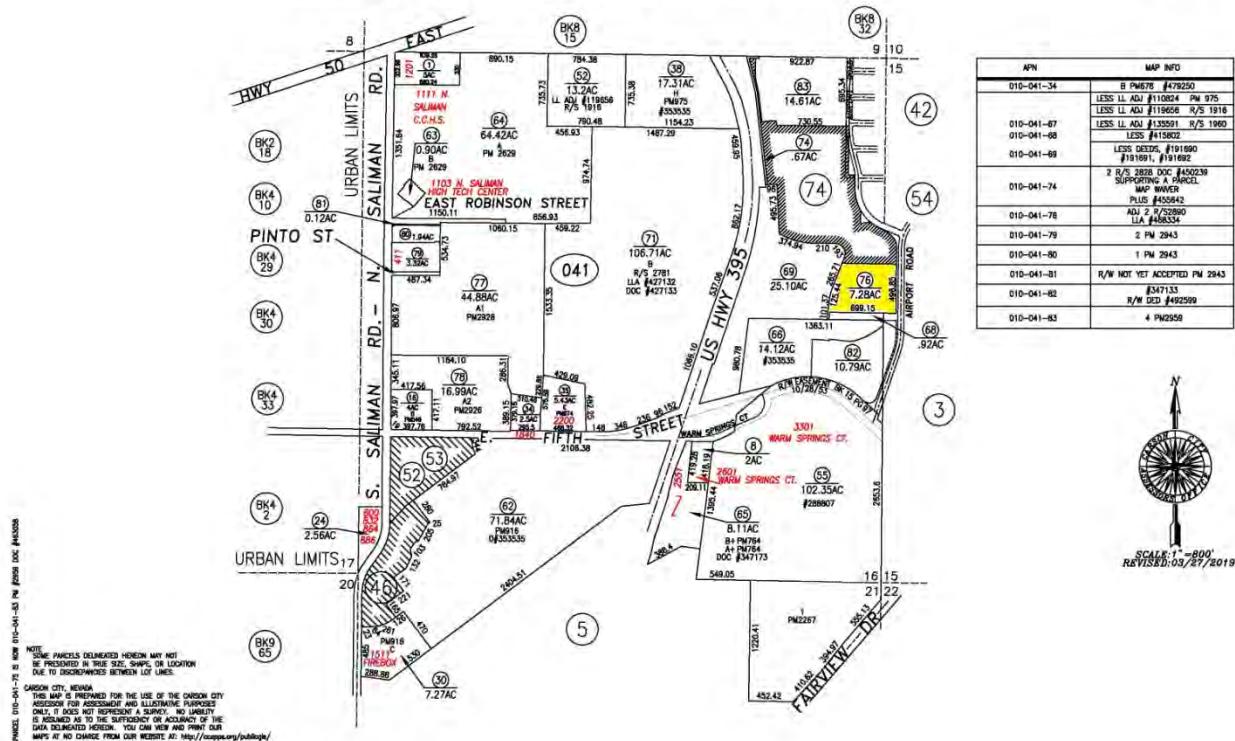
### SALE LS-7

<b>A.P.N.</b>	010-041-76	<b>Zoning</b>	GC PR
<b>Sale Price</b>	\$1,690,000	<b>Grantor</b>	Terrasas and Tripp LLC
<b>Terms of Sale</b>	Cash to the seller	<b>Grantee</b>	Sierra Tahoe RV & Boat Storage, LLC
<b>Sale Date</b>	January 31, 2019	<b>Document No.</b>	491893
<b>Parcel Size</b>	7.28± acres (317,117± square feet)	<b>Price/SF</b>	\$5.33
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	County Records	<b>By</b>	Janelle R. Wright

**Comments:** This comparable is located on the west side of Airport Road just a short distance south of the subject. The sale site has gently to moderately sloping topography and is at grade with Airport Road. This site enjoys frontage on Airport Road along its entire eastern property line. The property is bordered on the north, south and east by vacant land and on the west by Airport Road. Across Airport Road is the Carson City Public Works and Corporate Yard property. The sale site has immediate access to utility services. There do not appear to be any earthquake hazards, floodplains, adverse soils conditions or other factors adversely impacting the value or development potential of the sale site.

*SECTION 16 AND  
PORTION NW 1/4 SECTION 21, T.15 N., R.20 E., M.D.B. & M.*

10-04

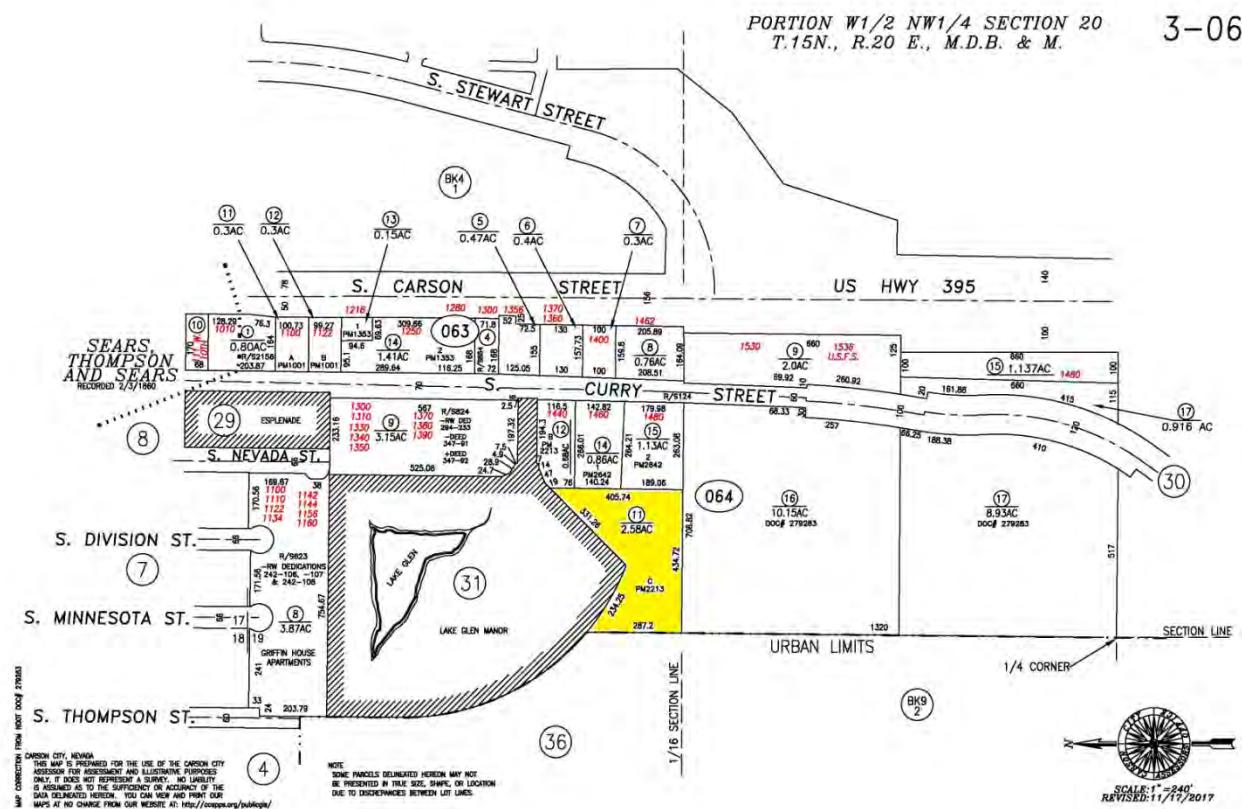


## LAND LISTING PROFILE

### LISTING LL-8

<b>A.P.N.</b>	003-064-11	<b>Zoning</b>	MFA
<b>List Price</b>	\$600,000	<b>Grantor</b>	O S O Development
<b>Terms of Sale</b>	N/A	<b>Grantee</b>	N/A
<b>Sale Date</b>	Current Listing	<b>Document No.</b>	N/A
<b>Parcel Size</b>	2.58± acres (112,384± square feet)	<b>Price/SF</b>	\$5.34
<b>Approvals</b>	None	<b>Water Rights</b>	None
<b>Verification</b>	NNRMLS #190002874 & County Records	<b>By</b>	Janelle R. Wright

This comparable involves the current listing of a 2.58± acre site located above Lake Glen in southwest Carson City. The property is irregular in shape and would appear to have hillside topography that is level to steeply sloping down to the northeast. It would appear that the only access to the property is by means of Thompson Street which while it does not touch the listed property it does come very close to its eastern property line. The site also comes in close proximity to Lake Glen Drive near its northeast corner. There are no utilities on the site and the listing states that it is unknown if there are deed restrictions. There do not appear to be any floodplains, earthquake hazards, soils conditions, environmental contamination, adverse easements or other factors which would adversely impact the value or development potential of the property.



## LAND SALES COMPARISON, CORRELATION AND CONCLUSION

The eight comparables set out above involve seven consummated sales and one current listing. The sales occurred between January 2016 and January 2019 as compared with the March 27, 2019 effective date of value. The comparables range in size from  $1.97\pm$  acres ( $85,813\pm$  square feet) to  $22.10\pm$  acres ( $962,676\pm$  square feet) as compared to the subject's  $2.78\pm$  acres ( $121,050\pm$  square feet). The comparables illustrate selling prices ranging from \$2.23 per square foot of land area to \$9.15 per square foot of land area.

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

### *Quantitative Adjustments*

#### *Property Rights Conveyed*

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

#### *Terms of Sale*

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

#### *Conditions of Sale*

All of the comparables appear to have involved arms-length transactions between willing buyers and willing sellers. As a result, no adjustments for conditions of sale are warranted to any of the comparable sales for this factor. In the case of Listing LL-8, this property has been listed for 21 days and so it is unknown yet if this property has been listed at or above its market value. Based on our judgement, we have made a significant adjustment to this comparable for this factor. However, because we cannot

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

#### *Market Conditions*

The comparable sales used in this report occurred between January 2016 and January 2019, as compared with the March 2019 effective date of value. It would appear that there has not been much, if any, change in the market since the sale dates of the comparable sales. As a result, no adjustment will be made for market conditions.

#### *Water Rights*

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

#### *Easements and Encumbrances*

As noted previously, the western 20' of the subject property are encumbered by a roadway easement. This easement encumbers  $8,292\pm$  square feet,  $0.190\pm$  acres of the subject site. Based on a total area of  $2.78\pm$  acres, the easement encumbers 6.85% of the subject's land area. As the easement does not encumber all of the property rights, the impact on value is felt to be less than the 6.85%. As the subject benefits from the easement, which extends all the way to US Highway 50, it could be used by the subject project as a secondary access to the highway or Brown Street, if necessary. Overall, it was concluded that this easement provides both an encumbrance on the subject, as well as providing a benefit to the subject and so in the following analysis, we have not made any adjustments to the comparables for this factor.

#### *Qualitative Adjustments*

In addition to the adjustment set out above, other adjustments are warranted to the comparables. The size of the adjustments cannot be quantified from the market. The adjustments made will be summarized on an adjustment grid set forth at the end of the discussion. Although it is my opinion that there is insufficient data to extract quantified adjustments for these other factors, banks generally require

that these additional adjustments in a quantitative format. As a result, the adjustments have been quantified based on my best judgment. However, the reader should not imply a greater degree of accuracy or precision into the adjustments than can be extracted from the market.

#### *Location*

The comparables differ with regard to location. This includes both the macro location (the city or town), as well as the micro location (the area in the city or town). From a micro-location, Sales LS-1, LS-2, LS-4, LS-7 and Listing LL-8 are located in Carson City which is felt to be similar to the subject. However, Sales LS-3, LS-5 and LS-6 are located in Minden-Gardnerville which is felt to be a superior location to the subject. As a result, these sales require a downward adjustment for their superior micro-location. From a macro-location standpoint, Sale LS-1 is felt to be superior to the subject it is located on a major street. Sale LS-2 is considered to be superior because it is located in an area of newer improvements. Sale LS-4 is considered to be superior because it is located closer to the urban core. Sale LS-7 is considered to be similar to the subject because it is located in the subject submarket. Listing LL-8 is considered to be superior because it is located in an area with superior quality improvements.

#### *Property Size*

The comparables differ with regard to property size. Typically larger site will sell for a lower per square foot value than will smaller sites. Sales LS-1 through LS-3 and LS-5 through LS-8 are all larger than the subject and as a result would require an upward adjustment. Sale LS-4 is smaller than the subject and requires a downward adjustment. Listing LL-8 has a site size similar to the subject and so no adjustment is warranted.

#### *Access/Exposure*

All of the comparable sales, except Sale LS-1, are felt to have access and exposure similar to that of the subject and as a result require no adjustment for this factor. Sale LS-1 is located on US Highway 50 and so it is considered superior to the subject in this regard. Listing LL-8 does not have any visible direct access and so this comparable does require an upward adjustment for its inferior access.

*Utilities*

All of the comparables, except Listing LL-8 have immediate access to public utilities. This is similar to the subject and so no adjustments to the comparable sales for utilities will be made to any of the comparables except Listing LL-8. In the case of Listing LL-8, utilities would likely need to be extended from S. Curry Street and so this would be a significant cost and so we have made an upward adjustment to this comparable for this factor.

*Topography*

The subject and all of the comparables, except Sales LS-2, LS-5, LS-7 and Listing LL-8 involve level topography. Therefore, no adjustments are required to any of the comparables, except Sales LS-2, LS-5, LS-7 and Listing LL-8 for this factor. In the case of Sales LS-2, LS-5, LS-7 and Listing LL-8, we have made upward adjustments to these comparables for this factor.

*Zoning/Highest and Best Use*

The subject is zoned MFA which allows for a variety of multi-family utilizations. All of the comparables have a similar zoning designation with the exception of Sales LS-1 and LS-2 which are both zoned GC, as well as Sale LS-7, which is zoned GC PR. In Carson City the GC zoning does allow for wide variety of commercial and office utilizations but also has conditional uses of single-family, two family and multi-family utilizations with a special use permit. In the case of Sale LS-2, although the property was zoned for general commercial use, due to its' distance from an arterial and because of the limited visibility of the site, this property did not generate any interest for this use. Instead, it was purchased for multifamily use, similar to the concluded highest and best use of the subject. As a result, we have not made any adjustment to Sale LS-2 for this factor. However as both Sales LS-1 and LS-7 have some commercial potential, we have made downward adjustments to these two comparables for their superior zoning.

*Views*

None of the comparables, except Sale LS-2 and Listing LL-8 have any significant view amenity. Sale LS-2 and Listing LL-7 will offer some views and so these comparables are felt to be superior to the subject in this regard.

*Other*

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

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

## LAND SALES ADJUSTMENTS

Comparable No.	LS-1	LS-2	LS-3	LS-4	LS-5	LS-6	LS-7	LL-8	Subject
APN	002-441-23	009-151-61 & 62	1220-03-301-002	002-052-12	1320-33-310-001	1320-29-601-002	010-041-76	003-064-11	008-303-15, 16 & 21 008-303-36, 37 & 39
Sale Date	1/15/2016	3/28/2016	12/20/2017	4/30/2019	5/18/2018	5/30/2018	1/31/2019	Listing	3/27/2019
Land Area (ac.)	7.71	22.10	5.08	1.97	4.24	4.77	7.28	2.58	2.78
Sale Price	\$1,050,000	\$2,150,000	\$750,000	\$785,000	\$900,000	\$920,000	\$1,690,000	\$600,000	---
Price per SF	\$3.13	\$2.23	\$3.39	\$9.15	\$4.87	\$4.43	\$5.33	\$5.34	---
Zoning	GC	GC	MFR	MFA	MFR	MFR	GC PR	MFA	MFA SPA
Topography	Level	Mod/Steeply	Level	Level	Level/Gently	Level	Gently/Mod.	Hillside	Level
Utilities	All to site	All to site	All to site	All on site	All to site	All to site	All to site	None on site	All on site
Access	Paved	Paved	Paved	Paved	Paved	Paved	Paved	Paved	Paved
Property rights	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Conditions of sale	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Terms of sale	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Market Conditions	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Water Rights	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Easement/Encumb.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Sub-Total	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Adjusted Value	\$3.13	\$2.23	\$3.39	\$9.15	\$4.87	\$4.43	\$5.33	\$5.34	
Location	Superior	Superior	Superior	Superior	Superior	Superior	Equal	Superior	
Property Size	Inferior	Inferior	Inferior	Superior	Inferior	Inferior	Inferior	Equal	
Access	Superior	Equal	Equal	Equal	Equal	Equal	Superior	Equal	
Utilities	Equal	Equal	Equal	Equal	Equal	Equal	Equal	Inferior	
Topography	Equal	Inferior	Equal	Equal	Equal	Equal	Inferior	Inferior	
Zoning	Superior	Equal	Equal	Equal	Equal	Equal	Superior	Equal	
Views	Equal	Superior	Equal	Equal	Equal	Equal	Superior	Superior	
Other	Equal	Equal	Equal	Equal	Equal	Equal	Equal	Superior	
Overall comparison	Superior	Inferior	Superior	Superior	Superior	Superior	Superior	Superior	

After adjustments, Sale LS-2 at \$2.23 per square foot of land area was considered to be a low indicator of an appropriate per-unit value for the subject, due to its much larger size. The remaining comparables at between \$3.13 per square foot and \$9.15 per square foot were all considered to be high indicators of an appropriate per square foot value for the subject. The middle of this range would be \$2.68 per square foot of land area. Based on the available data, we have concluded that the comparables would indicate a value range for the subject of between \$2.23 per square foot and \$3.13 per square foot of land area.

In concluding a value for the subject, we have considered the subject's location, which is secondary, its slightly irregular shape, which may impact developability, and reportedly, the subject has hook-ups, including septic systems in place for three mobile homes. Development of the subject would probably require the removal of the septic tanks, which would increase costs slightly. Based on these considerations, we have concluded to a unit value for the subject at \$2.50 per square foot of land area, which is slightly below the middle of the range of data. Multiplying this by the subject's 121,050± square feet results in a value for the subject as of the March 27, 2019 effective date of value of \$302,625, which will be rounded to \$300,000.

**MARKET VALUE – 2.78± ACRES**

**\$300,000**

### EXPOSURE TIME ANALYSIS

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

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

Sale #	Days on Market
Sale 1	200
Sale 2	N/A
Sale 3	N/A
Sale 4	1,179
Sale 5	638
Sale 6	N/A

Listing LL-8 had been on the market for 21 days prior to the effective date of value. Based upon the preceding market data, it is the undersigned's opinion that an appropriate exposure and marketing time for the subject property would be 12 to 24 months.

### EXPOSURE TIME CONCLUSION

**12 – 24 MONTHS**

**APPRAISER'S CERTIFICATION**

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

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

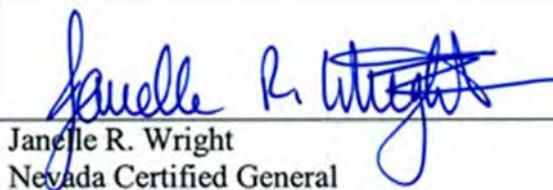
Respectfully submitted,



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

May 8, 2019

Date



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

May 8, 2019

Date

## ASSUMPTIONS AND LIMITING CONDITIONS

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

### **LIMITS OF LIABILITY:**

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

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

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

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

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

### **CONFIDENTIALITY:**

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

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

### **INFORMATION SUPPLIED BY OTHERS:**

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

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

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

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

#### **EXHIBITS AND PHYSICAL DESCRIPTIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **LEGALITY OF USE**

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

#### **COMPONENT VALUES**

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

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

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

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

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

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

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

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

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

**EXCLUSIONS**

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

**PROPOSED IMPROVEMENTS, CONDITIONED VALUE**

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

**MANAGEMENT OF PROPERTY**

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

**FEE FOR SERVICES**

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

**CHANGES AND MODIFICATIONS**

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

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

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

**Professional Designation**

MAI - Member of Appraisal Institute (MAI Member 9718)

1992

**State Licensing and Certification**

Certified General Appraiser - State of Nevada

1991

License Number A.0000191-CG

(Certified through May 31, 2019)

**Formal Education**

Lake Tahoe Community College, South Lake Tahoe, CA

1979

University of Illinois, Urbana

1979-1983

B. F. A., Theater Management:

Courses in Business Administration, Economics, Accounting  
and Business Law; Graduated with Honors**Appraisal Education and Technical Training**

Appraisal Institute

Course 1A-1 "Real Estate Appraisal Principles"

Course 1A-2 "Basic Valuation Procedures"

University of San Diego, California

Course 1B-A, "Capitalization Theory, Part A"

Course 1B-B, "Capitalization Theory, Part B"

Arizona State University, Tempe

Course 2-1, "Case Studies in Real Estate Valuation"

Course 2-2, "Reporting Writing and Valuation Analysis"

University of Colorado

Course 2-3, "Standards of Professional Practice"

Sacramento, California

Course 330 "Apartment Appraisals"

Online Course

Course 400 "USPAP Update 2014"

Reno, NV

Course 520, "Highest and Best Use and Market Studies"

University of San Diego, California

Course 710, "Condemnation Appraising: Basic Principles and Applications"

Sacramento, CA

Course 720, "Condemnation Appraising: Advanced Topics and Applications"

Sacramento, CA

Course 430, Part C, "Standards of Professional Practice"

Reno, NV

Course 510, Advanced Income Capitalization

San Diego, CA

Course, Advanced Market Analysis and Highest and Best Use

Las Vegas, CA

Course Review Theory – General

Sacramento, CA

100

## QUALIFICATIONS OF APPRAISER

### JOHN S. WRIGHT

#### **Selected Seminars**

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

#### **Occupational History**

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

#### **Offices Held**

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

## QUALIFICATIONS OF APPRAISER

### JOHN S. WRIGHT

#### Qualified as an Expert Witness

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

#### REPRESENTATIVE APPRAISAL CLIENTS

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

#### TYPES OF PROPERTIES APPRAISED

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

## QUALIFICATIONS OF APPRAISER

### JANELLE R. WRIGHT

#### **State Licensing and Certification**

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

#### **Formal Education**

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

#### **Appraisal Education and Technical Training**

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

#### McKissock, online

Online 7-Hour National USPAP Update Course September 2016  
 Online Appraisal of Fast Food Facilities September 2016  
 Online Expert Witness for Commercial Appraisers September 2016  
 Online Supervisor-Trainee Course for Nevada September 2016  
 Online 7-Hour National USPAP Update Course August 2018  
 Online Advanced Hotel Appraising – Full Service Hotels August 2018  
 Online Appraising Small Apartment Properties August 2018  
 Online Laws for Nevada Appraisers August 2018  
 Online The Basics of Expert Witness for Commercial Appraisers August 2018

#### Key Realty School, Las Vegas

Appraisal Law in Nevada April 2003

#### IREAS, Reno

National USPAP Update Course (7 hours) June 2008

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

March 2012

### **Occupational History**

Janelle R. Wright, Certified General Appraiser Appraiser/Owner	01-2009 to Present
John S. Wright & Associates Appraiser	02-2003 to 12-2008
Nevada State Bank, Reno, Nevada Teller and New Accounts Representative	04-2001 to 02-2003
Bank of America, Reno, Nevada Teller	07-1997 to 07-1999



## PRELIMINARY REPORT

**Proposed Buyer:**

**Proposed Lender**

**Proposed Loan Amount:** \$0.00

**Property Address:** 3679 and 3689 Gordon Street, 1630, 1636 and 1650 Brown Street, Carson City, NV 89701

**Escrow Office:**

Ticor Title of Nevada, Inc.  
307 W. Winnie Lane Suite #1  
Carson City, NV 89703  
Phone: (775) 883-7513 Fax: (775) 887-5065

**Escrow Officer:** Dawn Cuellar  
**Customer No.:** /

**Title Office:**

Ticor Title of Nevada, Inc.  
307 West Winnie Lane Suite 1  
Carson City, NV 89703  
Phone: (775) 883-7513 Fax: (775) 887-5065

**Order No.:** 01900491-DC1

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**The information contained in this report is through the date of  
January 18, 2019 at 7:30 a.m.**

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

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

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

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

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

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

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

---

Tammy May, Title Officer

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

1. The Land shall not be deemed to include any manufactured housing unit, house trailer, mobile home or mobile dwelling on the Land.
2. The requirement that a copy of the Staff Report and Motion and approval of same by the Carson City Council be furnished to this Company authorizing or ratifying the proposed conveyance of herein described land.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

## **SCHEDULE A**

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

**FEE, as to Parcels 1, 2, 3, 4 and 5; AN EASEMENT, as to Parcel 1A**

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

**Carson City, Nevada , a Consolidated Municipality**

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

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

## **SCHEDULE B**

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

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to lien for services, labor or material not shown in the Public Records.
7. The herein described property is tax exempt.
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. Any liens, charges or assessments levied by the Carson City water, sanitary sewer and storm water utility district by reason that the Land is located within said district. To verify payment, delinquencies or liens, contact Carson City Utilities at (775) 887-2355.
10. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.
11. Notes, easements and recitals as set forth on Parcel Map Nos. 622, 1886 and 1951 and Record of Survey Map No. 544, 2206 and 2615. Said notes, easements and recitals will affect the use of the herein described property and a review of said map is advised.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Wesley Cresswell
Purpose:	roadway
Recording Date:	May 13, 1968
Recording No:	Book 75, Page 547, as Document No. 36853, Official Records
Affects:	Parcel 1 and 3

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Wesley Cresswell  
Purpose: roadway and utility  
Recording Date: May 13, 1968  
Recording No: Book 75, Page 549, as Document No. 36854, Official Records  
Affects: Parcels 1 and 3

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

Entitled: Grant of Easement (AAA Mini Storage) Confirmation of Easement  
(Carson Commercial Center) and Agreement  
Recording Date: July 30, 1992  
Recording No.: 132448, Official Records

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

Entitled: Ordinance  
Recording Date: August 8, 2005  
Recording No.: 340788, Official Records  
Affects: Parcels 5 and 6

16. Any policy of title insurance issued under this application will not insure a legal right of access to and from said Land. Insuring Provision Paragraph 4 will be deleted.

Affects: Parcel 2

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

18. The Land shall not be deemed to include any manufactured housing unit, house trailer, mobile home or mobile dwelling on the Land.

## INFORMATIONAL NOTES

1. Note: Due to the Nevada Supreme Court's interpretation of N.R.S. §116.3116 (2)(c) in SFR Investments Pool 1, LLC v. U.S. Bank, N.A. 334 P. 3d 408 (2014), the Company is unwilling to issue the ALTA 9-06 Endorsement, but instead will issue the ALTA 9.10-06 Endorsement. This does not apply to common interest communities that are not subject to N.R.S. §116.3116 (i.e. apartment complexes, commercial condominiums that are exempt or other commercial properties).
2. Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
3. Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:

Type of Dwelling: Vacant Land and Mobile Home  
Address: 3679 and 3689 Gordon Street, 1630, 1636 and 1650 Brown Street, Carson City, Nevada

4. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
5. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.

**EXHIBIT A**

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

**PARCEL 1:**

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

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

**PARCEL 1A:**

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

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

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

APN: 008-303-15

Note: Document No. 439409 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 2:**

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

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

APN: 008-303-16

Note: Document No. 439409 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 3:

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

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

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

Said land is also shown as Parcel 3 of Record of Survey recorded August 21, 2006, in Book 9, Page 2615, as Document No. 357699, Record of Survey No. 2615.

APN: 008-303-21

Note: Document No. 439409 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 4:

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

APN: 008-303-36

PARCEL 5:

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

APN: 008-303-37

PARCEL 6:

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

APN: 008-303-39

**EXHIBIT A**

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

**PARCEL 1:**

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

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

**PARCEL 1A:**

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

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

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

APN: 008-303-15

Note: Document No. 439409 is provided pursuant to the requirements of Section 6.NRS 111.312.

**PARCEL 2:**

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

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

corner of the parcel of land described in Deed to Wesley Cresswell, recorded May 13, 1968, in Book 75, Page 547, Official Records, Carson City, Nevada; thence along the East line thereof, a distance of 224.60 feet; thence South 85°31'49" West a distance of 103.06 feet to the Northeast corner of the aforesaid Pine parcel; thence along the East line thereof, South to the True Point of Beginning.

APN: 008-303-16

Note: Document No. 439409 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 3:

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

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

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

Said land is also shown as Parcel 3 of Record of Survey recorded August 21, 2006, in Book 9, Page 2615, as Document No. 357699, Record of Survey No. 2615.

APN: 008-303-21

Note: Document No. 439409 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 4:

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

APN: 008-303-36

PARCEL 5:

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

APN: 008-303-37

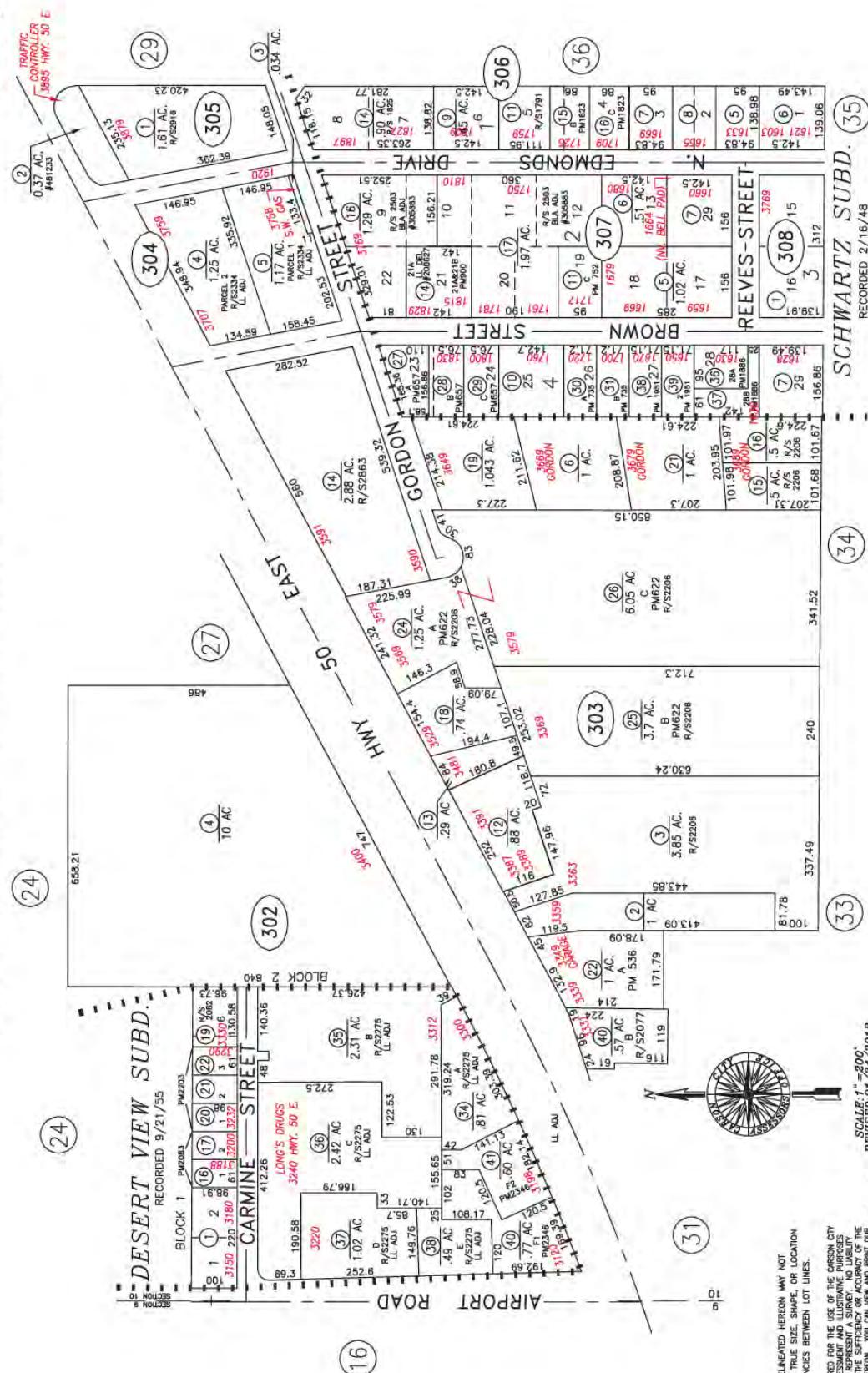
PARCEL 6:

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

APN: 008-303-39

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

8-30



CORRECTED DIMENSIONS TO PARCEL 008-305-01 PER R/S2916

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

CARSON CITY, NEVADA  
THIS MAP IS PREDERRED FOR THE USE OF THE CARMON CITY  
TAX ASSESSOR FOR ASSESSMENT AND LIQUIDATION PURPOSES  
ONLY, IT DOES NOT REPRESENT A SURVEY, NO LIABILITY  
IS ASSUMED BY THE CARMON CITY ASSESSOR FOR ANY  
DATA DELINEATED HEREON. YOU ARE RESPONSIBLE FOR YOUR  
MAPS, AT NO CHARGE, FROM OUN HERON AT: <http://www.heron.com>

SCALE: 1" = 200'  
REVISED: 01/24/2018

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



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

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

#### EXCLUSIONS FROM COVERAGE

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

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

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

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

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

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

#### EXCLUSIONS

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

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

- e. land division; and
- f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

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

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### **LIMITATIONS ON COVERED RISKS**

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

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

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

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

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

#### **EXCLUSIONS FROM COVERAGE**

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

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

- (a) a fraudulent conveyance or fraudulent transfer, or
- (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

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

#### **EXCEPTIONS FROM COVERAGE**

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

##### **{PART I}**

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

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

##### **PART II**

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

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

#### **EXCLUSIONS FROM COVERAGE**

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

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

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

## EXCEPTIONS FROM COVERAGE

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

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

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

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

### EXCLUSIONS FROM COVERAGE

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

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

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

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

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

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

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

### **SHORT TERM RATE**

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

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

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

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

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

### **EMPLOYEE RATE**

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

### **INVESTOR RATE**

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

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

### **SENIOR CITIZEN RATE**

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

### **MILITARY DISCOUNT**

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged 80% of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for 122 sale transaction and it is available upon request only.

