



JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

AN APPRAISAL
OF

TWO PARCELS OF LAND
TOTALING 1.32± ACRES

LOCATED AT

1610 & 1790 WEST FOURTH STREET,
RENO, WASHOE COUNTY, NEVADA

OWNED BY

THE CITY OF RENO

PREPARED FOR

THE CITY OF RENO

FOR THE PURPOSE OF
ESTIMATING THE FOLLOWING VALUE

VALUATION SCENARIO	DATE OF VALUE
"AS IS" MARKET VALUE	APRIL 28, 2023



May 10, 2023

Lori Miles, SR/WA
Property Program Technician
City of Reno Public Works
1 East First Street
Reno, Nevada 89501

Re: Appraisal – Two Parcels of Land Totaling 1.32± Acres Located at 1610 & 1790 West Fourth Street, Reno, Washoe County, Nevada

Dear Ms. Miles:

This is in response to your request for an appraisal of two parcels of land totaling 1.32± acres located at 1610 and 1790 West Fourth Street, Reno, Washoe County, Nevada. The subject property is summarized in the chart below:

SUBJECT PROPERTY SUMMARY	
Property Type	Vacant Industrial/Commercial Land*
Assessor's Parcel Numbers	010-610-10 & 010-610-11
Address	1610 & 1790 West Fourth Street
General Location	South Side of West Fourth Street, 0.38± Miles West of Keystone Avenue, Reno, Washoe County, Nevada
Subject Ownership	City of Reno
A.P.N. 010-610-10	0.77± Acres (33,612± Square Feet)
A.P.N. 010-610-11	0.55± Acres (23,754± Square Feet)
Total Gross Land Area	1.32± Acres (57,366± Square Feet)
Improvements	None, See Comments*
Utilities	All Available
Water Rights	None Included
Shape	Narrow, Semi-Rectangular
Topography	Level to Gently Sloping and at Street Grade
Zoning Designation	MU (Mixed-Use Urban)
Master Plan Designation	UMU (Urban Mixed-Use)
Flood Zone Designation	Zone "X" (Unshaded)
*The subject's underlying land is owned by the City of Reno. It is our understanding that the property is improved with a 13,500± square foot storage warehouse building owned by JM Ranches, LLC, the current tenant. Based upon instructions provided to us via the client, this appraisal report is subject to the Extraordinary Assumption that our final market value conclusion is for the underlying land of the subject only, and does not include any value associated with improvements on the property.	



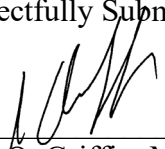
This appraisal is being prepared for the purpose of estimating the Fee Simple “As-Is” Market Value of the subject property’s underlying land as of a current date of valuation. The client and intended users of this appraisal report are the City of Reno and their designated representatives. The intended use of this appraisal report is for internal management purposes and for possible disposition of the property. Any other use of this appraisal report requires the written authorization of this appraisal firm.

This is an appraisal report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an appraisal report. The report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). This appraisal firm is not responsible for unauthorized use of this report. We have not performed services as appraisers regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

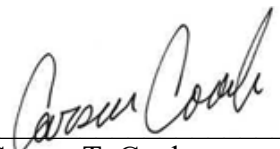
After careful consideration of all data available, and upon thorough personal investigation of the subject property and comparable properties analyzed, it is our opinion that the fee simple Market Value of the subject’s underlying land is:

FINAL MARKET VALUE CONCLUSION				
Property Description	Value Addressed	Property Rights Appraised	Date Of Value	Value Conclusion
1610 & 1790 W. 4 th Street, Reno, Nevada	“As-Is” Market Value	Fee Simple Interest	April 28, 2023	\$860,000*
*The purpose of this appraisal is to determine the Fee Simple Market Value of the underlying land associated with the subject property. The subject’s underlying land is owned by the City of Reno. It is our understanding that the property is improved with a 13,500± square foot storage warehouse building owned by JM Ranches, LLC, the current tenant. Based upon instructions provided to us by the client, this appraisal report is subject to the Extraordinary Assumption that our final market value conclusion is for the underlying land of the subject only, and does not include any value associated with improvements on the property.				

Respectfully Submitted,



Scott Q. Griffin, MAI
Nevada Certified General Appraiser
License Number A.0000003-CG



Carson T. Cooke
Nevada Certified General Appraiser
License Number A.0208551-CG



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SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

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Improvements	None, See Comments*
Utilities	All Available
Water Rights	None Included
Shape	Narrow, Semi-Rectangular
Topography	Level to Gently Sloping and at Street Grade
Zoning Designation	MU (Mixed-Use Urban)
Highest & Best Use Conclusion	Industrial or Secondary Commercial Development
*The subject's underlying land is owned by the City of Reno. It is our understanding that the property is improved with a 13,500± square foot storage warehouse building owned by JM Ranches, LLC, the current tenant. Based upon instructions provided to us by the client, this appraisal report is subject to the Extraordinary Assumption that our final market value conclusion is for the underlying land of the subject only, and does not include any value associated with improvements on the property.	

DATES OF APPRAISAL	
Date Description	Date
Date of Inspection	April 28, 2023
Effective Date of Value	April 28, 2023
Completion Date of Appraisal	May 10, 2023

FINAL MARKET VALUE CONCLUSION				
Property Description	Value Addressed	Property Rights Appraised	Date Of Value	Value Conclusion
1610 & 1790 W. 4 th Street, Reno, Nevada	"As-Is" Market Value	Fee Simple Interest	April 28, 2023	\$860,000*
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PURPOSE OF APPRAISAL

The purpose of this appraisal is to determine the “As-Is” Market Value of the underlying land associated with the subject property, as of a current date of value.

“AS-IS” MARKET VALUE DEFINED

The “As-Is” Market Value represents the market value of a property as of a specified date of value. In this appraisal report, the “As-Is” Market Value represents the market value of the subject property as of April 28, 2023.

PROPERTY RIGHTS APPRAISED

Property Rights Appraised

The subject property is appraised as held in fee simple ownership, affected by typical encumbrances such as mortgages, easements and zoning ordinances.

Fee Simple Estate Defined

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

CLIENT, INTENDED USER & INTENDED USE OF THE APPRAISAL

Client

The City of Reno

Intended User of Report

The City of Reno & Their Designated Representatives

Intended Use of Report

Internal Management Purposes & Possible Disposition of Property

DATES OF APPRAISAL

Date Description	Date
Date of Inspection	April 28, 2023
Effective Date of Value	April 28, 2023
Completion Date of Appraisal	May 10, 2023

¹ Source: The Dictionary of Real Estate Appraisal, 7th Edition, Appraisal Institute, 2022, page 90.



MARKET VALUE DEFINED

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition 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 any one associated with the sale.²

SCOPE OF APPRAISAL

- An inspection of the subject property;
- Identification and analysis of the subject neighborhood;
- Interviews with representatives of the subject ownership;
- Review of data on the subject property provided by the subject ownership, the City of Reno and the Washoe County Assessor's Office;
- Analysis of the physical and legal attributes of the subject property;
- Analysis of the easements encumbering the subject property;
- Completion of a Highest and Best Use Analysis, including an analysis of the subject's highest and best use as vacant;
- Analysis of comparable land sales and listings;
- Completion of a Sales Comparison Approach to Value, utilizing a Price Per Square Foot Analysis in order to arrive at the "As-Is" Market Value of the subject property;
- Projection of an appropriate exposure and marketing time for the subject property, based upon the final "As-Is" Market Value conclusion;
- Preparation of the appraisal report.

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



STATEMENTS OF LIMITING CONDITIONS

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.”³ This appraisal has been prepared subject to the following extraordinary assumptions:

- The purpose of this appraisal is to determine the Fee Simple Market Value of the underlying land associated with the subject property. The subject’s underlying land is owned by the City of Reno. It is our understanding that the property is improved with a 13,500± square foot storage warehouse building owned by JM Ranches, LLC, the current tenant. Based upon instructions provided to us by the client, this appraisal report is subject to the Extraordinary Assumption that our final market value conclusion is for the underlying land of the subject only, and does not include any value associated with improvements on the property.

HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.”⁴ This appraisal has been prepared subject to the following hypothetical conditions:

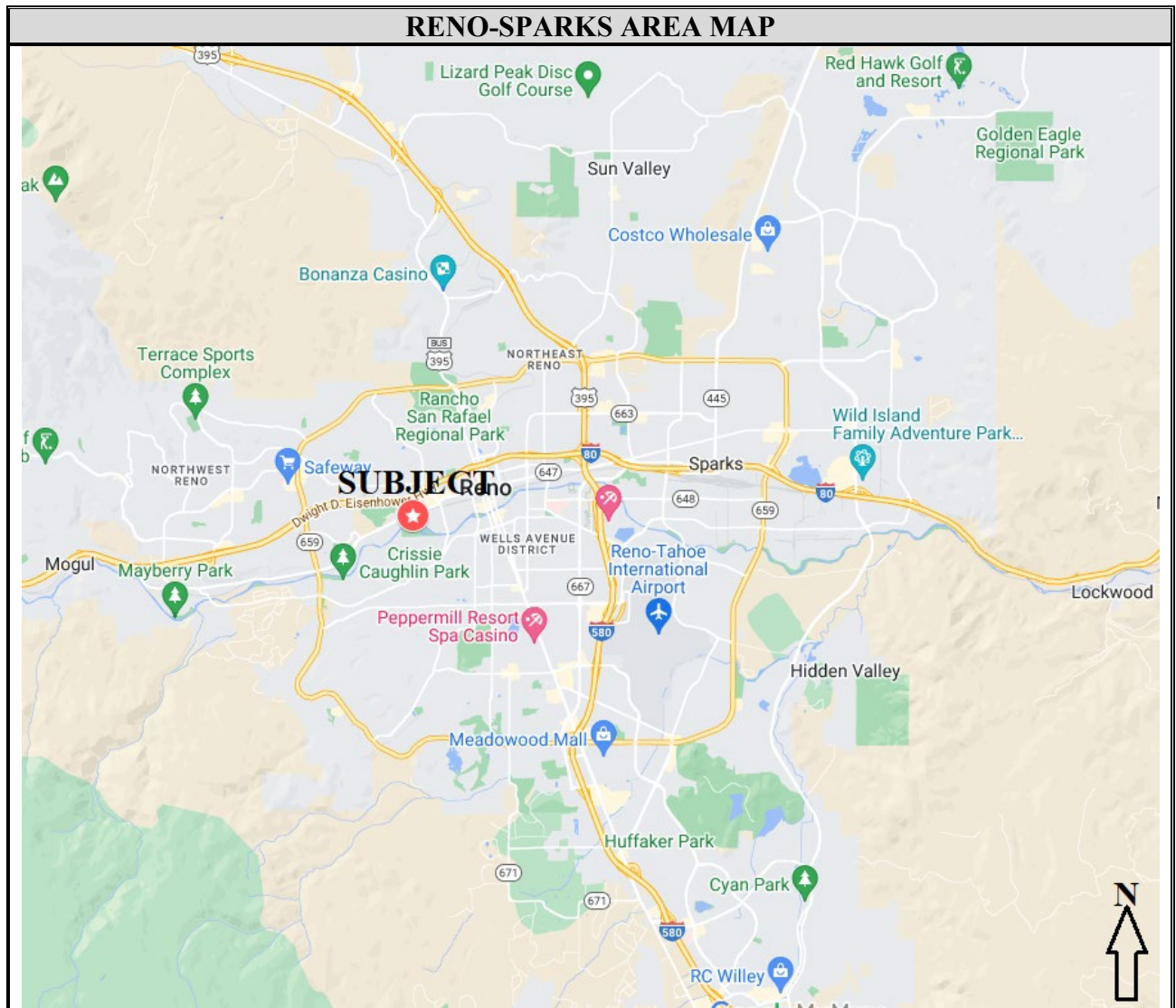
- None

³ Source: USPAP 2020-2021 Edition, Definitions; The Appraisal Foundation, Page 4.

⁴ Source: USPAP 2020-2021 Edition, Definitions; The Appraisal Foundation, Page 4.



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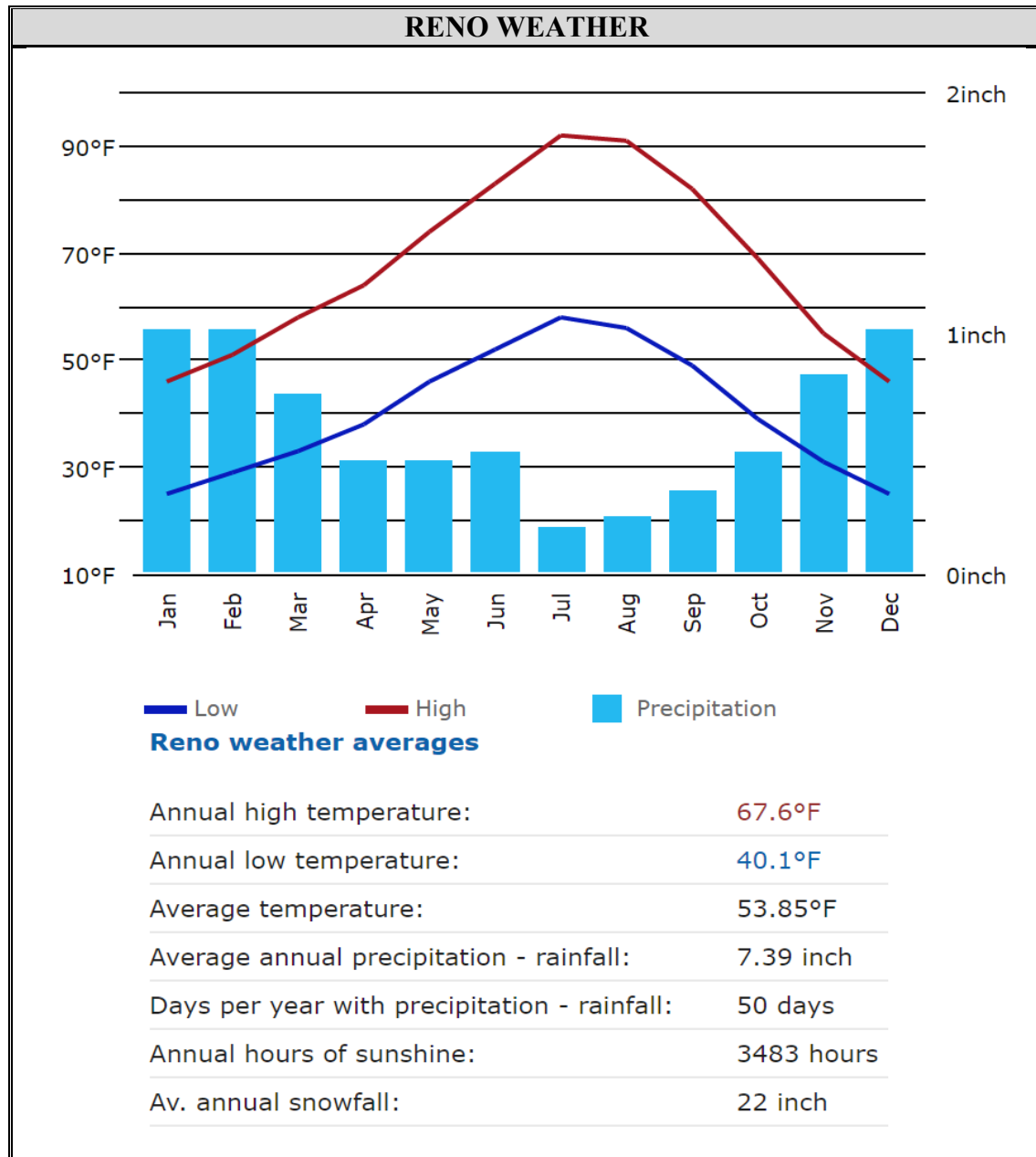
RENO-SPARKS AREA ANALYSIS AND DESCRIPTION

The Reno-Sparks metropolitan area is situated on the eastern slopes of the Sierra Nevada Mountain Range in a large valley known as the Truckee Meadows. Two major freeways serve the region. Interstate 80 runs in an east-west direction through Reno, while U.S. 395/I-580 runs in a north-south direction through Reno. The following summarizes Reno's vicinity to other major metropolitan areas in the region.

MILES BETWEEN RENO & MAJOR METROPOLITAN AREAS		
Market	Direction From Reno	Miles From Reno
San Francisco	West/Southwest	190± Miles
Los Angeles	Southwest	450± Miles
Portland	Northwest	440± Miles
Salt Lake City	East	520± Miles
Las Vegas	Southeast	450± Miles
Phoenix	Southeast	745± Miles

The Reno-Sparks metropolitan area's location is a positive amenity due to its proximity to major California markets, as well as the recreational and scenic amenities afforded by its proximity to the Sierra-Nevada Mountains and Lake Tahoe. Lake Tahoe is a 45-minute drive from downtown Reno and is the second largest alpine lake in the world, with 72 miles of Lake Frontage. Lake Tahoe also offers the greatest concentration of downhill skiing facilities in North America.

The Truckee Meadows is located at an elevation of approximately 4,400 feet above sea level and offers a semi-arid climate. The following chart summarizes weather data for the Reno area.



The primary source of water for the region is the Truckee River, which originates at Lake Tahoe, approximately 30 miles southwest of Reno, and terminates at Pyramid Lake approximately 30 miles north of Sparks. The river flows through the heart of downtown Reno and along the southern edge of Sparks. The Truckee River is a major recreational and scenic amenity for the region.



Population, Growth and Employment

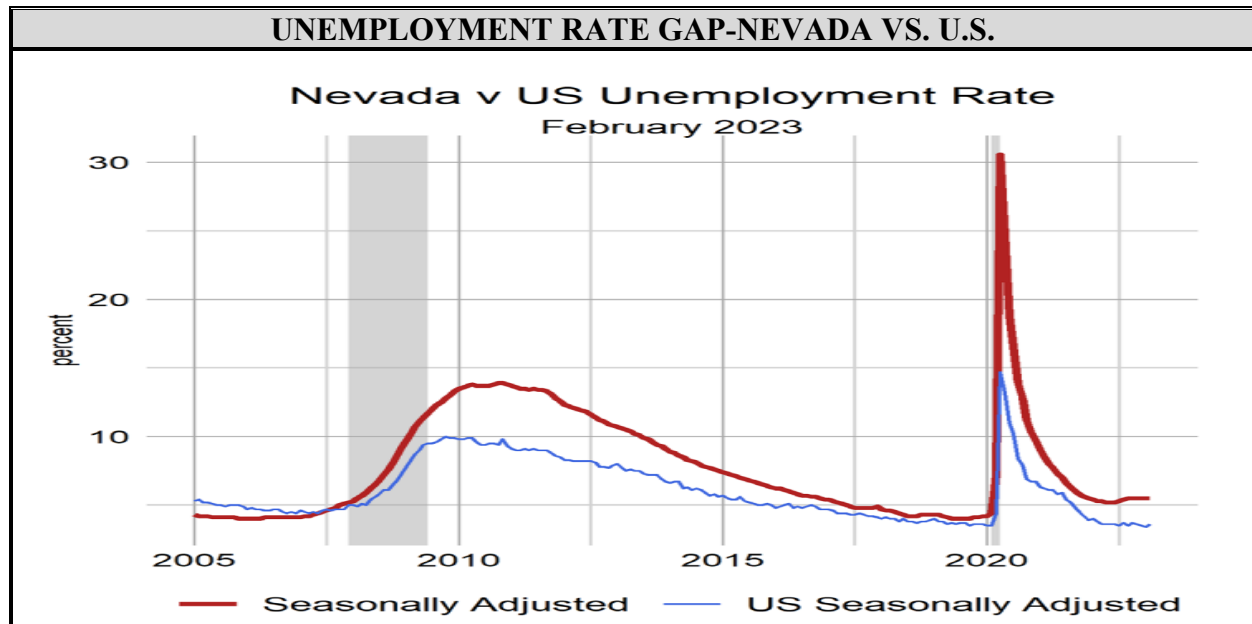
Since 1970, the Truckee Meadows have been one of the fastest growing areas in the nation. The following summarizes historical population estimates for the region.

HISTORICAL POPULATION ESTIMATES										
Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Reno	232,243	235,371	238,615	242,158	244,612	248,806	255,170	258,230	264,318	274,129
Sparks	91,551	92,396	93,581	95,726	96,928	100,140	102,543	103,230	107,489	111,735
Unincorporated	108,530	109,030	109,750	110,432	110,383	111,291	112,088	112,146	113,306	115,771
Washoe County	432,324	436,797	441,946	448,316	451,923	460,237	469,801	473,606	485,113	501,635
Source: Nevada State Demographer										

Unemployment in Nevada has historically fluctuated in the region. Unemployment increased substantially in the first and second quarters of 2020 due to the Covid-19 Pandemic. However, unemployment rates have improved since 2021. Unemployment rates for Nevada and individual counties in the state are summarized on the following chart.

NEVADA UNEMPLOYMENT DATA-DECEMBER 2022				
Area	Labor Force	Number Employed	Number Unemployed	Unemployment Rate
Nevada	1,562,272	1,482,177	80,095	5.13%
Carson City	25,767	24,766	1,001	3.88%
Churchill County	10,864	10,477	387	3.56%
Clark County	1,149,504	1,087,331	62,173	5.41%
Douglas County	21,523	20,664	859	3.99%
Elko County	25,342	24,560	782	3.09%
Esmeralda County	396	381	15	3.79%
Eureka County	902	870	32	3.55%
Humboldt County	7,730	7,499	231	2.99%
Lander County	2,987	2,905	82	2.75%
Lincoln County	2,088	2,005	83	3.98%
Lyon County	23,834	22,637	1,197	5.02%
Mineral County	2,075	1,993	82	3.95%
Nye County	17,413	16,428	985	5.66%
Pershing County	2,396	2,303	93	3.88%
Storey County	2,114	2,038	76	3.60%
Washoe County	259,512	250,809	8,703	3.35%
White Pine County	4,484	4,339	145	3.23%

The unemployment rate for Washoe County and Nevada has historically averaged between 1% and 2% below the national average. The following chart summarizes the unemployment rate history for the State of Nevada.



Nevada offers one of the most liberal tax structures in the country. Nevada levies no personal or corporate income tax. Nevada's Freeport law exempts from taxation merchandise warehoused, assembled or processed in the State of Nevada. Real estate taxes in the State of Nevada are limited by State constitution to a maximum of \$5 per \$100 of assessed valuation. The assessed valuation is 35% of the Assessor's estimate of the taxable value of the property.

Although it is not located in Washoe County, construction of the Tesla Gigafactory in nearby Storey County within the Tahoe Reno Industrial Center has had a huge impact on the entire region. This project precipitated other large tech users, including Google and Apple, along with other smaller users, to move into the region. As a result, demand for housing and services has increased significantly in the area.

Gaming and Tourism Market

The Reno-Sparks area offers a large variety of hotel and motel rooms, including gaming and non-gaming facilities. A majority of the hotel-casino facilities are located within the downtown Reno core area. Additional hotel-casino developments are located in southern Reno along South Virginia Street including the Atlantis Casino resort and the Peppermill Hotel/Casino. The Grand Sierra Resort is located on the Reno-Sparks border and the Nugget Casino Resort is located east of Reno in central Sparks. The following chart summarizes the most recent data available for gaming revenue for the Reno-Sparks/Washoe County area, as well as other areas within the state.



GAMING WIN DATA						
Area	Current Period		% Change	Fiscal Year-to Date		% Change
	02/2023	02/2022		07/2022 - 02/2023	07/2021 - 02/2022	
Statewide	1,237,272,530	1,113,133,855	11.15%	10,100,338,160	9,569,462,154	5.55%
Clark County	1,081,322,419	949,870,799	13.84%	8,743,533,573	8,255,304,591	5.91%
LV Strip	712,459,036	599,131,328	18.92%	5,741,291,377	5,334,004,748	7.64%
Downtown	74,363,981	69,181,930	7.49%	600,084,271	578,021,551	3.82%
North Las Vegas	24,852,102	22,848,231	8.77%	191,872,277	186,501,819	2.88%
Laughlin	45,680,080	43,040,470	6.13%	325,211,389	320,877,093	1.35%
Boulder Strip	75,267,927	72,773,153	3.43%	636,663,832	631,626,089	0.80%
Mesquite	15,900,338	15,504,243	2.55%	120,469,596	114,368,136	5.33%
Balance of County	132,798,956	127,391,445	4.24%	1,127,940,830	1,089,905,156	3.49%
Washoe County	76,831,616	83,587,989	-8.08%	681,400,862	683,652,201	-0.33%
Reno	54,546,740	60,895,002	-10.42%	481,683,120	492,074,514	-2.11%
Sparks	13,436,334	12,806,793	4.92%	120,383,228	109,571,302	9.87%
North Lake Tahoe	2,081,750	2,156,521	-3.47%	18,588,354	18,646,728	-0.31%
Balance of County	6,766,792	7,729,673	-12.46%	60,746,161	63,359,657	-4.12%
South Lake Tahoe	18,907,128	19,672,671	-3.89%	179,489,292	151,042,035	18.83%
Elko County	33,004,640	31,756,837	3.93%	266,095,596	248,518,998	7.07%
Wendover	22,390,913	21,453,690	4.37%	177,933,749	166,552,705	6.83%
Balance of County	10,613,727	10,303,147	3.01%	88,161,848	81,966,293	7.56%
Carson Valley Area *	9,652,981	10,959,943	-11.92%	87,271,882	89,065,479	-2.01%
Other	17,553,747	17,285,615	1.55%	142,546,956	141,878,850	0.47%

* Carson Valley Area includes Carson City, Gardnerville, Minden and all other areas of Douglas County except South Lake Tahoe.

Source: Nevada Gaming Control Board

The following summarizes data provided by the Reno-Sparks Convention and Visitors Authority, regarding visitor counts for the Reno-Sparks area.

ESTIMATED VISITOR COUNTS-RENO/SPARKS AREA										
Month	2013 *	2014 *	2015 **	2016 **	2017 **	2018 **	2019 **	2020 ***	2021 ***	2022 ***
January	270,740	256,535	297,101	271,677	289,266	288,249	301,727	292,326	227,507	255,972
February	268,823	271,750	288,597	306,208	303,225	307,042	276,808	319,114	235,348	279,063
March	320,899	318,612	322,907	346,778	366,014	357,284	330,374	174,181	291,828	346,621
April	319,270	323,515	317,110	338,936	356,756	339,425	329,874	55,450	303,322	312,876
May	349,140	354,521	351,439	339,088	362,055	368,210	352,930	82,009	322,688	321,163
June	401,351	380,881	373,053	399,053	418,830	417,508	383,674	218,587	378,034	359,856
July	394,696	403,597	397,011	409,494	445,918	416,832	401,238	258,260	382,167	369,903
August	397,010	400,777	400,440	400,652	441,297	410,188	409,466	277,640	363,154	354,736
September	365,385	373,170	386,837	412,613	427,238	401,226	385,165	279,117	349,700	363,599
October	315,009	331,036	362,186	348,030	366,379	347,875	349,921	276,291	322,846	329,890
November	270,133	281,192	279,360	303,310	313,133	301,964	300,252	215,769	284,618	271,995
December	286,323	306,501	322,181	328,382	340,231	319,299	309,632	206,042	282,815	-
Totals	3,958,780	4,002,086	4,098,222	4,204,221	4,430,342	4,275,102	4,131,062	2,654,786	3,744,027	3,565,673

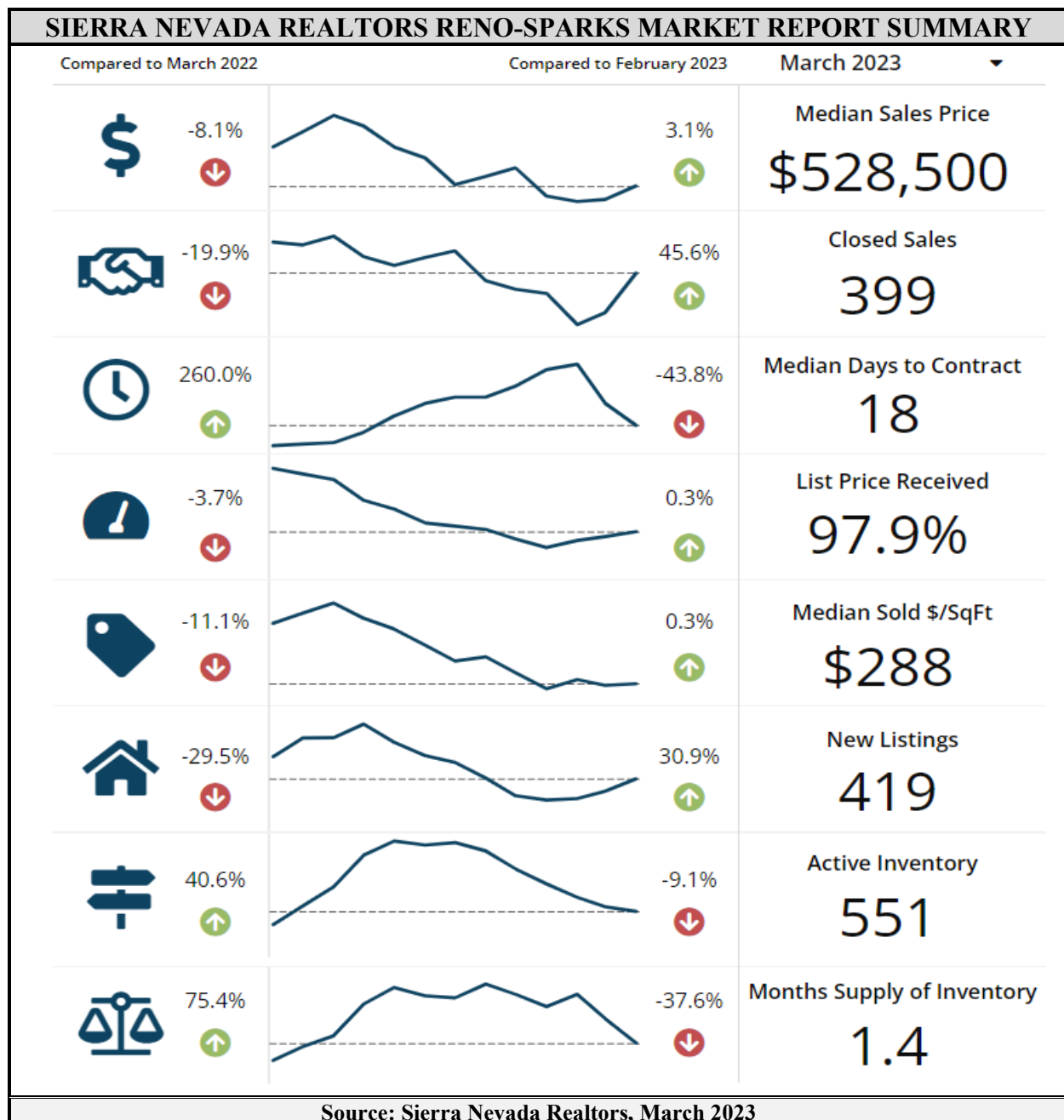
* Recalculated estimated Visitor Counts based on 2013 Visitor Profile Data
 ** Recalculated estimated Visitor Counts based on 2015 Visitor Profile Data
 *** Estimated Visitor Counts based on new 2019 Visitor Profile Data (effective January 2020)

Source: Reno-Sparks Convention and Visitors Authority



Residential Market

The residential market in the Reno-Sparks has seen tremendous growth over the past several years, with both for-sale home prices and for-rent multi-family rents increasing substantially. The following tables summarize data as reported in the most recent Sierra Nevada Realtors Reno-Sparks Market Report.





Multifamily Market

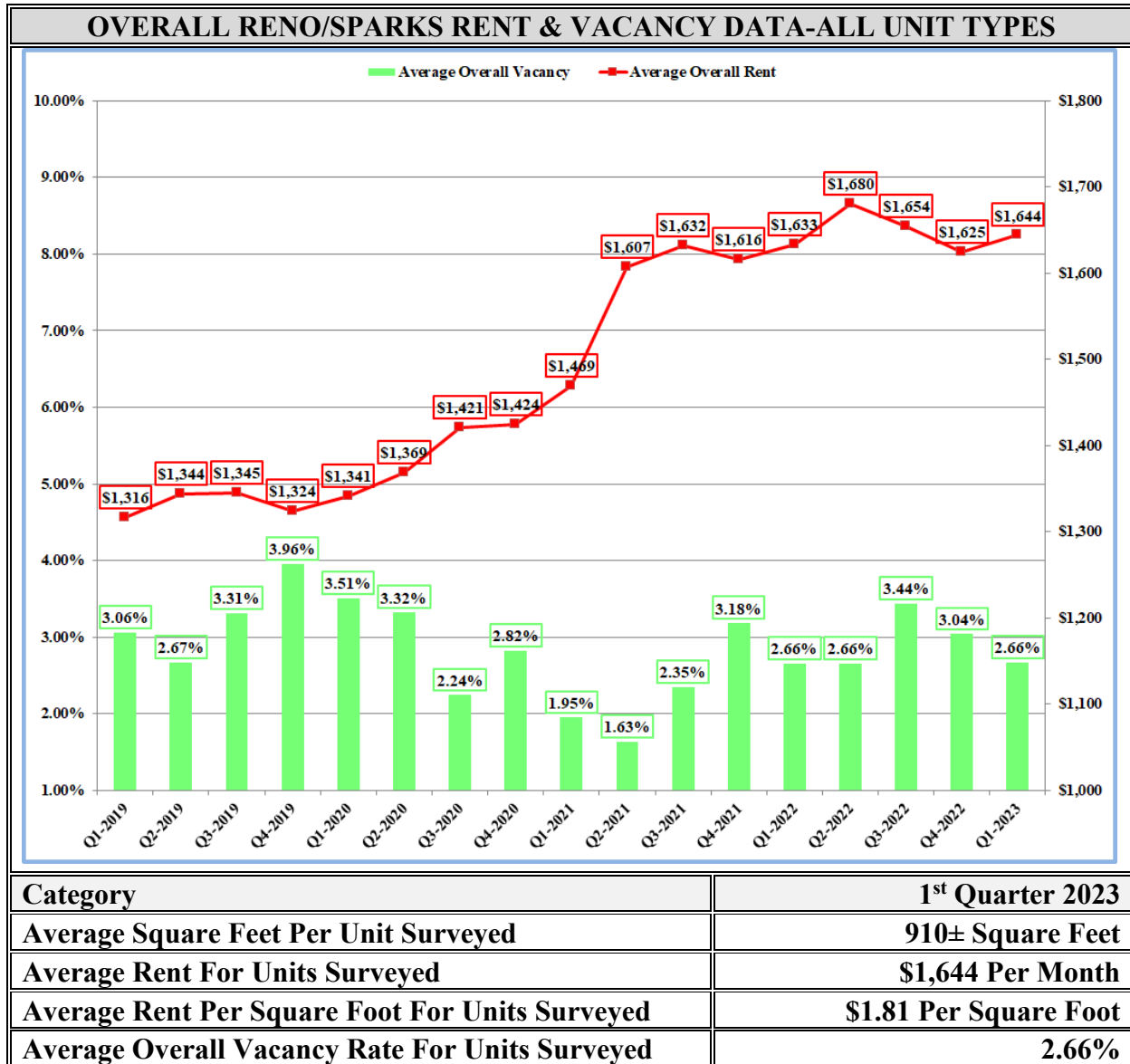
The following summarizes data from the 1st Quarter 2023 *Apartment Survey*, which is a quarterly survey conducted by Johnson Perkins Griffin, LLC.

