APPENDIX D

Historical Research Documentation

EDR Sanborn Map Search Results

EDR® Environmental Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Phil Tousignant
Kleinfelder, Inc.
4835 Longley Lane
Reno, NV 89502

Customer Project: City of Reno Pa
1123791MER 775-689-7800

Order Date: 5/22/2006 **Completion Date:** 5/22/2006
Inquiry #: 1680728.3s
P.O. #: NA
Site Name: City of Reno Parking
Address: W. 2nd and Stevenson Street
City/State: Reno, NV 89503
Cross Streets:

Based on client-supplied information, fire insurance maps for the following years were identified

1890 - 1 Map
1899 - 1 Map
1904 - 1 Map
1906 - 1 Map
1918 - 1 Map
1949 - 1 Map
1955 - 1 Map
1957 - 1 Map
1965 - 1 Map
1966 - 1 Map
1972 - 1 Map

Limited Permission to Photocopy Total Maps: 11

Kleinfelder, Inc. (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2006 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission. EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

USER'S GUIDE

This User's Guide provides guidelines for accessing Sanborn Map® images and for transferring them to your Word Processor.

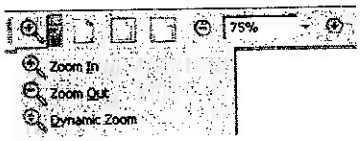
Reading Sanborn Maps

- Sanborn Maps document historical property use by displaying property information through words, abbreviations, and map symbols. The Sanborn Map Key provides information to help interpret the symbols and abbreviations used on Sanborn Maps. The Key is available from EDR's Web Site at: http://www.edrnet.com/reports/samples/key.pdf

Organization of Electronic Sanborn Image File

- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

Navigating the Electronic Sanborn Image File



1. Open file on screen.
2. Identify TP (Target Property) on the most recent map.
3. Find TP on older printed images.
4. Using Acrobat® Reader®, zoom to 250% in order to view more clearly. (200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.)
   A. On the menu bar, click "View" and then "Zoom to..."
   B. Or, use the magnifying tool and drag a box around the TP

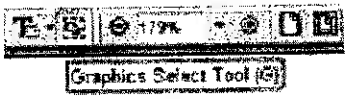
Printing a Sanborn Map From the Electonic File

- EDR recommends printing images at 300 dpi (300 dpi prints faster than 600 dpi)
- To print only the TP area, cut and paste from Acrobat to your word processor application.

Acrobat Versions 6 and 7

1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.

Acrobat Version 5



1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
5. Highlight "Edit"
6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.

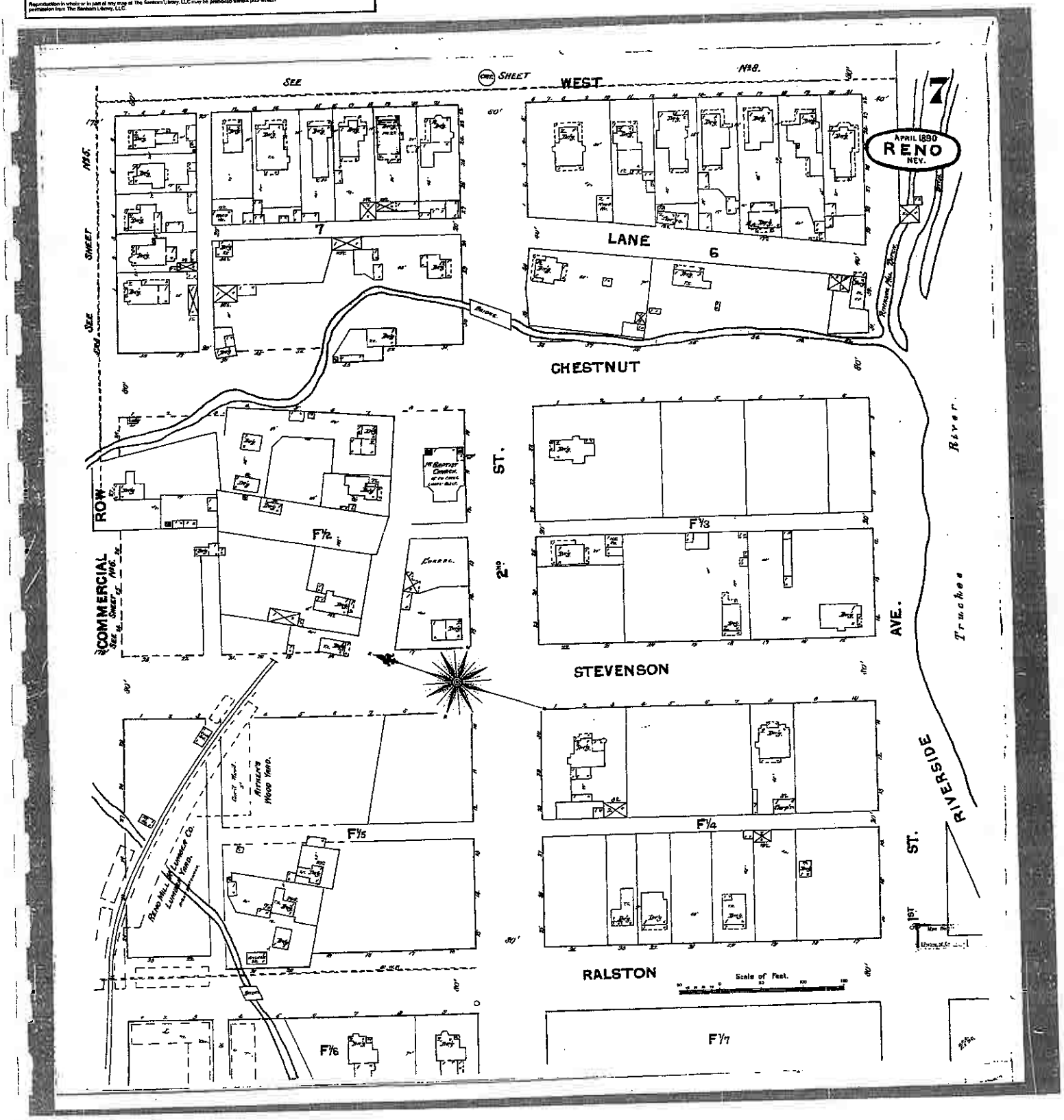
Important Information about Email Delivery of Electronic Sanborn Map Images

- Images are grouped intro one file, up to 2MB.
- In cases where in excess of 6-7 map years are available, the file size typically exceeds 2MB. In these cases, you will receive multiple files, labeled as "1 of 3", "2 of 3", etc. including all available map years.
- Due to file size limitations, certain ISPs, including AOL, may occasionally delay or decline to deliver files. Please contact your ISP to identify their specific file size limitations.

The Sanborn Library, LLC

Copyright© 1890 The Sanborn Library, LLC SPM
Year EDR Research Associates

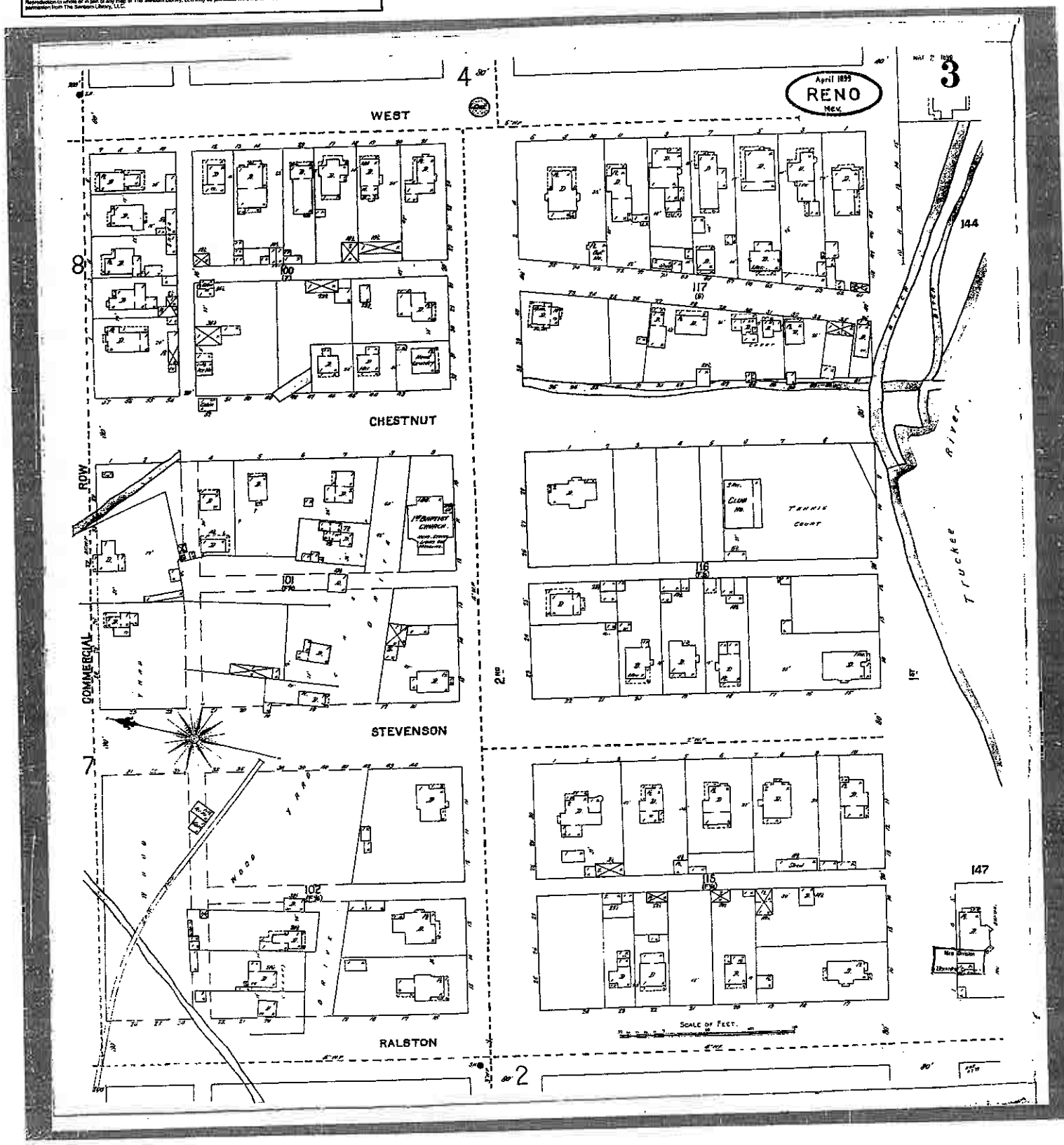
Reproduction in whole or in part at any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC



The Sanborn Library, LLC

Copyright© 1899 The Sanborn Library, LLC SPM
Year EDR Research Associate

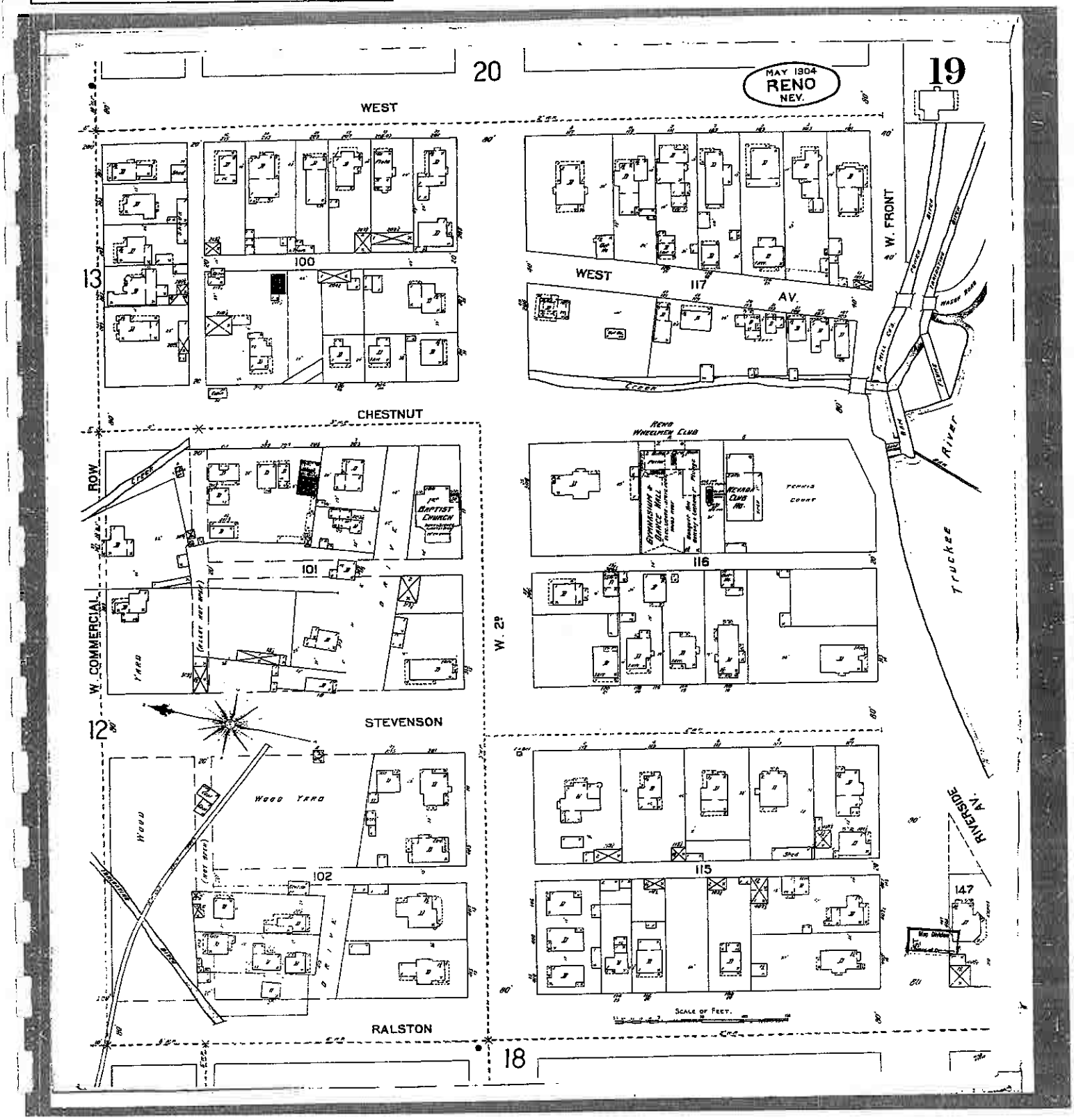
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC



The Sanborn Library, LLC

Copyright© 1904 The Sanborn Library, LLC SPM
Year EDR Research Associate

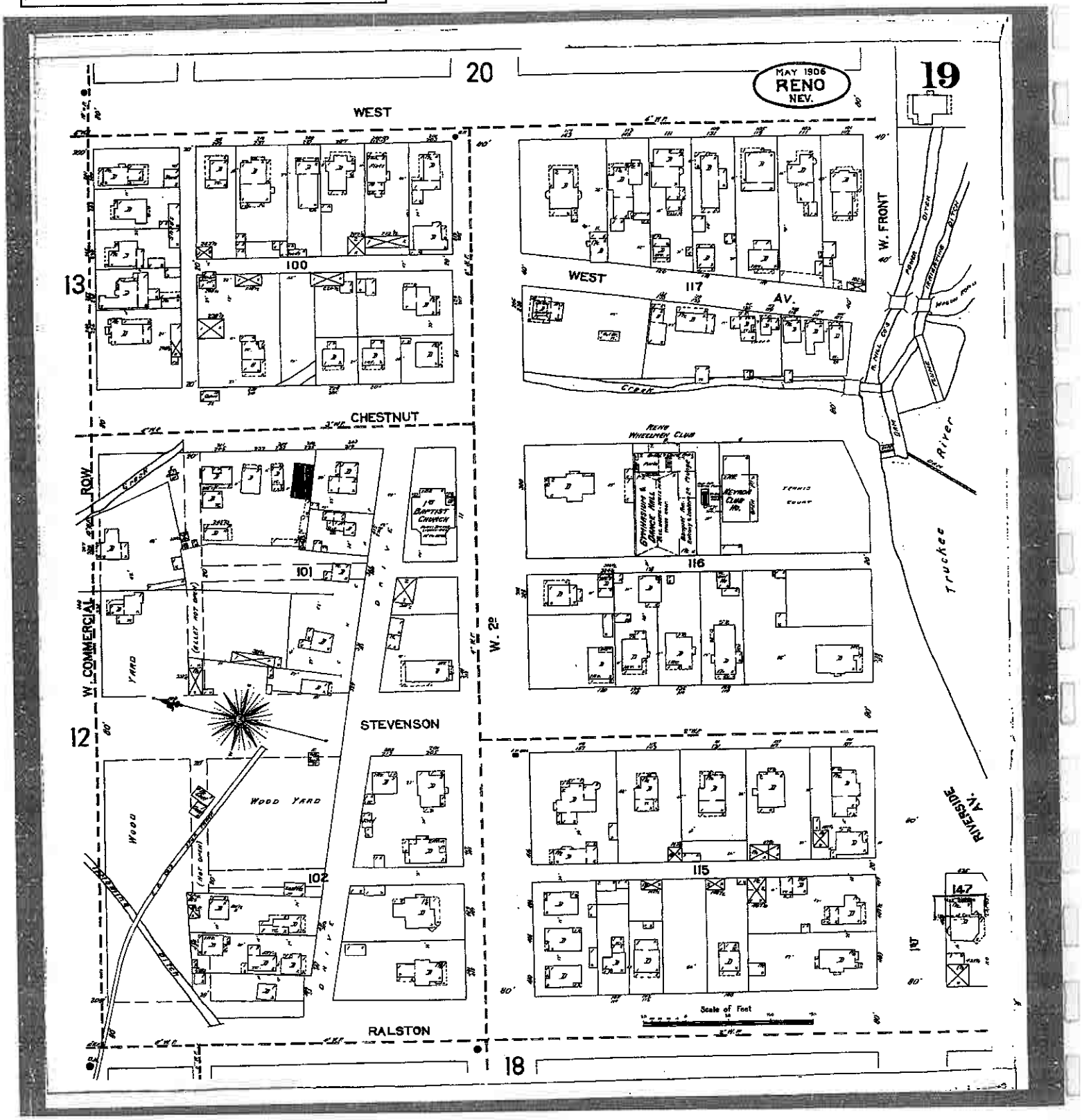
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

