Technical Review Meeting

City Hall - 10 E. Mesquite Blvd.
2nd Floor Training Room
TUESDAY, FEBRUARY 19, 2019 - 1:30 PM

Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Mayor and Council. Additionally, the Mayor and Council may combine two or more agenda items for consideration, and may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is limited to three minutes per person.

Public Comments

During the Public Comment portion of the agenda, comments are to be limited to matters not appearing on the agenda or do not provide for specific public comment under another agenda item. . Public Comment will be provided on each agenda under each specific item of business. Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a viewpoint of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.

1. Public Comment
   Cover Sheet

Consent Agenda

Items on the Consent Agenda may not require discussion. These items may be a single motion unless removed at the request of the Mayor, City Council, or City Manager.

2. Consideration of approval for the Tuesday, February 26, 2019 Regular City Council Meeting agenda.

- Public Comment
- Discussion and Possible Action
Cover Sheet

3. Consideration of approval of:
   a) Notification of Budget Transfers
   b) Notification of Budget Amendments
   c) Notification of Bills Paid
   d) Purchase Orders

- Public Comment
- Discussion and Possible Action

Cover Sheet

Check Register - City Council Agenda 01.28.19 to 02.07.19.pdf

City Council - Budget Trsfrs & POs 3.pdf

Special Items

4. City of Mesquite Volunteer of the Year - 2018

   - Discussion and Possible Action
   Cover Sheet

5. City of Mesquite Employee of the Year for 2018.

   - Discussion or Possible Action
   Cover Sheet

6. Presentation from Mesquite Region Economic Development (MRED) regarding professional economic development services provided to the City and other matters properly related thereto.

   - Public Comment
   - Discussion and Possible Action
   Cover Sheet

   Mesquite Regional Business - Signed Agreement.pdf

7. Special Event Presentation for Auto Racing at the Mesquite Airport (wannaGOFAST)

- Public Comment
- Discussion and Possible Action

Cover Sheet

EconomicImpactLetterIngallsField2015.pdf

EmailCorrespondencewithFAA_Oct18.pdf

8. Presentation from the Bureau of Land Management regarding Gold Butte and other matters properly related thereto.

- Public Comment
- Discussion and Possible Action

Cover Sheet

Project Area (final 02_04_19).pdf

Falling Man (final 02_04_19) 2.pdf

Kirk's Grotto (final 02_04_19) 2.pdf

Whitney Pocket (final 02_04_19) 2.pdf

Resolutions & Proclamations

9. Consideration of Resolution 976 finding that the sale of approximately 0.60 acres of city-owned property located at the northeast corner of Hardy Way and Abbott Wash is in the best interest of the City of Mesquite, authorizing the sale to the Virgin Valley Water District for appraised value, and other matters properly related thereto.

- Public Hearing
- Discussion and Possible Action

Cover Sheet

Resolution 976 - Land Sale of Abbott Wash and Hardy Way.pdf

Appraisal Vacant Well Site NS of Hardy Way, east of Horizon Blvd- Mesquite.pdf

Appraisal Well Building 725 Hardy Way - Mesquite.pdf

Location Map - New Well Site.pdf

Location Map - Old Well Site.pdf

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Charter Sec 2 310 Sale or Lease of Real Property to Public Entities.pdf

10. Consideration of Resolution 978 finding that the sale of approximately 0.50 acres of city-owned property located 254 Jody Court is in the best interest of the City of Mesquite, authorizing the sale to Bradly P. and Mary L. Shurtleff for appraised value, and other matters properly related thereto.

- Public Hearing
- Discussion and Possible Action

Cover Sheet

Resolution 978 - Land Sale 254 Jody Court.pdf

Appraisal 254 Jody Court.PDF

Charter Sec 2 330 Sale of Property less than 25000 Square Feet.pdf

Location Map 254 Jody Court.pdf

11. Proclamation - Armed Forces Chamber of Commerce Day - February 28, 2019.

- Discussion and Possible Action

Cover Sheet

Proclamation - Armed Forces Chamber of Commerce Day.pdf.docx

12. Proclamation - Women's History Month - March, 2019

- Discussion and Possible Action

Cover Sheet

Proclamation - Women's History Month.docx

Department Reports

13. Mayor's Comments

Cover Sheet

14. City Council and Staff Reports and Comments

Cover Sheet

Adoption of Bills as Ordinances

15. Adoption of Bill No. 560 as Ordinance 560, an Ordinance of the City of Mesquite to amend Mesquite Municipal Code Title 9 "Unified Development"; Chapter 8 "Supplementary Use and Development Standards"; Section 1 "Accessory Uses and Structures"; Subsection B "Accessory Buildings" and other matters properly related thereto.

    - Public Hearing
    - Discussion and Possible Action

    Cover Sheet

    Garage Ordinance 560.docx

Administrative Items

16. Consideration of Tentative Map No. TM-18-005 (Crimson Ridge- Anthem at Mesquite Unit 6A and B) to subdivide approximately 60 acres into 246 residential lots, in the Single Family Residential (SF) Zone.

    - Public Hearing
    - Discussion and Possible Action

    Cover Sheet

    TM-18-005 Crimson Ridge StaffMemo draft.doc

    TM-18-005.pdf

Public Comments

After all council business has concluded, this Public Comment portion of the agenda shall be open to all viewpoint comments, including agendized items. . Any public comment shall be addressed to the Mayor, moderator, or chair of the public body and shall be direct so as to form a viewpoint of an issue. All public comments shall be limited to three (3) minutes, unless specifically extended upon request to the Mayor, moderator, or chair of the public body. Derogatory comments of non-public individuals or another public commenter shall not be permitted. The Mayor, moderator, or chair of the public body may limit the individual's comment period if proper decorum is not observed. Items raised under this portion of the agenda cannot be deliberated or acted upon until the notice provisions of the Nevada Open Meeting Law have been met. If you wish to speak at this time, please step up to the podium, and clearly state your name.

17. Public Comment

Cover Sheet

Adjournment

18. Adjournment

Cover Sheet

Note: Please be advised that the Standing Rules of the City Council are attached for your information. The Standing Rules govern the conduct of City Council Meetings. These Standing Rules may be acted upon and utilized by the Mayor and City Council at any City Council Meeting.

To obtain any or all supporting materials for this Agenda, please contact the Clerk's Office at 702-346-5295.

Members of the public who are disabled and require special assistance or accommodation at the meeting are requested to notify the City Clerk's Office -City Hall in writing at 10 E. Mesquite Blvd., Mesquite, NV, 89027 or by calling 346-5295 twenty-four hours in advance of the meeting.

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 AM ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

1. *Mesquite City Hall, 10 E. Mesquite Blvd., Mesquite, Nevada*
2. *Mesquite Community & Senior Center, 102 W. Old Mill Road, Mesquite, Nevada*
3. *Mesquite Post Office, 510 W. Mesquite Blvd., Mesquite, Nevada*
4. *Mesquite Library, 121 W. First North, Mesquite, Nevada*

The agenda is also available on the Internet at http://www.mesquitenv.gov and http://nv.gov

In accordance with Federal law and U.S. Department of Agriculture policy, the City of Mesquite is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, DC 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD).

RULES OF PROCEDURE

1. Authority

1.1 NRS 266.240 provides that the Council may determine its own rules of procedure for meetings. The following set of rules shall be in effect upon their adoption by the Council and until such time as they are amended or new rules are adopted in the manner provided by these rules.

2. General Rules

2.1. *Public Meetings*: All meetings of the Council shall be open to the public, expect those provided in NRS 241 and 288. The agenda and backup material shall be open to public inspection in the City Clerk's Office.

2.2 *Quorum*: A majority of the members of the Council shall constitute a quorum and be necessary for the transaction of business. If a quorum is not present, those in attendance will be named and they shall adjourn to a later time.

2.3 *Compelling Attendance*: The Council may adjourn from day to day to compel attendance of absent members.

2.4 *Minutes*: A written account of all proceedings of the Council shall be kept by the City Clerk and shall be entered into the official records of the Council.

2.5 *Right to Floor*: Any member desiring to speak shall be recognized by the chair, and shall confine his remarks to the item under consideration.

2.6 *City Manager*: The City Manager or his designee shall attend all meetings of the Council. The City Manager may make recommendations to the Council and shall have the right to take part in all discussions of the Council, but shall have no vote.

2.7. *City Attorney*: The City Attorney or Deputy City Attorney shall attend all meetings of the Council and shall, upon request, given an opinion, either written or verbal, on questions of the law.

2.8 *City Clerk*: The City Clerk or Deputy City Clerk shall attend all meetings of the Council and shall keep the official minutes and perform such other duties as required by the Council.

2.9 *Officers and Staff*: Department heads of the City, when there is pertinent business from their departments on the Council agenda, shall attend such Council meetings upon request of the City Manager.

2.10 *Rules of Order*: "Roberts Rules of Order Newly Revised" 10th Edition shall govern the proceedings of the Council in all cases, provided they are not in conflict with these rules.

3. Types of Meetings

3.1 Regular Meeting: The Council shall meet in the Council Chambers for all regular meetings. Regular Council meetings will be held on the second and fourth Tuesday of each month. If the second or fourth Tuesday falls on or near a holiday or falls on any day wherein it is determined a quorum may not be available, the Council may provide for another meeting time.

3.2 Special Meetings: Special meetings may be called by the Mayor or by a majority of the City Council. The call for a special meeting shall be filed with the City Clerk in written form, expect that an announcement of a special meeting during any regular meeting at which all members are present shall be sufficient notice of such special meeting. The call for a special meeting shall specify the day, the hour, and the location of the special meeting and shall list the subject or subjects to be considered.

3.3 *Adjourned Meeting*: Any meeting of the Council may be adjourned to a later date and time, provided that no adjournment shall be for a longer period than until the next regular meeting.

3.4 *Workshop and Study Sessions*: The Council may meet in workshops or study sessions to review upcoming projects, receive progress reports on current projects, or receive other similar information from the City Manager, provided that all discussions thereon shall be informal and open to the public.

3.5 *Executive Sessions*: Closed meetings may be held in accordance with NRS 241 and 288.

4. Duties of Presiding Officer

4.1 *Presiding Officer*: The Mayor, if present, shall preside at all meetings of the Council. In the Mayor's absence, the Mayor Pro Tem shall preside. In the absence of both the Mayor and Mayor Pro Tem, the Council members present shall elect a Presiding Officer.

4.2 *Preservation of Order*: The Presiding Officer shall preserve order and decorum; prevent attacks of a personal nature or the impugning of members' motives, and confine members in debate to the question under discussion.

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4.3 *Points of Order*: The Presiding Officer shall determine all points of order, subject to the right of any member to appeal to the Council. If any appeal is taken, the question shall be: "Shall the decision of the Presiding Officer be sustained?"

5. Order of Business and Agenda

5.1 *Agenda*: The order of business of each meeting shall be as contained in the agenda in accordance with NRS 241 prepared by the City Clerk and approved by the City Manager. The agenda shall be delivered to members of the Council at least three (3) working days preceding the meeting to which it pertains.

5.2 *Special Interest/Presentation Items*: Unless otherwise approved by the City Manager, and in order to provide for the effective administration of City Council business, a maximum of four (4) items of special interest or presentation shall be scheduled on one agenda. Special Interest/Presentation items must appear on the agenda and it is not appropriate for presentations to be made during the public comment portion of the meeting.