AVERAGE SIZE, RENT & VACANCY RATE BY UNIT TYPE							
CATEGORY	STUDIOS	1 BED/1 BATH	2 BED/1 BATH	2 BED/2 BATH	3 BED/2 BATH	TOWNHOME	TOTALS
Average SF-By Unit Type	430 SF	729 SF	867 SF	1,068 SF	1,301 SF	1,256 SF	910 SF
Average Rent-By Unit Type	\$1,174	\$1,468	\$1,549	\$1,794	\$2,149	\$1,996	\$1,644
Average Rent/SF-By Unit Type	\$2.73	\$2.01	\$1.79	\$1.68	\$1.65	\$1.59	\$1.81
Indicated Vacancy Rate-By Unit Type	4.84%	2.54%	2.36%	2.64%	2.96%	2.97%	2.66%

OVERALL AVERAGE RENT & VACANCY-PRIOR & CURRENT QUARTER			
Category	4 th Quarter 2022	1 st Quarter 2023	Change
Average Vacancy	3.04%	2.66%	-38 Basis Points
Average Rent	\$1,625	\$1,644	+\$19 or +1.17%

COMPARISON OF RENTAL RATES & VACANCY RATES TO PRIOR QUARTER						
UNIT TYPE	AVERAGE RENT			AVERAGE VACANCY		
	4th Qtr. 2022	1st Qtr. 2023	Result	4th Qtr. 2022	1st Qtr. 2023	Result
Studio	\$1,099	\$1,174	+\$75	2.69%	4.84%	+2.15%
1 Bedroom/1 Bath	\$1,463	\$1,468	+\$5	2.78%	2.54%	-0.24%
2 Bedroom/1 Bath	\$1,472	\$1,549	+\$77	2.87%	2.36%	-0.51%
2 Bedroom/2 Bath	\$1,794	\$1,794	+\$0	3.17%	2.64%	-0.53%
3 Bedroom/2 Bath	\$2,123	\$2,149	+\$26	4.20%	2.96%	-1.24%
Townhouse	\$1,820	\$1,996	+\$176	3.24%	2.97%	-0.27%
TOTALS	\$1,625	\$1,644	+\$19	3.04%	2.66%	-0.37%

RENTAL AND VACANCY RATES BY SUBMARKET AREA							
Area	Submarket	AVERAGE RENT			AVERAGE VACANCY		
		4th Qtr. 2022	1st Qtr. 2023	Result	4th Qtr. 2022	1st Qtr. 2023	Result
1	Northwest Reno	\$1,616	\$1,667	+\$51	1.82%	1.80%	-0.02%
2	Northeast Reno	\$1,412	\$1,416	+\$3	1.21%	1.06%	-0.15%
3	W. Sparks/N. Valley	\$1,494	\$1,502	+\$9	3.39%	3.38%	-0.01%
4	East Sparks	\$1,821	\$1,840	+\$19	2.81%	2.95%	+0.14%
5	West Reno	\$1,591	\$1,598	+\$7	3.11%	2.67%	-0.44%
6	Southwest Reno	\$1,452	\$1,508	+\$57	5.02%	1.35%	-3.67%
7	Brinkby/Grove	\$1,181	\$1,188	+\$7	1.74%	1.48%	-0.26%
8	Airport	\$1,481	\$1,443	-\$38	1.79%	2.32%	+0.54%
9	Lakeridge	\$1,716	\$1,723	+\$6	3.56%	3.85%	+0.29%
10	Southeast Reno	\$1,691	\$1,709	+\$18	3.37%	2.14%	-1.23%
11	Downtown Urban	\$1,806	\$1,789	-\$17	7.75%	10.11%	+2.36%
Overall Reno-Sparks		\$1,625	\$1,644	+\$19	3.04%	2.66%	-0.37%





Industrial Market

In an effort to diversify the economic base of the area, community leaders have focused upon the expansion of the industrial segment of the economy. The industrial industry has experienced substantial growth over the past decade as a result of the region's central location, good transportation, infrastructure and liberal tax laws. Numerous major U.S. and foreign corporations have headquarters or have located large facilities in the area, including Tesla, Google, Apple Amazon, International Gaming Technology (IGT), Barnes and Noble, Patagonia, Sherwin Williams, Wal-Mart, J.C. Penney's, R.R. Donnelley and many more.

As most major cities in the western portion of the United States are located within relatively close proximity and driving time to Northern Nevada, the Reno-Sparks area is a major distribution warehousing center. This development is further being enhanced by the favorable tax environment in the state of Nevada. Leases for industrial users in the Reno-Sparks market are typically based upon triple net lease terms. The CBRE *Reno Industrial Market View 1st Quarter 2023 Report* indicates the following:



COMMENTARY-CBRE RENO INDUSTRIAL MARKET VIEW 1st QUARTER 2023

INDUSTRIAL OVERVIEW

The Reno Industrial market finished Q1 2023 with strong market fundamentals, posting the 14th consecutive quarter of positive net absorption. The East Valley submarket remains the most desirable location in Reno for occupiers, posting 1.2 million sq. ft. of positive net absorption in Q1. Average asking lease rates closed the quarter at \$0.93 per sq. ft. on a monthly, NNN basis. On the supply side, 2.5 million sq. ft. of product was delivered to the market with another 7.8 million sq. ft. currently under construction. Reno continues to be one of the most active development markets in the country due favorable tax haven and proximity to all Californian markets.

Market-wide vacancy and availability rose slightly in Q1 2023. The vacancy rate increased 140 basis points (bps) to 2.5% and the availability rate followed suit, increasing 160 bps to 3.7%. Average asking lease rates closed the quarter at \$0.93 NNN. Leases exceeding 100,000 sq. ft. continue to yield high rents. However, leases under 100,000 have shown a mild reductions in lease rates.

The Reno market closed out Q1 2023 with a total of 1.1 million sq. ft. of net absorption, maintaining the market's robust occupancy growth. Q1 2023 demonstrated a bifurcated market with a strong influx of bulk tenants and a modest decrease in flex space users. The Hub Group accounted for the largest transaction of the quarter at Sage Point Bldg 7, Reno for 531,886 sq. ft. The next largest transaction was a 332,640-sq.-ft. new lease by a Symbia Logistics in 655 Waltham Way, McCarran. As preleased projects are expected to be delivered in 2023, the Reno industrial market is expected to continue the trend of positive net absorption well into next year. The timely delivery of preleased projects has been subjected to recent inclement weather conditions, resulting in a delay ranging from three to six months for several projects.

Industrial sales activity in the Reno market continues to remain bleak due to the current rate hikes by the Fed. The top sale transaction in Q1 2023 was with an owner/user sale totaling \$18.7 million and 130,000 sq. ft. at Spanish Springs Commerce Park, Spanish Springs. The next largest sale was completed by Aqua Metals who purchased of a 21,050-sq.-ft. building located at 2999 Waltham Way, Sparks for \$4.3 million.

Reno delivered ten new industrial buildings totaling 2.5 million sq. ft. in Q1 2023. The construction pipeline remains plentiful, with a variety of projects totaling over 7.8 million sq. ft. currently under construction and 13.9 million sq. ft. in various planning stages. However, the market is witnessing persistent fluctuations in completion timelines, attributed to the ongoing supply chain barriers and adverse weather conditions.

The following charts summarize the overall and submarket industrial markets, and include data related to rental rates and vacancies. The data is from the CBRE *Reno Industrial 1st Quarter 2023*.



INDUSTRIAL RENTS & VACANCIES BY SUBMARKET

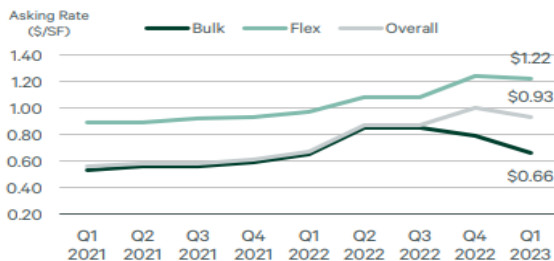
FIGURE 2: Submarket Statistics

Submarket	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Q1 Net Absorption	YTD Net Absorption	Average Asking Rate NNN (\$)
Central / Airport	10,686,134	3.0	4.0	(136,683)	(136,683)	1.00
Bulk	8,125,560	2.6	3.8	(67,916)	(67,916)	0.75
Flex	2,560,574	4.2	4.9	(68,767)	(68,767)	1.09
East Valley	25,531,626	4.1	6.4	1,240,030	1,240,030	0.60
Bulk	25,408,939	4.1	6.4	1,240,030	1,240,030	0.80
Flex	122,687	0.0	0.0	0	0	0.00
North Valley	26,057,507	0.9	1.3	(77,251)	(77,251)	0.00
Bulk	25,828,551	0.9	1.3	(77,251)	(77,251)	0.00
Flex	228,956	0.0	0.0	0	0	0.00
South Reno	9,758,909	5.1	5.7	173,983	173,983	1.32
Bulk	7,774,858	6.0	6.5	174,764	174,764	1.22
Flex	1,984,051	1.4	2.7	(781)	(781)	1.52
Sparks	30,576,436	1.7	3.0	(107,349)	(107,349)	1.14
Bulk	27,625,184	1.8	3.0	(100,923)	(100,923)	1.04
Flex	2,951,252	1.4	2.1	(6,426)	(6,426)	1.23
West Reno	2,624,123	0.1	0.1	13,347	13,347	1.00
Bulk	2,215,063	0.0	0.0	12,923	12,923	0.70
Flex	409,060	0.4	0.4	424	424	1.00
Market Total	105,234,735	2.5	3.7	1,106,077	1,106,077	0.93
Bulk	96,978,155	2.5	3.7	1,181,627	1,181,627	0.66
Flex	8,256,580	2.2	2.9	(75,550)	(75,550)	1.22

Source: CBRE Research

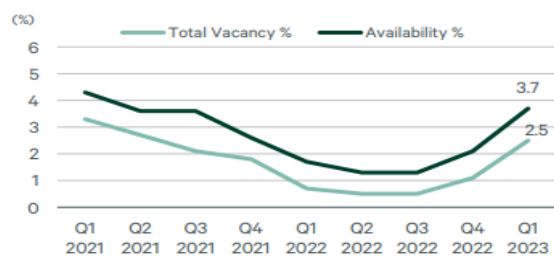
HISTORICAL INDUSTRIAL DATA

FIGURE 5: Asking Rates



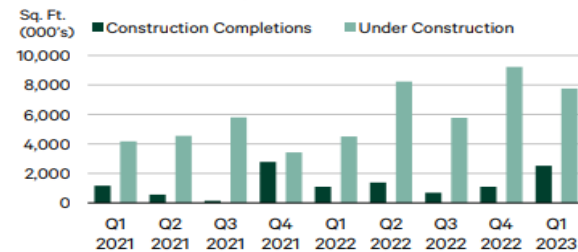
Source: CBRE Research

FIGURE 6: Vacancy & Availability



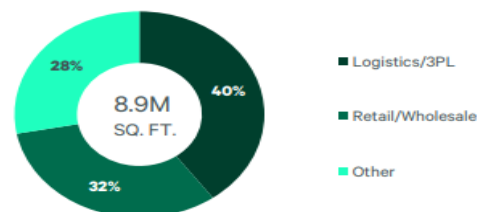
Source: CBRE Research

FIGURE 7: Construction Activity



Source: CBRE Research

FIGURE 8: Top 25 Leases of the Year by Industry (Q2 2022- Q1 2023)



Source: CBRE Research



Retail Market

The Reno-Sparks area now has three regional shopping centers and numerous neighborhood or local shopping centers. The three major regional centers are Meadowood Mall, the Summit Sierra Mall, and the Legends at Sparks Marina.

According to the Nevada Department of Taxation, taxable sales in the region have increased significantly over the past decade. The following chart summarizes historical taxable sales totals for Washoe County.

WASHOE COUNTY TAXABLE SALES HISTORY		
Fiscal Year	Taxable Sales	Percentage Change
2009/2010	\$5,176,981,699	-9.30%
2010/2011	\$5,282,936,232	2.05%
2011/2012	\$5,522,605,351	4.54%
2012/2013	\$5,824,726,136	5.47%
2013/2014	\$6,370,684,534	9.37%
2014/2015	\$6,817,588,648	7.02%
2015/2016	\$7,550,466,734	10.70%
2016/2017	\$7,989,009,111	5.81%
2017/2018	\$8,531,252,745	6.79%
2018/2019	\$8,829,863,974	3.50%
2020/2021	\$9,250,415,486	4.76%
2021/2022	\$11,049,067,465	19.40%
Source: Nevada Department of Taxation		



The Colliers *Reno Retail 2nd Quarter 2022 Report* indicates the following:

COMMENTARY-COLLIERS RENO RETAIL REPORT 2nd QUARTER 2022

Growing Investment Activity Signals Retail's Rebound

The first half of 2022 was marked by robust sales activity, solid tenant demand, and a growing development pipeline. Sales volume has steadily grown over the past two years as capital continues to chase stabilized retail assets in the region. This was reflected in the impressive second quarter investment sales total of \$94.1 million. Restaurant space remains in high demand as the area has seen several new food concepts pop up recently. With a handful of large renovation projects underway and a few new construction starts on the horizon, the market will deliver plenty of top-notch space in the next couple of years. With pandemic-era hurdles moving further into the rearview, expect to see a continued rebound in retail market fundamentals.

- Tenant demand was strong in the first half of 2022, with over 100,000 square feet of net absorption year-to-date
- Construction activity continues to ramp up in the region, with nearly 343,000 square feet of retail space under construction and new projects on the horizon likely breaking ground in the next six months
- Second quarter retail sales volume of \$94.1 million, is up 50.2 percent year-over-year; sale price per square foot grew 17.0 percent quarter-over-quarter to \$189 in Q2
- Monthly visitors to Washoe County grew by 18.8 percent year-over-year to nearly 350,000 visitors in March 2022

The following charts summarize the overall and submarket retail markets, and include data related to rental rates, vacancies, development, and sales. The data is from the Colliers *Reno Retail 2nd Quarter 2022 Report*.



RETAIL RENTS & VACANCIES COMMENTARY

Market Commentary

Northern Nevada's economy experienced continued growth in the first half of 2022. Reno's unemployment rate ticked up 40 basis points to 3.3 percent in June, though it is still down 140 basis points year-over-year. The regional unemployment rate is also well below Nevada's statewide unemployment rate of 4.7 percent. Retail employment has recovered well since the pandemic as the leisure and hospitality industry reached 90.7 percent recovery of its previous peak in June, according to the Nevada Department of Employment, Training and Rehabilitation (DETR).

Both population growth and visitor volume have boomed recently. In March of this year, visitor volume was up 18.8 percent year-over-year in Washoe County at nearly 350,000 monthly visitors. Retail's bounce-back is in full effect. Expect to see further investment in grocery anchored and fully stabilized retail assets in the Reno-Sparks region as the retail market flexes strong fundamentals in future quarters.

RETAIL RENTS & VACANCIES BY SUBMARKET

Colliers | Reno, Nevada | 22Q2 | Retail Market Statistics

Market / Submarket	Inventory Square Feet	Availability Rate	Vacancy Rate	Vacancy Rate Previous	Net Absorption Square Feet	Under Construction	Annual Deliveries	Avg. Asking Rate (NNN)
Central/Airport	3,392,988	8.8%	7.8%	7.6%	(7,839)	70,000	11,083	\$1.24
Downtown	576,608	10.2%	6.7%	5.0%	(9,943)	102,746	-	\$1.44
Meadowood	3,338,680	7.4%	7.3%	7.5%	4,369	-	-	\$1.96
North Valleys	925,665	2.5%	2.8%	3.3%	4,800	-	-	\$3.05
Northeast Reno	103,220	1.6%	1.6%	1.6%	0	-	-	\$1.75
Northwest Reno	1,416,176	1.1%	2.8%	2.8%	515	-	-	\$1.97
South Reno	2,370,547	4.3%	4.4%	4.7%	7,586	-	-	\$2.19
Southwest Reno	434,398	3.3%	2.6%	5.0%	10,340	-	-	\$1.55
Spanish Springs	1,797,686	4.7%	4.3%	4.9%	10,357	-	80,000	\$2.29
Sparks	4,423,007	8.6%	5.6%	5.4%	(7,881)	170,000	-	\$1.29
MARKET TOTAL	18,778,975	6.5%	5.6%	5.7%	12,304	342,746	91,083	\$1.44

RETAIL RENTS & VACANCIES BY PROPERTY TYPE

Property Type	Inventory Square Feet	Availability Rate	Vacancy Rate	Vacancy Rate Previous	Net Absorption Square Feet	Under Construction	Annual Deliveries	Avg. Asking Rate (NNN)
Community Center	4,814,771	9.2%	8.7%	8.7%	(1,742)	22,746	-	\$1.19
Neighborhood Center	4,017,736	5.8%	5.1%	5.7%	25,222	-	-	\$1.69
Power Center	3,706,347	4.6%	3.6%	3.6%	905	-	-	\$1.65
Specialty Center	231,117	1.6%	1.6%	5.6%	9,165	-	-	\$2.52
Strip Center	2,085,027	5.1%	4.9%	4.6%	(6,745)	-	-	\$1.38
Freestanding Retail	2,532,804	0.5%	1.6%	1.9%	6,403	-	91,083	\$1.73
Mixed-Use	809,118	23.5%	9.2%	6.6%	(20,904)	320,000	-	\$2.06
Lifestyle Center	582,055	11.2%	13.4%	13.4%	0	-	-	-
MARKET TOTAL	18,778,975	6.5%	5.6%	5.7%	12,304	342,746	91,083	\$1.44



HISTORICAL RETAIL DATA

Historic Comparison

	21Q2	22Q1	22Q2
Total Inventory (In Millions of SF)	18.5	18.5	18.8
New Supply (In Thousands of SF)	73.0	11.1	80.0
Net Absorption (In Thousands of SF)	33.9	96.4	12.3
Total Vacancy	7.0%	5.8%	5.6%
Under Construction (In Thousands of SF)	195.6	433.8	342.7
Overall Asking Lease Rate (NNN)	\$1.43	\$1.43	\$1.44

HISTORICAL RETAIL DATA (CONTINUED)



HISTORICAL RETAIL DATA COMMENTARY

Market wide vacancy has continued its steady decline over the last four quarters, down 140 basis points year-over-year to 5.6 percent in Q2 2022. Vacancy is also 20 basis points below the pre-pandemic rate of 5.8 percent in Q1 2020. Robust tenant demand has kept net absorption in positive territory for each of the past six quarters. Year-to-date deliveries have surpassed 91,000 square feet with the first quarter completion of The Strand and a new WinCo Foods in Spanish Springs this quarter.



RETAIL DEVELOPMENT DATA

Retail Development

Reno's retail sector has seen a multitude of new construction and renovation projects throughout the region. With some 343,000 square feet under construction, and a handful of buildings being redeveloped, deliveries in the next few years will change the retail landscape. West End Commons gained an In-N-Out Burger this year, and the center will soon be joined by a 10,000 square foot Cracker Barrel which will boast a new prototype building design. Skypointe's updated timeline should have it breaking ground in late 2022, and the new outdoor mall will provide roughly 37,000 square feet of prime open-air retail and vibrant restaurant space, as well as nearly 172,000 square feet of new office space to the Meadowood submarket. Renovations at Reno Public Market are nearing completion as the reimagined market recently secured vendors for its food hall, including: BurgerNV, Pink Taco, and Nash and Proper Chicken.



RETAIL PROJECT DATA

Projects Under Construction/Renovation

Developer	Site	Tenant	Square Feet	Submarket	Delivery	Type
Foothill Partners Inc	Reno Public Market	Sprouts, Makers Paradise	132,012	Central / Airport	Q4 2021	Community Center
Reno Sportsdome	Swift Sportsdome*	Swift Sportsdome	120,000	South Reno	Q4 2021	Sports & Recreation
S3 Development	West End Commons**	Starbucks, In N Out, Firehouse Subs, Mountain Mike's Pizza	20,378	Downtown	Q4 2021	Community Center
Charles Jurgensen	The Strand	TBD	11,083	Central / Airport	Q1 2022	Freestanding
WinCo Foods LLC	Dakota Hills Dr	WinCo Foods	80,000	Spanish Springs	Q2 2022	Freestanding
S3 Development	West End Commons**	Cracker Barrel	22,746	Downtown	Q4 2022	Community Center
Alamo Equities	210 N Sierra St	TBD	52,960	Downtown	Q4 2022	Freestanding
Lyon Living	Reno Experience District	TBD	70,000	Central / Airport	Q4 2022	Mixed-Use
CAI Investments	Reno City Center***	TBD	80,000	Downtown	Q1 2023	Mixed-Use
Foothill Partners Inc	The Oddie District	The Generator, Innovation Collective	170,000	Sparks	Q1 2023	Mixed-Use
Olympia Gaming	Legends Bay Casino*	Legends Bay Casino	80,000	Sparks	Q3 2022	Casino/ Entertainment

* Casino or sports facility, not included in under construction calculation

** Starbucks & In-N-Out opened in 2021 with second building (Chipotle, Firehouse Subs) delivering in 2022

*** Reno City Center is a redevelopment of the former Harrah's Casino/Hotel into 530 apartment units, 150,000 SF office, and 80,000 SF retail.



RETAIL SALES DATA

Significant Sales Activity – Q2 2022



Iron Horse Shopping Center | Sparks

PIM Asset Services purchased the nearly 183,000 SF Iron Horse Shopping Center from SCGIF II-Iron Horse Owner in a Colliers-brokered deal. The shopping center is anchored by Tractor Supply Co. and Harbor Freight Tools, with an AutoZone Auto Parts coming soon.

\$18.0 million | \$98.42/SF



777 South Center Street | Central/Airport

Tamara Current purchased the roughly 28,000 SF freestanding retail building in the heart of Midtown from the Tolles Development Company at a 5.8 percent cap rate. The property was nearly 90 percent leased with a tenant mix including Midtown Diamonds, Piñon Bottle Co, and Noble Pie.

\$8.8 million | \$350.55/SF



Spanish Springs Town Centre | Spanish Springs

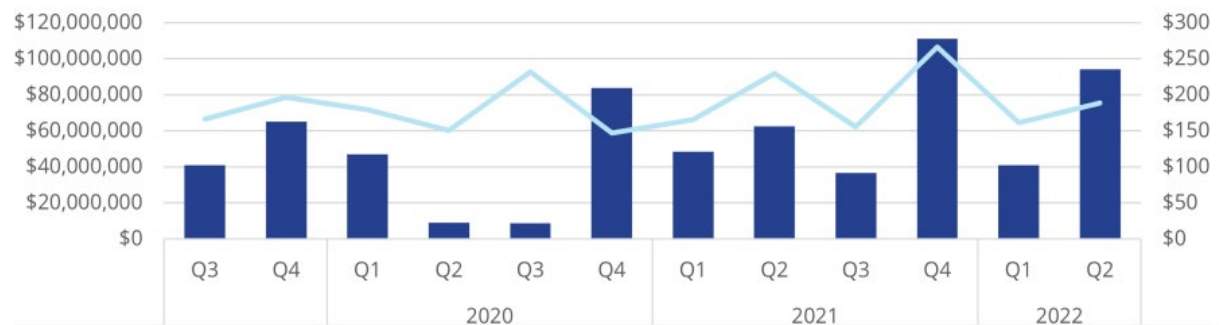
Truist Securities purchased the nearly 13,200 SF single-tenant building from Walgreen Co in late May this year in a sale-leaseback deal. The building is fully occupied by Walgreens on a new 13-year triple-net lease with 5.0 percent rent bumps every five years.

\$6.5 million | \$491.74/SF

HISTORICAL RETAIL SALES DATA

Retail Market Sales Activity

Quarterly Deal Volume & Average Price/SF in the Greater Reno/Sparks Area



Source: Colliers, CoStar

■ Quarterly Sales Volume — Average Sale Price/SF

RETAIL SALES COMMENTARY

Investment Trends

Capital has continued to pour into the Reno market's retail sector. Second quarter sales volumes reached \$94.1 million, an increase of 50.2 percent year-over-year, and pushed year-to-date sales to \$135.0 million. Grocery anchored and fully stabilized assets in high demographic areas remain in high demand and have been fetching higher cap rates than other

high-performing asset classes. The two largest shopping malls in the region, Legends at Sparks Marina and The Summit, both went on the market this year, signaling growing investor interest in trophy retail product. Average sale prices grew 17.0 percent quarter-over-quarter to \$188.84 after a slight dip in the first quarter.



Office Market

The Reno-Sparks office market consists of a variety of product types, from older second and third generation properties, to new, high-end Class A office space. The CBRE *Reno Office Market View 1st Quarter 2023 Report* indicates the following:

COMMENTARY-CBRE RENO OFFICE MARKET VIEW 1st QUARTER 2023

OFFICE OVERVIEW

In Q1 2023, the Reno office market posted slight movements in market fundamentals. The combination of macroeconomic headwinds and businesses embracing hybrid work policies continued to hinder office growth in Q1 2023. Despite the sluggish demand, the limited availability of top tier space continues to keep vacancy low as new development activity is relatively nonexistent for Class A product. The Reno Office market continued to demonstrate its resiliency in comparison to larger metro markets, despite a slight increase in vacancy and availability in Q1 2023.

The Reno office market reported slight increases in vacancy and availability in Q1 2023. Vacancy reported an increase of 10 bps from Q4 2022, closing the quarter at 11.5%. Availability also increased to a market-wide rate of 15.3%; a 50 bps increase from 14.8% in Q4 2022.

Tenants were hesitant in signing large, long-term leases during Q1 2023. DL Freight signed at 200 S Virginia St for 6,911 sq. ft. in the Downtown submarket. The State of Nevada Department of Tourism also signed a lease at 200 S Virginia St for 5,500 sq. ft. Additionally, sales slowed significantly in Q1 2023 with the largest transaction being the investment sale of 979 Pyramid Way for \$1.9 million in the Sparks submarket, totaling 5,774 sq. ft.

Direct asking lease rates decreased in Q1 2023 to \$1.96 per sq. ft. on a monthly, full-service basis. Class A rents decreased by \$0.04 to \$2.14, and Class B rents increased by \$0.01 to \$1.89. Most of the leasing activity in Q1 2023 occurred in Class B properties, which was attributable to the absence of large new deals at existing spaces. Net absorption totaled -27,153 sq. ft. in Q1 2023 due to a significant number of tenants vacating existing space. South Reno reported the greatest erosion of occupancy of all submarkets in Reno during Q1 2023, posting -11,559 sq. ft. of net absorption.

There were no new office projects delivered in Q1 2023. Reno City Center remains under construction and is expected to deliver in late 2023. This mixed-use development will feature 105,000 sq. ft. of new Class A space and will answer demand from tenants in the region for top tier space. The Reno office market was relatively static in Q1 2023 – and with large blocks of Class A space expected to deliver later this year, the Reno/Sparks market is well positioned to attract local and migratory tenants.

The following charts summarize the overall and submarket office markets, and include data related to rental rates and vacancies. The data is from the CBRE *Reno Office Market View 1st Quarter 2023*.



OFFICE RENTS & VACANCIES BY SUBMARKET

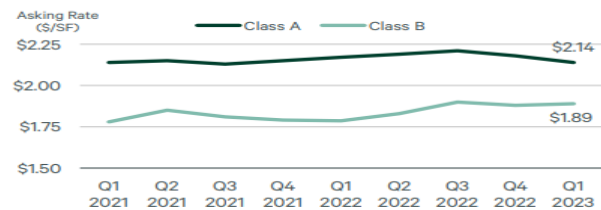
FIGURE 2: Submarket Statistics

	Net Rentable Area	Total Vacancy (%)	Total Availability (%)	Average Direct Asking Rate (\$)	Q1 Net Absorption	YTD Net Absorption
Airport	750,126	10.7	11.6	1.22	(2,020)	(2,020)
Class A	32,376	0	0	0	0	0
Class B	398,234	14.3	14.4	1.21	2,019	2,019
Central	602,601	6.3	9.1	1.62	(1,872)	(1,872)
Class A	0	0	0	0	0	0
Class B	290,135	8.9	9.5	1.71	913	913
Downtown	1,405,903	10.5	13.1	2.16	6,551	6,551
Class A	887,484	7.9	11.6	2.30	5,545	5,545
Class B	273,830	21.8	23.2	1.93	1,006	1,006
Meadowood	1,691,242	9.3	11.7	2.05	(10,479)	(10,479)
Class A	841,274	11.5	13.2	2.26	(14,173)	(14,173)
Class B	755,728	7.6	8.3	2.01	1,721	1,721
South Reno	1,401,086	17.4	27.0	2.03	(11,559)	(11,559)
Class A	990,231	20.7	33.4	2.02	(7,691)	(7,691)
Class B	410,855	9.3	11.6	2.08	(3,868)	(3,868)
Sparks	93,693	7.3	7.3	0	(6,800)	(6,800)
Class A	0	0	0	0	0	0
Class B	93,693	7.3	7.3	0	(6,800)	(6,800)
West Reno	196,268	16.6	16.7	2.30	(974)	(974)
Class A	14,493	0	0	0	0	0
Class B	44,311	48.1	48.1	2.65	0	0
Reno Office Market	6,140,919	11.5%	15.3%	\$1.96	(27,153)	(27,153)
Class A	2,765,858	13.4%	19.7%	\$2.14	(16,319)	(16,319)
Class B	2,266,786	11.7%	12.6%	\$1.89	(5,009)	(5,009)

Source: CBRE Research

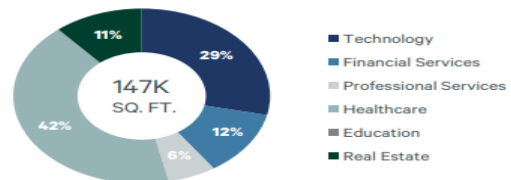
HISTORICAL OFFICE DATA

FIGURE 5: Lease Rates



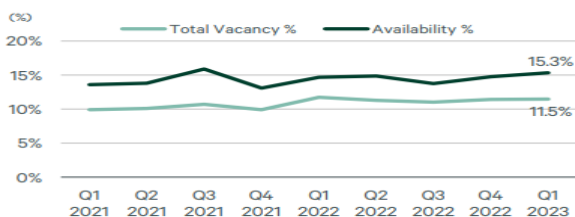
Source: CBRE Research

FIGURE 7: Top 20 Leases of the Quarter by Industry



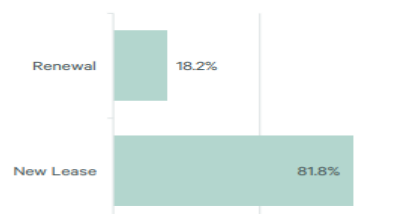
Source: CBRE Research

FIGURE 6: Vacancy & Availability



Source: CBRE Research

FIGURE 8: Leases by Type

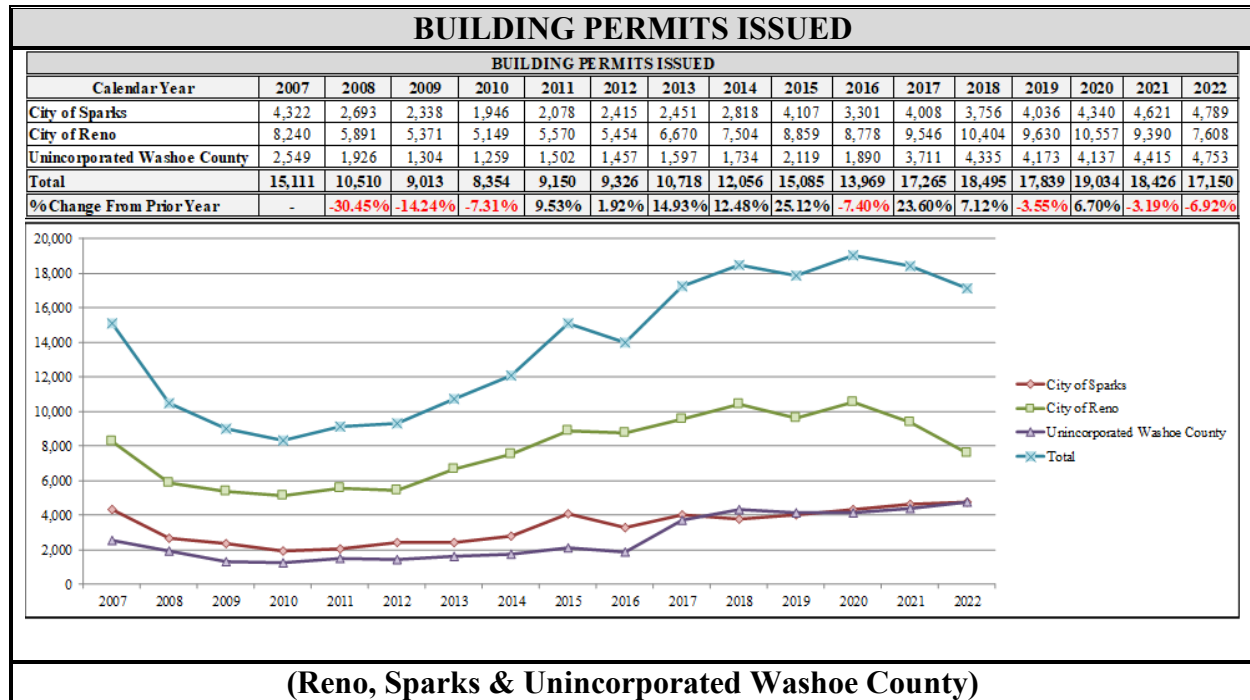


Source: CBRE Research



Construction Activity

Construction activity in the area has seen tremendous growth over the decade. The chart and graph below show total building permits for Washoe County, the City of Sparks and the City of Reno.