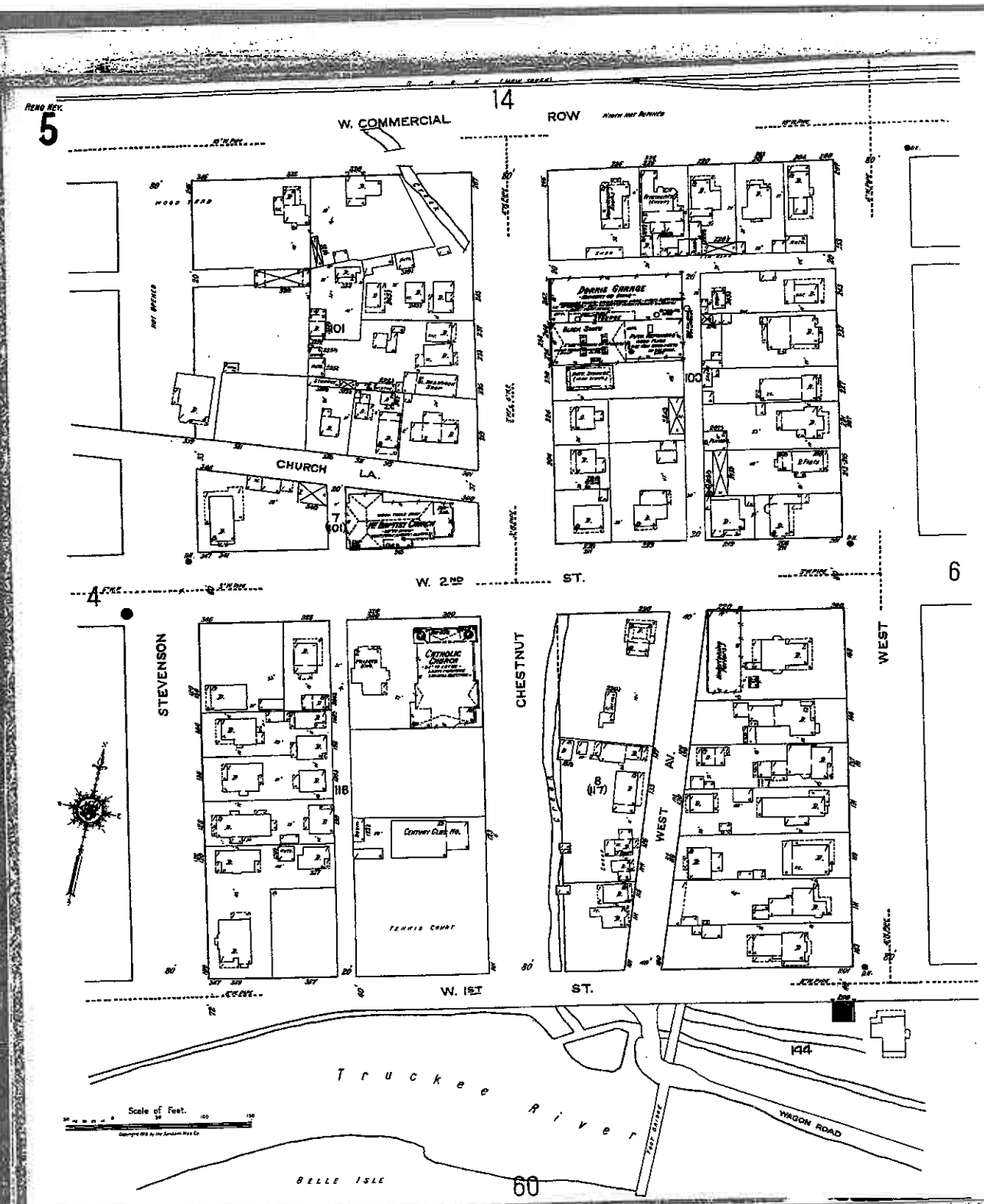


The Sanborn Library, LLC

Copyright© 1906 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



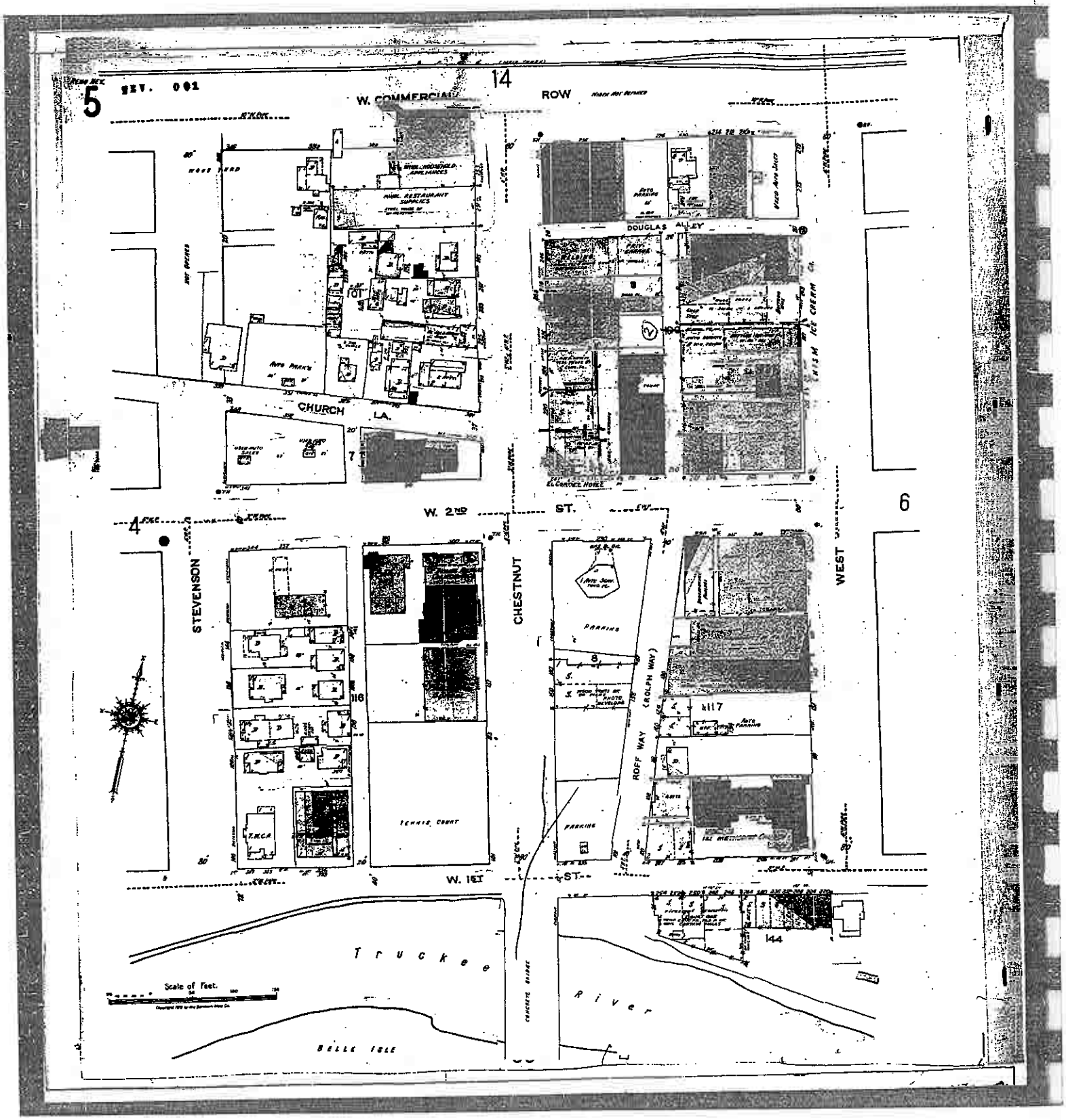


The Sanborn Library, LLC

Copyright © 1918 The Sanborn Library, LLC SPM

Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library LLC may be prohibited without prior written permission from The Sanborn Library, LLC

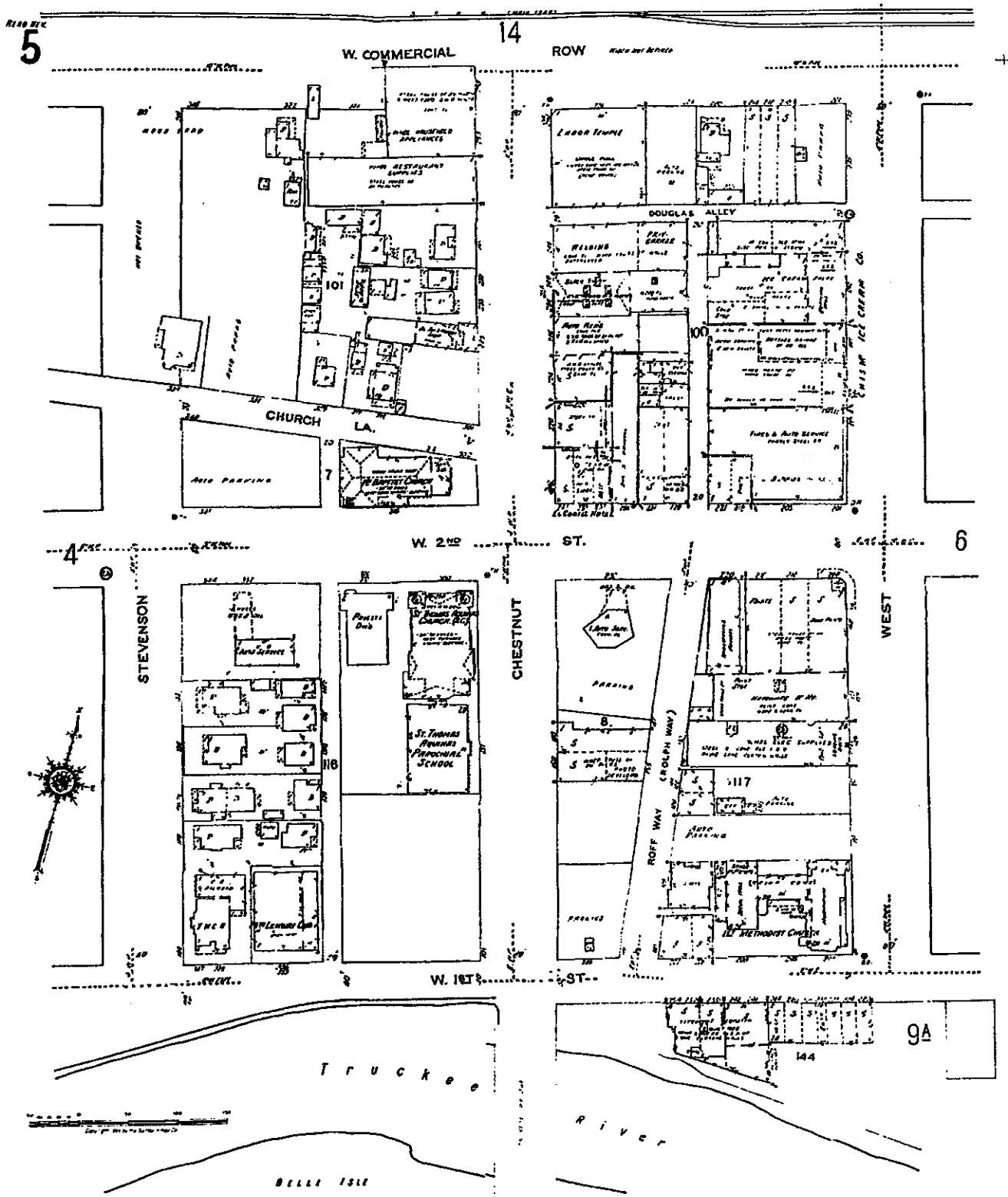


The Sanborn Library, LLC

Copyright© 1949 The Sanborn Library, LLC SPM

Year EDR Research Associate

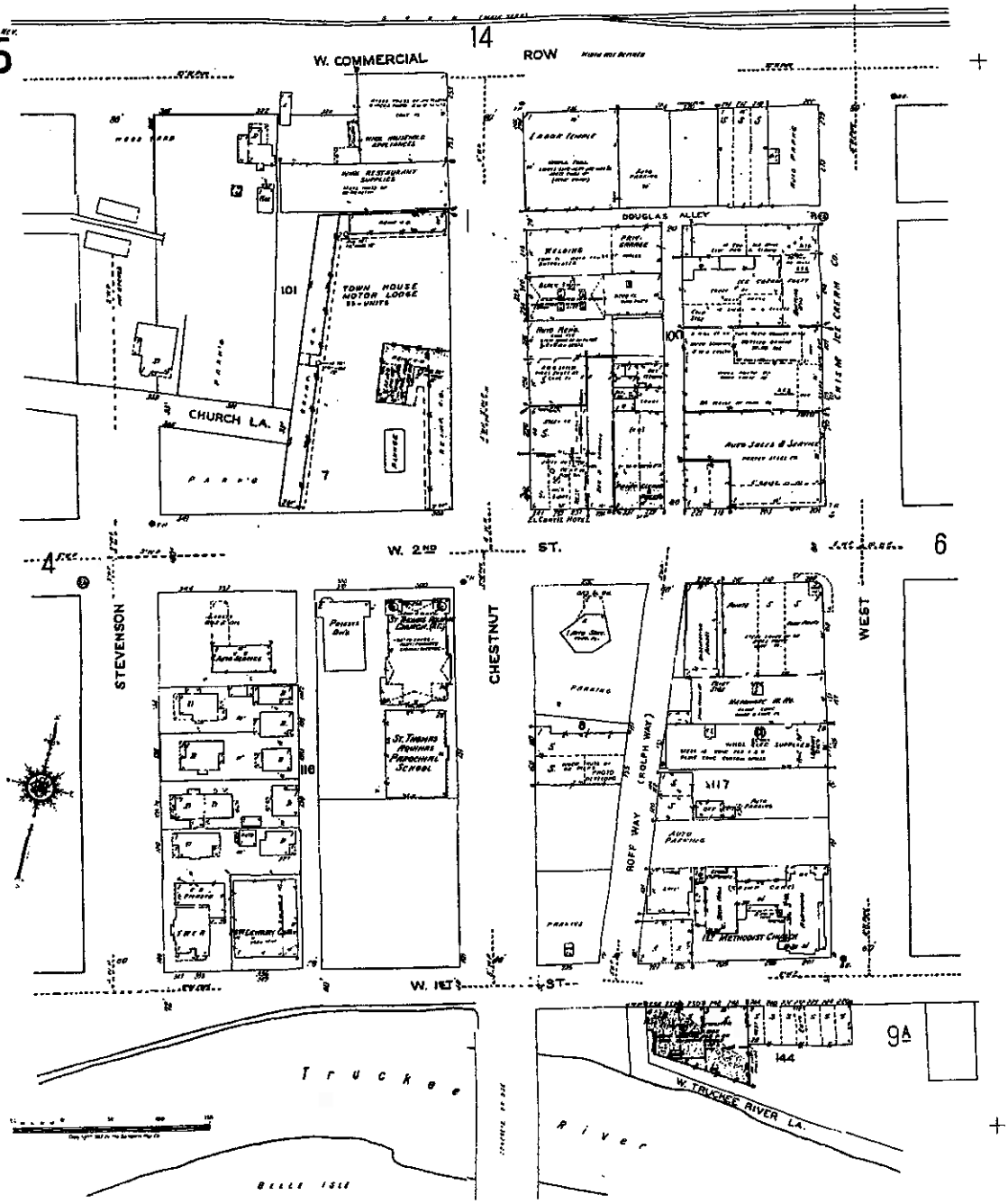
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

Copyright © 1955 The Sanborn Library, LLC SPM
Year EDR Research Associate

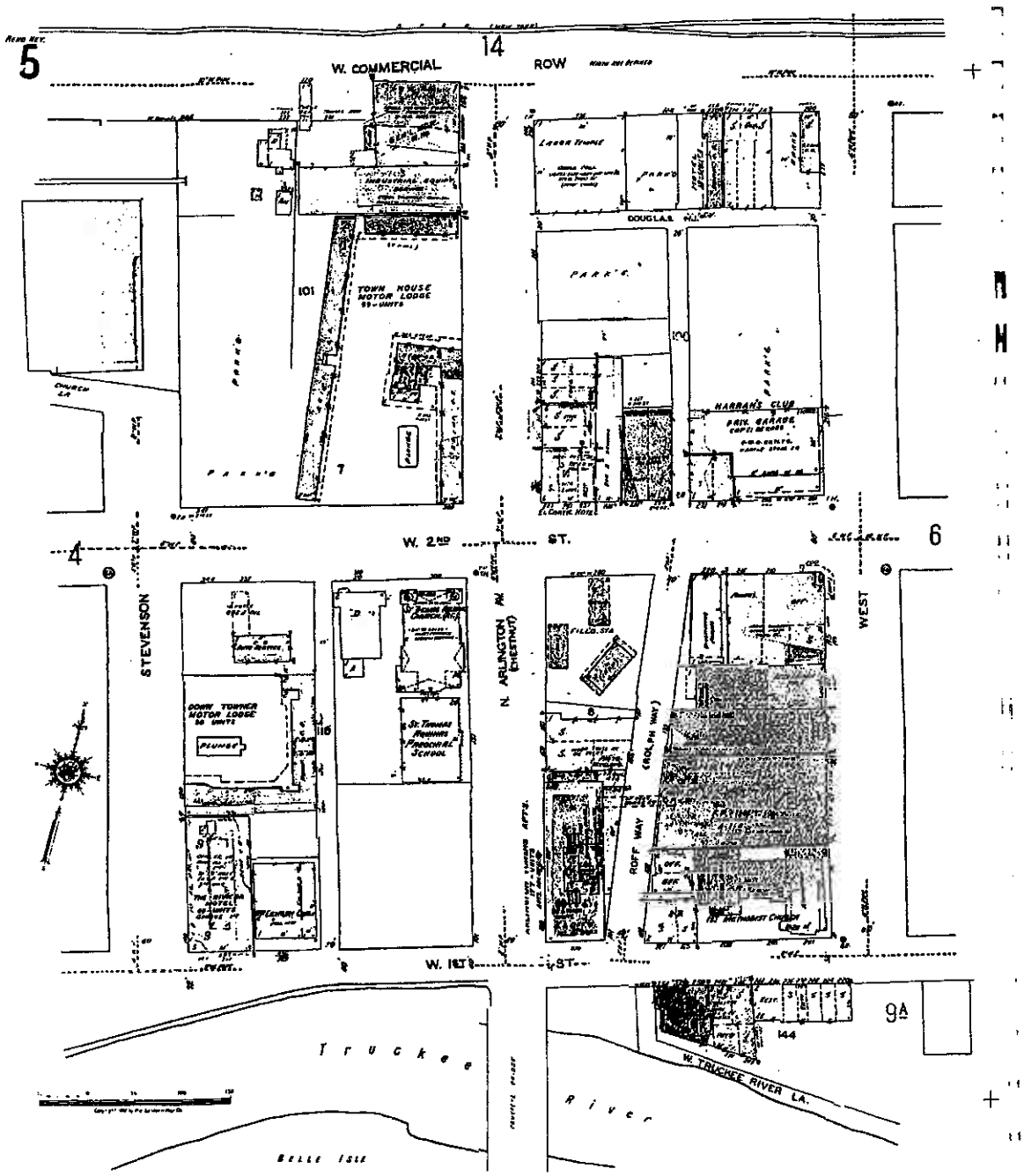
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

Copyright© 1957 The Sanborn Library, LLC SPM
Year SDR Research Associate

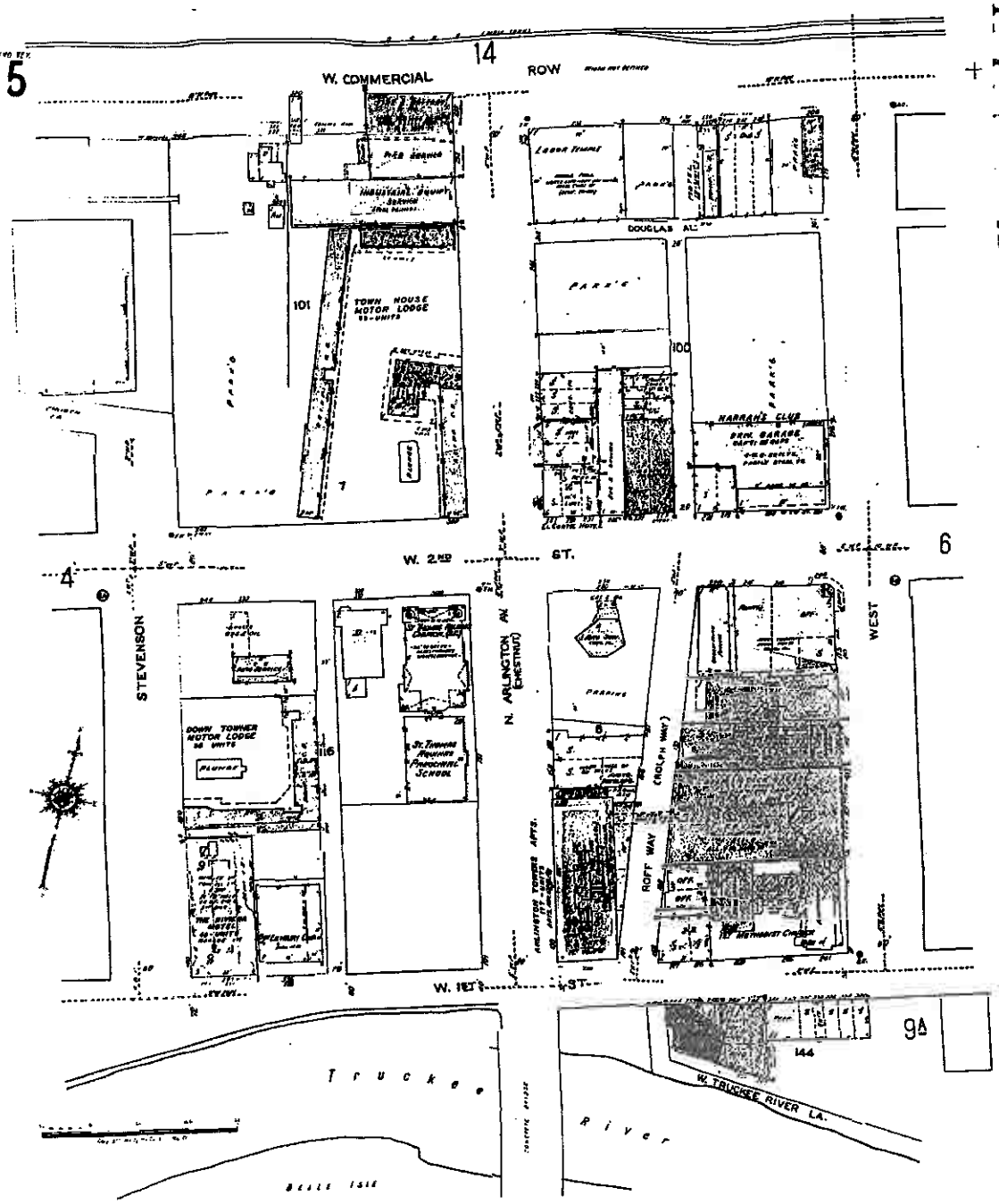
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

