

APPENDIX D

SITE DOCUMENTATION

Checked *J G*





EDR® Environmental Data Resources Inc



Real Estate Research
& Information

The EDR Environmental Lien Search Report

1405 OLIVER AVENUE
RENO, NEVADA

Tuesday, June 5, 2007

Project Number: L07-04279

The Standard In Environmental Risk Management Information

440 Wheelers Farm Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

ENVIRONMENTAL LIEN REPORT

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

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

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ENVIRONMENTAL LIEN REPORT

The EDR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

1405 Oliver Avenue
Reno, Nevada

RESEARCH SOURCE

Source: Washoe County Assessor
Washoe County Recorder

DEED INFORMATION

Type of Instrument: Deed

Title is vested in: Jesus Lara, a married man, as his sole and separate property

Title received from: Gloria J. Lara, a married woman

Deed Dated: 07/06/1998
Deed Recorded: 07/08/1998
Book: 5303
Page: 0727
Instrument: 2229163

LEGAL DESCRIPTION

Lot 5, Block 1, in the subdivision of Alameda Heights , containing 0.286 acres, situated and lying in the City of Reno, Washoe County, State of Nevada

Assessor's Parcel Number(s): 004-235-05

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

1405 Oliver Avenue
Reno, Nevada

RESEARCH SOURCE

Source: Washoe County Assessor
Washoe County Recorder

DEED INFORMATION

Type of Instrument: Grant, Bargain and Sale Deed

Title is vested in: Ruby Jean May, an unmarried woman

Title received from: Lee Mitchell and Mae Mitchell, husband and wife

Deed Dated: 07/08/2002
Deed Recorded: 07/29/2002
Instrument: 2716195

LEGAL DESCRIPTION

Lot 13, Block J, in the subdivision of Alameda Heights, containing 0.286 acres, situated and lying in the City of Reno, Washoe County, State of Nevada

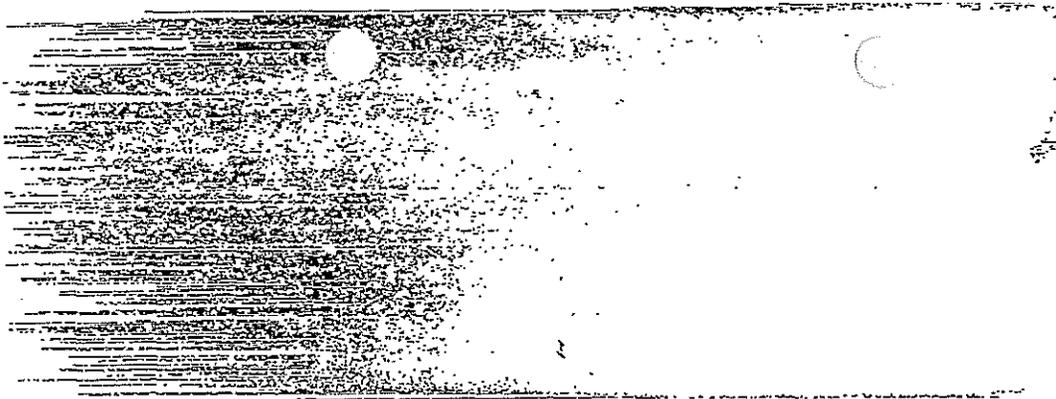
Assessor's Parcel Number(s): 004-253-11

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found



DECLARATION OF VALUE

Instrument # _____

2229163

Full Value of Property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010) \$ _____

Real Property Transfer Tax Due \$ 0

If exempt, state reason. NRS 375.090, Section 6 Explain:

Deed between spouses

BK 5303PG0726

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant _____

Name (Please Print) _____

Address _____

City State Zip

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Sherrie Sherman
Signature of Declarant