Transportation

The Reno-Tahoe International Airport serves the Reno-Sparks area. The airport offers daily departures to over 30 North American destinations with non-stop or one-stop service. This level of service is normally found in cities with populations four to five times the size of the Reno-Sparks area. The following chart summarizes passenger statistics for the Reno-Tahoe International Airport.



RENO-TAHOE INTERNATIONAL AIRPORT STATISTICS

Total Passengers					
Feb-23					
	Passengers		% Diff.	Passengers	
	2021	2022		2023	YOY % Diff.
JAN	145,421	296,641	104.0%	344,268	16.1%
FEB	162,071	310,738	91.7%	327,934	5.5%
MAR	252,828	368,946	45.9%		
1st QTR	560,320	976,325	74.2%		
APR	247,220	326,787	32.2%		
MAY	302,403	352,255	16.5%		
JUN	397,906	384,429	-3.4%		
2nd QTR	947,529	1,063,471	12.2%	0	
JUL	438,168	407,867	-6.9%		
AUG	369,686	409,942	10.9%		
SEP	302,929	397,404	31.2%		
3rd QTR	1,110,783	1,215,213	9.4%	0	
OCT	350,631	385,466	9.9%		
NOV	323,508	343,130	6.1%		
DEC	330,687	327,353	-1.0%		
4th QTR	1,004,826	1,055,949	5.1%	0	
TOTAL	3,623,458	4,310,958	19.0%		
YTD		607,379		672,202	10.7%

Total Enplaned Passengers				
Feb-23				
Month	2021	2022	2023	% Diff.
JAN	72,887	147,773	171,374	16.0%
FEB	80,263	155,233	162,964	5.0%
MAR	126,359	185,671		
APR	125,009	163,973		
MAY	149,486	174,487		
JUN	197,261	191,234		
JUL	217,124	203,375		
AUG	188,207	199,365		
SEP	152,267	206,819		
OCT	177,407	193,074		
NOV	161,926	171,626		
DEC	164,561	162,680		
TOTAL	1,812,757	2,155,310		
YTD		303,006	334,338	10.3%

Total Deplaned Passengers				
Feb-23				
Month	2021	2022	2023	% Diff.
JAN	72,534	148,868	172,894	16.1%
FEB	81,808	155,505	164,970	6.1%
MAR	126,469	183,275		
APR	122,211	162,814		
MAY	152,917	177,768		
JUN	200,645	193,195		
JUL	221,044	204,492		
AUG	181,479	210,577		
SEP	150,662	190,585		
OCT	173,224	192,392		
NOV	161,582	171,504		
DEC	166,126	164,673		
TOTAL	1,810,701	2,155,648		
YTD		304,373	337,864	11.0%

Total Cargo Volume in Pounds					
Feb-23					
	Cargo in Pounds		% Diff.	Cargo in Pounds	
	2021	2022		2023	YOY % Diff.
JAN	11,805,228	11,052,383	-6.4%	9,768,668	-11.6%
FEB	10,068,001	10,991,076	9.2%	8,963,956	-18.4%
MAR	13,204,912	12,265,793	-7.1%		
1st QTR	35,078,141	34,309,252	-2.2%		
APR	12,611,682	11,470,613	-9.0%		
MAY	12,048,247	10,966,757	-9.0%		
JUN	13,000,085	12,105,721	-6.9%		
2nd QTR	37,660,014	34,543,091	-8.3%		
JUL	12,722,035	11,289,066	-11.3%		
AUG	11,636,003	11,751,228	1.0%		
SEP	13,055,518	11,624,360	-11.0%		
3rd QTR	37,413,556	34,664,654	-7.3%		
OCT	12,660,541	10,502,407	-17.0%		
NOV	12,089,489	11,569,577	-4.3%		
DEC	16,260,767	13,806,179	-15.1%		
4th QTR	41,010,797	35,878,163	-12.5%		
TOTAL	151,162,508	139,395,160	-7.8%		
YTD		22,043,459		18,732,624	-15.0%

Enplaned Passengers & Load Factor				
Airline	Enplaned PAX	Feb-23	Feb-22	Diff.
aha!	0	n/a	38.0%	n/a
Alaska/Horizon	7,526	79.9%	75.8%	4.2
Allegiant Air	809	63.3%	66.3%	-3.0
American	26,452	88.7%	89.5%	-0.8
Delta	15,082	84.6%	88.5%	-3.9
Frontier	789	64.1%	70.2%	-6.1
JetBlue	4,100	61.7%	65.0%	-3.3
Southwest	70,937	73.1%	78.0%	-4.9
Spirit	7,444	77.2%	n/a	n/a
Sun Country	1,455	48.9%	n/a	n/a
United	26,143	85.4%	90.1%	-4.8
Volaris	2,227	73.2%	65.2%	8.0

The Reno-Sparks area also has adequate rail service and bus service. The area has excellent access to trucking facilities. Rail service through the area is provided by Union Pacific Railroad. The rail lines pass through downtown Reno with most of the rail traffic involving freight transportation. Additionally, Amtrak provides passenger rail service to the area.

Hospitals, Education and Public Services

The Reno-Sparks area has five private general hospitals and one Veterans' Administration hospital. Construction was completed in 2022 on the newest regional hospital, Northern Nevada Sierra Medical Center, which is located at the southeast corner of Longley Lane and Double R Boulevard.



The Washoe County School District provides public schools. The University of Nevada-Reno is situated on a 200-acre campus just north of downtown Reno. There are approximately 21,000 students currently enrolled at the University. The area is also served by the Truckee Meadows Community College, which has an enrollment of approximately 10,000 students per year. Both of these institutions have seen tremendous growth in enrollment over the past decade.

Each of the municipalities in the Reno-Sparks area offers police and fire protection. Municipal recreational facilities in the Reno-Sparks area include a number of golf courses, several indoor/outdoor swimming pools, numerous public parks and several public libraries. RTC Ride provides public transportation to the region.

Summary

In summary, the Reno-Sparks area has experienced rapid population growth over the past several decades due to the excellent quality of life. Unemployment increased substantially in the first and second quarters of 2020 due to the Covid-19 Pandemic. However, the unemployment rates in the Reno-Sparks area have since normalized and are now at historically low levels. The Reno-Sparks market has seen a rapid influx of new businesses and residents, particularly from California, due to the lower tax structure of the area, and the quality of life. This growth is not without problems however, as price increases in for-sale homes and rent increases in apartment projects has priced out many lower wage workers. However, the Reno-Sparks market continues to show positive growth in the various real estate sectors, including residential, office, retail and industrial.

[illegible]



NEIGHBORHOOD DESCRIPTION

The subject property is located along the West Fourth Street corridor, just west Keystone Avenue. The neighborhood is bounded on the north by Interstate 80, on the east by downtown Reno, on the south by the Truckee River and on the west by McCarran Boulevard. The neighborhood described above is largely commercial in nature, but includes a variety of uses, such as light-industrial, older single-family residences, professional offices, and multi-family projects.

Major Roadways

The major roadway connecting Reno-Sparks and the west Reno area is Interstate-80. Interstate-80 generally forms the northerly boundary of the subject neighborhood. The subject neighborhood has good accessibility to the Interstate 80 Freeway from an interchange at Keystone Avenue. Additional interchanges are located further east at Virginia Street/Center Street, and further west at McCarran Boulevard. As Interstate 80 intersects with Interstate 580 in central Reno, the subject neighborhood has good access to the Reno-Sparks area. The Interstate 80 Freeway also provides access to California to the west, and continues across the United States to the east.

Major roadways within the subject neighborhood include Keystone Avenue, Second Street, and Fourth Street. Fourth Street is the main east-west road through the central portion of the subject neighborhood. Fourth Street was formerly the U.S. 40 Highway and connects east and west Reno with downtown Reno, and continues east to Sparks.

Truckee River

The Truckee River runs along the south portion of the neighborhood, and runs from west to east. The major commercial and casino developments in the eastern portion of the neighborhood, west of the downtown Reno area, are located on the north side of the river, while the financial district and major office buildings are located south of the Truckee River. Near the subject property, the Truckee River is generally improved with residential, retail and office uses. Several older residences located on Riverside Drive have been converted to office, commercial, coffee shop and restaurant uses. Idlewild Park is located along the Truckee River.

Due to its proximity to the river, many portions of the subject neighborhood lie within the river's floodplain. Of the various floodplain classifications promulgated by the Federal Emergency Management Agency (FEMA), those which have the greatest impact on property



values are the "AE" and "floodway" designations. Properties located in the "AE" zone can, and frequently are, developed with a variety of uses (commercial, industrial, residential, etc.) in both the cities of Reno and Sparks. The main constraints to development of properties in the "AE" zone are the cost of additional engineering and fill material required to raise the bottom of the lowest floor beam or basement floor one foot above the base flood elevation.

Railway/ReTRAC

The Union Pacific Railroad passes through the central portion of the subject neighborhood. Along with U.S. Interstate 80, the Union Pacific Railroad generally parallels the Truckee River, crossing the river at various points throughout the neighborhood. The Union Pacific Railroad is primarily utilized for freight service.

Through the neighborhood and downtown Reno, Granite Construction completed the ReTRAC train trench project in 2005, which involved the depression of the railroad tracks through downtown Reno. This has resulted in a fully grade-separated two-track main line railroad corridor through the central portion of downtown Reno. This project was the largest public works project ever constructed in the City of Reno.

Industrial Market

Industrial utilizations are generally found in the neighborhood west of Keystone Avenue along Dickerson Road, as well as throughout portions of the east neighborhood adjacent to the Union Pacific Railroad tracks. These industrial uses include small manufacturing and repair facilities and outside storage yards. Other industrial uses are also located along West Fourth Street, which include self-storage facilities and industrial uses with outdoor storage areas.

Commercial & Retail Uses

Commercial uses in the immediate neighborhood include neighborhood shopping centers and other retail uses, most of which are located along Keystone Avenue. The corner of Keystone Avenue and West Fourth Street is largely a commercial intersection. Keystone Square, a multi-tenant neighborhood shopping center, lies at the northwest corner of Keystone Avenue and West Fourth Street. A Save Mart grocery store is the anchor tenant in this center. The intersection of Keystone Avenue and West Fourth Street is entirely fronted with commercial uses, which include Keystone Square, a Maverik gas station and mini-market, a Chevron gas station and mini-market, a Jack In The Box fast food restaurant, and various frontages of the previously mentioned Keystone Square Shopping Center, including a Ben's Discount Liquor, Wells Fargo

bank branch and Dotty's casino. There are a variety of fast-food restaurants that are located near this intersection.

Keystone Commons is a mixed-use project located at the northeast corner of Keystone Avenue and 5th Street. The retail portion of this project includes In-N-Out Burger, Starbucks, Chipotle, Mountain Mike's Pizza and Firehouse Subs. Additionally, a Cracker Barrel is being constructed in this center. This center also has a multi-family component which is still in the planning phases.

Jacobs Investments, Inc., through its wholly owned subsidiary Jacobs Entertainment, Inc. (JEI) and other entities has been purchasing properties in the west downtown area as part of a 20-block project bordered on the north by I-80, on the east by West Street, on the south by Second Street and on the west by Keystone Avenue. To date Jacobs has acquired or controlled over 100 properties for a large redevelopment project that is called Reno's Neon Line. The district is planned to include 2,000 residential units, including affordable housing components and 10% of the units will be designated as senior affordable housing. In addition to residential uses, Neon is planned to have retail, office and restaurants that are pedestrian friendly with new streetscapes and wider sidewalks, Neon will be anchored by the J Resort, formerly known as the Sands Hotel-Casino, on the east and the Gold Dust West Casino on the west, both of which are owned by Jacob's and are being renovated.

Other smaller retail uses, including bars and restaurants, are located within the neighborhood along West Fourth Street, Keystone Avenue, and West Second Street. A multi-tenant retail center is also located on the northeast corner of West Fourth Street and West McCarran Boulevard in the west portion of the subject neighborhood.

Office Market

The subject neighborhood is considered a secondary office market, and mostly involves smaller one to three story professional office developments which are interspersed through the neighborhood. The largest concentration of office space in the general neighborhood is located around Saint Mary's Regional Medical Center in the far eastern portion of the neighborhood; these office uses are mostly medical uses. Other smaller office projects are located along Keystone Avenue, and along West McCarran Boulevard.



Residential Market

Residential uses within the subject neighborhood include single-family and multi-family uses and several condominium projects. Single-family residential growth started in the eastern portion of the subject neighborhood and progressed westward. The area near Keystone Avenue involves older homes constructed from the 1930s to the 1950s. The neighborhood is in close proximity to northwest Reno, which has the largest concentration of multi-family projects in the Reno market. Within the immediate neighborhood, the Westlook Apartments are a new project located along the West Fourth Street corridor. Other residential uses include older mobile home parks, condominium, and townhome projects along the Truckee River corridor.

Other Uses

The Saint Mary's Regional Medical Center lies at the intersection of West Sixth Street and North Arlington Avenue within the far eastern portion of the subject neighborhood. Numerous low-rise medical office buildings have also been developed within the proximity of Saint Mary's Regional Medical Center. In addition, many of the older residences have been converted into medical offices and other professional or commercial uses in this area.

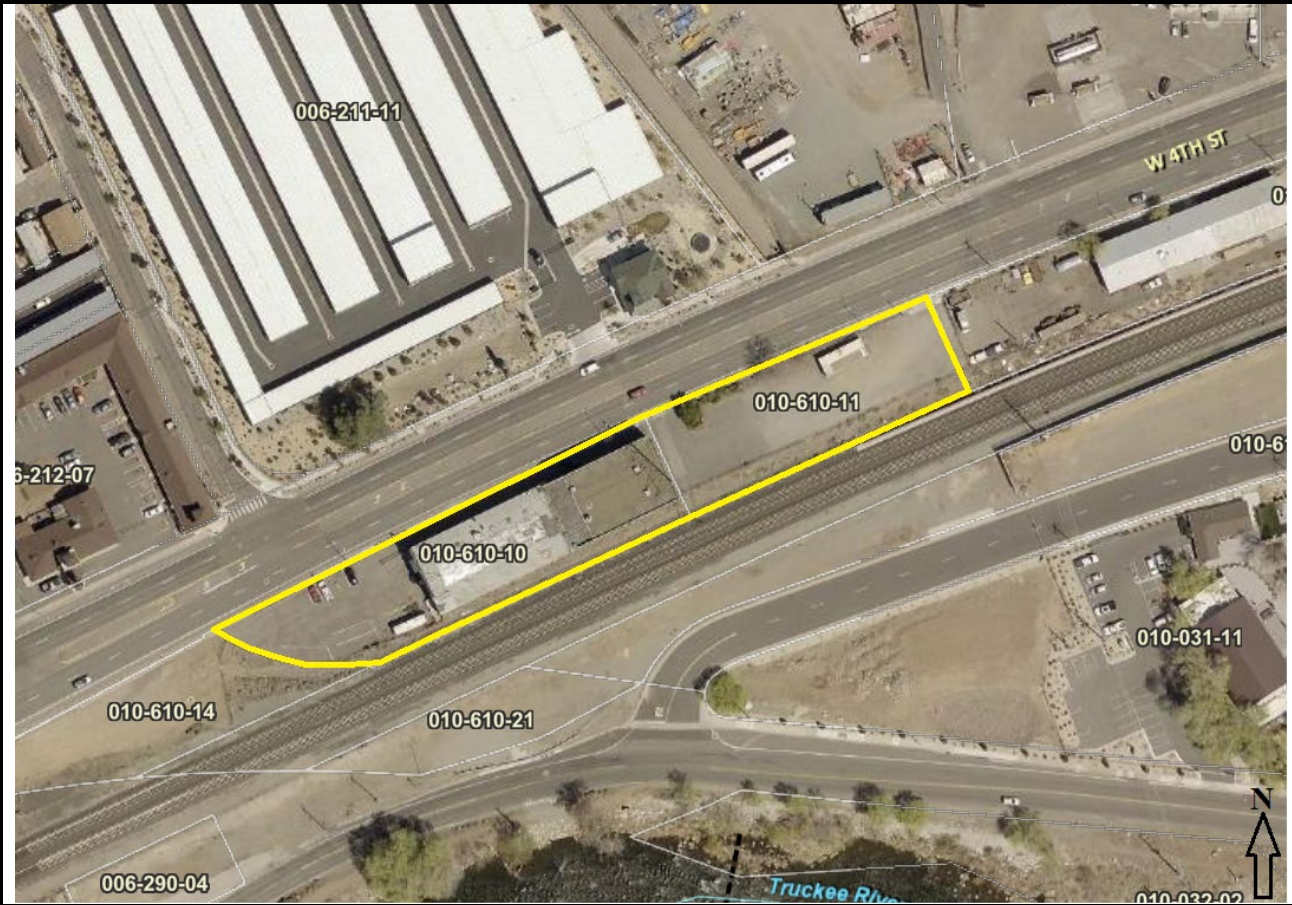
Idlewild Park and the Oxbow Nature Study Area are located along the Truckee River in the central portions of the subject neighborhood. There is a walking/bike path along the Truckee River from the western portion of the subject neighborhood to downtown Reno. This path also continues past downtown Reno and terminates past Vista Boulevard in Sparks.

The neighborhood has access to all typical public services. Fire protection is provided by the City of Reno Fire Department. The City of Reno Police Department provides police protection. Public transportation is provided by the Regional Transportation Commission (RTC), which does maintain bus stops along major roadways in the neighborhood.



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SUBJECT OVERHEAD AERIAL MAP



SUBJECT OUTLINED IN YELLOW

BOUNDARY LINES APPROXIMATED

SOURCE: WASHOE COUNTY WRMS



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SUBJECT BIRD'S EYE AERIAL MAP



SUBJECT OUTLINED IN YELLOW
BOUNDARY LINES APPROXIMATED
SOURCE: BING MAPS



SUBJECT PHOTOGRAPHS



**VIEW OF THE SUBJECT PROPERTY FACING
SOUTHEAST, TAKEN FROM WEST FOURTH STREET**



**VIEW OF THE SUBJECT PROPERTY FACING
SOUTHWEST, TAKEN FROM A CURB CUT ON WEST FOURTH STREET**



SUBJECT PHOTOGRAPHS



**VIEW OF WEST FOURTH STREET FACING WEST
IN THE VICINITY OF THE SUBJECT**



**VIEW OF WEST FOURTH STREET FACING EAST
IN THE VICINITY OF THE SUBJECT**



SUBJECT PHOTOGRAPHS



**VIEW FACING EASTERLY ACROSS THE EAST PORTION
OF THE SUBJECT PROPERTY (A.P.N. 010-610-11)**



**VIEW FACING WESTERLY ACROSS THE EAST PORTION
OF THE SUBJECT PROPERTY (A.P.N. 010-610-11)**



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SUBJECT PHOTOGRAPHS



VIEW FACING WESTERLY ALONG THE SUBJECT' SOUTH PROPERTY LINE



VIEW FACING NORTHWEST ACROSS THE SUBJECT PROPERTY, TAKEN IN THE VICINITY OF THE SUBJECT'S SOUTHEAST PROPERTY CORNER



SUBJECT PHOTOGRAPHS



**VIEW OF THE INDUSTRIAL BUILDING ON THE SUBJECT'S LAND
FACING SOUTHWEST (NOT INCLUDED IN THIS VALUATION)**



**VIEW OF THE INDUSTRIAL BUILDING ON THE SUBJECT'S LAND
FACING SOUTHEAST (NOT INCLUDED IN THIS VALUATION)**



SUBJECT PHOTOGRAPHS



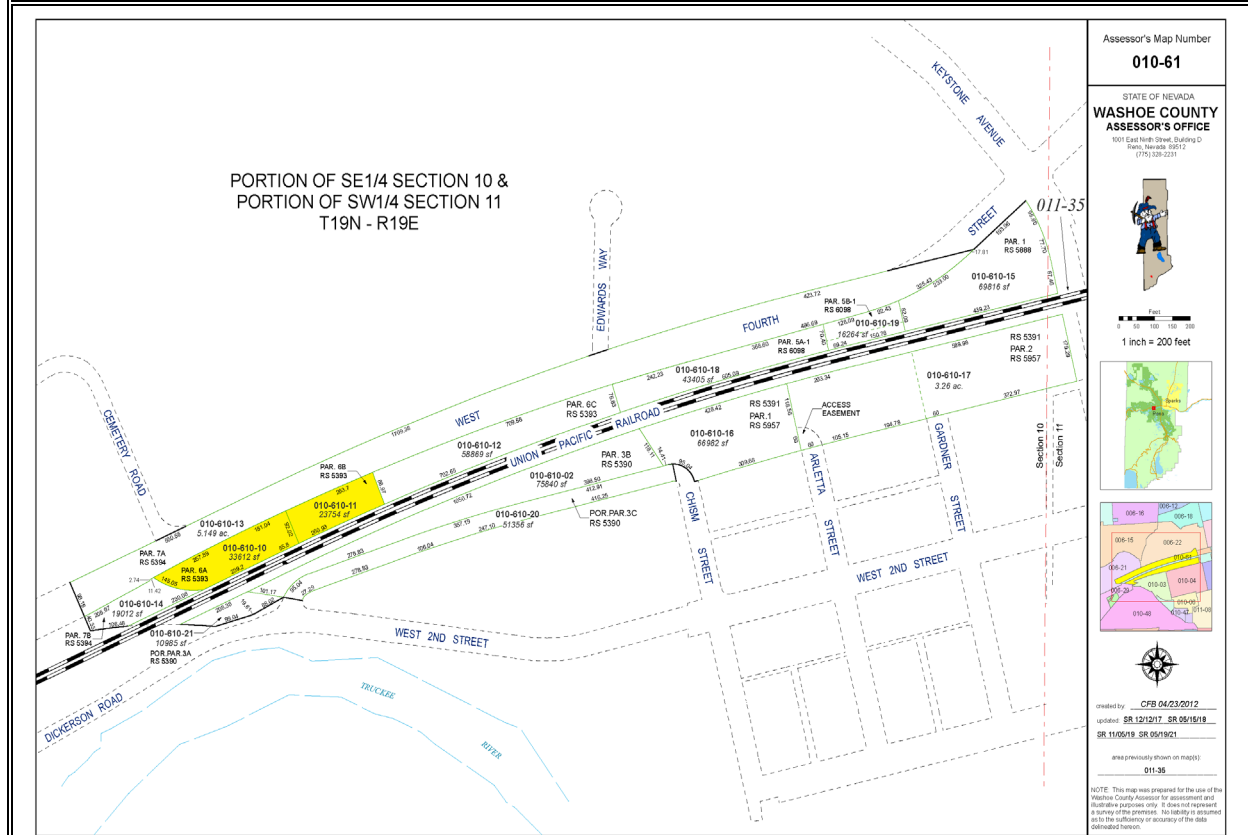
**VIEW FACING EASTERLY ACROSS THE WEST PORTION OF THE SUBJECT,
TAKEN IN THE VICINITY OF THE NORTHWEST CORNER OF THE PROPERTY**



**VIEW FACING EASTERLY ALONG THE SUBJECT' SOUTH PROPERTY LINE,
TAKEN IN THE VICINITY OF THE SOUTHWEST CORNER OF THE PROPERTY**



SUBJECT PLOT MAP-BOOK 010/PAGE 61

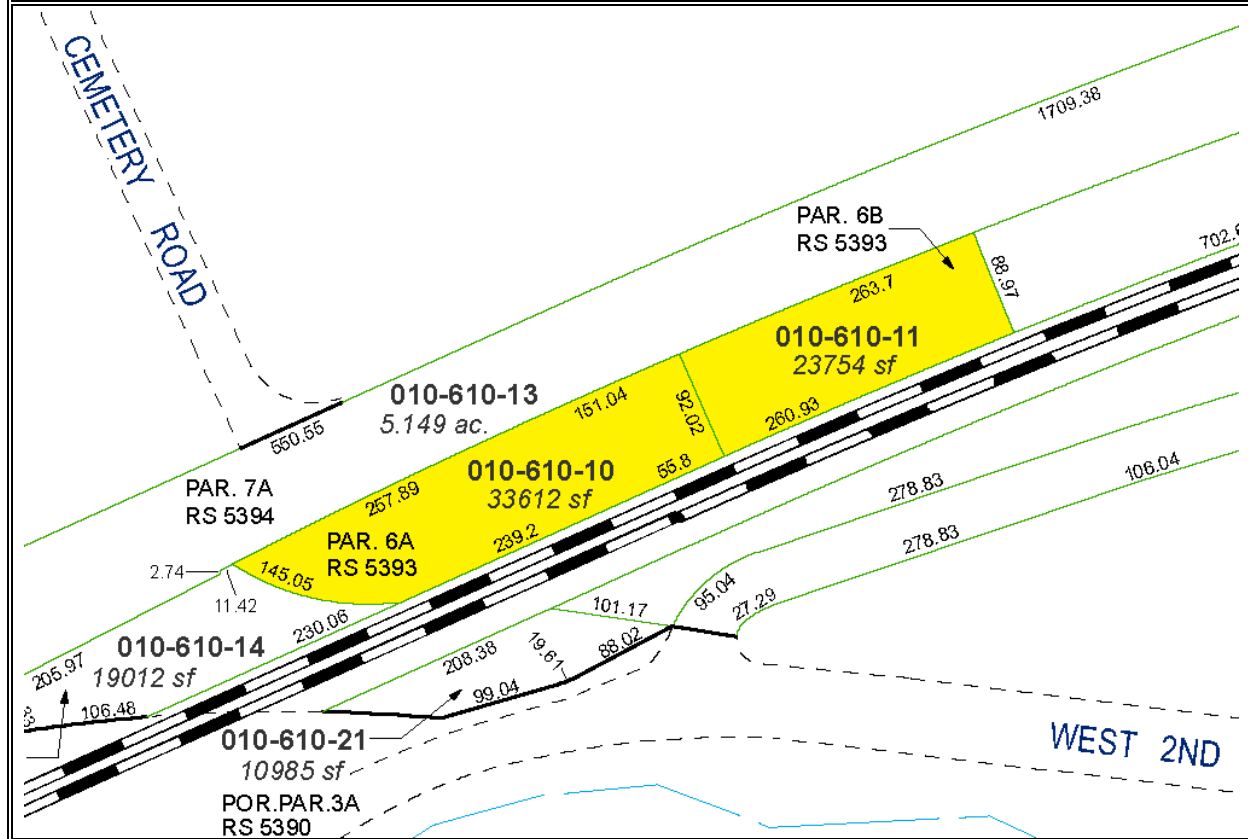


SUBJECT PROPERTY PARCEL SUMMARY

Washoe County A.P.N.	Land Area-Acres	Land Area-Square Feet
010-610-10	0.77± Acres	33,612± SF
010-610-11	0.55± Acres	23,754± SF
Total	1.32± Acres	57,366± SF



SUBJECT PLOT MAP-BOOK 010/PAGE 61 (ENLARGED)

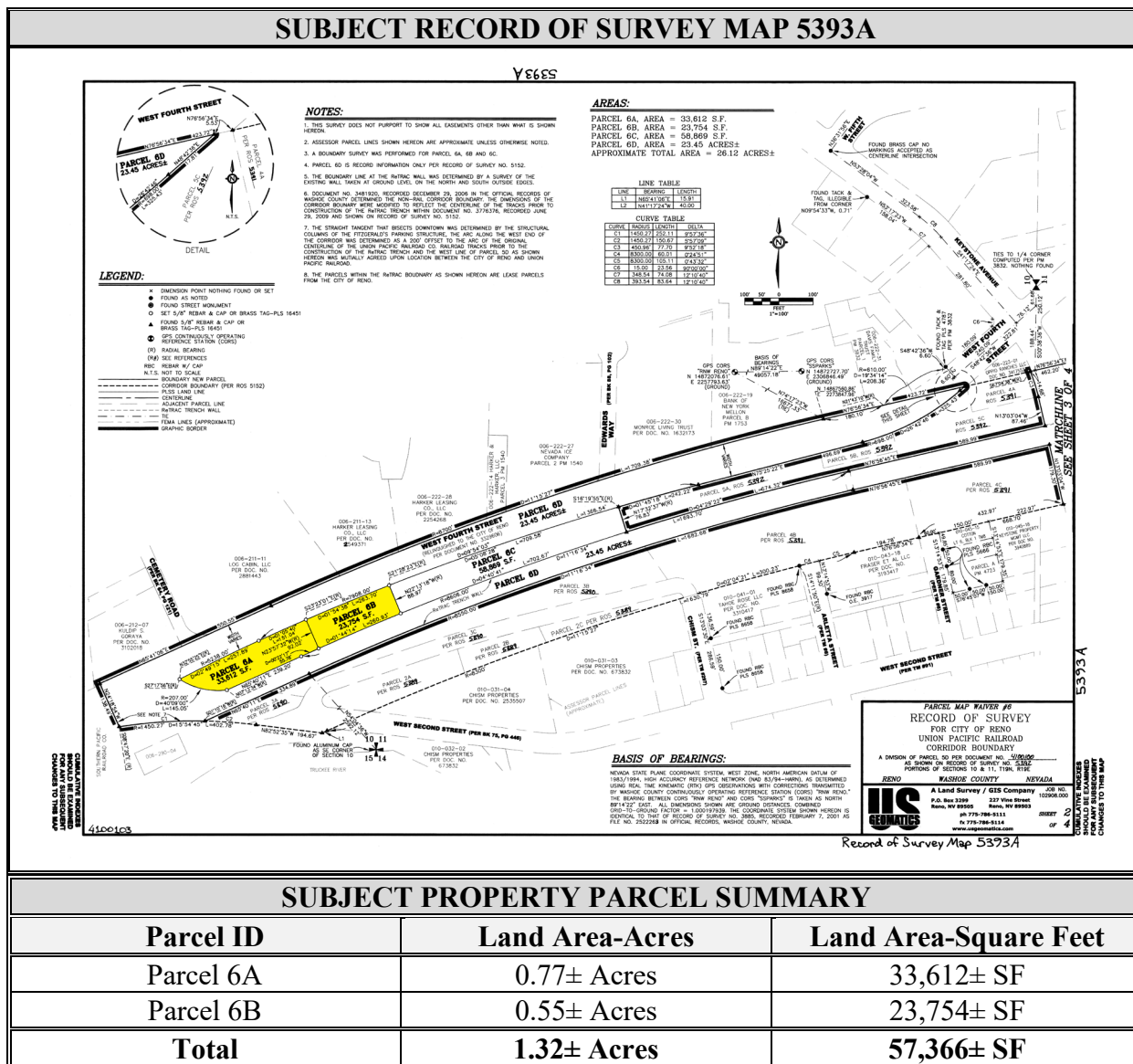


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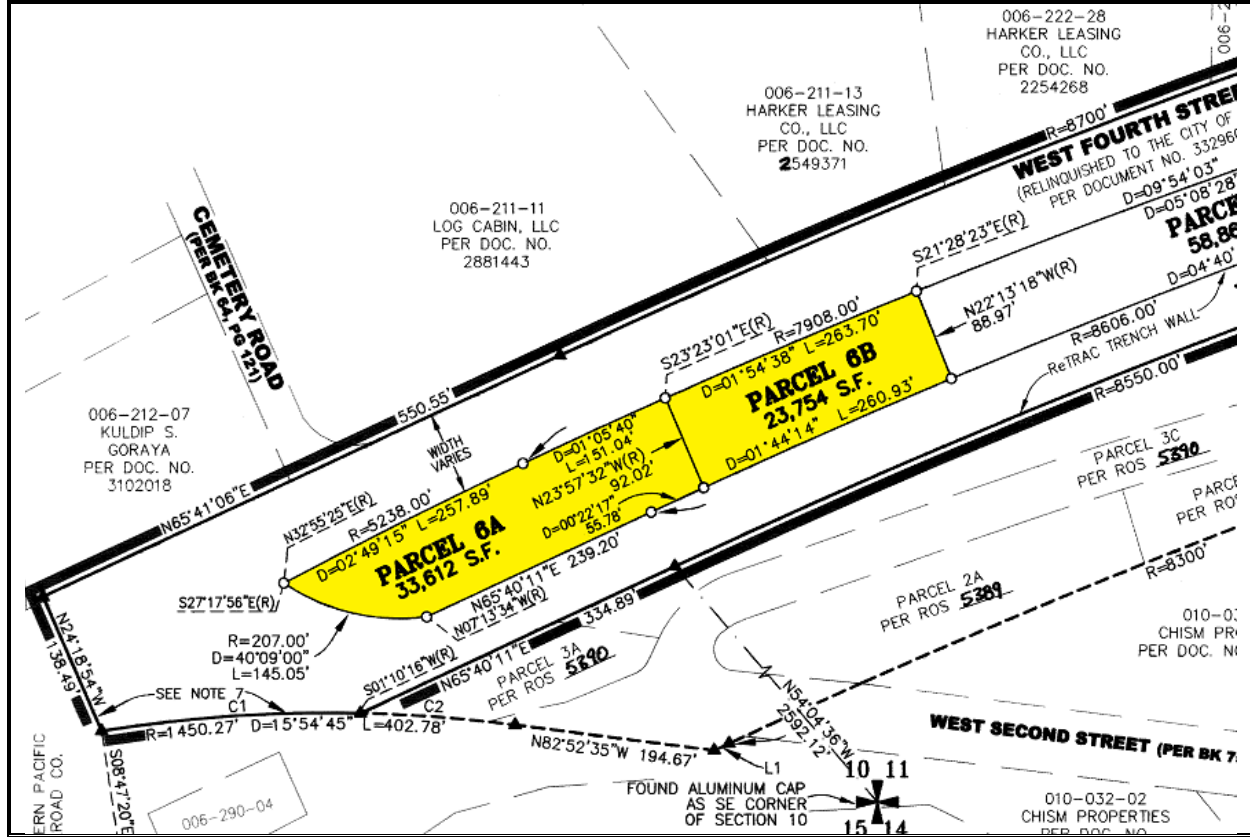


SUBJECT RECORD OF SURVEY MAP 5393A





SUBJECT RECORD OF SURVEY MAP 5393A (ENLARGED)



SUBJECT PROPERTY PARCEL SUMMARY

Parcel ID	Land Area-Acres	Land Area-Square Feet
Parcel 6A	0.77± Acres	33,612± SF
Parcel 6B	0.55± Acres	23,754± SF
Total	1.32± Acres	57,366± SF



PROPERTY IDENTIFICATION AND SITE DESCRIPTION

SUBJECT PROPERTY SUMMARY	
Property Type	Vacant Industrial/Commercial Land*
Assessor's Parcel Numbers	010-610-10 & 010-610-11
Address	1610 & 1790 West Fourth Street
General Location	South Side of West Fourth Street, 0.38± Miles West of Keystone Avenue, Reno, Washoe County, Nevada
Subject Ownership	City of Reno
A.P.N. 010-610-10	0.77± Acres (33,612± Square Feet)
A.P.N. 010-610-11	0.55± Acres (23,754± Square Feet)
Total Gross Land Area	1.32± Acres (57,366± Square Feet)
Improvements	See Comments*
Utilities	All Available
Water Rights	None Included
Shape	Narrow, Semi-Rectangular
Topography	Level to Gently Sloping and at Street Grade
Zoning Designation	MU (Mixed-Use Urban)
Master Plan Designation	UMU (Urban Mixed-Use)
<p>*The subject's underlying land is owned by the City of Reno. It is our understanding that the property is improved with a 13,500± square foot storage warehouse building owned by JM Ranches, LLC, the current tenant. Based upon instructions provided to us by the client, this appraisal report is subject to the Extraordinary Assumption that our final market value conclusion is for the underlying land of the subject only, and does not include any value associated with improvements on the property.</p>	

SUBJECT PROPERTY LEGAL DESCRIPTION			
Washoe County A.P.N.'s	Record of Survey Map Document No.	Recording Date	Recording Entity
010-610-10	Parcel 6A, Record of Survey Map 5393, Document No. 4100103	April 4, 2012	Washoe County
010-610-11	Parcel 6B, Record of Survey Map 5393, Document No. 4100103	April 4, 2012	Washoe County
TOWNSHIP & RANGE			
The subject property is located in a portion of Sections 10 & 11, Township 19 North, Range 19 East, M.D.B.&M.			