Copyright © 1965 The Sanborn Library, LLC SPM
Year SDR Research Associate

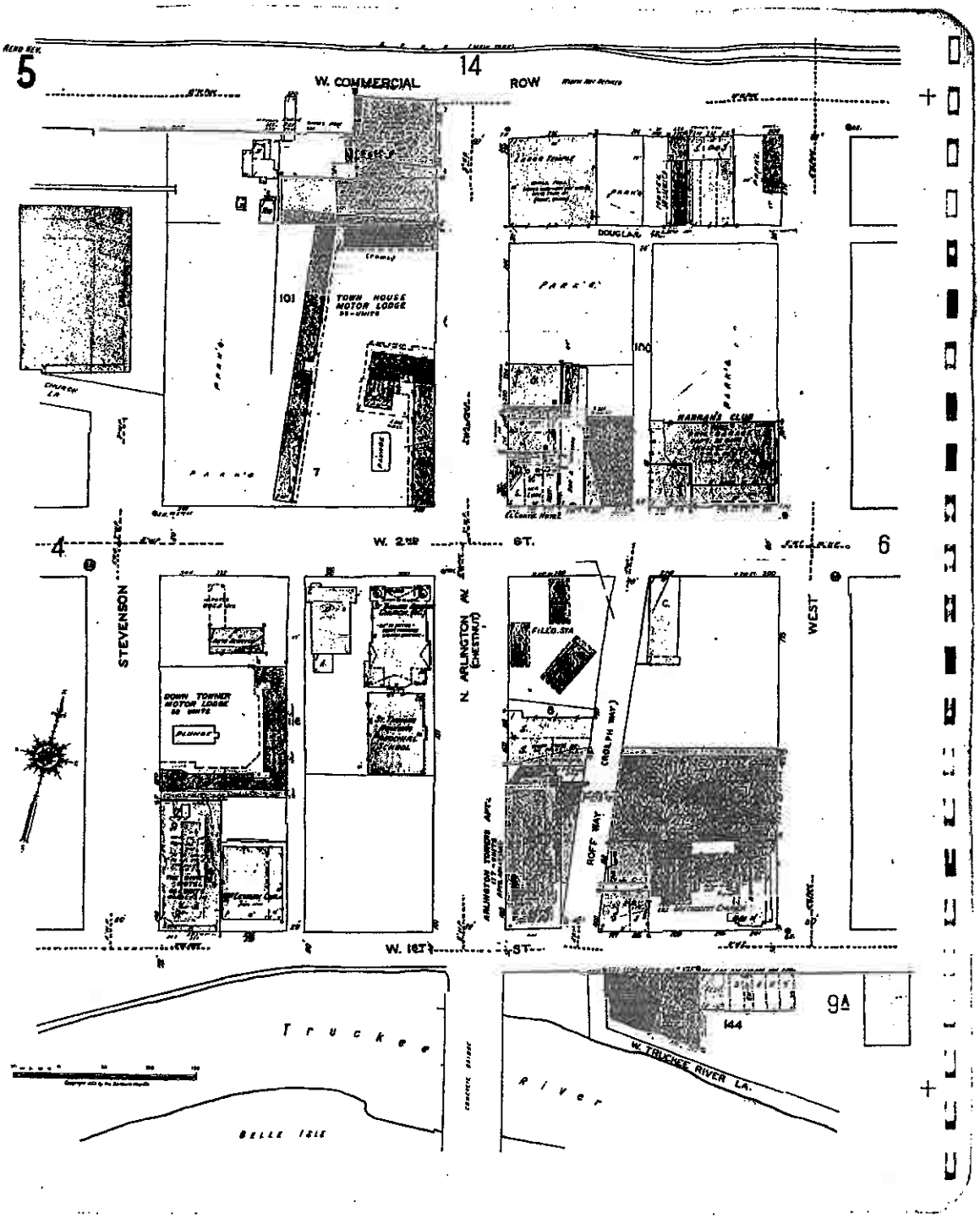
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

Copyright © 1966 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

Copyright© 1972 The Sanborn Library, LLC SPM
Year SDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

EDR® Environmental Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Phil Tousignant
Kleinfelder, Inc.
4835 Longley Lane
Reno, NV 89502

Order Date: 5/26/2006 **Completion Date:** 5/26/2006
Inquiry #: 1685050.1s
P.O. #: na
Site Name: Adj - City of Reno Parking
Address: W. 2nd & Stevenson Street
City/State: Reno, NV 89503
Cross Streets:

Customer Project: City of Reno Pa
1123791MER 775-689-7800

Based on client-supplied information, fire insurance maps for the following years were identified

1890 - 1 Map	1965 - 2 Maps
1899 - 1 Map	1966 - 2 Maps
1904 - 1 Map	1972 - 2 Maps
1906 - 1 Map	
1918 - 2 Maps	
1949 - 2 Maps	
1955 - 2 Maps	
1957 - 2 Maps	

Limited Permission to Photocopy Total Maps: 18

Kleinfelder, Inc. (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2006 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission. EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

'SER'S GUIDE

This User's Guide provides guidelines for accessing Sanborn Map® images and for transferring them to your Word Processor.

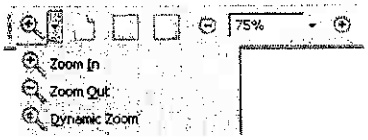
:eading Sanborn Maps

- Sanborn Maps document historical property use by displaying property information through words, abbreviations, and map symbols. The Sanborn Map Key provides information to help interpret the symbols and abbreviations used on Sanborn Maps. The Key is available from EDR's Web Site at: http://www.edrnet.com/reports/samples/key.pdf

Organization of Electronic Sanborn Image File

- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

.avigating the Electronic Sanborn Image File



1. Open file on screen.
2. Identify TP (Target Property) on the most recent map.
3. Find TP on older printed images.
4. Using Acrobat® Reader®, zoom to 250% in order to view more clearly. (200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.)
   A. On the menu bar, click "View" and then "Zoom to..."
   B. Or, use the magnifying tool and drag a box around the TP

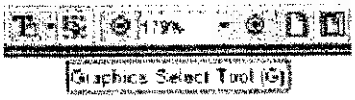
rinting a Sanborn Map From the Electonic File

- EDR recommends printing images at 300 dpi (300 dpi prints faster than 600 dpi)
- To print only the TP area, cut and paste from Acrobat to your word processor application.

Acrobat Versions 6 and 7

1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.

Acrobat Version 5



1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
5. Highlight "Edit"
6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.

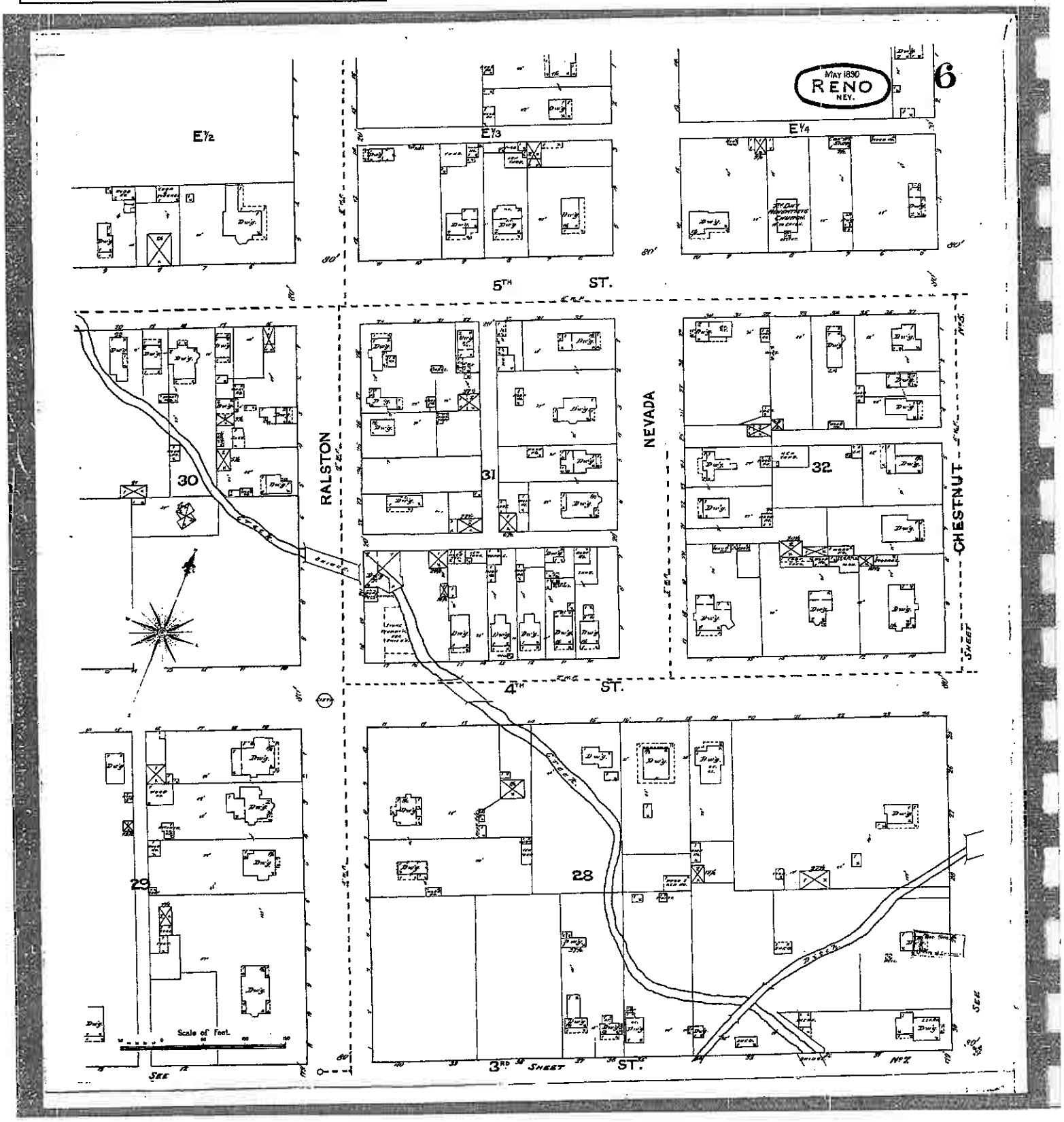
nportant Information about Email Delivery of Electronic Sanborn Map Images

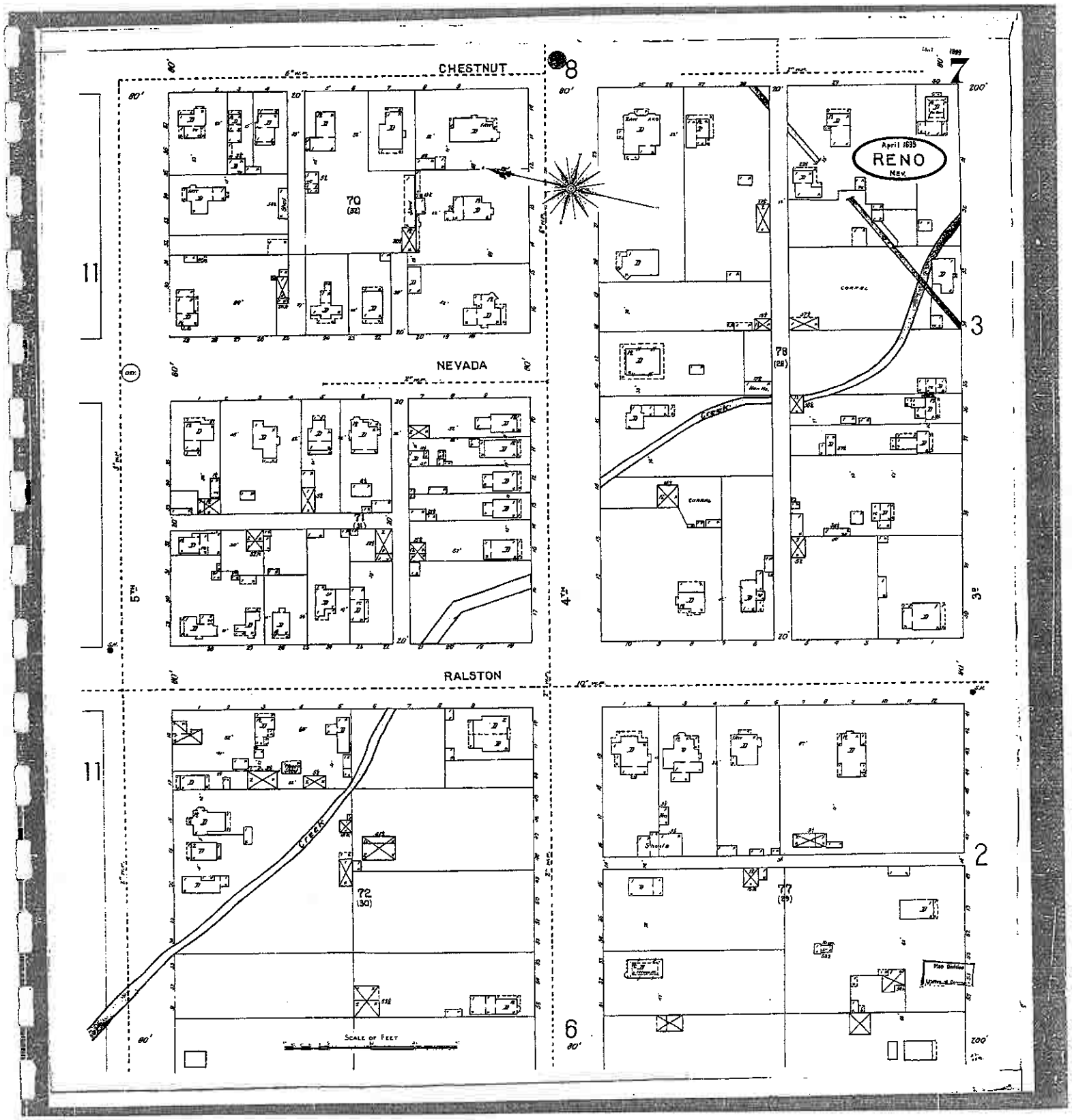
- Images are grouped intro one file, up to 2MB.
- In cases where in excess of 6-7 map years are available, the file size typically exceeds 2MB. In these cases, you will receive multiple files, labeled as "1 of 3", "2 of 3", etc. including all available map years.
  Due to file size limitations, certain ISPs, including AOL, may occasionally delay or decline to deliver files. Please contact your ISP to identify their specific file size limitations.

The Sanborn Library, LLC

Copyright © 1890 The Sanborn Library, LLC SPM
TBH EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