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

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

**EMPLOYEE RATES**

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

**INVESTOR RATE**

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

## Wire Fraud Alert

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

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

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

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

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

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

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

## **FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE**

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

### **Types of Information Collected**

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

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

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

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

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

### **How Personal Information is Collected**

We may collect Personal Information about you from:

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

### **How Browsing Information is Collected**

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

### **Other Online Specifics**

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

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- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

### **When Information Is Disclosed**

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

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

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

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

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

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Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer



## Phase I Environmental Site Assessment Report

**Brown Street Properties  
1650, 1630, 1636 Brown Street &  
3679, 3689 Gordon Street  
Carson City, Nevada 89701**

**Converse Project No. 18-23112-02**

**April 30, 2019**

**Prepared For:**

**Northern Nevada Development Authority  
704 West Nye Lane, Suite 201  
Carson City, Nevada 89703**

**Prepared By:**

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



# Converse Consultants

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

April 30, 2019

Northern Nevada Development Authority  
704 West Nye Lane, Suite 201  
Carson City, Nevada 89703

**Attn:** Mr. Andrew Haskin  
Director of Business Development

**Subject:** **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**  
Brown Street Properties  
1650, 1630, 1636 Brown Street & 3679, 3689 Gordon Street  
Carson City, Nevada  
Converse Project No. 18-23112-02

Dear Mr. Haskin,

Converse Consultants is pleased to submit the attached report that summarizes the activities and results of a Phase I Environmental Site Assessment that was conducted at the referenced property. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

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

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

## CONVERSE CONSULTANTS

Connor Welsh  
Project Manager

Philip Childers, CEM  
Senior Environmental Manager

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

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Appendix A – Property Plans

Appendix B – Pertinent Property Photographs

Appendix C – Historical Information

Appendix D – ERIS Database Report

Appendix E – Additional Documentation



# Executive Summary

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

This report presents the results of the Converse Phase I ESA performed at the vacant property located at 1650, 1630, 1636 Brown Street and 3679, 3689 Gordon Street in Carson City, Nevada referred to as the "Property" in this report (see section 2.0 for detailed description of the Property). Converse was retained by the Northern Nevada Development Authority (NNDA) to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical within the scope of an ESA, Recognized Environmental Conditions (RECs) in connection with the Property.

Converse has compiled and reviewed information that was obtained from interviews, document research, and on-site and area reconnaissance to identify potential environmental conditions at the Property, in conformance with the ASTM Standard E: 1527-13 Environmental Site Assessment Standard Practice (ASTM Standard: E1527-13). This Phase I ESA was conducted during the period of December 20, 2018 to April 30, 2019.

## Property Description

The Property is comprised of four (4) irregular shaped parcels and two (2) rectangular parcels, totaling 2.78-acres. The Property is located on the west side of Brown Street, approximately 392-feet west of the intersection of North Edmonds Drive and Reeves Street and approximately 787-feet south of Highway 50 East. According to Carson City, the assessor's parcel numbers, acreages, legal descriptions, and owner information for the Property are as follows:

Address	Parcel No.	Acres	Owner	Property Description
1650 Brown St	00830339	0.26	Carson City	Vacant Land (Former Residential)
1630 Brown St	00830336	0.26	Carson City	Vacant Land (Former Residential)
1636 Brown St	00830337	0.26	Carson City	Vacant Land (Former Residential)
3679 Gordon St	00830321	1.00	Carson City	Vacant Land
3689 Gordon St	00830315	0.49	Carson City	Vacant Land
3689 Gordon St	00830316	0.51	Carson City	Vacant Land



At the time of this assessment, the Property consisted entirely of vacant land. Evidence of a former structure(s) was observed in the eastern portion of the Property, as indicated by cement blocks, a well with a pump, and broken fencing posts. There is trash littered throughout the Property with none appearing to be buried. The remaining portions of the Property are covered with sagebrush, a few boulders, and several scrap tires. A pole-mounted transformer is located on the southwest portion of the Property. Two (2) empty lots border the Property to the North. The iStorage Self Storage bounds the Property to the west and Brown Street, followed by residential homes, bounds the Property to the south and east.

Based on review of historical information, the eastern portion of the Property appears to have existed as vacant/undeveloped land from at least 1953 until being developed with mobile homes from 1974 to 2006 and has existed as vacant land since at least 2006.

### Environmental Database Review

A portion of the Property was identified on the Federal Brownfields database. A Phase I ESA was performed on the site in 2011 under a previous EPA Brownfields Grant (not completed by Converse). The site was identified in the ACRES Brownfield database as Property ID: 133041, which indicated that the site did not require clean up, institutional or engineering controls, and was listed as “ready for reuse”.

No adjoining properties were identified in the environmental databases reviewed.

Off-site properties were identified in the environmental databases and reviewed. Sixteen (16) State Hazardous Waste Sites (SHWS), three (3) Resource, Conservation, and Recovery Act (RCRA) Generator sites, one (1) RCRA Conditionally Exempt Small Quantity Generator List (RCRA CESQG), one (1) RCRA Generator List (RCRA LQG), two (2) leaking underground storage tank (LUST) sites, two (2) Underground Storage Tank (UST) sites, two (2) Solid Waste Facility/Landfill sites (SWF/LF), one (1) Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), one (1) Delisted Leaking Storage Tank (DELISTED LST), and one (1) Superfund Enterprise Management System (SEMS) site were identified within the ASTM established search radii of the Property for each database.

### Findings and Opinions

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property.

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



### Conclusions

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property.

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

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

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

# 1.0 Introduction

---

## 1.1 Purpose and Scope of Services

This report presents the results of the Converse Consultants (Converse) Phase I Environmental Site Assessment (ESA) performed at the vacant property located at 1650, 1630, 1636 Brown Street and 3679, 3689 Gordon Street in Carson City, Nevada, referred to as the "Property" in this report. Converse was retained by the Northern Nevada Development Authority (NNDA) to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical, Recognized Environmental Conditions (RECs) in connection with the Property. The term Recognized Environmental Conditions is defined in Section 1.1.1 of the American Society of Testing and Materials (ASTM) Standard Practice as *the presence or likely presence of any hazardous substances or petroleum products in, at or on a property due to any release to the environment; under conditions indicative of a release to the environment; under conditions that pose a material threat of a future release to the environment.*

This Phase I ESA was completed in accordance with Converse's Brownfields Grant Contract with NNDA. Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM Practice E1527-13 and complies with standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312 for AAI.

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

## 1.2 Non-Scope Considerations

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

- Asbestos-containing building material
- Lead-based Paint
- Wetlands
- Cultural & Historic Resources
- Industrial Hygiene
- Radon
- Lead in Drinking Water
- Regulatory Compliance
- Ecological Resources
- Endangered Species



- Health & Safety
- Mold
- Diffuse Anthropogenic Pollution
- Indoor Air Quality
- Biological Agents
- Non-liquid Polychlorinated Biphenyls

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

### **1.3 *Significant Assumptions***

Converse made the following assumptions for this assessment:

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

### **1.4 *Limitations and Exceptions***

No limitations or exceptions were made for this assessment.

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

No special terms or conditions were provided by the client.

### **1.6 *Reliance***

This report is for the sole benefit and exclusive use of NNDA in accordance with the Brownfields contract under which these services have been provided. Its preparation has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. The Scope of Services associated with the report was designed solely in accordance with the objectives, schedule, budget, and risk-management preferences of NNDA.



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

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

## **2.0 Property Description**

---

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

The Property is currently vacant, with no identified use or occupants.

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

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

The Property is comprised of four (4) irregular shaped parcels and two (2) rectangular parcels, totaling 2.78-acres. The Property is located on the west side of Brown Street, approximately 392-feet west of the intersection of North Edmonds Drive and Reeves Street and approximately 787-feet south of Highway 50 East. According to Carson City, the assessor's parcel numbers, acreages, legal descriptions, and owner information for the Property is reproduced below:

<b>Address</b>	<b>Parcel No.</b>	<b>Acres</b>	<b>Owner</b>	<b>Property Description</b>
1650 Brown St	00830339	0.26	Carson City	Vacant Land (Former Residential)
1630 Brown St	00830336	0.26	Carson City	Vacant Land (Former Residential)
1636 Brown St	00830337	0.26	Carson City	Vacant Land (Former Residential)



Address	Parcel No.	Acres	Owner	Property Description
3679 Gordon St	00830321	1.00	Carson City	Vacant Land
3689 Gordon St	00830315	0.49	Carson City	Vacant Land
3689 Gordon St	00830316	0.51	Carson City	Vacant Land

A legal description of the parcels was not identified.

### **2.3 Zoning Information**

According to Carson City, the zoning for the Property is reproduced below:

Address	Parcel No.	Zoning
1650 Brown St	00830339	MFA
1630 Brown St	00830336	MFA
1636 Brown St	00830337	MFA
3679 Gordon St	00830321	GC
3689 Gordon St	00830315	GC
3689 Gordon St	00830316	GC

GC = General Commercial

MFA = Multi-Family

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

At the time of this assessment, the Property consisted entirely of vacant land. Evidence of a former structure(s) was observed in the eastern portion of the Property as indicated by cement blocks, a well with a pump, and broken fencing posts. There is trash littered throughout the Property with none appearing to be buried. The remaining portions of the Property are covered with sagebrush, a few boulders, and several scrap tires. A pole-mounted transformer is located in the southwest portion of the Property. Two (2) empty lots border the Property to the North. The iStorage Self Storage bounds the Property to the west and Brown Street, followed by residential homes, bounds the Property to the south and east.

Based on review of historical information, the eastern portion of the Property appears to have existed as vacant/undeveloped land from at least 1953 until being developed with mobile homes from 1974 to 2006 and has existed as vacant land since at least 2006.

## **3.0 User/Owner Provided Information & Responsibilities**

---

### ***3.1 Requested Documents and Information***

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

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

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

No documents were provided to Converse for review.

### ***3.2 User Provided Information***

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

- Environmental Cleanup Liens filed or recorded against the Property
- Activity and land use limitations that are in place on the Property or have been filed or recorded in a registry.



- Specialized knowledge or experience of the person seeking to qualify for the Legal Liability Protections (LLP)
- Relationship of the purchase price to fair market value of the Property if it were not contaminated
- Commonly known or reasonably ascertainable information about the Property
- The degree or obviousness of the presence or likely presence of contamination at the Property, and the ability to detect this contamination by appropriate investigation.

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

*3.2.1 Environmental Cleanup Liens*

No Environmental liens were identified for the Property.

*3.2.2 Activity and Use Limitations*

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

*3.2.3 Specialized Knowledge or Experience*

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

*3.2.4 Reason for Significantly Lower Purchase Price*

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

*3.2.5 Commonly Known or Reasonably Ascertainable Information*

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

*3.2.6 Obviousness of Contamination*

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

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

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

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

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

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

## **4.0 Records Review**

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### **4.1 *Physical Setting***

#### *4.1.1 Physical Setting*

The topography of the Property slopes gently to the north/northwest towards US Highway 50 and is situated at an approximate elevation of 4,640 feet above mean sea level (Environmental Risk Information Services (ERIS) Physical Setting Report, January 2019).

#### *4.1.2 Geology*

The Property is located in an area which is characterized by unconsolidated alluvial deposits derived by erosion of the uplifted mountain block to the west known as the Carson Range and the foothills of the Pine Nut Mountains to the east. The Property is underlain by alluvium plains deposits from the Quaternary age. The formation consists of unbedded to poorly bedded and poorly to moderately sorted fine, silty sand; sandy silt; granular, muddy, coarse sand; minor, sandy gravel; small cobble; muddy, sandy pebble gravel; and boulder, cobble gravel (Nevada Bureau of Mines and Geology, Geologic Map of Nevada, 1977).

According to the US Department of Agriculture (USDA) Soil Conservation Service (SCS), the Property is located on Dalzell fine sandy loam.

#### 4.1.3 *Groundwater*

Well logs for a domestic well installed at the adjoining property to the west (iStorage Self Storage) in 1962 indicates groundwater can first be encountered at a depth of approximately 10-feet below ground surface (bgs) in the vicinity of the Property.

#### 4.1.4 *Potable Water Supplier*

Potable water is not currently supplied to the Property.

### 4.2 *Historical Review*

#### 4.2.1 *Aerial Photograph and Topographic Map Review*

Available historical aerial photographs and USGS topographic maps, as described in Table 1, were reviewed by Converse (provided by ERIS, Google Earth, and online at [www.netroline.com](http://www.netroline.com)). The historical aerial photographs and topographic maps are included in Appendix C.

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

Date	Reference	Observations
1953, 1956, 1966, 1968	Aerial Photographs & Topographic Maps	The Property appears to be undeveloped, vacant land. Adjacent properties to the southeast, east, and the northeast appear to be developed with residential buildings.
1974, 1980, 1982, 1990, 1994, 1999, 2006	Aerial Photographs & Topographic Maps	The Property is developed with two residential structures in the eastern portion of the site. The adjoining property to the east appears to be developed with a storage facility (iStorage Self Storage). To the north, the adjacent property consists of two vacant lots. Additional surrounding properties appear to be developed with residential homes.
2010, 2013, 2014, 2017	Aerial Photographs & Topographic Maps	The earlier development of the Property appears to have been razed, leaving vacant land. The adjoining property to the east appears to be developed with a storage facility (iStorage Self Storage). To the north, the adjacent property consists of two vacant lots. Additional surrounding properties appear to be developed with residential homes.



#### *4.2.2 City Directories*

Converse reviewed city directory listings, as provided by ERIS for the years 1965 through 2018. City directory listings from 1976 to 2005 identify the property as containing residential homes on Brown Street.

#### *4.2.3 Data Failure*

Historical information regarding the Property indicates that the Property was vacant land dating from at least 1953 until approximately 1974; therefore, no data failure was perceived.

#### *4.2.4 Summary of Historical Property Use*

Based on review of historical information, the eastern portion of the Property appears to have existed as vacant/undeveloped land from at least 1953 until being developed with mobile homes from 1974 to 2006 and has existed as vacant land since at least 2006.

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

The adjoining properties have existed as undeveloped land from 1953 to the early 1960s with the exception of various unimproved roadways. From at least the 1970s, the adjoining property to the south was occupied by residential homes. From the 1980s to the present, the adjoining property to the west has been occupied by a complex of commercial buildings known as the iStorage Self-Storage. The adjoining property to the east has been developed with residential buildings since 1966 until the present. The adjoining property to the north has remained vacant land from at least 1953.

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

The surrounding area existed as undeveloped land dating back to at least the 1950s. During the 1970s, residential development began to the south of the Property and has continued to increase in density over time. Properties to the east have been developed with residential and commercial buildings since at least the 1960s.

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

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



#### *4.3.1 Property Listings*

A portion of the Property was identified on the Federal Brownfields database. A Phase I ESA was performed on the site in 2011 under a previous EPA Brownfields Grant (not completed by Converse). The site was identified in the ACRES Brownfields database as Property ID: 133041, which indicated that the site did not require clean up, institutional or engineering controls, and was listed as “ready for reuse”.

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

No adjoining properties were identified in the environmental databases reviewed.

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

Off-site properties were identified in the environmental databases and reviewed. Sixteen (16) State Hazardous Waste Sites (SHWS), three (3) Resource, Conservation, and Recovery Act (RCRA) Generator sites, one (1) RCRA Conditionally Exempt Small Quantity Generator List (RCRA CESQG), one (1) RCRA Generator List (RCRA LQG), two (2) leaking underground storage tank (LUST) sites, two (2) Underground Storage Tank (UST) sites, two (2) Solid Waste Facility/Landfill sites (SWF/LF), one (1) Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), one (1) Delisted Leaking Storage Tank (DELISTED LST), and one (1) Superfund Enterprise Management System (SEMS) site were identified within the ASTM established search radii of the Property for each database.

#### *4.3.4 Orphan Listings*

Seven (7) orphan sites were listed on the Orphan Summary section of the ERIS report. The Orphan Summary section of the ERIS report contains facilities that ERIS was unable to locate on a city map. Converse attempted to locate these facilities and has determined that all appear to be located beyond the radius of influence as determined by ASTM Standards or there was not enough information to locate the facilities.

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

#### *4.4.1 Federal Agencies*

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

The PHMSA online mapping system for gas transmission pipelines or hazardous liquid pipelines in Carson City was reviewed. The Paiute Transmission System Natural Gas Pipeline is located 560 feet to the east of the Property. No incidents were reported for this pipeline in the vicinity of the Property.



#### **4.4.2 State Agencies**

Converse reviewed the Nevada Department of Environmental Protection (NDEP) eMap online database for potential environmental concerns included in this online database. Neither the Property nor adjoining properties were identified in the NDEP eMap database.

#### **4.4.3 Local Agencies**

Converse contacted the Carson City Fire Department and Health Department to request information regarding environmental concerns, underground storage tanks, or any information regarding hazardous materials or petroleum products used, stored, generated, or released at the Property. The Carson City Fire Department responded on March 21, 2019 that there were no records for the Property. The Carson City Health Department has not responded as of the writing of this report.

## **5.0 Property Reconnaissance**

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### **5.1 *Methodology***

On March 5, 2019, Converse visited the Property to evaluate present use and to identify observable environmental conditions at the Property. Our methodology involved walking the perimeters, center lines, and accessible interior areas/roads while noting observed evidence of present and potential environmental concerns.

### **5.2 *Limiting Conditions***

Converse's findings are based on the Property conditions observed on March 5, 2019.

### **5.3 *Interior Observations of Property***

No structures were observed at the Property during this assessment.

### **5.4 *Exterior Observations of Property***

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



**Table 4 – Exterior Observations of Property**

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Storage Tanks & Related Equipment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Odors:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Standing Surface Water or Other Pools of Liquid:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standing surface water observed on the southern portion of the Property from recent rainfall
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One (1) pole-mounted transformer was located in the southwestern corner of the Property.
Pits, Ponds, or Lagoons:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stained Soil or Pavement:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Stressed Vegetation (other than from insufficient water):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Waste Water or any discharge (including storm water) into a Drain, Ditch, or Stream on or Adjacent to the Property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wells (active, inactive, or abandoned):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Septic Systems or Cesspools:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



**Table 4 – Exterior Observations of Property**

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Prior Structures:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Evidence of a former structure in the east-central portion of the Property was observed, as indicated by cement foundations and former fencing.
Roads, Tracks, Railroad Tracks or Spurs:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dirt trail traversing the western portion of the Property from north to south. Dirt wash/road bisecting the central portion of the Property from north to south.

## **5.5 Current Uses of Adjoining Properties**

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

**Table 5 – Adjoining Property Use**

Direction	Current Development
North:	Vacant land followed by Gordon Street
South:	Multi-family residential homes
East:	Single-family residential homes followed by North Edmonds Drive
West:	iStorage Self Storage (3579 US-50 Suite B)

## **5.6 Current Uses of Surrounding Area**

Based on our research and observations during our Property visit, the surrounding area consists of residential developments or commercial properties.

# **6.0 Interviews**

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During the interviews, the owners were asked if they had any available documents that would be helpful. The documents that were requested are detailed in Section 3.1 of this report:

## **6.1 Property Owner**

Converse reviewed a staff report which stated that Carson City has owned the Property since 2015 and, since that time, have not conducted any operations at the Property.



## **6.2 Tenant/Occupant**

The Property is currently vacant; therefore, no tenant/occupant interviews were conducted.

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

Converse requested records from the various Carson City offices. Responses from the local officials are discussed in Section 4.

## **6.4 Previous Owner Interview**

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

# **7.0 Findings**

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

- The Property is comprised of four (4) irregular shaped parcels and two (2) rectangular parcels, totaling 2.78-acres. The Property is located on the west side of Brown Street, approximately 392-feet west of the intersection of North Edmonds Drive and Reeves Street and approximately 787-feet south of Highway 50 East. According to Carson City, the assessor's parcel numbers, acreages, legal descriptions, and owner information for the Property is reproduced below:

<b>Address</b>	<b>Parcel No.</b>	<b>Acres</b>	<b>Owner</b>	<b>Property Description</b>
1650 Brown St	00830339	0.26	Carson City	Vacant Land (Former Residential)
1630 Brown St	00830336	0.26	Carson City	Vacant Land (Former Residential)
1636 Brown St	00830337	0.26	Carson City	Vacant Land (Former Residential)
3679 Gordon St	00830321	1.00	Carson City	Vacant Land
3689 Gordon St	00830315	0.49	Carson City	Vacant Land
3689 Gordon St	00830316	0.51	Carson City	Vacant Land

- At the time of this assessment, the Property consisted entirely of vacant land. Evidence of a former structure(s) was observed in the eastern portion of the Property, as indicated by cement blocks, a well with a pump, and broken fencing posts. There is



trash littered throughout the Property with none appearing to be buried. The remaining portions of the Property are covered with sagebrush, a few boulders, and several scrap tires. A pole-mounted transformer is located in the southwest portion of the Property. Two (2) empty lots border the Property to the North. The iStorage Self Storage bounds the Property to the west and Brown Street, followed by residential homes, bounds the Property to the east.

- Based on review of historical information, the eastern portion of the Property appears to have been developed with mobile homes dating from to at least 1974 to 2006. No documents regarding the Property's development prior to 1953 were available for review during this assessment.
- A portion of the Property was identified on the Federal Brownfields database. A Phase I ESA was performed on the site in 2011 under a previous EPA Brownfields Grant (not completed by Converse). The site was identified in the ACRES Brownfields database as Property ID: 133041, which indicated that the site did not require clean up, institutional or engineering controls, and was listed as "ready for reuse".
- No adjoining properties were identified in the environmental databases reviewed.
- Off-site properties were identified in the environmental databases and reviewed. Sixteen (16) State Hazardous Waste Sites (SHWS), three (3) Resource, Conservation, and Recovery Act (RCRA) Generator sites, one (1) RCRA Conditionally Exempt Small Quantity Generator List (RCRA CESQG), one (1) RCRA Generator List (RCRA LQG), two (2) leaking underground storage tank (LUST) sites, two (2) Underground Storage Tank (UST) sites, two (2) Solid Waste Facility/Landfill sites (SWF/LF), one (1) Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), one (1) Delisted Leaking Storage Tank (DELISTED LST), and one (1) Superfund Enterprise Management System (SEMS) site were identified within the ASTM established search radii of the Property for each database.

## 8.0 Opinion

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This section discusses our opinions of potential environmental impacts to the Property, including our rationale for presenting the concerns in this section versus RECs, or lack thereof, discussed in *9.0 Conclusions and Recommendations*.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property.

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



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

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

## **9.0 Conclusions and Recommendations**

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Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 for the property located at 1650, 1630, 1636 Brown Street and 3679, 3689 Gordon Street in Carson City, Nevada. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property. No additional investigation is recommended at this time.

## **10.0 Deviations**

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No deviation(s) from the ASTM Standard Practice were encountered during this assessment.

## **11.0 Additional Non-Scope Services**

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

No non-scope issues were addressed in this report.



## 12.0 Signature of Environmental Professional

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

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



Philip Childers, CEM  
Senior Environmental Manager  
Nevada CEM 1952 (Exp. 09/30/2019)  
Date Signed: 4/30/19

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

### Nevada Certified Environmental Manager Jurat

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



## 13.0 List of Preparers

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

Senior Environmental Manager

B.S., Environmental Studies (Cum Laude), University of Las Vegas.

Nevada Certified Environmental Manager

Nevada Licensed Asbestos Consultant

Nevada Certified Lead Based Paint Risk Assessor

California Licensed Asbestos Consultant

New York Asbestos Inspector, Project Designer and Project Monitor

Oklahoma Asbestos Inspector and Project Designer

Oklahoma Lead Based Paint Risk Assessor

Certified Safeland/Safegulf Instructor

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

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

### **Connor Welsh**

Environmental Project Manager/Environmental Scientist

B.S., Environmental Science, University of West Georgia, 2013

Nevada Licensed Asbestos Consultant

Mr. Welsh is currently responsible for the project management operations of the Reno, Nevada office. Mr. Welsh has over 5 years of experience with Phase I and II ESAs, asbestos surveys, lead-based paint surveys, abatement monitoring, as well as hazardous material audits, soil and groundwater remediation, regulatory consulting, and business development. Current duties at Converse include project management, business development and client maintenance, conducting/managing ESAs.

Principal area of responsibility for this ESA report: Project Management, Historical Research, Regulatory Agency Interaction, Property Reconnaissance, Interviews, and Report Generation.

## **Baltazar Pulido**

Environmental Technician/Environmental Scientist

B.S., Environmental Science, University of Nevada, Reno, 2017  
NV Asbestos Inspector Trainee

Mr. Pulido is responsible for field investigations, data collection, report compiling, and data entry operations at the Reno, Nevada office. Mr. Pulido has two years' experience working in the field taking samples and working in a naturalist educator role.

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

## 14.0 References

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

Carson Fire Department, Request for Records, March 2019

ERIS Database Report, March 2019

ERIS Historical Aerial Photos, March 2019

ERIS Fire Insurance Map Report, March 2019

ERIS Historical Topographic Maps, March 2019

### Websites

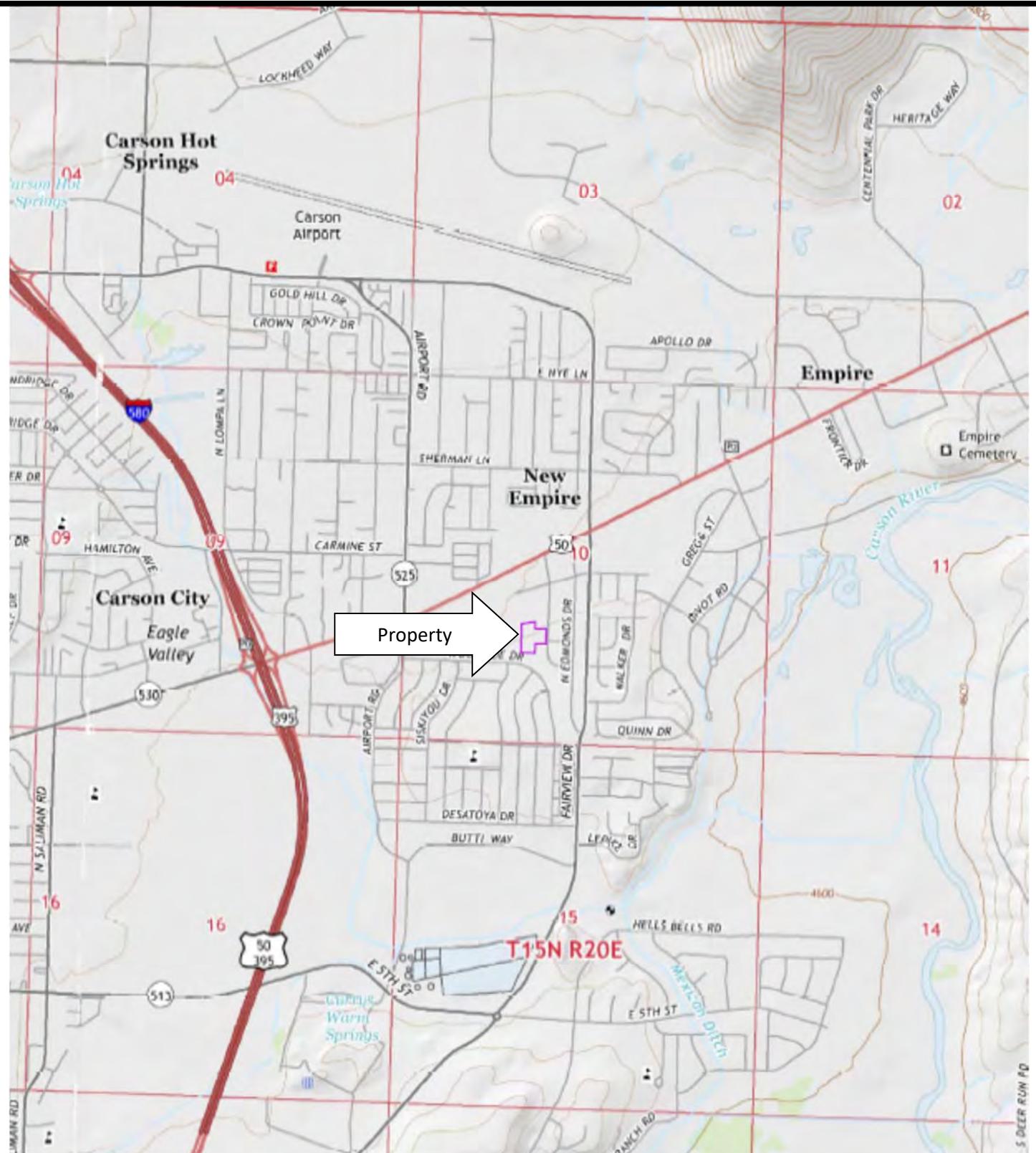
- Google Earth, [www.google.com/earth/](http://www.google.com/earth/)
- Carson City Assessment Records, <http://www.ccapps.org/cgi-bin/asw101?Parcel=244149&aori=a>
- State of Nevada Websites:
  - Water Resources - <http://webgis.water.nv.gov/Hydrology/>
  - NDEP eMap - <http://webgis.ndep.nv.gov/>
- United States Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA), *Pipeline Location Website* (<https://www.npms.phmsa.dot.gov/default.htm>)

All additional referenced sources are appended to this report.

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## Site Plans

# Appendix A



**FIGURE 1**  
**Site Location Map**  
 SOURCE: ERIS Report  
 Carson City, Nevada  
 SCALE: as shown



**Converse Consultants**  
 Geotechnical Engineering  
 Environmental & Groundwater Science  
 Inspection & Testing Services

**NORTHERN NEVADA DEVELOPMENT AUTHORITY**  
**Brown Street Properties**  
 1650, 1630, 1636 Brown Street & 3679, 3689  
 Gordon Street  
 Carson City, Nevada  
 Converse Project Number 18-23112-02



**FIGURE 2**  
**Site Location Map**  
 SOURCE: Google Earth  
 Carson City, NV  
 SCALE: As Shown



**Converse Consultants**  
 Geotechnical Engineering  
 Environmental & Groundwater Science  
 Inspection & Testing Services

**NORTHERN NEVADA DEVELOPMENT AUTHORITY**  
**Vacant Property**  
 1650, 1630, 1636 Brown Street & 3679, 3689 Gordon Street  
 Carson City, Nevada  
 Converse Project Number 18-23112-02

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**Pertinent Property  
Photographs**

**Appendix B**

**NORTHERN NEVADA DEVELOPMENT AUTHORITY**  
BROWN STREET PROPERTIES  
1650, 1630, 1636 BROWN STREET & 3679, 3689 GORDON STREET  
CARSON CITY, NEVADA  
Converse Project Number 18-23112-02



**Photograph 1:** View of the Property, facing west from Brown Street.



**Photograph 2:** Adjoining residential property to the north along Brown Street.



**NORTHERN NEVADA DEVELOPMENT AUTHORITY**  
BROWN STREET PROPERTIES  
1650, 1630, 1636 BROWN STREET & 3679, 3689 GORDON STREET  
CARSON CITY, NEVADA  
Converse Project Number 18-23112-02



**Photograph 3:** Brown Street frontage.



**Photograph 4:** View of former residential area on Property, facing south with view of southern adjoining property in distance.