SUBJECT FRONTAGES				
A.P.N.	Property Line			
	North	East	South	West
010-610-10 & 11	W. Fourth Street	A.P.N. 010-610-12	UPPR Right-of-Way	A.P.N. 010-610-14



SUBJECT PROPERTY ROADWAY DESCRIPTIONS & ACCESS

Street Name	One or Two Way?	Traffic Direction	On-Street Parking?	Vehicle Access Onto Parcel?
West Fourth Street	Two-Way	East & West	No	Yes

The subject property is located on the south side of West Fourth Street, 0.38± Miles West of Keystone Avenue, Reno, Washoe County, Nevada. West Fourth Street fronts along the subject's north property line and provides good access and exposure to the property. The subject is situated 0.35± miles southwest of the Interstate-80 on-ramp at the Keystone Exit.

West Fourth Street is a two-way, four-lane, asphalt-paved arterial roadway with a center turn lane. Fourth Street is the main east-west road through the central portion of the subject neighborhood. Fourth Street was formerly the U.S. 40 Highway and connects east and west Reno with Downtown Reno, and continues east to Sparks. The subject site has 673± lineal feet of frontage along this roadway. Access to the subject is provided via four curb cuts situated along the north property line of the property.


The Union Pacific Railroad via the ReTRAC train trench runs along the subject's south property line. The Union Pacific Railroad is primarily utilized for freight service. Through downtown Reno, Granite Construction completed the ReTRAC train trench project in 2005, which involved the depression of the railroad tracks through downtown Reno. This has resulted in a fully grade-separated two-track main line railroad corridor through the central portion of downtown Reno. This project was the largest public works project ever constructed in the City of Reno. As the mainline railroad corridor is heavily utilized, there is a level of noise disturbance from railcars running adjacent to the subject.

Overall, the subject property is felt to have good access and desirable roadway exposure from West Fourth Street. Furthermore, the subject is situated near the Interstate-80 on-ramp at the Keystone exit which is desirable. However, the subject's south property line runs adjacent to the ReTRAC trench which creates noise disturbance. The yellow arrows on the map below depict the subject's access points.

ACCESS AERIAL





SUBJECT PROPERTY ZONING DESIGNATION														
Washoe County A.P.N.'s	City of Reno RENOvation Zoning Designation	Subject's Compliance												
010-610-10 & 010-610-11	MU (Mixed-Use Urban)	In Compliance												
SUBJECT ZONING MAP														
 <div data-bbox="1045 602 1352 743"><p>Zoning: Mixed-Use Urban</p><table><tr><td>APN</td><td>010-610-10</td></tr><tr><td>Address</td><td>1790 W 4TH ST</td></tr><tr><td>Current Zoning</td><td>Mixed-Use Urban MU</td></tr></table></div> <div data-bbox="1045 785 1352 926"><p>Zoning: Mixed-Use Urban</p><table><tr><td>APN</td><td>010-610-11</td></tr><tr><td>Address</td><td>1610 W 4TH ST</td></tr><tr><td>Current Zoning</td><td>Mixed-Use Urban MU</td></tr></table></div>			APN	010-610-10	Address	1790 W 4TH ST	Current Zoning	Mixed-Use Urban MU	APN	010-610-11	Address	1610 W 4TH ST	Current Zoning	Mixed-Use Urban MU
APN	010-610-10													
Address	1790 W 4TH ST													
Current Zoning	Mixed-Use Urban MU													
APN	010-610-11													
Address	1610 W 4TH ST													
Current Zoning	Mixed-Use Urban MU													
<p>The subject property is located within the Mixed-Use Urban (MU) zoning district. The following pages summarize the MU zoning designation, under the Zoning Code RENOvation, which was approved on December 9, 2020 by the City Council. The adjacent parcels have similar zoning under the prior zoning code.</p>														



ZONING DATA – MU (MIXED-USE URBAN)

18.02.307 MU: Mixed-Use Urban

(a) Purpose

The MU district is intended to promote an urban pattern of mixed-use development. The MU district is located adjacent to existing/planned high-frequency transit corridors, or where higher pedestrian activity is desired. The district accommodates an integrated mix of higher-density residential, commercial, retail, employment, and other service-oriented uses. Higher-intensity uses are located adjacent to designated Urban Corridors (Virginia Street, Fourth Street, Mill Street and Plumb Lane), with lower intensities near the adjacent residential districts.

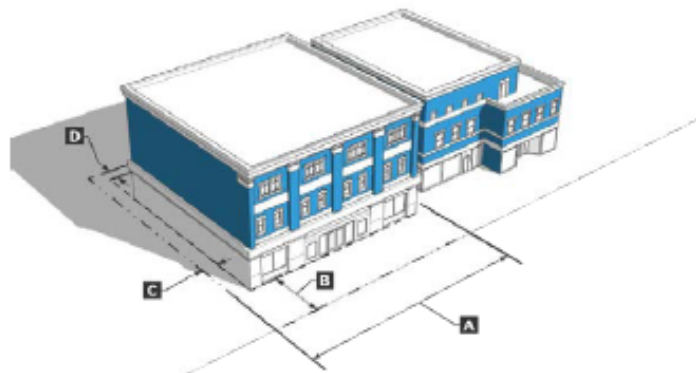


Table 2-20 MU: Lot and Building Standards

	General Standards	
A	Lot Width, minimum	30 ft
	FAR, minimum	Abutting Virginia Street and Fourth Street: 0.75 [1] Abutting other streets: 0.25 [1]
	FAR, maximum	--
	Density, minimum	Abutting Virginia Street and Fourth Street: 18 du/acre [1] Abutting other streets: --
	Density, maximum	--
	Setbacks, minimum	
B	Front (Virginia Street and Fourth Street)	18 ft [2]
	Front (Other streets)	12 ft [2]
C	Side	0 ft / 5 ft [3] [4]
D	Rear	0 ft / 5 ft [3] [4]
	Street-Facing Garage	20 ft measured from sidewalk or planned sidewalk to face of garage
	Building Separation	10 feet between principal buildings
	Height, maximum	
H	Height	-- [5]
	Stories	--
	Other	
	Accessory uses/structures: See Chapter 18.03 Article 4	
	Site and building standards for mixed-use districts: See Chapter 18.04 Article 10	
	Development standards (parking, landscaping, etc.): See Chapter 18.04	

Notes: [1] See general standards for density in the MU district in Section 18.04.1003(a)(4).

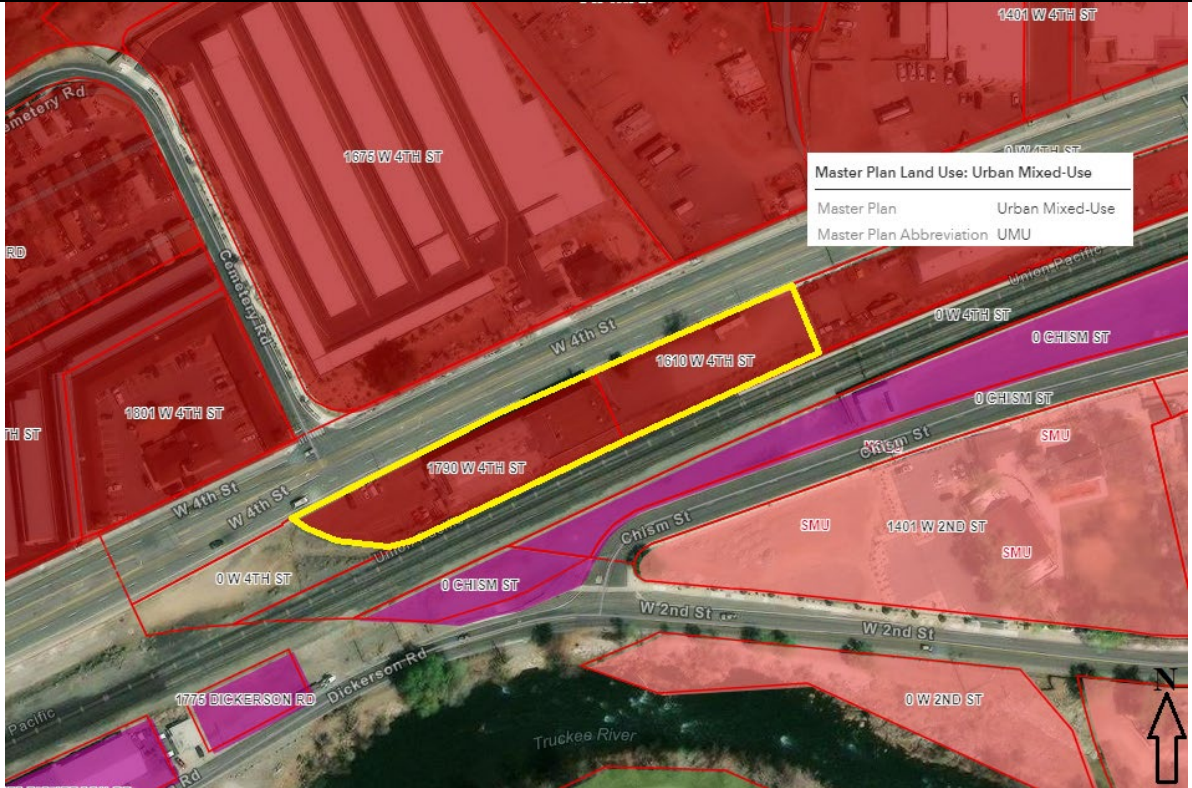
[2] See general standards for front setbacks in the MU district in Section 18.04.1003(a)(2)

[3] A minimum zero-foot setback is allowed when the property line abuts an alley and at least 14 feet of backup space (including the alley) is provided from all garage doors and parking spaces that backup onto an alley.

[4] The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.

[5] Site Plan review required for building greater than 85 feet.



MASTER PLAN DESIGNATION DATA & MAP	
Washoe County A.P.N.'s	City of Reno Master Plan Designation
010-610-10 & 010-610-11	Urban Mixed-Use (UMU)
MASTER PLAN MAP	
	
Urban Mixed-Use (UMU)	
<p>Range of Densities Higher-intensity development; minimum density/intensity requirements apply to support pedestrian and transit-oriented uses but may vary by location.</p> <p>Uses Primary: A range of commercial, retail, employment, and service-oriented uses to serve adjacent neighborhoods and the broader community. Secondary: Medium to high-density residential uses, civic and government uses, as well as public spaces and other community-oriented uses.</p>	<p>Characteristics</p> <ul style="list-style-type: none"> • Provides opportunities for higher density development, as well as a mix of uses, along corridors and within centers. • Located adjacent to existing/planned transit stops or in other locations where a more intense concentration of pedestrian and transit-oriented activity is desired. <p>Conforming Base Zoning Districts</p> <ul style="list-style-type: none"> • MU: Mixed-Use Urban • MU-MC: Mixed-Use Midtown Commercial • MU-RES: Mixed-Use Midtown Residential • MF30: Multi-Family (30 units per acre) • PGOS: Parks, Greenways, and Open Space • PF: Public Facilities • PUD: Planned Unit Development • SPD: Specific Plan District

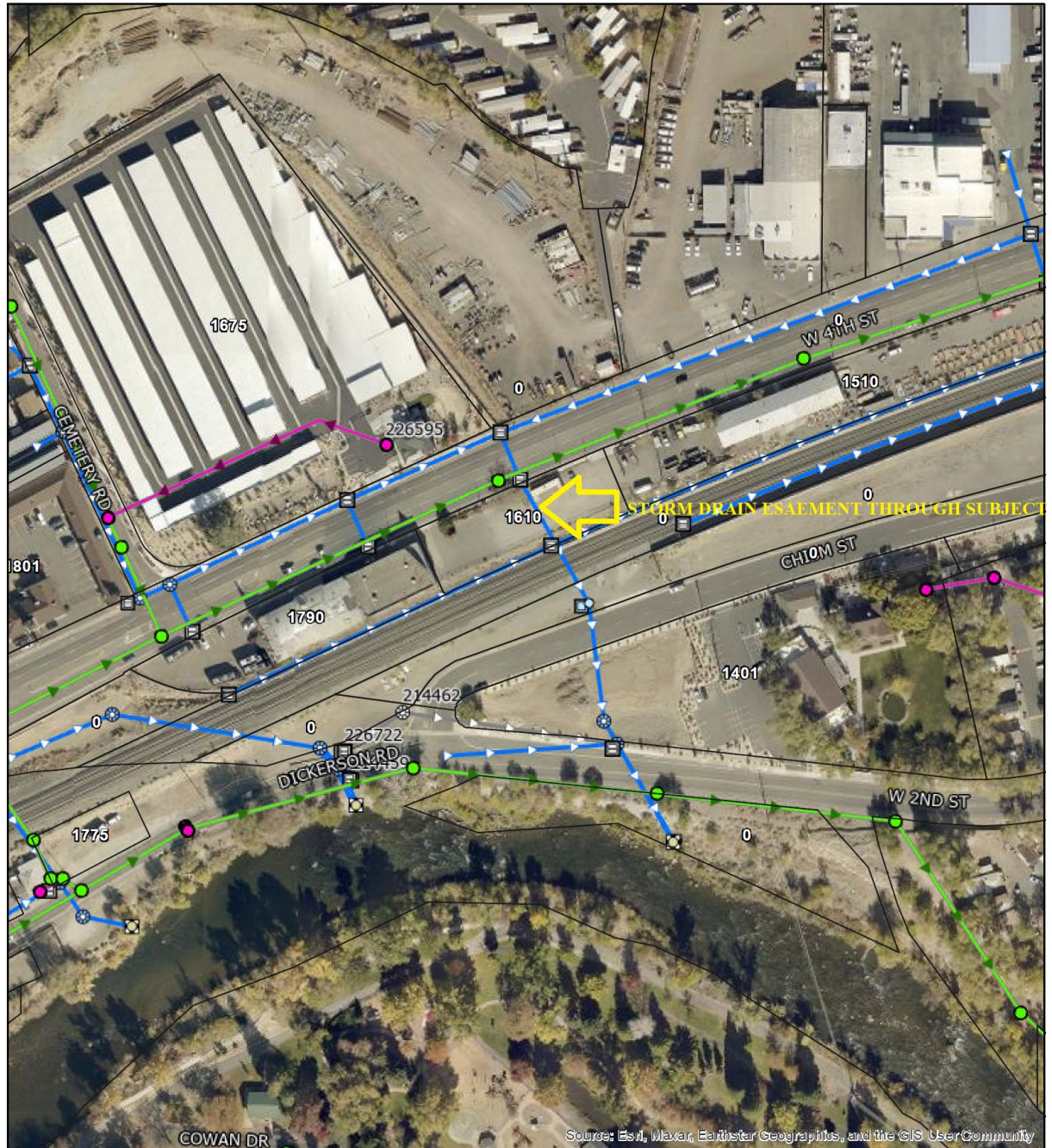


SUBJECT PROPERTY EASEMENTS & ENCUMBRANCES		
Title Report Provided	Title Company	Effective Date of Report
Yes	Ticor Title of Nevada, Inc.	March 2, 2020
<p>We were provided with a Preliminary Title Report on the subject property prepared by Ticor Title of Nevada, Inc. The report is referenced by Order Number 01906536-TO and is dated March 2, 2020. This Commitment for Title Insurance report is included in the addenda to this report.</p> <p>The Commitment for Title Insurance report references 24 exceptions associated with the subject property. These exceptions are felt to be standard exception language for the most part which has no impact on the subject's highest and best use or value. The comments set out below regarding the exceptions are based upon our knowledge and interpretation of the simple language of the Preliminary Title Report exceptions. The reader is strongly cautioned that we are not attorney's and are not qualified to interpret the legal implications of these exceptions. We are also not licensed surveyors and, as a result, are not capable of precisely and completely identifying the location of each of the exceptions. We therefore recommend that the client retain the services of a qualified attorney and surveyor to further investigate and interpret each of the exceptions.</p>		
EASEMENTS & ENCUMBRANCES DISCUSSION		
<p>There is a storm drain easement which travels in a north/south direction through the central portion of the east most parcel (A.P.N. 010-610-11). As such, future development of the property is required to be on either side of this easement. A map depicting the location of this easement is set forth on the following page.</p> <p>The subject's south property line fronts along the ReTRAC wall of the Union Pacific Railroad. According to a representative of the City of Reno Planning Department, the subject property does not have a setback requirement from the ReTRAC wall.</p> <p>The subject property is encumbered with a Non-Exclusive Conservation Easement for the protection of a historic site. This easement was placed on the property on December 9, 2020, and is not reflected in the title report referenced previously.</p> <p>During the construction of the ReTRAC Project, Native American artifacts and sites were discovered and reinterred at a point in the ReTRAC trench between Parcel 38, Record of Survey 5390 (A.P.N. 010-610-02-not a part of the subject) and Parcel 6C, Record of Survey 5393 (A.P.N. 010-610-12-a portion of the subject) and it is expected that similar artifacts and sites may be located under the Easement Area, qualifying it as a prehistoric site as defined in NRS 381.195. Under the terms of this Easement, the owner of the land may not disturb the subsurface soils below five (5) feet beneath the current grade of the Easement Area. A copy of the Non-Exclusive Conservation Easement is set forth in the Addenda of this appraisal report. Maps depicting the location of the easement are set forth on the page following the map depicting the storm drain easement.</p> <p>Although the presence of the easements and setbacks encumbering the site may impact the location of the development of any buildings on the subject property, the subject site has sufficient land area for development on most of the site.</p> <p>Overall, the subject is felt to have adequate future development potential for a wide variety of uses.</p>		

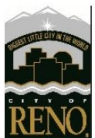


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MAP DEPICTING LOCATION OF SEWER EASEMENT ON SUBJECT



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



City of Reno, NV
Department of Public Works

Source: Public Works Enterprise GIS Portal

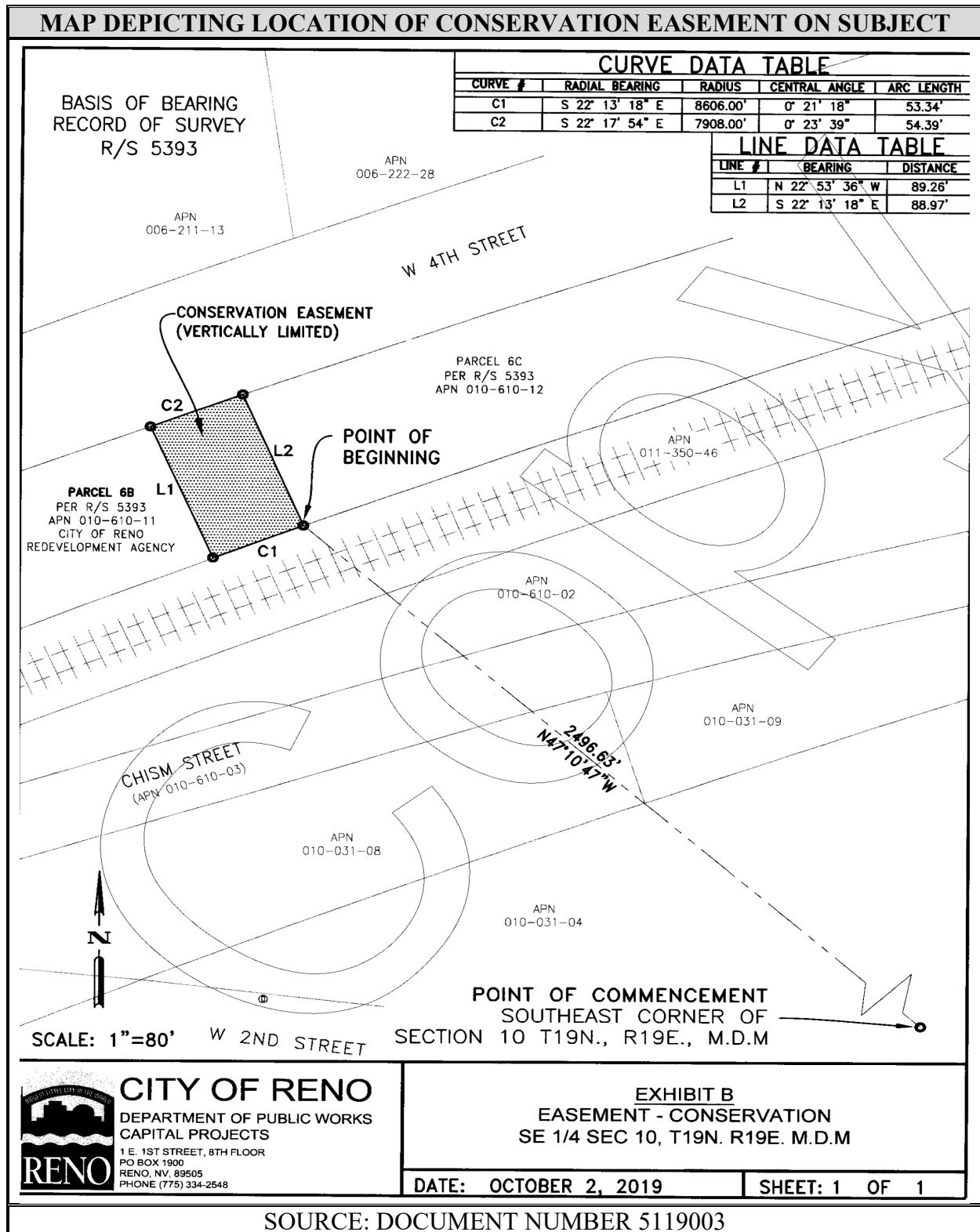
Disclaimer: This map data is for general reference only
and is subject to continuous change and updates.
The entire risk as to quality, performance and usefulness
of this map data rests with the user.



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AERIAL DEPICTING LOCATION OF CONSERVATION EASEMENT ON SUBJECT



CONSERVATION EASEMENT AREA OUTLINED IN YELLOW
LOCATION APPROXIMATED BASED UPON LEGAL DESCRIPTION & MAP



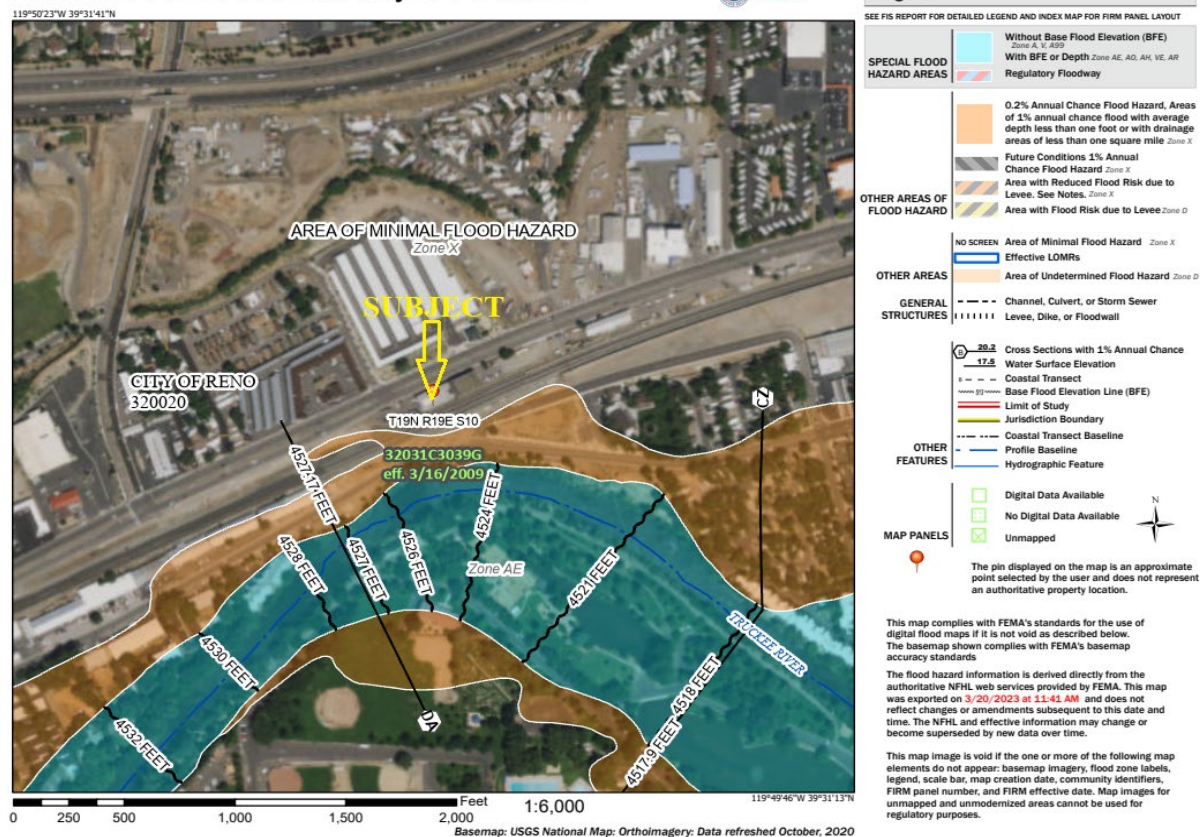
SUBJECT FLOOD ZONE DATA

A.P.N.	FEMA Map #	Effective Date	Flood Zone
010-610-10	32031C3039G	March 16, 2009	Zone "X"
010-610-11	32031C3039G	March 16, 2009	Zone "X"

According to the FEMA Flood Map below, the entire subject is located in a Flood Zone "X", Unshaded. Federal flood insurance is not required in a Flood Zone "X", Unshaded. The map below depicts the subject's flood zone, as provided by FEMA.

SUBJECT FLOOD ZONE MAP (SOURCE: FEMA)

National Flood Hazard Layer FIRMette



ZONE	DESCRIPTION
C and X (unshaded)	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

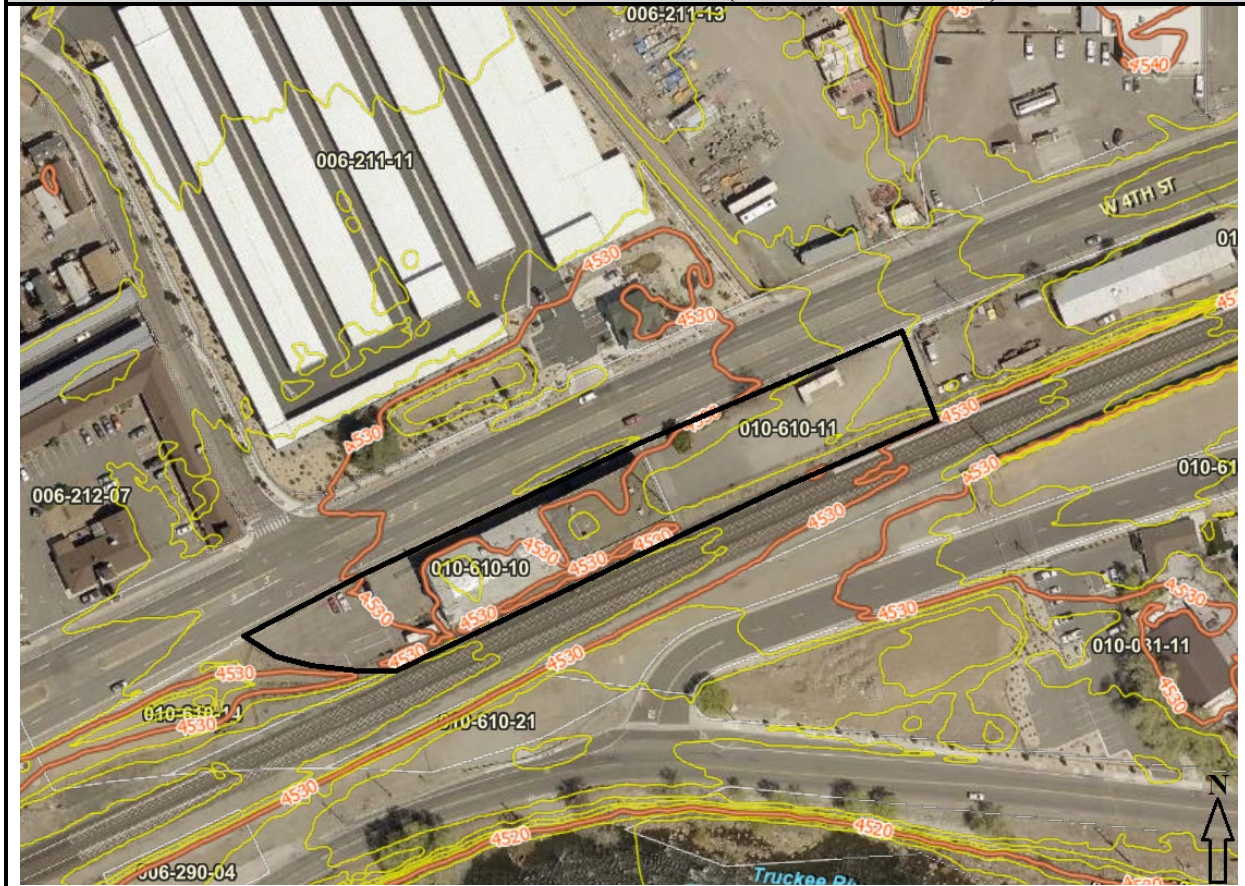
Comments: Both of the subject parcels are situated within a Flood Zone "X", Unshaded, which is an area of minimal flood hazard. Flood Zone "X", Unshaded, is an area determined to be outside the 500-year flood. This designation does not require flood insurance.



SUBJECT PROPERTY TOPOGRAPHY

The topography of the subject site is level to gently sloping and is at grade with surrounding streets and parcels. The site appears to provide adequate drainage. As the map below depicts, the subject is located at an elevation of approximately 4,530± feet above sea level.

SUBJECT TOPOGRAPHY MAP (SOURCE: WRMS)





UTILITIES & PUBLIC SERVICES		
Utility & Public Service	Provider	Availability
Electricity	NV Energy	On-Site
Natural Gas	NV Energy	On-Site
Telephone	Various Carriers	On-Site
Water	TMWA	On-Site
Sewer	City of Reno	On-Site
Waste Disposal	Waste Management	Service Available
Cable	Charter Communications	On-Site
Internet	Various Providers	On-Site
Fire Protection	City of Reno Fire Department	Covered
Police Protection	City of Reno Police Department	Covered
Public Transportation	RTC Ride	Stops In Vicinity
<p>The subject property has reasonable access to all utility services, including electricity, water service, natural gas service, cable and phone service, and sewer and waste removal services. Development of the property may require relocation or extension of some utility services. The subject property is located within the City of Reno, and has access to all typical public services, including police and fire protection. The subject property is located in close proximity to public transportation from RTC.</p>		

SUBJECT PROPERTY HAZARDOUS SUBSTANCES
<p>Prior to issuance of this appraisal report, we were not provided with an Environmental Survey of the subject property. The valuation analysis as set forth herein assumes that the subject property is not negatively impacted by the existence of toxic materials or hazardous wastes. The reader is cautioned, however, that we are not experts at detecting hazardous substances. Should additional remediation for hazardous substances be required in the future, the value conclusions set forth in this appraisal report could change significantly.</p>

SUBJECT PROPERTY EARTHQUAKE ZONE
<p>The Reno-Sparks area is located in a Seismic Risk Zone 3. This zone encompasses areas which have a number of local faults and where there is a relatively strong probability of moderate to strong seismic activity. The <i>Uniform Building Code</i> does require special construction techniques as a result of earthquake hazards. Additionally, a structural engineer typically reviews plans for residential and commercial buildings in order to assess earthquake hazards. As a result, for the purposes of this analysis, it is being assumed that the subject property is not impacted by earthquake hazards to a greater degree than is typical for the Reno-Sparks area.</p>



SUBJECT PROPERTY SOIL CHARACTERISTICS

A soil survey of the subject property was not provided to us. According to the United States Department of Agriculture (USDA), the subject soils are Orr Gravelly Sandy Loam, with 0% to 2% slopes. Based upon surrounding utilizations, and the current building on the subject site, the subject soils are assumed to be sufficient for development.