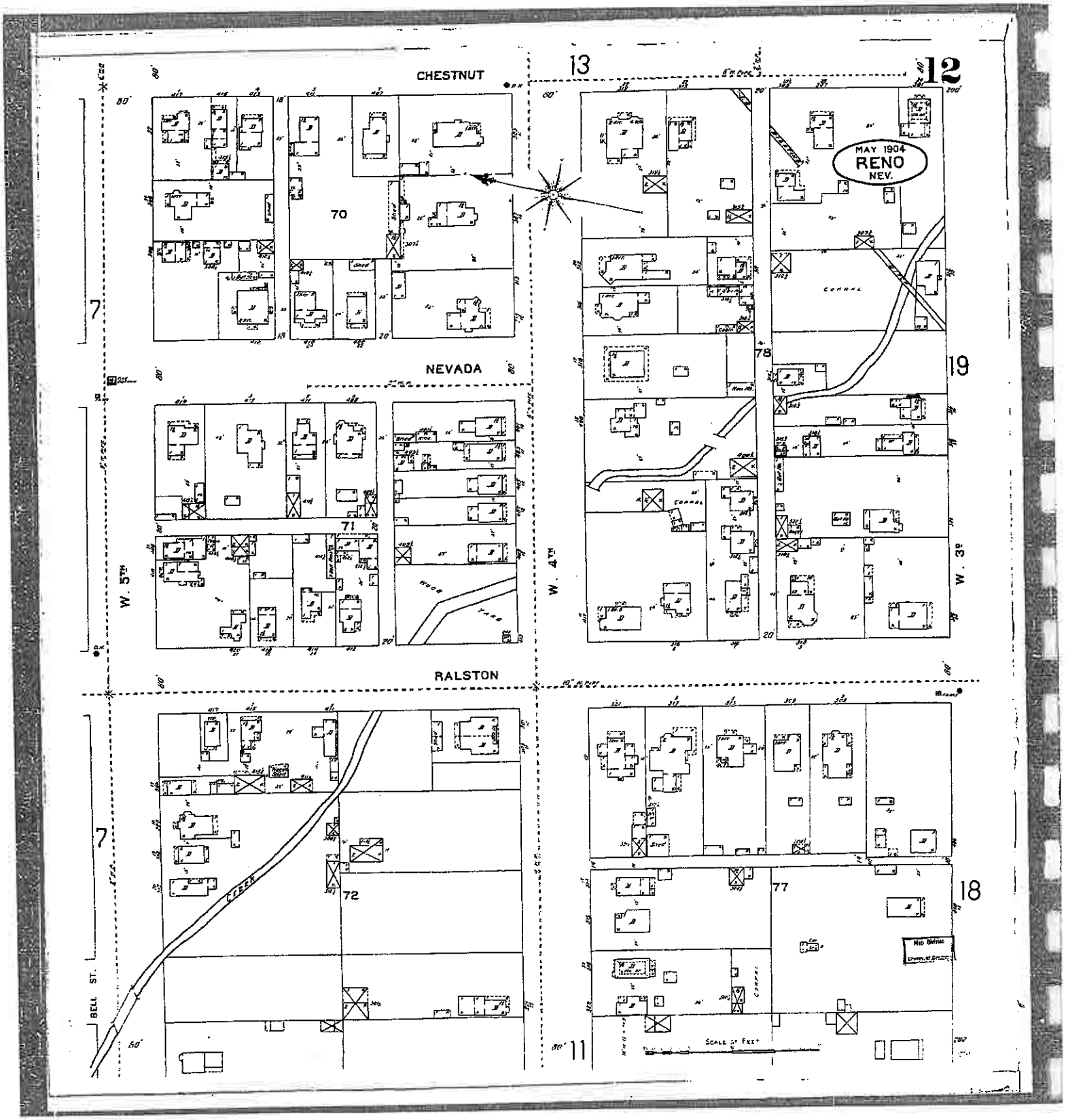


The Sanborn Library, LLC

Copyright© 1899 The Sanborn Library, LLC SPM

Year EDR Research Associate

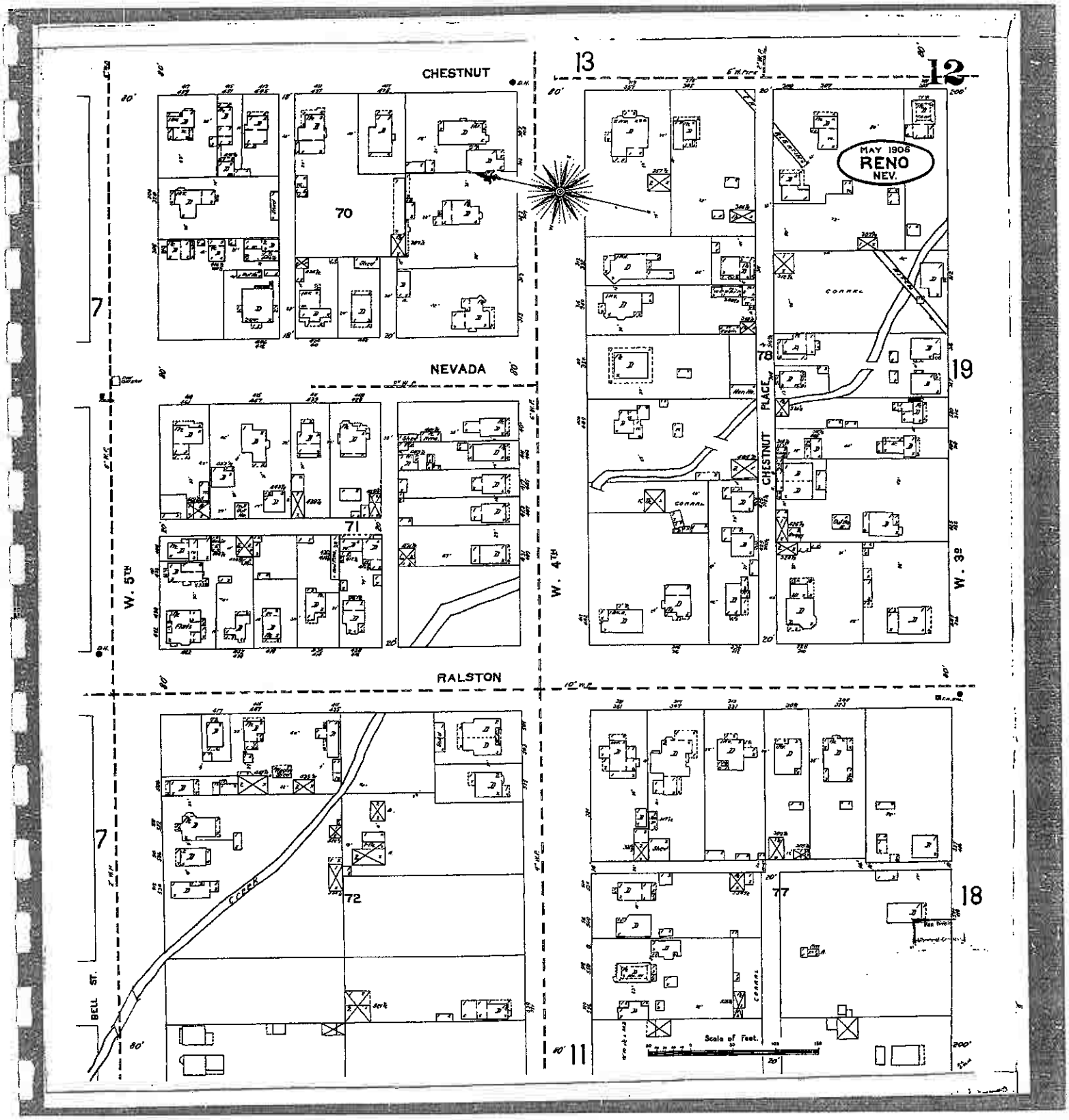
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

Copyright © 1904 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

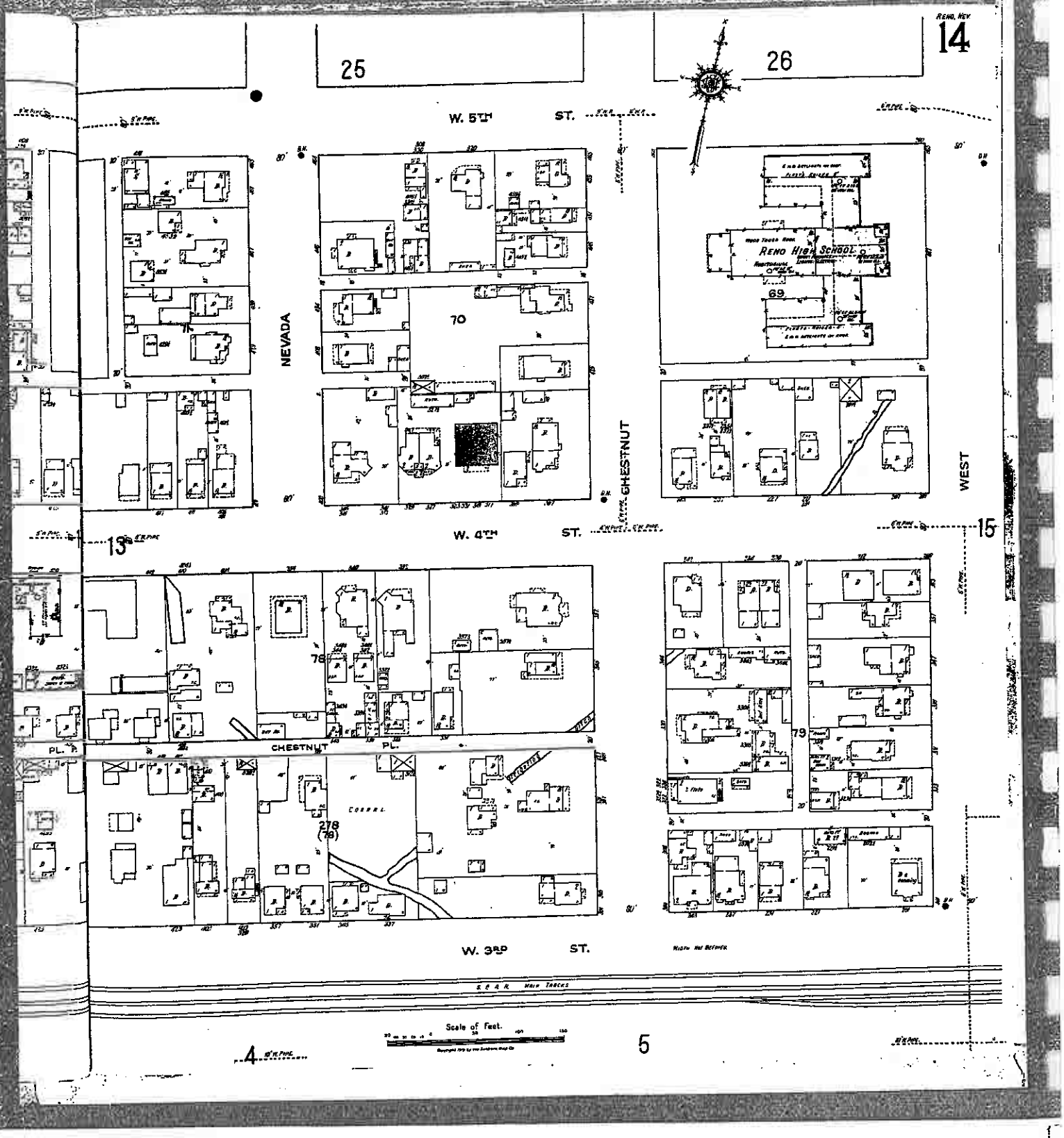


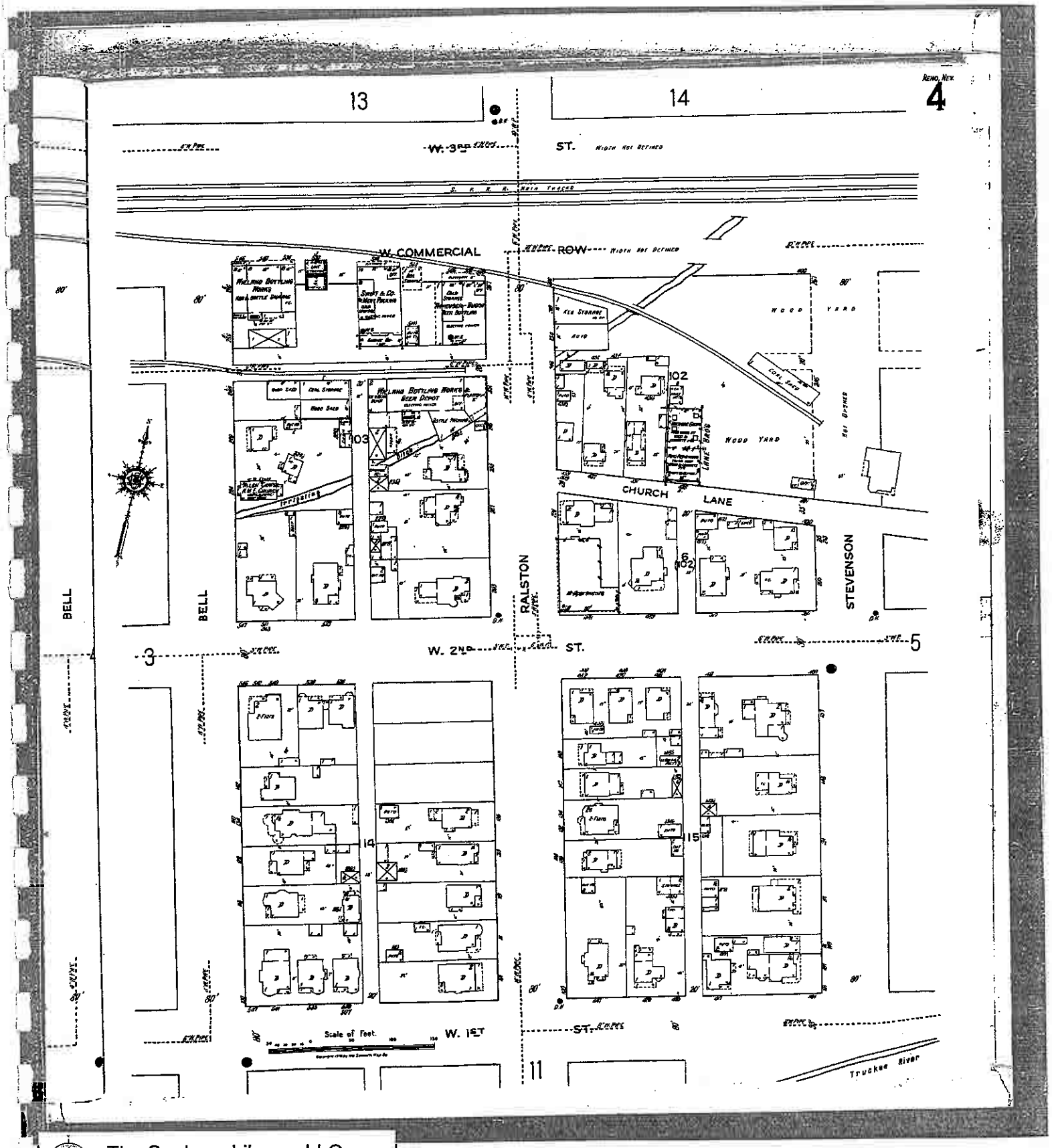
The Sanborn Library, LLC

Copyright© 1906 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

The Sanborn Library, LLC
Copyright© 1918 The Sanborn Library, LLC SPM
Year EDR Research Associate



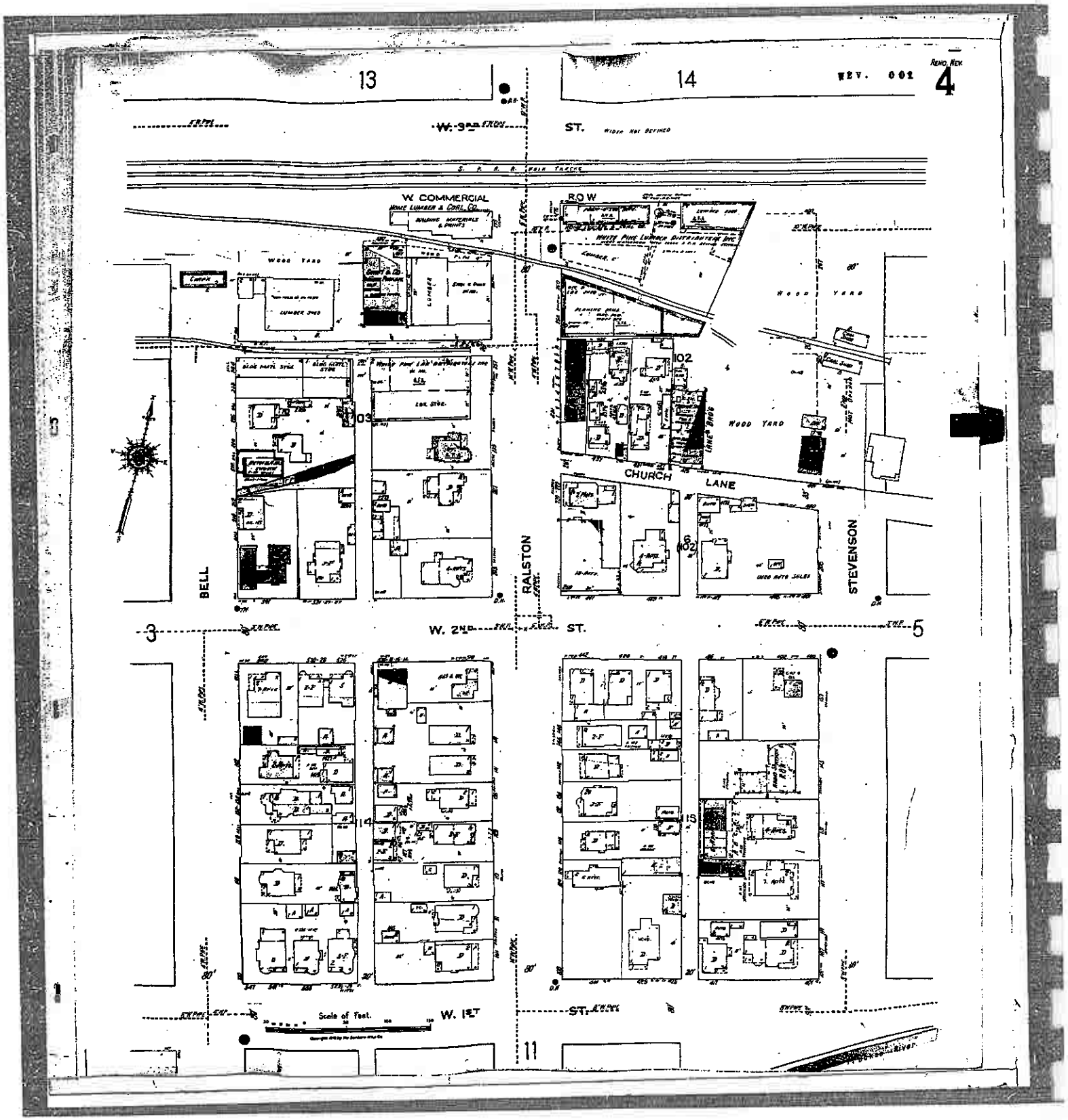


The Sanborn Library, LLC

Copyright© 1918 The Sanborn Library, LLC SPM

Year EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

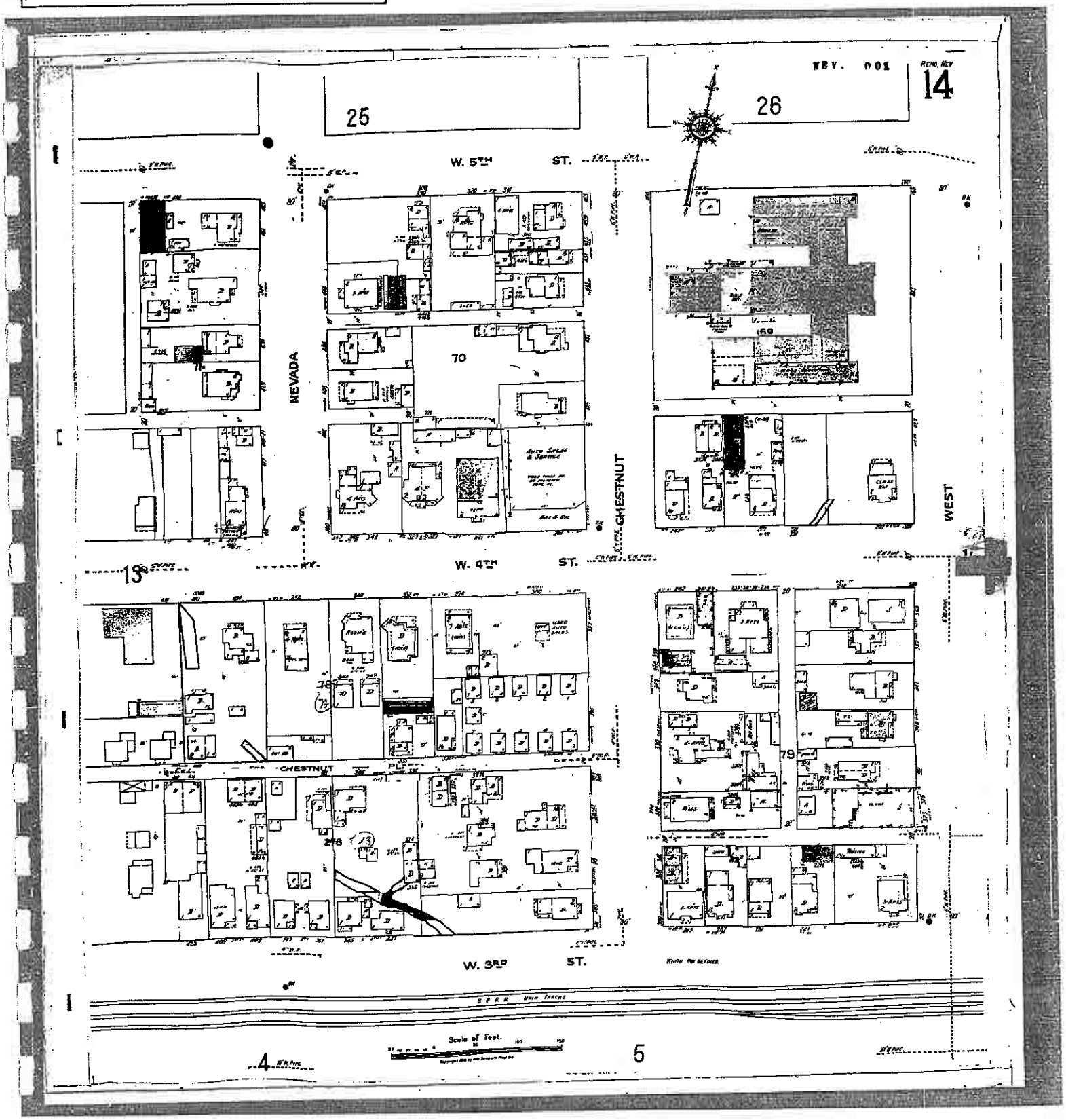
Copyright© 1949 The Sanborn Library, LLC SPM
Year EDR Research Associates