**NORTHERN NEVADA DEVELOPMENT AUTHORITY**  
BROWN STREET PROPERTIES  
1650, 1630, 1636 BROWN STREET & 3679, 3689 GORDON STREET  
CARSON CITY, NEVADA  
Converse Project Number 18-23112-02



**Photograph 5:** Central portion of the Property, facing southwest.



**Photograph 6:** Southern portion of the Property and remains of a post fence on the Property.



**NORTHERN NEVADA DEVELOPMENT AUTHORITY**  
BROWN STREET PROPERTIES  
1650, 1630, 1636 BROWN STREET & 3679, 3689 GORDON STREET  
CARSON CITY, NEVADA  
Converse Project Number 18-23112-02



**Photograph 7:** Southern portion of the Property and adjoining residential properties to the south.



**Photograph 8:** North-central portion of the Property, facing west toward adjoining self-storage facilities.



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## Historical Information

# Appendix C

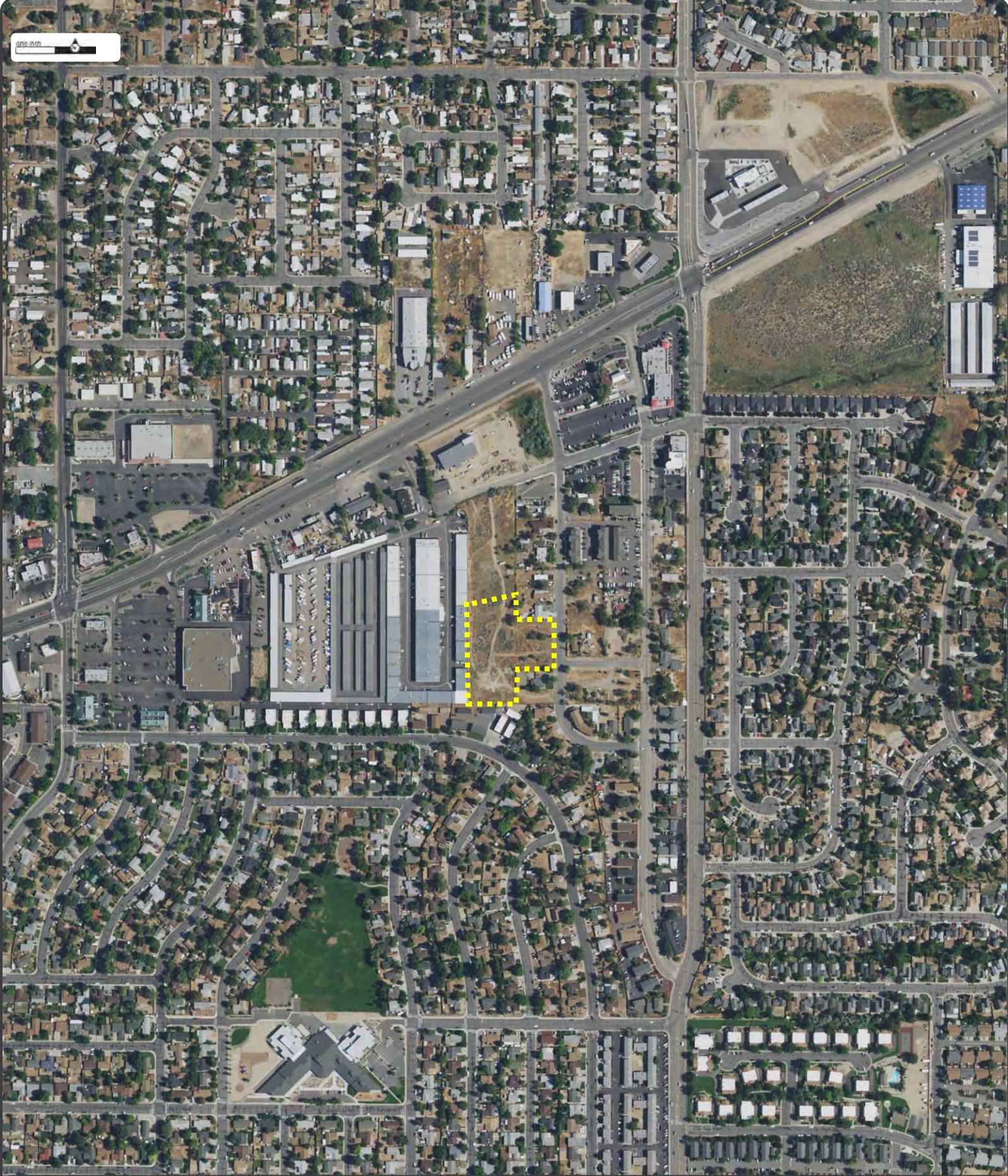


## HISTORICAL AERIALS

**Project Property:** *Brown Street Properties  
Brown Street Properties  
Carson City, NV 89701*  
**Project No:** *18-23112-02-00003a*  
**Requested By:** *Converse Consultants*  
**Order No:** *20190307201*  
**Date Completed:** *March 8, 2019*

## Search Results Summary

Year	Source	Scale	Comment
2017	NAIP - National Agriculture Information Program	1"=500'	
2013	NAIP - National Agriculture Information Program	1"=500'	
2010	NAIP - National Agriculture Information Program	1"=500'	
2006	NAIP - National Agriculture Information Program	1"=500'	
1999	USGS - US Geological Survey	1"=500'	
1994	USGS - US Geological Survey	1"=500'	
1990	USGS - US Geological Survey	1"=500'	
1980	NHAP - National High Altitude Photography	1"=500'	
1974	USGS - US Geological Survey	1"=500'	BEST COPY AVAILABLE
1966	USGS - US Geological Survey	1"=500'	
1956	AMS - Army Mapping Service	1"=500'	BEST COPY AVAILABLE
1953	USGS - US Geological Survey	1"=500'	



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

Site Address: Brown Street Properties Carson City NV

Approx Center: 39.17608 / -119.7266

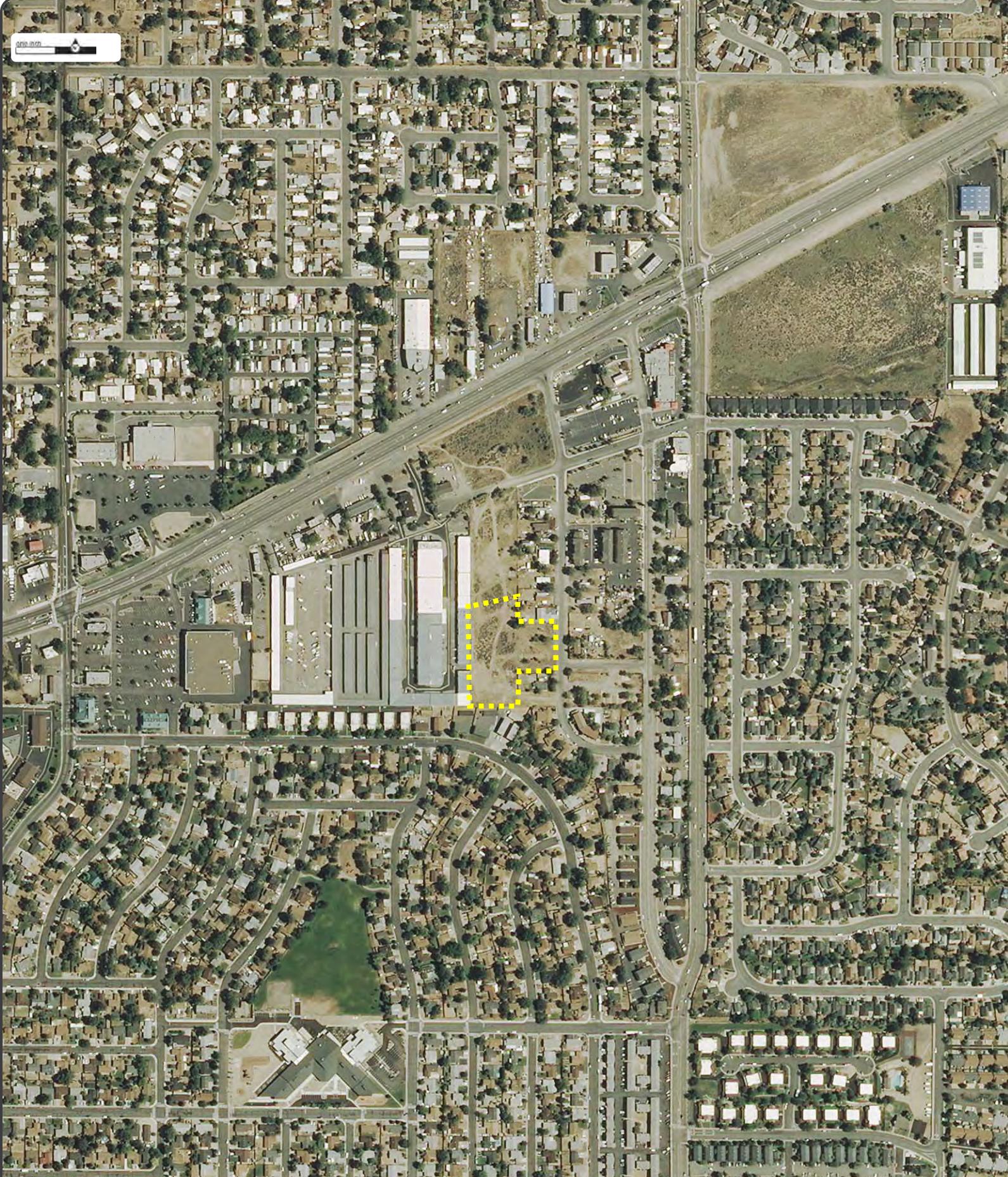
Order No: 20190307201

167



**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



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

Site Address: Brown Street Properties Carson City NV

Approx Center: 39.17608 / -119.7266



Order No: 20190307201

168

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



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

Site Address: Brown Street Properties Carson City NV  
Approx Center: 39.17608 / -119.7266



Order No: 20190307201

169

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



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

Site Address: Brown Street Properties Carson City NV  
Approx Center: 39.17608 / -119.7266

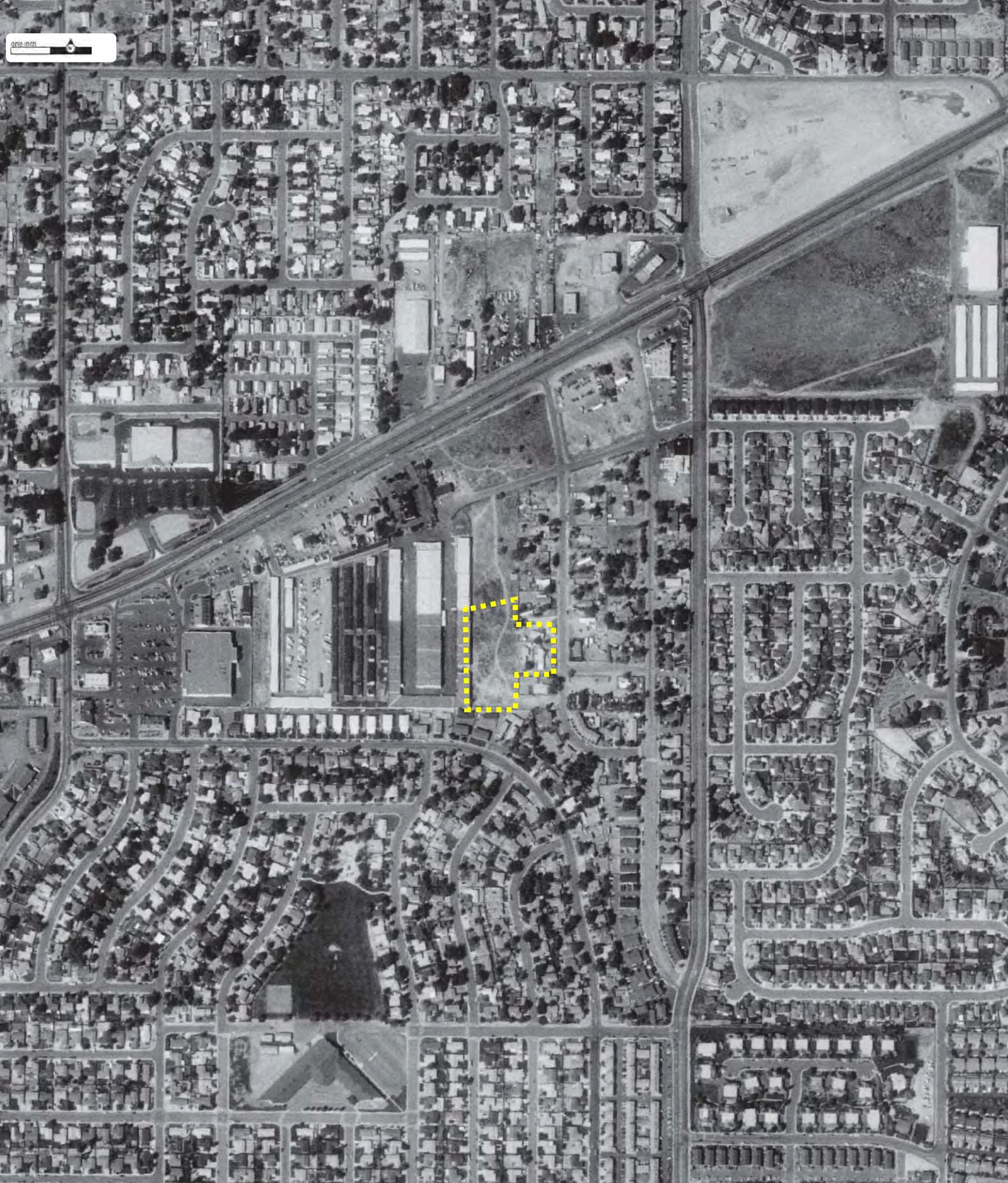


Order No: 20190307201

170

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



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

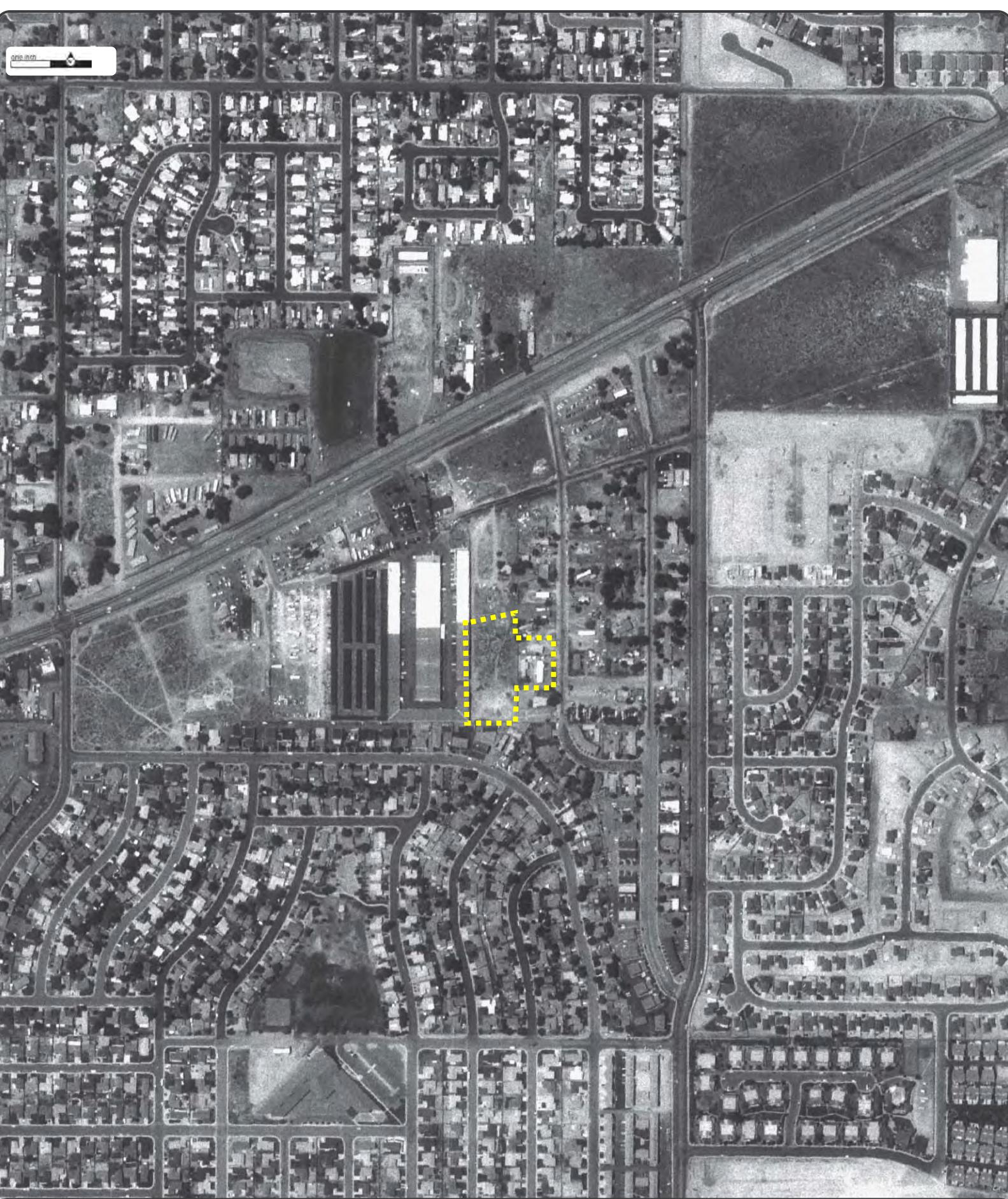
Site Address: Brown Street Properties Carson City NV

Approx Center: 39.17608 / -119.7266



Order No: 20190307201

171



Year: 1994  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: Brown Street Properties Carson City NV

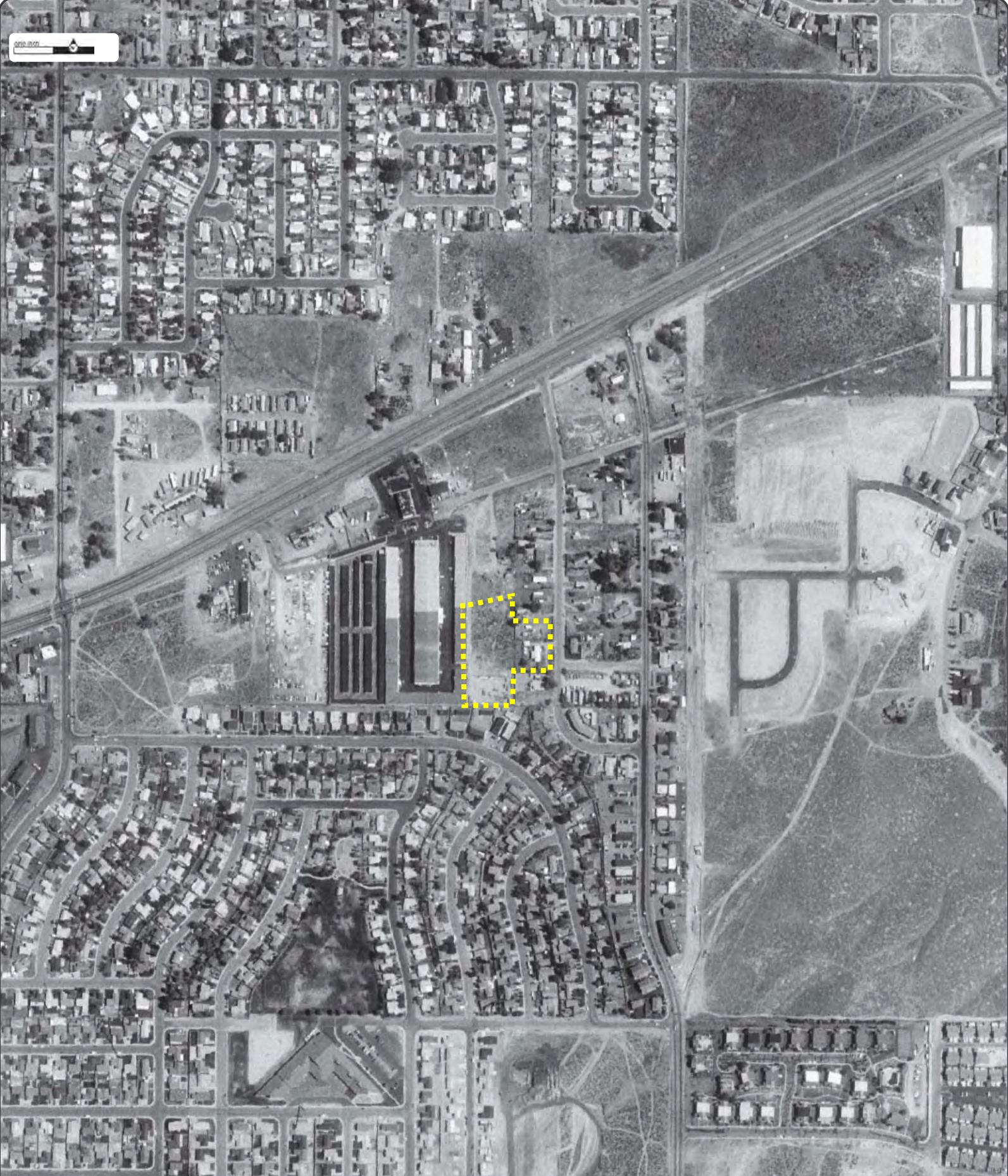
Approx Center: 39.17608 / -119.7266



Order No: 20190307201

172

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES  
[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204



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

Site Address: Brown Street Properties Carson City NV

Approx Center: 39.17608 / -119.7266

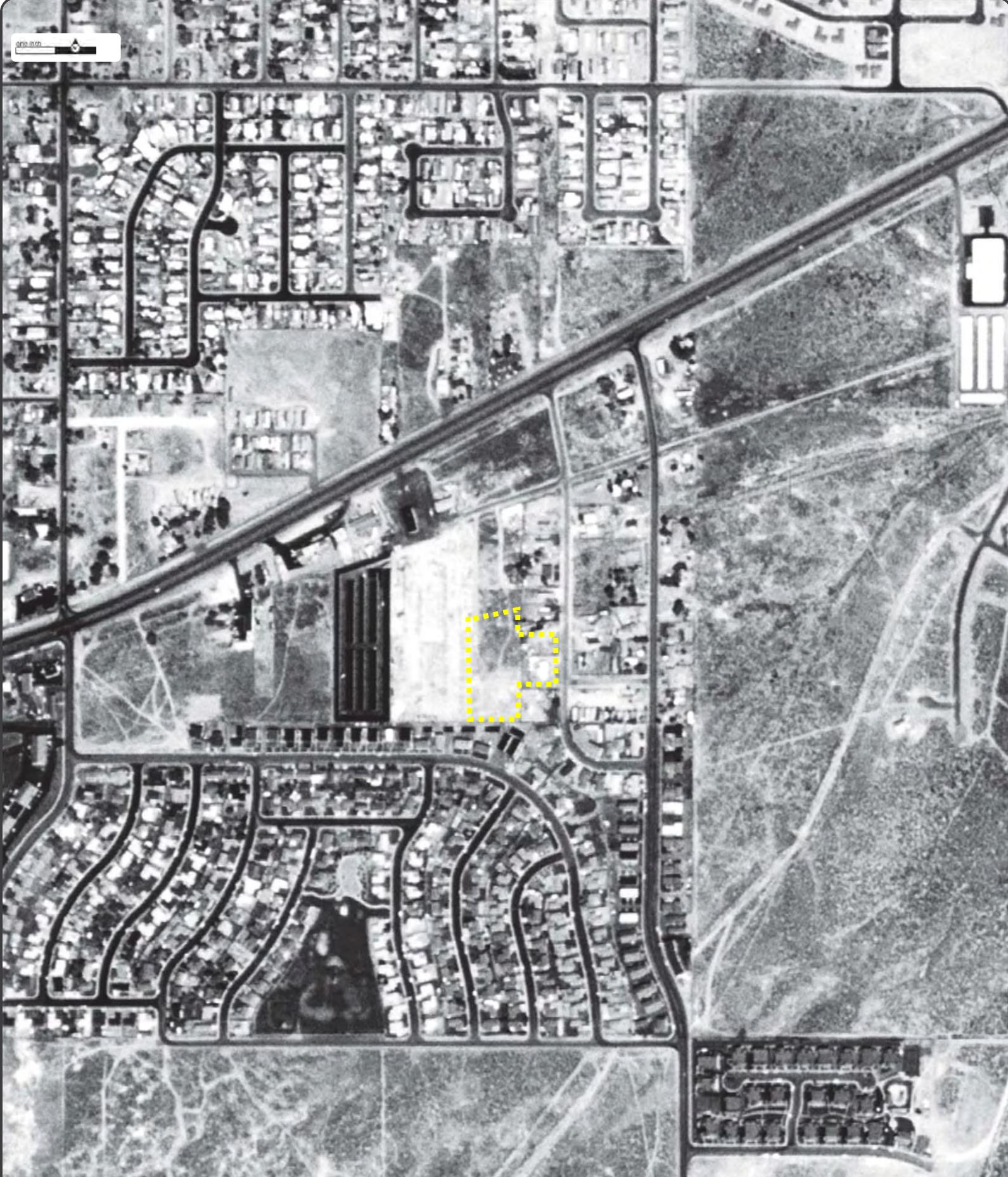


Order No: 20190307201

173

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



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

Site Address: Brown Street Properties Carson City NV

Approx Center: 39.17608 / -119.7266



Order No: 20190307201

174

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



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

Site Address: Brown Street Properties Carson City NV  
Approx Center: 39.17608 / -119.7266

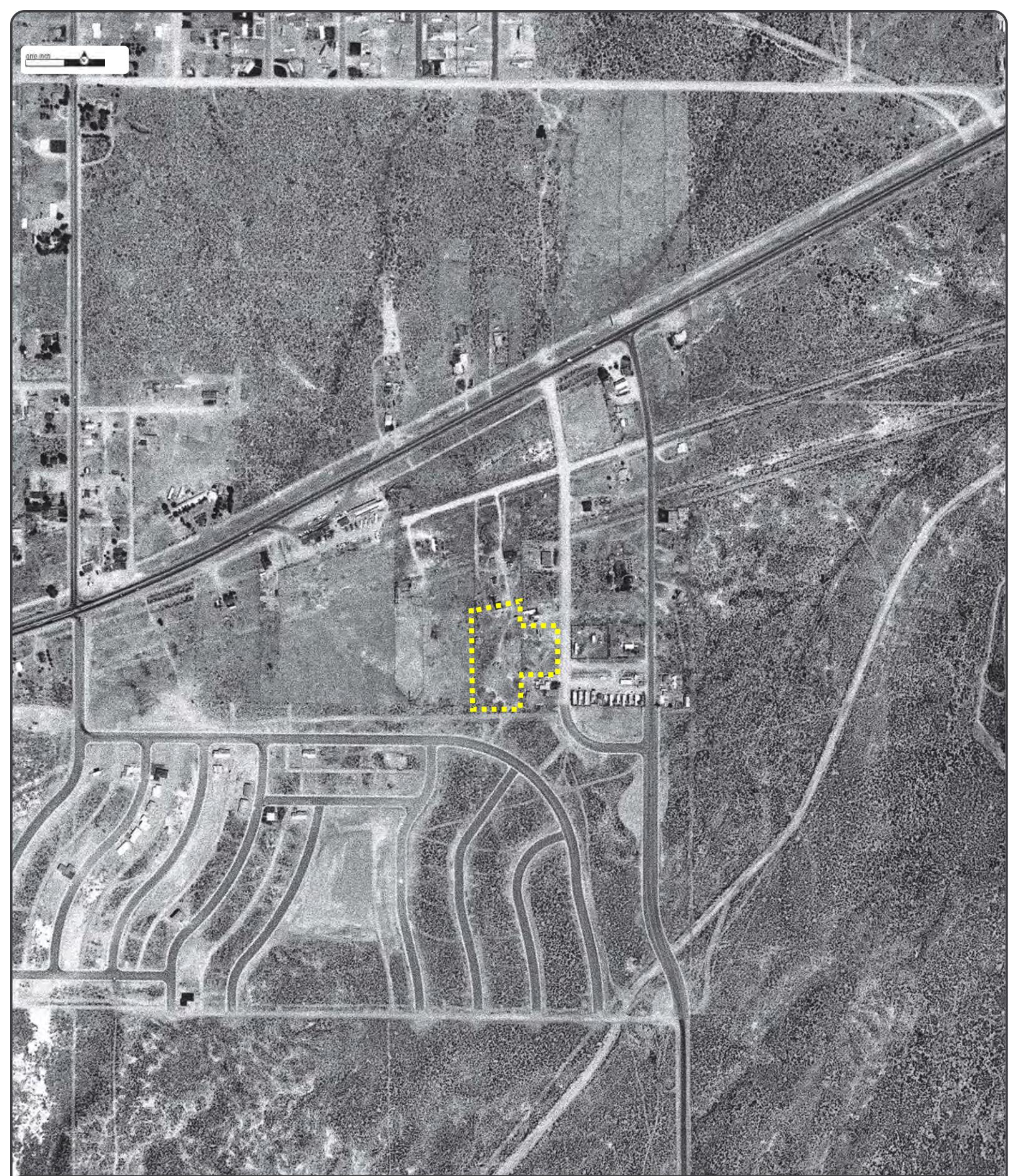


Order No: 20190307201

175

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



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

Site Address: Brown Street Properties Carson City NV

Approx Center: 39.17608 / -119.7266



Order No: 20190307201

176



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

Site Address: Brown Street Properties Carson City NV  
Approx Center: 39.17608 / -119.7266



Order No: 20190307201

177

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



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

Site Address: Brown Street Properties Carson City NV

Approx Center: 39.17608 / -119.7266



Order No: 20190307201

178

**E R I S**  
ENVIRONMENTAL RISK INFORMATION SERVICES

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



---

**CITY  
DIRECTORY**

**Project Property:** *Brown Street Properties  
Brown Street Properties  
Carson City, NV 89701*  
**Project No:** *18-23112-02-00003a*  
**Requested By:** *Converse Consultants*  
**Order No:** *20190307201*  
**Date Completed:** *March 12, 2019*

March 12, 2019  
RE: CITY DIRECTORY RESEARCH  
Brown Street Properties  
Brown Street Properties Carson City, NV

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

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

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

**Search Criteria:**

1600-1700 of Brown Street  
3500-3600 of Gordon Street

**Search Results Summary**

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2014	DIGITAL BUSINESS DIRECTORY	
2010	DIGITAL BUSINESS DIRECTORY	
2005	POLKS	
2000	POLKS	
1995	POLKS	
1990	POLKS	
1985	POLKS	
1980	POLKS	
1976	POLKS	
1975	POLKS	
1970	POLKS	
1965	POLKS	

2018

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND FOR THIS YEAR...

BROWN STREET

2018

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND FOR THIS YEAR...

GORDON STREET

2014

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND FOR THIS YEAR...

BROWN STREET

2014

SOURCE: DIGITAL BUSINESS DIRECTORY

3590 NEVADA CONTROLS LLC...Electric Equip &

GORDON STREET

2010

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND FOR THIS YEAR...

BROWN STREET

2010

SOURCE: DIGITAL BUSINESS DIRECTORY

3590 S E DRYWALL...Drywall & Insulation Con

GORDON STREET

1600 - 1604 NO CURRENT LISTING ( 4 HSES )  
1605 AMBROSE WARNER R 3  
1606 COOK DELIA  
1608 GRUNDMAN JOANNE M 23  
1610 - 1614 NO CURRENT LISTING ( 3 HSES )  
1615 BILODEAUX JOHN & REBECCA  
1615 BRYLA THERESA . . .  
1615 GOMEZ MICHAEL 3  
1615 HOLT JEREMY & HEATHER  
1615 SPANGLER GARY LA . .  
1616 - 1618 NO CURRENT LISTING ( 2 HSES )  
1620 MARTIN JEFF 6  
1620 MARTIN MARLENA G  
1622 0 KELLY JASON  
1628 - 1636 NO CURRENT LISTING ( 3 HSES )  
1650 - 1669 NO CURRENT LISTING ( 3 HSES )  
1670 SPENCER DAVID L & JUDY 14  
1670 SWIFT DORIS 3  
1679 NO CURRENT LISTING

3590 BOWMAN DRYWALL INC DRY WALL CONTRA...

1600 LEWALLEN BRYCE .....  
1602 PRESTON JOHN .....  
1603 MCMINDES MICK  
1604 SHEETS LEANNA C & TIMOTHY  
1605 DELEE DON C  
1606 WILHELMI JACQUELIN C  
1608 GRUNDMAN JOANNE M 9 +  
1614 GENEREAUX STEVEN R 5  
1615 2-01 NOT VERIFIED ( 6 APTS )  
1615 MORGAN DANIEL .....  
1615 QUIROGA ANDREAS ...  
1615 STEVENS MARK P 3  
1616 GLADWILL GARY  
1618 NOT VERIFIED  
1620 BIGGS JOHN M  
1622 KOESTERER BRIAN T  
1628 SHEARIN LESLIE K .  
1630 NOT VERIFIED  
1650 NOT VERIFIED  
1659 NHITCHENS RONALD W  
1670 SPENCER DAVE  
1679 CASTILLO MARIA

3590 BOWMAN DRYWALL PLSTRNG DWALL INSTL  
3590 BOWMAN RONALD J & LINDA

1600 BALERI MARC L  
 1602 LLOYD DORIS L  
 1603 NOT VERIFIED  
 1604 ALLEN C  
 1606 - 1605 NOT VERIFIED ( 2 HSES )  
 1608 GRUNDMAN J M 883 - 7082  
 1610 - 1614 NOT VERIFIED ( 3 HSES )  
 1615 2 - 8 NOT VERIFIED ( 7 APTS )  
 1615 APARTMENTS  
 1615 REPPY 2  
 1616 JIM LOIS A 2 883 - 1498  
 1618 - 1622 NOT VERIFIED ( 3 HSES )  
 1628 + LANG DAN G 882 - 6247  
 1630 HOFFMAN PAUL H & VIOLA L 2 88  
 1636 NOT VERIFIED  
 1650 NOT VERIFIED  
 1659 HUTTMAN LEE 2  
 1669 NORGROVE BILL & TERRY 2 O  
 1670 SPENCER DAVE 882 - 2523  
 1679 VISCARRA JUAN & ROSALIA D 2 ©  
 1700 - 1717 NOT ( 2 HSES )

3590 BOWMAN DRYWALL INC CONTRS  
 3590 HOWARD & WHITE ENTERPRISES AUTO REP...

1600 GILLINGS JOHN J  
 1602 MC KEW JAMES 883 - 9477  
 1603 ROSE WM  
 1604 NO RETURN ( 1604 - 1608 )  
 1612 HUFFMAN ROBERT E  
 1614 BOGUE ELMER R  
 1615 \* CONADSEN CHRIS  
 1615 + RAYO ALLAN 882 - 0327  
 1615 - 5 NO RETURN ( 2 APTS )  
 1615 APARTMENTS  
 1615 BURT ALAN L  
 1615 TREGO  
 1615 WITHEY JAS N 883 - 7734  
 1616 + RUYBAL TONY JR 889 - 9819  
 1618 THOMAS MARK N  
 1620 \* KAULFUSS ROBERT 885 - 2640  
 1622 \* HAILAN STEWART 883 - 7220  
 1628 LANG DAN 882 - 6247  
 1630 WALKER ANSEL A O 882 - 1550  
 1659 FISHER R  
 1669 BRIDGEMAN WM J 882 - 8821  
 1670 STANLEY ADEL C 882 - 8215  
 1679 SCHABEL LA © 882 - 9255  
 1700 COTTERAL LORRAINE 883 6271

3569 + GORTON STAN 883 - 2010  
 3590 BOWMAN DRYWALL INC CONTRS  
 3590 HANK ' S AUTO DETAIL

1600 NO RETURN  
 1602 + ERWOOD DENNIS 882 - 5663  
 1603 NO RETURN  
 1604 MORISSETTE GERALD 885 - 1033  
 1605 \* STEVENS KERRY 883 - 5414  
 1606 LARSON PHILLIS  
 1608 GRUNDMAN JOANNE M  
 1610 \* SHIPMAN JERRY  
 1612 + KIMMINS LAUFFETTE  
 1614 BERGER DAVID 885 - 1689  
 1615 \* HYATT VALERIE  
 1615 \* MARTIN RALPH 883 - 9401  
 1615 \* PERASSO JOE  
 1615 + HENSEL CAROLYN 882 - 3239  
 1615 + HUDSON MIKE 882 - 0187  
 1615 + TYGART CONNIE  
 1615 APARTMENTS  
 1615 NO RETURN  
 1616 + ROYBAL TONY ©  
 1618 + MARTIN CHRISTINE  
 1620 FISHER BOB  
 1622 ROBERTS BILL 883 - 8035  
 1628 RAMSDELL RUSSELL JR O  
 1630 WALKER ANSEL A © 882 - 1550  
 1659 FISHER R  
 1669 + SANDERS JACK © 882 - 7017  
 1670 \* STANLEY A 883 -  
 1679 COULTER LOUISE F

3590 CARSON OVERHEAD DOOR CO

1600 KUHN JOHN  
 1602 WILLING SHARO  
 1603 HARMON BRENT  
 1604 NO RETURN  
 1605 NO RETURN  
 1606 PRINTON RUSSEL  
 1608 GRUNDMAN JOANNE M  
 1610 NO RETURN  
 1612 JOHNSON LEO R  
 1614 NO RETURN  
 1615 VACANT  
 1615 \* COUGHLIN JEFF 883 - 8387  
 1615 \* COWAN GRADY 882 - 3961  
 1615 \* JOHNSON MIKE  
 1615 \* WOOD GARY 885 - 4723  
 1615 APARTMENTS  
 1615 NO RETURN  
 1615 VACANT  
 1615 WATSON NOVELLA  
 1616 GOULD HELEN MRS 882 - 3578  
 1618 STANLEY MICHAEL 885 - 1071  
 1620 WATERS RON  
 1622 SWANSON LAWRENCE E  
 1628 RAMSDELL RUSSELL D JR ©  
 1630 + WALKER ANSEL O 882 - 1550  
 1659 HUTTMAN PHYLLIS P O  
 1669 LEAVITT DUDLEY © 883 - 1469  
 1670 STANLEY ROBT L O 882 3897  
 1679 NO RETURN  
 1700 COTTERAL LORRAINE

3569 GORDON - STOR 883 - 2010  
 3590 CARSON OVERHEAD DOOR

1602 HUNTER ROBERT 883 - 0438  
1603 LEITCH DONALD  
1604 GILMORE SAMMY L 882 - 652  
1605 WINSLO LORREN  
1606 ANDREWS ROBT R  
1608 SWIRCEK J C 882 - 8343  
1610 KLOSS JEFFERY  
1616 GOULD A J 882 - 3578  
1618 FREY ROBERT E  
1620 ERICKSON DELMAR J 882 - 8274  
1622 JENSEN JOE E 882 - 2963  
1628 RAMSDELL RUSSELL D O  
1630 HOLTON MICHAEL L O  
1659 HUTTMAN PHYLLIS P  
1669 LEAVITT DUDLEY 883 - 1469  
1670 STANLEY ROBT L O 882 - 3897  
1679 LARSON ANTON 882 6335

**1970**

SOURCE: POLKS

1590 RESIDENTIAL LISTING  
1659 RESIDENTIAL LISTING  
1670 RESIDENTIAL LISTING  
1680 RESIDENTIAL LISTING

**BROWN STREET**

**1970**

SOURCE: POLKS

3521 VACANT

**GORDON STREET**

**1965**

SOURCE: POLKS

1670 RESIDENTIAL LISTING

**BROWN STREET**

**1965**

SOURCE: POLKS

3521 RESIDENTIAL LISTING

**GORDON STREET**

192





# FIRE INSURANCE **MAPS**

**Project Property:** *Brown Street Properties*  
*Brown Street Properties*  
*Carson City NV 89701*

**Project No:** *18-23112-02-00003a*

**Requested By:** *Converse Consultants*

**Order No:** *20190307201*

**Date Completed:** *March 08, 2019*

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Please note that no information was found for your site or adjacent properties.