6. Creation of Committees, Boards and Commissions

6.1 *Resolution*: The Council may by resolution create committees, boards, and commission to assist in the operation of the City government with such duties as the Council may specify, which shall not be inconsistent with law.

6.2 *Membership and Selection:* Membership and selection of members shall be as provided by the Council if not specified by law. Any committee, board, or commission so created shall cease to exist upon the accomplishment of the special purpose for which it was created, as provided in the initial resolution, or when abolished by a majority vote of the Council. No committee, board or commission shall have powers other than advisory to the Council or to the City Manager, except as otherwise provided by law.

6.3 *Removal:* The Council may remove any member which they have appointed to any board, committee or commission by a vote of at least a majority of the Council. Such appointed members will be removed automatically if they fail consistently (three or more unexcused absences) to attend meetings.

7. Voting

7.1 All voting procedures shall be in accordance with Parliamentary Authority.

7.2 *Point of Order*: Any Council member may raise a Point of Order if s/he perceives a breach of the Council's procedural rules and insists on the enforcement of the rule by the Presiding Officer. A Point of Order take precedence over any main motion, is not debatable, is not amendable, but may be superseded by a motion to table the item over which the Point of Order was raised, and is ruled on immediately by the Presiding Officer.

7.3 *Point of Information:* This is a request by a Council member, directed to the Presiding Officer or appropriate individual for information relevant to the pending item. A Point of Information takes precedence over a main motion, is not debatable, is not amendable, is not superseded by other motions, and is ruled on for appropriateness by the Presiding Officer.

7.4 *Abstentions*: A member may abstain from voting for any reason s/he deems appropriate.

7.5 *Failure of Affirmative Motion*: The failure of a motion calling for affirmative action is not the equivalent of the passage of a motion calling for the opposite negative action. The failure of such affirmative motion constitutes no action.

7.6 *Failure of Negative Motion*: The failure of a motion calling for a negative action is not the equivalent of the passage of a motion calling for the opposite affirmative action. The failure of such a negative motion constitutes no action.

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7.7 Lack of Passage of a Motion: In some instances (maps in particular, per NRS) lack of passage of a motion may result in the item being "deemed approved." In other instances no action may result in confusion and complication for the applicant. In all cases the City Council will strive to achieve a decision or action.

8. Citizens' Rights

8.1 *Addressing the City Council*: Any person desiring to address the Council by oral communication shall first secure the permission of the Presiding Officer.

8.2 *Time Limit*: Each person addressing the Council shall step to the microphone, shall give his/her name and residence address in an audible tone of voice for the record and, unless further time is granted by the Presiding Officer, shall limit the time of his/her comments to three (3) minutes.

8.3 *Public Comment Content:* The presiding officer or the majority of City Council may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers.

8.4 *Disruptive Conduct*: Any person who willfully disrupts a meeting to the extent that its orderly conduct is made impractical may be removed from the meeting by order of the Presiding Officer or majority of the City Council. A person willfully disrupts a meeting when s/he (1) uses physical violence, threatens the use of physical violence or provokes the use of physical violence, or (2) continues to use loud, boisterous, unruly, or provocative behavior after being asked to stop, which behavior is determined by the Presiding Officer or a majority of the City Council present to be disruptive to the orderly conduct of the meeting, or (3) fails to comply with any lawful decision or order of the Presiding Officer or of a majority of the City Council relating to the orderly conduct of the meeting.

8.5 *Written Communications*:

a. In General: Interested parties or their authorized representatives may address the Council by written communication in regard to any matter concerning the City's business or over which the Council has control at any time by direct mail to Council members, email, or by addressing it to the City Clerk and copies will be distributed to the Council members.

b. At City Council Meetings: Except as provided in subsection c, written communications will not be read at City Council meetings, but will be attached to the item as part of the record, tallied, and reported by the City Clerk as generally in favor of or against the proposition.

c. Exceptions: A written communication to the City Council may be read by City staff at a City Council meeting when (1) the person making the written communication has asked it be read aloud, (2) the person is unavailable to be at the meeting due to emergency or illness, (3) the written communication can be read in an ordinary cadence within three minutes, and (4) the person's name appears on the written communication and will be read into the record.

9. **Suspension and Amendment of These Rules**

9.1 *Suspension of these Rules*: Any provision of these rules not governed by law may be temporarily suspended by a majority vote of the City Council.

9.2 Amendment of these Rules: These rules may be amended, or new rules adopted, by a majority vote of all members of the City Council, provided that the proposed amendments or new rules have been introduced into the records at a prior City Council meeting.

Technical Review Agenda Item 1

Submitted by: Tracy Beck
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
Public Comment

Recommendation:

Petitioner:
Andy Barton, City Manager

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

-

Technical Review Agenda Item 2

Submitted by: Tracy Beck
Submitting Department: City Clerk
Meeting Date: February 19, 2019

Subject:
Consideration of approval for the Tuesday, February 26, 2019 Regular City Council Meeting agenda.

- Public Comment
- Discussion and Possible Action

Recommendation:
Approve the Tuesday, February 26, 2019 Regular City Council Meeting agenda.

Petitioner:
Tracy E. Beck, City Clerk

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

-

Technical Review Agenda Item 3

Submitted by: Dodie Melendez
Submitting Department: Finance
Meeting Date: February 19, 2019

Subject:
Consideration of approval of:
a) Notification of Budget Transfers
b) Notification of Budget Amendments
c) Notification of Bills Paid
d) Purchase Orders

- Public Comment
- Discussion and Possible Action

Recommendation:
Approval of Budget Transfers, Budget Amendments, Bills Paid, and Purchase Orders.

Petitioner:
David Empey – Financial Director/City Treasurer

Is this a budgeted item?
No

Fiscal Impact:
See Attached

Background:
See Attached

Attachments:
- Check Register - City Council Agenda 01.28.19 to 02.07.19.pdf
- City Council - Budget Trsfrs & POs_3.pdf

Report Criteria:
Report type: GL detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	175737	8756	ALSCO	LSTG832859	1	16-71-485	.00	110.88	110.88
02/19	02/05/2019	175737	8756	ALSCO	LSTG832864	1	10-60-310	.00	109.78	109.78
02/19	02/05/2019	175737	8756	ALSCO	LSTG832868	1	10-66-610	.00	55.28	55.28
Total 175737:								.00		275.94
02/19	02/05/2019	175738	14353	AMERICAN TIRE DISTRIBUTOR	S118610164	1	10-66-245	.00	257.92	257.92
02/19	02/05/2019	175738	14353	AMERICAN TIRE DISTRIBUTOR	S118969087	1	10-66-245	.00	284.48	284.48
02/19	02/05/2019	175738	14353	AMERICAN TIRE DISTRIBUTOR	S118995237	1	10-66-245	.00	257.92-	257.92-
Total 175738:								.00		284.48
02/19	02/05/2019	175739	1017	AMERIGAS - ST GEORGE	3087618765	1	10-63-280	.00	1,647.63	1,647.63
02/19	02/05/2019	175739	1017	AMERIGAS - ST GEORGE	3087618777	1	17-80-610	.00	1,293.73	1,293.73
02/19	02/05/2019	175739	1017	AMERIGAS - ST GEORGE	3087809055	1	10-63-280	.00	997.09	997.09
02/19	02/05/2019	175739	1017	AMERIGAS - ST GEORGE	3087809061	1	10-63-280	.00	222.28	222.28
02/19	02/05/2019	175739	1017	AMERIGAS - ST GEORGE	804084997	1	10-63-280	.00	986.31	986.31
02/19	02/05/2019	175739	1017	AMERIGAS - ST GEORGE	CORR30840	1	17-80-610	.00	502.38	502.38
Total 175739:								.00		5,649.42
02/19	02/05/2019	175740	16283	ANNIE BLACK	01292019	1	10-41-230	.00	45.00	45.00
Total 175740:								.00		45.00
02/19	02/05/2019	175741	13582	ARCADIA PUBLISHING	21092677	1	10-82-610	.00	309.45	309.45
Total 175741:								.00		309.45
02/19	02/05/2019	175742	15073	ARROW INTERNATIONAL INC	9500906903	1	10-57-615	.00	662.50	662.50
Total 175742:								.00		662.50
02/19	02/05/2019	175743	15538	ASHLEM CHACON	021719	1	10-56-230	.00	139.00	139.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 175743:								.00		139.00
02/19	02/05/2019	175744	9268	AUTOMOTIVE CERTIFIED TECH	85830	1	10-66-250	.00	90.94	90.94
Total 175744:								.00		90.94
02/19	02/05/2019	175745	15518	AUTOMOTIVE REBUILT EXCHA	270576	1	10-66-250	.00	120.00	120.00
Total 175745:								.00		120.00
02/19	02/05/2019	175746	16312	BERTHA SANDOVAL	1130	1	15-23200	.00	780.00	780.00
Total 175746:								.00		780.00
02/19	02/05/2019	175747	14265	BEST DEAL SPRINGS, INC.	3024205	1	10-66-610	.00	60.52	60.52
02/19	02/05/2019	175747	14265	BEST DEAL SPRINGS, INC.	3024348	1	10-66-250	.00	38.70	38.70
Total 175747:								.00		99.22
02/19	02/05/2019	175748	15477	BRIAN DELIGHT	JAN 2019	1	17-80-310	.00	103.80	103.80
Total 175748:								.00		103.80
02/19	02/05/2019	175749	14618	CANON FINANCIAL SERVICES,	19700576	1	10-49-250	.00	673.90	673.90
02/19	02/05/2019	175749	14618	CANON FINANCIAL SERVICES,	19700576	2	10-49-250	.00	959.80	959.80
02/19	02/05/2019	175749	14618	CANON FINANCIAL SERVICES,	19705622	1	10-49-250	.00	327.65	327.65
Total 175749:								.00		1,961.35
02/19	02/05/2019	175750	14492	CENTURYLINK	1460293880	1	10-49-290	.00	630.34	630.34
Total 175750:								.00		630.34
02/19	02/05/2019	175751	14492	CENTURYLINK	JAN2019	1	10-47-310	.00	1,065.64	1,065.64
Total 175751:								.00		1,065.64
02/19	02/05/2019	175752	8810	CHIEF SUPPLY CORP	151394	1	10-54-610	.00	141.49	141.49