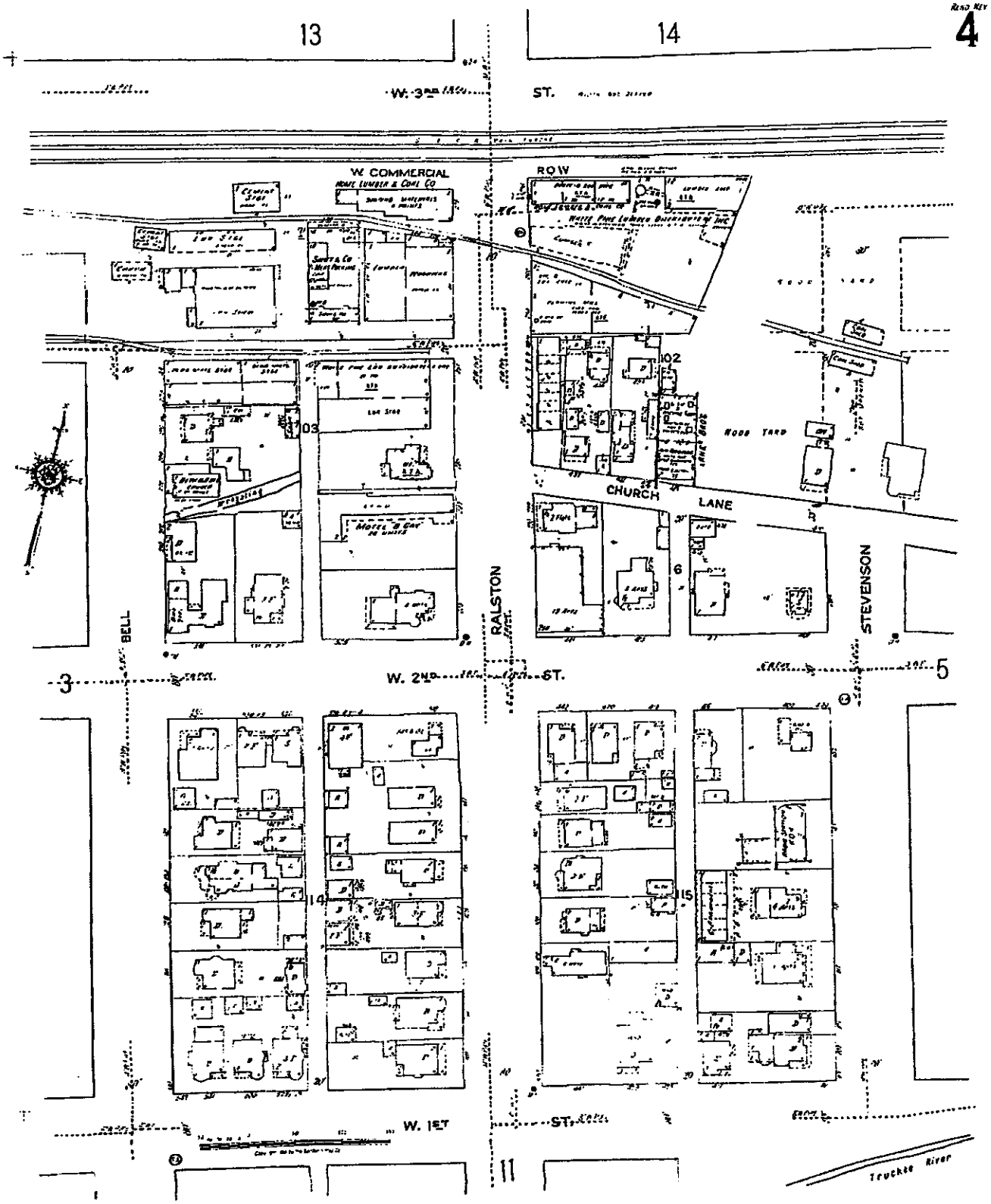
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

The Sanborn Library, LLC

Copyright © 1949 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.





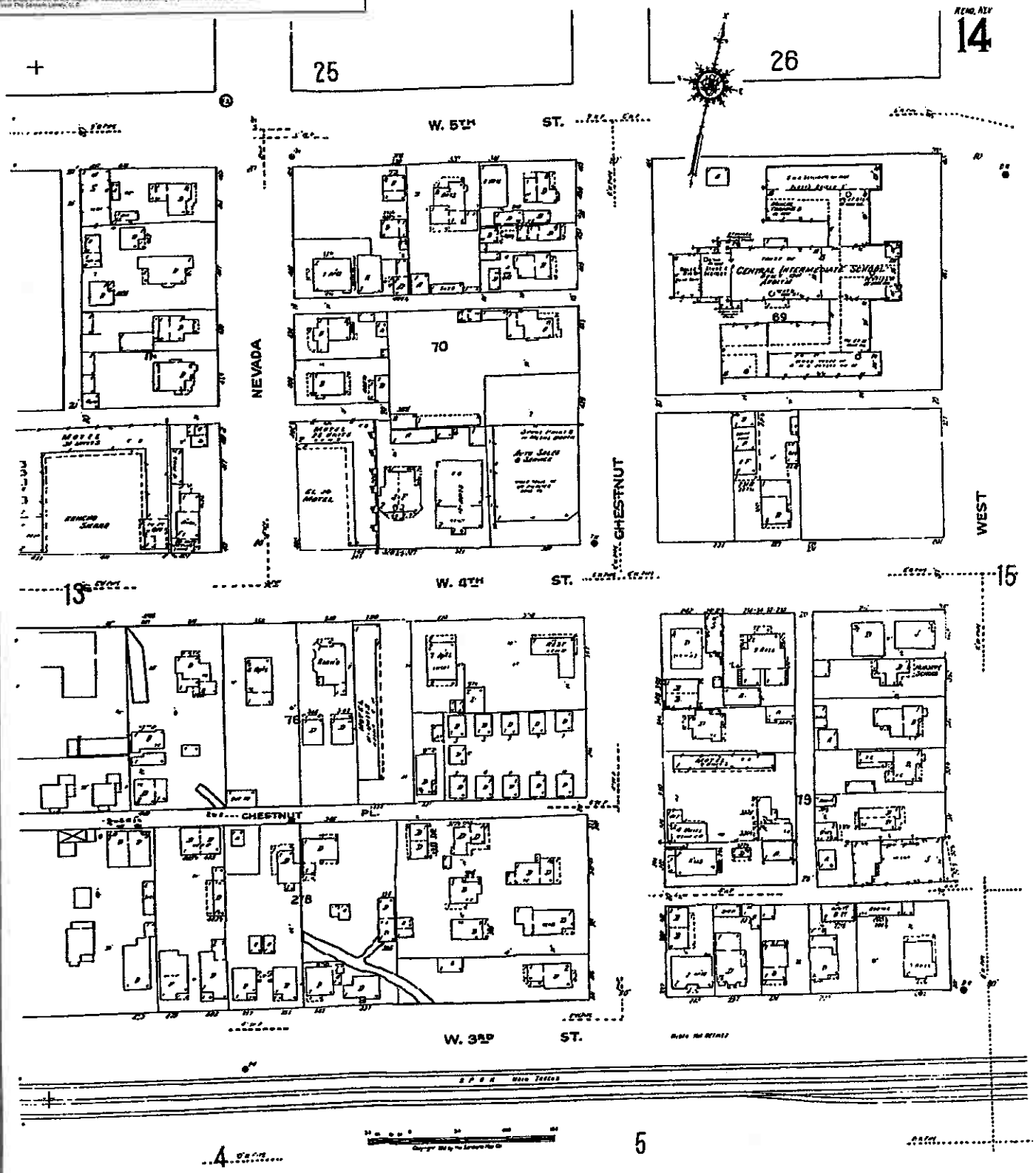
The Sanborn Library, LLC

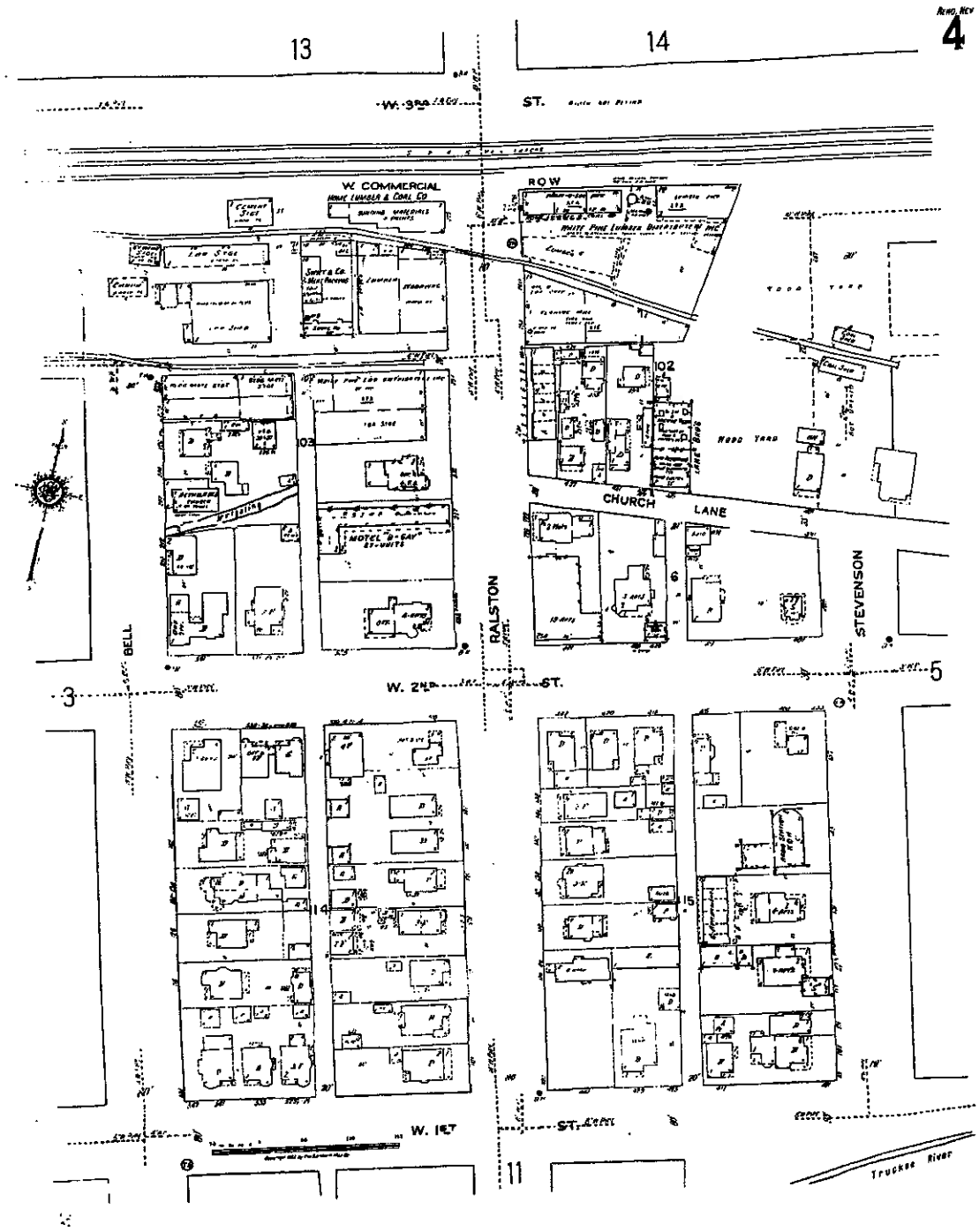
Copyright© 1955 The Sanborn Library, LLC SPM

Year SDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC

The Sanborn Library, LLC
Copyright © 1955 The Sanborn Library, LLC SPM
Your EDR Research Associate





The Sanborn Library, LLC

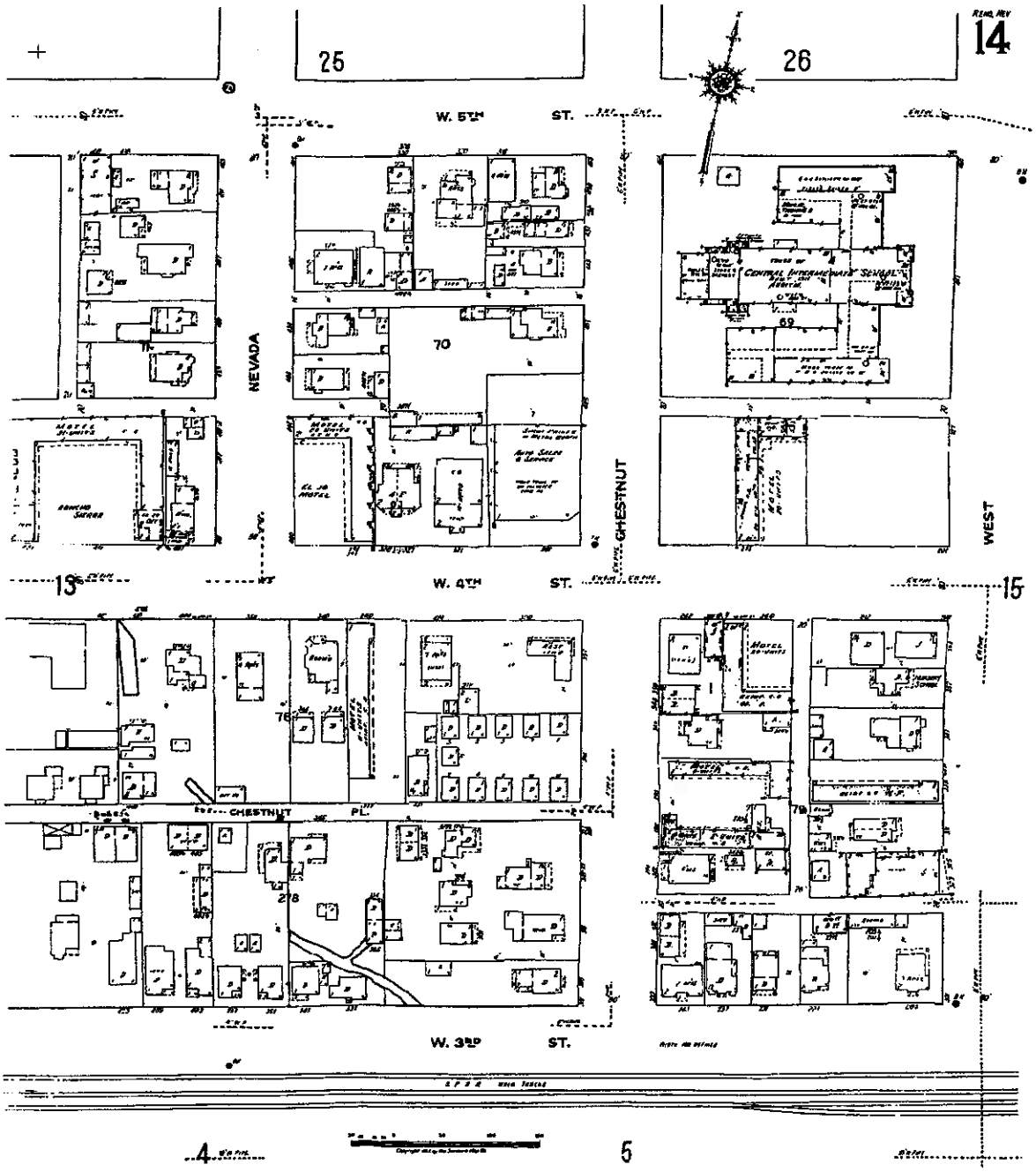
Copyright © 1957 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any note of The Sanborn Library, LLC may be published without prior written permission from The Sanborn Library, LLC.

The Sanborn Library, LLC

Copyright© 1957 The Sanborn Library, LLC SPM
Year EDR Research Associate

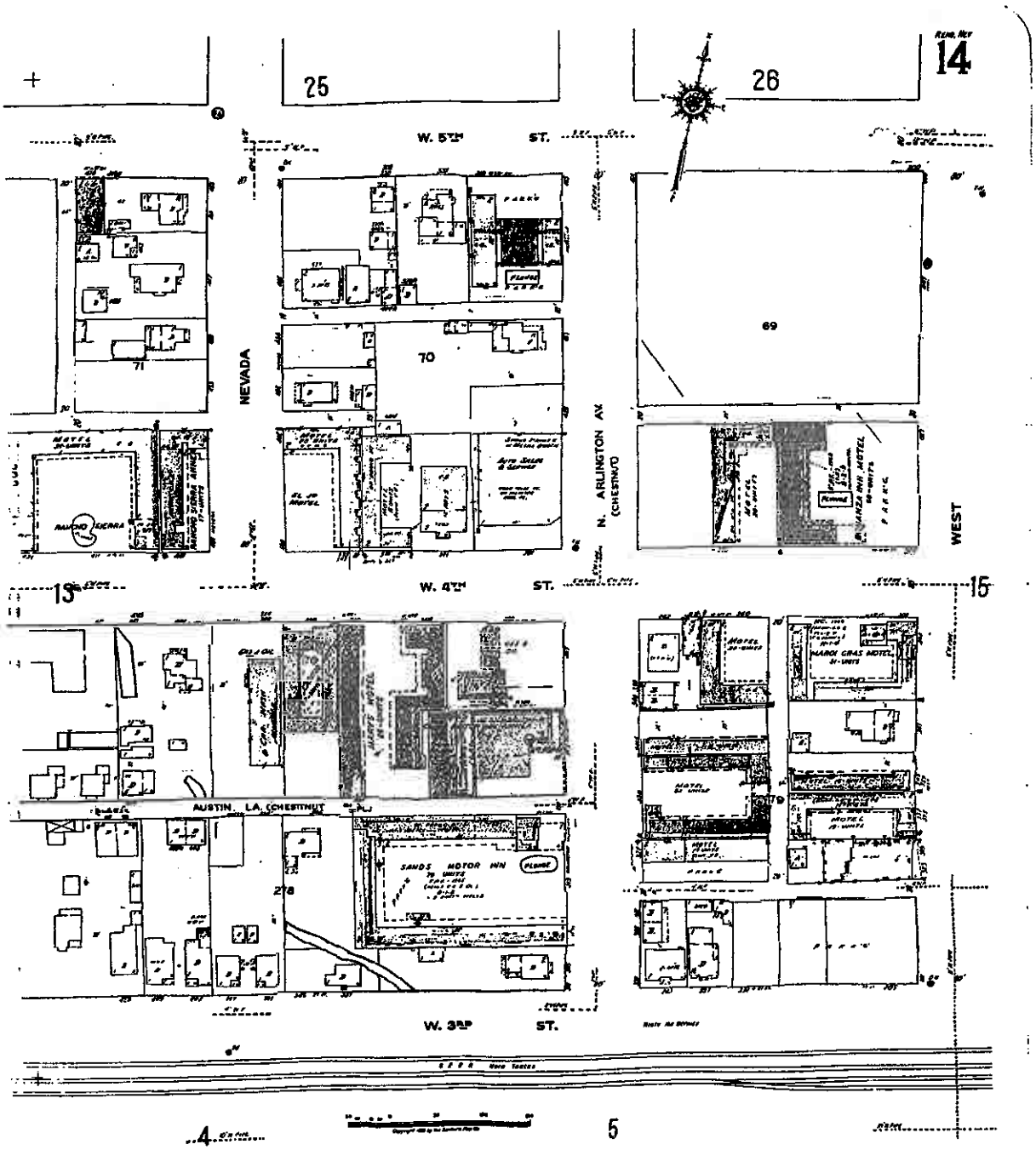
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC

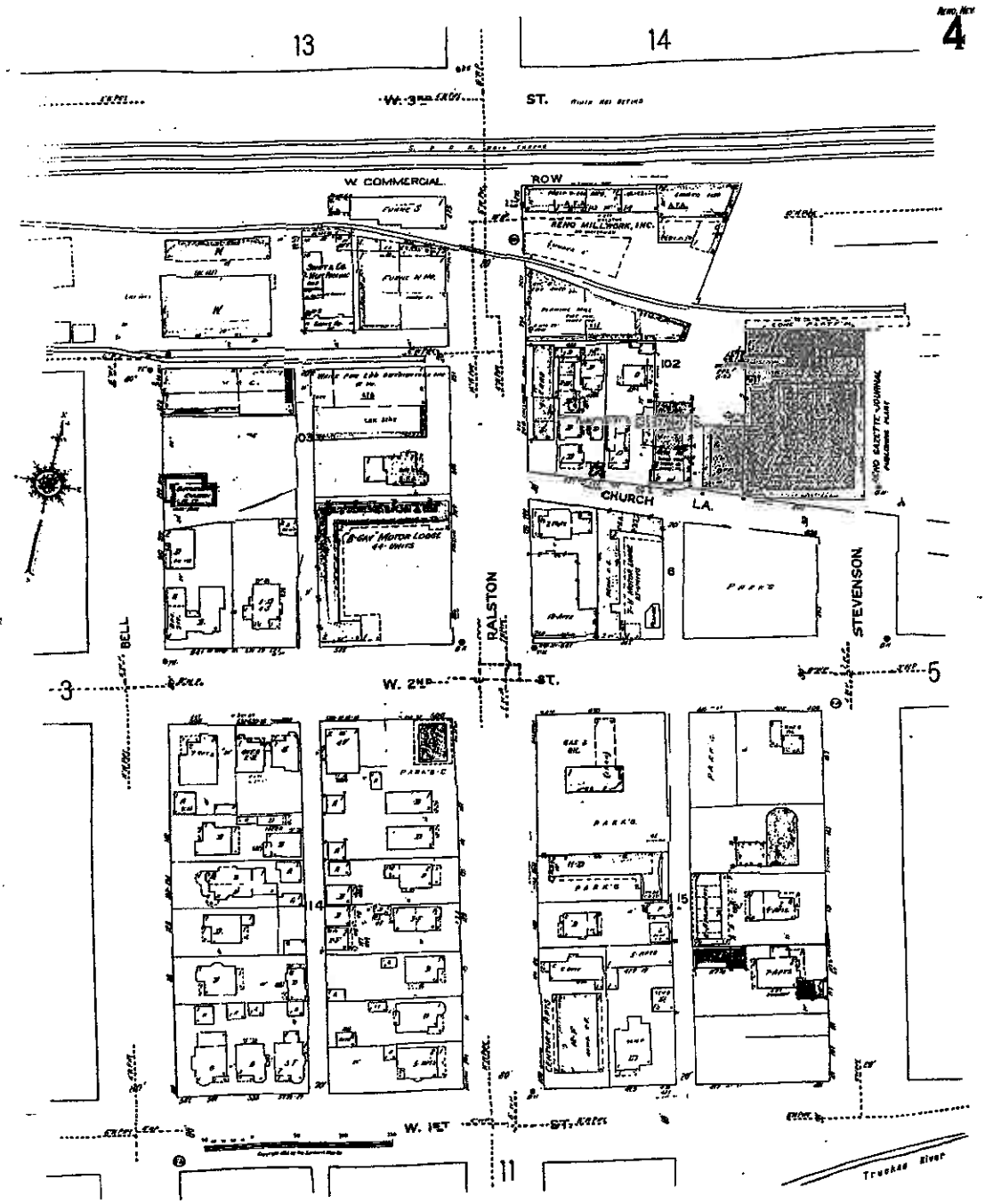


The Sanborn Library, LLC

Copyright © 1965 The Sanborn Library, LLC SPM
Year EDR Research Associates

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC

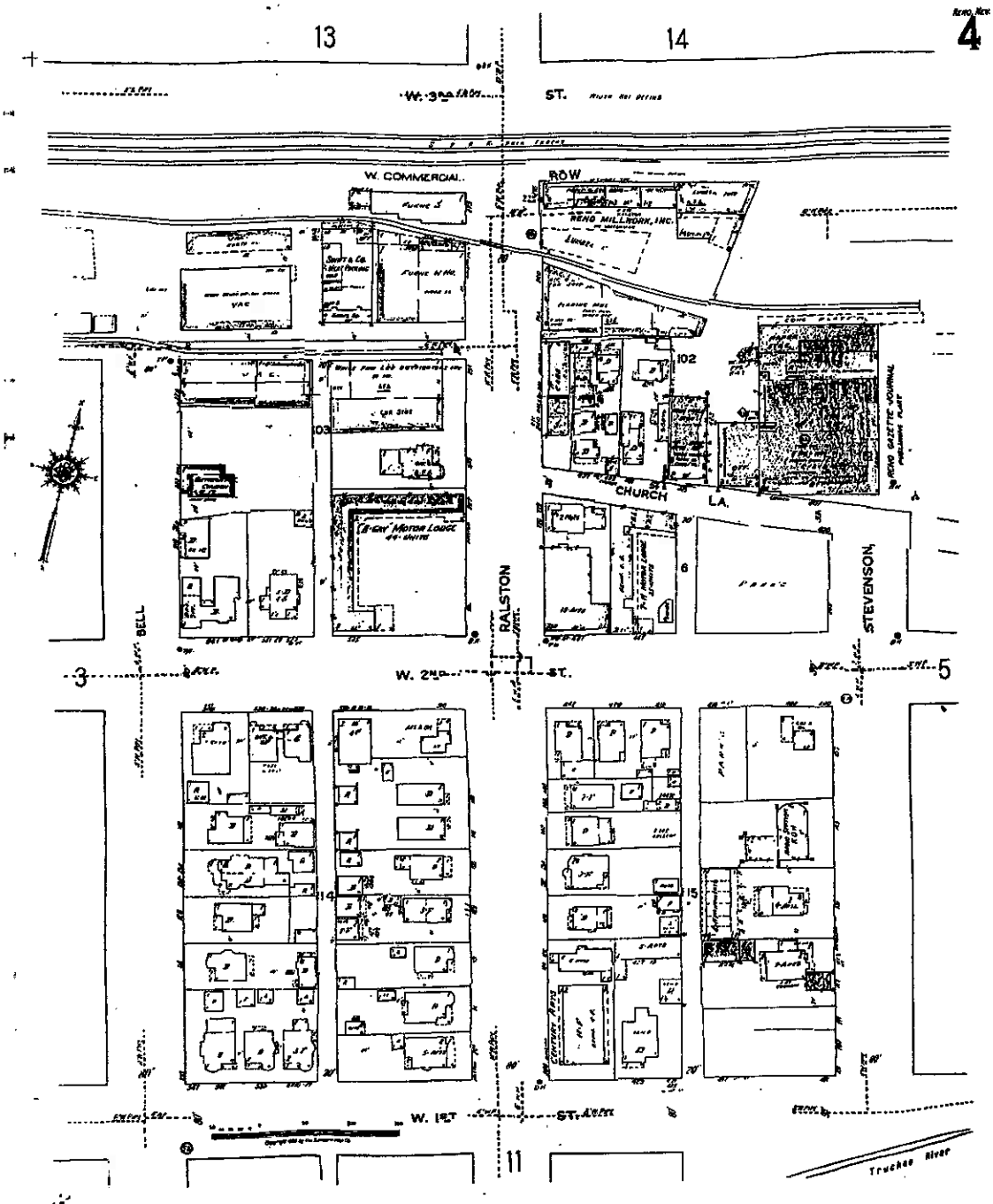




The Sanborn Library, LLC

Copyright© 1985 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.



The Sanborn Library, LLC

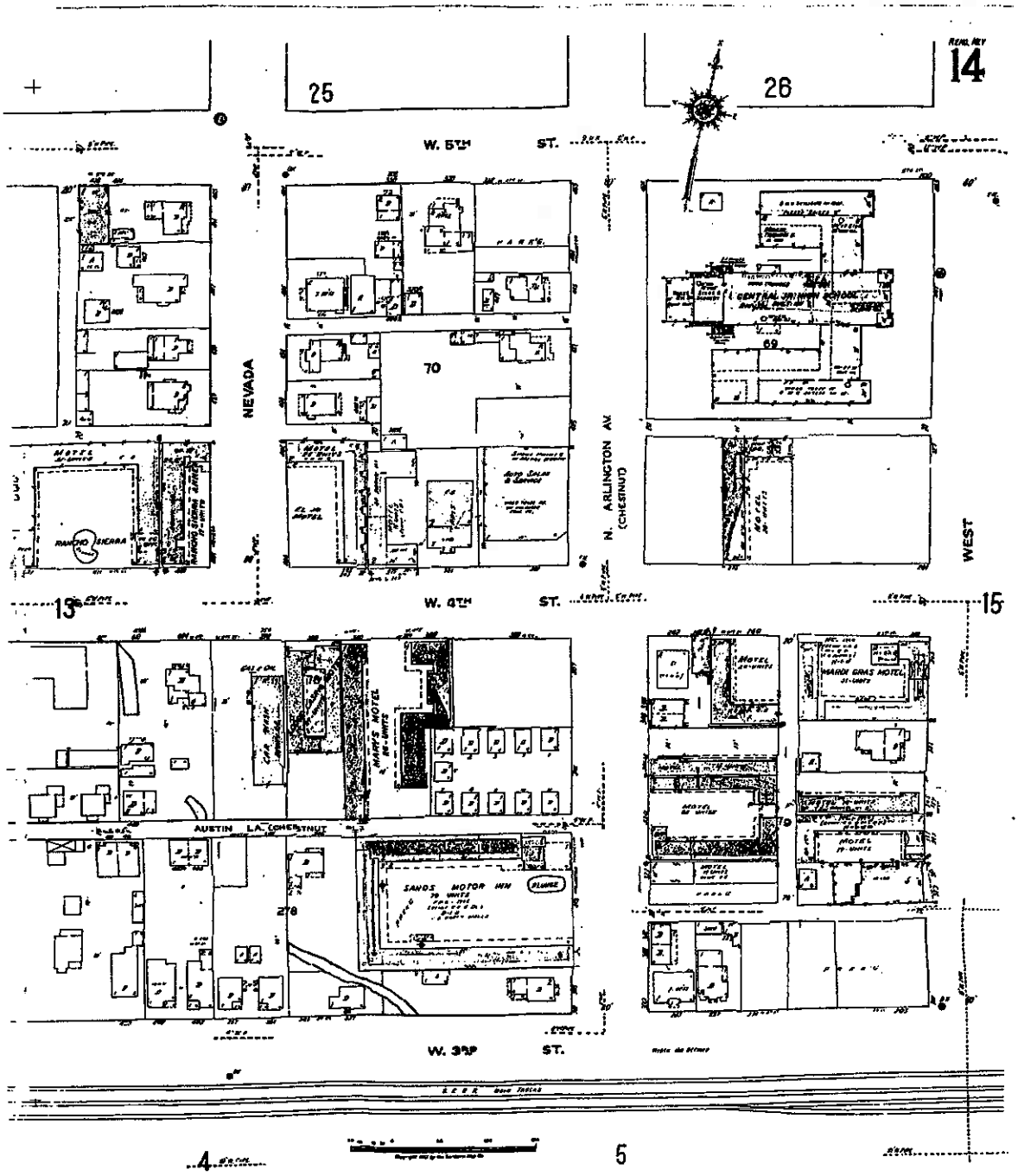
Copyright© 1996 The Sanborn Library, LLC SPM
Year EDR Research Associate

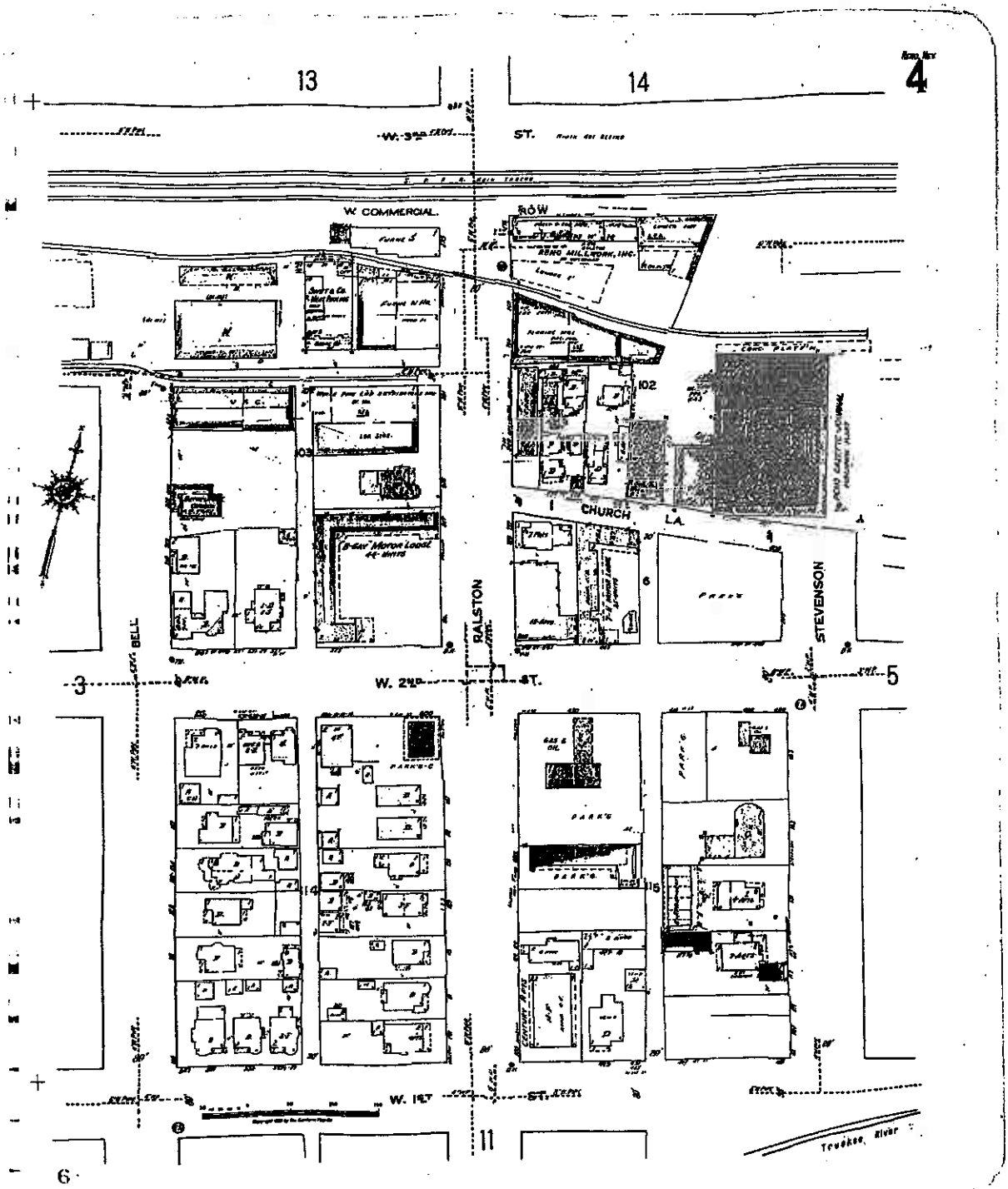
Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

The Sanborn Library, LLC

Copyright© 1986 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.





The Sanborn Library, LLC

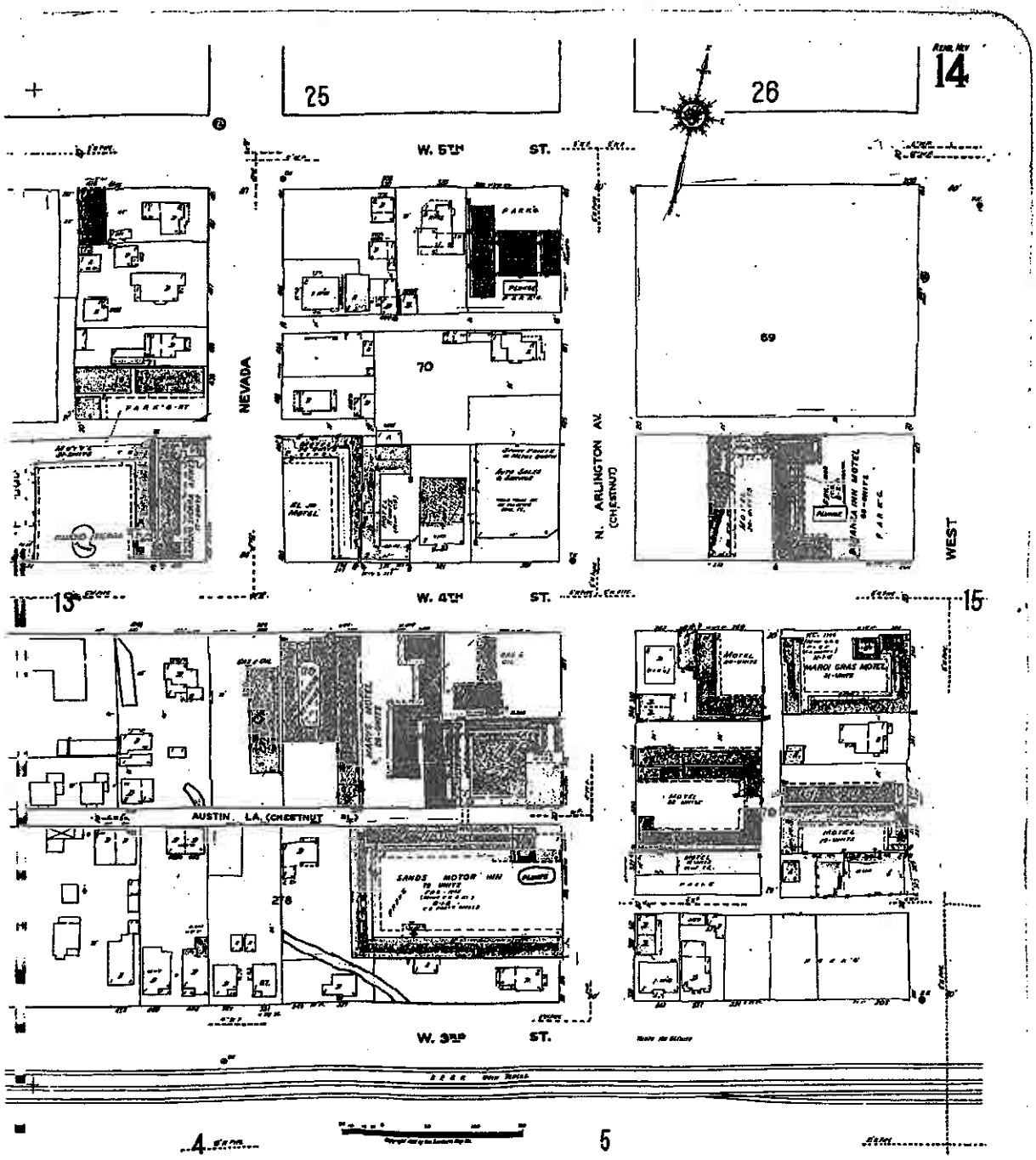
Copyright© 1972 The Sanborn Library, LLC SPM
Year SOR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written permission from The Sanborn Library, LLC.