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# TOPOGRAPHIC **MAPS**

**Project Property:** *Brown Street Properties*  
*Brown Street Properties*  
*Carson City NV 89701*

**Project No:** *18-23112-02-00003a*

**Requested By:** *Converse Consultants*

**Order No:** *20190307201*

**Date Completed:** *March 08, 2019*

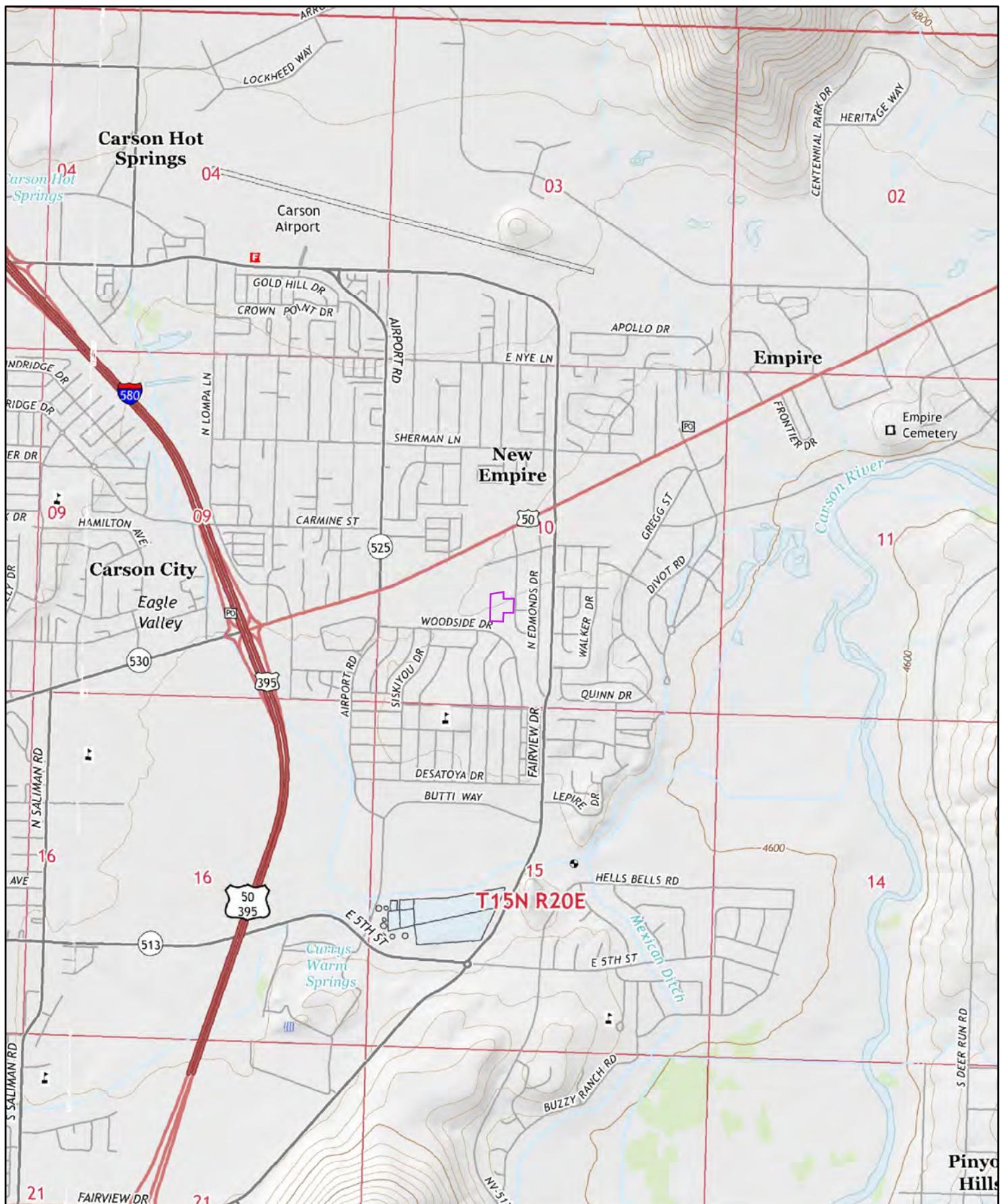
We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

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

2014	7.5
1994	7.5
1982	7.5
1974	7.5
1968	7.5
1956	15

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

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2014

A horizontal scale bar with a black background. It is divided into four equal segments by white tick marks. The segments are labeled with the values 0, 0.2, 0.4, and 0.8. The label 'Miles' is positioned at the far right end of the bar.

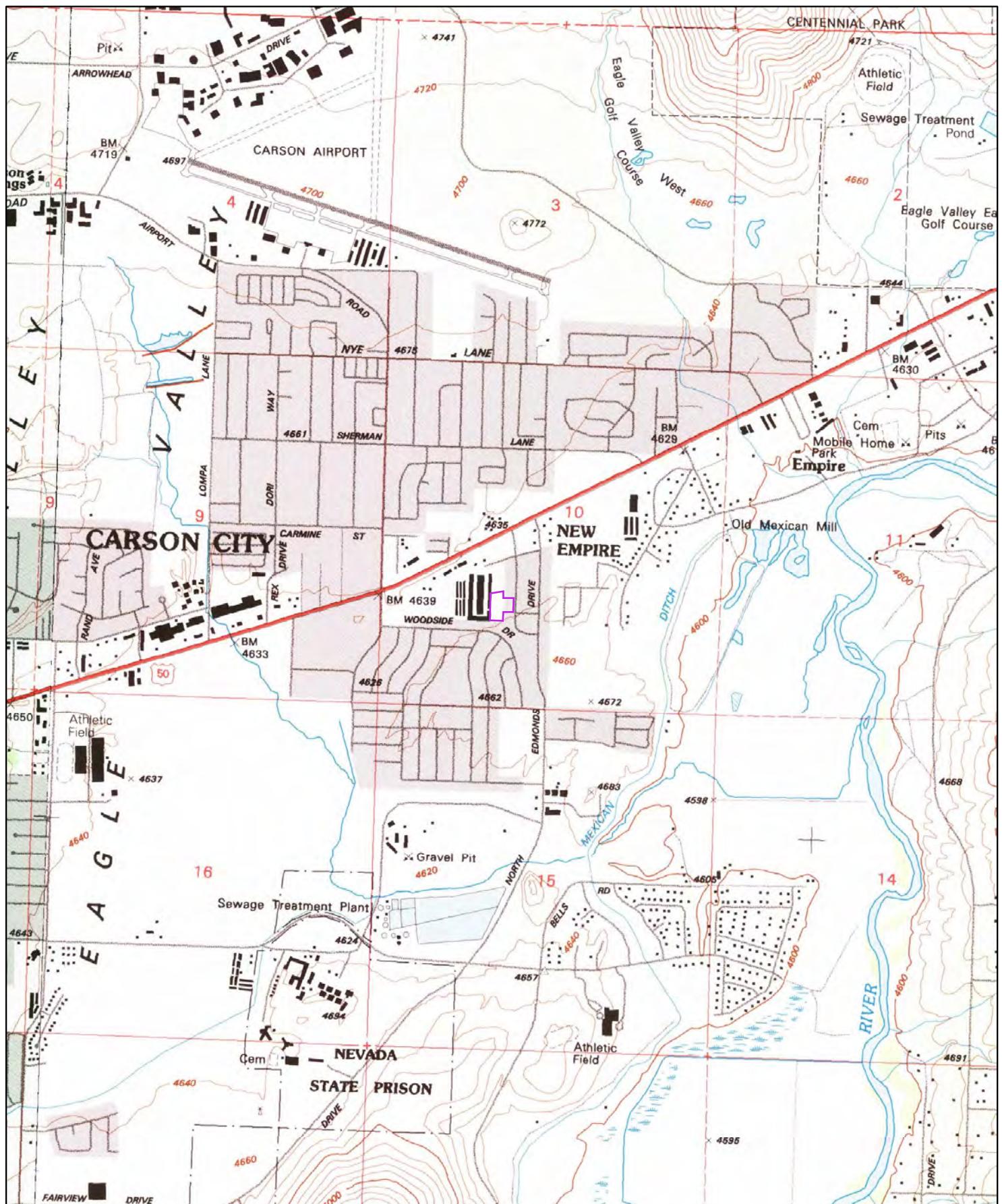
Order No. 20190307201

197

Quadrangle(s): New Empire, NV

Source: USGS 7.5 Minute Topographic Map





1994

0 0.2 0.4 0.8 Miles

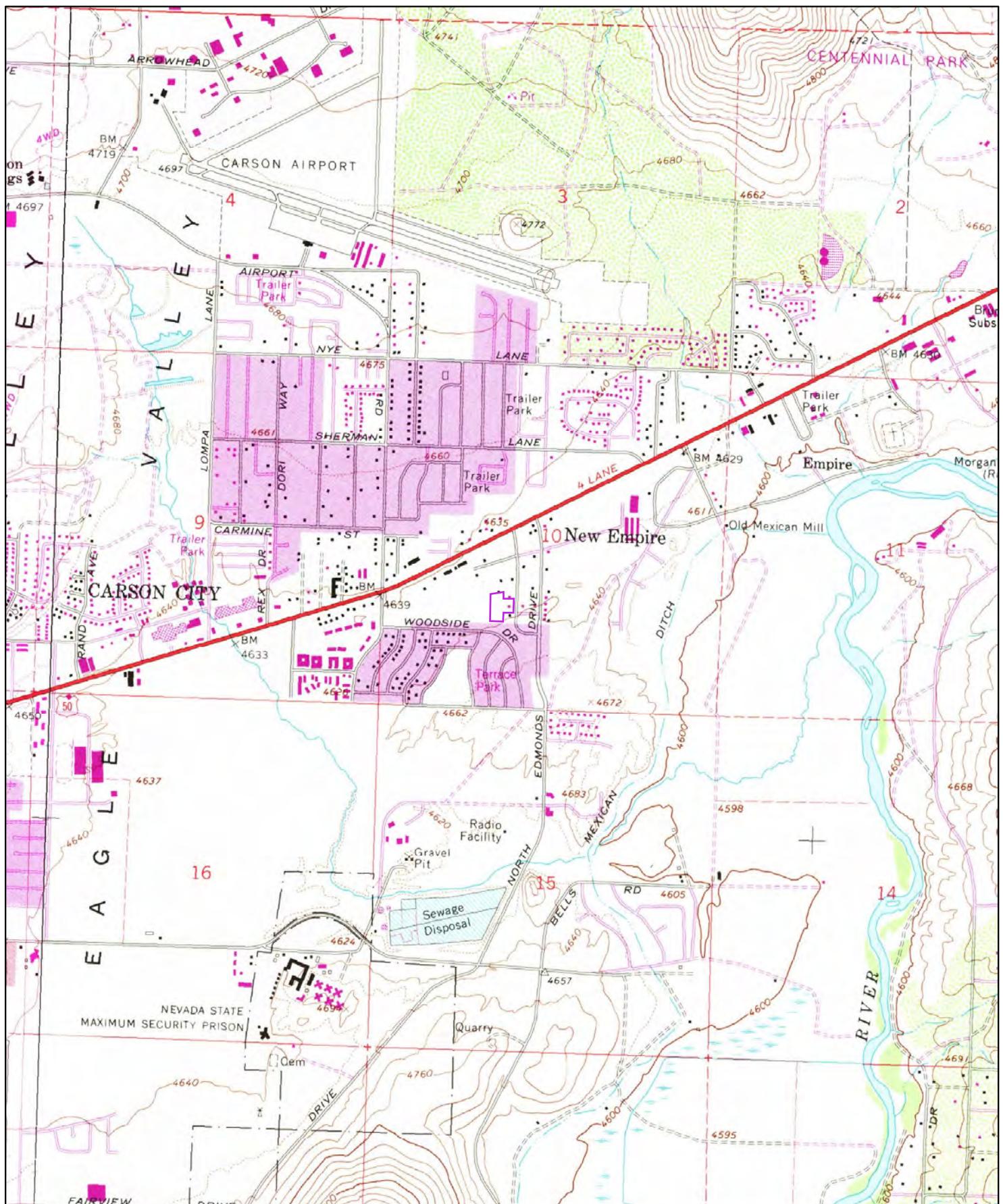
Order No. 20190307201

198

Quadrangle(s): New Empire, NV

Source: USGS 7.5 Minute Topographic Map





1982

A horizontal scale bar representing distance in miles. It features a black line with white tick marks at 0, 0.2, 0.4, and 0.8. The word "Miles" is written in black text at the end of the bar.

Order No. 20190307201

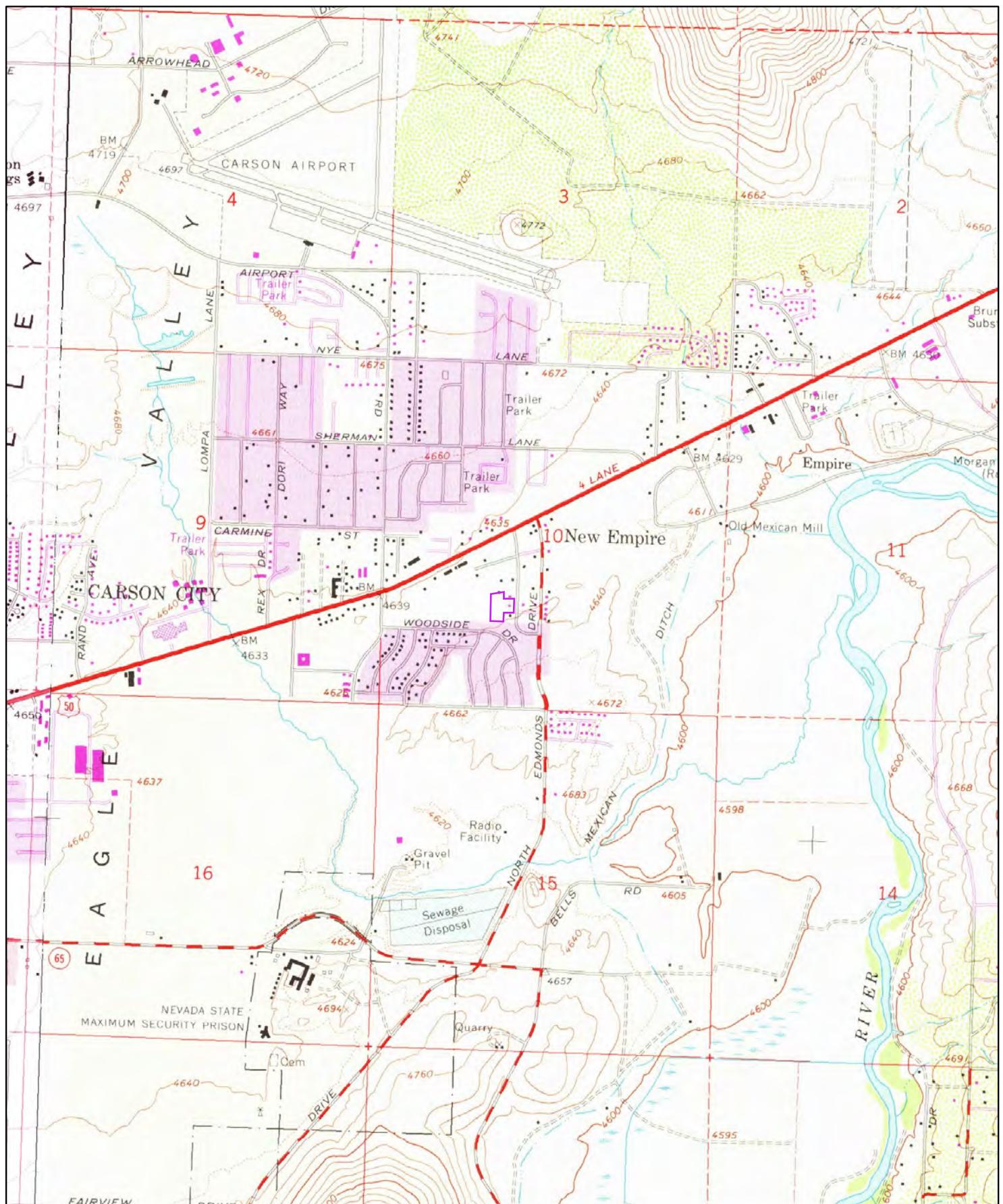
199

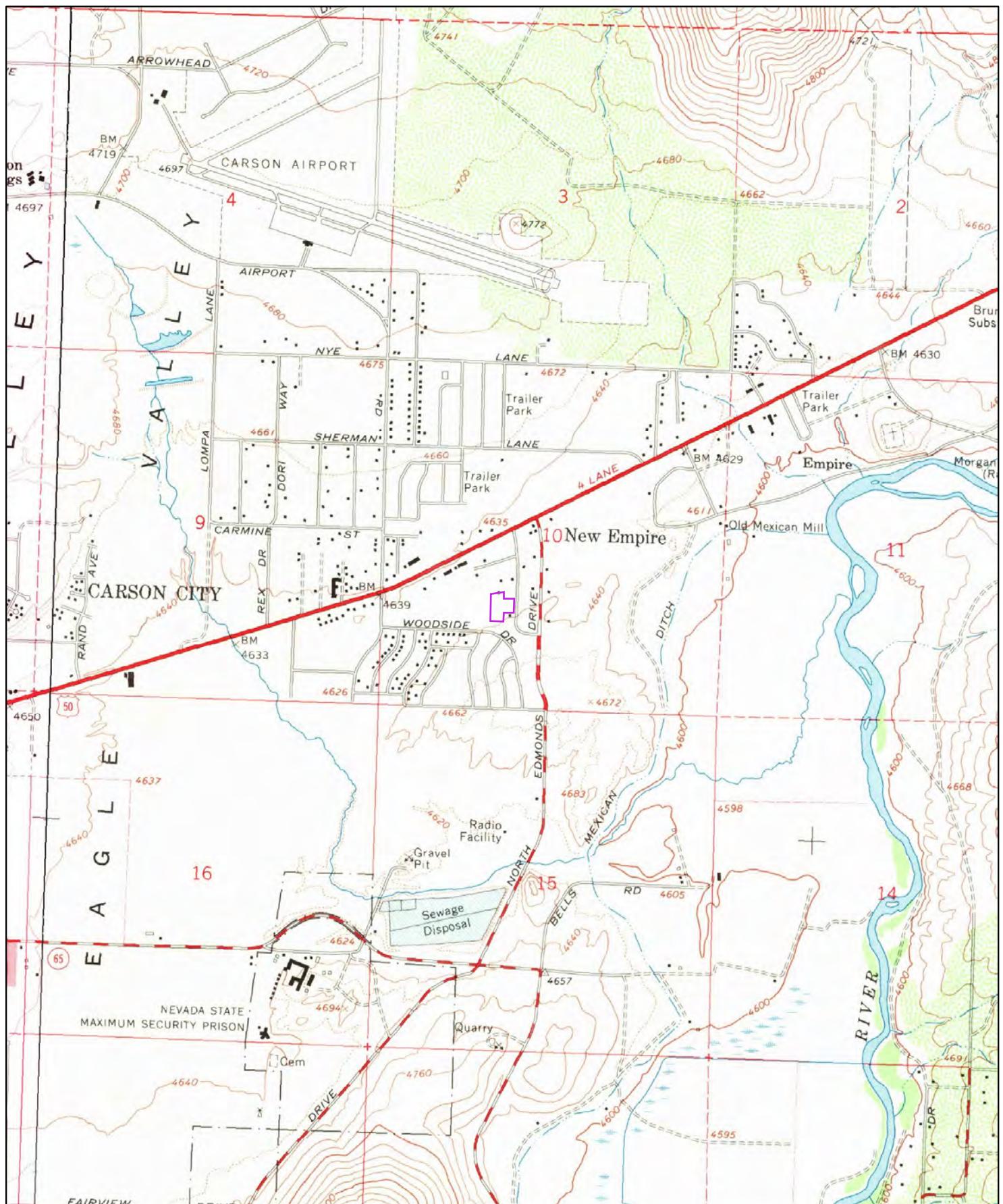
Quadrangle(s): New Empire, NV

Source: USGS 7.5 Minute Topographic Map

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ENVIRONMENTAL RISK INFORMATION SERVICES





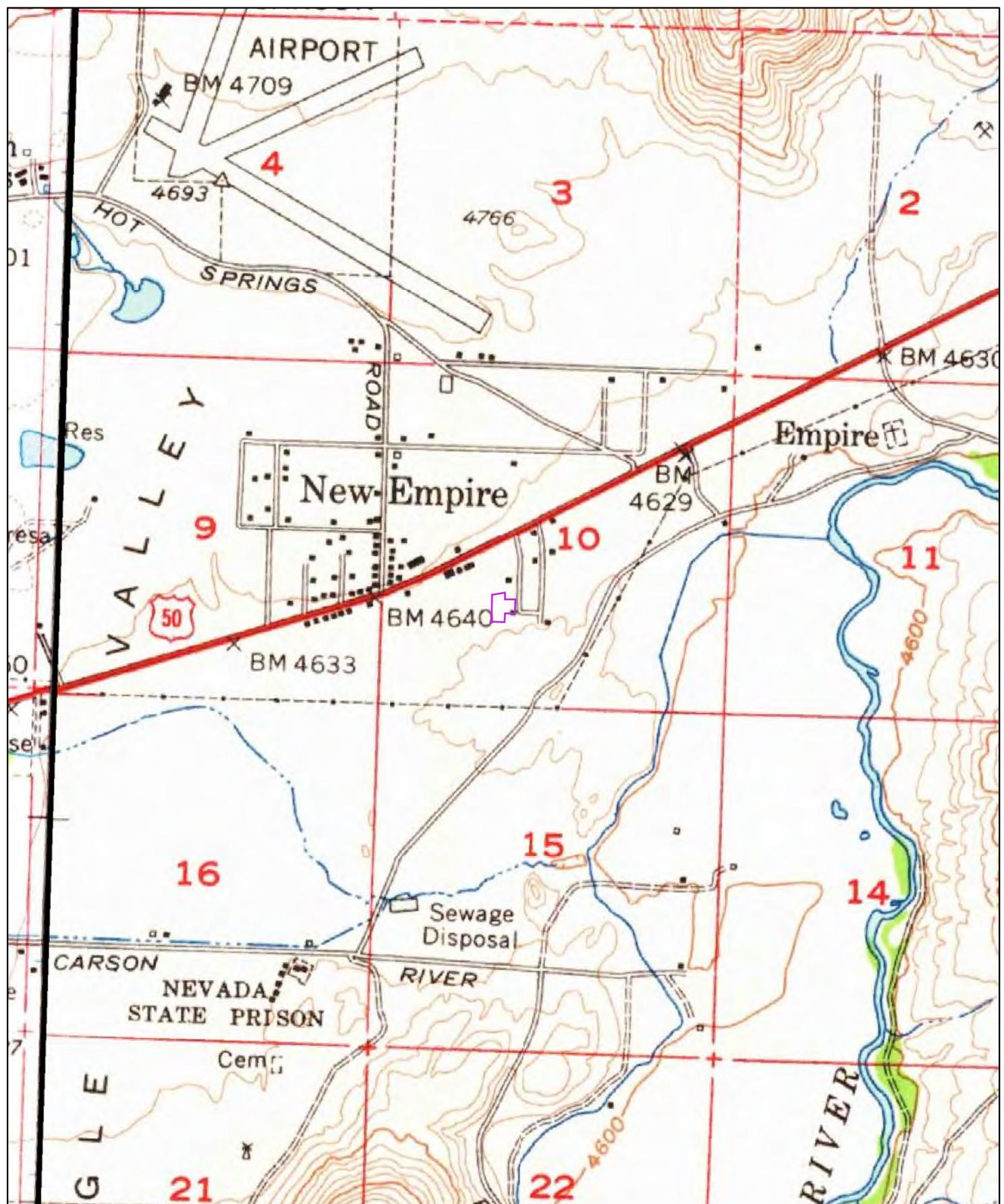


1968

0 0.2 0.4 0.8 Miles

Quadrangle(s): New Empire, NV

Source: USGS 7.5 Minute Topographic Map



1956

0 0.2 0.4 0.8 Miles

Order No. 20190307201

202

Quadrangle(s): Dayton, NV

Source: USGS 15 Minute Topographic Map

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## ERIS Database Report

# Appendix D



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# DATABASE REPORT

**Project Property:** *Brown Street Properties  
Brown Street Properties  
Carson City NV 89701*  
**Project No:** *18-23112-02-00003a*  
**Report Type:** *Database Report*  
**Order No:** *20190307201*  
**Requested by:** *Converse Consultants*  
**Date Completed:** *March 11, 2019*

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# Executive Summary

## Property Information:

**Project Property:** *Brown Street Properties  
Brown Street Properties Carson City NV 89701*

**Project No:** *18-23112-02-00003a*

## **Coordinates:**

**Latitude:** *39.176084*  
**Longitude:** *-119.726666*  
**UTM Northing:** *4,339,858.98*  
**UTM Easting:** *264,461.37*  
**UTM Zone:** *UTM Zone 11S*

**Elevation:** *4,641 FT*

## Order Information:

**Order No:** *20190307201*  
**Date Requested:** *March 7, 2019*  
**Requested by:** *Converse Consultants*  
**Report Type:** *Database Report*

## Historicals/Products:

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

## Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	1	-	1
ODI	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	1	-	1
IODI	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	1	-	-	1
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	1	-	-	1
RCRA NON GEN	Y	.25	0	0	3	-	-	3
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	1	0	0	-	1
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
SHWS	Y	1	0	0	2	5	9	16

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DSHW	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	1	1	-	2
LUST	Y	.5	0	0	1	1	-	2
DELISTED LST	Y	.5	0	0	0	1	-	1
UST	Y	.25	0	0	2	-	-	2
UST NONCOMP	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DTNK	Y	.25	0	0	0	-	-	0
VCP	Y	.5	0	0	0	0	-	0
BROWNFIELDS	Y	.5	0	0	0	0	-	0

#### Tribal

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

#### County

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

#### Additional Environmental Records

##### Federal

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

#### State

208

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SPILLS	Y	.125	0	0	-	-	-	0
HIST SPL	Y	.125	0	0	-	-	-	0
Tribal	<b>No Tribal additional environmental record sources available for this State.</b>							
County	<b>No County additional environmental record sources available for this State.</b>							
		<b>Total:</b>		0	1	11	10	9
								31

\* PO – Property Only

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

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
----------------	-----------	--------------------------	----------------	------------------	-------------------------	-----------------------	--------------------

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	FED BROWNFIELDS	Brown Street Properties	3679 Gordon St., 1630 Brown St., 1636 Brown St. Carson City NV 89701	NNW	0.08 / 429.31	-1	<a href="#">21</a>
<a href="#">2</a>	LUST	Country Store	3389 U.S. Highway 50 East Carson City NV APN: 50 Carson City NV <b>Site Code:</b> 1-000039 <b>Report Date / Closure Date:</b> 1995-10-30T00:00:00.000Z   2006-02-15T00:00:00.000Z	NW	0.14 / 760.20	3	<a href="#">23</a>
<a href="#">2</a>	SHWS	Country Store	3389 U.S. Highway 50 East Carson City NV APN: 50 Carson City NV	NW	0.14 / 760.20	3	<a href="#">24</a>
<a href="#">3</a>	RCRA NON GEN	SIERRA TRUCK & ELECTRIC SERV	1897 N EDMONDS DR CARSON CITY NV 89701  <b>EPA Handler ID:</b> NVD982431561	NE	0.15 / 770.08	-5	<a href="#">24</a>
<a href="#">3</a>	UST	Model Dairy	1897 N Edmonds Dr Carson City NV 89701  <b>Facility ID:</b> 1-000107 <b>Tank ID / Tank Status:</b> 001   Permanently Closed	NE	0.15 / 770.08	-5	<a href="#">25</a>
<a href="#">4</a>	RCRA NON GEN	XEBEC	3579 HWY 50 E CARSON CITY NV 89701  <b>EPA Handler ID:</b> NVD980895593	N	0.16 / 826.06	1	<a href="#">26</a>
<a href="#">5</a>	RCRA NON GEN	AAA MINI STORAGE	3369 HWY 50 EAST NO.411 CARSON CITY NV 89701  <b>EPA Handler ID:</b> NVR000084756	NW	0.16 / 836.04	4	<a href="#">27</a>
<a href="#">6</a>	RCRA CESQG	CARSON SMALL ENGINES INC	3590 HWY 50 EAST CARSON CITY NV 89701  <b>EPA Handler ID:</b> NVD986771293	N	0.16 / 838.18	1	<a href="#">29</a>
<a href="#">7</a>	SWF/LF	GOODWILL INDUSTRIES	NV	NW	0.16 / 841.03	4	<a href="#">30</a>
<a href="#">8</a>	UST	Country Store	3389 US Highway 50 E Carson City NV 89701  <b>Facility ID:</b> 1-000039 <b>Tank ID / Tank Status:</b> 001   Permanently Closed, 002   Permanently Closed, 006A   Currently In Use, 005   Currently In Use, 004   Permanently Closed, 003   Permanently Closed, 006B   Currently In Use	NW	0.16 / 857.84	4	<a href="#">31</a>
<a href="#">9</a>	SHWS	Sierra Pacific Power Company	1518 Continental Drive Carson City NV APN: NV	WSW	0.23 / 1,238.37	-1	<a href="#">32</a>
<a href="#">10</a>	RCRA LQG	CVS PHARMACY #9981	3240 US HIGHWAY 50 E CARSON CITY NV 89701	WNW	0.24 / 1,267.88	4	<a href="#">32</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<b>EPA Handler ID:</b> NVR000042069							
<a href="#">11</a>	SWF/LF	Radio Shack	NV	WNW	0.25 / 1,332.84	4	<a href="#">49</a>
<a href="#">12</a>	DELISTED LST	Sierra Car Wash	1630 Airport Road Carson City NV 89701	W	0.32 / 1,709.98	2	<a href="#">49</a>
<a href="#">13</a>	CERCLIS	BELLA LAGO MERCURY	1660 AIRPORT RD CARSON CITY NV	W	0.32 / 1,715.06	3	<a href="#">49</a>
			<b>Site EPA ID:</b> NVN000908779				
<a href="#">13</a>	SEMS	BELLA LAGO MERCURY	1660 AIRPORT RD CARSON CITY NV	W	0.32 / 1,715.06	3	<a href="#">50</a>
			<b>EPA ID:</b> NVN000908779				
<a href="#">14</a>	LUST	7-Eleven #15833	3083 U.S. Highway 50 East Carson City NV APN: Carson City NV	W	0.34 / 1,797.11	3	<a href="#">50</a>
			<b>Site Code:</b> 1-000118 <b>Report Date / Closure Date:</b> 2011-03-22T00:00:00.000Z   2012-06-11T00:00:00.000Z, 1990-01-01T00:00:00.000Z   1997-01-24T00:00:00.000Z				
<a href="#">15</a>	SHWS	7-Eleven #15833	3083 U.S. Highway 50 East Carson City NV APN: Carson City NV	W	0.35 / 1,823.65	3	<a href="#">52</a>
<a href="#">16</a>	SHWS	Bella Lago Village Apartments	1600 Airport Road Carson City NV APN: Carson City NV	WSW	0.36 / 1,882.09	-1	<a href="#">53</a>
<a href="#">17</a>	SHWS	AAMCO Transmissions	3075 U.S. Highway 50 East Carson City NV APN: 220 NV	W	0.37 / 1,929.44	3	<a href="#">53</a>
<a href="#">18</a>	SHWS	Martin Property	42 Century Circle Carson City NV APN: 654 NV	NNE	0.41 / 2,148.04	6	<a href="#">53</a>
<a href="#">19</a>	SHWS	Mini-Maxi Storage of Carson	4251 U.S. Highway 50 East Carson City NV APN: 879 NV	NE	0.47 / 2,498.30	-9	<a href="#">54</a>
<a href="#">20</a>	SHWS	Fatal Auto Accident	Primary Street: U.S. Highway 50 Cross Street: Sherman Avenue Distance: Direction: City: Carson City Carson City NV	NE	0.54 / 2,875.52	-10	<a href="#">54</a>
<a href="#">21</a>	SHWS	Marcin Property	4340 U.S. Highway 50 East Carson City NV APN: 1058 NV	NE	0.57 / 3,005.59	-10	<a href="#">55</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">22</a>	SHWS	Sierra Pacific Power Company	1820 Dori Street Carson City NV APN: NV	WNW	0.65 / 3,417.89	7	<a href="#">55</a>
<a href="#">23</a>	SHWS	Sierra Pacific Power Company Mobile Source	Primary Street: U.S. Highway 50 Cross Street: Russell Way Distance: Direction: City: Carson City Carson City NV	W	0.83 / 4,385.27	-1	<a href="#">55</a>
<a href="#">24</a>	SHWS	Morello Property	4749 U.S. Highway 50 East Carson City NV APN: 146 NV	NE	0.84 / 4,413.30	-17	<a href="#">56</a>
<a href="#">25</a>	SHWS	Coast to Coast Hardware	2290 U.S. Highway 50 East Carson City NV APN: NV	W	0.88 / 4,646.89	-1	<a href="#">56</a>
<a href="#">26</a>	SHWS	Carson City Corporate Yard	3300 Butti Way Carson City NV APN: 602 NV	SSW	0.89 / 4,689.09	-17	<a href="#">56</a>
<a href="#">27</a>	SHWS	Capital Sanitation Company, Inc.	4880 East Nye Lane/Highway 50 East Carson City NV APN: NV	NE	0.93 / 4,931.35	-19	<a href="#">57</a>
<a href="#">28</a>	SHWS	Carson Building Supply Inc.	4962 Highway 50 East Carson City NV APN: NV	NE	0.96 / 5,081.41	-22	<a href="#">58</a>