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 175752:								.00		141.49
02/19	02/05/2019	175753	16318	CHRISTOPHER AHEARN	013119	1	10-34-400	.00	20.00	20.00
Total 175753:								.00		20.00
02/19	02/05/2019	175754	16302	CINDY BRISTOW	011519	1	10-34-400	.00	47.50	47.50
Total 175754:								.00		47.50
02/19	02/05/2019	175755	16313	CINTHIA ESCOBEDO	1131	1	15-23200	.00	35.00	35.00
Total 175755:								.00		35.00
02/19	02/05/2019	175756	1608	CLARK CO. DEPT. OF FINANCE	DECEMBER	1	10-23130	.00	15,345.55	15,345.55
02/19	02/05/2019	175756	1608	CLARK CO. DEPT. OF FINANCE	JANUARY 20	1	10-23240	.00	30,135.00	30,135.00
Total 175756:								.00		45,480.55
02/19	02/05/2019	175757	8634	CLARK CO. TREASURER	DEC18	1	10-23140	.00	15,345.55	15,345.55
02/19	02/05/2019	175757	8634	CLARK CO. TREASURER	DECEMBER	1	10-23140	.00	9,590.97	9,590.97
Total 175757:								.00		24,936.52
02/19	02/05/2019	175758	16316	CLOUD 9 VAPOR	013119	1	25-85-653	.00	12,800.00	12,800.00
Total 175758:								.00		12,800.00
02/19	02/05/2019	175759	15162	CMC TIRE INC	20022870	1	10-66-245	.00	2,912.50	2,912.50
Total 175759:								.00		2,912.50
02/19	02/05/2019	175760	13645	CONSTRUCTION SITE SERVICE	176	1	10-65-480	.00	1,050.00	1,050.00
Total 175760:								.00		1,050.00
02/19	02/05/2019	175761	16305	CRAIG WILLIAMS	1126	1	15-23200	.00	1,400.00	1,400.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
	Total 175761:							.00		1,400.00
02/19	02/05/2019	175762	16306	DEBORAH MARGOLIS	1125	1	15-23200	.00	1,960.00	1,960.00
	Total 175762:							.00		1,960.00
02/19	02/05/2019	175763	16317	DONNA MARINE MCKINNEY	013019	1	17-80-310	.00	96.00	96.00
	Total 175763:							.00		96.00
02/19	02/05/2019	175764	12182	EVANS REC. INSTALLATION IN	6528D	1	10-81-740	.00	15,120.65	15,120.65
	Total 175764:							.00		15,120.65
02/19	02/05/2019	175765	8643	FINAL DETAILS	42152	1	10-63-610	.00	10.00	10.00
02/19	02/05/2019	175765	8643	FINAL DETAILS	42210	1	10-82-610	.00	34.00	34.00
	Total 175765:							.00		44.00
02/19	02/05/2019	175766	14609	FREIGHTLINER OF UTAH, LLC	X103009121:	1	10-66-250	.00	962.57	962.57
02/19	02/05/2019	175766	14609	FREIGHTLINER OF UTAH, LLC	X103009125:	1	10-66-250	.00	38.23-	38.23-
02/19	02/05/2019	175766	14609	FREIGHTLINER OF UTAH, LLC	X103009127:	1	10-66-250	.00	25.00-	25.00-
	Total 175766:							.00		899.34
02/19	02/05/2019	175767	14274	FRESHAIRE/AIREMASTER	86272	1	10-81-610	.00	70.00	70.00
	Total 175767:							.00		70.00
02/19	02/05/2019	175768	10499	FRITO LAY INC.	92050289	1	90-26113	.00	261.20	261.20
	Total 175768:							.00		261.20
02/19	02/05/2019	175769	16304	GARY & LYNNELL FULKERSON	012419	1	01-11750	.00	83.55	83.55
	Total 175769:							.00		83.55
02/19	02/05/2019	175770	16303	GARY S SALAICES	1124	1	15-23200	.00	1,460.00	1,460.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 175770:								.00		1,460.00
02/19	02/05/2019	175771	16319	GERARDO DELGADILLO	013119	1	10-34-400	.00	66.68	66.68
Total 175771:								.00		66.68
02/19	02/05/2019	175772	10783	GOT BUGS?	29823	1	10-63-310	.00	400.00	400.00
02/19	02/05/2019	175772	10783	GOT BUGS?	30494	1	10-63-310	.00	400.00	400.00
Total 175772:								.00		800.00
02/19	02/05/2019	175773	2245	GRAINGER, INC.	9057963499	1	10-63-610	.00	164.52	164.52
02/19	02/05/2019	175773	2245	GRAINGER, INC.	9058161259	1	10-70-610	.00	94.79	94.79
02/19	02/05/2019	175773	2245	GRAINGER, INC.	9060145266	1	10-65-250	.00	14.52	14.52
02/19	02/05/2019	175773	2245	GRAINGER, INC.	9061338688	1	10-65-250	.00	80.96	80.96
02/19	02/05/2019	175773	2245	GRAINGER, INC.	9066319170	1	10-63-610	.00	435.02	435.02
Total 175773:								.00		789.81
02/19	02/05/2019	175774	15617	GUILLEN HEATING, COOLING,	4335	1	52-40-610	.00	640.00	640.00
Total 175774:								.00		640.00
02/19	02/05/2019	175775	8559	HACH COMPANY	11310190	1	52-40-260	.00	783.35	783.35
Total 175775:								.00		783.35
02/19	02/05/2019	175776	16320	HALEY CRANDALL	013019	1	17-34-405	.00	50.00	50.00
Total 175776:								.00		50.00
02/19	02/05/2019	175777	14498	HELIX LABORATORIES, INC.	20005	1	52-40-480	.00	1,380.11	1,380.11
Total 175777:								.00		1,380.11
02/19	02/05/2019	175778	16105	HENRY SCHEIN INC	61485781	1	10-57-615	.00	956.56	956.56

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 175778:								.00		956.56
02/19	02/05/2019	175779	2452	HIGH DESERT SUPPLY	IN00183017	1	10-66-250	.00	408.52	408.52
02/19	02/05/2019	175779	2452	HIGH DESERT SUPPLY	IN00183155	1	52-40-610	.00	272.40	272.40
02/19	02/05/2019	175779	2452	HIGH DESERT SUPPLY	IN00183156	1	10-66-250	.00	163.14	163.14
Total 175779:								.00		844.06
02/19	02/05/2019	175780	13093	HONNEN EQUIPMENT	1020048	1	52-40-250	.00	593.97	593.97
Total 175780:								.00		593.97
02/19	02/05/2019	175781	2500	HUGHES OIL	18625	1	52-40-610	.00	84.00	84.00
02/19	02/05/2019	175781	2500	HUGHES OIL	18705	1	52-40-250	.00	585.00	585.00
02/19	02/05/2019	175781	2500	HUGHES OIL	18717	1	52-40-250	.00	1,317.18	1,317.18
Total 175781:								.00		1,986.18
02/19	02/05/2019	175782	16166	INNOVATIVE ACCESS INC	30977	1	10-66-610	.00	690.00	690.00
Total 175782:								.00		690.00
02/19	02/05/2019	175783	11092	INTERMOUNTAIN FARMERS AS	1011100995	1	10-54-610	.00	425.38	425.38
Total 175783:								.00		425.38
02/19	02/05/2019	175784	8009	INTERWEST REBUILDERS, INC.	S4518	1	10-66-250	.00	450.00	450.00
Total 175784:								.00		450.00
02/19	02/05/2019	175785	15504	ITSAVVY LLC	01083649	1	10-47-310	.00	1,999.53	1,999.53
Total 175785:								.00		1,999.53
02/19	02/05/2019	175786	16311	JACOB KELLY	1129	1	15-23200	.00	105.00	105.00
Total 175786:								.00		105.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	175787	12328	JEFF SMITH	020119	1	10-48-620	.00	100.00	100.00
Total 175787:								.00		100.00
02/19	02/05/2019	175788	13999	JO ANNE F SMITH	JANUARY 20	1	16-71-310	.00	192.00	192.00
Total 175788:								.00		192.00
02/19	02/05/2019	175789	13653	JOURNAL TECHNOLOGIES, INC	0000004184	1	10-50-310	.00	3,200.00	3,200.00
Total 175789:								.00		3,200.00
02/19	02/05/2019	175790	10984	KOKOPELLI LANDSCAPING	118481	1	10-76-610	.00	960.00	960.00
Total 175790:								.00		960.00
02/19	02/05/2019	175791	16314	KUSSMAUL ELECTRONICS LLC	0000138842	1	10-66-250	.00	437.31	437.31
Total 175791:								.00		437.31
02/19	02/05/2019	175792	3050	L V REVIEW-JOURNAL	I0001030241	1	10-44-220	.00	111.36	111.36
02/19	02/05/2019	175792	3050	L V REVIEW-JOURNAL	I0001030242	1	10-44-220	.00	88.32	88.32
Total 175792:								.00		199.68
02/19	02/05/2019	175793	10906	LACAL EQUIPMENT INC.	0294256-IN	1	10-66-250	.00	222.96	222.96
Total 175793:								.00		222.96
02/19	02/05/2019	175794	9979	LARRY LEMIEUX	020219	1	12-87-310	.00	1,686.73	1,686.73
02/19	02/05/2019	175794	9979	LARRY LEMIEUX	020219	2	12-87-695	.00	135.30-	135.30-
02/19	02/05/2019	175794	9979	LARRY LEMIEUX	020419	1	12-87-610	.00	50.92-	50.92-
Total 175794:								.00		1,500.51
02/19	02/05/2019	175795	3030	LAS VEGAS METRO POLICE DE	1133	1	15-21340	.00	402.00	402.00
Total 175795:								.00		402.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	175796	9516	LIFE ASSIST INC.	896000	1	10-57-615	.00	300.70	300.70
02/19	02/05/2019	175796	9516	LIFE ASSIST INC.	896624	1	10-57-615	.00	103.44	103.44
02/19	02/05/2019	175796	9516	LIFE ASSIST INC.	897313	1	10-57-615	.00	114.00	114.00
02/19	02/05/2019	175796	9516	LIFE ASSIST INC.	897831	1	10-57-615	.00	1,845.92	1,845.92
Total 175796:								.00		2,364.06
02/19	02/05/2019	175797	14207	LUNAS CONSTRUCTION CLEA	T-90435	1	10-66-245	.00	38.00	38.00
Total 175797:								.00		38.00
02/19	02/05/2019	175798	12972	MANDY MUIR	DEC 2018	1	17-80-310	.00	870.00	870.00
02/19	02/05/2019	175798	12972	MANDY MUIR	JAN 2019	1	17-80-310	.00	354.00	354.00
Total 175798:								.00		1,224.00
02/19	02/05/2019	175799	14407	MAQUADE CHESLEY	021719	1	10-54-230	.00	179.00	179.00
Total 175799:								.00		179.00
02/19	02/05/2019	175800	14693	MARGARITA MAGADAN	JAN 2019	1	17-80-310	.00	150.00	150.00
Total 175800:								.00		150.00
02/19	02/05/2019	175801	14440	MARIA AMARILES	JAN 2019	1	17-80-310	.00	128.00	128.00
02/19	02/05/2019	175801	14440	MARIA AMARILES	JANUARY 20	1	16-71-310	.00	256.00	256.00
Total 175801:								.00		384.00
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	1	10-38-701	.00	21.95	21.95
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	2	10-55-610	.00	21.95	21.95
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	3	10-57-310	.00	38.90	38.90
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	4	10-63-310	.00	37.90	37.90
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	5	10-65-610	.00	21.95	21.95
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	6	10-66-610	.00	16.95	16.95
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	7	10-70-610	.00	18.95	18.95
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	8	10-76-310	.00	18.95	18.95
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	9	10-81-310	.00	21.95	21.95
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	10	10-81-310	.00	59.85	59.85