The Sanborn Library, LLC

Copyright© 1972 The Sanborn Library, LLC SPM
Year EDR Research Associate

Reproduction in whole or in part of any map of The Sanborn Library, LLC may be prohibited without prior written



EDR City Directory Search Results

The EDR-City Directory
Abstract

City of Reno Parking
401 W. 2nd St
Reno, NV 89503

Inquiry Number: 1680728.6

Wednesday, May 24, 2006

EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2006 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1960 through 2005. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources: 5/24/2006

Target Property:
401 W. 2nd St
Reno, NV 89503

Year	Uses	Source
1960	Reno Evening Gazette	Polk's City Directory
	Nevada State Journal	Polk's City Directory
1964	Reno Evening Gazette	Polk's City Directory
	Reno Newspapers Inc	Polk's City Directory
	Nevada State Journal	Polk's City Directory
1969	Reno Evening Gazette	Polk's City Directory
	Reno Newspapers Inc	Polk's City Directory
	Nevada State Journal	Polk's City Directory
1974	Reno Evening Gazette	Polk's City Directory
	Reno Newspapers Inc	Polk's City Directory
	Nevada State Journal	Polk's City Directory
1980	Reno Evening Gazette	Polk's City Directory
	Reno Newspapers Inc	Polk's City Directory
	Nevada State Journal	Polk's City Directory
1985	Old College School Of Humanities & Law	Polk's City Directory
1989	Vacant	Polk's City Directory
1995	Greater Light Christian Center	Polk's City Directory
2001	University Mental Health Professionals	Polk's City Directory
2005	Orvis Nursing Clinic	Polk's City Directory

Year	Uses	Source
2005	University Mental Health	Polk's City Directory
	University Med Mental Health Clinic	Polk's City Directory

Adjoining Properties

SURROUNDING

Multiple Addresses
Reno, NV 89503

Year	Uses	Source
1960	**W 2ND ST**	Polk's City Directory
	Town House Motor Lodge (303)	Polk's City Directory
	Address not listed in research source (305)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	St. Thomas Aquinas School (310)	Polk's City Directory
	Mike's Texaco Service (344)	Polk's City Directory
	Larry Quarles Flying A Service (402)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory
	Address not listed in research source (411)	Polk's City Directory
	Vacant (416)	Polk's City Directory
	Residence (418)	Polk's City Directory
	Residence (420)	Polk's City Directory
	Address not listed in research source (440)	Polk's City Directory
	Gibson Apts (441)	Polk's City Directory
	Residence (442)	Polk's City Directory
	Address not listed in research source (460)	Polk's City Directory
	STEVENSON ST	Polk's City Directory

Year	Uses	Source
1960	Downtowner Motor Lodge (150)	Polk's City Directory
	Address not listed in research source (155)	Polk's City Directory
1964	**W 2ND ST**	Polk's City Directory
	Town House Motor Lodge (303)	Polk's City Directory
	Address not listed in research source (305)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	Mike's Texaco Service (344)	Polk's City Directory
	Larry Quarles Flying A Service (402)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory
	Speidel Newspapers Inc (411)	Polk's City Directory
	No Return (416)	Polk's City Directory
	Residence (418)	Polk's City Directory
	Residence (420)	Polk's City Directory
	Address not listed in research source (440)	Polk's City Directory
	Gibson Apts (441)	Polk's City Directory
	Residence (442)	Polk's City Directory
	Address not listed in research source (460)	Polk's City Directory
	STEVENSON ST	Polk's City Directory
	Downtowner Motor Lodge (150)	Polk's City Directory
	Address not listed in research source (155)	Polk's City Directory
1969	**W 2ND ST**	Polk's City Directory
	Town House Motor Lodge (303)	Polk's City Directory

Year	Uses	Source
1969	Address not listed in research source (305)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	Sierra Texaco Service (344)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory
	Speidel Newspapers Inc (411)	Polk's City Directory
	Vacant (440)	Polk's City Directory
	Gibson Apts (441)	Polk's City Directory
	Address not listed in research source (460)	Polk's City Directory
	STEVENSON ST	Polk's City Directory
	Downtowner Motor Lodge (150)	Polk's City Directory
	Address not listed in research source (155)	Polk's City Directory
1974	**W 2ND ST**	Polk's City Directory
	Town House Motor Lodge (303)	Polk's City Directory
	Address not listed in research source (305)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	G & M Texaco Service (344)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory
	Speidel Newspapers Inc (411)	Polk's City Directory
	Park Self (Parking Lot) (440)	Polk's City Directory
	Gibson Apts (441)	Polk's City Directory
	Address not listed in research source (460)	Polk's City Directory
	STEVENSON ST	Polk's City Directory

Year	Uses	Source
1974	Downtowner Motor Lodge (150)	Polk's City Directory
	Address not listed in research source (155)	Polk's City Directory
1980	**W 2ND ST**	Polk's City Directory
	Town House Motor Lodge (303)	Polk's City Directory
	Address not listed in research source (305)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	Vacant (344)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory
	Reno Newspapers (Adm Ofc) (411)	Polk's City Directory
	Greyhound Lines (Parking Lot) (440)	Polk's City Directory
	Gibson Apts (441)	Polk's City Directory
	Address not listed in research source (460)	Polk's City Directory
	STEVENSON ST	Polk's City Directory
	Downtowner Motor Lodge (150)	Polk's City Directory
	Greyhound Bus Lines (155)	Polk's City Directory
1985	**W 2ND ST**	Polk's City Directory
	Town House Motor Lodge (303)	Polk's City Directory
	Address not listed in research source (305)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	Vacant (344)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory
	Address not listed in research source (411)	Polk's City Directory

Year	Uses	Source
1985	Greyhound Lines (Parking Lot) (440)	Polk's City Directory
	Gibson Apts (441)	Polk's City Directory
	Greyhound Lines (Garage) (460)	Polk's City Directory
	STEVENSON ST	Polk's City Directory
	Dow ntow ner Motor Lodge (150)	Polk's City Directory
	Greyhound Lines Inc (155)	Polk's City Directory
1989	**W 2ND ST**	Polk's City Directory
	Tow n House Motor Lodge (303)	Polk's City Directory
	Address not listed in research source (305)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory
	Address not listed in research source (411)	Polk's City Directory
	Gibson Apts (441)	Polk's City Directory
	Greyhound Lines (Garage) (460)	Polk's City Directory
	STEVENSON ST	Polk's City Directory
	Dow ntow ner Motor Lodge (150)	Polk's City Directory
	Greyhound Lines Inc (155)	Polk's City Directory
1995	**W 2ND ST**	Polk's City Directory
	Tow n House Motor Lodge (303)	Polk's City Directory
	Vacant (305)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory

Year	Uses	Source
1995	Address not listed in research source (411)	Polk's City Directory
	Gibson Apts (441)	Polk's City Directory
	Greyhound Bus Lines (Garage) (460)	Polk's City Directory
	STEVENSON ST	Polk's City Directory
	Downtowner Motor Lodge (150)	Polk's City Directory
	Greyhound Lines Inc (155)	Polk's City Directory
2001	**W 2ND ST**	Polk's City Directory
	Town House Motor Lodge (303)	Polk's City Directory
	Mountain View Montessori (310)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	Address not listed in research source (410)	Polk's City Directory
	University & Community College System (411)	Polk's City Directory
	Apts (441)	Polk's City Directory
	Address not listed in research source (460)	Polk's City Directory
	No other addresses 300-460	Polk's City Directory
	STEVENSON ST	Polk's City Directory
	Downtowner Motor Lodge (150)	Polk's City Directory
	Greyhound Bus Lines (155)	Polk's City Directory
	Package Express & Baggage (155)	Polk's City Directory
	Vegas Greyhound (155)	Polk's City Directory
2005	**W 2ND ST**	Polk's City Directory
	Town House Motor Lodge (303)	Polk's City Directory

Year	Uses	Source
2005	Catholic Cemetery (310)	Polk's City Directory
	St. Thomas Aquinas Cathedral (310)	Polk's City Directory
	Residence (410)	Polk's City Directory
	Apts (441)	Polk's City Directory
	No Current Listing (460)	Polk's City Directory
	No other addresses 300-460	Polk's City Directory
	****STEVENSON ST****	Polk's City Directory
	Dow ntow ner Motor Lodge (150)	Polk's City Directory
	Greyhound Bus Lines (155)	Polk's City Directory
	Western Union (155)	Polk's City Directory

EDR Historical Topographic Maps

EDR Historical Topographic Map Report

City of Reno Parking
W. 2nd and Stevenson Street
Reno, NV 89503

Inquiry Number: 1680728.4

May 23, 2006

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

MER

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR Historical Topographic Map Report includes a search of available public and private color historical topographic map collections. For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topographic maps covering the United States.

References

To meet the prior use requirements of ASTM E 1527-05, Section 8.3.2, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-05, Section 8.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. ASTM E 1527-05 requires *"All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historcal sources as are necessary and both reasonably ascertainable and likely to be useful."* (ASTM E 1527-05, Section 8.3.2) *Reasonably ascertainable means information that is publicly available, obtainable from a source within reasonable time and cost constraints,and practically reviewable.*

EPA's Standards and Practices for All Appropriate Inquiries (AAI), Section § 312.24, identifies the historical sourcesof information necessary to achieve the objectives and performance factors of § 312.20. According to AAI,*"historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps,building department records, chain of title documents, and land use records."*

References

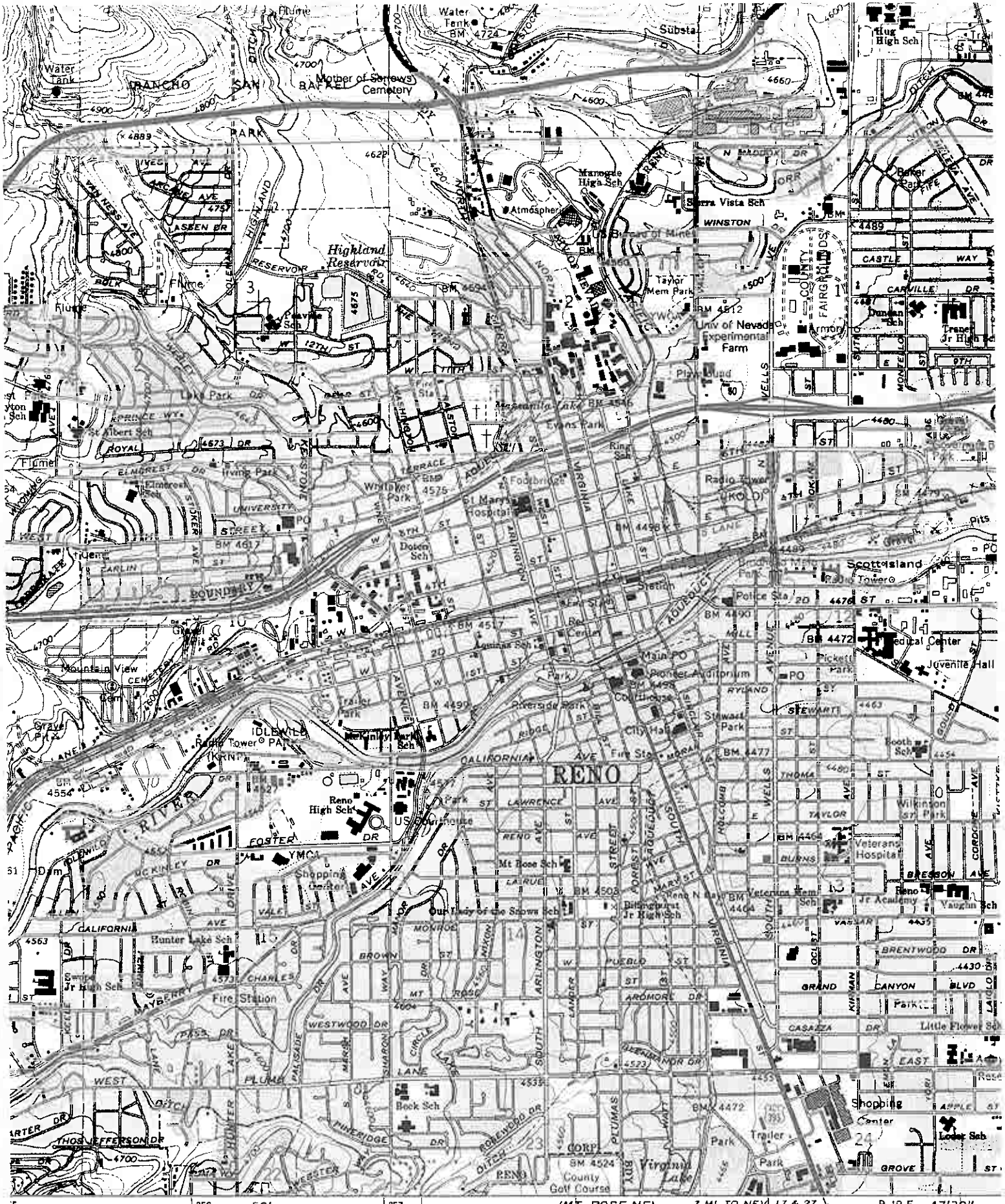
In order to address data gaps, additional sources of information may be consulted. According the AAI, Section § 312.20 (g), *"to the extent there are data gaps (as defined in § 312.10) in the information developed...that affect the ability of persons (including the environmental professional) conducting the all appropriate inquiries to identify conditions indicative of releases or threatened releases...such persons should identify such data gaps, identify the sources of information consulted to address such data gaps, and comment upon the significance of such data gaps."* According to ASTM E 1527-05, Section 8.3.2.3, "historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met....If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion."

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright © 2005 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



(MT. ROSE NE)
2062 IV NE

7 MI. TO NEV 17 & 27
CARSON CITY 28 MI.

R 19 E 47'30"

SCALE 1:24 000

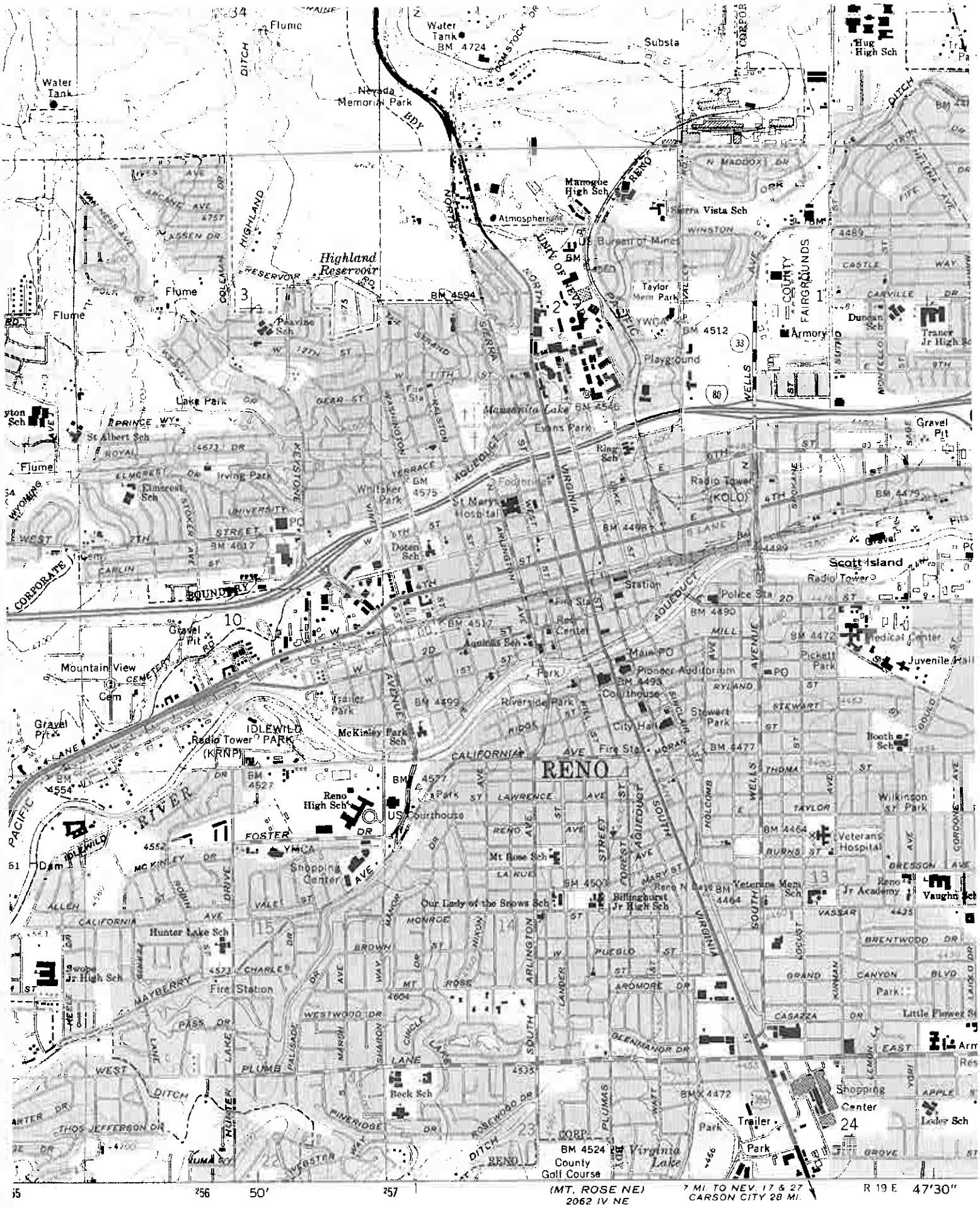
1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

GN MN

OOM

N EDR INQUIRY #1680728.4 TARGET QUAD Reno, NV 1982 PHOTOREVISED FROM 1967 Series: 7.5 Scale 1:24,000



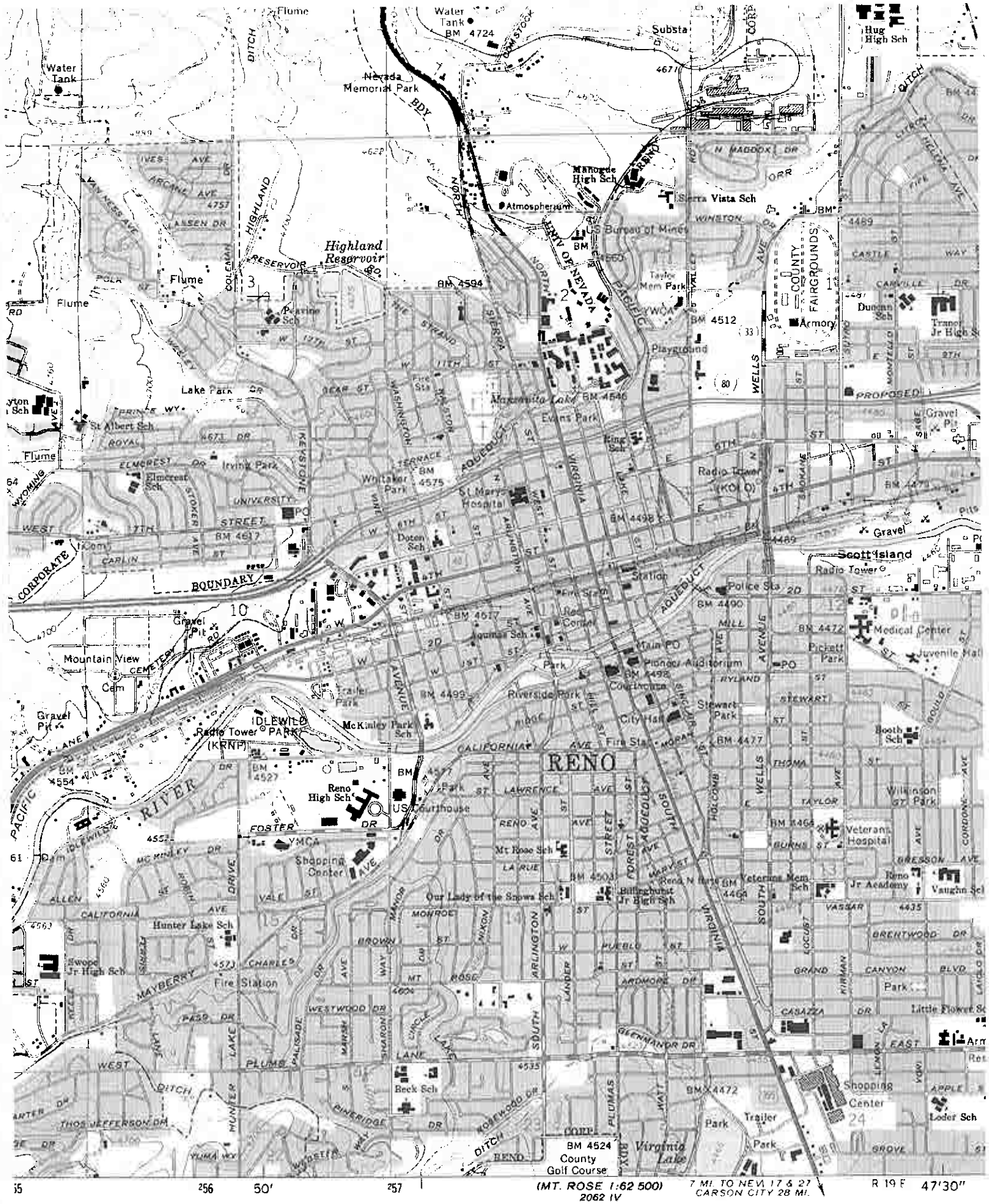
SCALE 1:24 000

1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

GN MN

N EDR INQUIRY #1680728.4 TARGET QUAD Reno, NV 1974 PHOTOREVISED FROM 1967 Series: 7.5 Scale 1:24,000



(MT. ROSE 1:62 500)
2062 IV

7 MI. TO NEV. 17 & 27
CARSON CITY 28 MI.

R 19 E 47'30"