# Executive Summary: Summary by Data Source

## Standard

### Federal

#### **SEMS - SEMS List 8R Active Site Inventory**

A search of the SEMS database, dated Feb 6, 2019 has found that there are 1 SEMS site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
BELLA LAGO MERCURY	1660 AIRPORT RD CARSON CITY NV	W	0.32 / 1,715.06	<a href="#">13</a>

*EPA ID: NVN000908779*

#### **CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS**

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
BELLA LAGO MERCURY	1660 AIRPORT RD CARSON CITY NV	W	0.32 / 1,715.06	<a href="#">13</a>

*Site EPA ID: NVN000908779*

#### **RCRA LQG - RCRA Generator List**

A search of the RCRA LQG database, dated Dec 17, 2018 has found that there are 1 RCRA LQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CVS PHARMACY #9981	3240 US HIGHWAY 50 E CARSON CITY NV 89701	WNW	0.24 / 1,267.88	<a href="#">10</a>

*EPA Handler ID: NVR000042069*

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

A search of the RCRA CESQG database, dated Dec 17, 2018 has found that there are 1 RCRA CESQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CARSON SMALL ENGINES INC	3590 HWY 50 EAST CARSON CITY NV 89701	N	0.16 / 838.18	<a href="#">6</a>

*EPA Handler ID: NVD986771293*

#### **RCRA NON GEN - RCRA Non-Generators**

A search of the RCRA NON GEN database, dated Dec 17, 2018 has found that there are 3 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
XEBEC	3579 HWY 50 E CARSON CITY NV 89701	N	0.16 / 826.06	<a href="#">4</a>
	<i>EPA Handler ID: NVD980895593</i>			
AAA MINI STORAGE	3369 HWY 50 EAST NO.411 CARSON CITY NV 89701	NW	0.16 / 836.04	<a href="#">5</a>
	<i>EPA Handler ID: NVR000084756</i>			

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SIERRA TRUCK & ELECTRIC SERV	1897 N EDMONDS DR CARSON CITY NV 89701	NE	0.15 / 770.08	<a href="#">3</a>
	<i>EPA Handler ID: NVD982431561</i>			

### **FED BROWNFIELDS - The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database**

A search of the FED BROWNFIELDS database, dated Jan 11, 2019 has found that there are 1 FED BROWNFIELDS site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Brown Street Properties	3679 Gordon St., 1630 Brown St., 1636 Brown St. Carson City NV 89701	NNW	0.08 / 429.31	<a href="#">1</a>

### **State**

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

A search of the SHWS database, dated Nov 26, 2018 has found that there are 16 SHWS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Country Store	3389 U.S. Highway 50 East Carson City NV APN: 50 Carson City NV	NW	0.14 / 760.20	<a href="#">2</a>
7-Eleven #15833	3083 U.S. Highway 50 East Carson City NV APN: Carson City NV	W	0.35 / 1,823.65	<a href="#">15</a>
AAMCO Transmissions	3075 U.S. Highway 50 East Carson City NV APN: 220 NV	W	0.37 / 1,929.44	<a href="#">17</a>
Martin Property	42 Century Circle Carson City NV APN: 654 NV	NNE	0.41 / 2,148.04	<a href="#">18</a>
Sierra Pacific Power Company	1820 Dori Street Carson City NV APN: NV	WNW	0.65 / 3,417.89	<a href="#">22</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Sierra Pacific Power Company	1518 Continental Drive Carson City NV APN: NV	WSW	0.23 / 1,238.37	<a href="#">9</a>
Bella Lago Village Apartments	1600 Airport Road Carson City NV APN: Carson City NV	WSW	0.36 / 1,882.09	<a href="#">16</a>
Mini-Maxi Storage of Carson	4251 U.S. Highway 50 East Carson City NV APN: 879 NV	NE	0.47 / 2,498.30	<a href="#">19</a>
Fatal Auto Accident	Primary Street: U.S. Highway 50 Cross Street: Sherman Avenue Distance: Direction: City: Carson City Carson City NV	NE	0.54 / 2,875.52	<a href="#">20</a>
Marcin Property	4340 U.S. Highway 50 East Carson City NV APN: 1058 NV	NE	0.57 / 3,005.59	<a href="#">21</a>
Sierra Pacific Power Company Mobile Source	Primary Street: U.S. Highway 50 Cross Street: Russell Way Distance: Direction: City: Carson City Carson City NV	W	0.83 / 4,385.27	<a href="#">23</a>
Morello Property	4749 U.S. Highway 50 East Carson City NV APN: 146 NV	NE	0.84 / 4,413.30	<a href="#">24</a>
Coast to Coast Hardware	2290 U.S. Highway 50 East Carson City NV APN: NV	W	0.88 / 4,646.89	<a href="#">25</a>
Carson City Corporate Yard	3300 Butti Way Carson City NV APN: 602 NV	SSW	0.89 / 4,689.09	<a href="#">26</a>
Capital Sanitation Company, Inc.	4880 East Nye Lane/Highway 50 East Carson City NV APN: NV	NE	0.93 / 4,931.35	<a href="#">27</a>
Carson Building Supply Inc.	4962 Highway 50 East Carson City NV APN: NV	NE	0.96 / 5,081.41	<a href="#">28</a>

### SWF/LF - Solid Waste Facilities and Landfill Sites

A search of the SWF/LF database, dated Jun 5, 2018 has found that there are 2 SWF/LF site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GOODWILL INDUSTRIES	NV	NW	0.16 / 841.03	<a href="#">7</a>
Radio Shack	NV	WNW	0.25 / 1,332.84	<a href="#">11</a>

### LUST - Leaking Underground Storage Tanks

A search of the LUST database, dated Nov 26, 2018 has found that there are 2 LUST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Country Store	3389 U.S. Highway 50 East Carson City NV APN: 50 Carson City NV <b>Site Code:</b> 1-000039 <b>Report Date / Closure Date:</b> 1995-10-30T00:00:00.000Z / 2006-02-15T00:00:00.000Z	NW	0.14 / 760.20	<a href="#">2</a>
7-Eleven #15833	3083 U.S. Highway 50 East Carson City NV APN: Carson City NV <b>Site Code:</b> 1-000118 <b>Report Date / Closure Date:</b> 2011-03-22T00:00:00.000Z / 2012-06-11T00:00:00.000Z, 1990-01-01T00:00:00.000Z   1997-01-24T00:00:00.000Z	W	0.34 / 1,797.11	<a href="#">14</a>

### DELISTED LST - Delisted Leaking Storage Tanks

A search of the DELISTED LST database, dated Nov 26, 2018 has found that there are 1 DELISTED LST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Sierra Car Wash	1630 Airport Road Carson City NV 89701	W	0.32 / 1,709.98	<a href="#">12</a>

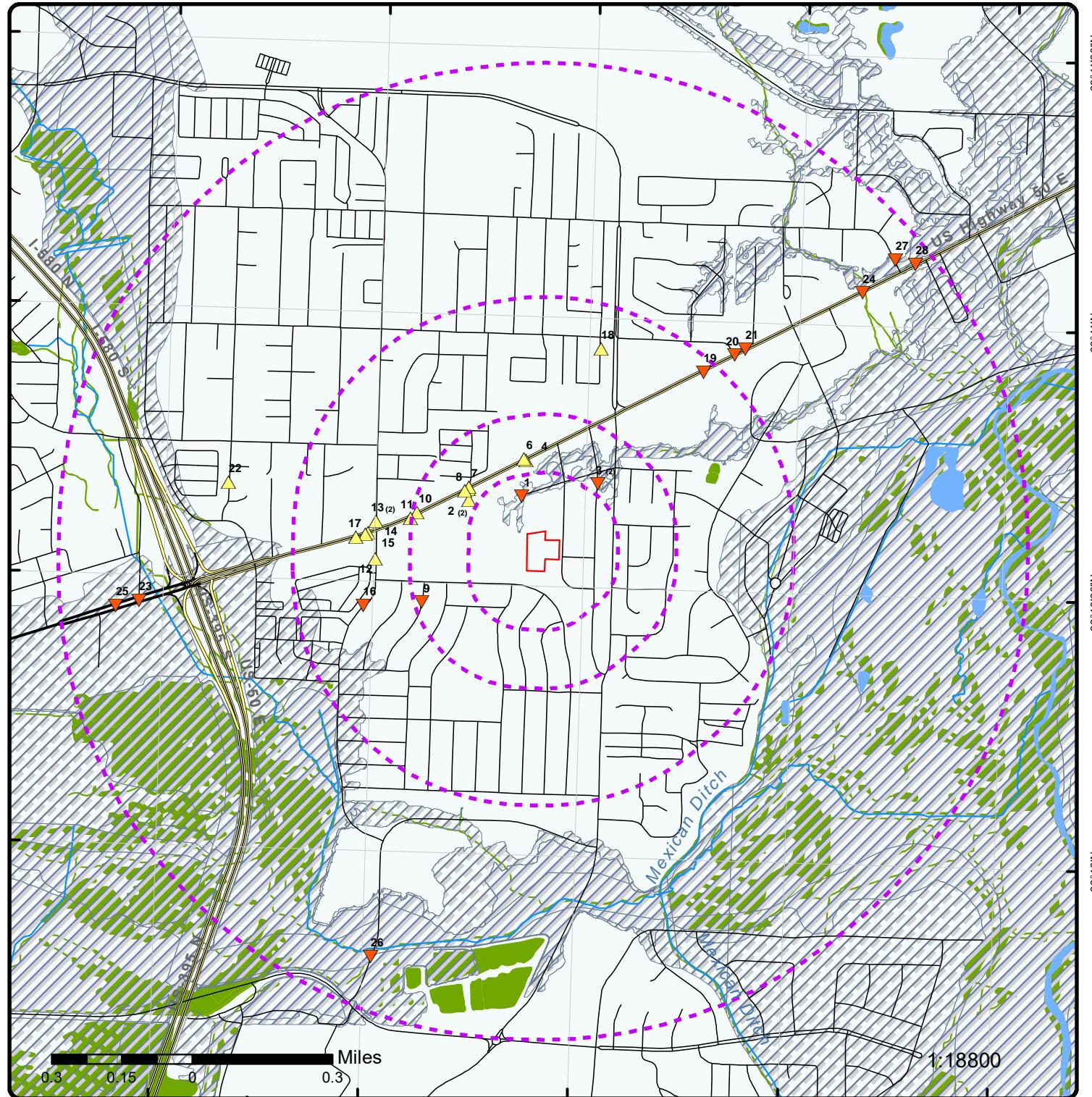
### UST - Storage Tanks

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

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Country Store	3389 US Highway 50 E Carson City NV 89701  <b>Facility ID:</b> 1-000039 <b>Tank ID / Tank Status:</b> 001   Permanently Closed, 002   Permanently Closed, 006A   Currently In Use, 005   Currently In Use, 004   Permanently Closed, 003   Permanently Closed, 006B   Currently In Use	NW	0.16 / 857.84	<a href="#">8</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Model Dairy	1897 N Edmonds Dr Carson City NV 89701	NE	0.15 / 770.08	<a href="#">3</a>

**Facility ID:** 1-000107  
**Tank ID / Tank Status:** 001 | Permanently Closed



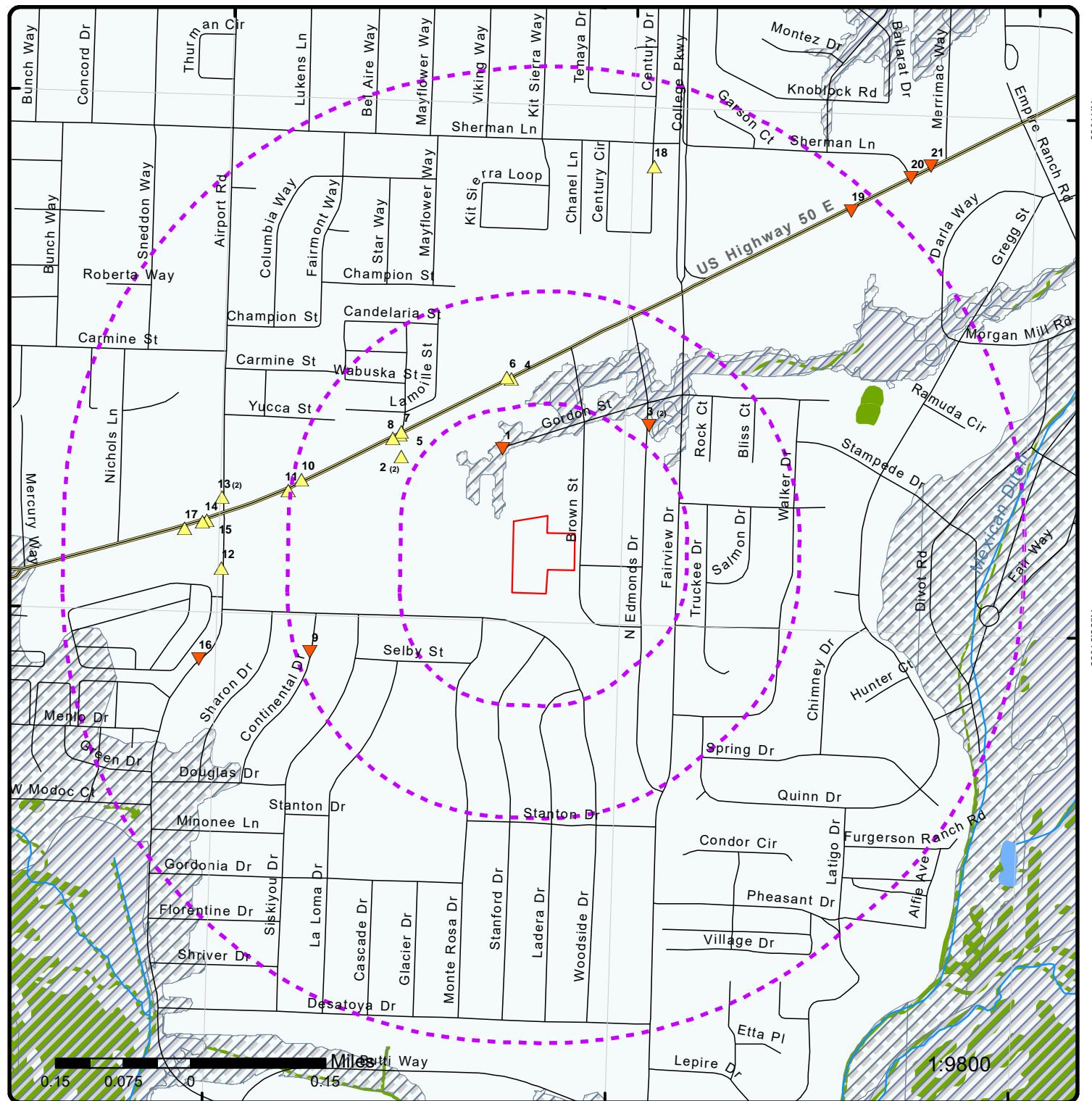
## Map : 1 Mile Radius

Order No: 20190307201

Address: Brown Street Properties, Carson City, NV, 89701



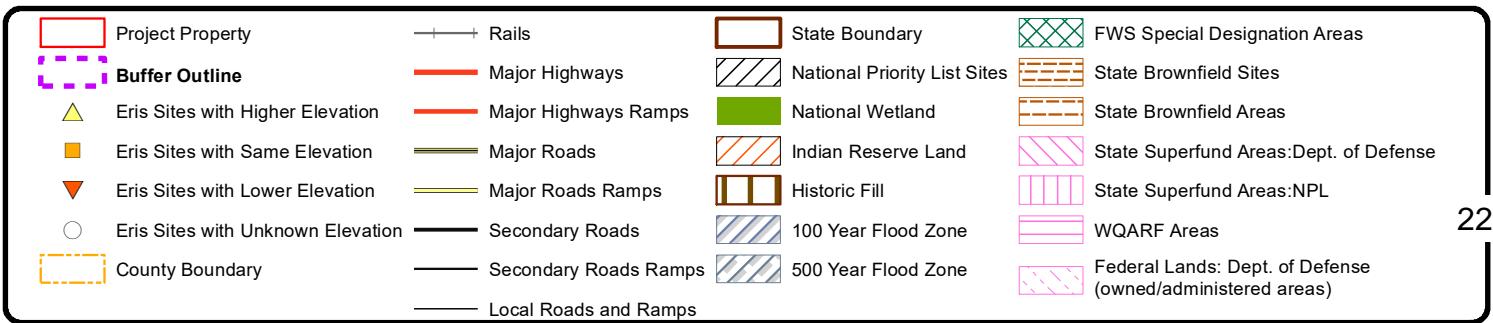
Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Yellow △ Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Orange □ Eris Sites with Same Elevation	Major Roads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

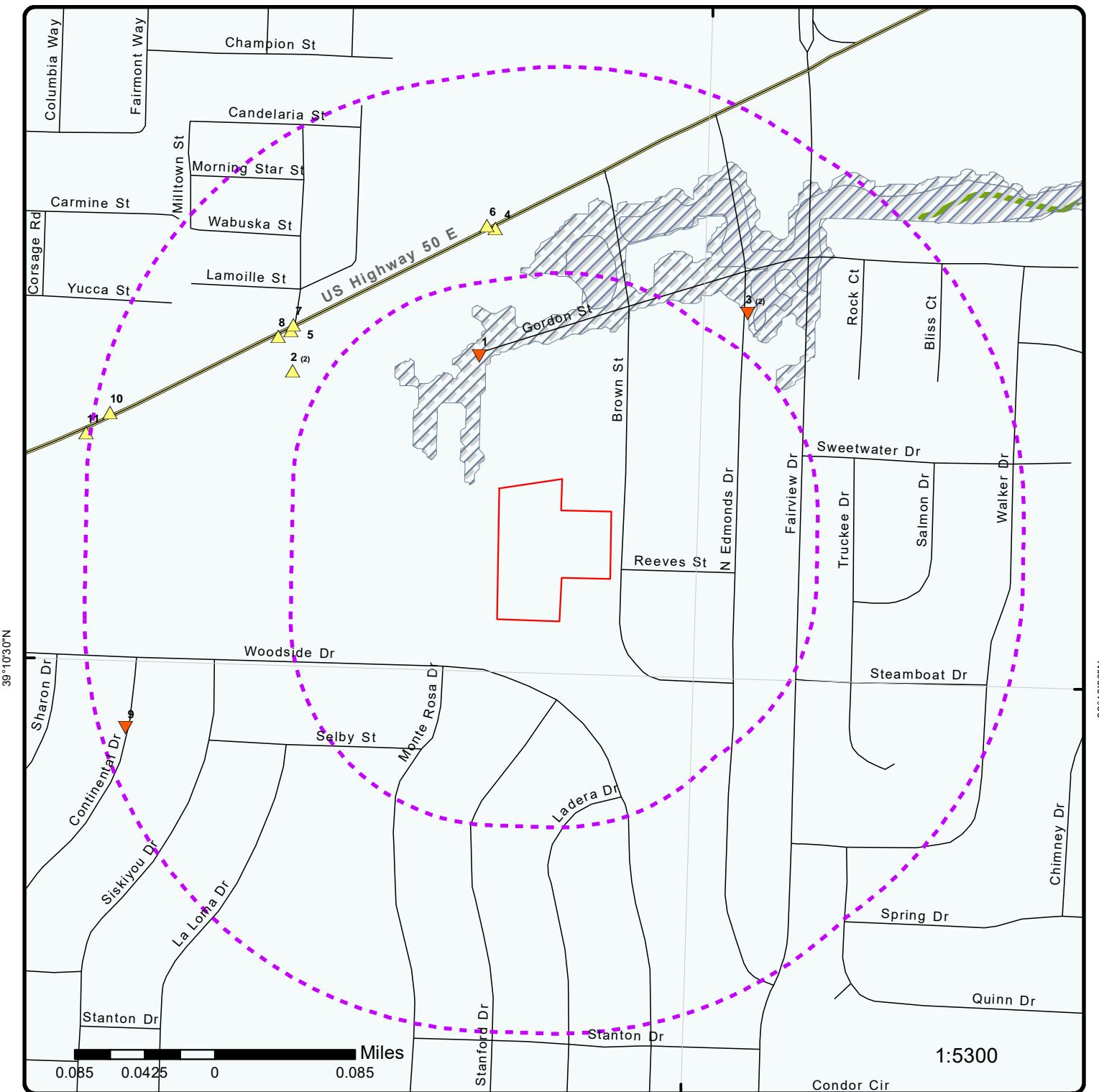


## Map : 0.5 Mile Radius

Order No: 20190307201

Address: Brown Street Properties, Carson City, NV, 89701

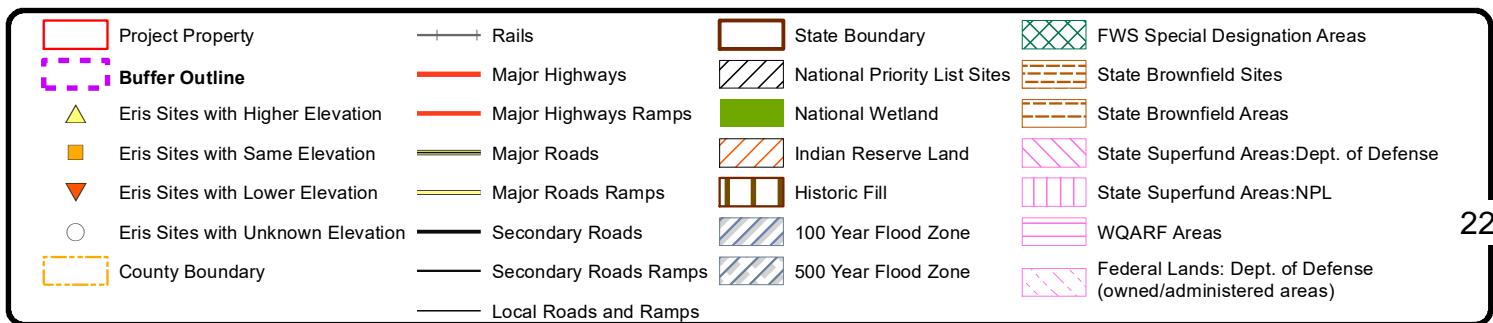




## Map : 0.25 Mile Radius

Order No: 20190307201

Address: Brown Street Properties, Carson City, NV, 89701





## Aerial (2017)

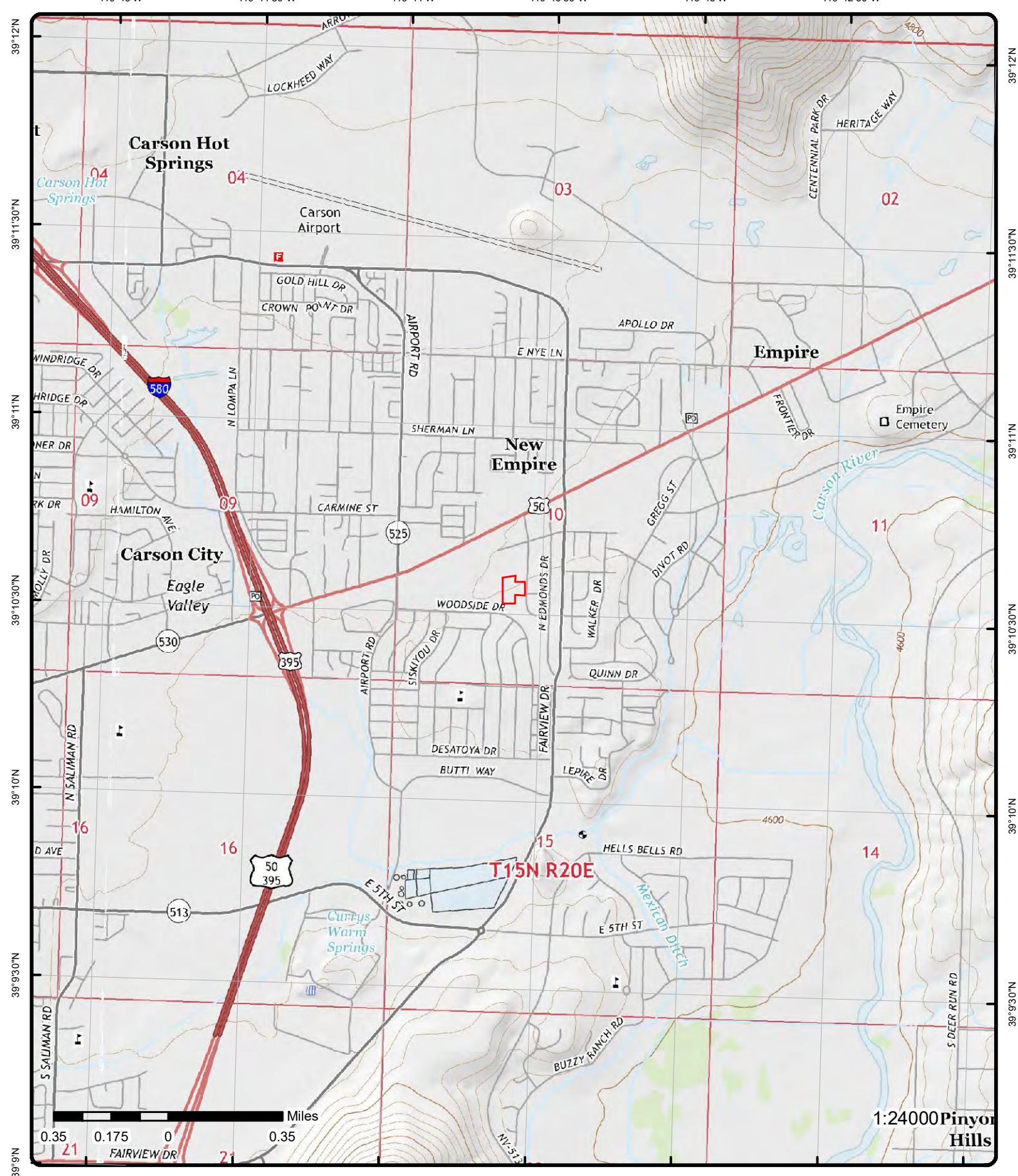
**Address: Brown Street Properties, Carson City, NV, 89701**

Source: ESRI World Imagery

Order No: 20190307201

**ERIS** 222  
ENVIRONMENTAL RISK INFORMATION SERVICES

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# Topographic Map (2014)

**Address: Brown Street Properties, Carson City, NV, 89701**

**Quadrangle(s): New Empire, NV; Carson City, NV;**

**Source:** USGS Topographic Map

Order No: 20190307201

**ERS** ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Inc.

## Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 1	NNW	0.08 / 429.31	4,639.47 / -1	<b>Brown Street Properties</b> 3679 Gordon St., 1630 Brown St., 1636 Brown St. Carson City NV 89701	<a href="#">FED BROWNFIELDS</a>
<b>Type of Funding:</b>	Hazardous					
<b>Acres Property ID:</b>	133041					
<b>Property Size(Acres):</b>	1.52					
<b>Local Property No:</b>	008-303-21, 008-303-36, 008-303-37					
<b>Ownership Entity:</b>	Government					
<b>Current Owner:</b>	Western Nevada Home Consortium					
<b>Did Ownership Change:</b>	N					
<b>StlIp Fact into the Owship:</b>	N					
<b>Latitude:</b>	39.1753					
<b>Longitude:</b>	-119.7258					
<b>Horizontal Collection Mthd:</b>	Address Matching-House Number					
<b>Source Map Scale:</b>						
<b>Reference Point:</b>						
<b>Horiz Reference Datum:</b>	North American Datum of 1983					
<b>Cleanup Required:</b>	N					
<b>Cntmnt Fnd Ctrl Sbstncs:</b>						
<b>Cntmnt Fnd Petroleum:</b>						
<b>Cntmnt Fnd Asbestos:</b>						
<b>Cntmnt Fnd Lead:</b>						
<b>Cntmnt Fnd Pahs:</b>						
<b>Cntmnt Fnd Pcb:</b>						
<b>Cntmnt Fnd Vocs:</b>						
<b>Cntmnt Fnd Selenium:</b>						
<b>Cntmnt Fnd Iron:</b>						
<b>Cntmnt Fnd Arsenic:</b>						
<b>Cntmnt Fnd Cadmium:</b>						
<b>Cntmnt Fnd Chromium:</b>						
<b>Cntmnt Fnd Copper:</b>						
<b>Cntmnt Fnd Mercury:</b>						
<b>Cntmnt Fnd Nickel:</b>						
<b>Cntmnt Fnd Pesticides:</b>						
<b>Cntmnt Fnd Svocs:</b>						
<b>Cntmnt Fnd Other Metals:</b>						
<b>Cntmnt Fnd Other:</b>						
<b>Cntmnt Fnd Other Descr :</b>						
<b>Cntmnt Fnd Unknown:</b>						
<b>Cntmnt Fnd None:</b>						
<b>Cntmnt Clnd Up Ctl Sbst:</b>						
<b>Cntmnt Clnd Up Petroleum:</b>						
<b>Cntmnt Clnd Up Asbestos:</b>						
<b>Cntmnt Clnd Up Lead:</b>						
<b>Cntmnt Clnd Up PAHs:</b>						
<b>Cntmnt Clnd Up PCBs:</b>						
<b>Cntmnt Clnd Up VOCs:</b>						
<b>Cntmnt Clnd Up Selenium:</b>						
<b>Cntmnt Clnd Up Iron:</b>						
<b>Cntmnt Clnd Up Arsenic:</b>						
<b>Cntmnt Clnd Up Cadmium:</b>						
<b>Cntmnt Clnd Up Chromium:</b>						
<b>Cntmnt Clnd Up Copper:</b>						
<b>Cntmnt Clnd Up Mercury:</b>						
<b>Cntmnt Clnd Up Nickel:</b>						
<b>Cntmnt Clnd Up Pesticides:</b>						
<b>Cntmnt Clnd Up Svocs:</b>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<i>Cntmnt Clnd Oth Metals:</i>						
<i>Cntmnt Clnd Up Other:</i>						
<i>Cntmnt Clnd Up Oth Desc:</i>						
<i>Cntmnt Clnd Up Unknown:</i>						
<i>Cntmnt Clnd Up None:</i>						
<i>Media Affected Air:</i>						
<i>Media Affected Sediments:</i>						
<i>Media Affected Soil:</i>						
<i>Media Affect Drnking Wtr:</i>						
<i>Media Affected Grnd Wtr:</i>						
<i>Media Affctd Surf Wtr:</i>						
<i>Media Affctd Bldg Matrls:</i>						
<i>Media Affected Indoor Air:</i>						
<i>Media Affected None:</i>	Yes					
<i>Media Affected Unknown:</i>						
<i>Media Clnd Up Air:</i>						
<i>Media Clnd Up Sediments:</i>						
<i>Media Clnd Up Soil:</i>						
<i>Media Clnd Up Drnk Wtr:</i>						
<i>Media Clnd Up Grnd Wtr:</i>						
<i>Media Clnd Up Surf Wtr:</i>						
<i>Media Clnd Up Bldg Mats:</i>						
<i>Media Clnd Up Indoor Air:</i>						
<i>Media Clnd Up Unknown:</i>						
<i>St Tribal Prg ID No:</i>						
<i>Further Action Cleanup:</i>						
<i>Enrollment St Tribal Prg:</i>						
<i>Institutional Ctrl ICs Req:</i>	N					
<i>IC Catgry Proprietary Ctrl:</i>						
<i>IC Catgry Informational Dev:</i>						
<i>IC Catgry Govmntl Ctrl:</i>						
<i>IC Catgry Enfrc Prmt Tls:</i>						
<i>ICs in Place:</i>	N					
<i>Date ICs in Place:</i>						
<i>Photographs are Available:</i>	Y					
<i>Video is Available:</i>	N					
<i>Description History:</i>					1630 Brown St.: Minor site improvements, incl. mobile home hookup & septic tank. 1636 Brown St.: mobile home hookup, septic tank, wood/chain link fencing and a mobile home. 3679 Gordon St.: vacant, no improvements, dirt access.	