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	11	10-82-620	.00	21.95	21.95
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	12	16-71-310	.00	38.90	38.90
02/19	02/05/2019	175802	3276	CENTRAL STATION MONITORI	312839	13	52-40-310	.00	16.95	16.95
Total 175802:								.00		357.10
02/19	02/05/2019	175803	10764	MESA VIEW REGIONAL HOSPIT	496-1218	1	10-57-320	.00	1,549.62	1,549.62
Total 175803:								.00		1,549.62
02/19	02/05/2019	175804	11650	MESQUITE FORD	176075/1	1	10-54-250	.00	134.22	134.22
02/19	02/05/2019	175804	11650	MESQUITE FORD	394635	1	10-66-250	.00	12.64	12.64
02/19	02/05/2019	175804	11650	MESQUITE FORD	394693	1	10-66-250	.00	28.80	28.80
02/19	02/05/2019	175804	11650	MESQUITE FORD	394731	1	10-66-250	.00	72.32	72.32
02/19	02/05/2019	175804	11650	MESQUITE FORD	394756	1	10-66-250	.00	12.16	12.16
02/19	02/05/2019	175804	11650	MESQUITE FORD	394764	1	10-66-250	.00	50.06	50.06
02/19	02/05/2019	175804	11650	MESQUITE FORD	394765	1	10-66-250	.00	203.93	203.93
Total 175804:								.00		514.13
02/19	02/05/2019	175805	14029	MESQUITE GENERAL CONTRA	3193	1	52-40-610	.00	2,147.00	2,147.00
Total 175805:								.00		2,147.00
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	013019	1	10-38-900	.00	50.00-	50.00-
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	311799	1	10-76-610	.00	12.12	12.12
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	311856	1	10-63-610	.00	33.96	33.96
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	311916	1	10-63-610	.00	15.98	15.98
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	311923	1	10-76-610	.00	47.96	47.96
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	311950	1	10-63-610	.00	19.95	19.95
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	311956	1	10-81-610	.00	16.99	16.99
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	311995	1	10-76-610	.00	32.97	32.97
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312007	1	10-63-610	.00	4.99	4.99
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312065	1	12-87-610	.00	49.14	49.14
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312070	1	52-40-610	.00	93.90	93.90
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312081	1	10-63-610	.00	28.96	28.96
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312111	1	10-63-610	.00	25.99	25.99
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312181	1	52-40-610	.00	17.08	17.08
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312222	1	10-65-250	.00	11.99	11.99

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02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312238	1	10-82-610	.00	26.99	26.99
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312264	1	10-63-610	.00	47.58	47.58
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312276	1	10-63-610	.00	56.97	56.97
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312282	1	10-76-610	.00	94.97	94.97
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312284	1	10-63-610	.00	21.98	21.98
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312291	1	10-63-610	.00	7.98	7.98
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312300	1	10-76-610	.00	21.97	21.97
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312307	1	10-63-610	.00	8.99	8.99
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312334	1	10-76-610	.00	259.52	259.52
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312350	1	10-76-610	.00	95.94	95.94
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312361	1	10-81-610	.00	59.92	59.92
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312371	1	10-76-610	.00	12.00	12.00
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312497	1	10-81-610	.00	75.55	75.55
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312510	1	10-81-610	.00	85.92	85.92
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312523	1	10-76-610	.00	75.43	75.43
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312545	1	10-81-610	.00	49.99	49.99
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312591CR	1	10-76-610	.00	1.00-	1.00-
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312605	1	10-63-610	.00	5.59	5.59
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312645	1	10-81-250	.00	46.96	46.96
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312652	1	10-76-610	.00	64.11	64.11
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312666	1	10-76-610	.00	10.97	10.97
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312667	1	10-76-610	.00	6.58	6.58
02/19	02/05/2019	175806	3500	MESQUITE LUMBER & SUPPLY	312671	1	10-81-250	.00	11.97	11.97
Total 175806:								.00		1,508.86
02/19	02/05/2019	175807	14526	MOAPA VALLEY TELEPHONE	DEC 2018	1	10-47-310	.00	199.78	199.78
02/19	02/05/2019	175807	14526	MOAPA VALLEY TELEPHONE	JAN 2019	1	10-47-310	.00	201.78	201.78
Total 175807:								.00		401.56
02/19	02/05/2019	175808	16307	MONICA ELDRIDGE	1127	1	15-23200	.00	1,000.00	1,000.00
Total 175808:								.00		1,000.00
02/19	02/05/2019	175809	14416	MOTOROLA SOLUTIONS	16031184	1	10-57-740	.00	6,184.52	6,184.52
Total 175809:								.00		6,184.52

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02/19	02/05/2019	175810	14058	MTM CLEANING SERVICE	256-1	1	10-63-310	.00	1,270.00	1,270.00
02/19	02/05/2019	175810	14058	MTM CLEANING SERVICE	QUOTE #9	1	10-54-310	.00	300.00	300.00
Total 175810:								.00		1,570.00
02/19	02/05/2019	175811	14795	NEVADA MUSEUMS ASSOCIATI	00452	1	10-82-210	.00	35.00	35.00
Total 175811:								.00		35.00
02/19	02/05/2019	175812	13440	NEVADA RURAL WATER ASSO	MA 2017-85	1	52-40-230	.00	322.00	322.00
Total 175812:								.00		322.00
02/19	02/05/2019	175813	10891	NICHOLE BURNSIDE	JAN 2019	1	17-80-310	.00	576.00	576.00
Total 175813:								.00		576.00
02/19	02/05/2019	175814	8385	NICK MONTOYA	012419	1	10-81-610	.00	371.00	371.00
Total 175814:								.00		371.00
02/19	02/05/2019	175815	11419	PARTNERS IN CONSERVATION	2017-01 OCT	1	21-85-310	.00	2,900.00	2,900.00
Total 175815:								.00		2,900.00
02/19	02/05/2019	175816	16321	PAUL LEYVA	013119	1	10-34-400	.00	95.00	95.00
Total 175816:								.00		95.00
02/19	02/05/2019	175817	8224	QUICK CUT CONCRETE, INC.	059072	1	10-76-740	.00	334.00	334.00
Total 175817:								.00		334.00
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	1	10-47-310	.00	1,210.53	1,210.53
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	2	10-49-290	.00	1,050.44	1,050.44
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	3	10-54-290	.00	967.00	967.00
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	4	10-76-284	.00	886.15	886.15
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	5	10-47-310	.00	319.20	319.20
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	6	10-60-290	.00	148.41	148.41

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	7	10-57-290	.00	126.25	126.25
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	8	12-87-290	.00	118.48	118.48
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	9	10-81-284	.00	100.70	100.70
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	10	52-40-290	.00	94.26	94.26
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	11	10-76-284	.00	64.42	64.42
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	12	90-26113	.00	64.42	64.42
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	13	10-54-284	.00	64.42	64.42
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	14	10-51-290	.00	30.93	30.93
02/19	02/05/2019	175818	4500	RELIANCE CONNECTS	JANUARY 20	15	10-82-290	.00	29.89	29.89
Total 175818:								.00		5,275.50
02/19	02/05/2019	175819	14527	RIO VIRGIN TELEPHONE COMP	2356SZ4500	1	10-47-310	.00	960.98	960.98
Total 175819:								.00		960.98
02/19	02/05/2019	175820	16310	ROBERT & LINDA ADAMS	013019	1	52-40-750	.00	1,219.51	1,219.51
Total 175820:								.00		1,219.51
02/19	02/05/2019	175821	15579	RONALD W BIRD	1048	1	10-41-620	.00	1,200.00	1,200.00
Total 175821:								.00		1,200.00
02/19	02/05/2019	175822	15860	ROTARY CLUB of MESQUITE	012919	1	17-34-405	.00	150.00	150.00
Total 175822:								.00		150.00
02/19	02/05/2019	175823	9029	ROYCE INDUSTRIES L.C.	LAS1002881	1	10-66-250	.00	26.25	26.25
Total 175823:								.00		26.25
02/19	02/05/2019	175824	10148	RUTH KOLHOSS	013019	1	10-51-310	.00	100.00	100.00
Total 175824:								.00		100.00
02/19	02/05/2019	175825	14238	SAFARILAND, LLC	1010-181112	1	10-54-610	.00	221.35	221.35
02/19	02/05/2019	175825	14238	SAFARILAND, LLC	1010-183085	1	10-54-610	.00	298.65	298.65

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 175825:								.00		520.00
02/19	02/05/2019	175826	16308	SALLY BEAUTY SUPPLY	012419	1	10-32-100	.00	100.00	100.00
Total 175826:								.00		100.00
02/19	02/05/2019	175827	4750	SCHOLZEN PRODUCTS CO., IN	6354522-00	1	10-81-250	.00	790.50	790.50
02/19	02/05/2019	175827	4750	SCHOLZEN PRODUCTS CO., IN	6354522-01	1	10-81-610	.00	130.00	130.00
02/19	02/05/2019	175827	4750	SCHOLZEN PRODUCTS CO., IN	6355188-00	1	10-65-610	.00	157.53	157.53
Total 175827:								.00		1,078.03
02/19	02/05/2019	175828	16322	SHAHID AZMAT	013119	1	10-32-200	.00	75.00	75.00
Total 175828:								.00		75.00
02/19	02/05/2019	175829	12196	SHERWIN- WILLIAMS STORE 85	1217-8	1	10-81-250	.00	110.02	110.02
02/19	02/05/2019	175829	12196	SHERWIN- WILLIAMS STORE 85	1362-2	1	52-40-610	.00	139.92	139.92
02/19	02/05/2019	175829	12196	SHERWIN- WILLIAMS STORE 85	3234-7	1	10-81-250	.00	52.99	52.99
02/19	02/05/2019	175829	12196	SHERWIN- WILLIAMS STORE 85	3307-1	1	10-81-250	.00	132.28	132.28
Total 175829:								.00		435.21
02/19	02/05/2019	175830	15611	SHRED-IT USA LLC	8126428878	1	10-54-310	.00	104.59	104.59
Total 175830:								.00		104.59
02/19	02/05/2019	175831	13011	SILVERSTATE ANALYTICAL LA	LV232907	1	52-40-310	.00	453.00	453.00
02/19	02/05/2019	175831	13011	SILVERSTATE ANALYTICAL LA	LV232908	1	52-40-310	.00	453.00	453.00
02/19	02/05/2019	175831	13011	SILVERSTATE ANALYTICAL LA	LV233074	1	52-40-310	.00	453.00	453.00
02/19	02/05/2019	175831	13011	SILVERSTATE ANALYTICAL LA	LV233219	1	52-40-310	.00	453.00	453.00
02/19	02/05/2019	175831	13011	SILVERSTATE ANALYTICAL LA	LV233220	1	52-40-310	.00	1,000.00	1,000.00
02/19	02/05/2019	175831	13011	SILVERSTATE ANALYTICAL LA	LV233350	1	52-40-310	.00	453.00	453.00
Total 175831:								.00		3,265.00
02/19	02/05/2019	175832	10743	SKM, INC.	17118	1	52-40-310	.00	1,577.65	1,577.65