SUBJECT SOILS MAP (SOURCE: USDA)



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
624	Orr gravelly sandy loam, 0 to 2 percent slopes	1.3	100.0%
Totals for Area of Interest		1.3	100.0%

SUBJECT OUTLINED IN GREEN

BOUNDARY LINES APPROXIMATED



SUBJECT SALES & USE HISTORY			
Washoe County A.P.N.'s	Recorded Sales- Last 10 Years	Currently Under Contract	Currently Listed For Sale
010-610-10 & 010-610-11	No	No	No
There have been no arm's length sales of the subject property in the past ten years. The property is not currently under contract or listed for sale.			



SUBJECT PROPERTY OPPURTUNITY ZONE ANALYSIS	
Washoe County A.P.N.'s	In Opportunity Zone?
010-610-10 & 010-610-11	No
The subject property is not located in a designated Opportunity Zone.	

SPECIAL ASSESSMENTS	
A.P.N.'s	Special Assessments
010-610-10 & 010-610-11	None Noted
A review of Special Assessments on the subject property was conducted through Assessment Management Group. No Special Assessments owing on the subject parcel were indicated.	





SUBJECT ASSESSMENTS & TAXABLE VALUES

Washoe County A.P.N. 010-610-10

Valuation Information  The 2023/2024 values are preliminary values and subject to change.											SHOW ALL LINES 
2022/23 FV	201,672	0	0	0	201,671	201,672	70,585	0	70,585	70,585	
2021/22 FV	168,060	0	0	0	168,060	168,060	58,821	0	58,821	58,821	
2020/21 FV	168,060	0	0	0	168,060	168,060	58,821	0	58,821	58,821	
2019/20 FV	168,060	0	0	0	168,059	168,060	58,821	0	58,821	58,821	
2018/19 FV	134,448	0	0	0	134,449	134,448	47,056	0	47,057	47,057	
2017/18 FV	134,448	0	0	0	134,449	134,448	47,056	0	47,057	47,057	
2016/17 FV	117,642	0	0	0	117,645	117,642	41,174	0	41,175	41,175	
2015/16 FV	117,642	0	0	0	117,644	117,642	41,174	0	41,175	41,175	
2014/15 FV	168,060	0	0	0	168,060	168,060	58,821	0	58,821	58,821	
2013/14 FV	168,060	0	0	0	168,059	168,060	58,821	0	58,821	58,821	
2012/13 FV	218,478	18,583	0	0	218,479	218,478	76,467	0	76,467	76,467	

Washoe County A.P.N. 010-610-11

Valuation Information  The 2023/2024 values are preliminary values and subject to change.											SHOW ALL LINES 
2022/23 FV	142,524	0	6,318	0	148,843	148,842	49,883	2,211	52,095	52,095	
2021/22 FV	118,770	0	6,009	0	124,779	124,779	41,569	2,103	43,673	43,673	
2020/21 FV	118,770	5,929	5,929	0	124,703	124,699	41,569	2,075	43,645	43,645	
2019/20 FV	118,770	0	0	0	118,774	118,770	41,569	0	41,570	41,570	
2018/19 FV	95,016	0	0	0	95,019	95,016	33,255	0	33,256	33,256	
2017/18 FV	95,016	0	0	0	95,019	95,016	33,255	0	33,256	33,256	
2016/17 FV	83,139	0	0	0	83,140	83,139	29,098	0	29,099	29,099	
2015/16 FV	83,139	0	0	0	83,140	83,139	29,098	0	29,099	29,099	
2014/15 FV	118,770	0	0	0	118,774	118,770	41,569	0	41,570	41,570	
2013/14 FV	118,770	0	0	0	118,774	118,770	41,569	0	41,570	41,570	
2012/13 FV	154,401	34,045	0	0	154,399	154,401	54,040	0	54,040	54,040	

The taxable value of the property is based upon the Assessor's estimate of the full cash value of the site. The taxable value of the improvements is based upon the replacement cost new of the improvements which the Assessor estimates utilizing *Marshall Valuation Service* a nationally recognized and accepted cost estimating publication. Straight line depreciation of 1.5% per year is deducted from the replacement cost new of the improvements.

HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined in the 7th Edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2022) as “the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”

Highest and best use is a three-step process. The first step is to determine the highest and best use of the subject site as vacant and available to be developed to its highest and best use. The determination must be made to leave the site vacant or to improve it. If the conclusion is to improve the site, the second step is to determine the ideal improvement.

The final step is a comparison between the ideal improvement on the site and the existing improvement. As the purpose of this appraisal is to estimate the Fee Simple “As-Is” Market Value of the subject property’s underlying land as of a current date of valuation, only the highest and best use of the subject site as vacant will be addressed.

Highest And Best Use Assuming Vacant-Physically Possible

The subject is situated on the south side of West Fourth Street, 0.38± miles west of Keystone Avenue, Reno, Washoe County, Nevada. West Fourth Street fronts along the subject’s north property line and provides good access and exposure to the property which is desirable. Furthermore, the subject is situated 0.35± miles southwest of the Interstate-80 on-ramp at the Keystone Exit. The subject’s south property line fronts along the ReTRAC wall of the Union Pacific Railroad. As a result, there is some noise disturbance to the property.

The subject property is comprised of a two Assessor’s parcels combining for a total gross land area of 1.32± acres (57,366± square feet). The subject is narrow and semi-rectangular in shape. The subject is situated within a Flood Zone “X” (Unshaded), which designated areas of minimal flood potential. The subject has reasonable access to all utility services.

The chart on the following page summarizes the physical characteristics of the subject site.



SUBJECT PROPERTY SUMMARY	
Property Type	Vacant Industrial/Commercial Land*
Assessor's Parcel Numbers	010-610-10 & 010-610-11
Address	1610 & 1790 West Fourth Street
General Location	South Side of West Fourth Street, 0.38± Miles West of Keystone Avenue, Reno, Washoe County, Nevada
Subject Ownership	City of Reno
A.P.N. 010-610-10	0.77± Acres (33,612± Square Feet)
A.P.N. 010-610-11	0.55± Acres (23,754± Square Feet)
Total Gross Land Area	1.32± Acres (57,366± Square Feet)
Improvements	See Comments*
Utilities	All Available
Water Rights	None Included
Shape	Narrow, Semi-Rectangular
Topography	Level to Gently Sloping and at Street Grade
*The subject's underlying land is owned by the City of Reno. It is our understanding that the property is improved with a 13,500± square foot storage warehouse building owned by JM Ranches, LLC, the current tenant. Based upon instructions provided to us via the client, this appraisal report is subject to the Extraordinary Assumption that our final market value conclusion is for the underlying land of the subject only, and does not include any value associated with improvements on the property.	

The main physical constraints to development of the site are the subject's narrow semi-rectangular shape and easements encumbering the site. A storm drain easement travels in a north/south direction through the central portion of the east most parcel (A.P.N. 010-610-11). As such, future development of the property is required to be on either side of this easement.

The subject property is also encumbered with a Non-Exclusive Conservation Easement for the protection of a historic site. During the construction of the ReTRAC Project, Native American artifacts and sites were discovered and reinterred at a point in the ReTRAC trench between Parcel 38, Record of Survey 5390 (A.P.N. 010-610-02-not a part of the subject) and Parcel 6C, Record of Survey 5393 (APN 010-610-12-a portion of the subject) and it is expected that similar artifacts and sites may be located under the Easement Area, qualifying it as a prehistoric site as defined in NRS 381.195. Under the terms of this Easement, the owner of the land may not disturb the subsurface soils below five (5) feet beneath the current grade of the Easement Area. A copy of the Non-Exclusive Conservation Easement is set forth in the Addenda of this appraisal report. This easement encumbers the far eastern portion A.P.N. 010-610-11, and contains 4,801 square feet.

Based upon the location of these two easements, development of the east portion of A.P.N. 010-610-11 with permanent structures is likely not possible. Development of this parcel would likely have to be west of the storm drain easement. However, the area above and east of the storm drain easement could be utilized for parking or landscaping.

The subject's south property line fronts along the ReTRAC wall of the Union Pacific Railroad. According to a representative of the City of Reno Planning Department, the subject property does not have a setback requirement from the ReTRAC wall.

Although the presence of the easements encumbering the site may impact the location of the development of any buildings on the subject property, the subject site has sufficient land area for development to the west of the storm drain easement on A.P.N. 010-610-11.

Overall, it is our opinion that the subject property has adequate physical features to support a wide variety of improvements.

Legally Permissible

In order to determine the legally permissible uses of the subject property, we have researched and analyzed current zoning and master plan designations, as provided by the City of Reno.

SUBJECT PROPERTY ZONING & MASTER PLAN DESIGNATIONS	
Washoe County A.P.N.	RENOvation Zoning Code
010-610-10 & 010-610-11	MU (Mixed-Use Urban)
Washoe County A.P.N.	City of Reno Master Plan Designation
010-610-10 & 010-610-11	UMU (Urban Mixed-Use)

The subject property is zoned Mixed-Use Urban (MU) and is master planned Urban Mixed-Use (UMU). The MU district is intended to promote an urban pattern of mixed-use development. The MU district is located adjacent to existing/planned high-frequency transit corridors, or where higher pedestrian activity is desired. The district accommodates an integrated mix of higher-density residential, commercial, retail, employment, and other service-oriented uses. Higher intensity uses are located adjacent to designated Urban Corridors (Virginia Street, Fourth Street, Mill Street, and Plumb Lane), with lower intensities near the adjacent residential districts. Set forth on the following page is the development standards within the



Mixed-Use Urban (MU) zoning district in addition to a review of the subject's master plan designation.

MULTI-FAMILY RESIDENTIAL ZONING DEVELOPMENT STANDARDS

Table 2-20 MU: Lot and Building Standards

	General Standards	
A	Lot Width, minimum	30 ft
	FAR, minimum	Abutting Virginia Street and Fourth Street: 0.75 [1] Abutting other streets: 0.25 [1]
	FAR, maximum	--
	Density, minimum	Abutting Virginia Street and Fourth Street: 18 du/acre [1] Abutting other streets: --
	Density, maximum	--
	Setbacks, minimum	
B	Front (Virginia Street and Fourth Street)	18 ft [2]
	Front (Other streets)	12 ft [2]
C	Side	0 ft / 5 ft [3] [4]
D	Rear	0 ft / 5 ft [3] [4]
	Street-Facing Garage	20 ft measured from sidewalk or planned sidewalk to face of garage
	Building Separation	10 feet between principal buildings
	Height, maximum	
H	Height	-- [5]
	Stories	--
	Other	
	Accessory uses/structures: See Chapter 18.03 Article 4	
	Site and building standards for mixed-use districts: See Chapter 18.04 Article 10	
	Development standards (parking, landscaping, etc.): See Chapter 18.04	

Notes: [1] See general standards for density in the MU district in Section 18.04.1003(a)(4).
[2] See general standards for front setbacks in the MU district in Section 18.04.1003(a)(2).
[3] A minimum zero-foot setback is allowed when the property line abuts an alley and at least 24 feet of backup space (including the alley) is provided from all garage doors and parking spaces that backup onto an alley.
[4] The building shall be either placed on the property line or set back a minimum of 5 feet. However, if the building is located immediately adjacent to a residentially zoned property, a minimum setback shall be 5 feet.
[5] Site Plan review required for building greater than 85 feet.

MASTER PLAN DESIGNATION DATA & USES/CHARACTERISTICS	
Washoe County A.P.N.'s	City of Reno Master Plan Designation
010-610-10 & 010-610-11	Urban Mixed-Use (UMU)
MASTER PLAN USES AND CHARACTERISTICS	
Urban Mixed-Use (UMU)	
Range of Densities Higher-intensity development; minimum density/intensity requirements apply to support pedestrian and transit-oriented uses but may vary by location.	Characteristics <ul style="list-style-type: none"> Provides opportunities for higher density development, as well as a mix of uses, along corridors and within centers. Located adjacent to existing/planned transit stops or in other locations where a more intense concentration of pedestrian and transit-oriented activity is desired.
Uses Primary: A range of commercial, retail, employment, and service-oriented uses to serve adjacent neighborhoods and the broader community. Secondary: Medium to high-density residential uses, civic and government uses, as well as public spaces and other community-oriented uses.	Conforming Base Zoning Districts <ul style="list-style-type: none"> MU: Mixed-Use Urban MU-MC: Mixed-Use Midtown Commercial MU-RES: Mixed-Use Midtown Residential MF30: Multi-Family (30 units per acre) PGOS: Parks, Greenways, and Open Space PF: Public Facilities PUD: Planned Unit Development SPD: Specific Plan District

The subject's allowable uses include a range of commercial, retail, employment, and service-oriented uses. Secondary uses include medium to high-density residential uses, civic and governmental uses, as well as public spaces and other community-oriented uses. It is noted that outdoor storage is not allowed under the subject's zoning.

Financially Feasible & Maximally Productive

In assessing the most financially feasible and maximally productive use of the subject property, consideration is given to similar properties within the immediate neighborhood, the subject's zoning, as well as the layout and physical characteristics of the site. Additionally, consideration is given to the subject's extensive street frontage and visibility along West Fourth Street and its location adjacent to the ReTRAC trench.

As previously noted, development in the immediate vicinity of the site includes a variety of commercial, light industrial and residential uses. Generally, the industrial-commercial uses tend to be located adjacent to the railroad tracks. In assessing the most financially feasible use of the subject property, consideration is given to similar properties within the immediate neighborhood, as well as the subject's zoning.

Given the subject's extensive frontage, visibility, and location adjacent to the ReTRAC trench, it is our opinion that development of the site would be most conducive to industrial-commercial or support commercial uses.

Conclusion

Based upon the above analysis, and with consideration given to the subject property's physical characteristics and surrounding uses in the immediate subject neighborhood, it is our opinion that the highest and best use of the subject property is for an industrial or secondary commercial development. Due to the presence of a storm drain easement and a conservation easement, the east portion of A.P.N. 010-610-11 is not developable with permanent structures. However, this area could be utilized for parking or landscaping.



INTRODUCTION TO VALUATION ANALYSIS

There are three approaches to value an appraiser generally must consider in estimating the value of a property. These approaches include the Cost Approach, the Income Approach and the Direct Sales Comparison Approach.

Methodology

The purpose of this appraisal report is to estimate the “As-Is” Market Value of the Fee Simple Interest of the subject property. The subject site is being appraised as vacant. Therefore, the Sales Comparison Approach to Value will be the only approach utilized in this analysis. The Cost Approach and Income Approach to Value were not deemed accurate approaches to utilize in the valuation of the subject property.

The Sales Comparison Approach is based upon the principal of substitution which holds that the value of a property tends to be set by the price that would be paid to acquire a substitute property of similar utility and desirability. The subject property is compared to vacant land parcels which have recently sold or which are currently available for sale.

SALES COMPARISON APPROACH TO VALUE

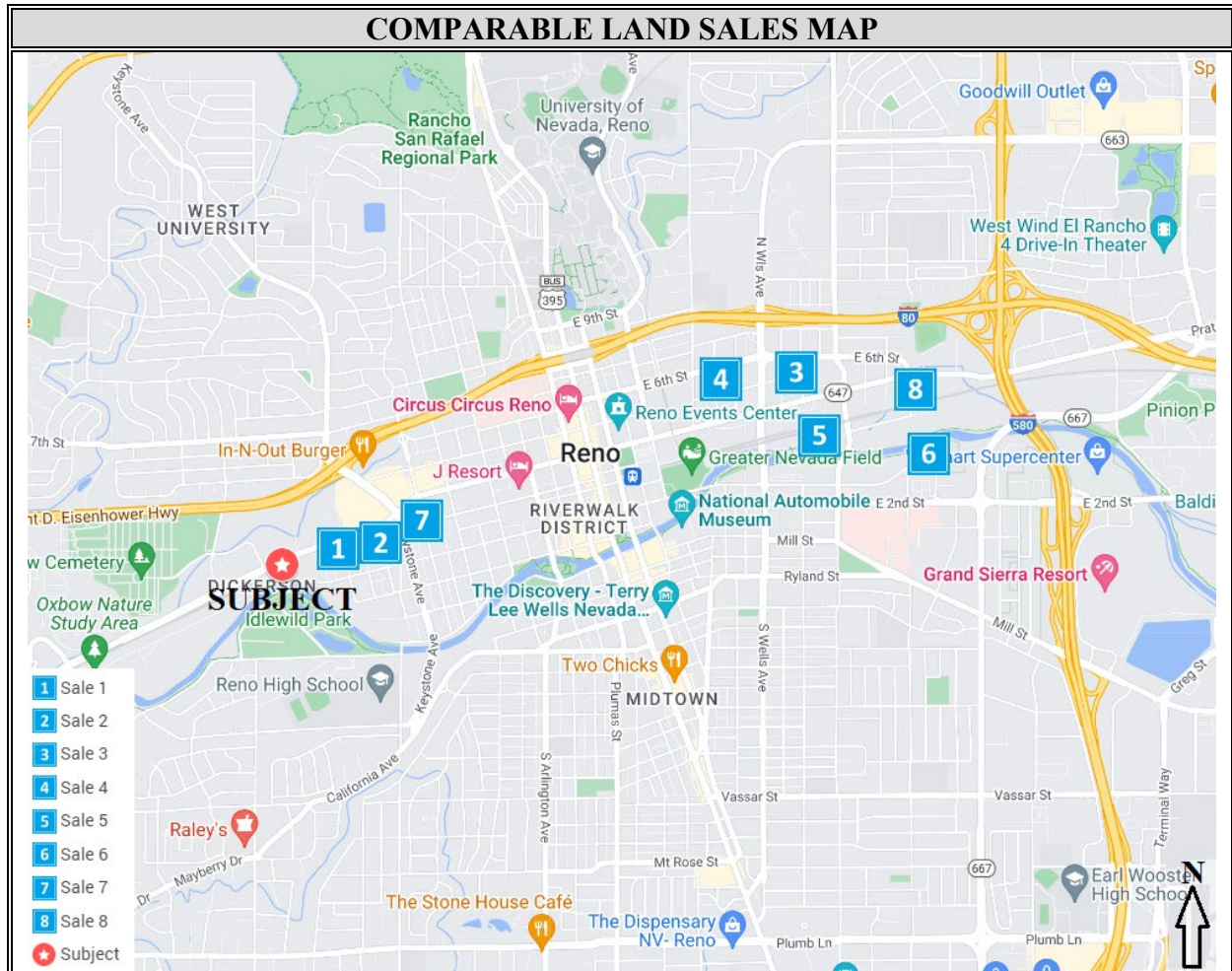
To arrive at the market value of the subject property based upon the determination of highest and best utilizing the Sales Comparison Approach to Value, the Official Records of Washoe County were searched for recent sales of similar properties. Additional resources, including *CoStar*, *DataTree*, and *Multiple Listing Service*, were also utilized. The chart on the following page summarizes the most comparable land sales in the market which have occurred. The chart is followed by profile sheets discussing the sales. This is followed by a correlation of the sales to the subject.



COMPARABLE LAND SALES CHART

Number	A.P.N.	Location	City, State	Recording Date	Sale Price	Land Acreage	Zoning	Land Square Feet	Sale Price/Acre	Sale Price/SF
1	010-610-16	Chism Street	Reno, NV	10/11/2019	\$470,000	1.34 Acres*	I	58,490 SF*	\$350,029/Acre*	\$8.04/SF*
2	010-610-17	265 Keystone Avenue	Reno, NV	03/10/2020	\$1,715,000	2.90 Acres*	CC & I	126,136 SF*	\$592,261/Acre*	\$13.60/SF*
3	008-343-08	East 6th Street	Reno, NV	06/23/2021	\$1,000,000	1.40 Acres	MU	61,118 SF	\$712,720/Acre	\$16.36/SF
4	008-532-03	550 Elko Avenue	Reno, NV	09/02/2021	\$1,250,000	1.18 Acres	MD-ID	51,606 SF	\$1,055,110/Acre	\$24.22/SF
5	008-370-20 & 34	1035 E. Commercial Row	Reno, NV	12/20/2021	\$1,100,000	2.73 Acres	MU	118,772 SF	\$403,428/Acre	\$9.26/SF
6	012-391-07	1555 Kuanzi Street	Reno, NV	01/21/2022	\$650,000	1.531 Acres	MU	66,693 SF	\$424,542/Acre	\$9.75/SF
7	011-640-02	290 Keystone Avenue	Reno, NV	02/28/2022	\$631,600	0.75 Acres*	MD-NWQ	32,513 SF*	\$846,200/Acre*	\$19.43/SF*
8	008-381-26 & 45	360 Sage Street	Reno, NV	01/06/2023	\$2,400,000	1.57 Acres	MU	68,584 SF	\$1,524,321/Acre	\$34.99/SF
				LOW	\$470,000	0.75 Acres	N/A	32,513 SF	\$350,029/Acre	\$8.04/SF
				HIGH	\$2,400,000	2.90 Acres	N/A	126,136 SF	\$1,524,321/Acre	\$34.99/SF
				AVERAGE	\$1,152,075	1.68 Acres	N/A	72,989 SF	\$738,576/Acre	\$16.96/SF
				MEDIAN	\$1,050,000	1.47 Acres	N/A	63,906 SF	\$652,490/Acre	\$14.98/SF
SUBJE CT	010-610-10 & 11	1610 & 1790 W. 4th Street	Reno, NV	04/28/2023	N/A	1.32 Acres	MU	57,366 SF	N/A	N/A

*Net Usable Land Area





COMPARABLE LAND SALE PROFILE SALE 1



Property Type:	Vacant Industrial Land	City	Reno
Location:	Chism Street	County:	Washoe
A.P.N.:	010-610-16	State:	Nevada
Improvements:	None-Vacant	Flood Zone:	Zone "X" (Unshaded)
Zoning:	Industrial	Utilities:	Adjacent to Site
Master Plan:	Mixed Employment	Topography:	Level
Site Acreage:	1.54± Acres-Gross; 1.34± Acres-Net	Water Rights:	None Included
Site Square Feet:	66,982± SF-Gross; 58,490± SF-Net	Proposed Use:	Future Industrial Use
Shape:	Semi-Rectangular	Opportunity Zone:	No
Recording Date:	October 11, 2019	Document #:	4961852
Sale Price:	\$470,000	Grantor:	City of Reno
Price Per Acre:	\$305,652-Gross; \$350,029-Net	Grantee:	Oscar Enterprises LLC
Price/Square Foot:	\$7.02-Gross; \$8.04-Net	Transfer Taxes:	\$1,927.00
Time on Market:	Not Openly Marketed	Conditions of Sale:	Assemblage
Verification:	Lori Miles-City of Reno	Terms Of Sale:	Cash Equivalent
<p>This parcel is located on the northeast corner of Chism Street, and also sits at the northwest corner of the terminus of Arletta Street in Reno, Nevada. The parcel is a remnant parcel created from the construction of the ReTRAC project. The City of Reno sold the parcel based upon the appraised value, and the buyer is an adjacent property owner who has an industrial building which has overhead doors opening toward this parcel. The City of Reno retained a 20-foot easement (8,492± square feet) along the north property line of the parcel for any required upkeep associated with the ReTRAC trench, and for a potential future public bicycle path on 10 feet of the north portion of the easement, which the City of Reno would have to pay the underlying property owner \$7.00 per square foot plus 6% interest increases from the date of purchase. The property owner's required setbacks are required to be from the south side of the easement, which results in a smaller net usable land area for the owner. The buyer reportedly intends to develop the parcel in the future with another industrial building.</p>			



COMPARABLE LAND SALE PROFILE SALE 2



Property Type:	Industrial & Vacant Land	City:	Reno
Location:	265 Keystone Avenue	County:	Washoe
A.P.N.:	010-610-17	State:	Nevada
Improvements:	3 Industrial Buildings	Flood Zone:	Zone "X"
Zoning:	Community Commercial and Industrial	Utilities:	Reasonably Available
Master Plan:	Suburban Mixed-Use and Mixed-Employment	Topography:	Level
Site Acreage:	3.26± Acres-Gross (2.90± Acres-Net)	Water Rights:	None Included
Site Square Feet:	142,006± SF-Gross (126,136± SF-Net)	Proposed Use:	Future Industrial Use
Shape:	Rectangular	Opportunity Zone:	No
Recording Date:	March 10, 2020	Document #:	5009054
Sale Price:	\$1,715,000	Grantor:	City of Reno
Price/Acre:	\$572,064-Gross; \$592,261-Net	Grantee:	PF Reno III, LLC
Price/Square Foot:	\$12.08-Gross; \$13.60-Net	Transfer Tax:	\$7,031.50
Time on Market:	Several Months	Conditions of Sale:	None Noted
Verification:	Lori Miles-City of Reno	Terms Of Sale:	Cash to Seller
<p>This parcel is located at 265 Keystone Avenue in Reno, Nevada. The parcel is a remnant parcel created from the construction of the ReTRAC project. The City of Reno sold the parcel based upon the appraised value. The property was improved with three dilapidated industrial buildings at the time of sale. The buyers subsequently gutted the buildings and added some new sheetrock and fixtures, although the buildings are still in poor condition. The City of Reno retained a 20-foot easement (15,870± square feet) along the north property line of the parcel for any required upkeep associated with the ReTRAC trench, and for a potential future public bicycle path on 10 feet of the north portion of the easement, which the City of Reno would have to pay the underlying property owner \$12.00 per square foot plus 6% interest increases from the date of purchase. The property owner's required setbacks are required to be from the south side of the easement, which results in a smaller net usable land area for the owner. The buyer has placed the improved portion of the site back up for sale, and has plans to develop the western portion of the parcel with an industrial use.</p>			



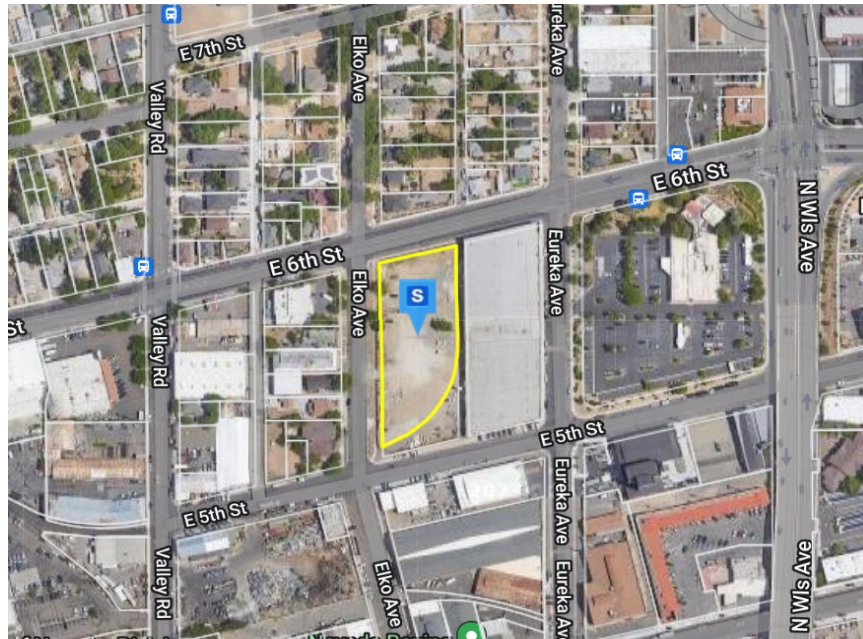
COMPARABLE LAND SALE PROFILE SALE 3



Property Type:	Vacant Land	City:	Reno
Location:	West Side of Spokane Street, 75±' South of East 6 th Street	County:	Washoe
A.P.N.:	008-343-08	State:	Nevada
Improvements:	None-Vacant	Flood Zone:	Zone "X"
Zoning:	Mixed Use Urban	Utilities:	Reasonably Available
Master Plan:	Urban Mixed Use	Topography:	Level
Site Acreage:	1.40± Acres	Water Rights:	None Included
Site Square Feet:	61,118± Square Feet	Proposed Use:	38 SFR Attached Townhomes
Shape:	Rectangular	Opportunity Zone:	Yes
Recording Date:	June 23, 2021	Document #:	5196148
Sale Price:	\$1,000,000	Grantor:	JDHQ Land Holdings, LLC
Price/Acre:	\$712,720	Grantee:	Urban Lofts XXII Ltd.
Price/Square Foot:	\$16.36	Transfer Tax:	\$4,100.00
Time on Market:	19 Months	Conditions of Sale:	None
Verification:	Chris Moton-DCG	Terms Of Sale:	Cash to Seller
<p>This comparable is the sale of a vacant parcel located on the west side of Spokane Street, approximately 75± feet south of East 6th Street. The site was vacant at time of sale. The sale site has level topography and all utilities were reasonably available to the site. This property was on the market for approximately 19 months. The property was purchased by a developer, and according to records with the City of Reno Planning Department, there are plans for a 38-unit single family attached townhome project on the site. According to the listing package, there was a deed restriction in place at the time of sale pertaining to the property's location across Spokane Street from Diamonds Casino, which prohibits development of the site with any activities associated with a licensed cannabis business; a public or private child daycare facility, school or other educational institution, a church or other religious organization, public parks or playgrounds and any activity involving the use of a premises by a substantial minor clientele, or for any other purpose that could be grounds for the Hospitality Properties to be determined by state or local regulatory bodies to be unsuitable locations for a gaming establishment under Nevada Gaming Commission; or any industrial activity that could cause a condition that would be deleterious or noxious to the operation of a hotel, casino and hospitality business being conducted on the Hospitality Properties.</p>			



COMPARABLE LAND SALE PROFILE SALE 4



Property Type:	Vacant Land	City:	Reno
Location:	550 Elko Avenue	County:	Washoe
A.P.N.:	008-532-03	State:	Nevada
Improvements:	None	Flood Zone:	Zone "X"
Zoning:	Mixed-Use Downtown Innovation District	Utilities:	Reasonably Available
Master Plan:	Downtown Mixed-Use	Topography:	Level
Site Acreage:	1.18± Acres	Water Rights:	None Included
Site Square Feet:	51,606± SF	Proposed Use:	Future Industrial
Shape:	Semi-Rectangular	Opportunity Zone:	Yes
Recording Date:	September 2, 2021	Document #:	5222654
Sale Price:	\$1,250,000	Grantor:	Alfa One Investments, LLC
Price/Acre:	\$1,055,110	Grantee:	Ritter Properties Trust
Price/Square Foot:	\$24.22	Transfer Tax:	\$5,125
Time on Market:	Several Months	Conditions of Sale:	Assemblage
Verification:	Ian Cochran, CoStar, & Public Records	Terms Of Sale:	Cash to Seller

This parcel is located at 550 Elko Avenue in Reno, Nevada. The property is further situated at the southeast corner of East Sixth Street and Elko Avenue. Access is via a curb cut on Elko Avenue. This sale included one Assessor's Parcel which is 1.18± acres in size (51,606± square feet). The property is unimproved but has all utilities reasonably available. This sale property is semi-rectangular in shape and has level topography. The property is situated in an Opportunity Zone and is master planned Downtown Mixed-Use (DT-MU). The property was purchased by Tom Ritter who owns the rest of the block. Mr. Ritter plans to develop the site with an industrial development in the future. The property sold on September 2, 2021, for \$1,250,000, which equates to a purchase price per square foot of \$24.22.



COMPARABLE LAND SALE PROFILE SALE 5

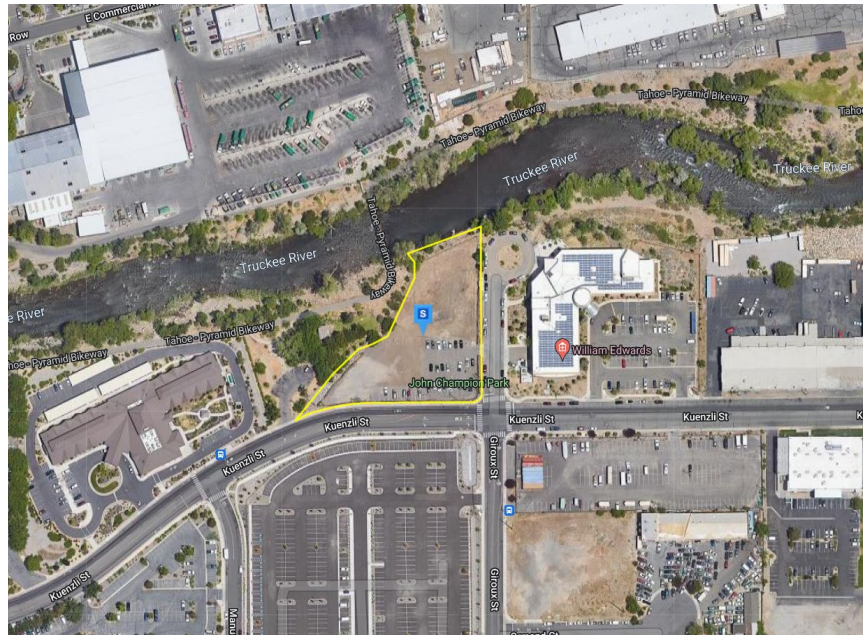


Property Type:	Vacant Land	City:	Reno
Location:	1035 E. Commercial Row	County:	Washoe
A.P.N.:	008-370-20 & 34	State:	Nevada
Improvements:	Old Uninhabitable Bldg.	Flood Zone:	Zone "X"
Zoning:	Mixed Use	Utilities:	Reasonably Available
Master Plan:	Urban Mixed-Use	Topography:	Level
Site Acreage:	2.73± Acres	Water Rights:	None Included
Site Square Feet:	118,772± Square Feet	Proposed Use:	N/A
Shape:	Rectangular	Opportunity Zone:	Yes
Recording Date:	December 20, 2021	Document #:	5260501
Sale Price:	\$1,100,000	Grantor:	JDP 1035 Commercial Row, LLC
Price/Acre:	\$403,428	Grantee:	Ryan DeArkland
Price/Square Foot:	\$9.26	Transfer Tax:	\$4,510.00
Time on Market:	N/A	Conditions of Sale:	None Known
Verification:	Public Records	Terms Of Sale:	Cash to Seller

This comparable is the December 2021 sale of two adjoining parcels located at 1035 East Commercial Row. This property is located on the north side of East Commercial Row, approximately 95 feet west of Sutro Street. This property contains a total land area of 2.73± acres. This property was improved with a 5,179± square foot storage warehouse which was constructed in 1929. The building was reported to be unusable and this property was marketed as a redevelopment site consisting of vacant land. This comparable is located on the south side of the Union Pacific Railroad tracks generally between Sutro Street and S. Wells Avenue. This property is located approximately ½ block north of the Truckee River. The sale site has level topography and all utilities were reasonably available to the site.