#### --Details--

<i>Grant Recipient Name:</i>	Carson City, City of
<i>Accomplishment Counted:</i>	1
<i>Cooperative Agrmnt No:</i>	00T33001
<i>Type Brownfields Grant:</i>	Assessment
<i>Assessment Phase:</i>	Phase I Environmental Assessment
<i>Assessment Start Date:</i>	01/18/2011 00:00:00
<i>Assessment Compltn Dt:</i>	06/15/2011 00:00:00
<i>Srce of Assessment Fund:</i>	US EPA - Brownfields Assessment Cooperative Agreement
<i>Entity Prov Assmnt Fund:</i>	EPA
<i>Assessment Funding Amt:</i>	8107
<i>Cleanup Start Date:</i>	
<i>Cleanup Completion Date:</i>	
<i>Acres Cleaned Up:</i>	
<i>Cleanup Funding Source:</i>	
<i>Entity Prvd Cleanup Fund:</i>	
<i>Cleanup Funding Amount:</i>	
<i>Redevelopment Start Dt:</i>	
<i>No of Clnup/Redev Jobs:</i>	
<i>Acre/Grnspce Created:</i>	
<i>Src of Redev Funding:</i>	
<i>Entity Prvd Redev Funds:</i>	
<i>Redev Funding Amount:</i>	
<i>Highlights:</i>	
<i>IC Data Address:</i>	
<i>Redev Completion Date:</i>	
<i>Past Use Greenspace Arces:</i>	
<i>Past Use Residential Arces:</i>	

225

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Past Use Commercial Arcs:</b>						
<b>Past Use Industrial Arcs:</b>						
<b>Past Use Multistory Arcs:</b>						
<b>Future Use Multistory Arcs:</b>						
<b>Future Use Greenspace:</b>						
<b>Future Use Residential:</b>						
<b>Future Use Commercial:</b>						
<b>Future Use Industrial:</b>						
2010 Below Poverty No:	846					
2010 Below Poverty Pct:	20.3%					
2010 Median Income:	5703					
2010 Low Income No:	2046					
2010 Low Income Pct:	49.1%					
2010 Vacant Housing No:	160					
2010 Vac Housing Pct:	10.3%					
2010 Unemployed No:	403					
2010 Unemployed:	9.7%					

<u>2</u>	1 of 2	NW	0.14 / 760.20	4,643.27 / 3	<b>Country Store</b> 3389 U.S. Highway 50 East Carson City NV APN: 50 Carson City NV	LUST
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<b>Site Code:</b>	1-000039	<b>Facility City:</b>	Carson City
<b>Site No:</b>	39	<b>Facility Zip:</b>	
<b>County ID:</b>	1	<b>Facility Zip 4:</b>	
<b>County:</b>	Carson City		

#### Site Cleanup - Bureau's Project Tracking Database

<b>Source File:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases	<b>End:</b>	2/15/2006
<b>Program:</b>	LUST	<b>Event:</b>	
<b>Closure Type:</b>	NAC 459.997	<b>Case Officer:</b>	
<b>Report Date:</b>	10/30/1995	<b>File Location:</b>	NDEP: CC-Storage
<b>Media:</b>	Ground Water		
<b>Contaminant:</b>	Gasoline		

#### Site Cleanup - Bureau's Project Tracking Database

<b>Source File:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases	<b>End:</b>	2/15/2006
<b>Program:</b>	LUST	<b>Event:</b>	
<b>Closure Type:</b>	NAC 459.997	<b>Case Officer:</b>	
<b>Report Date:</b>	10/30/1995	<b>File Location:</b>	NDEP: CC-Storage
<b>Media:</b>	Soil		
<b>Contaminant:</b>	Gasoline		

#### NDEP Open Data - LUST Sites BCA

<b>Spill No:</b>		<b>Source:</b>	NDEP
<b>Petro Fund ID:</b>		<b>Date Last Modified:</b>	
<b>Event ID:</b>	2584	<b>Description:</b>	
<b>Report Date:</b>	1995-10-30T00:00:00.000Z	<b>Datum:</b>	NAD83
<b>Closure Date:</b>	2006-02-15T00:00:00.000Z	<b>Collection:</b>	UI
<b>C Type:</b>	NAC 459.997	<b>Latitude:</b>	39.1775403
<b>Program:</b>	LUST	<b>Longitude:</b>	-119.7306528
<b>File Loc:</b>	NDEP: CC-Storage	<b>X:</b>	264121.821000000461936
<b>Media:</b>	Soil	<b>Y:</b>	4340031.0449
<b>Container:</b>	UST		
<b>Contaminant:</b>	Gasoline		
<b>Contaminant Desc:</b>			
<b>Coordinate Comment:</b>	Location obtained by geocoding FacilityAddress against Tiger 2007 streets.		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">2</a>	2 of 2	NW	0.14 / 760.20	4,643.27 / 3	<b>Country Store</b> 3389 U.S. Highway 50 East Carson City NV APN: 50 Carson City NV	<a href="#">SHWS</a>
<b>Site Code:</b>	1-000039	<b>Facility Zip:</b>				
<b>County ID:</b>	1	<b>Facility Zip 4:</b>				
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>				
<b>City:</b>	Carson City	<b>Long Decdeg:</b>				
<b><u>Site Cleanup - The Bureau's Project Tracking (PT) Database</u></b>						
<b>Report Date:</b>	10/30/1995	<b>File Location:</b>				
<b>Closure Date:</b>	2/15/2006	<b>Media:</b>				
<b>Closure Type:</b>	NAC 459.997	<b>Contaminant:</b>				
<b>Program:</b>	LUST	<b>Event:</b>				
<b>Officer:</b>						
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases					
<b><u>Site Cleanup - The Bureau's Project Tracking (PT) Database</u></b>						
<b>Report Date:</b>	1/1/1990	<b>File Location:</b>				
<b>Closure Date:</b>	4/1/1991	<b>Media:</b>				
<b>Closure Type:</b>	UST Clean Closure	<b>Contaminant:</b>				
<b>Program:</b>		<b>Event:</b>				
<b>Officer:</b>						
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases					
<b><u>Site Cleanup - The Bureau's Project Tracking (PT) Database</u></b>						
<b>Report Date:</b>	10/30/1995	<b>File Location:</b>				
<b>Closure Date:</b>	2/15/2006	<b>Media:</b>				
<b>Closure Type:</b>	NAC 459.997	<b>Contaminant:</b>				
<b>Program:</b>	LUST	<b>Event:</b>				
<b>Officer:</b>						
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases					
<b><u>NDEP Open Data - All BCA Sites</u></b>						
<b>Site No:</b>	39	<b>Description:</b>				
<b>Event ID:</b>	2584	<b>Program:</b>				
<b>Petroleum Fund ID:</b>		<b>Lat Dec Deg:</b>				
<b>Spill No:</b>		<b>Long Dec Deg:</b>				
<b>Report Date:</b>	1995-10-30T00:00:00.000Z	<b>Datum:</b>				
<b>File Loc:</b>	NDEP: CC-Storage	<b>Collection Method:</b>				
<b>Media:</b>	Soil	<b>C Type:</b>				
<b>Container:</b>	UST	<b>Date Last Modified:</b>				
<b>Source:</b>	NDEP	<b>X:</b>				
<b>Contaminant:</b>		<b>Y:</b>				
<b>Closure Date:</b>	2006-02-15T00:00:00.000Z					
<b>Contaminant Desc:</b>						
<b>Coordinate Comments:</b>	Location obtained by geocoding FacilityAddress against Tiger 2007 streets.					
<a href="#">3</a>	1 of 2	NE	0.15 / 770.08	4,635.17 / -5	<b>SIERRA TRUCK &amp; ELECTRIC</b> SERV 1897 N EDMONDS DR CARSON CITY NV 89701	<a href="#">RCRA NON GEN</a>
<b>EPA Handler ID:</b>	NVD982431561					
<b>Gen Status Universe:</b>	No Report					
<b>Contact Name:</b>	JAMES PETERS					
<b>Contact Address:</b>	1897 N EDMONDS DR , CARSON CITY , NV, 89701 , US					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Contact Phone No and Ext:</b>	702-883-9106					
<b>Contact Email:</b>						
<b>Contact Country:</b>	US					
<b>County Name:</b>	CARSON CITY					
<b>EPA Region:</b>	09					
<b>Land Type:</b>	Other					
<b>Receive Date:</b>	19900904					

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Dec 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

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

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 19900904  
**Handler Name:** SIERRA TRUCK & ELECTRIC SERV  
**Generator Status Universe:** No Report  
**Source Type:** Notification

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	JAMES PETERS	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>		<b>State:</b>	ME
<b>Phone:</b>	415-555-1212	<b>Country:</b>	
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	99999
<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	NOT REQUIRED	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>		<b>State:</b>	ME
<b>Phone:</b>	415-555-1212	<b>Country:</b>	
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	99999

3 2 of 2

NE

0.15 /  
770.08

4,635.17 /  
-5

**Model Dairy**  
1897 N Edmonds Dr  
Carson City NV 89701

**UST**

**Facility ID:** 1-000107

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b><u>Tank Information</u></b>						
<b>Tank ID:</b>	001					
<b>Tank Status:</b>	Permanently Closed					
<b>Tank Capacity:</b>	1,000					
<b>Substance:</b>	Diesel					
<b>Tank Material:</b>	Asphalt Coated or Bare Steel, None					
<b>Pipe Material:</b>	Bare Steel, None					
<b>Date Installed:</b>	30 Nov 60					

4 1 of 1 N 0.16 / 826.06 4,641.34 / 1 XEBEC  
3579 HWY 50 E  
CARSON CITY NV 89701 RCRA  
NON GEN

**EPA Handler ID:** NVD980895593  
**Gen Status Universe:** No Report  
**Contact Name:** ENVIRONMENTAL MANAGER  
**Contact Address:** 3579 HWY FIFTY E , , CARSON CITY , NV, 89701 , US  
**Contact Phone No and Ext:** 702-883-4000  
**Contact Email:**  
**Contact Country:** US  
**County Name:** CARSON CITY  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 19841019

#### Violation/Evaluation Summary

**Note:** NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Dec, 2018.

#### Evaluation Details

**Evaluation Start Date:** 19860429  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

#### Handler Summary

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

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 19841019  
**Handler Name:** XEBEC  
**Generator Status Universe:** No Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Source Type:</b>		Notification				
<b><u>Owner/Operator Details</u></b>						
<b>Owner/Operator Ind:</b>	Current Owner			<b>Street No:</b>		
<b>Type:</b>	Private			<b>Street 1:</b>	NOT REQUIRED	
<b>Name:</b>	NOT REQUIRED			<b>Street 2:</b>		
<b>Date Became Current:</b>				<b>City:</b>	NOT REQUIRED	
<b>Date Ended Current:</b>				<b>State:</b>	ME	
<b>Phone:</b>	415-555-1212			<b>Country:</b>		
<b>Source Type:</b>	Notification			<b>Zip Code:</b>	99999	
<b>Owner/Operator Ind:</b>	Current Operator			<b>Street No:</b>		
<b>Type:</b>	Private			<b>Street 1:</b>	NOT REQUIRED	
<b>Name:</b>	NOT REQUIRED			<b>Street 2:</b>		
<b>Date Became Current:</b>				<b>City:</b>	NOT REQUIRED	
<b>Date Ended Current:</b>				<b>State:</b>	ME	
<b>Phone:</b>	415-555-1212			<b>Country:</b>		
<b>Source Type:</b>	Notification			<b>Zip Code:</b>	99999	

**5**      **1 of 1**      **NW**      **0.16 / 836.04**      **4,644.29 / 4**      **AAA MINI STORAGE  
3369 HWY 50 EAST NO.411  
CARSON CITY NV 89701**      **RCRA  
NON GEN**

**EPA Handler ID:** NVR000084756  
**Gen Status Universe:** No Report  
**Contact Name:** ANN E BIERI  
**Contact Address:** 3161 ALTA VISTA UNIT C , , LAGUNA WOODS , CA, 92637 , US  
**Contact Phone No and Ext:** 949-707-0706  
**Contact Email:**  
**Contact Country:** US  
**County Name:** CARSON CITY  
**EPA Region:** 09  
**Land Type:** Private  
**Receive Date:** 20091124

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Dec 2018, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

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

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20091124

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Handler Name:</b> <b>Generator Status Universe:</b> <b>Source Type:</b>	AAA MINI STORAGE No Report Implementer					
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	F005 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDs CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.					
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D035 METHYL ETHYL KETONE					
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D001 IGNITABLE WASTE					
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b> <b>Receive Date:</b> <b>Handler Name:</b> <b>Generator Status Universe:</b> <b>Source Type:</b>	1 20090902 AAA MINI STORAGE No Report Notification					
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D001 IGNITABLE WASTE					
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	F005 THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDs CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.					
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>	D035 METHYL ETHYL KETONE					
<b><u>Owner/Operator Details</u></b>						
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private AAA MINI STORAGE 20000601	<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b>	3369 HWY 50 EAST			
		<b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	CARSON CITY NV US 89701			
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private AAA MINI STORAGE 20000601	<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b>	3369 HWY 50 EAST			
		<b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	CARSON CITY NV US 89701			
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private AAA MINI STORAGE	<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b>	3369 HWY 50 EAST			
		<b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	CARSON CITY NV US 89701			
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b>	Current Owner Private AAA MINI STORAGE	<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b>	3369 HWY 50 EAST			
		<b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	CARSON CITY NV US 89701			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Date Became Current:</b>	20000601			<b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	CARSON CITY NV US 89701	
<b>Date Ended Current:</b>						
<b>Phone:</b>						
<b>Source Type:</b>	Implementer					
<b>Owner/Operator Ind:</b>	Current Operator			<b>Street No:</b>		
<b>Type:</b>	Private			<b>Street 1:</b>	3369 HWY 50 EAST	
<b>Name:</b>	AAA MINI STORAGE			<b>Street 2:</b>		
<b>Date Became Current:</b>	20000601			<b>City:</b>	CARSON CITY	
<b>Date Ended Current:</b>				<b>State:</b>	NV	
<b>Phone:</b>				<b>Country:</b>	US	
<b>Source Type:</b>	Notification			<b>Zip Code:</b>	89701	

**6** 1 of 1

**N**

**0.16 /  
838.18**

**4,641.57 /  
1**

**CARSON SMALL ENGINES INC  
3590 HWY 50 EAST  
CARSON CITY NV 89701**

**RCRA CESQG**

**EPA Handler ID:** NVD986771293  
**Gen Status Universe:** Conditionally Exempt Small Quantity Generator  
**Contact Name:** RON THOMSEN  
**Contact Address:** US  
**Contact Phone No and Ext:** 775-882-0877  
**Contact Email:**  
**Contact Country:** US  
**County Name:** CARSON CITY  
**EPA Region:** 09  
**Land Type:** Private  
**Receive Date:** 19911101

#### Violation/Evaluation Summary

**Note:** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Dec, 2018.

#### Violation Details

**Citation:** FR - 40 CFR 279.21  
**Violation Short Description:** TSD - Container Use and Management  
**Violation Type:** 264.I  
**Violation Determined Date:** 20031028  
**Scheduled Compliance Date:**  
**Return To Compliance** O  
**Qualifier:**  
**Actual Return to Compl:** 20031029  
**Violation Responsible Agency:** State

#### Violation Details

**Citation:** FR - 40 CFR 279.21  
**Violation Short Description:** Used Oil - Generators  
**Violation Type:** 279.C  
**Violation Determined Date:** 20031028  
**Scheduled Compliance Date:**  
**Return To Compliance** O  
**Qualifier:**  
**Actual Return to Compl:** 20031029  
**Violation Responsible Agency:** State

#### Evaluation Details

**Evaluation Start Date:** 20031028  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** Used Oil - Generators

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Return to Compliance Date:</b>	20031029					
<b>Evaluation Agency:</b>	State					
<b>Evaluation Start Date:</b>	20031028					
<b>Evaluation Type Description:</b>	COMPLIANCE EVALUATION INSPECTION ON-SITE					
<b>Violation Short Description:</b>	TSD - Container Use and Management					
<b>Return to Compliance Date:</b>	20031029					
<b>Evaluation Agency:</b>	State					

#### Handler Summary

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

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 19911101  
**Handler Name:** CARSON SMALL ENGINES INC  
**Generator Status Universe:** Conditionally Exempt Small Quantity Generator  
**Source Type:** Notification

#### Waste Code Details

**Hazardous Waste Code:** D039  
**Waste Code Description:** TETRACHLOROETHYLENE

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	3590 HWY TO E
<b>Name:</b>	RON THOMSEN	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	CARSON CITY
<b>Date Ended Current:</b>		<b>State:</b>	NV
<b>Phone:</b>	702-882-0877	<b>Country:</b>	
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	89701

<b>7</b>	<b>1 of 1</b>	<b>NW</b>	<b>0.16 / 841.03</b>	<b>4,644.62 / 4</b>	<b>GOODWILL INDUSTRIES</b>	<b>SWF/LF</b>
					<b>NV</b>	
<b>Facility ID:</b>	979				<b>Location Address:</b>	3520 Hwy 50 East
<b>Status:</b>	Unknown				<b>Location City:</b>	
<b>Facility Type:</b>					<b>Object ID:</b>	
<b>Facility Abbrvt:</b>					<b>Shape:</b>	
<b>Is Recycler:</b>					<b>Easting:</b>	264215.4116
<b>Expiration Date:</b>					<b>Northing:</b>	4340078.7086
<b>Facility Owner:</b>					<b>Coll Method:</b>	
<b>Notes:</b>						
<b>Geometry:</b>						

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>UTM Metadata:</b>						
<b>Web Page:</b>						
<a href="#">8</a>	1 of 1	NW	0.16 / 857.84	4,644.59 / 4	Country Store 3389 US Highway 50 E Carson City NV 89701	<a href="#">UST</a>
<b>Facility ID:</b>	1-000039					
<b><u>Tank Information</u></b>						
<b>Tank ID:</b>	001					
<b>Tank Status:</b>	Permanently Closed					
<b>Tank Capacity:</b>	7,000					
<b>Substance:</b>	Gasoline (containing <= 10% ethanol)					
<b>Tank Material:</b>	Asphalt Coated or Bare Steel, None					
<b>Pipe Material:</b>	Galvanized Steel, None					
<b>Date Installed:</b>	24 Apr 68					
<b>Tank ID:</b>	002					
<b>Tank Status:</b>	Permanently Closed					
<b>Tank Capacity:</b>	7,000					
<b>Substance:</b>	Gasoline (containing <= 10% ethanol)					
<b>Tank Material:</b>	Asphalt Coated or Bare Steel, None					
<b>Pipe Material:</b>	Galvanized Steel, None					
<b>Date Installed:</b>	24 Apr 68					
<b>Tank ID:</b>	006A					
<b>Tank Status:</b>	Currently In Use					
<b>Tank Capacity:</b>	6,000					
<b>Substance:</b>	Gasoline (containing <= 10% ethanol)					
<b>Tank Material:</b>	Composite (Steel w/ Fiberglass), Double-Walled					
<b>Pipe Material:</b>	Double Walled, Fiberglass Reinforced Plastic					
<b>Date Installed:</b>	15 Feb 00					
<b>Tank ID:</b>	005					
<b>Tank Status:</b>	Currently In Use					
<b>Tank Capacity:</b>	12,000					
<b>Substance:</b>	Diesel					
<b>Tank Material:</b>	Composite (Steel w/ Fiberglass), Double-Walled					
<b>Pipe Material:</b>	Double Walled, Fiberglass Reinforced Plastic					
<b>Date Installed:</b>	15 Feb 00					
<b>Tank ID:</b>	004					
<b>Tank Status:</b>	Permanently Closed					
<b>Tank Capacity:</b>						
<b>Substance:</b>	Unknown					
<b>Tank Material:</b>	None, Unknown					
<b>Pipe Material:</b>	None, Unknown					
<b>Date Installed:</b>	01 Jan 88					
<b>Tank ID:</b>	003					
<b>Tank Status:</b>	Permanently Closed					
<b>Tank Capacity:</b>	7,000					
<b>Substance:</b>	Diesel					
<b>Tank Material:</b>	Asphalt Coated or Bare Steel, None					
<b>Pipe Material:</b>	Galvanized Steel, None					
<b>Date Installed:</b>	24 Apr 68					
<b>Tank ID:</b>	006B					
<b>Tank Status:</b>	Currently In Use					
<b>Tank Capacity:</b>	6,000					
<b>Substance:</b>	Gasoline (containing <= 10% ethanol)					
<b>Tank Material:</b>	Composite (Steel w/ Fiberglass), Double-Walled					
<b>Pipe Material:</b>	Double Walled, Fiberglass Reinforced Plastic					
<b>Date Installed:</b>	15 Feb 00					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b><u>Owner Information</u></b>						
<b>Owner Operator Name:</b>	Obaid Mabaligh					
<b>Owner Operator Address:</b>	3389 US Highway 50 E Carson City, NV 89701-2818					
<b>Associated Facility:</b>	Country Store					
<b>9</b>	<a href="#">1 of 1</a>	<b>WSW</b>	<b>0.23 / 1,238.37</b>	<b>4,639.73 / -1</b>	<b>Sierra Pacific Power Company 1518 Continental Drive Carson City NV APN: NV</b>	<b>SHWS</b>
<b>Site Code:</b>	A-001060				<b>Facility Zip:</b>	
<b>County ID:</b>					<b>Facility Zip 4:</b>	
<b>County:</b>	Carson City				<b>Lat Decdeg:</b>	
<b>City:</b>					<b>Long Decdeg:</b>	
<b><u>Site Cleanup - The Bureau's Project Tracking (PT) Database</u></b>						
<b>Report Date:</b>	4/10/1996				<b>File Location:</b>	
<b>Closure Date:</b>	5/6/1996				<b>Media:</b>	
<b>Closure Type:</b>	Other				<b>Contaminant:</b>	
<b>Program:</b>					<b>Event:</b>	
<b>Officer:</b>						
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases					
<b>10</b>	<a href="#">1 of 1</a>	<b>WNW</b>	<b>0.24 / 1,267.88</b>	<b>4,644.46 / 4</b>	<b>CVS PHARMACY #9981 3240 US HIGHWAY 50 E CARSON CITY NV 89701</b>	<b>RCRA LQG</b>
<b>EPA Handler ID:</b>	NVR000042069					
<b>Gen Status Universe:</b>	Large Quantity Generator					
<b>Contact Name:</b>	NICOLE WILKINSON					
<b>Contact Address:</b>	1 , CVS DR MC2340 , , WOONSOCKET , RI, 02895 , US					
<b>Contact Phone No and Ext:</b>	401-770-7132					
<b>Contact Email:</b>	NICOLE.WILKINSON@CVSHEALTH.COM					
<b>Contact Country:</b>	US					
<b>County Name:</b>	CARSON CITY					
<b>EPA Region:</b>	09					
<b>Land Type:</b>	Private					
<b>Receive Date:</b>	20180215					
<b><u>Violation/Evaluation Summary</u></b>						
<b>Note:</b>	VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Dec, 2018.					
<b><u>Violation Details</u></b>						
<b>Citation:</b>						
<b>Violation Short Description:</b>	State Statute or Regulation					
<b>Violation Type:</b>	XXS					
<b>Violation Determined Date:</b>	20070118					
<b>Scheduled Compliance Date:</b>	20070312					
<b>Return To Compliance</b>	D					
<b>Qualifier:</b>						
<b>Actual Return to Compl:</b>	20070214					
<b>Violation Responsible Agency:</b>	State					
<b><u>Enforcement Details</u></b>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Enforcement Type:</b>	110					
<b>Enforcement Type Description:</b>	VERBAL INFORMAL					
<b>Enforcement Action Date:</b>	20070118					
<b>Enf Disposition Status:</b>						
<b>Disposition Status Date:</b>						
<b>Enforcement Lead Agency:</b>	State					
<b>Proposed Penalty Amount:</b>						
<b>Final Amount:</b>						
<b>Paid Amount:</b>						

#### Violation Details

<b>Citation:</b>	
<b>Violation Short Description:</b>	State Statute or Regulation
<b>Violation Type:</b>	XXS
<b>Violation Determined Date:</b>	20090522
<b>Scheduled Compliance Date:</b>	
<b>Return To Compliance</b>	D
<b>Qualifier:</b>	
<b>Actual Return to Compl:</b>	20090629
<b>Violation Responsible Agency:</b>	State

#### Enforcement Details

<b>Enforcement Type:</b>	110
<b>Enforcement Type Description:</b>	VERBAL INFORMAL
<b>Enforcement Action Date:</b>	20090522
<b>Enf Disposition Status:</b>	
<b>Disposition Status Date:</b>	
<b>Enforcement Lead Agency:</b>	State
<b>Proposed Penalty Amount:</b>	
<b>Final Amount:</b>	
<b>Paid Amount:</b>	

#### Violation Details

<b>Citation:</b>	
<b>Violation Short Description:</b>	State Statute or Regulation
<b>Violation Type:</b>	XXS
<b>Violation Determined Date:</b>	20110331
<b>Scheduled Compliance Date:</b>	20110729
<b>Return To Compliance</b>	D
<b>Qualifier:</b>	
<b>Actual Return to Compl:</b>	20110728
<b>Violation Responsible Agency:</b>	State

#### Enforcement Details

<b>Enforcement Type:</b>	110
<b>Enforcement Type Description:</b>	VERBAL INFORMAL
<b>Enforcement Action Date:</b>	20110331
<b>Enf Disposition Status:</b>	
<b>Disposition Status Date:</b>	
<b>Enforcement Lead Agency:</b>	State
<b>Proposed Penalty Amount:</b>	
<b>Final Amount:</b>	
<b>Paid Amount:</b>	

#### Violation Details

<b>Citation:</b>	
<b>Violation Short Description:</b>	Generators - Records/Reporting
<b>Violation Type:</b>	262.D

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<i>Violation Determined Date:</i>	20160302					
<i>Scheduled Compliance Date:</i>						
<i>Return To Compliance</i>	D					
<i>Qualifier:</i>						
<i>Actual Return to Compl:</i>	20160307					
<i>Violation Responsible Agency:</i>	State					

#### Enforcement Details

**Enforcement Type:** 120  
**Enforcement Type Description:** WRITTEN INFORMAL  
**Enforcement Action Date:** 20160315  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

#### Violation Details

**Citation:** SR - NAC 444.8655  
**Violation Short Description:** State Statute or Regulation  
**Violation Type:** XXS  
**Violation Determined Date:** 20050425  
**Scheduled Compliance Date:** 20050530  
**Return To Compliance**

**Qualifier:**

**Actual Return to Compl:** 20050721  
**Violation Responsible Agency:** State

#### Enforcement Details

**Enforcement Type:** 110  
**Enforcement Type Description:** VERBAL INFORMAL  
**Enforcement Action Date:** 20050425  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

#### Evaluation Details

**Evaluation Start Date:** 20050425  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** State Statute or Regulation  
**Return to Compliance Date:** 20050721  
**Evaluation Agency:** State

**Evaluation Start Date:** 20070118  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** State Statute or Regulation  
**Return to Compliance Date:** 20070214  
**Evaluation Agency:** State

**Evaluation Start Date:** 20030926  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State

**Evaluation Start Date:** 20090522

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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Evaluation Type Description:</b> Violation Short Description: Return to Compliance Date: Evaluation Agency:				COMPLIANCE EVALUATION INSPECTION ON-SITE		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:		20181127		State Statute or Regulation		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:				20090629		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:				State		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:		20160302		FOCUSED COMPLIANCE INSPECTION		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:				Generators - Records/Reporting		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:		20160307		20160307		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:				State		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:		20110331		COMPLIANCE EVALUATION INSPECTION ON-SITE		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:				State Statute or Regulation		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:		20110728		20110728		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:				State		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:		20170926		COMPLIANCE EVALUATION INSPECTION ON-SITE		
<b>Evaluation Start Date:</b> Evaluation Type Description: Violation Short Description: Return to Compliance Date: Evaluation Agency:				State		

#### Handler Summary

<b>Importer Activity:</b>	No
<b>Mixed Waste Generator:</b>	No
<b>Transporter Activity:</b>	No
<b>Transfer Facility:</b>	No
<b>Onsite Burner Exemption:</b>	No
<b>Furnace Exemption:</b>	No
<b>Underground Injection Activity:</b>	No
<b>Commercial TSD:</b>	No
<b>Used Oil Transporter:</b>	No
<b>Used Oil Transfer Facility:</b>	No
<b>Used Oil Processor:</b>	No
<b>Used Oil Refiner:</b>	No
<b>Used Oil Burner:</b>	No
<b>Used Oil Market Burner:</b>	No
<b>Used Oil Spec Marketer:</b>	No

#### Hazardous Waste Handler Details

<b>Sequence No:</b>	3
<b>Receive Date:</b>	20180215
<b>Handler Name:</b>	CVS PHARMACY #9981
<b>Generator Status Universe:</b>	Large Quantity Generator
<b>Source Type:</b>	Annual/Biennial Report update with Notification

#### Waste Code Details

<b>Hazardous Waste Code:</b> Waste Code Description:	D001 IGNITABLE WASTE
<b>Hazardous Waste Code:</b> Waste Code Description:	U205 SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)
<b>Hazardous Waste Code:</b> Waste Code Description:	D010 SELENIUM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D009 MERCURY					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	P001 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U129 CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D024 M-CRESOL					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	P075 NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-(S)-, & SALTS					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D007 CHROMIUM					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U002 2-PROPANONE (I) (OR) ACETONE (I)					

#### Hazardous Waste Handler Details

**Sequence No:** 9  
**Receive Date:** 20160627  
**Handler Name:** CVS PHARMACY #9981  
**Generator Status Universe:** Large Quantity Generator  
**Source Type:** Notification

#### Waste Code Details

<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D027 1,4-DICHLOROBENZENE
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	P188 BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYL PYRROLO[2,3-B]INDOL-5-YL METHYLCARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U201 1,3-BENZENEDIOL (OR) RESORCINOL
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U204 SELENIOUS ACID (OR) SELENIUM DIOXIDE
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U411 PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D010 SELENIUM
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U132 HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U188 PHENOL
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D018 BENZENE
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D024 M-CRESOL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U002				
		2-PROPANONE (I) (OR) ACETONE (I)				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U089				
		DIETHYLSILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U151				
		MERCURY				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D039				
		TETRACHLOROETHYLENE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		P075				
		NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-(S)-, & SALTS				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U034				
		ACETALDEHYDE, TRICHLORO- (OR) CHLORAL				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U058				
		2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U059				
		5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL)OXY]-7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U070				
		BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U165				
		NAPHTHALENE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U206				
		D-GLUCOSE, 2-DEOXY-2-[[[(METHYLNITROSOAMINO)-CARBONYL]AMINO]- (OR) GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-D- (OR) STREPTOZOTOCIN				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D004				
		ARSENIC				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D005				
		BARIUM				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D011				
		SILVER				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D006				
		CADMIUM				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D009				
		MERCURY				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D035				
		METHYL ETHYL KETONE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		P012				
		ARSENIC OXIDE AS <sub>2</sub> O <sub>3</sub> (OR) ARSENIC TRIOXIDE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U031				
		1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U035				
		BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U072				
		BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U122				
		FORMALDEHYDE				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U279				CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D008				LEAD	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D016				2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U150				L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U154				METHANOL (I) (OR) METHYL ALCOHOL (I)	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D007				CHROMIUM	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U010				AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[(AMINOCARBONYL)OXY]METHYL-1,1A,2,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U044				CHLOROFORM (OR) METHANE, TRICHLORO-	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U129				CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U205				SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D001				IGNITABLE WASTE	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D002				CORROSIVE WASTE	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	P001				2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U200				RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-	
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U210				ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE	

#### Hazardous Waste Handler Details

**Sequence No:** 8  
**Receive Date:** 20160307  
**Handler Name:** CVS PHARMACY #9981  
**Generator Status Universe:** Large Quantity Generator  
**Source Type:** Notification

#### Waste Code Details

**Hazardous Waste Code:**  
*Waste Code Description:* D001  
**Hazardous Waste Code:**  
*Waste Code Description:* IGNITABLE WASTE

**Hazardous Waste Code:**  
*Waste Code Description:* U129  
**Hazardous Waste Code:**  
*Waste Code Description:* CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) 241

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			LINDANE			
<i>Hazardous Waste Code:</i>		D002				
<i>Waste Code Description:</i>		CORROSIVE WASTE				
<i>Hazardous Waste Code:</i>		U002				
<i>Waste Code Description:</i>		2-PROPANONE (I) (OR) ACETONE (I)				
<i>Hazardous Waste Code:</i>		U205				
<i>Waste Code Description:</i>		SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)				
<i>Hazardous Waste Code:</i>		D007				
<i>Waste Code Description:</i>		CHROMIUM				
<i>Hazardous Waste Code:</i>		D009				
<i>Waste Code Description:</i>		MERCURY				
<i>Hazardous Waste Code:</i>		D024				
<i>Waste Code Description:</i>		M-CRESOL				
<i>Hazardous Waste Code:</i>		D010				
<i>Waste Code Description:</i>		SELENIUM				
<i>Hazardous Waste Code:</i>		P075				
<i>Waste Code Description:</i>		NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-(S)-, & SALTS				
<i>Hazardous Waste Code:</i>		P001				
<i>Waste Code Description:</i>		2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%				

#### Hazardous Waste Handler Details

**Sequence No:** 2  
**Receive Date:** 20160229  
**Handler Name:** CVS PHARMACY #9981  
**Generator Status Universe:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report update with Notification