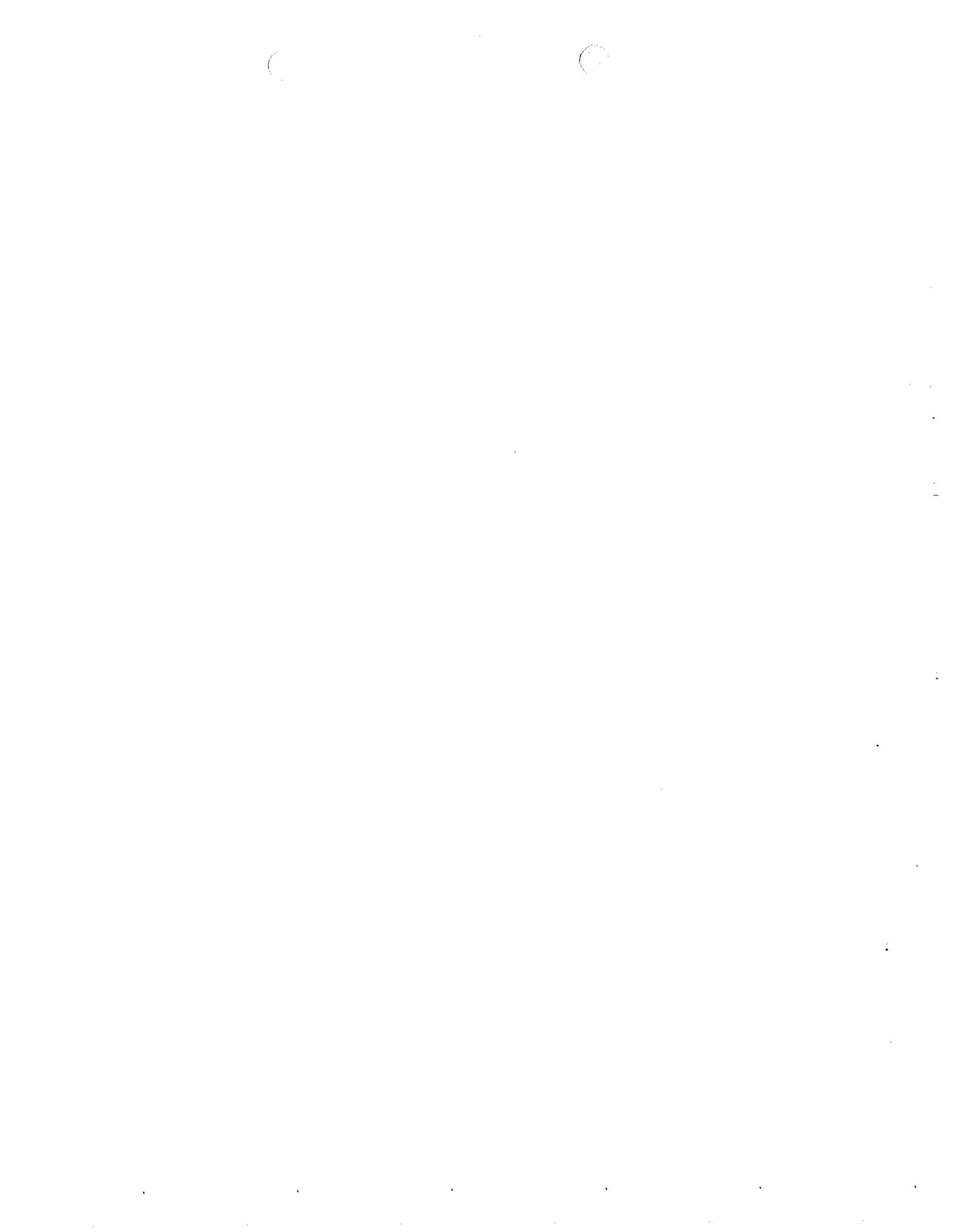
Sherrie Sherman
Name (Please Print)

X96341-555
Escrow Number

Western Title
Firm Name

241 Ridge St
Address

Remo, NV 89501
City State Zip



WPT

DEED

THIS INDENTURE WITNESSETH: That GLORIA J. LARA, a married woman, in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey to JESUS LARA, a married man, as his sole and separate property, whose address is: 1101 Butler, Reno, NV 89512

_____, all that real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

Lot 5 in Block I of ALAMEDA HEIGHTS SUBDIVISION, Reno, Washoe County, Nevada, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 5, 1947.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Grantor and grantee are wife and husband. It is the intention of grantor that grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above-described real property.