SCALE 1:24 000

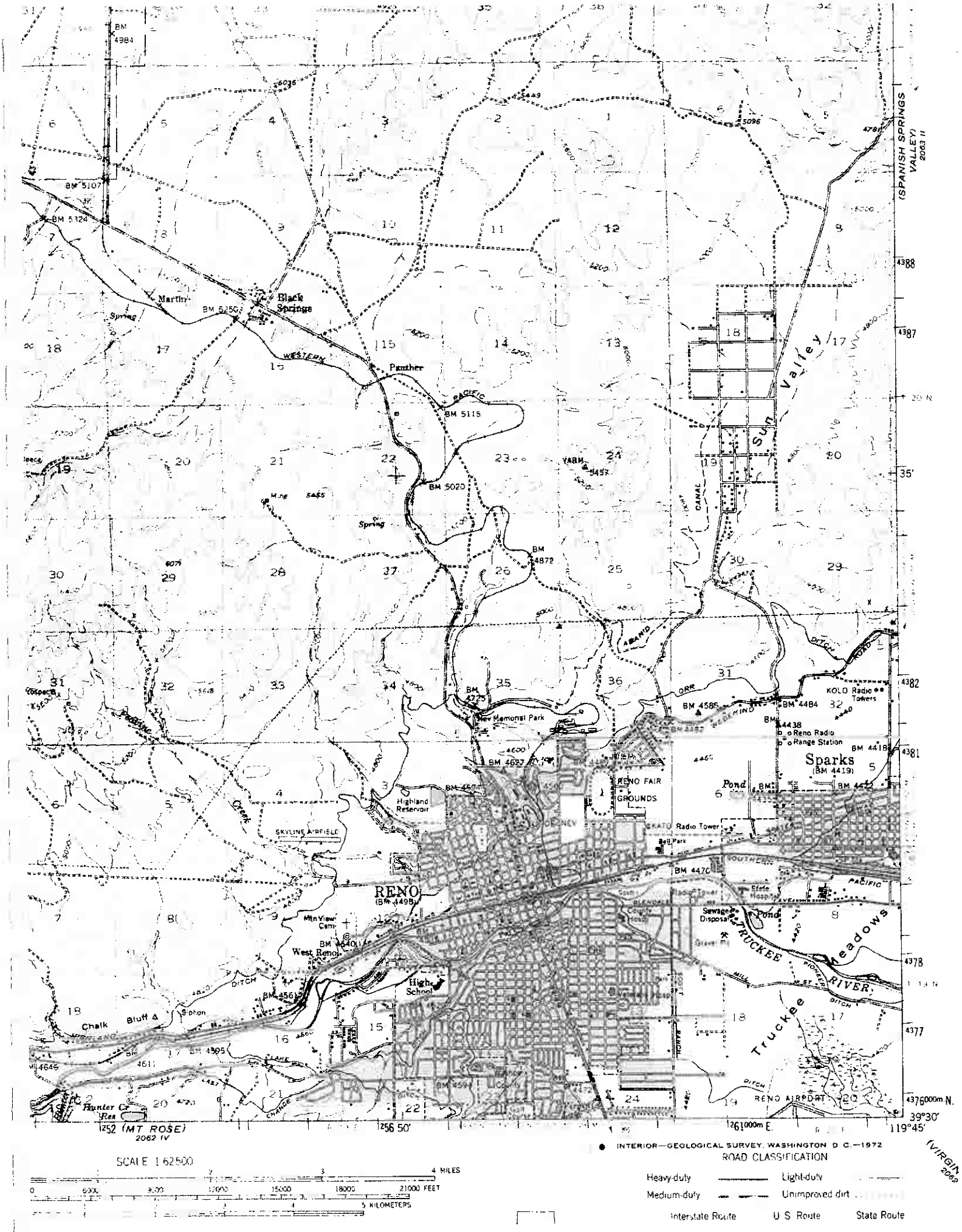
1 ½ 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

GN MN

TN FDR INQUIRY #1680728.4 TARGET QUAD Reno, NV 1967 Series: 7.5 Scale 1:24,000



INTERIOR—GEOLOGICAL SURVEY, WASHINGTON D. C.—1972

SCALE 1:62500

4 MILES

21000 FEET

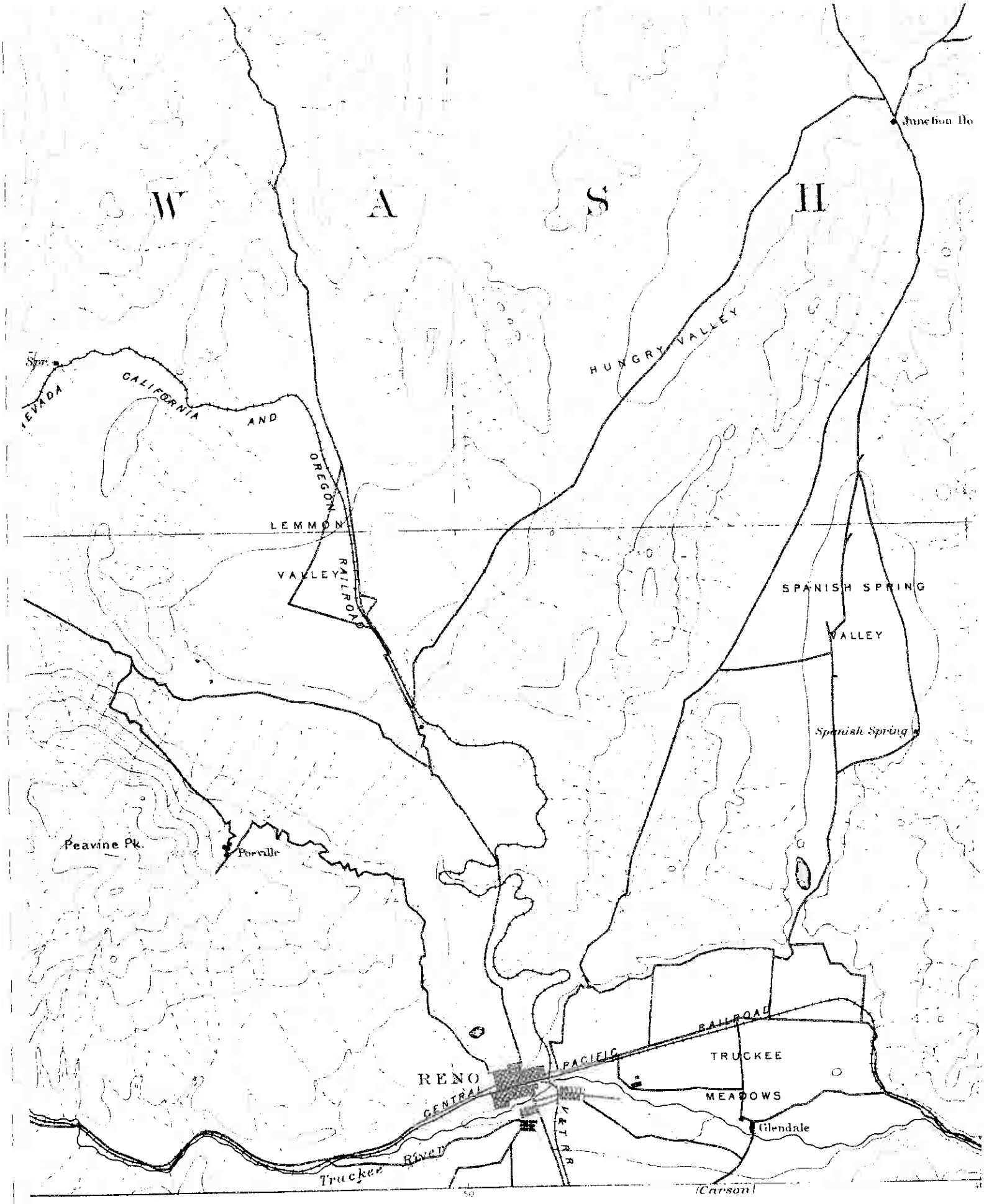
5 KILOMETERS

ROAD CLASSIFICATION

Heavy-duty — Light-duty

Medium-duty — Unimproved dirt

Interstate Route — U. S. Route — State Route



Geographer
opographer in charge.
by H F C Feusier

N EDR INQUIRY #1680728.4 TARGET QUAD Reno, NV 1893 Series: 30' Scale 1:125,000

Building Department Records

C. 2

BUILDING RECORD

Location 401 West Second

Lot Block Subdivision

Occupancy Bus No. Stories Height Feet

Floor Area Sprinklers Fire Zone No. 2

Type Construction V Exterior Floor Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
1633-A	remodel	2000-	1-4-51	John Stadtler

C-2

BUILDING RECORD

Location 401 West 2nd

Lot Block Subdivision

Occupancy Business No. Stories One Height 10 Feet

Floor Area 16 x 8 Sprinklers Fire Zone No. 2

Type Construction IV Exterior Floor Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
2210-A	temp office	150-	5-30-52	Lee Bros

C-2

BUILDING RECORD

Location 401 West Second

Lot Block Subdivision

Occupancy Rear No. Stories Height Feet

Floor Area Sprinklers Fire Zone No. 2

Type Construction V Exterior Floor Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
1633-A	remodel	3000-	1-4-51	John Stadtler

C-2

BUILDING RECORD

Location 401 West 2nd

Lot Block Subdivision

Occupancy Business No. Stories One Height 10 Feet

Floor Area 10 x 8 Sprinklers Fire Zone No. 2

Type Construction IV Exterior Floor Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
2210-A	temp office	150-	5-30-52	Lee Brown

C.2

BUILDING RECORD

Location 401 W 2nd

Lot Block Subdivision

Occupancy Bus No. Stories one Height 12 Feet

Floor Area 16 8 x 9 7 4 Sprinklers Fire Zone No.

Type Construction Exterior Floor concrete Roof hot mop tar

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
3898-A	new struc	5000 -	3-10-53	Frank Hensley
67569	HTIL (Cooling)	765 -	7-14-54	Harco
5991C	2 ditches to be dug	200 -	12-3-62	L & B Landscaper
7644C	heating	3,000 -	6-3-63	Pauls Plbg & Supply
818D	roofing	4598 -	8-17-64	Yancey Co.

C-2

BUILDING RECORD

Location 401 W 2nd

Lot Block Subdivision

Occupancy Rec No. Stories one Height 12 Feet

Floor Area 168 x 2 = 4 Sprinklers Fire Zone No.

Type Construction Exterior Floor concrete Roof hot mop tar

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
3858-A	new store	5000 -	3-10-53	Frank Newby
67569	HTIL (Cooling)	765 -	7-14-54	Hasco
5991C	2 kitchens to be done	200 -	12-3-62	L & B Landscapes
7644C	heating	3,000 -	6-3-63	Paul's Blog & Supply
818D	roofing	4598 -	8-17-64	Yancey Co.

District _____ Master Plan _____

BUILDING RECORD

Location 401 W. Second

Lot Block Parcel No.

Subdivision 11-026-04

Occupancy Assembly Group 2.1 Type A

Sprinklers No. Stories Height

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
97686	Remodel	75,000	8/19/82	Q & D Construction Roll 13
97792	Fire Sprinkler Sys.	2500.00	8/31/82	Delta Fire
100754	Demo / Partitions + Remove Tank	10,000	12/13/82	Q+D

CITY OF RENO
ENGINEERING DEPARTMENT

District C-3

A8882

№ 8317

CERTIFICATE OF OCCUPANCY

Date 4-25-60

THIS IS TO CERTIFY THAT THE SAID building, located at and known as No. 401 W. 2nd this city, has been inspected and found to comply with the provisions of Ordinances Nos. 1093 and 1083 of the City of Reno, and may be occupied, as stated below, in accordance with the provisions of said Ordinances. The permission hereby granted to occupy said building is based on the premise that said building will be constantly maintained in accordance with Ordinances Nos. 1093 and 1083, and may be revoked for any violation thereof.

Occupancy newspaper plant Floors

Rooms

Name: Reno Newspapers Inc

By: CLARENCE JONES

APPROVED AS TO ZONING
LAND USE DISTRICT
CITY OF RENO
Chief Building Inspector.
BY

By:

District _____ Master Plan _____

BUILDING RECORD

Location 401 W. 2nd St.

Lot Block Parcel No. 11-026-04

Subdivision

Occupancy Group Type

Sprinklers No. Stories Height

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
122482	Remodel area- 4 classrooms	$750,000.00	12/11/84	Medka Roll 163
	1 auditorium,9 offices			
	1 art room and libraby			

District _____ Master Plan _____

BUILDING RECORD

Location 401 & 411 W. 2nd St.

Lot Block Subdivision

Occupancy No. Stories Height Feet

Floor Area Sprinklers Fire Zone No.

Type Construction Exterior Floor Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
3153-E	roofing (401)	1571.00	6/9/70	Yancey Co.
00607	Remodel	34,000.00	9-5-73	Walker Boudwin
609F	Remodel	5000.00	12/6/73	" "
754	"	17000.00	9-5-74	" "
2297	Alter	2,000.00	11-26-74	Joe Grason
5664	Loading dock	2000.00	5-5-75	Joe Grason
12405	CANOPY for DOCK (401)	2,193.00	2-26-76	WALKER BOUDWIN CONST. CO
97387	Demo	5000.00	8-4-82	C+D
102246	Remt to Library	150,000.00	1-28-83	C+D Roll 139
122513	Demolition of 401	1000.00	12-6-84	Medka Const

BUILDING RECORD

Location 401 West 2nd Street & 411 West 2nd St.

Lot | Block | Subdivision

Occupancy Bus | No. Stories 2 | Height | Feet

Floor Area | Sprinklers | Fire Zone No.

Type Construction | Exterior | Floor | Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
7937-B	New Structure	$820,000.00	8-13-59	Walker Boudwin Const
7355-B	Heating	140,000 00	4/29/59	Reno Sheet Metal
7935-B	Automat Sprinkle System	16,387 00	8/13/59	Grinnell Co of the Pac
8766B	Erect Newspaper Press	24,718 00	1/8/60	Loyal S Wilson Co
3542-C	Enlarge Doors	1,100 —	1-18-62	Reno Newspapers
9195C	addition	150,000 —	12-23-63	Walker Boudwin
9308C	sprinkle system	4000 —	1-10-64	Walker Baugman George & Son
D1282	6' steel fence rear		3-24-64	Thall Fence
D1315	sign		3-26-64	Heath Neon
F 3321	Mov sign	475 —	6-7-67	Heath Neon

411 W. 2nd

District | Master Plan

BUILDING RECORD

Location 411 W 2nd

Lot | Block | Subdivision Reno Townsite

Occupancy Printing office | No. Stories | Height | Feet

Floor Area | Sprinklers | Fire Zone No.

Type Construction Masonry Exterior | Floor | Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
8742 E	Remodel	100,000.00	1-31-73	Boudwin Walker
K-1315	11 F.U's Added	154.00	"	" "

BUILDING RECORD

Location 401 West 2nd Street & 411 West 2nd St.

Lot | Block | Subdivision

Occupancy Bus | No. Stories 2 | Height | Feet

Floor Area | Sprinklers | Fire Zone No.

Type Construction | Exterior | Floor | Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
7937-B	New Structure	$820,000.00	8-13-59	Walker Boudwin Const
7355-B	Heating	140,000 00	4/29/59	Reno Sheet Metal
7935-B	Automat Sprinkle System	16,387 00	8/13/59	Grinnell Co of The Pac
8766B	Erect Newspaper Press	24,718 00	1/8/60	Loyal S Wilson Co
3542-C	Enlarge Docks	1,100 —	1-18-62	Reno Newspapers
9195C	addition	150,000 —	12-23-63	Walker Boudwin
9308C	sprinkle system	4000 —	1-10-64	Walker Boudwin Lange & Son
D1282	4' steel fence		3-24-64	Thrift Fence
D1315	sign		3-26-64	Heath Neon
F 3321	Move Sign	475—	6-7-67	Heath Neon

411 W. 2nd

District _____ Master Plan _____

BUILDING RECORD

Location 411 W 2nd

Lot | Block | Subdivision Reno Townsite

Occupancy Printing office | No. Stories | Height | Feet

Floor Area | Sprinklers | Fire Zone No.

Type Construction Masonry Exterior | Floor | Roof

BUILDING PERMIT

NO.	KIND OF ALTERATION	COST OF WORK	DATE	CONTRACTOR
8742 E	Remodel	100,000.00	1-31-73	Boudwin Walker
K-1315	11 F.U's Added	154.00	"	" "

Washoe County Assessor Records

REAL PROPERTY ORDERS

NAME: Phil Tousignant

DATE: 5-26-06

TIME: 3:15 pm

PHONE: ~~742-4947~~ ph: 742-4947

	Parcel Number	Building Sketch	Transfer Record	Appraisal Record	Small Map	Large Map	File Room Notes
1	011-026-03		X				
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							

① Jolee

To ensure your orders are ready for pick up at 10:00 a.m., please have them in our office by 4:30 p.m.of the preceding day.

Thank you . . .

Public Service Counter Staff

The information contained in this document is prepared for use by the Washoe Assess- for ass purpos lo liabili med as to the accuracy or the sufficiency of the information contained herein for other purposes.

REMARKS AND GRID

PARCEL NO. 11-026-03

TRANSFER RECORD

GRANTEE	TRANS TYPE	DATE	SALE PRICE	VER	CODE	DOC NO	REMARKS
CITY OF RENO		5/2/69				Parcel # Change	

LAND REMARKS

Pkg. Lot

IMPROVEMENT REMARKS

ACTIVITY LOG

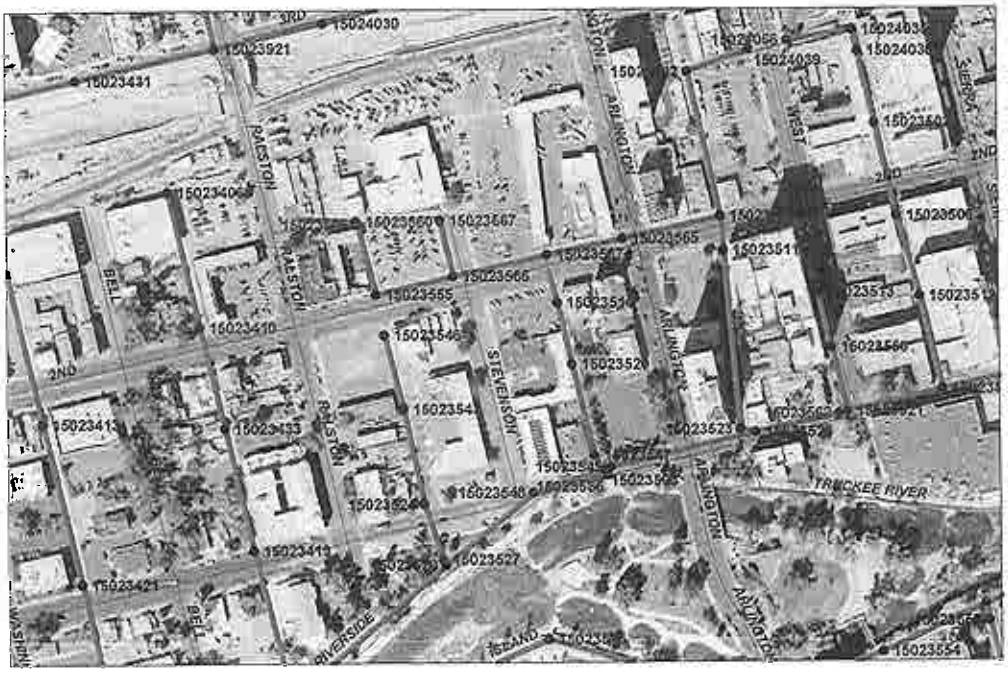
DATE	EMP	ACTIVITY
October 9, 1984	BOL	REX
12-31-88	[illegible]	REX
3-21-94	KLT	REX
5/20/99	KWS	REX

City of Reno Sewer Map

City Reno Navigator

Sanitary Sewer

- **Lift Stations**
- **Lift Stations With Labels**
- **Manholes**
- **Manholes With Labels**
- **Pipe Ownership**
  - City of Reno
  - Washoe County
  - Private
  - Reno/Sparks
  - Sparks
  - Other
- **Roads**
- **Roads with Names**



SCALE 1 : 4,672

200 0 200 400 600

FEET

N