#### Waste Code Details

**Hazardous Waste Code:** U129  
**Waste Code Description:** CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

**Hazardous Waste Code:** D010  
**Waste Code Description:** SELENIUM

**Hazardous Waste Code:** D002  
**Waste Code Description:** CORROSIVE WASTE

**Hazardous Waste Code:** D001  
**Waste Code Description:** IGNITABLE WASTE

**Hazardous Waste Code:** D007  
**Waste Code Description:** CHROMIUM

**Hazardous Waste Code:** P001  
**Waste Code Description:** 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

**Hazardous Waste Code:** U002  
**Waste Code Description:** 2-PROPANONE (I) (OR) ACETONE (I)

**Hazardous Waste Code:** D009  
**Waste Code Description:** MERCURY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D024 M-CRESOL					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	P075 NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U205 SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)					
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b>	7					
<b>Receive Date:</b>	20140314					
<b>Handler Name:</b>	CVS PHARMACY #9981					
<b>Generator Status Universe:</b>	Large Quantity Generator					
<b>Source Type:</b>	Notification					
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D002 CORROSIVE WASTE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D011 SILVER					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D035 METHYL ETHYL KETONE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	P012 ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U070 BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U210 ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D010 SELENIUM					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U058 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U089 DIETHYLSTILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U122 FORMALDEHYDE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D007 CHROMIUM					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D008 LEAD					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D039 TETRACHLOROETHYLENE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U031 1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U035 BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL					
<b>Hazardous Waste Code:</b>	U200					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Waste Code Description:</b>		RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-				
<b>Hazardous Waste Code:</b>	U201					
<b>Waste Code Description:</b>	1,3-BENZENEDIOL (OR) RESORCINOL					
<b>Hazardous Waste Code:</b>	D009					
<b>Waste Code Description:</b>	MERCURY					
<b>Hazardous Waste Code:</b>	D027					
<b>Waste Code Description:</b>	1,4-DICHLOROBENZENE					
<b>Hazardous Waste Code:</b>	U010					
<b>Waste Code Description:</b>	AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[(AMINOCARBONYL)OXY]METHYL-1,1A,2,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C					
<b>Hazardous Waste Code:</b>	U034					
<b>Waste Code Description:</b>	ACETALDEHYDE, TRICHLORO- (OR) CHLORAL					
<b>Hazardous Waste Code:</b>	U188					
<b>Waste Code Description:</b>	PHENOL					
<b>Hazardous Waste Code:</b>	D004					
<b>Waste Code Description:</b>	ARSENIC					
<b>Hazardous Waste Code:</b>	D026					
<b>Waste Code Description:</b>	CRESOL					
<b>Hazardous Waste Code:</b>	U059					
<b>Waste Code Description:</b>	5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL)OXY]-7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN					
<b>Hazardous Waste Code:</b>	U204					
<b>Waste Code Description:</b>	SELENIOUS ACID (OR) SELENIUM DIOXIDE					
<b>Hazardous Waste Code:</b>	U205					
<b>Waste Code Description:</b>	SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)					
<b>Hazardous Waste Code:</b>	U279					
<b>Waste Code Description:</b>	CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE					
<b>Hazardous Waste Code:</b>	D024					
<b>Waste Code Description:</b>	M-CRESOL					
<b>Hazardous Waste Code:</b>	P075					
<b>Waste Code Description:</b>	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-(S)-, & SALTS					
<b>Hazardous Waste Code:</b>	P188					
<b>Waste Code Description:</b>	BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYL PYRROLO[2,3-B]INDOL-5-YL METHYLCARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE					
<b>Hazardous Waste Code:</b>	U129					
<b>Waste Code Description:</b>	CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE					
<b>Hazardous Waste Code:</b>	D006					
<b>Waste Code Description:</b>	CADMIUM					
<b>Hazardous Waste Code:</b>	U044					
<b>Waste Code Description:</b>	CHLOROFORM (OR) METHANE, TRICHLORO-					
<b>Hazardous Waste Code:</b>	U072					
<b>Waste Code Description:</b>	BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE					
<b>Hazardous Waste Code:</b>	U132					
<b>Waste Code Description:</b>	HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U150 L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U154 METHANOL (I) (OR) METHYL ALCOHOL (I)					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U206 D-GLUCOSE, 2-DEOXY-2-[[[METHYLNITROSOAMINO]-CARBONYL]AMINO]- (OR) GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-D- (OR) STREPTOZOTOCIN					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D001 IGNITABLE WASTE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D005 BARIUM					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	P001 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	P081 1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U002 2-PROPANONE (I) (OR) ACETONE (I)					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U151 MERCURY					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U165 NAPHTHALENE					
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U411 PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR					

#### Hazardous Waste Handler Details

<b>Sequence No:</b>	1
<b>Receive Date:</b>	20140311
<b>Handler Name:</b>	CVS PHARMACY #9981
<b>Generator Status Universe:</b>	Large Quantity Generator
<b>Source Type:</b>	Annual/Biennial Report update with Notification

#### Waste Code Details

<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U034 ACETALDEHYDE, TRICHLORO- (OR) CHLORAL
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U059 5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL)OXY]-7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U165 NAPHTHALENE
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	U279 CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D006 CADMIUM
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>	D011 SILVER

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		P001				
		2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U072				
		BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U129				
		CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U188				
		PHENOL				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U206				
		D-GLUCOSE, 2-DEOXY-2-[(METHYLNITROSOAMINO)-CARBONYL]AMINO]- (OR) GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-D- (OR) STREPTOZOTOCIN				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D027				
		1,4-DICHLOROBENZENE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		P075				
		NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-(S)-, & SALTS				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		P081				
		1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U122				
		FORMALDEHYDE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D010				
		SELENIUM				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U044				
		CHLOROFORM (OR) METHANE, TRICHLORO-				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U151				
		MERCURY				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U201				
		1,3-BENZENEDIOL (OR) RESORCINOL				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U205				
		SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U210				
		ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D005				
		BARIUM				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D008				
		LEAD				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		D024				
		M-CRESOL				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U010				
		AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[(AMINOCARBONYL)OXY]METHYL-1,1A,2,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U089				
		DIETHYLSTILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-				
<b>Hazardous Waste Code:</b> <i>Waste Code Description:</i>		U411				
		PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Hazardous Waste Code:		D004				
Waste Code Description:		ARSENIC				
Hazardous Waste Code:		D039				
Waste Code Description:		TETRACHLOROETHYLENE				
Hazardous Waste Code:		U002				
Waste Code Description:		2-PROPANONE (I) (OR) ACETONE (I)				
Hazardous Waste Code:		U035				
Waste Code Description:		BENZENE BUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL				
Hazardous Waste Code:		D001				
Waste Code Description:		IGNITABLE WASTE				
Hazardous Waste Code:		D002				
Waste Code Description:		CORROSIVE WASTE				
Hazardous Waste Code:		D009				
Waste Code Description:		MERCURY				
Hazardous Waste Code:		D026				
Waste Code Description:		CRESOL				
Hazardous Waste Code:		D035				
Waste Code Description:		METHYL ETHYL KETONE				
Hazardous Waste Code:		P188				
Waste Code Description:		BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYL PYRROLO[2,3-B]INDOL-5-YL METHYL CARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE				
Hazardous Waste Code:		U070				
Waste Code Description:		BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE				
Hazardous Waste Code:		U200				
Waste Code Description:		RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-				
Hazardous Waste Code:		U204				
Waste Code Description:		SELENIUS ACID (OR) SELENIUM DIOXIDE				
Hazardous Waste Code:		D007				
Waste Code Description:		CHROMIUM				
Hazardous Waste Code:		P012				
Waste Code Description:		ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE				
Hazardous Waste Code:		U031				
Waste Code Description:		1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)				
Hazardous Waste Code:		U058				
Waste Code Description:		2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE				
Hazardous Waste Code:		U132				
Waste Code Description:		HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-				
Hazardous Waste Code:		U150				
Waste Code Description:		L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN				
Hazardous Waste Code:		U154				
Waste Code Description:		METHANOL (I) (OR) METHYL ALCOHOL (I)				

#### Hazardous Waste Handler Details

Sequence No: 6  
 Receive Date: 20130509

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Handler Name:</b> <b>Generator Status Universe:</b> <b>Source Type:</b>		CVS PHARMACY #9981 Large Quantity Generator Notification				
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		D002 CORROSIVE WASTE				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		P042 1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		P075 NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		D001 IGNITABLE WASTE				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		P001 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		D009 MERCURY				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		D011 SILVER				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		P081 1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)				
<b><u>Hazardous Waste Handler Details</u></b>						
<b>Sequence No:</b> <b>Receive Date:</b> <b>Handler Name:</b> <b>Generator Status Universe:</b> <b>Source Type:</b>		5 20120209 CVS PHARMACY #9981 Large Quantity Generator Notification				
<b><u>Waste Code Details</u></b>						
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		D001 IGNITABLE WASTE				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		D002 CORROSIVE WASTE				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		P081 1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		P042 1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		P001 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		P075 NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS				
<b>Hazardous Waste Code:</b> <b>Waste Code Description:</b>		D011 SILVER				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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#### Hazardous Waste Handler Details

**Sequence No:** 4  
**Receive Date:** 20100318  
**Handler Name:** CVS PHARMACY 9981  
**Generator Status Universe:** Large Quantity Generator  
**Source Type:** Notification

#### Waste Code Details

**Hazardous Waste Code:** D011  
**Waste Code Description:** SILVER

#### Hazardous Waste Handler Details

**Sequence No:** 3  
**Receive Date:** 20050718  
**Handler Name:** LONGS DRUG STORE #426  
**Generator Status Universe:** Large Quantity Generator  
**Source Type:** Notification

#### Waste Code Details

**Hazardous Waste Code:** D011  
**Waste Code Description:** SILVER

#### Hazardous Waste Handler Details

**Sequence No:** 2  
**Receive Date:** 20031020  
**Handler Name:** LONGS DRUG STORE NO 426  
**Generator Status Universe:** Large Quantity Generator  
**Source Type:** Notification

#### Waste Code Details

**Hazardous Waste Code:** D011  
**Waste Code Description:** SILVER

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 19980709  
**Handler Name:** LONGS DRUG STORE NO 426  
**Generator Status Universe:** Large Quantity Generator  
**Source Type:** Notification

#### Waste Code Details

**Hazardous Waste Code:** D011  
**Waste Code Description:** SILVER

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>
<b>Type:</b>	Private	<b>Street 1:</b>
<b>Name:</b>	LONGS DRUG STORES CALIFORNIA, LLC	<b>Street 2:</b>
<b>Date Became Current:</b>	20081022	<b>City:</b>
<b>Date Ended Current:</b>		<b>State:</b>

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Phone:</b> <b>Source Type:</b>	Notification			<b>Country:</b> <b>Zip Code:</b>		
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CALIFORNIA, LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	CVS DRIVE WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private LONGS DRUGS 19981112			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>		
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private LONGS DRUG STORES CALIFORNIA LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	US	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CALIFORNIA LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	CVS DRIVE WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private LONGS DRUG STORES CALIFORNIA, LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>		
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CALIFORNIA, L.L.C. 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	1 CVS DRIVE WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CALIFORNIA, LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	1 CVS DR WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private LONGS DRUG STORES CALIFORNIA, LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	US	
<b>Owner/Operator Ind:</b> <b>Type:</b>	Current Owner Private			<b>Street No:</b> <b>Street 1:</b>	CVS DRIVE	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	LONGS DRUG STORES CALIFORNIA, LLC 20081022			<b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CALIF INC			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	141 N CIVIC CENTER DR WALNUT CREEK CA 94596	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CALIFORNIA, LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private LONGS DRUG STORES CALIFORNIA, LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	1 CVS DR WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private LONGS DRUG STORE #426 19981112			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	3240 HWY 50 E CARSON CITY NV US 89701	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CA LLC 20090903			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CALIFORNIA LLC 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	1 CVS DR WOONSOCKET RI US 02895	
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private LONGS DRUG STORES CALIFORNIA, L.L.C. 20081022			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>		
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Owner Private LONGS DRUG STORES CALIF INC 19981112			<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	141 N CIVIC CENTER DR WALNUT CREEK CA 94596	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Owner/Operator Ind:</b> <b>Type:</b> <b>Name:</b> <b>Date Became Current:</b> <b>Date Ended Current:</b> <b>Phone:</b> <b>Source Type:</b>	Current Operator Private CVS PHARMACY 9981 20090903 Notification				<b>Street No:</b> <b>Street 1:</b> <b>Street 2:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b>	
<a href="#"><u>11</u></a>	1 of 1	WNW	0.25 / 1,332.84	4,644.26 / 4	Radio Shack NV	<a href="#"><u>SWFLF</u></a>
<b>Facility ID:</b> <b>Status:</b> <b>Facility Type:</b> <b>Facility Abbvtn:</b> <b>Is Recycler:</b> <b>Expiration Date:</b> <b>Facility Owner:</b> <b>Notes:</b> <b>Geometry:</b> <b>UTM Metadata:</b> <b>Web Page:</b>	1013 Recycler				<b>Location Address:</b> <b>Location City:</b> <b>Object ID:</b> <b>Shape:</b> <b>Eastng:</b> 264013.3586 <b>Northing:</b> 4339973.6958 <b>Coll Method:</b>	3147 HIGHWAY 50 E
<a href="#"><u>12</u></a>	1 of 1	W	0.32 / 1,709.98	4,642.32 / 2	Sierra Car Wash 1630 Airport Road Carson City NV 89701	<a href="#"><u>DELISTED LST</u></a>
<b>Site ID:</b> <b>Site Code:</b> <b>Facility Zip:</b> <b>Facility City:</b> <b>Facility Zip 4:</b> <b>Original Source:</b> <b>Record Date:</b>	158 1-000158 89701 Carson City LUST 20-JUL-2017				<b>County ID:</b> 1 <b>County:</b> <b>Lat Dec Deg:</b> 39.175555 <b>Long Dec Deg:</b> -119.733192	
<a href="#"><u>13</u></a>	1 of 2	W	0.32 / 1,715.06	4,643.80 / 3	BELLA LAGO MERCURY 1660 AIRPORT RD CARSON CITY NV	<a href="#"><u>CERCLIS</u></a>
<b>Site ID:</b> <b>Site EPA ID:</b> <b>Site Street Address 2:</b> <b>Site County Name:</b> <b>Site FIPS Code:</b> <b>Region Code:</b> <b>Site SMSA No.:</b> <b>Site Prim. Latitude:</b> <b>Site Prim. Longitude:</b> <b>Lat Long Source:</b> <b>RNON NPL Status Desc:</b>	0908779 NVN000908779 CARSON CITY 32510 09 Removal Only Site (No Site Assessment Work Needed)				<b>RNPL Status Code:</b> N <b>NPL Status:</b> Not on the NPL <b>RFED Facility Code:</b> N <b>RFED Facility Desc:</b> Not a Federal Facility <b>USGS Hydro Unit No.:</b> <b>Site Cong. Dist. Code:</b> <b>ROT Desc:</b> <b>FR NPL Update No.:</b> <b>RFRA Code:</b>	

#### CERCLIS Site Contact Name(s)

**Person ID:** 9000068.00  
**First Name:** Tom J.  
**Last Name:** Dunkelman  
**Phone No.:** 4159723044  
**Email:**

#### CERCLIS Assess History

252

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>OU ID:</b>	00				<b>RALT Short Name:</b>	
<b>Act Code ID:</b>					<b>Act Start Date:</b>	
<b>RAT Code:</b>					<b>Act Complete Date:</b>	
<b>RAT Short Name:</b>					<b>AGT Order No.:</b>	0
<b>RAT Name:</b>					<b>SH OU:</b>	
<b>RAT Hist. Only Flag:</b>					<b>SH Code:</b>	
<b>RAT NSI Indicator:</b>					<b>SH Seq:</b>	
<b>RAT Level:</b>					<b>SH Start Date:</b>	
<b>RAT DEF OU:</b>					<b>SH Complete Date:</b>	
<b>RFBS Code:</b>					<b>SH Lead:</b>	
<b>SPA Code:</b>						
<b>RAT Def:</b>						
<b>Site Desc:</b>					No description available	
<b>Site Alias:</b>					No alias data available	

#### CERCLIS Assess History

<b>OU ID:</b>	00	<b>RALT Short Name:</b>	PRP Rsp Fed
<b>Act Code ID:</b>	001	<b>Act Start Date:</b>	8/26/2009 00:00:00
<b>RAT Code:</b>	PJ	<b>Act Complete Date:</b>	8/31/2009 00:00:00
<b>RAT Short Name:</b>	RP EM REM	<b>AGT Order No.:</b>	95
<b>RAT Name:</b>	POTENTIALLY RESPONSIBLE PARTY EMERGENCY REMOVAL	<b>SH OU:</b>	
<b>RAT Hist. Only Flag:</b>		<b>SH Code:</b>	
<b>RAT NSI Indicator:</b>	B	<b>SH Seq:</b>	
<b>RAT Level:</b>	1	<b>SH Start Date:</b>	
<b>RAT DEF OU:</b>		<b>SH Complete Date:</b>	
<b>RFBS Code:</b>		<b>SH Lead:</b>	
<b>SPA Code:</b>	13		
<b>RAT Def:</b>		The PRP or their contractors have begun construction work on-site in response to an emergency incident, and EPA provides on-site technical oversight and/or is part of an incident command system/unified command. The date of construction is reported in WasteLAN as the PRP Emergency Removal actual start date.	
<b>Site Desc:</b>			
<b>Site Alias:</b>			

<b>13</b>	<b>2 of 2</b>	<b>W</b>	<b>0.32 / 1,715.06</b>	<b>4,643.80 / 3</b>	<b>BELLA LAGO MERCURY 1660 AIRPORT RD CARSON CITY NV</b>	<b>SEMS</b>
<b>Site ID:</b>	0908779	<b>Cong District:</b>				
<b>EPA ID:</b>	NVN000908779	<b>County:</b>	CARSON CITY			
<b>Federal Facility:</b>	No	<b>Region:</b>	09			
<b>NPL:</b>	Not on the NPL	<b>Latitude:</b>	39.175968			
<b>FIPS Code:</b>	32510	<b>Longitude:</b>	-119.733303			
<b>Non NPL Status:</b>	Removal Only Site (No Site Assessment Work Needed)					
<b>Last Appeared on SEMS List:</b>	06-FEB-2019					

#### Action Information

<b>Operable Units:</b>	00	<b>Start Actual:</b>	08/26/2009			
<b>Action Code:</b>	PJ	<b>Finish Actual:</b>	08/31/2009			
<b>Action Name:</b>	RP EM REM	<b>Qual:</b>	C			
<b>SEQ:</b>	1	<b>Curr Action Lead:</b>	EPA Ovrsght			
<b>14</b>	<b>1 of 1</b>	<b>W</b>	<b>0.34 / 1,797.11</b>	<b>4,643.21 / 3</b>	<b>7-Eleven #15833 3083 U.S. Highway 50 East Carson City NV APN: Carson City NV</b>	<b>LUST</b>
<b>Site Code:</b>	1-000118	<b>Facility City:</b>	Carson City			
<b>Site No:</b>	118	<b>Facility Zip:</b>				
<b>County ID:</b>	1	<b>Facility Zip 4:</b>				
<b>County:</b>	Carson City					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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#### Site Cleanup - Bureau's Project Tracking Database

**Source File:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases  
**Program:** LUST  
**Closure Type:**  
**Report Date:** 1/1/1990  
**Media:** Soil  
**Contaminant:** Gasoline

#### Site Cleanup - Bureau's Project Tracking Database

**Source File:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases  
**Program:** LUST  
**Closure Type:** UST Clean Closure  
**Report Date:** 3/22/2011  
**Media:** Soil  
**Contaminant:** Gasoline

#### Site Cleanup - Bureau's Project Tracking Database

**Source File:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases  
**Program:** LUST  
**Closure Type:**  
**Report Date:** 1/1/1990  
**Media:** Ground Water  
**Contaminant:** Gasoline

#### NDEP Open Data - LUST Sites BCA

<b>Spill No:</b>	110322-01	<b>Source:</b>	NDEP
<b>Petro Fund ID:</b>		<b>Date Last Modified:</b>	
<b>Event ID:</b>	3517	<b>Description:</b>	
<b>Report Date:</b>	2011-03-22T00:00:00.000Z	<b>Datum:</b>	NAD83
<b>Closure Date:</b>	2012-06-11T00:00:00.000Z	<b>Collection:</b>	UI
<b>C Type:</b>	UST Clean Closure	<b>Latitude:</b>	39.1759918
<b>Program:</b>	LUST	<b>Longitude:</b>	-119.7336683
<b>File Loc:</b>	NDEP: Carson City	<b>X:</b>	263856.112399999984
<b>Media:</b>	Soil	<b>Y:</b>	4339867.0151
<b>Container:</b>	UST		
<b>Contaminant:</b>	Gasoline		
<b>Contaminant Desc:</b>			
<b>Coordinate Comment:</b>			

#### NDEP Open Data - LUST Sites BCA

<b>Spill No:</b>		<b>Source:</b>	NDEP
<b>Petro Fund ID:</b>		<b>Date Last Modified:</b>	
<b>Event ID:</b>	3516	<b>Description:</b>	
<b>Report Date:</b>	1990-01-01T00:00:00.000Z	<b>Datum:</b>	NAD83
<b>Closure Date:</b>	1997-01-24T00:00:00.000Z	<b>Collection:</b>	UI
<b>C Type:</b>	LUST	<b>Latitude:</b>	39.1762372
<b>Program:</b>		<b>Longitude:</b>	-119.7334751
<b>File Loc:</b>	NDEP: CC-Storage	<b>X:</b>	263873.625900000333786
<b>Media:</b>	Soil	<b>Y:</b>	4339893.7511
<b>Container:</b>	UST		
<b>Contaminant:</b>	Gasoline		
<b>Contaminant Desc:</b>			
<b>Coordinate Comment:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">15</a>	1 of 1	W	0.35 / 1,823.65	4,643.34 / 3	7-Eleven #15833 3083 U.S. Highway 50 East Carson City NV APN: Carson City NV	<a href="#">SHWS</a>

**Site Code:** 1-000118  
**County ID:** 1  
**County:** Carson City  
**City:** Carson City

**Facility Zip:**  
**Facility Zip 4:**  
**Lat Decdeg:** 39.1759918  
**Long Decdeg:** -119.7336683

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

**Report Date:** 1/1/1990  
**Closure Date:** 1/24/1997  
**Closure Type:**  
**Program:** LUST  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**File Location:** NDEP: CC-Storage  
**Media:** Soil  
**Contaminant:** Gasoline  
**Event:**

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

**Report Date:** 3/22/2011  
**Closure Date:** 6/11/2012  
**Closure Type:** UST Clean Closure  
**Program:** LUST  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**File Location:** NDEP: Carson City  
**Media:** Soil  
**Contaminant:** Gasoline  
**Event:**

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

**Report Date:** 1/1/1990  
**Closure Date:** 1/24/1997  
**Closure Type:**  
**Program:** LUST  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**File Location:** NDEP: CC-Storage  
**Media:** Ground Water  
**Contaminant:** Gasoline  
**Event:**

#### NDEP Open Data - All BCA Sites

**Site No:** 118  
**Event ID:** 3516  
**Petroleum Fund ID:**  
**Spill No:**  
**Report Date:** 1990-01-01T00:00:00.000Z  
**File Loc:** NDEP: CC-Storage  
**Media:** Soil  
**Container:** UST  
**Source:** NDEP  
**Contaminant:**  
**Closure Date:** 1997-01-24T00:00:00.000Z  
**Contaminant Desc:**  
**Coordinate Comments:**

**Description:**  
**Program:** LUST  
**Lat Dec Deg:** 39.1762372  
**Long Dec Deg:** -119.7334751  
**Datum:** NAD83  
**Collection Method:** UI  
**C Type:**  
**Date Last Modified:**  
**X:** -119.733488065081275  
**Y:** 39.176242466214703

#### NDEP Open Data - All BCA Sites

**Site No:** 118  
**Event ID:** 3517  
**Petroleum Fund ID:**  
**Spill No:** 110322-01  
**Report Date:** 2011-03-22T00:00:00.000Z  
**File Loc:** NDEP: Carson City  
**Media:** Soil

**Description:**  
**Program:** LUST  
**Lat Dec Deg:** 39.1759918  
**Long Dec Deg:** -119.7336683  
**Datum:** NAD83  
**Collection Method:** UI  
**C Type:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Container:</b>	UST				<b>Date Last Modified:</b>	
<b>Source:</b>	NDEP				X:	-119.733681265846357
<b>Contaminant:</b>					Y:	39.175997066088435
<b>Closure Date:</b>	2012-06-11T00:00:00.000Z					
<b>Contaminant Desc:</b>						
<b>Coordinate Comments:</b>						

<a href="#">16</a>	1 of 1	WSW	0.36 / 1,882.09	4,639.60 / -1	<b>Bella Lago Village Apartments</b> 1600 Airport Road Carson City NV <b>APN:</b> Carson City NV	<b>SHWS</b>
<b>Site Code:</b>	A-000033				<b>Facility Zip:</b>	
<b>County ID:</b>	1				<b>Facility Zip 4:</b>	
<b>County:</b>	Carson City				<b>Lat Decdeg:</b>	39.1742681
<b>City:</b>	Carson City				<b>Long Decdeg:</b>	-119.7359321

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

<b>Report Date:</b>	8/25/2009	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	1/19/2010	<b>Media:</b>	Soil
<b>Closure Type:</b>	Clean w/ Remed	<b>Contaminant:</b>	Metals
<b>Program:</b>	non-LUST Corrective Action	<b>Event:</b>	
<b>Officer:</b>			
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

#### NDEP Open Data - non-LUST Sites - BCA

<b>Site No:</b>	33	<b>Description:</b>	
<b>Event ID:</b>	8006	<b>Program:</b>	non-LUST Corrective Action
<b>Petroleum Fund ID:</b>		<b>Lat Dec Deg:</b>	39.1742681
<b>Spill No:</b>	090825-01	<b>Long Dec Deg:</b>	-119.7359321
<b>Report Date:</b>	2009-08-25T00:00:00.000Z	<b>Datum:</b>	
<b>File Loc:</b>	NDEP: CC-Storage	<b>Collection Method:</b>	
<b>Media:</b>	Soil	<b>C Type:</b>	Clean w/ Remed
<b>Container:</b>	Unknown	<b>Date Last Modified:</b>	
<b>Source:</b>	NDEP	<b>X:</b>	263655.848699999973
<b>Contaminant:</b>	Metals	<b>Y:</b>	4339680.962899999693
<b>Closure Date:</b>	2010-01-19T00:00:00.000Z		
<b>Contaminant Desc:</b>			
<b>Coordinate Comments:</b>			

<a href="#">17</a>	1 of 1	W	0.37 / 1,929.44	4,643.24 / 3	<b>AAMCO Transmissions</b> 3075 U.S. Highway 50 East Carson City NV APN: 220 NV	<b>SHWS</b>
<b>Site Code:</b>	1-000059	<b>Facility Zip:</b>				
<b>County ID:</b>		<b>Facility Zip 4:</b>				
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>				
<b>City:</b>		<b>Long Decdeg:</b>				

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

<b>Report Date:</b>	1/1/1990	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	1/30/1995	<b>Media:</b>	Soil
<b>Closure Type:</b>		<b>Contaminant:</b>	
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>			
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

<a href="#">18</a>	1 of 1	NNE	0.41 / 2,148.04	4,646.42 / 6	<b>Martin Property</b> 42 Century Circle Carson City NV	<b>SHWS</b>
53						256

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					APN: 654 NV	
<b>Site Code:</b> County ID: County: City:	A-000171				<b>Facility Zip:</b> <b>Facility Zip 4:</b> <b>Lat Decdeg:</b> <b>Long Decdeg:</b>	
<b><u>Site Cleanup - The Bureau's Project Tracking (PT) Database</u></b>						
<b>Report Date:</b> <b>Closure Date:</b> <b>Closure Type:</b> <b>Program:</b> <b>Officer:</b> <b>Data List:</b>	1/1/1990 9/17/1989				<b>File Location:</b> <b>Media:</b> <b>Contaminant:</b> <b>Event:</b>	NDEP: CC-Storage Surface Water
						Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases
<a href="#"><u>19</u></a>	1 of 1	NE	0.47 / 2,498.30	4,632.02 / -9	<b>Mini-Maxi Storage of Carson</b> 4251 U.S. Highway 50 East Carson City NV APN: 879 NV	<a href="#"><u>SHWS</u></a>
<b>Site Code:</b> County ID: County: City:	1-000094				<b>Facility Zip:</b> <b>Facility Zip 4:</b> <b>Lat Decdeg:</b> <b>Long Decdeg:</b>	
<b><u>Site Cleanup - The Bureau's Project Tracking (PT) Database</u></b>						
<b>Report Date:</b> <b>Closure Date:</b> <b>Closure Type:</b> <b>Program:</b> <b>Officer:</b> <b>Data List:</b>	1/1/1990 2/5/1992 UST Clean Closure				<b>File Location:</b> <b>Media:</b> <b>Contaminant:</b> <b>Event:</b>	NDEP: CC-Storage No Impact
						Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases
<a href="#"><u>20</u></a>	1 of 1	NE	0.54 / 2,875.52	4,630.74 / -10	<b>Fatal Auto Accident</b> Primary Street: U.S. Highway 50 Cross Street: Sherman Avenue Distance: Direction: City: Carson City Carson City NV	<a href="#"><u>SHWS</u></a>
<b>Site Code:</b> County ID: County: City:	A-000019 1 Carson City Carson City				<b>Facility Zip:</b> <b>Facility Zip 4:</b> <b>Lat Decdeg:</b> <b>Long Decdeg:</b>	39.1823199 -119.71917
<b><u>Site Cleanup - The Bureau's Project Tracking (PT) Database</u></b>						
<b>Report Date:</b> <b>Closure Date:</b> <b>Closure Type:</b> <b>Program:</b> <b>Officer:</b> <b>Data List:</b>	2/17/2004 8/11/2004 Clean w/ Remed non-LUST Corrective Action				<b>File Location:</b> <b>Media:</b> <b>Contaminant:</b> <b>Event:</b>	NDEP: CC-Storage Soil Gasoline
						Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases
<b><u>NDEP Open Data - non-LUST Sites - BCA</u></b>						
<b>Site No:</b> <b>Event ID:</b> <b>Petroleum Fund ID:</b> <b>Spill No:</b>	19 6709 40215				<b>Description:</b> <b>Program:</b> <b>Lat Dec Deg:</b> <b>Long Dec Deg:</b>	non-LUST Corrective Action 39.1823199 -119.71917

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Report Date:</b>	2004-02-17T00:00:00.000Z				<b>Datum:</b>	
<b>File Loc:</b>	NDEP: CC-Storage				<b>Collection Method:</b>	
<b>Media:</b>	Soil				<b>C Type:</b>	Clean w/ Remed
<b>Container:</b>	Mobile Source				<b>Date Last Modified:</b>	
<b>Source:</b>	NDEP				<b>X:</b>	265130.891599999741
<b>Contaminant:</b>	Gasoline				<b>Y:</b>	4340531.12939999976
<b>Closure Date:</b>	2004-08-11T00:00:00.000Z					
<b>Contaminant Desc:</b>						
<b>Coordinate Comments:</b>	Location obtained by geocoding FacilityAddress against Tiger 2007 streets.					

<a href="#">21</a>	1 of 1	NE	0.57 / 3,005.59	4,630.41 / -10	<b>Marin Property</b> 4340 U.S. Highway 50 East Carson City NV APN: 1058 NV	<a href="#">SHWS</a>
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<b>Site Code:</b>	A-000170	<b>Facility Zip:</b>
<b>County ID:</b>		<b>Facility Zip 4:</b>
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>
<b>City:</b>		<b>Long Decdeg:</b>

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

<b>Report Date:</b>	1/1/1990	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	12/16/1991	<b>Media:</b>	Soil
<b>Closure Type:</b>		<b>Contaminant:</b>	
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>			
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

<a href="#">22</a>	1 of 1	WNW	0.65 / 3,417.89	4,647.87 / 7	<b>Sierra Pacific Power Company</b> 1820 Dori Street Carson City NV APN: NV	<a href="#">SHWS</a>
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<b>Site Code:</b>	A-000644	<b>Facility Zip:</b>
<b>County ID:</b>		<b>Facility Zip 4:</b>
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>
<b>City:</b>		<b>Long Decdeg:</b>

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

<b>Report Date:</b>	3/3/1993	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	4/23/1993	<b>Media:</b>	Soil
<b>Closure Type:</b>		<b>Contaminant:</b>	TPH
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>			
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

<a href="#">23</a>	1 of 1	W	0.83 / 4,385.27	4,639.44 / -1	<b>Sierra Pacific Power Company</b> Mobile Source Primary Street: U.S. Highway 50 Cross Street: Russell Way Distance: Direction: City: Carson City Carson City NV	<a href="#">SHWS</a>
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<b>Site Code:</b>	A-000024	<b>Facility Zip:</b>
<b>County ID:</b>	1	<b>Facility Zip 4:</b>
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>
<b>City:</b>	Carson City	<b>Long Decdeg:</b> 39.47507 -118.7830489

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Report Date:</b>	3/14/2005				<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	9/13/2005				<b>Media:</b>	Soil
<b>Closure Type:</b>	Clean w/ Remed				<b>Contaminant:</b>	Other
<b>Program:</b>	non-LUST Corrective Action				<b>Event:</b>	
<b>Officer:</b>						
<b>Data List:</b>					Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases	

#### NDEP Open Data - non-LUST Sites - BCA

<b>Site No:</b>	24	<b>Description:</b>	
<b>Event ID:</b>	6885	<b>Program:</b>	non-LUST Corrective Action
<b>Petroleum Fund ID:</b>		<b>Lat Dec Deg:</b>	39.47507
<b>Spill No:</b>	050314-04	<b>Long Dec Deg:</b>	-118.7830489
<b>Report Date:</b>	2005-03-14T00:00:00.000Z	<b>Datum:</b>	
<b>File Loc:</b>	NDEP: CC-Storage	<b>Collection Method:</b>	
<b>Media:</b>	Soil	<b>C Type:</b>	Clean w/ Remed
<b>Container:</b>	Other	<b>Date Last Modified:</b>	
<b>Source:</b>	NDEP	<b>X:</b>	346636.748700000345707
<b>Contaminant:</b>	Other	<b>Y:</b>	4371014.5219
<b>Closure Date:</b>	2005-09-13T00:00:00.000Z		
<b>Contaminant Desc:</b>			
<b>Coordinate Comments:</b>	Location obtained by geocoding FacilityAddress against Tiger 2007 streets.		