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 175832:								.00		1,577.65
02/19	02/05/2019	175833	13068	SOUTHWEST PLUMBING SUPP	S3236639.00	1	10-63-610	.00	123.48	123.48
Total 175833:								.00		123.48
02/19	02/05/2019	175834	10591	SPRINKLER SUPPLY-ST. GEOR	Q15707	1	10-76-610	.00	387.52	387.52
Total 175834:								.00		387.52
02/19	02/05/2019	175835	8989	STAPLES ADVANTAGE	3401948306	1	10-50-240	.00	42.83	42.83
02/19	02/05/2019	175835	8989	STAPLES ADVANTAGE	3401948307	1	10-49-240	.00	41.44	41.44
02/19	02/05/2019	175835	8989	STAPLES ADVANTAGE	3402094380	1	10-49-240	.00	41.44-	41.44-
Total 175835:								.00		42.83
02/19	02/05/2019	175836	14680	STAR NURSERY INC	1100200100	1	10-76-610	.00	999.90	999.90
Total 175836:								.00		999.90
02/19	02/05/2019	175837	1800	STATE OF NEVADA	DECEMBER	1	10-23120	.00	5,754.58	5,754.58
02/19	02/05/2019	175837	1800	STATE OF NEVADA	DECEMBER	1	10-23145	.00	46,036.64	46,036.64
Total 175837:								.00		51,791.22
02/19	02/05/2019	175838	4000	STATE OF NEVADA	JAN 18	1	15-21360	.00	928.00	928.00
02/19	02/05/2019	175838	4000	STATE OF NEVADA	JAN 18	1	15-21350	.00	70.00	70.00
02/19	02/05/2019	175838	4000	STATE OF NEVADA	JAN 18	1	15-23200	.00	250.00	250.00
02/19	02/05/2019	175838	4000	STATE OF NEVADA	JAN 18	1	15-21320	.00	7,583.00	7,583.00
02/19	02/05/2019	175838	4000	STATE OF NEVADA	JAN 18	1	15-21330	.00	690.00	690.00
02/19	02/05/2019	175838	4000	STATE OF NEVADA	JAN18	1	15-21370	.00	395.00	395.00
Total 175838:								.00		9,916.00
02/19	02/05/2019	175839	14735	STEVEN E. ANDERSON, DC	103338	1	10-65-610	.00	80.00	80.00
Total 175839:								.00		80.00

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	175840	5224	SUNRISE ENVIRONMENTAL	94548	1	10-70-610	.00	185.96	185.96
Total 175840:								.00		185.96
02/19	02/05/2019	175841	14879	SUSAN LOE	JANUARY 20	1	16-71-310	.00	208.00	208.00
Total 175841:								.00		208.00
02/19	02/05/2019	175842	13211	SYSCO LAS VEGAS, INC	117789815	1	16-71-485	.00	308.10	308.10
02/19	02/05/2019	175842	13211	SYSCO LAS VEGAS, INC	117789816	1	16-71-480	.00	1,834.33	1,834.33
02/19	02/05/2019	175842	13211	SYSCO LAS VEGAS, INC	117796494	1	16-71-485	.00	110.11	110.11
02/19	02/05/2019	175842	13211	SYSCO LAS VEGAS, INC	117796495	1	16-71-480	.00	1,520.41	1,520.41
Total 175842:								.00		3,772.95
02/19	02/05/2019	175843	16309	TAMMY MCDANIEL	1128	1	15-23200	.00	2,670.00	2,670.00
Total 175843:								.00		2,670.00
02/19	02/05/2019	175844	14264	TAYLOR BUNDY	011719	1	10-54-230	.00	50.55	50.55
Total 175844:								.00		50.55
02/19	02/05/2019	175845	15393	TESTNOTICE	0001600	1	15-40-420	.00	45.00	45.00
Total 175845:								.00		45.00
02/19	02/05/2019	175846	11278	THOMAS PETROLEUM	2110466-IN	1	10-66-255	.00	14,771.38	14,771.38
Total 175846:								.00		14,771.38
02/19	02/05/2019	175847	15763	TONI ANN BAEZA	012319	1	10-54-610	.00	166.48	166.48
Total 175847:								.00		166.48
02/19	02/05/2019	175848	14766	TOTER LLC	65523808 C	1	10-73-610	.00	1,580.70-	1,580.70-
02/19	02/05/2019	175848	14766	TOTER LLC	65573925	1	10-73-610	.00	22,885.77	22,885.77

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 175848:								.00		21,305.07
02/19	02/05/2019	175849	8770	U.S. FOODSERVICE - L.V. DIV.	4872809	1	10-55-620	.00	862.58	862.58
02/19	02/05/2019	175849	8770	U.S. FOODSERVICE - L.V. DIV.	4898045	1	16-71-480	.00	1,970.78	1,970.78
02/19	02/05/2019	175849	8770	U.S. FOODSERVICE - L.V. DIV.	4898048	1	16-71-485	.00	41.47	41.47
02/19	02/05/2019	175849	8770	U.S. FOODSERVICE - L.V. DIV.	5026954	1	16-71-480	.00	2,019.49	2,019.49
02/19	02/05/2019	175849	8770	U.S. FOODSERVICE - L.V. DIV.	5026955	1	16-71-485	.00	41.47	41.47
02/19	02/05/2019	175849	8770	U.S. FOODSERVICE - L.V. DIV.	5026956	1	16-71-610	.00	705.19	705.19
Total 175849:								.00		5,640.98
02/19	02/05/2019	175850	5616	UNITED PARCEL SERVICE	00009E1629	1	10-49-240	.00	14.50	14.50
02/19	02/05/2019	175850	5616	UNITED PARCEL SERVICE	00009E1629	2	10-73-250	.00	124.76	124.76
Total 175850:								.00		139.26
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	1	10-70-290	.00	211.12	211.12
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	2	10-50-290	.00	921.47	921.47
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	3	10-43-290	.00	47.75	47.75
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	4	10-41-290	.00	262.28	262.28
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	5	15-40-370	.00	52.78	52.78
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	6	15-60-350	.00	38.39	38.39
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	7	10-61-290	.00	158.21	158.21
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	8	10-57-290	.00	648.44	648.44
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	9	10-57-290	.00	614.24	614.24
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	10	10-48-290	.00	52.78	52.78
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	11	10-47-290	.00	181.64	181.64
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	12	10-76-290	.00	125.50	125.50
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	13	10-54-290	.00	1,724.36	1,724.36
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	14	10-47-260	.00	249.99	249.99
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	15	10-54-290	.00	1,606.63	1,606.63
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	16	52-40-290	.00	61.29	61.29
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	17	10-47-260	.00	249.99	249.99
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	18	10-63-290	.00	52.78	52.78
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	19	10-66-290	.00	85.58	85.58
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	20	10-65-290	.00	105.56	105.56
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	21	10-81-290	.00	105.43	105.43
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	22	10-47-260	.00	249.99	249.99

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02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	23	52-40-290	.00	158.34	158.34
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	24	16-71-290	.00	158.34	158.34
02/19	02/05/2019	175851	9528	VERIZON WIRELESS	9822345283	25	10-47-260	.00	103.12-	103.12-
Total 175851:								.00		8,019.76
02/19	02/05/2019	175852	14455	VERNA CARNESECCA	011219	1	10-54-310	.00	100.00	100.00
Total 175852:								.00		100.00
02/19	02/05/2019	175853	12230	VIEW ON MESQUITE, LLC	6169	1	25-85-620	.00	265.00	265.00
Total 175853:								.00		265.00
02/19	02/05/2019	175854	8664	VIRGIN VALLEY FOOD MART, I	011719	1	10-32-120	.00	375.00	375.00
Total 175854:								.00		375.00
02/19	02/05/2019	175855	10834	VIRGIN VALLEY THEATRE GRO	011819	1	90-26124	.00	586.45	586.45
Total 175855:								.00		586.45
02/19	02/05/2019	175856	8748	VIRGIN VALLEY VETERINARY H	263412	1	10-70-310	.00	12.70	12.70
02/19	02/05/2019	175856	8748	VIRGIN VALLEY VETERINARY H	266174	1	10-70-310	.00	89.62	89.62
02/19	02/05/2019	175856	8748	VIRGIN VALLEY VETERINARY H	266332	1	10-70-310	.00	196.40	196.40
02/19	02/05/2019	175856	8748	VIRGIN VALLEY VETERINARY H	266512	1	10-70-310	.00	145.55	145.55
02/19	02/05/2019	175856	8748	VIRGIN VALLEY VETERINARY H	266594	1	10-70-310	.00	150.12	150.12
Total 175856:								.00		594.39
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	013119	1	52-21400	.00	52,886.80	52,886.80
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	1	10-49-282	.00	624.52	624.52
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	2	10-55-282	.00	794.39	794.39
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	3	10-54-282	.00	318.76	318.76
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	4	10-57-282	.00	543.52	543.52
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	5	10-65-282	.00	167.76	167.76
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	6	10-66-282	.00	163.15	163.15
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	7	10-76-282	.00	8,973.04	8,973.04
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	8	10-81-282	.00	1,642.90	1,642.90

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GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	9	10-82-282	.00	30.91	30.91
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	10	12-87-282	.00	222.72	222.72
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	11	16-71-282	.00	264.14	264.14
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	12	10-65-282	.00	280.37	280.37
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	13	10-38-701	.00	218.03	218.03
02/19	02/05/2019	175857	5901	VIRGIN VALLEY WATER DISTRI	JANUARY 20	14	52-40-620	.00	389.56	389.56
Total 175857:								.00		67,520.57
02/19	02/05/2019	175858	8034	WALMART STORES, INC.	8353006299	1	10-55-610	.00	103.06	103.06
02/19	02/05/2019	175858	8034	WALMART STORES, INC.	8365005901	1	10-54-240	.00	40.76	40.76
02/19	02/05/2019	175858	8034	WALMART STORES, INC.	9003001292	1	10-54-610	.00	24.97	24.97
02/19	02/05/2019	175858	8034	WALMART STORES, INC.	9003007497	1	10-54-610	.00	53.56	53.56
02/19	02/05/2019	175858	8034	WALMART STORES, INC.	9009001551	1	10-81-250	.00	387.00	387.00
02/19	02/05/2019	175858	8034	WALMART STORES, INC.	9010004923	1	10-57-610	.00	12.40	12.40
Total 175858:								.00		621.75
02/19	02/05/2019	175859	11423	WES CARTER	020419	1	10-63-230	.00	169.57	169.57
Total 175859:								.00		169.57
02/19	02/05/2019	175860	10874	WHEELER MACHINERY	SS00020615	1	52-40-620	.00	225.00	225.00
02/19	02/05/2019	175860	10874	WHEELER MACHINERY	SS00020616	1	52-40-620	.00	225.00	225.00
02/19	02/05/2019	175860	10874	WHEELER MACHINERY	SS00020616	1	52-40-620	.00	225.00	225.00
Total 175860:								.00		675.00
02/19	02/05/2019	175861	14833	WILL-BURT COMPANY	10005198	1	10-66-250	.00	2,883.33	2,883.33
Total 175861:								.00		2,883.33
02/19	02/05/2019	175862	16024	J CAMERON CONSTRUCTION,	000197	1	10-81-250	.00	4,000.00	4,000.00
Total 175862:								.00		4,000.00
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	1	10-57-230	.00	60.83	60.83
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	2	10-57-230	.00	250.00	250.00
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	3	10-57-240	.00	13.99	13.99