COMPARABLE LAND SALE PROFILE SALE 6

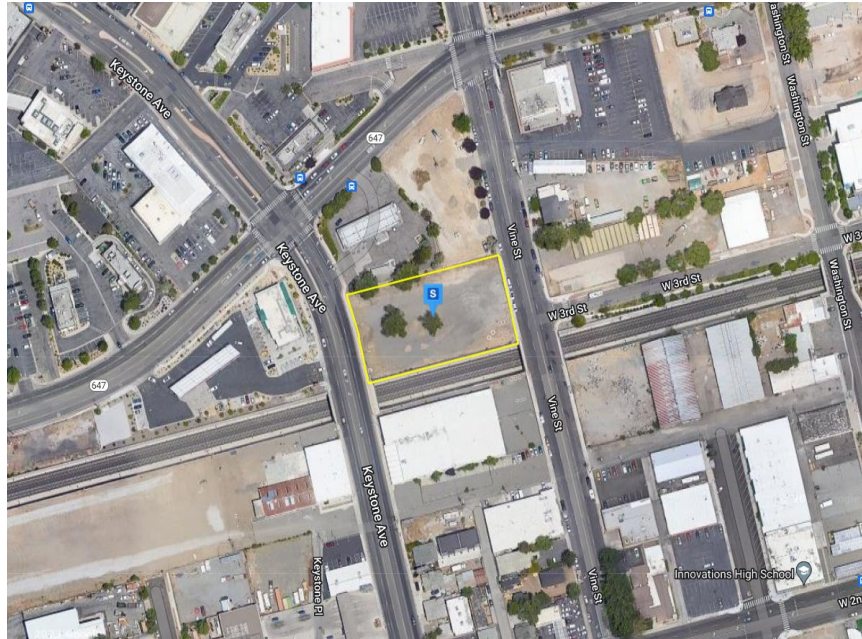


Property Type:	Vacant Land	City:	Reno
Location:	1555 Kuenzli Street	County:	Washoe
A.P.N.:	012-391-07	State:	Nevada
Improvements:	Vacant (Fenced)	Flood Zone:	"X" (Shaded), "AE" & Floodway
Zoning:	Mixed Use	Utilities:	Reasonably Available
Master Plan:	Parks, Greenways, Open Space	Topography:	Level/Gentle
Site Acreage:	1.531± Acres	Water Rights:	None Included
Site Square Feet:	66,693± Square Feet	Proposed Use:	N/A
Shape:	Irregular	Opportunity Zone:	Yes
Recording Date:	January 21, 2022	Document #:	5270775
Sale Price:	\$650,000	Grantor:	Katherine Walker
Price/Acre:	\$424,542	Grantee:	Reno-Sparks Indian Colony
Price/Sq Foot:	\$9.75	Transfer Tax:	\$2,665.00
Time on Market:	N/A	Conditions of Sale:	Assemblage
Verification:	Public Records	Terms Of Sale:	Cash to Seller

This comparable is the January 2022 sale of a 1.531± acre site located at 1555 Kuenzli Street. This property is located at the northwest corner of Kuenzli Street, an arterial, and Giroux Street. This site also has frontage along the Truckee River to the north. The site was vacant at the time of sale. The sale property has level to gently sloping topography, and all utilities were reasonably available. Surrounding properties include the John Champion Park, the Reno-Sparks Indian Colony Tribal Health Clinic, Advanced Healthcare of Reno and parking for the Renown Medical Center. The property was purchased by an adjoining property owner. Most of the property is located in a Shaded Zone "X" which denotes areas of moderate flooding potential. Due to its proximity to the Truckee River the very northerly portion of the site is in a Flood Zone "AE" and is designated as Floodway.



COMPARABLE LAND SALE PROFILE SALE 7



Property Type:	Vacant Land	City:	Reno
Location:	290 Keystone Avenue	County:	Washoe
A.P.N.:	011-640-02	State:	Nevada
Improvements:	None-Vacant	Flood Zone:	Zone "X"
Zoning:	Mixed Use Downtown NW	Utilities:	Reasonably Available
Master Plan:	Downtown Mixed-Use	Topography:	Level to Gentle
Site Acreage:	1.115± Acres-Gross (0.746± Acres-Net)	Water Rights:	None Included
Site Square Feet:	48,574± SF-Gross (32,513±SF-Net)	Proposed Use:	Assemblage
Shape:	Rectangular	Opportunity Zone:	Yes
Recording Date:	February 28, 2022	Document #:	5281077
Sale Price:	\$631,600	Grantor:	City of Reno
Price/Acre:	\$566,457-Gross; \$846,200-Net	Grantee:	Reno Real Estate Development, LLC aka Jacobs Investments
Price/Square Foot:	\$13.00-Gross; \$19.43-Net	Transfer Tax:	\$2,591.20
Time on Market:	N/A	Conditions of Sale:	Assemblage
Verification:	Public Records/Appraisers Files	Terms Of Sale:	Cash to Seller
<p>The property is located on the north side of the U.P.R.R. Right-of-Way, between Keystone Avenue to the west and Vine Street to the east to the west of downtown Reno. The sale property is zoned MD-NW which is a Mixed-Use Downtown Northwest Quadrant zoning with primary uses including a mix of employment uses, service-oriented, and residential uses. Due to the presence of a number of easements on the site this property is indicated to have a net usable area of 0.746± acres (32,513± square feet). This site was vacant at the time of sale. The property has level to gentle topography and all utilities were reasonably available.</p>			



COMPARABLE LAND SALE PROFILE SALE 8



Property Type:	Vacant Land	City:	Reno
Location:	360 Sage Street	County:	Washoe
A.P.N.'s:	008-381-26 & 45	State:	Nevada
Improvements:	(See Comments)	Flood Zone:	Zone "X"
Zoning:	Mixed-Use Urban	Utilities:	Installed to a Portion
Master Plan:	Urban Mixed-Use	Topography:	Level
Site Acreage:	1.57± Acres	Water Rights:	None Included
Site Square Feet:	68,584± Square Feet	Proposed Use:	Future Affordable Housing
Shape:	Irregular	Opportunity Zone:	Yes
Recording Date:	January 6, 2023	Document #:	5355752
Sale Price:	\$2,400,000	Grantor:	Mohammad Amjad & Ulfat Begum
Price/Acre:	\$1,524,321	Grantee:	Community Housing Land Trust, LLC
Price/Square Foot:	\$34.99	Transfer Tax:	\$9,840
Time on Market:	9+ Months	Conditions of Sale:	Assemblage
Verification:	Norma Fink (Listing Broker)	Terms Of Sale:	Cash to Seller
<p>This property is located at 360 Sage Street in Reno, Nevada. Access is via a single curb cut off Sage Street which fronts along the west property line. This sale included two Assessor's Parcels which combine for a total land area of 1.57± acres (68,584± square feet). The property is improved with a 4,000± square foot service repair garage built in 1973. According to Norma Fink (Listing Broker), while the property was purchased for future affordable housing, some value was given to the improvements as the west parcel had utilities connected to the building. This sale property is irregular in shape and has level topography. The property is situated in an Opportunity Zone and is master planned Urban Mixed-Use (UMU). The property was purchased by Community Housing Land Trust, LLC, who plans to redevelop the site with an affordable housing project. The Community Housing Land Trust is the same entity which developed the Sage Street Village situated adjacent to and south of the property profiled above. The property sold on January 6, 2023, for \$2,400,000, which equates to a purchase price per square foot of \$34.99.</p>			



SALES COMPARISON APPROACH SUMMARY AND CONCLUSION-LAND

In this portion of the Sales Comparison Approach, each of the sales will be compared to the subject property based upon a sale price per square foot of gross land area basis (net useable land area when applicable). The following summarizes the sales utilized in the analysis.

COMPARABLE LAND SALES SUMMARY CHART						
Number	Recording Date	Sale Price	Land Acreage	Land Square Feet	Sale Price/Acre	Sale Price/SF
1	10/11/2019	\$470,000	1.34 Acres*	58,490 SF*	\$350,029/Acre*	\$8.04/SF*
2	03/10/2020	\$1,715,000	2.90 Acres*	126,136 SF*	\$592,261/Acre*	\$13.60/SF*
3	06/23/2021	\$1,000,000	1.40 Acres	61,118 SF	\$712,720/Acre	\$16.36/SF
4	09/02/2021	\$1,250,000	1.18 Acres	51,606 SF	\$1,055,110/Acre	\$24.22/SF
5	12/20/2021	\$1,100,000	2.73 Acres	118,772 SF	\$403,428/Acre	\$9.26/SF
6	01/21/2022	\$650,000	1.531 Acres	66,693 SF	\$424,542/Acre	\$9.75/SF
7	02/28/2022	\$631,600	0.75 Acres*	32,513 SF*	\$846,200/Acre*	\$19.43/SF*
8	01/06/2023	\$2,400,000	1.57 Acres	68,584 SF	\$1,524,321/Acre	\$34.99/SF
	LOW	\$470,000	0.75 Acres	32,513 SF	\$350,029/Acre	\$8.04/SF
	HIGH	\$2,400,000	2.90 Acres	126,136 SF	\$1,524,321/Acre	\$34.99/SF
	AVERAGE	\$1,152,075	1.68 Acres	72,989 SF	\$738,576/Acre	\$16.96/SF
	MEDIAN	\$1,050,000	1.47 Acres	63,906 SF	\$652,490/Acre	\$14.98/SF
SUBJECT	04/28/2023	N/A	1.32 Acres	57,366 SF	N/A	N/A
* Net Usable Land Area						

Adjustments to Sales

Given the disparity in physical characteristics, dates of sale and minimal number of transactions of similar properties to the subject, analysis of quantitative adjustments to the comparable sales is not considered to be reliable. Qualitative adjustments have been made to the comparable sales instead, including market conditions, property rights, financing of the sale, conditions of sale, zoning, location, size, shape, and other factors.



Property Rights Conveyed

In this report, we are estimating the fee simple market value of the subject property. Each of the sales analyzed involved the sale of the fee simple interest of the property; therefore, no adjustments for property rights are required to the sales when comparing them to the subject's fee simple estate.

PROPERTY RIGHTS CONVEYED ADJUSTMENT SUMMARY		
Property ID	Interest Conveyed	Adjustment Required
1	Fee Simple	No Adjustment
2	Fee Simple	No Adjustment
3	Fee Simple	No Adjustment
4	Fee Simple	No Adjustment
5	Fee Simple	No Adjustment
6	Fee Simple	No Adjustment
7	Fee Simple	No Adjustment
8	Fee Simple	No Adjustment
Subject	Fee Simple	=

Financing-Terms of Sale (Cash Equivalency)

Each of the sales involved cash to seller terms, or terms that were based upon typical market rates; therefore, no adjustments are necessary to the sale properties with respect to financing terms.

FINANCING TERMS ADJUSTMENT SUMMARY		
Property ID	Terms of Sale	Adjustment Required
1	Cash to Seller	No Adjustment
2	Cash to Seller	No Adjustment
3	Cash to Seller	No Adjustment
4	Cash to Seller	No Adjustment
5	Cash to Seller	No Adjustment
6	Cash to Seller	No Adjustment
7	Cash to Seller	No Adjustment
8	Cash to Seller	No Adjustment
Subject	Assumes Cash Equivalent Terms	=



Conditions of Sale

Sales 1, 4, 6, 7, and 8 require downward adjustments for assemblage. These sales were purchased by adjacent ownerships which was felt to put upward pressure on the prices paid. Sale 7 is part of a portfolio of properties which were purchased over several years by Jacob's Entertainment and the property owners in the area were aware of the ongoing assemblage, which put upward pressure on prices in the area. The remaining sales require no adjustments for conditions of sale.

CONDITIONS OF SALE ADJUSTMENT SUMMARY		
Property ID	Conditions of Sale	Adjustment Required
1	Assemblage	Downward Adjustment
2	None Noted	No Adjustment
3	None Noted	No Adjustment
4	Assemblage	Downward Adjustment
5	None Noted	No Adjustment
6	Assemblage	Downward Adjustment
7	Assemblage	Downward Adjustment
8	Assemblage	Downward Adjustment
Subject	Assumes None	=

Buyer Expenditures

Sales 1, 3, 4, 6 and 7 were vacant when they sold, and therefore no adjustments are required for buyer conditions for these sales. Sale 2 was improved with older dilapidated industrial buildings. However, the buyer in this transaction decided to keep the buildings, make minor repairs to them, and market them separately. Based upon the actions of the buyer, no buyer expenditure adjustment has been made to this sale.

Sale 5 had dilapidated improvements which required demolition prior to developing the property to its highest and best use. Therefore, upward adjustments have been made to this sale for required demolition.

Sale 8 did have an industrial building on the site. Although the site was purchased for redevelopment, the improvements on the site were still usable, and were felt to contribute value to the property. Therefore, no adjustments for buyer expenditures have been made to this sale.



BUYER EXPENDITURE ADJUSTMENT SUMMARY		
Property ID	Buyer Expenditure	Adjustment Required
1	None Noted	No Adjustment
2	None Noted	No Adjustment
3	None Noted	No Adjustment
4	None Noted	No Adjustment
5	Demolition	Upward Adjustment
6	None Noted	No Adjustment
7	None Noted	No Adjustment
8	Building had Contributory Value	No Adjustment (Adjusted Separately)
Subject	Assumes None	=

Market Conditions (Date Of Sale)

In this portion of the appraisal report, we are estimating the Market Value of the subject property as of April 28, 2023. The sales range in date of recording between October 2019 and January 2023.

In order to determine if a market conditions adjustment is warranted, we have interviewed several local and regional real estate professionals, including numerous brokers involved in the sale of land in the Reno-Sparks market. In general, the consensus was that market conditions increased substantially between 2014 and 2022. However, due to increased borrowing costs, demand for some land has decreased. The subject and sale properties are generally in-fill sites, and have commercial and/or industrial development potential. Demand for this type of land is still high, although increases in interest rates has reduced the upward pressure on prices for land.

Sale 1 and Sale 2 occurred in October of 2019 and March of 2020 respectively. The market has increased since the time of these two sales, and as a result upward adjustments have been made to each of these sales. Smaller upward adjustments have been made to each of the sales occurring in 2021. The 2022 and 2023 have not been adjusted for market conditions. A summary of the adjustments for market conditions is set forth on the following page.



MARKET CONDITIONS ADJUSTMENT SUMMARY		
Property ID	Date of Sale	Adjustment Required
1	10/11/2019	Upward Adjustment
2	03/10/2020	Upward Adjustment
3	06/23/2021	Smaller Upward Adjustment
4	09/02/2021	Smaller Upward Adjustment
5	12/20/2021	Smaller Upward Adjustment
6	01/21/2022	No Adjustment
7	02/28/2022	No Adjustment
8	01/06/2023	No Adjustment
Subject	04/28/2023	=

Legal/Zoning

Sale 1 is zoned industrial and does not allow for as many uses as the subject which is zoned mixed-use. As a result, an upward adjustment has been made for this factor. The remaining sales are zoned community commercial/industrial and mixed use which are felt to be comparable zoning designations to the subject. As a result, no adjustments will be made to the remaining sales for legal/zoning.

LEGAL/ZONING ADJUSTMENT		
Property ID	Zoning	Adjustment Required
1	Industrial	Upward Adjustment
2	Community Commercial/Industrial	No Adjustment
3	Mixed-Use	No Adjustment
4	Mixed Use	No Adjustment
5	Mixed Use	No Adjustment
6	Mixed Use	No Adjustment
7	Mixed Use	No Adjustment
8	Mixed Use	No Adjustment
Subject	Mixed-Use	=

General Location

The subject site is located west of downtown Reno, at 1610 and 1790 West Fourth Street, 0.38± miles west of Keystone Avenue. Sales 1, 2, and 7 are located a short distance east of the subject in west Downtown Reno. As these locations are superior in comparison to the subject, a downward adjustment has been made to each of these sales. Sales 3 and 4 are located in the east portion of Downtown Reno and are felt to have superior locations in comparison to the subject. As a result, downward adjustments have been made to each of these sales. Sale's 5, 6, and 8 are



located further to the eastern periphery of Downtown Reno, near the Nevada Cares Campus (homeless shelter), and are felt to have inferior locations in comparison to the subject. As a result, upward adjustments have been made to each of these sales. The chart below summarizes the adjustments for general location.

GENERAL LOCATION ADJUSTMENT		
Property	General Location	Adjustment Required
1	West Downtown Reno-Superior	Downward Adjustment
2	West Downtown Reno-Superior	Downward Adjustment
3	East Downtown Reno-Superior	Downward Adjustment
4	East Downtown Reno-Superior	Downward Adjustment
5	East Downtown Reno-Inferior	Upward Adjustment
6	East Downtown Reno-Inferior	Upward Adjustment
7	West Downtown Reno-Superior	Downward Adjustment
8	East Downtown Reno-Inferior	Upward Adjustment
Subject	West of Downtown	=

Frontage

Adjustments will be made to the sales in comparison to the subject property based upon their frontages. West Fourth Street fronts along the subject's north property line and provides good access and exposure to the property which is desirable. West Fourth Street is a two-way, four-lane, asphalt-paved arterial roadway with a center turn lane. Fourth Street was formerly the U.S. 40 Highway and connects east and west Reno with Downtown Reno, and continues east to Sparks. The following summarizes each of the sales in comparison to the subject with respect to frontage.

FRONTAGE ADJUSTMENTS		
Property ID	Frontage	Adjustment Required
1	Average (1 Secondary Roadway)	Upward Adjustment
2	Good (1 Arterial Roadway & 3 Roadways/Alley)	No Adjustment
3	Average (1 Secondary Roadway)	Upward Adjustment
4	Good (1 Arterial Roadway & 1 Secondary Roadway)	No Adjustment
5	Average (1 Secondary Roadway)	Upward Adjustment
6	Good (1 Arterial Roadway & 1 Secondary Roadway)	No Adjustment
7	Good (1 Arterial Roadway & 1 Secondary Roadway)	No Adjustment
8	Average (1 Secondary Roadway)	Upward Adjustment
Subject	Good (1 Arterial Road)	=



Access

Each of the sales and the subject property are felt to have adequate access for their current or proposed uses. The following summarizes each of the sales in comparison to the subject with respect to access.

ACCESS ADJUSTMENTS		
Property ID	Access	Adjustment Required
1	Adequate	No Adjustment
2	Adequate	No Adjustment
3	Adequate	No Adjustment
4	Adequate	No Adjustment
5	Adequate	No Adjustment
6	Adequate	No Adjustment
7	Adequate	No Adjustment
8	Adequate	No Adjustment
Subject	Adequate	=

Topography

The subject has level to gently sloping topography that is at grade with surrounding roads and parcels. The following summarizes each of the sales in comparison to the subject with respect to topography.

TOPOGRAPHY ADJUSTMENTS		
Property ID	Topography	Adjustment Required
1	Level-At Grade	No Adjustment
2	Level-At Grade	No Adjustment
3	Level-At Grade	No Adjustment
4	Level-At Grade	No Adjustment
5	Level-At Grade	No Adjustment
6	Level/Gentle-At Grade	No Adjustment
7	Level/Gentle-At Grade	No Adjustment
8	Level-At Grade	No Adjustment
Subject	Level/Gently Sloping-At Grade	=

Flood Zone

The subject property is situated within a Flood Zone “X”, Unshaded. Each of the sales apart from Sale 6 are situated within a Flood Zone “X”, Unshaded, and require no adjustment. The north portion of Sale 6 fronts on the Truckee River and is situated within a Flood Zone



“AE”. As a result, an upward adjustment has been made to this sale for this factor. The following summarizes each of the sales in comparison to the subject with respect to Flood Zone.

FLOOD ZONE ADJUSTMENTS		
Property ID	Flood Zone	Adjustment Required
1	Zone “X”, Unshaded	No Adjustment
2	Zone “X”, Unshaded	No Adjustment
3	Zone “X”, Unshaded	No Adjustment
4	Zone “X”, Unshaded	No Adjustment
5	Zone “X”, Unshaded	No Adjustment
6	Zone “X” & “AE”	Upward Adjustment
7	Zone “X”, Unshaded	No Adjustment
8	Zone “X”, Unshaded	No Adjustment
Subject	Zone “X”, Unshaded	=

Size

The comparable sales range in land area from 32,513± square feet to 126,136± square feet, in comparison to the subject at 57,366± square feet. Generally, a relationship exists between the size of the parcel and the per unit price paid. The following summarizes each of the sales in comparison to the subject with respect size.

SIZE ADJUSTMENTS		
Property ID	Property Size	Adjustment Required
1	58,490± Square Feet*	No Adjustment
2	126,136± Square Feet*	Larger Upward Adjustment
3	61,118± Square Feet	No Adjustment
4	51,606± Square Feet	No Adjustment
5	118,772± Square Feet	Larger Upward Adjustment
6	66,693± Square Feet	Smaller Upward Adjustment
7	32,513± Square Feet*	Downward Adjustment
8	68,584± Square Feet	Smaller Upward Adjustment
Subject	57,366± Square Feet	=
*Net Usable Land Area		

Shape

The subject property is narrow and semi-rectangular in shape. Although the subject is felt to have adequate size to allow for a variety of developments, its semi-narrow shape provides



some challenges for future development. The following summarizes each of the sales in comparison to the subject with respect to shape.

SHAPE ADJUSTMENTS		
Property ID	Shape	Adjustment Required
1	Semi-Rectangular	Smaller Downward Adjustment
2	Rectangular	Downward Adjustment
3	Rectangular	Downward Adjustment
4	Semi-Rectangular	Smaller Downward Adjustment
5	Rectangular	Downward Adjustment
6	Irregular	Upward Adjustment
7	Rectangular	Downward Adjustment
8	Semi-Irregular	No Adjustment
Subject	Narrow, Semi-Rectangular	=

Easements/Restrictions

The main physical constraints to development of the site are the subject's narrow semi-rectangular shape and the easements encumbering the site. A storm drain easement travels in a north/south direction through the central portion of the east most parcel (A.P.N. 010-610-11). As such, future development of the property is required to be on either side of this easement.

The subject property is also encumbered with a Non-Exclusive Conservation Easement for the protection of a historic site. During the construction of the ReTRAC Project, Native American artifacts and sites were discovered and reinterred at a point in the ReTRAC trench between Parcel 38, Record of Survey 5390 (A.P.N. 010-610-02-not a part of the subject) and Parcel 6C, Record of Survey 5393 (APN 010-610-12-a portion of the subject) and it is expected that similar artifacts and sites may be located under the Easement Area, qualifying it as a prehistoric site as defined in NRS 381.195. Under the terms of this Easement, the owner of the land may not disturb the subsurface soils below five (5) feet beneath the current grade of the Easement Area. A copy of the Non-Exclusive Conservation Easement is set forth in the Addenda of this appraisal report. This easement encumbers the far eastern portion A.P.N. 010-610-11, and contains 4,801 square feet.

Based upon the location of these two easements, development of the east portion of A.P.N. 010-610-11 with permanent structures is likely not possible. Development of this parcel would likely have to be west of the storm drain easement. However, the area above and east of the storm drain easement could be utilized for parking or landscaping.



Although the presence of the easements encumbering the site may impact the location of the development of any buildings on the subject property, the subject site has sufficient land area for development to the west of the storm drain easement on A.P.N. 010-610-11. As we have not been provided the total land area and exact location of the subject encumbered by the storm drain easement, we are not able to analyze the subject on a net usable land area basis. It is also recognized that the area encumbered by these two easements can be utilized for parking or landscaping.

In order to determine if adjustments are required for easements, we have reviewed maps of the comparable sales.

Sales 4, 5, 6 and 8 had typical easements, none of which were felt to impact the development potential of these sites. As these sales had less restrictive easements, downward adjustments have been made to these sales for easements.

Sales 1, 2 and 7 did have easements restricting the development of portions of the sites. However, in comparing these three sales to the subject, the net usable land areas of these sales, exclusive of the restrictive easement areas, has been utilized. As the easements have been netted out in analyzing these properties, downward adjustments have been made to these sales for easements.

Sale 3 included a deed restriction which prohibits development of the site with any activities associated with a licensed cannabis business; a public or private child daycare facility, school or other educational institution, a church or other religious organization, public parks or playgrounds and any activity involving the use of a premises by a substantial minor clientele, or for any other purpose that could be grounds for the Hospitality Properties to be determined by state or local regulatory bodies to be unsuitable locations for a gaming establishment under Nevada Gaming Commission; or any industrial activity that could cause a condition that would be deleterious or noxious to the operation of a hotel, casino and hospitality business being conducted on the Hospitality Properties. However, this sale property still had potential to be developed with many uses, including commercial and industrial uses. Overall, this deed restriction did not impact the property's development, and this site did not have any restrictive easements. Therefore, a downward adjustment has been made to this sale for easements.



DEVELOPMENT POTENTIAL		
Property ID	Encumbrances	Adjustment Required
1	Typical Easements (Within Usable Land Area)	Downward Adjustment
2	Typical Easements (Within Usable Land Area)	Downward Adjustment
3	Deed Restriction-Typical Easements	Downward Adjustment
4	Typical Easements	Downward Adjustment
5	Typical Easements	Downward Adjustment
6	Typical Easements	Downward Adjustment
7	Typical Easements	Downward Adjustment
8	Typical Easements	Downward Adjustment
Subject	Restrictive Easements (Storm Drain & CE)	=

Other

The subject, along with Sales 1, 2, 5 and 7, are located adjacent to the Union Pacific Railroad. The remaining sales are not located next to the railroad. Overall, Sales 3, 4, 6 and 8 have been adjusted downward as they are not impacted by the railroad noise.

Sale 8 has been adjusted downward due to the contributory value of improvements on the site at the time of sale.

Adjustment Summary

The chart on the following page summarizes the adjustments considered in the valuation of the subject property. A minus sign (-) indicates that in comparison to the subject, the comparable property is superior, and the price per square foot requires downward adjustment to achieve comparability with the subject for a particular criterion. Conversely, a plus sign (+) indicates that in comparison to the subject, the comparable property is inferior, and the price per square foot requires upward adjustment to achieve comparability with the subject for a particular criterion. An equal (=) sign indicates that the comparable is similar to the subject for a particular adjustment criterion.



COMPARABLE LAND SALES ADJUSTMENT GRID

COMPARABLE LAND SALES ADJUSTMENT GRID									
Sale Number	Subject	1	2	3	4	5	6	7	8
Sale Price	N/A	\$470,000	\$1,715,000	\$1,000,000	\$1,250,000	\$1,100,000	\$650,000	\$631,600	\$2,400,000
Acres	1.32 Acres	1.34 Acres	2.90 Acres	1.40 Acres	1.18 Acres	2.73 Acres	1.531 Acres	0.75 Acres	1.57 Acres
Square Feet	57,366 SF	58,490 SF	126,136 SF	61,118 SF	51,606 SF	118,772 SF	66,693 SF	32,513 SF	68,584 SF
Sale Price/SF	N/A	\$8.04	\$13.60	\$16.36	\$24.22	\$9.26	\$9.75	\$19.43	\$34.99
QUALITATIVE ADJUSTMENTS									
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Terms of Sale	Assuming Cash	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.	Cash Equ.
Sale Conditions	Assuming None	Assumblage	None	None	Assumblage	None	Assumblage	Assumblage	Assumblage
Buyer Expenditures	N/A	None	None	None	None	Demolition	None	None	None
Market Conditions	4/28/2023	10/11/2019	3/10/2020	6/23/2021	9/2/2021	12/20/2021	1/21/2022	2/28/2022	1/6/2023
Zoning/Development	MU	I	CC/I	MU	MU	MU	MU	MU	MU
General Location	W. of Downtown	W Downtown	W Downtown	E Downtown	E Downtown	E Downtown	E Downtown	W Downtown	E Downtown
Frontage	1 Arterial Road	1 Road	1 Art. & 3 Roads/Alley	1 Road	1 Art. Road+Road	1 Road	1 Art. Road+Road	1 Art. Road+Road	1 Road
Access	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate
Topography	Level/Gentle At Grade	Level	Level	Level	Level	Level	Level/Gentle	Level/Gentle	Level
Utilities	Available	Available	Available	Available	Available	Available	Available	Available	Available
Flood Zone	X	X	X	X	X	X	X & AE	X	X
Size	57,366 SF	58,490 SF	126,136 SF	61,118 SF	51,606 SF	118,772 SF	66,693 SF	32,513 SF	68,584 SF
Shape	Narrow Semi-Rectangular	Semi-Rec.	Rectangular	Rectangular	Semi-Rec.	Rectangular	Irregular	Rectangular	Semi-Irregular
Easements	Restrictive (Storm Drain/CE)	Typical	Typical	Typical/Deed Re.	Typical	Typical	Typical	Typical	Typical
Other	ReTRAC Trench	ReTRAC	ReTRAC	None	None	ReTRAC	None	ReTRAC	None/Imp.
Indicator of Value	Low	Low	Low	High	High	Low	Low	High	High

Sales Adjustment Analysis

The eight sales indicate a range of prices per square foot between \$8.04 and \$34.99.

Sale 1 indicates a sale price of \$8.04 per square foot. This sale requires upward adjustments for market conditions, zoning, and its inferior roadway frontage. Downward adjustments are warranted for conditions of sale (assemblage), location, easements and for its superior shape. Overall, Sale 1 is felt to be a low indication of value for the subject property.

Sale 2 indicates a sale price of \$13.60 per square foot. This sale requires upward adjustments for market conditions and for its larger size. Downward adjustments are warranted for location, shape and easements. Overall, Sale 2 is felt to be a low indication of value for the subject property.

Sale 3 indicates a sale price of \$16.36 per square foot. This sale requires upward adjustments for market conditions and its inferior frontage. Downward adjustments are warranted for location, size, shape, easements, and since the property was not located adjacent to the ReTRAC Trench. Overall, Sale 3 is felt to be a high indication of value for the subject property.

Sale 4 indicates a sale price of \$24.22 per square foot. This sale requires upward adjustment for market conditions. Downward adjustments are required for conditions of sale (assemblage), location, shape, easements, and since the property was not located adjacent to the ReTRAC Trench. Overall, Sale 4 is felt to be a high indication of value for the subject property.

Sale 5 indicates a sale price of \$9.26 per square foot. This sale requires upward adjustments for buyer expenditures, market conditions, location, frontage, and size. A downward adjustment is warranted for its superior shape and easements. Overall, Sale 5 is felt to be a low indication of value for the subject property.

Sale 6 indicates a sale price of \$9.75 per square foot. This sale requires upward adjustments for location, flood zone, size, and shape. Downward adjustments are warranted for conditions of sale (assemblage), easements and since the property was not located adjacent to the ReTRAC Trench. Overall, Sale 6 is felt to be a low indication of value for the subject property.

Sale 7 indicates a sale price of \$19.43 per square foot. This sale requires downward adjustments for conditions of sale (assemblage), location, size, shape, easements, and since the property was not located adjacent to the ReTRAC Trench. Overall, Sale 7 is felt to be a high indication of value for the subject property.

Sale 8 indicates a sale price of \$34.99 per square foot. This sale requires upward adjustment for location, frontage and size. Downward adjustments are required for assemblage, easements, the contributory value of improvements on the site, and since the property was not located adjacent to the ReTRAC Trench. This property is primarily felt to be a high indication of value due to its existing improvements which were felt to contribute to the overall price paid and since the property was purchased by an adjacent land owner for assemblage/an affordable housing project. Overall, Sale 8 is felt to be a high indication of value for the subject property.

Conclusion

In arriving at an indication of the per unit value applicable to the subject property, consideration is given to the physical characteristics of the subject property, as well as its location. Consideration is also given to the fee simple interest being appraised. Consideration is given to the subject's extensive frontage on West Fourth Street, its location in close proximity to Interstate-80, and its narrow semi-rectangular shape.

Sale's 1, 2, 5, and 6, at between \$8.04 and \$13.60 per square foot of net usable land area were felt to provide low indications of the appropriate per square foot value applicable to the subject property.

Sale's 3, 4, 7, and 8, at between \$16.36 and \$34.99 per square foot of net useable land area were felt to provide high indications of the appropriate per square foot value applicable to the subject property.

We are also aware of 2091 West Fourth Street which has been under contract since August of 2022, for \$4,500,000, or \$102.29 per square foot. This property consists of the old Sunset Motel which is currently uninhabitable. The property is situated across the street from the subject and is 1.01± acres in size (43,992± square feet). The property has superior accessibility and roadway exposure in comparison to the subject. According to Monica DuPea, representative of Truckee Meadows Housing Solutions (pending grantee), the potential purchase price was agreed upon based upon the ability of TMHS to secure state funding for an affordable housing



project. The project was planned to either be a rehabilitation or complete replacement of the current improvements which also put upward pressure on the asking price. According to Ms. DuPea, TMHS was unable to secure state funding for this project and elected to extended escrow on this property several times in order to attempt to secure funding. Ms. DuPea stated that TMHS will likely be seeking a heavily reduced purchase price for the property if additional state funding is unavailable in order to close escrow.

As the property has been in escrow for an extended period of time based upon an asking price heavily influenced by potential state funding which was never achieved, this pending sale was not felt to provide a meaningful indication of value for the subject property.

Based upon a review of the available data, and with consideration given to the analysis as set forth above, it is our opinion that a square foot value of \$15.00 is applicable to the subject's land area as of the effective date of value. Applying the indicated per unit value to the subject's 57,366± square feet of land area results in an indicated value of \$860,490, which will be rounded to \$860,000.

FINAL MARKET VALUE CONCLUSION				
Property Description	Value Addressed	Property Rights Appraised	Date Of Value	Value Conclusion
1610 & 1790 W. 4 th Street, Reno, Nevada	"As-Is" Market Value	Fee Simple Interest	April 28, 2023	\$860,000*
*The purpose of this appraisal is to determine the Fee Simple Market Value of the underlying land associated with the subject property. The subject's underlying land is owned by the City of Reno. It is our understanding that the property is improved with a 13,500± square foot storage warehouse building owned by JM Ranches, LLC, the current tenant. Based upon instructions provided to us by the client, this appraisal report is subject to the Extraordinary Assumption that our final market value conclusion is for the underlying land of the subject only, and does not include any value associated with improvements on the property.				