DATED July 6, 1998.

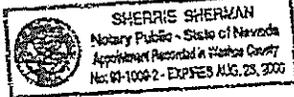
Gloria Lara
Gloria J. Lara

BK5303P60787

STATE OF NEVADA)
COUNTY OF WASHOE) ss

This instrument was acknowledged before me on July 6, 1998, by GLORIA J. LARA.

Sherrie Sherman
Notary Public



2229163

SPECIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY
WESTERN TITLE COMPANY, INC

4.03
2M

JUL 08 1998
COUNTY RECORDER

FEE 7 - DEP 62

LAW OFFICES OF
OTTO & POPE
164 HUBBARD WAY
SUITE A
RENO, NEVADA 89502



APN 004-253-11
RPTT 234.75
ESCROW NO: 105932-LK

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That Lee Mitchell and Mae Mitchell, husband and wife

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Ruby Jean May , an unmarried woman

all that real property situated in the City of Reno, County of Washoe,

State of Nevada, described as follows:

Lot 13, in Block J, of ALAMEDA HEIGHTS SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 5, 1947.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness his/hers/theirs hand(s) this 8th day of July, 2002

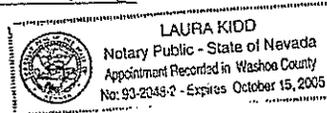
Lee Mitchell
Lee Mitchell

Mae Mitchell
Mae Mitchell

STATE OF NEVADA } SS:
COUNTY OF WASHOE

This instrument was acknowledged before me on 7-19-02
by Lee Mitchell and Mae Mitchell