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02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	4	10-57-240	.00	27.75	27.75
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	5	10-57-210	.00	16.18	16.18
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	6	10-57-230	.00	477.58	477.58
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	7	10-57-230	.00	113.50	113.50
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	8	10-57-230	.00	323.96	323.96
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	9	10-57-210	.00	138.46	138.46
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	10	10-57-210	.00	365.96	365.96
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	11	10-57-610	.00	243.59	243.59
02/19	02/05/2019	175863	10077	WELLS FARGO	121418 JA	12	90-26130	.00	36.79	36.79
02/19	02/05/2019	175863	10077	WELLS FARGO	121418AB	1	16-71-610	.00	190.11-	190.11-
02/19	02/05/2019	175863	10077	WELLS FARGO	121418AB	2	10-41-240	.00	32.43	32.43
Total 175863:								.00		1,910.91
02/19	02/05/2019	20519001	16299	ACCESSFLOORSSYSTEMS.CO	6811	1	10-55-740	.00	4,920.84	4,920.84
Total 20519001:								.00		4,920.84
02/19	02/05/2019	20519002	2430	ANDERSON HERITAGE ELEC. I	14971	1	10-65-250	.00	49.50	49.50
Total 20519002:								.00		49.50
02/19	02/05/2019	20519003	15600	ANN M MURPHY	JAN 2019	1	17-80-310	.00	560.00	560.00
Total 20519003:								.00		560.00
02/19	02/05/2019	20519004	11104	ASSESSMENT MANAGEMENT	020119	1	83-81-010	.00	900.74	900.74
02/19	02/05/2019	20519004	11104	ASSESSMENT MANAGEMENT	020119	2	83-82-010	.00	1,401.92	1,401.92
Total 20519004:								.00		2,302.66
02/19	02/05/2019	20519005	16081	CHRISTINA S. RALSTON	JAN 2019	1	17-80-310	.00	288.00	288.00
Total 20519005:								.00		288.00
02/19	02/05/2019	20519006	16020	KRT Concepts, LLC	165319125	1	10-81-250	.00	300.00	300.00
Total 20519006:								.00		300.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	20519007	15505	GINA R SANDOVAL	JAN 2019	1	17-80-310	.00	81.00	81.00
Total 20519007:								.00		81.00
02/19	02/05/2019	20519008	16315	HARLE J WINSLOW	012519	1	25-85-653	.00	49,999.00	49,999.00
Total 20519008:								.00		49,999.00
02/19	02/05/2019	20519009	9347	HARTWELL FAMILY PRACTICE	1812206058	1	10-54-320	.00	600.00	600.00
Total 20519009:								.00		600.00
02/19	02/05/2019	20519010	15883	HAYLEE BENGLAN	JAN 2019	1	17-80-310	.00	2,504.40	2,504.40
Total 20519010:								.00		2,504.40
02/19	02/05/2019	20519011	2654	INTERSTATE FIRE PROTECTIO	192801	1	10-66-250	.00	295.00	295.00
Total 20519011:								.00		295.00
02/19	02/05/2019	20519012	14171	JESSICA BUCKLIN	JAN 2019	1	17-80-310	.00	896.00	896.00
Total 20519012:								.00		896.00
02/19	02/05/2019	20519013	3000	LAS VEGAS CONVENTION AUT	DECEMBER	1	10-23110	.00	61,382.09	61,382.09
02/19	02/05/2019	20519013	3000	LAS VEGAS CONVENTION AUT	DECEMBER	1	10-23115	.00	7,672.77	7,672.77
02/19	02/05/2019	20519013	3000	LAS VEGAS CONVENTION AUT	JANUARY19	1	10-23100	.00	6,664.50	6,664.50
Total 20519013:								.00		75,719.36
02/19	02/05/2019	20519014	16206	MARTINE GREEN	01292019 M	1	10-41-240	.00	37.22	37.22
02/19	02/05/2019	20519014	16206	MARTINE GREEN	01302019 M	1	10-43-610	.00	90.45	90.45
Total 20519014:								.00		127.67
02/19	02/05/2019	20519015	16286	MAUREEN MCFARLAND	JAN 2019	1	17-80-310	.00	128.00	128.00
02/19	02/05/2019	20519015	16286	MAUREEN MCFARLAND	JAN 20192	1	17-80-310	.00	72.00	72.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 20519015:								.00		200.00
02/19	02/05/2019	20519016	11236	MEADOW GOLD DAIRIES	1847916	1	16-71-480	.00	173.12	173.12
02/19	02/05/2019	20519016	11236	MEADOW GOLD DAIRIES	1849945	1	16-71-480	.00	254.60	254.60
02/19	02/05/2019	20519016	11236	MEADOW GOLD DAIRIES	40108123	1	16-71-480	.00	56.16	56.16
Total 20519016:								.00		483.88
02/19	02/05/2019	20519017	14391	MESQUITE REGION ECONOMIC	2017-49	1	43-40-310	.00	15,833.33	15,833.33
Total 20519017:								.00		15,833.33
02/19	02/05/2019	20519018	16225	MINDY HUGHES	JAN 2019	1	17-80-310	.00	2,789.50	2,789.50
Total 20519018:								.00		2,789.50
02/19	02/05/2019	20519019	13651	MIRIAM C FLORES	013119	1	10-51-310	.00	350.00	350.00
Total 20519019:								.00		350.00
02/19	02/05/2019	20519020	3580	MORCON INDUSTRIAL SPECIA	0022594-IN	1	10-55-620	.00	304.84	304.84
02/19	02/05/2019	20519020	3580	MORCON INDUSTRIAL SPECIA	0022612-IN	1	10-63-610	.00	463.30	463.30
02/19	02/05/2019	20519020	3580	MORCON INDUSTRIAL SPECIA	0022629-IN	1	10-65-610	.00	159.05	159.05
02/19	02/05/2019	20519020	3580	MORCON INDUSTRIAL SPECIA	0022676-IN	1	10-76-610	.00	767.42	767.42
02/19	02/05/2019	20519020	3580	MORCON INDUSTRIAL SPECIA	0022718-IN	1	10-55-610	.00	195.79	195.79
Total 20519020:								.00		1,890.40
02/19	02/05/2019	20519021	10640	MOUNTAINLAND SUPPLY COM	S102920254.	1	52-40-610	.00	322.39	322.39
02/19	02/05/2019	20519021	10640	MOUNTAINLAND SUPPLY COM	S102928117.	1	52-40-610	.00	1,931.82	1,931.82
Total 20519021:								.00		2,254.21
02/19	02/05/2019	20519022	14046	NIKKI OWSLEY	JAN 2019	1	17-80-310	.00	1,168.00	1,168.00
Total 20519022:								.00		1,168.00
02/19	02/05/2019	20519023	11404	OLIVER PRODUCTS CO.	48676	1	16-71-485	.00	2,153.92	2,153.92

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
Total 20519023:								.00		2,153.92
02/19	02/05/2019	20519024	14548	PREMIER SAFETY	02020048	1	10-73-250	.00	138.00	138.00
Total 20519024:								.00		138.00
02/19	02/05/2019	20519025	10598	TATIANA SELLNER	84085	1	10-41-610	.00	110.00	110.00
02/19	02/05/2019	20519025	10598	TATIANA SELLNER	84087	1	10-57-610	.00	68.25	68.25
Total 20519025:								.00		178.25
02/19	02/05/2019	20519026	9127	TEAMSTERS SEC. FUND #14	MARCH 201	1	10-22500	.00	72,420.00	72,420.00
02/19	02/05/2019	20519026	9127	TEAMSTERS SEC. FUND #14	MARCH2019	1	10-22500	.00	87,720.00	87,720.00
Total 20519026:								.00		160,140.00
02/19	02/05/2019	20519027	14215	TERRIE ELAINE MCARTHUR	JAN 2019	1	17-80-310	.00	576.00	576.00
Total 20519027:								.00		576.00
02/19	02/05/2019	20519028	5290	THATCHER COMPANY	5045398	1	52-40-480	.00	2,993.50	2,993.50
02/19	02/05/2019	20519028	5290	THATCHER COMPANY	5045743	1	52-40-480	.00	2,982.35	2,982.35
Total 20519028:								.00		5,975.85
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	043779ADJ	1	10-66-250	.00	171.52	171.52
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045126	1	52-40-250	.00	19.26	19.26
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045307	1	10-66-250	.00	191.83	191.83
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045605	1	10-66-250	.00	281.46	281.46
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045648 CR	1	10-66-250	.00	214.90-	214.90-
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045650 CR	1	10-66-250	.00	112.79-	112.79-
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045813	1	10-66-250	.00	265.66	265.66
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045819 CR	1	10-66-250	.00	67.93-	67.93-
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045831	1	10-66-250	.00	112.79	112.79
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	045861 CR	1	10-66-250	.00	219.18-	219.18-
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	046529CR	1	10-66-250	.00	36.00-	36.00-
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	046698	1	10-66-250	.00	60.29	60.29
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	046701	1	10-66-250	.00	179.39	179.39

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Sequence	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	046723	1	52-40-610	.00	93.71	93.71
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	046765	1	10-66-250	.00	476.84	476.84
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	046783CR	1	10-66-250	.00	63.00-	63.00-
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	046880	1	10-66-250	.00	70.61	70.61
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	046975	1	10-66-250	.00	13.19	13.19
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	047025	1	10-66-250	.00	119.21	119.21
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	047044	1	10-66-610	.00	37.58	37.58
02/19	02/05/2019	20519029	15287	TINK'S SUPERIOR AUTO PART	047046CR	1	10-66-250	.00	116.44-	116.44-
	Total 20519029:							.00		1,263.10
02/19	02/05/2019	20519030	15506	VEGAS ELECTRIC SUPPLY CO	4094-659300	1	10-65-250	.00	140.40	140.40
	Total 20519030:							.00		140.40
02/19	02/05/2019	20519031	15624	VIAM TRANSCRIPTION LLC	1141	1	10-54-310	.00	244.85	244.85
	Total 20519031:							.00		244.85
02/19	02/05/2019	20519032	16298	VICKIE SORENSON	859985	1	10-54-610	.00	88.00	88.00
02/19	02/05/2019	20519032	16298	VICKIE SORENSON	859986	1	10-54-610	.00	26.00	26.00
	Total 20519032:							.00		114.00
02/19	02/05/2019	20519033	5900	VIRGIN VALLEY DISPOSAL	14850639	1	52-40-310	.00	3,958.63	3,958.63
02/19	02/05/2019	20519033	5900	VIRGIN VALLEY DISPOSAL	14850640	1	10-73-310	.00	3,784.83	3,784.83
	Total 20519033:							.00		7,743.46
02/19	02/06/2019	20619001	13293	JAMES E. GUESMAN	201901	1	10-51-310	.00	4,000.00	4,000.00
	Total 20619001:							.00		4,000.00
	Grand Totals:							.00		727,401.93

M = Manual Check, V = Void Check

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

CITY OF MESQUITE
NOTIFICATION OF BUDGET AMENDMENTS AND BUDGET AUGMENTS
DATE OF COUNCIL MEETING: February 26, 2019

BUDGET AMENDMENTS FY2018-2019

Revenues Increase <Decrease>			Amended Amounts		**Expenditures Increase <Decrease>**			Amended Amounts	
Fund	Account #	Account Description	Incr.<Decr>	Budget					
Fund	Account #	Account Description	Incr.<Decr>	Budget	Fund	Account #	Account Description	Incr.<Decr>	Budget
Fund	Account #	Account Description	Incr.<Decr>	Budget	Fund	Account #	Account Description	Incr.<Decr>	Budget
Fund	Account #	Account Description	Incr.<Decr>	Budget	Fund	Account #	Account Description	Incr.<Decr>	Budget

BUDGET AUGMENTS FY2018-2019

Revenues Increase <Decrease>			Amended Amounts		**Expenditures Increase <Decrease>**			Amended Amounts	
Fund	Account #	Account Description	Incr.<Decr>	Budget	Fund	Account #	Account Description	Incr.<Decr>	Budget

Technical Review Agenda Item 4

Submitted by: Gina Mendez
Submitting Department: Human Resources
Meeting Date: February 19, 2019

Subject:
City of Mesquite Volunteer of the Year - 2018

- Discussion and Possible Action

Recommendation:

Petitioner:
Gina Mendez, Human Resources Director

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

-

Technical Review Agenda Item 5

Submitted by: Gina Mendez
Submitting Department: Human Resources
Meeting Date: February 19, 2019

Subject:
City of Mesquite Employee of the Year for 2018.