<a href="#">24</a>	1 of 1	NE	0.84 / 4,413.30	4,623.52 / -17	Morello Property 4749 U.S. Highway 50 East Carson City NV APN: 146 NV	<a href="#">SHWS</a>
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<b>Site Code:</b>	1-000074	<b>Facility Zip:</b>	
<b>County ID:</b>		<b>Facility Zip 4:</b>	
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>	
<b>City:</b>		<b>Long Decdeg:</b>	

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

<b>Report Date:</b>	1/1/1990	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	6/17/1992	<b>Media:</b>	Soil
<b>Closure Type:</b>		<b>Contaminant:</b>	
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>			
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

<a href="#">25</a>	1 of 1	W	0.88 / 4,646.89	4,639.93 / -1	Coast to Coast Hardware 2290 U.S. Highway 50 East Carson City NV APN: NV	<a href="#">SHWS</a>
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<b>Site Code:</b>	1-000129	<b>Facility Zip:</b>	
<b>County ID:</b>		<b>Facility Zip 4:</b>	
<b>County:</b>	Carson City	<b>Lat Decdeg:</b>	
<b>City:</b>		<b>Long Decdeg:</b>	

#### Site Cleanup - The Bureau's Project Tracking (PT) Database

<b>Report Date:</b>	1/1/1990	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	7/29/1992	<b>Media:</b>	Soil
<b>Closure Type:</b>		<b>Contaminant:</b>	
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>			
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

<a href="#">26</a>	1 of 1	SSW	0.89 / 4,689.09	4,623.65 / -17	Carson City Corporate Yard 3300 Butti Way Carson City NV	<a href="#">SHWS</a>
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259

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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APN: 602  
NV

**Site Code:** 1-000078  
**County ID:**  
**County:** Carson City  
**City:**

**Facility Zip:**  
**Facility Zip 4:**  
**Lat Decdeg:**  
**Long Decdeg:**

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

**Report Date:** 11/26/1986      **File Location:** NDEP: CC-Storage  
**Closure Date:** 10/4/1989      **Media:** Ground Water  
**Closure Type:** Other      **Contaminant:** Gasoline  
**Program:**  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

**Report Date:** 4/7/1993      **File Location:** NDEP: CC-Storage  
**Closure Date:** 4/27/1994      **Media:** Soil  
**Closure Type:** Clean w/ Remed      **Contaminant:** Other  
**Program:**  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

**Report Date:** 11/26/1986      **File Location:** NDEP: CC-Storage  
**Closure Date:** 10/4/1989      **Media:** Soil  
**Closure Type:** Other      **Contaminant:** Gasoline  
**Program:**  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

**Report Date:** 11/13/1997      **File Location:** NDEP: CC-Storage  
**Closure Date:** 8/19/1998      **Media:** Soil  
**Closure Type:** Clean w/ Remed      **Contaminant:** Gasoline  
**Program:**  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

<a href="#">27</a>	1 of 1	NE	0.93 / 4,931.35	4,621.52 / -19	<b>Capital Sanitation Company, Inc.</b> 4880 East Nye Lane/Highway 50 East Carson City NV APN: NV	<a href="#">SHWS</a>
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**Site Code:** 1-000098  
**County ID:**  
**County:** Carson City  
**City:**

**Facility Zip:**  
**Facility Zip 4:**  
**Lat Decdeg:**  
**Long Decdeg:**

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

**Report Date:** 1/1/1990      **File Location:** NDEP: CC-Storage  
**Closure Date:** 9/28/1994      **Media:** No Impact  
**Closure Type:** UST Clean Closure      **Contaminant:**  
**Program:**  
**Officer:**  
**Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

260

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">28</a>	1 of 1	NE	0.96 / 5,081.41	4,618.60 / -22	<b>Carson Building Supply Inc.</b> 4962 Highway 50 East Carson City NV APN: NV	<a href="#">SHWS</a>
<b>Site Code:</b>	A-000202				<b>Facility Zip:</b>	
<b>County ID:</b>					<b>Facility Zip 4:</b>	
<b>County:</b>	Carson City				<b>Lat Decdeg:</b>	
<b>City:</b>					<b>Long Decdeg:</b>	

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

<b>Report Date:</b>	1/1/1990	<b>File Location:</b>	NDEP: CC-Storage
<b>Closure Date:</b>	7/5/1991	<b>Media:</b>	No Impact
<b>Closure Type:</b>	UST Clean Closure	<b>Contaminant:</b>	
<b>Program:</b>		<b>Event:</b>	
<b>Officer:</b>			
<b>Data List:</b>	Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases		

## Unplottable Summary

Total: 7 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
SHWS	Old Savage Construction Site	Southeast Corner Nye Lane	NV		848617082
SHWS	Fire Station #2	2400 Graves Lane Carson City NV APN:	NV		820465216
SHWS	Oasis Pit	U.S. Highway 50	NV		820465805
SHWS	Quail Run Mobile Home Park/John Serpa	Fairview Drive	NV		820464082
SHWS	Horton Accident	U.S. Highway 50 (2 miles west of U	NV		820464077
UST	Fire Station #2	2400 Graves Ln	Carson City NV	89706	820459926
		<i>Facility ID: 1-000081</i> <i>Tank ID / Tank Status: 002   Permanently Closed, 001   Permanently Closed</i>			
UST	Carson Tahoe Airport	2640 Graves Ln	Carson City NV	89706	820459486
		<i>Facility ID: 1-000077</i> <i>Tank ID / Tank Status: 001   Permanently Closed, 003   Permanently Closed, 002   Permanently Closed</i>			

# Unplottable Report

**Site:** *Old Savage Construction Site  
Southeast Corner Nye Lane NV*

SHWS

**Site Code:** A-000230  
**County ID:**  
**County:** Carson City  
**City:**

**Facility Zip:**  
**Facility Zip 4:**  
**Lat Decdeg:**  
**Long Decdeg:**

## Site Cleanup - The Bureau's Project Tracking (PT) Database

**Report Date:** 1/1/1990  
**Closure Date:** 5/13/1988  
**Closure Type:**  
**Program:**  
**Officer:**  
**Data List:**

**File Location:** NDEP: CC-Storage  
**Media:** Soil  
**Contaminant:**  
**Event:**

Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**Site:** *Fire Station #2  
2400 Graves Lane Carson City NV APN: NV*

SHWS

**Site Code:** 1-000081  
**County ID:**  
**County:** Carson City  
**City:**

**Facility Zip:**  
**Facility Zip 4:**  
**Lat Decdeg:**  
**Long Decdeg:**

## Site Cleanup - The Bureau's Project Tracking (PT) Database

**Report Date:** 1/1/1990  
**Closure Date:** 10/20/1994  
**Closure Type:** UST Clean Closure  
**Program:**  
**Officer:**  
**Data List:**

**File Location:** NDEP: CC-Storage  
**Media:** No Impact  
**Contaminant:**  
**Event:**

Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**Site:** *Oasis Pit  
U.S. Highway 50 NV*

SHWS

**Site Code:** A-000055  
**County ID:**  
**County:** Carson City  
**City:**

**Facility Zip:**  
**Facility Zip 4:**  
**Lat Decdeg:**  
**Long Decdeg:**

## Site Cleanup - The Bureau's Project Tracking (PT) Database

**Report Date:** 1/1/1990  
**Closure Date:** 3/29/1994  
**Closure Type:**  
**Program:**  
**Officer:**  
**Data List:**

**File Location:** NDEP: CC-Storage  
**Media:** Soil  
**Contaminant:**  
**Event:**

Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

**Site:** *Quail Run Mobile Home Park/John Serpa  
Fairview Drive NV*

SHWS

**Site Code:** A-000973  
**County ID:**

**Facility Zip:**  
**Facility Zip 4:**

**County:** Carson City      **Lat Decdeg:**  
**City:**      **Long Decdeg:**

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

**Report Date:** 6/28/1994      **File Location:** NDEP: CC-Storage  
**Closure Date:** 2/8/1996      **Media:** Soil  
**Closure Type:**      **Contaminant:** TPH  
**Program:**      **Event:**  
**Officer:**      **Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

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**Site:** Horton Accident  
U.S. Highway 50 (2 miles west of U NV

SHWS

**Site Code:** A-000726      **Facility Zip:**  
**County ID:**      **Facility Zip 4:**  
**County:** Carson City      **Lat Decdeg:**  
**City:**      **Long Decdeg:**

**Site Cleanup - The Bureau's Project Tracking (PT) Database**

**Report Date:** 6/7/1993      **File Location:** NDEP: CC-Storage  
**Closure Date:** 9/21/1993      **Media:** Soil  
**Closure Type:**      **Contaminant:** TPH  
**Program:**      **Event:**  
**Officer:**      **Data List:** Site Cleanup - The Bureau's Project Tracking(PT) - Closed Cases

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**Site:** Fire Station #2  
2400 Graves Ln Carson City NV 89706

UST

**Facility ID:** 1-000081

**Tank Information**

**Tank ID:** 002  
**Tank Status:** Permanently Closed  
**Tank Capacity:** 1,000  
**Substance:** Diesel  
**Tank Material:** Asphalt Coated or Bare Steel, None  
**Pipe Material:** Galvanized Steel, None  
**Date Installed:** 11 Feb 74

**Tank ID:** 001  
**Tank Status:** Permanently Closed  
**Tank Capacity:** 1,000  
**Substance:** Gasoline (containing <= 10% ethanol)  
**Tank Material:** Asphalt Coated or Bare Steel, None  
**Pipe Material:** Galvanized Steel, None  
**Date Installed:** 11 Feb 74

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**Site:** Carson Tahoe Airport  
2640 Graves Ln Carson City NV 89706

UST

**Facility ID:** 1-000077

**Tank Information**

**Tank ID:** 001  
**Tank Status:** Permanently Closed  
**Tank Capacity:** 10,000  
**Substance:** Gasoline (containing <= 10% ethanol)  
**Tank Material:** Asphalt Coated or Bare Steel, None  
**Pipe Material:** Galvanized Steel, None

**Date Installed:** 11 Feb 67

**Tank ID:** 003

**Tank Status:** Permanently Closed

**Tank Capacity:** 12,000

**Substance:** Gasoline (containing <= 10% ethanol)

**Tank Material:** Asphalt Coated or Bare Steel, None

**Pipe Material:** Galvanized Steel, None

**Date Installed:** 11 Feb 77

**Tank ID:** 002

**Tank Status:** Permanently Closed

**Tank Capacity:** 10,000

**Substance:** Gasoline (containing <= 10% ethanol)

**Tank Material:** Asphalt Coated or Bare Steel, None

**Pipe Material:** Galvanized Steel, None

**Date Installed:** 11 Feb 67

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## **Standard Environmental Record Sources**

### **Federal**

#### **National Priority List:**

**NPL**

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

*Government Publication Date: Dec 12, 2018*

#### **National Priority List - Proposed:**

**PROPOSED NPL**

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

*Government Publication Date: Dec 12, 2018*

#### **Deleted NPL:**

**DELETED NPL**

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

*Government Publication Date: Dec 12, 2018*

#### **SEMS List 8R Active Site Inventory:**

**SEMS**

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

*Government Publication Date: Feb 6, 2019*

#### **Inventory of Open Dumps, June 1985:**

**ODI**

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

*Government Publication Date: Jun 1985*

#### **SEMS List 8R Archive Sites:**

**SEMS ARCHIVE**

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

*Government Publication Date: Feb 6, 2019*

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

*Government Publication Date: Oct 25, 2013*

**EPA Report on the Status of Open Dumps on Indian Lands:**

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

*Government Publication Date: Dec 31, 1998*

**CERCLIS - No Further Remedial Action Planned:**

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

*Government Publication Date: Oct 25, 2013*

**CERCLIS Liens:**

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

*Government Publication Date: Jan 30, 2014*

**RCRA CORRACTS-Corrective Action:**

RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

*Government Publication Date: Dec 17, 2018*

**RCRA non-CORRACTS TSD Facilities:**

RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

*Government Publication Date: Dec 17, 2018*

**RCRA Generator List:**

RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

*Government Publication Date: Dec 17, 2018*

**RCRA Small Quantity Generators List:**

RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

*Government Publication Date: Dec 17, 2018*

**RCRA Conditionally Exempt Small Quantity Generators List:**

RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

*Government Publication Date: Dec 17, 2018*

**RCRA Non-Generators:**

RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

*Government Publication Date: Dec 17, 2018*

**Federal Engineering Controls-ECs:**

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

*Government Publication Date: Jan 20, 2016*

**Federal Institutional Controls- ICs:**

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

*Government Publication Date: Jan 20, 2016*

**Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

*Government Publication Date: 1982-1986*

**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

*Government Publication Date: 1987-1989*

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

*Government Publication Date: Sep 24, 2018*

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

*Government Publication Date: Jan 11, 2019*

**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

*Government Publication Date: Dec 31, 2017*

**LIEN on Property:**

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date:** Feb 6, 2019

**Superfund Decision Documents:**

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date:** Feb 12, 2019

**State****Bureau of Corrective Actions' Project Tracking Database:**

SHWS

This is a list of all sites available in Nevada Division of Environmental Protection (NDEP) - Bureau of Corrective Actions' Project Tracking (PT) Database. The PT Database includes both Leaking Underground Storage Tank (LUST) cases as well as Corrective Action (non-regulated) sites. This database is state equivalent CERCLIS.

**Government Publication Date:** Nov 26, 2018

**Delisted Bureau of Corrective Actions' Project Tracking Database:**

DSHW

This database contains a list of closed hazardous substance release and Corrective Action (non-regulated) sites that were removed from the Division of Environmental Protection (NDEP) - Bureau of Corrective Actions' Project Tracking (PT) Database.

**Government Publication Date:** Nov 26, 2018

**Solid Waste Facilities and Landfill Sites:**

SWF/LF

A list of permitted Solid Waste Landfills and other waste management facilities within the state of Nevada. This list is made available by the Nevada Division of Environmental Protection (NDEP) - Bureau of Waste Management.

**Government Publication Date:** Jun 5, 2018

**Leaking Underground Storage Tanks:**

LUST

This is a list of Leaking Underground Storage Tank (LUST) sites available in the Nevada Division of Environmental Protection (NDEP) - Bureau of Corrective Actions' Project Tracking (PT) Database. NDEP indicates there is no way to differentiate between LUST and other (non-LUST) Corrective Action sites - this list includes only those sites where the Program Type is LUST.

**Government Publication Date:** Nov 26, 2018

**Delisted Leaking Storage Tanks:**

DELISTED LST

This database contains a list of closed Leaking Storage Tank sites that were removed from the Division of Environmental Protection (NDEP) - Bureau of Corrective Actions' Project Tracking (PT) Database.

**Government Publication Date:** Nov 26, 2018

**Storage Tanks:**

UST

A list of regulated tanks in the State of Nevada. This list is made available by Nevada Division of Environmental Protection (NDEP) which administers the UST Program for the state.

**Government Publication Date:** Feb 4, 2019

**Noncompliant Underground Storage Tanks:**

UST NONCOMP

A list of facilities with tanks that have been issued a red tag and are ineligible to receive deliveries of fuel under the Nevada Administrative Code (NAC) 459.9941. This list is made available by the Nevada Division of Environmental Protection (NDEP).

**Government Publication Date:** Feb 15, 2019

**Aboveground Storage Tanks:**

AST

A list of Aboveground Storage Tanks in the State of Nevada made available by the Nevada Division of Environmental Protection (NDEP). This list no longer updated.

**Government Publication Date:** Jan 25, 2018

**Delisted Storage Tanks:**

DTNK

This database contains a list of closed storage tank sites that were removed from the Nevada Division of Environmental Protection (NDEP) which administers the UST Program for the state.

**Government Publication Date:** Feb 15, 2019

**Voluntary Cleanup Program:**

VCP

A list of facilities registered in the Nevada Division of Environmental Protection (NDEP)'s Voluntary Cleanup Program (VCP). The VCP program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the NDEP.

**Government Publication Date:** Nov 26, 2018

**Project Tracking Database - Brownfields:**

BROWNFIELDS

List of Brownfield sites found in the Nevada Division of Environmental Protection - Bureau of Corrective Actions' Project Tracking Database.

**Government Publication Date:** Nov 26, 2018

**Tribal****Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes Nevada.

**Government Publication Date:** Dec 31, 2017

**Underground Storage Tanks (USTs) on Indian Lands:**

INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes Nevada.

**Government Publication Date:** Dec 31, 2017

**Delisted Tribal Leaking Storage Tanks:**

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

**Government Publication Date:** Oct 14, 2017

**Delisted Tribal Underground Storage Tanks:**

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

**Government Publication Date:** Oct 14, 2017

**County**

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

**Additional Environmental Record Sources****Federal****Facility Registry Service/Facility Index:**

FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

**Government Publication Date:** Jan 30, 2019

**Toxics Release Inventory (TRI) Program:**

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date:** Dec 31, 2017

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date:** May 23, 2018

**National Clandestine Drug Labs:**

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date:** Jul 18, 2018

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date:** Jun 30, 2017

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date:** Dec 31, 2006

**FTTS Administrative Case Listing:**

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date:** Jan 19, 2007

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date:** Jan 19, 2007

**Potentially Responsible Parties List:**

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

**Government Publication Date:** Dec 20, 2018

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

**Government Publication Date:** Nov 08, 2017

**Integrated Compliance Information System (ICIS):**

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

**Drycleaner Facilities:**

FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

**Delisted Drycleaner Facilities:**

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 29, 2018

**Formerly Used Defense Sites:**

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Oct 23, 2018

**Material Licensing Tracking System (MLTS):**

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Nov 1, 2018

**Historic Material Licensing Tracking System (MLTS) sites:**

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

**Mines Master Index File:**

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 30, 2018

**Alternative Fueling Stations:**

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jan 15, 2019

**Registered Pesticide Establishments:**

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 1, 2018

**Polychlorinated Biphenyl (PCB) Notifiers:**

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Sep 14, 2018

**State**

**Nevada Spills Database:**

SPILLS

Listing of spills and releases sites, maintained by the Department of Nevada Division of Environmental Protection (NDEP).

**Government Publication Date: May 05, 2016**

**Historical Spills Database:**

HIST SPL

Listing of spills and releases sites reported to the Department of Nevada Division of Environmental Protection (NDEP). This list only contains records prior to 1998.

**Government Publication Date: Dec 31, 1997**

**Tribal**

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

**County**

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

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

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## **Additional Information**

# **Appendix E**



# CARSON CITY

Capital of Nevada

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## Parcel Detail for Parcel # 008-303-21

Location		Ownership	
Property Location <a href="#">3679 GORDON ST</a>		Assessed Owner Name <a href="#">CARSON CITY</a>	
Town <a href="#">Add'l Addresses</a>		Mailing Address <a href="#">201 N CARSON ST STE 2</a> <a href="#">CARSON CITY, NV 89701-0000</a>	
District <a href="#">2.4 - ORMSBY DISTRICT</a>		<a href="#">Ownership History</a>	
Subdivision <a href="#">Lot</a> <a href="#">Block</a> <a href="#">Legal Description</a>		<a href="#">Document History</a>	
Property Name		Legal Owner Name <a href="#">CARSON CITY</a>	
Vesting Doc #, Date <a href="#">439409</a> <a href="#">10/24/2013</a> Year / Book / Page <a href="#">13 / 0 / 0</a>		Map Document #s	
Description		Appraisal Classifications	
Total Acres <a href="#">1.000</a>	Square Feet <a href="#">43,560</a>	Current Land Use Code <a href="#">140</a> <a href="#">Code Table</a>	
Ag Acres <a href="#">.000</a>	W/R Acres <a href="#">.000</a>	Zoning Code(s) <a href="#">GC</a>	
<b>Improvements</b>		Re-appraisal Group <a href="#">4</a> Re-appraisal Year <a href="#">2016</a>	
Single-family Detached <a href="#">0</a>	Non-dwelling Units <a href="#">0</a> Bedrooms / Baths <a href="#">0 / .00</a>	Original Construction Year	
Single-family Attached <a href="#">0</a>	Mobile Home Hookups <a href="#">0</a> Stories <a href="#">.0</a>	Weighted Year	
Multiple-family Units <a href="#">0</a>	Wells <a href="#">0</a> Garage Square Ft... <a href="#">0</a>	Current Exempt Code <a href="#">03 - County</a>	
Mobile Homes <a href="#">0</a>	Septic Tanks <a href="#">0</a> Attached / Detached		
Total Dwelling Units <a href="#">0</a>	Buildings Sq Ft <a href="#">0</a>		
Improvement List			
Property Costing Estimates			
Finished Basement SF <a href="#">0</a> Basement Bedrooms / Baths <a href="#">0 / .00</a>			
Assessed Valuation			
Assessed Values	<a href="#">2019-20</a>	<a href="#">2018-19</a>	<a href="#">2017-18</a>
Land	<a href="#">52,904</a>	<a href="#">48,025</a>	<a href="#">48,025</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Ag Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Exemptions	<a href="#">52,904</a>	<a href="#">48,025</a>	<a href="#">48,025</a>
<b>Net Assessed Value</b>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Increased (New) Values			
Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Taxable Valuation			
Taxable Values	<a href="#">2019-20</a>	<a href="#">2018-19</a>	<a href="#">2017-18</a>
Land	<a href="#">151,154</a>	<a href="#">137,214</a>	<a href="#">137,214</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Ag Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Exemptions	<a href="#">151,154</a>	<a href="#">137,214</a>	<a href="#">137,214</a>
<b>Net Taxable Value</b>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Increased (New) Values			
Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>

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# CARSON CITY

Capital of Nevada

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## Parcel Detail for Parcel # 008-303-15

Location		Ownership	
Property Location <b>3689 GORDON ST</b>		Assessed Owner Name <b>CARSON CITY</b>	
Town	<a href="#">Add'l Addresses</a>	Mailing Address <b>201 N CARSON ST STE 2</b>	<a href="#">Ownership History</a>
District <b>2.4 - ORMSBY DISTRICT</b>		<b>CARSON CITY, NV 89701-0000</b>	<a href="#">Document History</a>
Subdivision	Lot	Block	
Property Name		Legal Owner Name <b>CARSON CITY</b>	
Vesting Doc #, Date <b>439409 10/24/2013</b>		Year / Book / Page <b>13 / 0 / 0</b>	
Map Document #s <b>R/S 2206</b>			
Description		Appraisal Classifications	
Total Acres <b>.490</b>	Square Feet <b>21,344</b>	Current Land Use Code <b>140</b>	
Ag Acres <b>.000</b>	W/R Acres <b>.000</b>	<a href="#">Code Table</a>	
<b>Improvements</b>			
Single-family Detached <b>0</b>	Non-dwelling Units <b>0</b>	Bedrooms / Baths <b>0 / .00</b>	
Single-family Attached <b>0</b>	Mobile Home Hookups <b>0</b>	Stories <b>.0</b>	
Multiple-family Units <b>0</b>	Wells <b>0</b>	Garage Square Ft... <b>0</b>	
Mobile Homes <b>0</b>	Septic Tanks <b>0</b>	Attached / Detached	
Total Dwelling Units <b>0</b>	Buildings Sq Ft <b>0</b>		
<a href="#">Improvement List</a>		Residence Sq Ft <b>0</b>	
<a href="#">Property Costing Estimates</a>		Basement Sq Ft <b>0</b>	
Finished Basement SF <b>0</b>		Basement	
Bedrooms / Baths <b>0 / .00</b>		Current Exempt Code <b>03 - County</b>	
Assessed Valuation			
Assessed Values	<b>2019-20</b>	<b>2018-19</b>	<b>2017-18</b>
Land	<b>25,923</b>	<b>23,532</b>	<b>23,532</b>
Improvements	<b>0</b>	<b>0</b>	<b>0</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>
Ag Land	<b>0</b>	<b>0</b>	<b>0</b>
Exemptions	<b>25,923</b>	<b>23,532</b>	<b>23,532</b>
<b>Net Assessed Value</b>	<b>0</b>	<b>0</b>	<b>0</b>
Increased (New) Values			
Land	<b>0</b>	<b>0</b>	<b>0</b>
Improvements	<b>0</b>	<b>0</b>	<b>0</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>
Taxable Valuation			
Taxable Values	<b>2019-20</b>	<b>2018-19</b>	<b>2017-18</b>
Land	<b>74,066</b>	<b>67,234</b>	<b>67,234</b>
Improvements	<b>0</b>	<b>0</b>	<b>0</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>
Ag Land	<b>0</b>	<b>0</b>	<b>0</b>
Exemptions	<b>74,066</b>	<b>67,234</b>	<b>67,234</b>
<b>Net Taxable Value</b>	<b>0</b>	<b>0</b>	<b>0</b>
Increased (New) Values			
Land	<b>0</b>	<b>0</b>	<b>0</b>
Improvements	<b>0</b>	<b>0</b>	<b>0</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>

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## Parcel Detail for Parcel # 008-303-37

Location		Ownership	
Property Location <b>1636 BROWN ST</b>		Assessed Owner Name <b>CARSON CITY</b>	
Town	<a href="#">Add'l Addresses</a>	Mailing Address <b>201 N CARSON ST STE 2</b>	<a href="#">Ownership History</a>
District <b>2.4 - ORMSBY DISTRICT</b>		<b>CARSON CITY, NV 89701-0000</b>	<a href="#">Document History</a>
Subdivision <b>PARCEL 28B MAP #1886</b>	Lot <b>Block</b>	<a href="#">Legal Description</a>	
Property Name		Legal Owner Name <b>CARSON CITY</b>	
Vesting Doc #, Date <b>437862 08/29/2013</b>		Year / Book / Page <b>13 / 0 / 0</b>	
Map Document #s			
Description		Appraisal Classifications	
Total Acres <b>.260</b>	Square Feet <b>11,175</b>	Current Land Use Code <b>230</b>	
Ag Acres <b>.000</b>	W/R Acres <b>.000</b>	<a href="#">Code Table</a>	
<b>Improvements</b>		Zoning Code(s) <b>MFA SPA</b>	
Single-family Detached <b>0</b>	Non-dwelling Units <b>0</b>	Class <b>1.00</b>	
Single-family Attached <b>0</b>	Mobile Home Hookups <b>1</b>	Re-appraisal Group <b>4</b>	
Multiple-family Units <b>0</b>	Wells <b>0</b>	Re-appraisal Year <b>2016</b>	
Mobile Homes <b>1</b>	Septic Tanks <b>1</b>	Original Construction Year <b>1971</b>	
Total Dwelling Units <b>1</b>	Buildings Sq Ft <b>0</b>	Weighted Year	
<a href="#">Improvement List</a>		Current Exempt Code <b>03 - County</b>	
<a href="#">Property Costing Estimates</a>			
Assessed Valuation		Taxable Valuation	
Assessed Values	<b>2019-20</b>	<b>2018-19</b>	<b>2017-18</b>
Land	<b>11,725</b>	<b>10,675</b>	<b>10,150</b>
Improvements	<b>1,674</b>	<b>1,691</b>	<b>1,753</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>
Ag Land	<b>0</b>	<b>0</b>	<b>0</b>
Exemptions	<b>13,399</b>	<b>12,366</b>	<b>11,903</b>
<b>Net Assessed Value</b>	<b>0</b>	<b>0</b>	<b>0</b>
Increased (New) Values		<b>Net Taxable Value</b>	
Land	<b>0</b>	<b>0</b>	<b>0</b>
Improvements	<b>0</b>	<b>0</b>	<b>0</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>

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## Parcel Detail for Parcel # 008-303-36

Location		Ownership	
Property Location <b>1630 BROWN ST</b>		Assessed Owner Name <b>CARSON CITY</b>	
Town	<a href="#">Add'l Addresses</a>	Mailing Address <b>201 N CARSON ST STE 2</b>	<a href="#">Ownership History</a>
District <b>2.4 - ORMSBY DISTRICT</b>		<b>CARSON CITY, NV 89701-0000</b>	<a href="#">Document History</a>
Subdivision <b>PARCEL 28A MAP #1886</b>	Lot <b>Block</b>	<a href="#">Legal Description</a>	
Property Name		Legal Owner Name <b>CARSON CITY</b>	
Vesting Doc #, Date <b>437862 08/29/2013</b>		Year / Book / Page <b>13 / 0 / 0</b>	
Map Document #s			
Description		Appraisal Classifications	
Total Acres <b>.260</b>	Square Feet <b>11,175</b>	Current Land Use Code <b>280</b>	
Ag Acres <b>.000</b>	W/R Acres <b>.000</b>	<a href="#">Code Table</a>	
<b>Improvements</b>		Zoning Code(s) <b>MFA SPA</b>	
Single-family Detached <b>0</b>	Non-dwelling Units <b>0</b>	Re-appraisal Group <b>4</b>	Re-appraisal Year <b>2016</b>
Single-family Attached <b>0</b>	Mobile Home Hookups <b>1</b>	Original Construction Year <b>1974</b>	Weighted Year
Multiple-family Units <b>0</b>	Wells <b>0</b>		
Mobile Homes <b>0</b>	Septic Tanks <b>1</b>	Current Exempt Code <b>03 - County</b>	
Total Dwelling Units <b>0</b>	Buildings Sq Ft <b>0</b>		
Improvement List			
Property Costing Estimates			
Finished Basement SF <b>0</b>			
Basement			
Bedrooms / Baths <b>0 / .00</b>			
Assessed Valuation			
Assessed Values	<b>2019-20</b>	<b>2018-19</b>	<b>2017-18</b>
Land	<b>11,725</b>	<b>10,675</b>	<b>10,150</b>
Improvements	<b>991</b>	<b>1,037</b>	<b>1,074</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>
Ag Land	<b>0</b>	<b>0</b>	<b>0</b>
Exemptions	<b>12,716</b>	<b>11,712</b>	<b>11,224</b>
<b>Net Assessed Value</b>	<b>0</b>	<b>0</b>	<b>0</b>
Increased (New) Values			
Land	<b>0</b>	<b>0</b>	<b>0</b>
Improvements	<b>0</b>	<b>0</b>	<b>0</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>
Taxable Valuation			
Taxable Values	<b>2019-20</b>	<b>2018-19</b>	<b>2017-18</b>
Land	<b>33,500</b>	<b>30,500</b>	<b>29,000</b>
Improvements	<b>2,831</b>	<b>2,963</b>	<b>3,069</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>
Ag Land	<b>0</b>	<b>0</b>	<b>0</b>
Exemptions	<b>36,331</b>	<b>33,463</b>	<b>32,069</b>
<b>Net Taxable Value</b>	<b>0</b>	<b>0</b>	<b>0</b>
Increased (New) Values			
Land	<b>0</b>	<b>0</b>	<b>0</b>
Improvements	<b>0</b>	<b>0</b>	<b>0</b>
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>

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## Parcel Detail for Parcel # 008-303-39

Location		Ownership		
Property Location <a href="#">1650 BROWN ST</a>		Assessed Owner Name <b>CARSON CITY</b>		
Town	<a href="#">Add'l Addresses</a>	Mailing Address <a href="#">201 N CARSON ST STE 2</a> <a href="#">CARSON CITY, NV 89701-0000</a>	<a href="#">Ownership History</a> <a href="#">Document History</a>	
District <b>2.4 - ORMSBY DISTRICT</b>				
Subdivision <b>PARCEL 2 MAP #1951</b>	Lot <a href="#">Block</a>	<a href="#">Legal Description</a>		
Property Name		Legal Owner Name <b>CARSON CITY</b>		
Vesting Doc #, Date <a href="#">437862</a> <a href="#">08/29/2013</a>		Year / Book / Page <a href="#">13 / 0 / 0</a>		
Map Document #s				
Description		Appraisal Classifications		
Total Acres <b>.260</b>	Square Feet <b>11,152</b>	Current Land Use Code <a href="#">230</a>		
Ag Acres <b>.000</b>	W/R Acres <b>.000</b>	<a href="#">Code Table</a>		
<b>Improvements</b>		Zoning Code(s) <b>MFA SPA</b>		
Single-family Detached <b>0</b>	Non-dwelling Units <b>0</b>	Class <b>1.00</b>		
Single-family Attached <b>0</b>	Mobile Home Hookups <b>1</b>	Re-appraisal Group <b>4</b>		
Multiple-family Units <b>0</b>	Wells <b>0</b>	Re-appraisal Year <b>2016</b>		
Mobile Homes <b>0</b>	Septic Tanks <b>1</b>	Original Construction Year <b>1993</b>		
Total Dwelling Units <b>0</b>	Buildings Sq Ft <b>0</b>	Weighted Year		
<a href="#">Improvement List</a>		Current Exempt Code <a href="#">03 - County</a>		
<a href="#">Property Costing Estimates</a>				
Assessed Valuation		Taxable Valuation		
Assessed Values	<a href="#">2019-20</a>	<a href="#">2018-19</a>	<a href="#">2017-18</a>	
Land	<b>11,725</b>	<b>10,675</b>	<b>10,150</b>	
Improvements	<b>1,861</b>	<b>1,906</b>	<b>1,937</b>	
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>	
Ag Land	<b>0</b>	<b>0</b>	<b>0</b>	
Exemptions	<b>13,586</b>	<b>12,581</b>	<b>12,087</b>	
<b>Net Assessed Value</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Increased (New) Values		<b>Net Taxable Value</b>		
Land	<b>0</b>	<b>0</b>	<b>0</b>	
Improvements	<b>0</b>	<b>0</b>	<b>0</b>	
Personal Property	<b>0</b>	<b>0</b>	<b>0</b>	
		Increased (New) Values		

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## Connor M. Welsh

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**From:** Baltazar Pulido-Bautista  
**Sent:** Tuesday, April 16, 2019 12:30 PM  
**To:** Connor M. Welsh  
**Subject:** FW: Records Request

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**From:** Kaeleigh Fowler <KFowler@carson.org>  
**Sent:** Thursday, March 21, 2019 9:22 AM  
**To:** Baltazar Pulido-Bautista <BPulido@ConverseConsultants.com>  
**Cc:** Loralei Barr <LBarr@carson.org>  
**Subject:** Records Request

Good Morning,

I have looked up our records for the following properties:

Brown Street Properties  
1650, 1630, 1636 Brown Street & 3679, 3689 Gordon Street  
Carson City, Nevada 89701

At this time, the only thing we have in our records is a structure fire at 1630 Brown Street on April 15<sup>th</sup> 2004. Otherwise, we have no records regarding the following for the above addresses.

- underground or above ground storage tanks
- hazardous materials or petroleum products (permits, use, storage, etc.)
- any incidents or records of environmental significance.

If you need further assistance feel free to contact me.

If you would like a copy of the fire report, please contact Loralei Barr at [lbarr@carson.org](mailto:lbarr@carson.org) or 775-887-2210.

Kaeleigh Fowler  
Office Assistant  
Carson City Fire Department  
777 Stewart Street  
775-283-7948