EXPOSURE AND MARKETING TIME

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

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

In arriving at an estimate of an appropriate exposure and marketing time for the subject property, consideration is given the subject property's physical characteristics. Further consideration is given to the fact that the subject is located in a semi-desirable location near Interstate-80, west of Downtown Reno. Finally, consideration is also given to the exposure and marketing times of other properties in the Reno area, particularly the comparable land sales, as well as on interviews with brokers and property managers familiar with similar properties.

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

EXPOSURE & MARKETING TIME CONCLUSION		
Property Description	Exposure Time	Marketing Time
1610 & 1790 W. 4th Street, Reno, Nevada	Approximately 3 Months-1 Year	Approximately 3 Months-1 Year

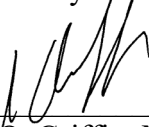


CERTIFICATION

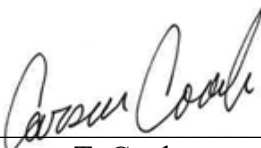
Each of the undersigned does hereby certify that, unless otherwise noted in this appraisal report, that they do certify to the best of their belief:

- 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 our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have not performed services, as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I 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 person signing this certification.
- The Appraisal Institute conducts a mandatory program of continuing education for its designated members. As of the date of this report, Scott Griffin has completed the requirements under the continuing education program of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Respectfully Submitted,



Scott Q. Griffin, MAI
Nevada Certified General Appraiser
License Number A.0000003-CG



Carson T. Cooke
Nevada Certified General Appraiser
License Number A.0208551-CG



STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

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

LIMITS OF LIABILITY

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

COPIES, PUBLICATION, DISTRIBUTION AND USE OF REPORT

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

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

CONFIDENTIALITY

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



INFORMATION SUPPLIED BY OTHERS

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

TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE

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

EXHIBITS AND PHYSICAL DESCRIPTIONS

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

TITLE, LEGAL DESCRIPTIONS, AND OTHER LEGAL MATTERS

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



ENGINEERING, STRUCTURAL, MECHANICAL, ARCHITECTURAL CONDITIONS

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

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

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

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

TOXIC MATERIALS AND HAZARDS

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

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

SOILS, SUB-SOILS, AND POTENTIAL HAZARDS

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

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

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

ARCHEOLOGICAL SIGNIFICANCE

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

LEGALITY OF USE

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

COMPONENT VALUES

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

COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

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



AUXILIARY AND RELATED STUDIES

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

DOLLAR VALUES AND PURCHASING POWER

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

ROUNDING

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

QUANTITATIVE ANALYSIS

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

VALUE CHANGE, DYNAMIC MARKET, ALTERATION OF ESTIMATE BY APPRAISER

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

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

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



ECONOMIC AND SOCIAL TRENDS

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

EXCLUSIONS

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

SUBSURFACE RIGHTS

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

PROPOSED IMPROVEMENTS, CONDITIONED VALUE

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

MANAGEMENT OF PROPERTY

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

FEE

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

LEGAL EXPENSES

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



CHANGES AND MODIFICATIONS

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

DISSEMINATION OF MATERIAL

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

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



QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Professional Designations

MAI-Member Appraisal Institute (MAI Designation Number 12359) 2005

State Licensing and Certification

Certified General Appraiser-State of Nevada License Number A.0003504-CG (Certified Through 03/31/2024) 2000

Certified General Real Estate Appraiser-State of California BREX ID Number 3010880 (Certified Through 11/20/2024) 2022

Offices Held

Board of Directors-Reno/Carson/Tahoe Chapter Appraisal Institute 2009-2013

Treasurer-Reno/Carson/Tahoe Chapter Appraisal Institute 2002-2003

President-University of Nevada Young Alumni Chapter 1999

Appraisal Education and Technical Training

Course 110-Appraisal Principles 1997

Course 120-Appraisal Procedures 1998

Course 310-Basic Income Capitalization 1998

Course 400-Uniform Standards of Professional Appraisal Practice Update 2004

Course 410-Standard of Professional Practice-Part A 1999

Course 420-Standard of Professional Practice-Part B 1999

Course 510-Advanced Income Capitalization 1999

Course 520-Highest & Best Use Analysis 2002

Course 530-Advanced Sales & Cost Approaches 2004

Course 540-Course Report Writing & Valuation Analysis 2003

Course 550-Advanced Applications 2003

The High-Tech Appraisal Office 1997

GIS Applications for Appraisal 1997

Uniform Standard of Professional Appraisal Practice 2002

Comprehensive Appraisal Workshop 2004

Evaluating Commercial Construction 2006

Attacking & Defending an Appraisal In Litigation 2007

Analyzing Distressed Real Estate 2008

7-Hour National USPAP Update Course 2010/2012/2014/2016/2018/2020/2022

Condemnation Appraising 2010

Appraising Convenience Stores 2010

Analyzing Distressed Real Estate 2012

Apartment Appraisal, Concepts & Applications 2012

Small Hotel/Motel Valuation 2012

Business Practice & Ethics 2014

Real Estate Finance Statistics and Valuation Modeling 2014

The Discounted Cash Flow Model: Concepts, Issues, and Apps 2014

Expert Witness for Commercial Appraisers 2016/2020

Analyzing Operating Expenses 2016

Supervisor-Trainee Course (Nevada) 2016

Comparative Analysis 2018

The Discounted Cash Flow Analysis Model 2018

Data Verification Methods 2018

Eminent Domain and Condemnation 2018

Appraisal of Assisted Living Facilities 2020

Intermediate Income Approach Case Studies for Commercial Appraisers 2020

Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) 2021

Formal Education

University of Nevada, Reno 1995

Bachelor of Science in Business Administration; Major-Finance, Minor-Economics

Occupational History

Johnson Perkins Griffin, LLC 03/2015-Present

Johnson-Perkins & Associates 03/1997-02/2015



JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

QUALIFICATIONS OF APPRAISER SCOTT QUINN GRIFFIN

Types of Property Appraised

Single Family Residences
Condominiums
Vacant Residential Lots
Subdivisions
Vacant Commercial Land
Industrial Buildings/Warehouses
Shopping Centers
Retail Buildings
Professional/Medical Office Buildings
Apartment Complexes
Affordable Housing Apartment Complexes
Hotels/Motels
Casinos/Hotel-Casinos
Farmland/Ranchland
Various Special Use Properties
Condemnation Appraisals
Right-Of-Way Appraisals
Conservation Easements

Admitted as Expert Witness

United States District Court, District of Nevada
United States Bankruptcy Court, District of Nevada
United States District Court
Superior Court-State of California
Washoe County District Court
Washoe County Board of Equalization
Nevada State Board of Equalization

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE

REAL ESTATE DIVISION

NOT TRANSFERABLE

This is to Certify That : SCOTT Q GRIFFIN

Certificate Number: A.0003504-CG

Is duly authorized to act as a CERTIFIED GENERAL APPRAISER from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: September 6, 2022

Expire Date: March 31, 2024

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statutes, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: JOHNSON PERKINS GRIFFIN, LLC
6121 LAKESIDE DRIVE, SUITE 160
RENO, NV 89511

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator





QUALIFICATIONS OF APPRAISER CARSON TAYLOR COOKE

State Licensing and Certification

Certified General Appraiser – State of Nevada	2022
License Number A.0208551-CG (Certified Through 5/31/2024)	
Certified General Appraiser – State of California	2022
License Number 3010790-CG (Certified Through 10/09/2024)	

Appraisal Education and Technical Training

Appraisal Institute and McKissock Learning	
Appraisal Principles	2018
Appraisal Procedures	2018
15-Hour National USPAP Course	2018
General Appraiser Sales Comparison Approach	2019
Uniform Appraisal Standards for Federal Land Acquisitions	2019
General Appraiser Site Valuation & Cost Approach	2020
General Appraiser Income Approach/Part 1	2021
General Appraiser Income Approach/Part 2	2021
General Appraiser Market Analysis Highest and Best Use	2021
General Report Writing and Case Studies	2022

Formal Education

University of Nevada, Reno	2016
Bachelor of Marketing	
Minor in Economics	

Occupational History

Johnson Perkins Griffin, LLC	05/2018-Present
CA Ventures	08/2017-/2018
United Parcel Service	08/2011-/2016



JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE REAL ESTATE DIVISION NOT TRANSFERABLE

This is to Certify That : **CARSON T COOKE** Certificate Number: **A.0208551-CG**

Is duly authorized to act as a **CERTIFIED GENERAL APPRAISER** from the issue date to the expiration date at the business address stated here in, unless the certificate is sooner revoked, cancelled, withdrawn, or invalidated.

Issue Date: **May 17, 2022** Expire Date: **May 31, 2024**

In witness whereof, THE DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION, by virtue of the authority vested in Chapter 645C of the Nevada Revised Statutes, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: **JOHNSON PERKINS GRIFFIN, LLC**
245 E LIBERTY STREET, SUITE 100
RENO, NV 89501

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Carson T. Cooke


has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: **3010790**

Effective Date: **October 10, 2022**
Date Expires: **October 9, 2024**


Loretta Dillon, Deputy Bureau Chief, BREA

3068108

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE CHAIN LINK



JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

ADDENDA

**FIRST UPDATED
PRELIMINARY REPORT**

Proposed Buyer: Javelin Properties, LLC, a Nevada limited liability company

Proposed Lender

Proposed Loan Amount: \$0.00

Property Address: 1610 and 1790 West Fourth Street, Reno, Nevada

Escrow Office:

Western Title Company
5470 Kietzke Lane
Reno, NV 89511

Phone: (775) 626-8595 **Fax:** (775) 626-8598

Escrow Officer: Pam Becker

Customer No.: 109218-PHB

Title Office:

Ticor Title of Nevada, Inc.
5441 Kietzke Lane, Suite 100
Reno, NV 89511

Phone: (775) 324-7400 **Fax:** (775) 324-7402

Order No.: 01906536-TO

**The information contained in this report is through the date of
March 2, 2020 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.



Shelly Saltz, Title Officer



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

PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

1. The requirement that a copy of the Staff Report and Motion and approval of same by the Reno City Council and the Redevelopment Agency of the City of Reno be furnished to this Company authorizing or ratifying the proposed conveyance of herein described land.
2. The Company will require that a full copy of any unrecorded lease referred to herein be furnished to the Company, together with all supplements, assignments and amendments for review.

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

3. Furnish to the Company for review:

- a) Certification of Trust in accordance with Nevada Revised Statutes.

4. The Company will require the following in order to insure title vested in, or a conveyance from, the entity named below:

Name: Eagle Window and Door Company

- a) Proof of incorporation from the state or other place of incorporation
 - b) A copy of the Articles of Incorporation and By-law
 - c) A copy of the resolution authorizing the purchase, sale or encumbrance of real property and designating appropriate officers to execute same

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

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

Limited Liability Company: Javelin Properties, LLC, a Nevada limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
 - b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
 - c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
 - d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin
 - e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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



SCHEDULE A

JOHNSON | PERKINS | GRIFFIN

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

FEE

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

City of Reno, a municipal corporation and/or Redevelopment Agency of the City of Reno, a public body corporate and politic

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

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



SCHEDULE B

JOHNSON | PERKINS | GRIFFIN

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. General and special State, County and/or City property taxes, including any personal property taxes and any assessments collected with taxes, are exempt. However, upon the conveyance to a non-exempt entity, taxes for the remainder of the fiscal year will become due.
Assessor's Parcel No. 010-610-10
Affects: Parcel 1
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. Any unpaid sewer service charges plus interest and penalties, which would create a lien and attach to said Land, pursuant to Reno Municipal Code. Specific amounts may be obtained by calling (775) 334-2095.
10. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes.
11. 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.
12. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Lease
Lessor: Southern Pacific Transportation Company, a Delaware corporation
Lessee: Douglas N. Farrar and Bette E. Farrar, as Trustees of the Douglas N. Farrar Family Revocable 1978 Trust Established April 21, 1978
Recording Date: June 30, 1988
Recording No: Book 2760, Page 681, as Document No. 1257181, Official Records
Re-Recording Date: September 22, 1988
Re-Recording No: Book 2801, Page 644, as Document No. 1275350, Official Records

Except as noted above, the present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

13. An unrecorded Memorandum of Understanding dated as of December 1, 1998, upon the terms, provisions and conditions as contained in an instrument
Entitled: Memorandum of Agreement Affecting Real Property
By & Between: Union Pacific Railroad Company, a Delaware corporation (formerly known as the Southern Pacific Transportation Company) and the City of Reno, a municipal corporation of the State of Nevada
Recording Date: February 7, 2000
Recording No.: 2420543, Official Records
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: SFPP, L.P., a Delaware limited partnership
Purpose: to operate and maintain one or more pipelines, valves, and other appurtenances
Recording Date: December 22, 2003
Recording No: 2971707, Official Records
15. Terms, provisions and conditions as contained in an instrument
Entitled: Quitclaim Deed (Non-Rail Corridor Real Property)
By & Between: Union Pacific Railroad Company, a Delaware corporation (formerly known as the Southern Pacific Transportation Company) and the City of Reno, a municipal corporation of the State of Nevada
Recording Date: December 29, 2006
Recording No.: 3481920, Official Records
16. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: An Assignment of Lessor's Interest in Lease
Lessor: Southern Pacific Transportation Company
Lessee: Douglas N. Farrar dba Eagle Window and Door Co.
Recording Date: December 29, 2006
Recording No: 3481921, Official Records

Except as noted above, the present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.
17. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: An Assignment of Lessor's Interest in Lease
Lessor: Union Pacific Railroad Company
Lessee: Eagle Window and Door Company
Recording Date: December 29, 2006
Recording No: 3481921, Official Records

Except as noted above, the present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.
18. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5152
Recording Date: April 23, 2009
Recording No: 3752095, Official Records
19. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5389
Recording Date: April 4, 2012
Recording No: 4100095, Official Records
20. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5390
Recording Date: April 4, 2012
Recording No: 4100097, Official Records

21. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5391

Recording Date: April 4, 2012

Recording No: 4100099, Official Records

22. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5392

Recording Date: April 4, 2012

Recording No: 4100101, Official Records

23. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map No. 5393

Recording Date: April 4, 2012

Recording No: 4100103, Official Records

24. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said Land.



INFORMATIONAL NOTES

JOHNSON | PERKINS | GRIFFIN

1. **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.
2. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:
Assessor's Parcel No.: 010-610-11
Fiscal Year: 2019-2020
Total Taxes: \$4.27
Affects: Parcel 2
3. **Note:** The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
4. **Note:** There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
5. **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: Commercial Building
Address: 1790 W. 4th Street, Reno, Nevada
Affects: Parcel 1
Type of Dwelling: Vacant Land
Address: 1610 W. 4th Street, Reno, Nevada
Affects: Parcel 2



EXHIBIT A

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

PARCEL 1:

Parcel 6A as shown on the Parcel Map Waiver #6, Record of Survey for City of Reno, Union Pacific Railroad Corridor Boundary, Record of Survey Map No. 5393, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada on April 4, 2012, as File No. 4100103, Official Records, being more particularly described as follows:

All that certain parcel of land situate within the South 1/2 of Section Ten (10) and Section Eleven (11), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, State of Nevada, being portions of Parcel 5D per Document No. 4100100, and shown on Parcel Map Waiver, Record of Survey No. 5392, File No. 4100101, both recorded April 4, 2012, in the Official Records of Washoe County, Nevada, said parcels being more particularly described as follows:

COMMENCING at the Northwest Corner (NW Cor) of said Parcel 5D, also being the Northwest Corner of the ReTRAC Corridor and the North right-of-way of West Fourth Street;
THENCE departing said NW Cor and along the boundary of said Parcel 5D, said ReTRAC Corridor and said North right-of-way the following two (2) courses;

- 1) North 65°41'06" East, 550.55 feet to the beginning of a tangent curve;
- 2) 1,709.38 feet along the arc of an 8,700.00 foot radius curve to the right through a central angle of 11°15'27";

THENCE continuing along said boundary, ReTRAC Corridor and along and then departing said North right-of-way, North 76°56'34" East, 423.72 feet to the South right-of-way of West Fourth Street;

THENCE departing said ReTRAC Corridor and continuing along said boundary and along said South right-of-way the following four (4) courses:

- 1) South 48°42'36" West, 17.81 feet to the beginning of a tangent curve;
- 2) 325.43 feet along the arc of a 698.00 foot radius curve to the right through a central angle of 26°42'46";
- 3) South 75°25'22" West, 496.69 feet to the beginning of a tangent curve;
- 4) 242.22 feet along the arc of a 7,908.00 foot radius curve to the left through a central angle of 01°45'18" to the beginning of a compound curve;

THENCE departing said boundary and continuing along said South right-of-way, 973.28 feet along the arc of a 7,908.00 foot radius curve through a central angle of 07°03'06" to the POINT OF BEGINNING;

THENCE departing said South right-of-way South 23°57'32" East, 92.02 feet to the projection of the Northerly face of the North ReTRAC wall, also being the beginning of a non-tangent curve, a radial line to said beginning bears South 23°57'32" East;

THENCE along said projection, 55.78 feet along the arc of a 8,606.00 foot radius curve to the left through a central angle of 00°22'17";

THENCE departing said projection South 65°40'11" East, 239.20 feet to the beginning of a non-tangent curve, a radial line to said beginning bears North 07°13'34" West;



THENCE 145.05 feet along the arc of a 207.00 foot radius curve to the right through a central angle of 40°09'00" to the aforementioned South right-of-way of West Fourth Street, also being the beginning of a non-tangent curve, a radial line to said beginning bears South 27°17'56" West; THENCE along said South right-of-way the following two (2) courses:

- 1) 257.89 feet along the arc of a 5,238.00 foot radius curve to the right through a central angle of 02°49'15" to the beginning of a compound curve;
- 2) 151.04 feet along the arc of a 7,908.00 foot radius curve through a central angle of 01°05'40" to the POINT OF BEGINNING.

APN: 010-610-10

Document No. 4100102 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 2:

Parcel 6B as shown on the Parcel Map Waiver #6, Record of Survey for City of Reno, Union Pacific Railroad Corridor Boundary, Record of Survey Map No. 5393, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada on April 4, 2012, as File No. 4100103, Official Records, being more particularly described as follows:

All that certain parcel of land situate within the South 1/2 of Section Ten (10) and Section Eleven (11), Township Nineteen (19) North, Range Nineteen (19) East, Mount Diablo Meridian, City of Reno, Washoe County, State of Nevada, being portions of Parcel 5D per Document No. 4100100, and shown on Parcel Map Waiver, Record of Survey No. 5392, File No. 4100101, both recorded April 4, 2012, in the Official Records of Washoe County, Nevada, said parcels being more particularly described as follows:

COMMENCING at the Northwest Corner (NW Cor) of said Parcel 5D, also being the Northwest Corner of the ReTRAC Corridor and the North right-of-way of West Fourth Street; THENCE departing said NW Cor and along the boundary of said Parcel 5D, said ReTRAC Corridor and said North right-of-way the following two (2) courses;

- 1) North 65°41'06" East, 550.55 feet to the beginning of a tangent curve;
- 2) 1,709.38 feet along the arc of an 8,700.00 foot radius curve to the right through a central angle of 11°15'27";

THENCE continuing along said boundary, ReTRAC Corridor and along and then departing said North right-of-way, North 76°56'34" East, 423.72 feet to the South right-of-way of West Fourth Street;

THENCE departing said ReTRAC Corridor and continuing along said boundary and along said South right-of-way the following four (4) courses:

- 1) South 48°42'36" West, 17.81 feet to the beginning of a tangent curve;
- 2) 325.43 feet along the arc of a 698.00 foot radius curve to the right through a central angle of 26°42' 46";
- 3) South 75°25'22" West, 496.69 feet to the beginning of a tangent curve;
- 4) 242.22 feet along the arc of a 7,908.00 foot radius curve to the left through a central angle of 01°45'18" to the beginning of a compound curve;

THENCE departing said boundary and continuing along said South right-of-way, 709.58 feet along the arc of a 7,908.00 foot radius curve through a central angle of 05°08'28" to the POINT OF BEGINNING;



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THENCE departing said South right-of-way, South 22°13'18" East, 88.97 feet to the Northerly face of the North ReTRAC wall, also being the beginning of a non-tangent curve, a radial line to said beginning bears South 22°13'18" East;

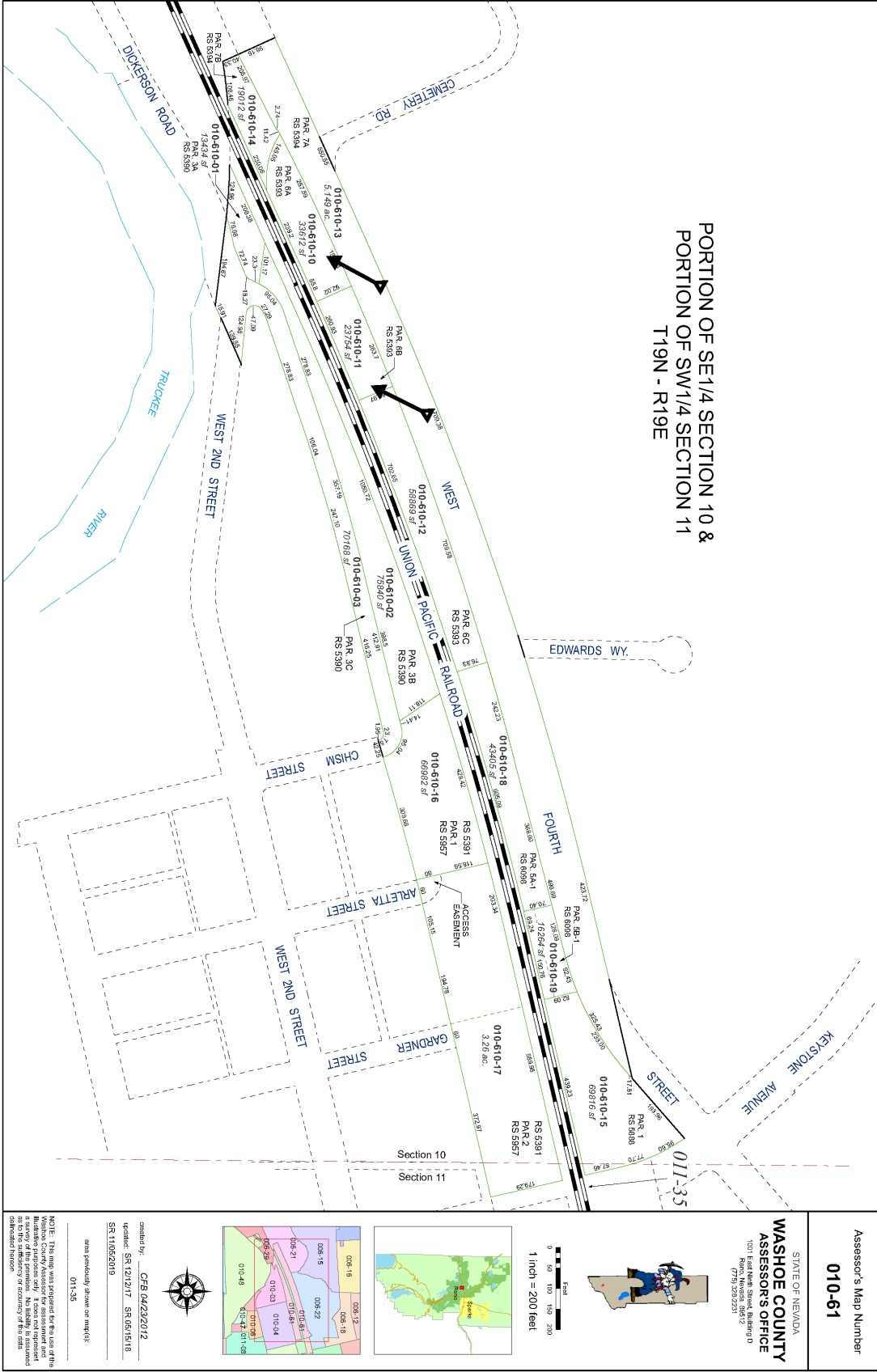
THENCE along said Northerly face and the projection of said Northerly face, 260.93 feet along the arc of an 8,606.00 foot radius curve to the left, through a central angle of 01°44'14";

THENCE departing said Northerly face and projection thereof, North 23°57'32" West, 92.02 feet to the aforementioned South right-of-way of West Fourth Street, also being the beginning of a non-tangent curve, a radial line to said beginning bears South 23°23'01" East;

THENCE along said South right-of-way, 263.70 feet along the arc of a 7,908.00 foot radius curve to the right through a central angle of 01°54'38" to the POINT OF BEGINNING.

APN: 010-610-11

Document No. 4100102 is provided pursuant to the requirements of Section 6.NRS 111.312.



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.



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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;



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

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

LIMITATIONS ON COVERED RISKS

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

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

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

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

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

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

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



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

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

EXCEPTIONS FROM COVERAGE

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

{PART I

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

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

PART II

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

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

EXCLUSIONS FROM COVERAGE

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

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

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



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EXCEPTIONS FROM COVERAGE

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

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

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

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

EXCLUSIONS FROM COVERAGE

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

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



Note: Notice of Available Title Insurance and Escrow Discounts

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

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

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

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

SHORT TERM RATE

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

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

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

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS

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

EMPLOYEE RATE

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

INVESTOR RATE

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

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

SENIOR CITIZEN RATE

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

MILITARY DISCOUNT

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

FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)

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

EMPLOYEE RATES

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

INVESTOR RATE

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

Wire Fraud Alert

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

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

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

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

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

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

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

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective January 1, 2020

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.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of 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.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- 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.

Collection of Browsing Information

FNF automatically collects 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 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.

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

Other Online Specifics

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

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

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

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

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

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

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

- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

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.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

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

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

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

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

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

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

Information From Children

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

International Users

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

FNF Website Services for Mortgage Loans

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

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to privacy@fnf.com, by phone to (888) 934-3354, or by mail to: _____

JOHNSON | PERKINS | GRIFFIN
REAL ESTATE APPRAISERS & CONSULTANTS

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

APN: portions of
010-610-02; 010-610-03; 010-610-11
010-610-12;

When recorded, return to:
City of Reno
P.O. Box 1900
Reno NV 89505
ATTN: City Attorney

Mail Tax Statements to
Grantor at address shown below

(Rev. 1-17-2017a)

NON-EXCLUSIVE CONSERVATION EASEMENT
(Protection of historic site)

Dated As of 12-9, 2020

1. **Parties and descriptions** This Easement Agreement is by and between the following parties and involves the following Property:

Grantor	City of Reno, a municipal corporation and/or Redevelopment Agency of the City of Reno, a public body corporate and politic One East First Street P.O. Box 1900 Reno, Nevada 89505 ATTN: City Attorney's Office
Grantee "RSIC"	Reno Sparks Indian Colony a federally recognized tribe organized and existing pursuant to the provisions of the Indian Reorganization Act of June 18, 1934 (48 Stat 984, 25 USC §476) as amended, which represents its enrolled descendents and members of Washoe, Paiute, and Shoshone Indians with a federally recognized Tribal Historic Preservation Officer (THPO). 98 Colony Road Reno NV 89702 and its successors and assigns.

SHPO	Nevada State Historic Preservation Office 901 South Stewart Street, Suite 5004 Carson City, Nevada 89701-5248
Servient Estate	All that land situated in Washoe County, Nevada more particularly described as: 1. Parcels 3B [APN 010-610-02] , and 3C [APN 010-610-03] Record of Survey 5390, recorded as Doc # 4100097 on 4/4/2012, Official Records of Washoe County, Nevada. 2. Parcels 6B [APN 010-610-11] and 6C [APN 010-610-12] Record of Survey 5393 recorded as Doc# 4100103 on 4/4/2012 Official Records, Washoe County, Nevada
Easement Area	See Exhibit A
Term of Easement	This is a permanent easement until (i) Easement Area has been either mitigated as required by state or federal law or such requirements are no longer applicable; (ii) the parties agree to an amendment of this Easement; or (iii) a court of competent jurisdiction orders that the easement terminated or modified pursuant to NRS 111.430, and such order takes precedent over the terms of this Easement.

2. RECITALS

WHEREAS,

A. Grantor is the recipient of certain real property transferred by the City of Reno following construction of a subsurface transportation corridor through the City of Reno known as the "ReTRAC Project." The ReTRAC project has been built and Grantor intends to eventually sell a portion of that property to a private party because it is no longer needed for ReTRAC project facilities.

B. During the construction of the ReTRAC Project, Native American artifacts and sites were discovered and reinterred at a point in the ReTRAC trench between Parcel 3B, Record of Survey 5390, [APN 010-610-02] and Parcel 6C, Record of Survey 5393, [APN 010-610-12] and it is expected that similar artifacts and sites may be located under the Easement Area, qualifying it as a prehistoric site as defined in NRS 381.195. Grantor and Grantee desire to enter into an agreement to assure that proper historic preservation measures will be taken if a site is found in the Easement Area even if the Servient Estate is sold by Grantor into private ownership.

C. Grantee is an authorized "holder" under NRS 111.410 and requests this conservation easement to limit excavation and require monitoring in the Easement Area to protect prehistoric sites.

D. SHPO is a state agency created under NRS Chapter 383 for the purpose of coordinating historic and archaeological activities and is authorized under NRS 383.111 to enter into contracts regarding historic preservation and archaeological activities.

E. It is intended that this Easement shall not be exclusive and Grantor shall retain and reserve all rights subject to the restrictions and limitations stated herein. Further, Grantee's rights are expressly specifically set forth herein, and there shall be no rights by implication or implied grant.

F. To that end, Grantor desires to grant to Grantee, and Grantee desires to accept this Easement in perpetuity on the Easement Areas pursuant to NRS 111.410, until such time as the site or sites have either been mitigated, or the parties agree to an amendment of this Easement, or until a court of competent jurisdiction enters any order affecting the terms of this Easement and such order takes precedent over the terms of this Easement.

NOW THEREFORE, in consideration of the foregoing recitals, and the mutual rights and obligations contained herein, Grantor does hereby voluntarily grant and convey unto the Grantee this Easement pursuant to NRS 111.390 through NRS 111.440, over the particularly described Servient Estates and Easement Areas described in the attached Exhibits upon the terms and conditions set forth herein.

3. GRANT OF EASEMENT; ADDITIONAL COVENANTS.

3.A. Grant; Alternate grantee; term; equitable servitude.

1. Grant. For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee a non-exclusive easement in gross over the Servient Estate to gain access to the Easement Area and a non-exclusive easement for conservation (pursuant to NRS 111.390 – 111.440) regarding the Easement Area restricting the use as described below for the benefit of Grantee and its assigns and with the limitations stated herein. This easement shall burden and run with each Servient Estate, and shall be binding upon and inure to the benefit of the parties and their successors and assigns hereto subject to the terms and conditions hereof.

2. Alternate Grantee. In the event that Grantee is unable or unwilling to serve as grantee under this easement, the Nevada State Historic Preservation Office ("SHPO") shall

automatically and immediately become grantee vested with all the rights and powers hereunder.

3. Term. This Easement shall remain in full force and effect in perpetuity pursuant to NRS 111.410 unless any of the following events occurs; (i) The Easement Area has either been mitigated as may be required by federal and state laws, as applicable; (ii) Federal and State Laws no longer have a requirement that the Easement Area be mitigated; (iii) the parties (including SHPO) agree to an amendment of this Easement; or (iv) a court of competent jurisdiction enters any order affecting the terms of this Easement and such order takes precedence over the terms of this Easement.

4. Runs with Land. Except as provided in this Easement and provided that the Easement is still in effect, the restrictions and obligations imposed by this Easement shall be effective in perpetuity and shall be deemed to run as a binding servitude with the Servient Estates. This Easement shall extend to and be binding upon Grantor and Grantee, their respective successors in interest and all such persons in the future claiming under or through Grantor or Grantee; the words "Grantor" and "Grantee" when used in this instrument shall include all such successors and assigns, and all persons who hold or operate the Site under them. Any right, title or interest granted in this instrument to Grantee also shall be deemed granted to each successor and assign of Grantee and each following successor and assign; the word "Grantee" shall include all such successors and assigns.

5. Recording. This Easement shall be recorded in the official records of Washoe County, and the grants, covenants and burdens shall become effective upon recording, and shall terminate as specified above.

3.B. Covenant; Reserved Rights.

1. **Grantor's Covenant** Grantor agrees at all times not to disturb the subsurface soils below five (5) feet beneath the current grade of the Easement Area.

2. **Reserved rights.** This is a non-exclusive easement in gross to Grantee for the time period specified and further subject to the reserved rights to continue all manner of use and enjoyment of the Servient Estates and Easement Areas, including but limited to the right to build new improvements thereon and to maintain, repair, and restore existing fences, driveways, roads, paths, and any structures located on the Site so long as there is compliance with the covenant in this Easement.

3.C **Relationship to Monitoring Agreement.** Grantor and Grantee have entered into a "Site Monitoring and Artifact Agreement" involving the Servient Estate as well as other properties in the vicinity providing for monitoring, discovery, and artifact ownership rights for ground disturbing activities conducted by Grantor more than two feet below the existing surface

of the lands. Such monitoring agreement is subject to this conservation easement and does not extend for ground disturbing activity in violation of Grantor's Covenant hereunder.

3.D Notice of sale, lease of Site. Grantor and all successive owners shall promptly notify Grantee in writing at the address specified above of any proposed offer to sell or lease the Servient Estate or Site or any listing thereof for sale or lease and provide the opportunity for Grantee to explain the terms of this Easement to the real estate listing agent and potential new owners or Lessees prior to sale closing.

3.E Waste. Grantor and all successor owners or occupiers of the Site shall not commit nor allow any of its users to commit waste or damage the archaeological site.

4. RIGHTS AND OBLIGATIONS OF GRANTEE.

4.A Acceptance. By signing below, Grantee hereby accepts this Easement under NRS 111.420.

4.B Assignment or Delegation. Grantee may assign any right or delegate any duty under this Easement to any holder as defined in NRS 111.410 (2).

4.C Inspection. Grantee, or any assignee of Grantee, and SHPO, with appropriate and reasonable prior notice to the owner of the applicable Servient Estate, shall be permitted at all reasonable times to inspect the site to determine compliance with this Easement.