- Discussion or Possible Action

Recommendation:

Petitioner:
Gina Mendez, Human Resources Director

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

-

Technical Review Agenda Item 6

Submitted by: Aaron Baker
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
Presentation from Mesquite Region Economic Development (MRED) regarding professional economic development services provided to the City and other matters properly related thereto.

- Public Comment
- Discussion and Possible Action

Recommendation:
Receive the presentation and provide possible direction regarding MRED's achievements, efforts and future plans as they relate to the services provided to the City as part of the existing agreement between the two.

Petitioner:
Aaron Baker, Assistant to the City Manager

Is this a budgeted item?
Yes

Fiscal Impact:
Currently, MRED is funded out of Fund 43. For FY18-19, the existing agreement calls for an annual amount of $190,000.

Background:
Section Five of the agreement between MRED and the City of Mesquite requires that MRED appear annually before the City Council and make a presentation regarding MRED's achievements, efforts and future plans as they relate to the services provided to the City as part of the existing agreement between the parties. This presentation fulfills that requirement.

According to Section Two of the agreement, the existing agreement expires June 30, 2019. Consequently, MRED will come back before Council prior to the expiration of the agreement.

Attachments:
- Mesquite Regional Business - Signed Agreement.pdf

PROFESSIONAL SERVICE AGREEMENT BETWEEN MESQUITE REGIONAL BUSINESS, INC., A NEVADA NON-PROFIT CORPORATION, AND THE CITY OF MESQUITE, A NEVADA MUNICIPAL CORPORATION

THIS AGREEMENT is made and entered into when both parties have properly signed and executed the agreement, by the City of Mesquite (City) and Mesquite Regional Business, Inc. (MRB)

WITNESSETH

WHEREAS, the City believes it to be in the best long-term interest of the citizens of Mesquite to actively pursue economic development activities; and

WHEREAS, the City is committed to creating economic diversity and to growing and broadening the tax base of the City in order to provide additional choices and above average wage employment opportunities for its citizens; and

WHEREAS, the City Council desires to continue to receive professional economic development services from MRB; and

WHEREAS, MRB, a private, non-profit corporation, desires to provide professional economic development services to the City as an independent contractor; and

WHEREAS, MRB's business purpose is to provide and perform, as a non-profit, professional economic development services in the Virgin Valley, Moapa and Arizona Strip areas, which include but are not limited to: Mesquite, Bunkerville, Moapa, Overton, Logandale, and Littlefield, Beaver Dam, and Scenic, Arizona; and other unincorporated portions of Northeastern Clark County and its surrounding areas; and

WHEREAS, MRB'S board of directors is made up of private citizens and business professionals who hold expertise in varied areas of business and economic development.

NOW, THEREFORE, in consideration of the mutual promises, covenants and agreements contained herein, it is understood and agreed by and between the parties as follows:

SECTION ONE
PURPOSE

The purpose of this Agreement is to contract with Mesquite Regional Business for professional economic development services.

SECTION TWO
EFFECTIVE DATE, TERM AND TERMINATION OF THIS AGREEMENT

This agreement shall commence on July 1, 2016 ("Effective Date"), and expire June 30, 2019. Continuation of the Agreement from City fiscal year to fiscal year is contingent upon approval by the City Council. The Agreement can be terminated at any time by majority vote of the City Council and shall require a minimum of six (6) months advanced written notice to MRB. Likewise, the Agreement can be terminated at any time by MRB, and shall require a minimum of six (6) months advance written notice to the City.

SECTION THREE
PROFESSIONAL SERVICE TO BE PROVIDED BY MRB

In consideration of and in keeping with the terms of the Agreement as provided herein, MRB shall provide a full range of economic development services which shall include but not be limited to the Scope of Work as outlined in the attached "Exhibit A".

Both parties understand that, at the discretion of the City Council, Mayor or City Manager, the City may resume its own economic development services at any time. The City's decision to conduct its own economic development services is unrelated to this agreement or MRB.

SECTION FOUR
FINANCES AND METHOD OF PAYMENT

In consideration for services rendered pursuant to this Agreement, The City shall pay MRB the following annual amounts over the term of the Agreement.

- July 1, 2016 – December 31, 2016: $75,000
- January 1, 2017 – June 30, 2017: $95,000
- July 1, 2017 – June 30, 2018: $190,000
- July 1, 2018 – June 30, 2019: $190,000

MRB shall submit monthly invoices to the City. City shall remit payment within thirty (30) days of receipt of the invoice. Actual payments shall be made on a monthly basis.

SECTION FIVE
UPDATING

As part of the monthly billing process, a written update shall be transmitted via email that includes information about the professional services rendered during the previous month.

MRB shall annually appear before the City Council and make a presentation regarding MRB's achievements, efforts and future plans as they relate to the services provided to the City as part of this Agreement. MRB shall not be required to submit or obtain the City's approval of any specific work plan.

SECTION SIX
PROPERTY

All finished or unfinished documents, data, surveys, studies, drawings, maps and other documents prepared by MRB are property of MRB.

In the event that MRB dissolves and ceases to conduct business, the intellectual property shall be turned over to another organization(s) performing the same functions within forty-eight (48) hours of MRB conducting its final day of official business. Every reasonable effort shall be made to protect client confidentiality throughout this transition. Once another organization takes ownership of the intellectual property, MRB shall still be required to maintain previously agreed upon client confidentiality, but MRB shall not be liable for the new organization's efforts to maintain client confidentiality.

SECTION SEVEN
SOVEREIGN IMMUNITY

The City of Mesquite expressly reserves the right to invoke governmental immunity for any claim arising out of this Agreement pursuant to NRS Chapter 41.

SECTION EIGHT
AMENDMENTS

This Agreement constitutes the full understanding between the parties, and may only be modified by written amendment executed by all parties hereto. The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, and made part of this Agreement. The execution of the change shall be authorized and signed in the same manner as this Agreement.

SECTION NINE
ARBITRATION

If a dispute arises out of or relates to this contract, or the breach thereof, and if said dispute cannot be settled through negotiation, the parties agree to submit to binding Arbitration pursuant

to the rules and procedures of the American Arbitration Association. City and MRB shall jointly request the names of five (5) arbitrators who have experience in the issue to be arbitrated. Nevada law shall be applied to any matter in arbitration. Each side shall choose one name from among the five (5) arbitrators so named, these two (2) shall select a third arbitrator who shall mediate the arbitration.

SECTION TEN
APPLICABLE LAW

This Agreement is executed and intended to be performed in the state of Nevada and laws of Nevada shall govern its interpretation and effect. The parties consent to the exclusive jurisdiction of the Eighth Judicial District Court, State of Nevada, for enforcement of this Agreement.

SECTION ELEVEN
NONDISCRIMINATION AND COMPLIANCE WITH LAWS

MRB shall keep informed of and comply with all applicable federal, state and local laws and regulations in the performance of this Agreement, and it shall assure that no person is discriminated against based on the grounds of age, sex, race, religion, national origin or disability in connection with the performance of this Agreement. MRB shall be an equal opportunity provider.

SECTION TWELVE
INDEMNIFICATION

MRB shall release, indemnify and hold harmless the City and their officers, agents, employees, successors and assigns from any cause of action, or claims or demands arising out of MRB's performance under this Agreement.

SECTION THIRTEEN
THIRD PARTIES

It is specifically agreed between the parties executing this Agreement that it is not intended by any of the provisions of any part of the Agreement to create in the public or any member thereof a third party beneficiary status hereunder, or to authorize anyone not a party to this Agreement to maintain a suit for personal injuries, property damage, or contract damages, pursuant to the terms or provisions of this Agreement.

SECTION FOURTEEN

IMPLEMENTATION

The Mesquite City Council hereby designates the City Manager or his designee as the primary contact with MRB and hereby grants and delegates authority to carry out this Agreement.

SECTION FIFTEEN
INDEPENDENT CONTRACTOR

MRB shall function as an independent contractor for the purposes of this Agreement. MRB shall assume sole responsibility for any debts or liabilities that may be incurred by MRB. Nothing in this Agreement shall be interpreted as authorizing MRB or its agents or employees to act as an agent or representative of or on behalf of the City or to incur any obligation of any kind on behalf of the City. Furthermore, the relationship between the City and MRB shall not constitute a joint venture, general partnership or similar arrangement.

The City has not and shall have no right, directly or indirectly, to control, direct, or participate in MRB's business operations, strategic goals, or any other business decisions of MRB. The City shall not entangle itself in any way with the core functions of MRB. Nothing in this Agreement shall be construed such that the City has any legal or contractual right to control the activities of MRB. However, MRB shall be accountable to the City as any other reasonable independent contract would be.

MRB shall function as an independent organization. MRB is not an agent of the City, nor an agency thereof. As such, MRB may not commit or bind the City to any action or decision whatsoever.

SECTION SIXTEEN
SEVERABILITY

If any term of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION SEVENTEEN
NOTICE

All notices and subsequent correspondence pertaining to this agreement shall be mailed first class to the following:

CITY: City of Mesquite
10 East Mesquite Boulevard

Mesquite, Nevada, 89027
Attention: City Manager

MRB: Mesquite Regional Business, Inc.
11 West Pioneer Boulevard, Suite A
Mesquite, NV 89027

SECTION EIGHTEEN
WAIVER

Failure to declare a breach or the actual waiver of any particular breach of the Agreement or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

SECTION NINETEEN
CONFLICTS OF INTEREST

MRB shall comply with all conflict of interest laws, ordinances and regulations now in effect or hereafter to be enacted during the term of this Agreement. MRB warrants that it is not now aware of any facts which create a conflict of interest in connection with the services MRB provides to the City. If MRB hereafter becomes aware of any facts which might reasonably be expected to create a conflict of interest, it shall immediately make full written disclosure of such facts to the City. Full written disclosure shall include, without limitation, identification of all persons implicated and complete description of all relevant circumstances.

SECTION TWENTY
DUPLICATE COPIES

This Agreement has been prepared with duplicate originals so that each party may have an original.

SECTION TWENTY-ONE
HEADINGS

The headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

SECTION TWENTY-TWO
FORCE MAJEURE

Neither party shall be deemed to be in violation of this Agreement if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including without limitations, earthquakes, floods, winds or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Agreement after the intervening cause ceases.

SECTION TWENTY-THREE
SUCCESSORS AND ASSIGNS

City and MRB, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this Agreement. Neither the City nor MRB will assign, sublet, or transfer any interest in this Agreement or claims arising therefrom without the prior written consent of the other.

SECTION TWENTY-FOUR
MUTUALLY DRAFTED

The Parties stipulate and agree that all parties have jointly participated in the negotiation and drafting of this Agreement upon advice of their own independent counsel or that they have had the opportunity to do so and this Agreement shall be construed fairly and equally as to all parties as if drafted jointly by them. The Parties hereby irrevocably waive the benefit of any rule of contract construction which disfavors the drafter of any agreement.