Laura Kidd
NOTARY PUBLIC



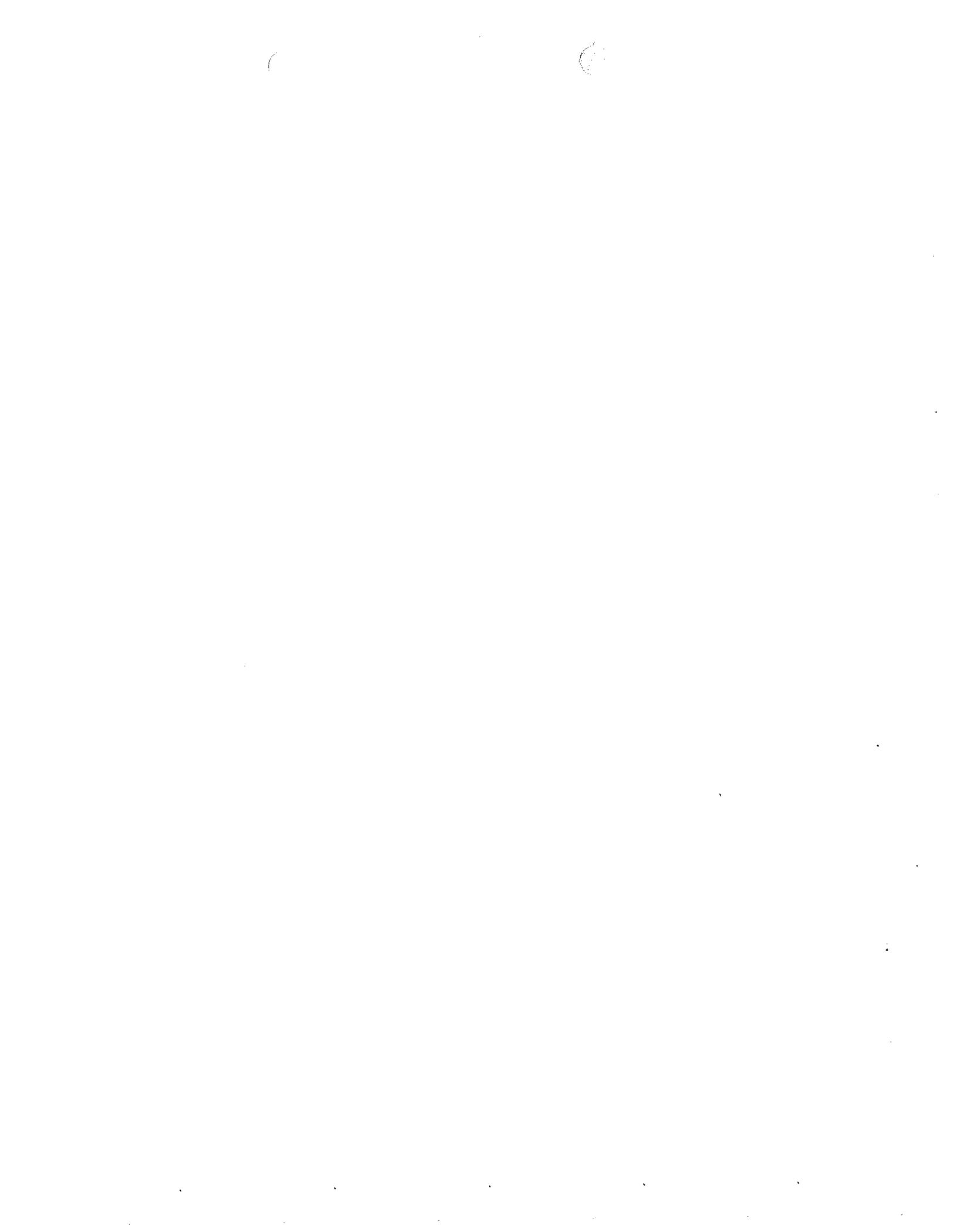
Escrow No. 105932-LK

SPACE BELOW FOR RECORDER'S USE

AND WHEN RECORDED MAIL TO:
Ruby Jean May
1405 Oliver Ave.
Reno, NV 89512
MAIL TAX STATEMENTS TO:
Ruby Jean May
1405 Oliver Ave.
Reno, NV 89512

DOC # 2716195
07/29/2002 04:31P Fee: 14.00
BK1
Requested By
FIRST CENTENNIAL TITLE COMPANY
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 1 RPTT 234.75





Oliver av -

USER QUESTIONNAIRE

1. Environmental cleanup liens that are filed or recorded against the site (CFR 312.25)

NO Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)

NO Are you aware of any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

3. Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (40 CFR 312.28)

NO As the user of this Phase I, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line or business as the current or former occupants of the property or an adjoining so that you would have specialized knowledge of the chemicals and processes used by the type of business?

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

NO Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you concluded that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30)

NO Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a release or threatened release? For example, as user:

NO • Do you know the past uses of the property?

NO • Do you know of specific chemicals that are present or once were present at the property?

NO Do you know of spills or other chemical releases that have taken place at the property?

NO Do you know of any environmental cleanups that have taken place at the property?

6. The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the user of this Phase I, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Ruby Jean May
Signed/Date *May 26-07*

Ruby Jean May
Printed Name

USER QUESTIONNAIRE

1. **Environmental cleanup liens that are filed or recorded against the site (CFR 312.25)**
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

NO

2. **Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26)**
Are you aware of any activity and use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

NO

3. **Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (40 CFR 312.28)**
As the user of this Phase I, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line or business as the current or former occupants of the property or an adjoining so that you would have specialized knowledge of the chemicals and processes used by the type of business?

NO

4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)**
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you concluded that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

NO

5. **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30)**
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a release or threatened release? For example, as user:

- Do you know the past uses of the property?
- Do you know of specific chemicals that are present or once were present at the property?

NO

• Do you know of spills or other chemical releases that have taken place at the property? *no*

• Do you know of any environmental cleanups that have taken place at the property? *NO*

6. The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

As the user of this Phase I, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Signed/Date

[Signature]
5/07

Printed Name

Jesus LARA S

DISTRIBUTION

Phase I Environmental Site Assessment
1405 Oliver Avenue and 1801 Montello Street
Reno, Nevada

June 11, 2007

Copies 1 - 2: Mr. James Graham
 Economic Development Manager
 City of Reno
 P.O. Box 1900
 Reno, Nevada 89505

Copies 3-4: MACTEC Project Files

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