4.D Taxes and other charges against the Site. Grantor is a municipal corporation organized by special laws of the State of Nevada, and is not subject to payment of taxes. However, should Grantor lease or sell the Site, any future holder of a property interest in the Servient Estate will be obligated to pay all general taxes, special taxes, special assessments, water charges, sewer service charges, and other charges which may become a lien on the Servient Estate. In order to protect Grantee's historic interest in the Easement Area, in place of Grantor, Grantee is hereby authorized, but in no event required or expected, to make or advance upon three days prior written notice to Grantor any payment relating to taxes, assessments, water rates, sewer rentals and other governmental or municipality charge, fine, imposition, or lien asserted against the Site. Grantee may make such payment according to any bill, statement, or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or assessment or into the validity of such tax, assessment, sale or forfeiture. Such payment if made by Grantee shall constitute a lien on the applicable Servient Estate with the same effect and priority as a mechanics lien, except that such lien shall not jeopardize the priority of any recorded mortgage lien or deed of trust given in connection with a promissory note secured by the Site.

4.E Obligation to comply with State and Federal Historic Preservation Laws.

Grantee agrees to provide all notices and cause compliance with all applicable State and Federal laws relating to historic preservation.

5. GENERAL TERMS.

5.A Breach, notice and right to cure; remedies. In the event that any party ("breaching party") breaches any warranty, representation or agreement herein, or fails to perform any obligation herein:

1. Notice. The other party shall provide notice thereof before exercising any remedies, and shall give the "breaching party" ten calendar days from the date of notice to cure the breach, except if the breach cannot reasonably be cured within that ten days, the "other party" shall give such additional time needed provided, however, that "breaching party" shall diligently pursue its obligations to cure.

2. Injunctive Relief. If the breach is not cured following this notice, in addition to all remedies provided herein and in law and equity, considering the irreplaceable value of a prehistoric site, this Easement may be enforced by injunctive relief for specific performance. Specifically, Grantee shall have the right to (i) bring an action for injunctive relief including specific performance; (ii) bring an action for damages under NRS 383.435; and (iii) advance funds and perfect and enforce the lien established in ¶ 4.D.

3. Attorney's Fees and Costs. If any party hereto institutes any action, counterclaim or proceeding (including arbitration, if authorized, or litigation) against the other or others arising out of or relating to this Agreement, the prevailing party may be awarded reasonable attorney's fees and costs.

4. Remedies cumulative. All remedies are cumulative with each other and with any other remedies afforded by law and equity and the pursuit of any one remedy does not preclude the pursuit of any other remedy.

5.B. Governing Law; choice of jurisdiction. The ordinances of the City of Reno and Washoe County and the laws of Nevada shall govern this agreement, without regard to conflicts of laws principles. Any action brought to enforce this agreement shall be brought in the Second Judicial District Court for the State of Nevada in and for Washoe County.

5.C Notices. All notices, demands and correspondence required or provided for under this agreement shall be in writing and delivered in person or by courier or mailed, postage prepaid, to the addresses indicated above or any subsequent address provided in writing to the sending party. When delivered in person or by courier, notice will be deemed given when

actually delivered to a person at the addresses indicated above, and when mailed, three business days after depositing in the U.S. Mail system.

5.D Additional Documents; notice of termination or release. The parties agree to execute such additional documents and to take such additional actions as are reasonably necessary to carry out the purposes hereof. In the event this easement is terminated, SHPO shall be notified, and Grantee agrees to execute and deliver to Grantor a notice of termination or release in the form requested by Grantor. If Grantee fails to execute and deliver such notice of termination within ten calendar days after delivered or mailed to Grantor, Grantor may execute and record a notice of termination or release without Grantee's signature, unless Grantee is contesting the termination.

5.E No waiver. The failure by any party or successor or assign of any party to this agreement to insist on the performance of any of the terms and conditions of this agreement shall not constitute a waiver unless expressed in writing, and any written waiver shall be limited only to the waiver expressed therein and shall not be construed as or create an implication or expectation that any future waivers will be given.

5.F Enforcement; Partial Invalidity. This agreement shall be enforced only to the extent permitted by law. If any provision herein is deemed invalid or unenforceable, it shall be deemed modified to the extent to bring it within the limits of validity, but if it cannot be so modified, then the offending provision shall be stricken from this agreement. In either event, the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the severance or modification of the invalid provision.

5.G Capacity and authorization. Each party represents to the other that it has the legal power to enter into and that all required authorizations have been obtained to bind the party to this agreement. Each person who signs this agreement warrants and represents to the other party that he or she has actual authority to execute this agreement to bind the party for whom he or she is signing.

5.H Entire Agreement; exhibits, and modification of agreement. This agreement, together with exhibits constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding on either party unless incorporated herein. No modification to this agreement is effective unless agreed upon in writing signed by authorized agents of both parties.

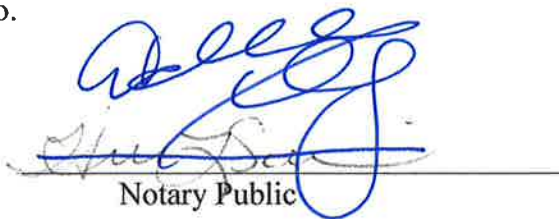
5.I Counterparts. This Easement may be executed in counterparts and shall be effective and recorded when all counterpart signature pages have been executed.

Counterpart Signature Page

CITY OF RENO,
a municipal corporation

REDEVELOPMENT AGENCY OF THE CITY OF RENO
A public body, corporate and politic

This instrument was acknowledged before me on DECEMBER 13, 2020
by HILLARY SCHIEVE as Mayor of the City of Reno, Nevada, and Chairman of the
Redevelopment Agency of the City of Reno.



Conservation Easement (protection of historic site)

Counterpart Signature Page

Acceptance by Grantee

Grantee

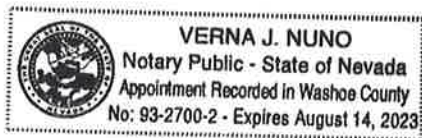
Reno Sparks Indian Colony

By Arlan D. Melendez Date 10-16-2020
Arlan D. Melendez, Chairman

6

STATE OF NEVADA)
) Acknowledgment in Representative Capacity
COUNTY OF WASHOE) NRS 240.1665

This instrument was acknowledged before me on October 16, 2020
by ARLAN D. MELENDEZ as Chairman of the Reno Sparks Indian Colony.



Verna J. Nuno
Notary Public

Conservation Easement (protection of historic site)

Counterpart Signature Page

Acceptance by SHPO

SHPO

Nevada State Historical Preservation Office

By Rebecca Palmer Date Oct. 23, 2020
Administrator

¶

STATE OF NEVADA)
CARSON CITY)
COUNTY OF WASHOE (CH)

Acknowledgment in Representative Capacity
NRS 240.1665

This instrument was acknowledged before me on October 23, 2020
by Rebecca Palmer as Administrator of the Nevada State Historic
Preservation Office.

Carla Hitchcock
Notary Public



EXHIBIT A
(Easement Area Description)

EXHIBIT "A"

A CONSERVATION EASEMENT UNDER

A PORTION OF A.P.N. 010-610-02

LEGAL DESCRIPTION

A VERTICAL LIMITATION EASEMENT UNDER A PORTION OF PARCEL 3B, AS SHOWN ON RECORD OF SURVEY 5390, TITLED, " PARCEL MAP WAIVER #3, RECORD OF SURVEY , FOR THE CITY OF RENO, UNION PACIFIC RAILROAD, CORRIDOR BOUNDARY", RECORDED APRIL 4, 2012 IN THE RECORDER'S OFFICE OF WASHOE COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION TEN (10) AS SHOWN ON SAID RECORD OF SURVEY MAP 5390, THENCE, NORTH 47°59'24" WEST, A DISTANCE OF 2396.44 FEET TO A 5/8" REBAR AND CAP, P.L.S. 16451, AS SHOWN ON THE SOUTHERLY LINE OF SAID PARCEL 3B;

THENCE, WESTERLY ALONG SAID SOUTHERLY LINE, SOUTH 71°18'58" WEST, A DISTANCE OF 6.12 FEET TO A POINT AND THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, LEAVING SAID SOUTHERLY LINE NORTH 5°00'44" WEST, A DISTANCE OF 51.26 FEET TO A POINT ON A NON TANGENT CURVE AND THE NORTHERLY LINE OF SAID PARCEL 3B;

THENCE, WESTERLY ALONG SAID CURVE TO THE LEFT, WITH A RADIAL BEARING SOUTH 22°05'05" EAST, A RADIUS OF 8550.00 FEET, THROUGH A CENTRAL ANGLE OF 0°29'31" AND A ARC LENGTH OF 73.43 FEET TO A POINT;

THENCE, LEAVING SAID CURVE AND NORTHERLY LINE, SOUTH 22°53'36" EAST, A DISTANCE OF 45.26 FEET TO SAID SOUTHERLY LINE;

THENCE, EASTERLY ALONG SAID SOUTHERLY LINE, NORTH 71°18'58" EAST, A DISTANCE OF 57.81 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED EASEMENT CONTAINS AN AREA OF 3106 SQUARE FEET MORE OR LESS.

BASIS OF BEARING: RECORD OF SURVEY MAP 5390, "PARCEL MAP WAIVER #3, RECORD OF SURVEY FOR THE CITY OF RENO, UNION PACIFIC RAILROAD, CORRIDOR BOUNDARY", RECORDED APRIL 04, 2012 IN THE RECORDER'S OFFICE OF WASHOE COUNTY, NEVADA

THE UPPER VERTICAL LIMITS OF SAID EASEMENT SHALL NOT EXCEED AN ELEVATION GREATER THAN **4522.6 FEET** (NAVD 88).

THE BASIS OF SAID ELEVATION WAS DERIVED WITH REAL TIME KINEMATICS (RTK) AND GPS CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REALTIME NETWORK (NNCRN).

THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88), USING NAD 1983/94 ADJUSTMENT WITH THE GEOID 99 MODEL

THE VERTICAL BENCHMARK FOR SAID EASEMENT IS THE TOP OF A 4.3 FEET WIDE CONCRETE WALK, AT THE ANGLE POINT OF A 9.4 FEET HIGH RETAINING WALL ON THE SOUTHERLY SIDE OF THE RETRAC CORRIDOR AT STATION 25+48.5 PER RENO RETRAC PLANS, DATED SEPTEMBER 19, 2003, ARCHIVED IN THE DEPARTMENT OF RENO PUBLIC WORKS. A TOTAL OF THREE 180 EPOCH, RTK OBSERVATIONS WERE TAKEN ON MAY 6 THROUGH MAY 8, 2017. A MEAN ELEVATION OF 4527.6 FEET WAS DERIVED

AN EXHIBIT MAP, LABELED "EXHIBIT B", IS ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY THE CITY OF RENO.

END OF DESCRIPTION.



BASIS OF BEARING
RECORD OF SURVEY
R/S 5390

APN
006-211-13

APN
006-222-28

W 4TH STREET

APN
010-610-12

APN
010-610-11

APN
011-350-46

PARCEL 3B
PER R/S 5390
APN 010-610-02
CITY OF RENO
REDEVELOPMENT AGENCY

CONSERVATION EASEMENT
(VERTICALLY LIMITED)

CHISM STREET
(PARCEL 3C, R/S 5390
APN 010-610-03)

APN
010-031-09

POINT OF
BEGINNING

APN
010-031-08

APN
010-031-04

2396.44'
N47°59'24"W



W 2ND STREET

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
SECTION 10 T19N., R19E., M.D.M

SCALE: 1"=80'

CURVE DATA TABLE

CURVE #	RADIAL BEARING	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	S 22° 05' 05" E	8550.00'	0° 29' 31"	73.43'

LINE DATA TABLE

LINE #	BEARING	DISTANCE
L1	S 71° 18' 58" W	6.12'
L2	N 05° 00' 44" W	51.26'
L3	S 22° 53' 36" E	45.26'
L4	N 71° 18' 58" E	57.81'



CITY OF RENO

DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECTS
1 E. 1ST STREET, 8TH FLOOR
PO BOX 1900
RENO, NV, 89505
PHONE (775) 334-2548

EXHIBIT B EASEMENT - CONSERVATION SE 1/4 SEC 10, T19N. R19E. M.D.M

DATE: OCTOBER 2, 2019

SHEET: 1 OF 1

EXHIBIT "A"

A CONSERVATION EASEMENT UNDER

A PORTION OF A.P.N. 010-610-03

LEGAL DESCRIPTION

A VERTICAL LIMITATION EASEMENT UNDER A PORTION OF PARCEL 3C, AS SHOWN ON RECORD OF SURVEY 5390, TITLED, "PARCEL MAP WAIVER #3, RECORD OF SURVEY, FOR THE CITY OF RENO, UNION PACIFIC RAILROAD, CORRIDOR BOUNDARY", RECORDED APRIL 4, 2012 IN THE RECORDER'S OFFICE OF WASHOE COUNTY, NEVADA, SAID PARCEL ALSO KNOWN AS THAT PORTION OF ROADWAY CALLED CHISM STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION TEN (10) AS SHOWN ON SAID RECORD OF SURVEY MAP 5390, THENCE, NORTH 47°59'24" WEST, A DISTANCE OF 2396.44 FEET TO A 5/8" REBAR AND CAP, P.L.S. 16451, AS SHOWN ON THE NORTHERLY LINE OF SAID PARCEL 3C;

THENCE, WESTERLY ALONG SAID NORTHERLY LINE, SOUTH 71°18'58" WEST, A DISTANCE OF 6.12 FEET TO A POINT AND THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 71°18'58" WEST, A DISTANCE OF 57.81 FEET TO A POINT;

THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 22°53'36" EAST, A DISTANCE OF 22.84 FEET TO A POINT;

THENCE, NORTH 72°20'46" EAST, A DISTANCE OF 50.38 FEET TO A POINT;

THENCE, NORTH 5°00'44" WEST, A DISTANCE OF 24.37 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED EASEMENT CONTAINS AN AREA OF 1258 SQUARE FEET MORE OR LESS.

BASIS OF BEARING: RECORD OF SURVEY MAP 5390, "PARCEL MAP WAIVER #3, RECORD OF SURVEY FOR THE CITY OF RENO, UNION PACIFIC RAILROAD, CORRIDOR BOUNDARY", RECORDED APRIL 04, 2012 IN THE RECORDER'S OFFICE OF WASHOE COUNTY, NEVADA

THE UPPER VERTICAL LIMITS OF SAID EASEMENT SHALL NOT EXCEED AN ELEVATION GREATER THAN **4522.6 FEET** (NAVD 88).

THE BASIS OF SAID ELEVATION WAS DERIVED WITH REAL TIME KINEMATICS (RTK) AND GPS CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REALTIME NETWORK (NNCRN).

THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88), USING NAD 1983/94 ADJUSTMENT WITH THE GEOID 99 MODEL

THE VERTICAL BENCHMARK FOR SAID EASEMENT IS THE TOP OF A 4.3 FOOT WIDE CONCRETE WALK, AT THE ANGLE POINT OF A 9.4 FEET HIGH RETAINING WALL ON THE SOUTHERLY SIDE OF THE RETRAC CORRIDOR AT STATION 25+48.5 PER RENO RETRAC PLANS, DATED SEPTEMBER 19, 2003, ARCHIVED IN THE DEPARTMENT OF RENO PUBLIC WORKS. A TOTAL OF THREE 180 EPOCH, RTK OBSERVATIONS WERE TAKEN ON MAY 6 THROUGH MAY 8, 2017. AN ELEVATION OF 4527.6 FEET (NAVD 88) WAS ESTABLISHED ON THE BENCHMARK DESCRIBED ABOVE.

AN EXHIBIT MAP, LABELED "EXHIBIT B", IS ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY THE CITY OF RENO.

END OF DESCRIPTION.



BASIS OF BEARING
RECORD OF SURVEY
R/S 5390

APN
006-211-13

APN
006-222-28

W 4TH STREET

APN
010-610-12

APN
010-610-11

APN
011-350-46

PARCEL 3B
PER R/S 5390
APN 010-610-02

PARCEL 3C
PER R/S 5390
CITY OF RENO
REDEVELOPMENT AGENCY

CHISM STREET
(APN 010-610-03)

APN
010-031-09

CONSERVATION EASEMENT
(VERTICALLY LIMITED)

APN
010-031-08

APN
010-031-04

2396.44'
N47°59'24"W



W 2ND STREET

SCALE: 1"=80'

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
SECTION 10 T19N., R19E., M.D.M

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	S 71° 18' 58" W	6.12'
L2	S 71° 18' 58" W	57.81'
L3	S 22° 53' 36" E	22.84'
L4	N 72° 20' 46" E	50.38'
L5	N 05° 00' 44" W	24.37'



CITY OF RENO

DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECTS

1 E. 1ST STREET, 8TH FLOOR
PO BOX 1900
RENO, NV, 89505
PHONE (775) 334-2548

EXHIBIT B
EASEMENT - CONSERVATION
SE 1/4 SEC 10, T19N. R19E. M.D.M

DATE: OCTOBER 2, 2019

SHEET: 1 OF 1

EXHIBIT "A"

A CONSERVATION EASEMENT UNDER

A PORTION OF A.P.N. 010-610-11

LEGAL DESCRIPTION

A VERTICAL LIMITATION EASEMENT UNDER A PORTION OF PARCEL 6B, AS SHOWN ON RECORD OF SURVEY 5393, TITLED, "PARCEL MAP WAIVER #6, RECORD OF SURVEY, FOR THE CITY OF RENO, UNION PACIFIC RAILROAD, CORRIDOR BOUNDARY", RECORDED APRIL 4, 2012 IN THE RECORDER'S OFFICE OF WASHOE COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION TEN (10) AS SHOWN ON SAID RECORD OF SURVEY MAP 5393, THENCE, NORTH 47°10'47" WEST, A DISTANCE OF 2496.63 FEET TO A 5/8" REBAR AND CAP, P.L.S. 16451, AS SHOWN AS A SOUTHERLY CORNER COMMON TO PARCELS 6B AND 6C OF SAID RECORD OF SURVEY AND ALSO BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 6B, BEING A NON TANGENT CURVE TO THE LEFT, WITH A RADIAL BEARING SOUTH 22°13'18" EAST, A RADIUS OF 8606.00 FEET, THROUGH A CENTRAL ANGLE OF 0°21'18" AND AN ARC LENGTH OF 53.34 FEET TO A POINT;

THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 22°53'36" WEST, A DISTANCE OF 89.26 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 6B AND ALSO BEING A POINT ON A NON TANGENT CURVE;

THENCE, EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 6B, BEING A CURVE TO THE RIGHT, WITH A RADIAL BEARING SOUTH 22°17'54" EAST, A RADIUS OF 7908.00 FEET, THROUGH A CENTRAL ANGLE OF 0°23'39" AND AN ARC LENGTH OF 54.39 FEET TO THE NORTHERLY CORNER COMMON TO SAID PARCEL 6B AND 6C;

THENCE, LEAVING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL 6B, SOUTH 22°13'18" EAST, A DISTANCE OF 88.97 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED EASEMENT CONTAINS AN AREA OF 4801 SQUARE FEET MORE OR LESS.

BASIS OF BEARING: RECORD OF SURVEY MAP 5393, "PARCEL MAP WAIVER #6, RECORD OF SURVEY FOR THE CITY OF RENO, UNION PACIFIC RAILROAD, CORRIDOR BOUNDARY", RECORDED APRIL 04, 2012 IN THE RECORDER'S OFFICE OF WASHOE COUNTY, NEVADA

THE UPPER VERTICAL LIMITS OF SAID EASEMENT SHALL NOT EXCEED AN ELEVATION GREATER THAN **4522.6 FEET** (NAVD 88).

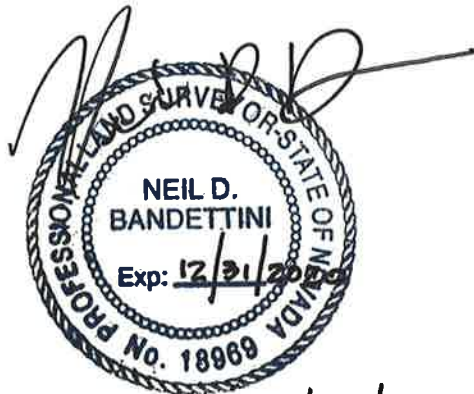
THE BASIS OF SAID ELEVATION WAS DERIVED WITH REAL TIME KINEMATICS (RTK) AND GPS CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REALTIME NETWORK (NNCRN). THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88), USING NAD 1983/94 ADJUSTMENT WITH THE GEOID 99 MODEL

THE VERTICAL BENCHMARK FOR SAID EASEMENT IS THE TOP OF A 4.3 FOOT WIDE CONCRETE WALK, AT THE ANGLE POINT OF A 9.4 FEET HIGH RETAINING WALL ON THE SOUTHERLY SIDE OF THE RETRAC CORRIDOR AT STATION 25+48.5 PER RENO RETRAC PLANS, DATED SEPTEMBER 19, 2003, ARCHIVED IN THE DEPARTMENT OF RENO PUBLIC WORKS. A TOTAL OF THREE 180 EPOCH, RTK OBSERVATIONS WERE TAKEN ON MAY 6 THROUGH MAY 8, 2017. AN ELEVATION OF 4527.6 FEET (NAVD 88) WAS ESTABLISHED ON THE BENCHMARK DESCRIBED ABOVE.

AN EXHIBIT MAP, LABELED "EXHIBIT B", IS ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY THE CITY OF RENO.

END OF DESCRIPTION.

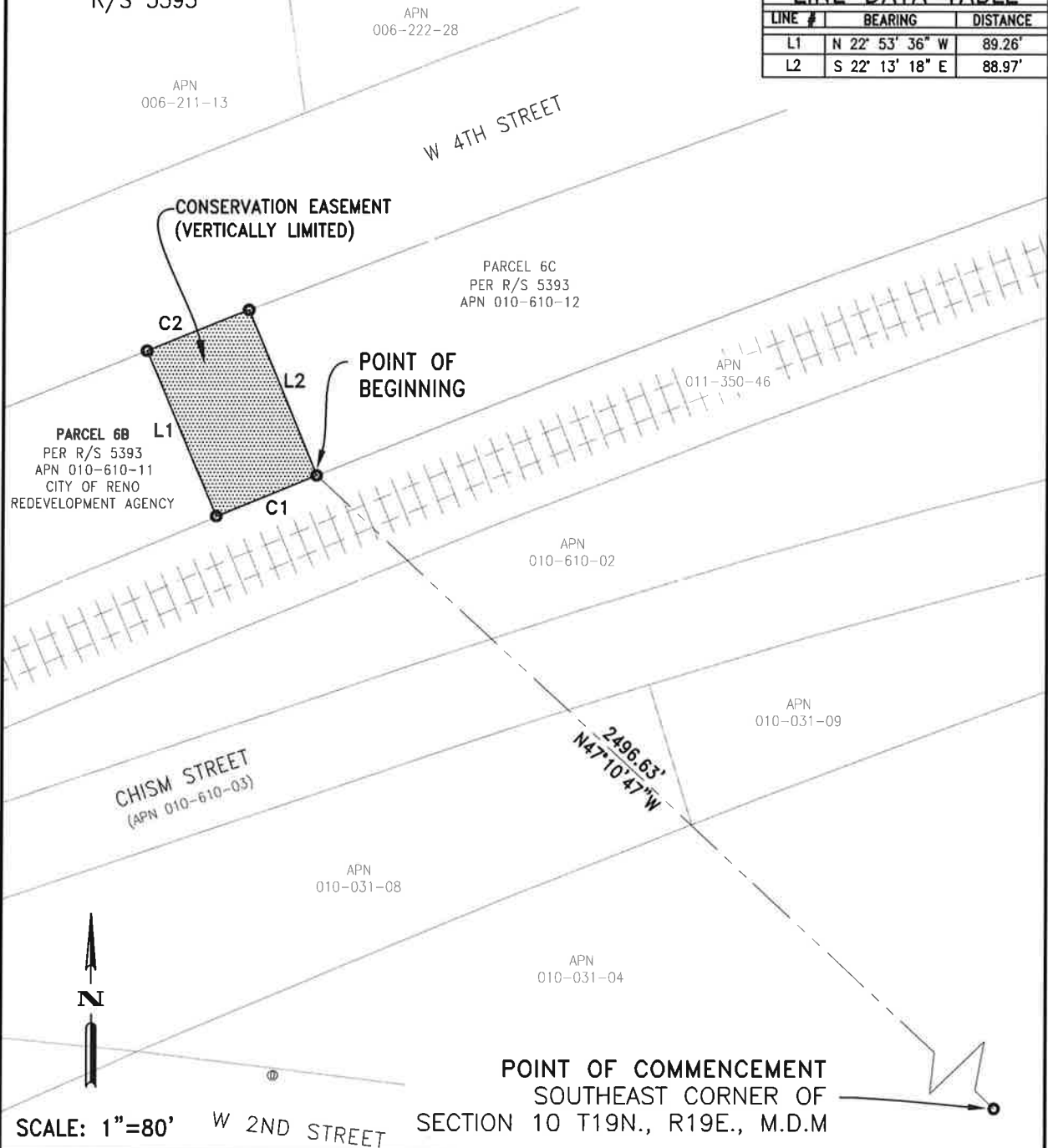


10/02/19

BASIS OF BEARING
RECORD OF SURVEY
R/S 5393

CURVE DATA TABLE				
CURVE #	RADIAL BEARING	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	S 22° 13' 18" E	8606.00'	0° 21' 18"	53.34'
C2	S 22° 17' 54" E	7908.00'	0° 23' 39"	54.39'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N 22° 53' 36" W	89.26'
L2	S 22° 13' 18" E	88.97'





CITY OF RENO

DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECTS

1 E. 1ST STREET, 8TH FLOOR
PO BOX 1900
RENO, NV, 89505
PHONE (775) 334-2548

EXHIBIT B

EASEMENT - CONSERVATION

SE 1/4 SEC 10, T19N. R19E. M.D.M

DATE: OCTOBER 2, 2019	SHEET: 1 OF 1
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EXHIBIT "A"

A CONSERVATION EASEMENT UNDER

A PORTION OF A.P.N. 010-610-12

LEGAL DESCRIPTION

A VERTICAL LIMITATION EASEMENT UNDER A PORTION OF PARCEL 6C, AS SHOWN ON RECORD OF SURVEY 5393, TITLED, "PARCEL MAP WAIVER #6, RECORD OF SURVEY, FOR THE CITY OF RENO, UNION PACIFIC RAILROAD, CORRIDOR BOUNDARY", RECORDED APRIL 4, 2012 IN THE RECORDER'S OFFICE OF WASHOE COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION TEN (10) AS SHOWN ON SAID RECORD OF SURVEY MAP 5393, THENCE, NORTH 47°10'47" WEST, A DISTANCE OF 2496.63 FEET TO A 5/8" REBAR AND CAP, P.L.S. 16451, AS SHOWN AS A SOUTHERLY CORNER COMMON TO PARCELS 6B AND 6C OF SAID RECORD OF SURVEY AND ALSO BEING THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE, EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 6C, BEING A NON TANGENT CURVE TO THE RIGHT, WITH A RADIAL BEARING SOUTH 22°13'18" EAST, A RADIUS OF 8606.00 FEET, THROUGH A CENTRAL ANGLE OF 0°15'11" AND AN ARC LENGTH OF 38.03 FEET TO A POINT;

THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 05°00'44" WEST, A DISTANCE OF 92.06 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 6C AND ALSO BEING A POINT ON A NON TANGENT CURVE;

THENCE, WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 6C, BEING A CURVE TO THE LEFT, WITH A RADIAL BEARING SOUTH 21°00'01" EAST, A RADIUS OF 7908.00 FEET, THROUGH A CENTRAL ANGLE OF 0°28'22" AND AN ARC LENGTH OF 65.27 FEET TO THE NORTHERLY CORNER COMMON TO SAID PARCEL 6B AND 6C;

THENCE, LEAVING SAID NORTHERLY LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL 6C, SOUTH 22°13'18" EAST, A DISTANCE OF 88.97 FEET TO THE **POINT OF BEGINNING**;

THE ABOVE DESCRIBED EASEMENT CONTAINS AN AREA OF 4579 SQUARE FEET MORE OR LESS.

BASIS OF BEARING: RECORD OF SURVEY MAP 5393, "PARCEL MAP WAIVER #6, RECORD OF SURVEY FOR THE CITY OF RENO, UNION PACIFIC RAILROAD, CORRIDOR BOUNDARY", RECORDED APRIL 04, 2012 IN THE RECORDER'S OFFICE OF WASHOE COUNTY, NEVADA

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THE BASIS OF SAID ELEVATION WAS DERIVED WITH REAL TIME KINEMATICS (RTK) AND GPS CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REALTIME NETWORK (NNCRN). THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88), USING NAD 1983/94 ADJUSTMENT WITH THE GEOID 99 MODEL

THE VERTICAL BENCHMARK FOR SAID EASEMENT IS THE TOP OF A 4.3 FOOT WIDE CONCRETE WALK, AT THE ANGLE POINT OF A 9.4 FEET HIGH RETAINING WALL ON THE SOUTHERLY SIDE OF THE RETRAC CORRIDOR AT STATION 25+48.5 PER RENO RETRAC PLANS, DATED SEPTEMBER 19, 2003, ARCHIVED IN THE DEPARTMENT OF RENO PUBLIC WORKS. A TOTAL OF THREE 180 EPOCH, RTK OBSERVATIONS WERE TAKEN ON MAY 6 THROUGH MAY 8, 2017. AN ELEVATION OF 4527.6 FEET (NAVD 88) WAS ESTABLISHED ON THE BENCHMARK DESCRIBED ABOVE.

AN EXHIBIT MAP, LABELED "EXHIBIT B", IS ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY THE CITY OF RENO.

END OF DESCRIPTION.

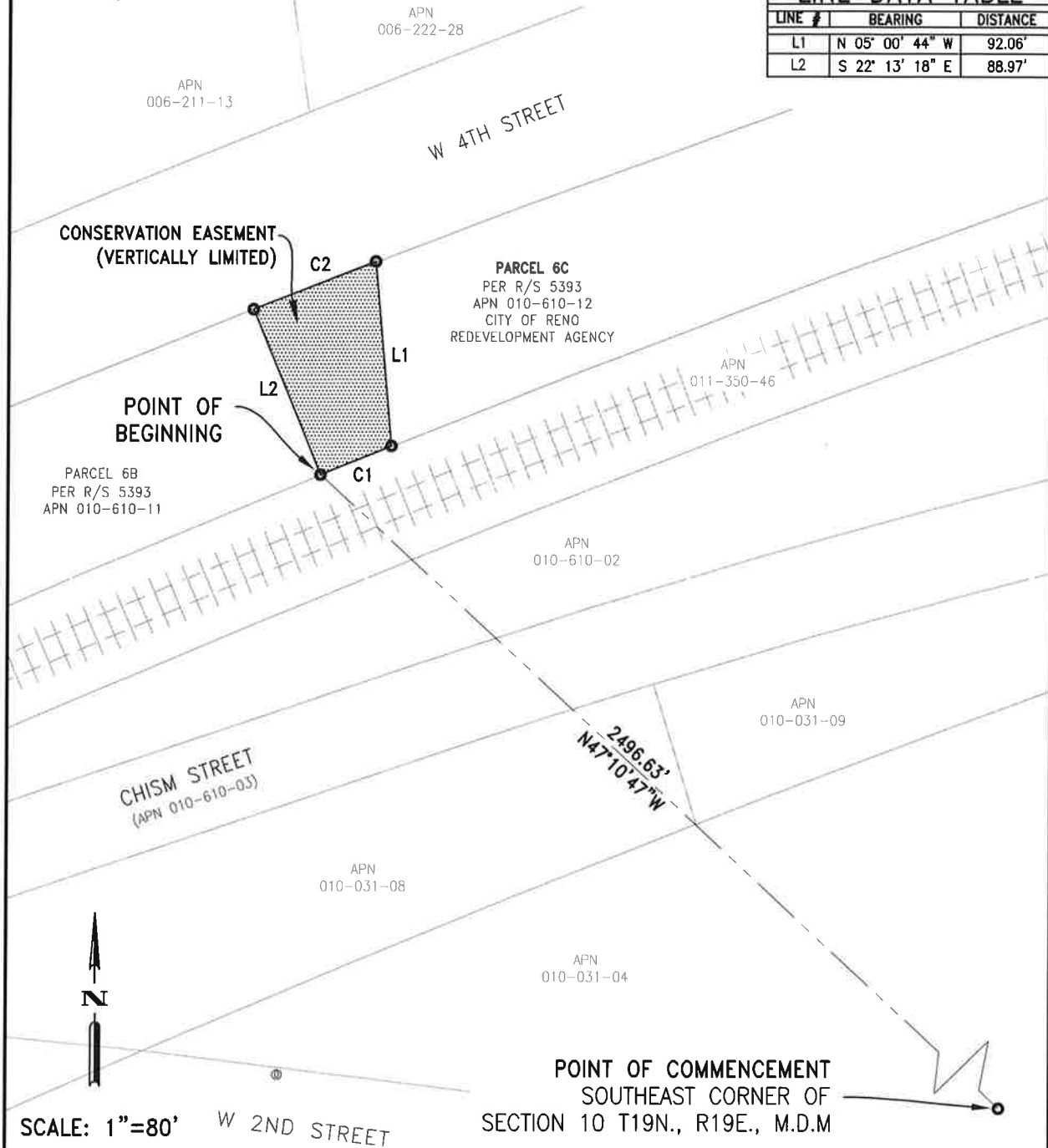


10/02/2019

BASIS OF BEARING
RECORD OF SURVEY
R/S 5393

CURVE DATA TABLE				
CURVE #	RADIAL BEARING	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	S 22° 13' 18" E	8606.00'	0° 15' 11"	38.03'
C2	S 21° 00' 01" E	7908.00'	0° 28' 22"	65.27'

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N 05° 00' 44" W	92.06'
L2	S 22° 13' 18" E	88.97'



CITY OF RENO
DEPARTMENT OF PUBLIC WORKS
CAPITAL PROJECTS
1 E. 1ST STREET, 8TH FLOOR
PO BOX 1900
RENO, NV, 89505
PHONE (775) 334-2548

EXHIBIT B
EASEMENT - CONSERVATION
SE 1/4 SEC 10, T19N. R19E. M.D.M

DATE: OCTOBER 2, 2019

SHEET: 1 OF 1

WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

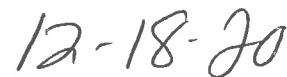
1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010


LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.


Signature


Date


Printed Name