SECTION TWENTY-FIVE
ENTIRE AGREEMENT

This Agreement contains the entire agreement between the Parties. All promises, representations, understandings, warranties, inducements and agreements with respect to the matters described in this Agreement have been expressed herein. This Agreement may not be amended, altered, supplemented, modified or otherwise changed unless in writing, signed by both Parties hereto, which expressly states that it is an amendment, supplement or modification to this Agreement.

[The remainder of this page is intentionally left blank]

SECTION TWENTY-SIX
SIGNATURES

IN WITNESS THEREOF, the parties to this Agreement, through their duly authorized representatives, have executed this Agreement on the days and dates set out below and certify that they have read, understood and agreed to the terms and conditions of this Agreement

CITY OF MESQUITE

By: _____
Allan S. Litman, Mayor

Dated: 8-23-16

MESQUITE REGIONAL BUSINESS, INC.

By: _____
Dan Wright, Chair

Dated: 9/2/16

ATTEST:

By: _____
Tracy Beck, City Clerk

Approved as to form:

By: _____
Bob Sweetin, City Attorney

Date: 8/23/16

EXHIBIT A

SCOPE OF WORK

During the term of this Agreement, MRB shall provide City with economic development services. MRB's duties include, but are not limited to the following.

1. Develop and maintain marketing and business attraction services in order to make known the benefits of establishing and conducting business in the Mesquite area, and to encourage and attract new business to the Mesquite area.
2. Work with the Las Vegas Global Economic Alliance to implement regional campaigns for economic development.
3. Create and maintain an up-to-date community profile on the Mesquite area which can be used to provide basic information about the area to local businesses, to prospective new businesses, and for use by the public at large.
4. Initiate programs designed to promote the image and identity of the Mesquite area on a local, regional, national, and international level.
5. Serve as the primary local contact for public and private sector entities in matters relating to economic development
6. Perform all duties associated with working existing and prospective companies. Below is a sample of some of those duties.
    i. Compilation and presentation of current information on land and building availability, population growth, labor availability, wage rates, general economic conditions, etc.
    ii. Obtaining information and knowledge concerning potential building sites, office space, manufacturing facilities, warehouse availability, prices and rates.
    iii. Coordinate community tours for prospective businesses by scheduling appointments with related industries, government agencies, utility companies, architects, contractors, attorneys, developers, real estate brokers, educational representatives, or others required by the prospect.
    iv. Monitor and, when appropriate, expedite specific project and prospect's progression through various City, County and State departments.
7. Initiate other programs and projects that may, from time to time, be necessary and integral parts of an on-going economic development program.
8. Maintain a website which fulfills the goals, objectives and activities of MRB.

Technical Review Agenda Item 7

Submitted by: Tysha Blaber
Submitting Department: Public Works
Meeting Date: February 19, 2019

Subject:
Special Event Presentation for Auto Racing at the Mesquite Airport (wannaGOFAST)

- Public Comment
- Discussion and Possible Action

Recommendation:
To receive presentation and determine if this is something the Mayor and City Council would want to support for the November 2-3, 2019 weekend. This is also the weekend that the City has celebrated Veterans Day along with the Airport Hangar Dance.

This year it has not been determined what weekend the city will celebrate Veterans Day, however all of this could still work on the same weekend. If the Mayor and Council still think this weekend will still work, the city would start the process of working through the FAA to close down the Airport for this two day event. The process for this to all happen will most likely take us until May or June 2019.

If we cannot get this event approved through the FAA by June 30, 2019 then this special event will not take place in 2019 and we will continue to work to get approval for 2020.

Petitioner:
Bill Tanner, Public Works Director

Is this a budgeted item?
No

Fiscal Impact:
Increased revenue for the Mesquite Airport $12,000.00 plus the economic value to our community for those 3-4 days this event will take place.

Background:
Wannagofast, LLC has been hosting ½ mile drag race events at airports for over 7 years. Our events have attracted racers and spectators from the United States, Canada and Mexico, too include celebrities and professional athletes. We are currently pursuing a nationwide expansion and the Mesquite Airport is a perfect location for this expansion.

This event would take place on a Saturday & Sunday November 2 & 3. Event setup will take place on the Friday before the event and breakdown will occur on Sunday evening thru Monday morning. The

runway itself can remain open on Friday, with the exception of a 1-hour break to allow us to calibrate our speed measurement system. The taxiways and ramp would most likely need to be closed except for limited movement for aircraft parking. The runway would need to be closed to air traffic starting Saturday morning at 6 am until Noon and then again from 1-6 pm. The runway could then re-open overnight and it would need to be closed again on Sunday at 6 am until Noon and then again from 1-6 pm. After 6 pm on Sunday aircraft operations can return to normal.

We will have EMS/Fire & Police on-site to handle any possible security or emergency issues. I've also attached an economic impact letter from a previous event we hosted at Ingalls Field in Virginia in 2015.

To date we have not had any issues with noise complaints, etc. from surrounding neighbors and it's not something we've had to address with the FAA.

We look forward to the possibility of hosting this event at your airport.

-Blake Hutchison, President, wannaGOFAST

Links to events:
https://www.youtube.com/watch?v=4uhyO_HjpS4&t=11s
https://www.youtube.com/watch?v=kdSki9dlbm8
https://www.youtube.com/watch?v=F9ZhiTXHrJE
https://www.youtube.com/watch?v=HkyFyDuXgRg
https://www.youtube.com/watch?v=6DBs9NL5Q04
https://www.youtube.com/watch?v=lSEO7bw7Fp0

Attachments:

- EconomicImpactLetterIngallsField2015.pdf
- EmailCorrespondencewithFAA_Oct18.pdf

Ingalls Field Airport
May 2 and 3, 2015

The Federal Aviation Administration approved a Non Aviation Event held at Ingalls Field Airport May 2 and 3 2015. the benefits to the local community and to the airport itself were not anticipated, but were great.
Below is a summary of the two day event, runway impact and financial impact.

The financial impact for the local economy was great. The Omni Homestead, which was the primary lodging facility, shared some financial figures for this report. The group purchased a block of rooms for the participants, which each participant paid for. The dollar amount generated from room revenue was $75,000. Based on the revenue per occupied room, they generated an additional $110,000 in ancillary spending. That $185,000 in revenue generated approximately $10,000 in VA State Tax and $7,500 in Bath County Tax. Though these next figures can't be supported, but it is safe to assume, that each person affiliated with the group (roughly 300) spent at least $150 away from the Homestead. That would be an additional $45,000, which generates another $2,000 in Bath County Tax.

The Airport benefited in several different ways, in two ways from the Bath County tax dollars. The Lodging tax makes up 4% of the General Fund and Tourism dollars, which is split in half for the two different funds. While Food and Beverage sales make up 4% of the Bath County taxes. The airport payroll is paid from the General Fund dollars, while the Wings & Wheels Festival is supported through the Tourism funds. The Airport was also paid a facility use fee for the use of runway, taxiways, aprons, and terminal building in the amount of $10,000. The Wings & Wheels Festival that took place July 18, 2015 was the largest attended in it's 7 year history, due in part to the many spectators that came out to support the event in May 2015.

The food vendors that were selling their goods during the event were all local non profit organizations. The money the spectators and the participants spent with these groups stayed in Bath County to benefit local charities. The estimated total brought in for the food vendors was around $16,000.

The Ingalls Field Airport operations were not greatly impacted. This time of year, the airport does not receive high traffic numbers and very low fuel sales. The airport had a total of 4 aircraft that used the facility during the event. On Friday, one of the car event participants landed at the airport in a Pilatus and kept it in our hangar for the weekend. There were no arrivals on Saturday until 6:30pm, which had coordinated his arrival. The aircraft that arrived on Sunday had a fuel emergency and we were able to land him safely, refuel and he then departed. As far as the airport was concerned, air traffic was in no way impacted during this event. There were safety measures in place to accommodate up to a Gulfstream 5, which is the largest aircraft that frequents the airport.

The car demonstrations took place on the runway. The debris removal plan for the 2 day event worked very well. The event staff kept a very close eye on the runway surface and the airport staff checked it through out the day. Prior to the start and at the end of the day, the airport staff used the sweeper and cleaned the runway. Also, they walked the length of runway and picked up any pieces that may have been missed.

The Bath County Airport Authority will be expanding this event for the 2016 season to include aerial (non acrobatic) displays, aircraft static displays, car displays, fly in, and helicopter and hopefully tethered hot air balloon rides, with FAA approval for the event.

Mesquite NV

Bill Tanner <btanner@mesquitenv.gov>

FW: Mesquite (67L) wannaGOFAST - Exotic Car Racing Event Proposal

1 message

Brad.S.Davis@faa.gov <Brad.S.Davis@faa.gov> Thu, Oct 11, 2018 at 3:32 PM
To: btanner@mesquitenv.gov
Cc: Jared.Raymond@faa.gov

Bill...

Thanks for forwarding the below information. The FAA (PHX ADO) will await the City of Mesquites interest in moving forward within the next calendar year (+/-) As stated on the phone, the PHX ADO recommends 67L review FAA Order 5190.6B FAA Airport Compliance Manual (Section 7.21 Temporary Closing of an Airport, page 7-19).

BDavis civil engineer FAA PHX ADO 602.792.1068 (ph)

From: Bill Tanner <btanner@mesquitenv.gov>
Sent: Thursday, October 11, 2018 2:19 PM
To: Davis, Brad S (FAA) <Brad.S.Davis@faa.gov>
Subject: Fwd: wannaGOFAST - Exotic Car Racing Event Proposal

Brad: FYI

---------- Forwarded message ----------
From: **Blake Hutchison** <blake@wannagofast.com>
Date: Tue, Aug 7, 2018 at 12:57 PM
Subject: wannaGOFAST - Exotic Car Racing Event Proposal
To: btanner@mesquitenv.gov

Hi Bill,

Pleasure speaking with you over the phone. After further review we are extremely interested in hosting an event at your airport.

Here are some bullet points of what we are proposing:

- ½ mile (2640ft), side by side racing on the runway with 300-400 high end street cars over the course of a Saturday & Sunday. (Lamborghini's, Porsche, Corvette, etc...)
- Most competitors are high income earners....too include...celebrities & professional athletes.
- Estimated 3-4,000 public spectators.
- Leasing fee of $12,500 for the 2-day event paid to county and/or airport.
- We will staff and pay for all event items.....Sheriff Deputies, EMS, Fire Dept, Portable Toilets, Crowd Barriers, etc...
- We will also be responsible for all clean up duties.

- $5 million insurance policy that airport will be listed under and any other affiliates. Waivers signed by all in attendance releasing liability.

- Large economic impact as everyone attending will be using the cities local businesses while they are in town (hotels, restaurants, etc.)

Event will run from 9-6pm and we can easily allow for aircraft to land for an emergency as our equipment is all wireless and easily movable. Airport can also be open from 12-1pm both days of the event and overnight from 6:15-7am on Saturday evening. We are also not opposed to doing some type of airshow demonstration during 12-1pm if you guys are interested in organizing that.

Let me know your thoughts and I look forward to your reply. Our target timeline for the event would be sometime in the fall or early spring.

--

Kind Regards,

Blake Hutchison

President - *wannaGOFAST*

850-585-5168 cell

blake@wannagofast.com

www.wannagofast.com

Technical Review Agenda Item 8

Submitted by: Aaron Baker
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
Presentation from the Bureau of Land Management regarding Gold Butte and other matters properly related thereto.

- Public Comment
- Discussion and Possible Action

Recommendation:
Receive the presentation and provide possible direction to Staff.

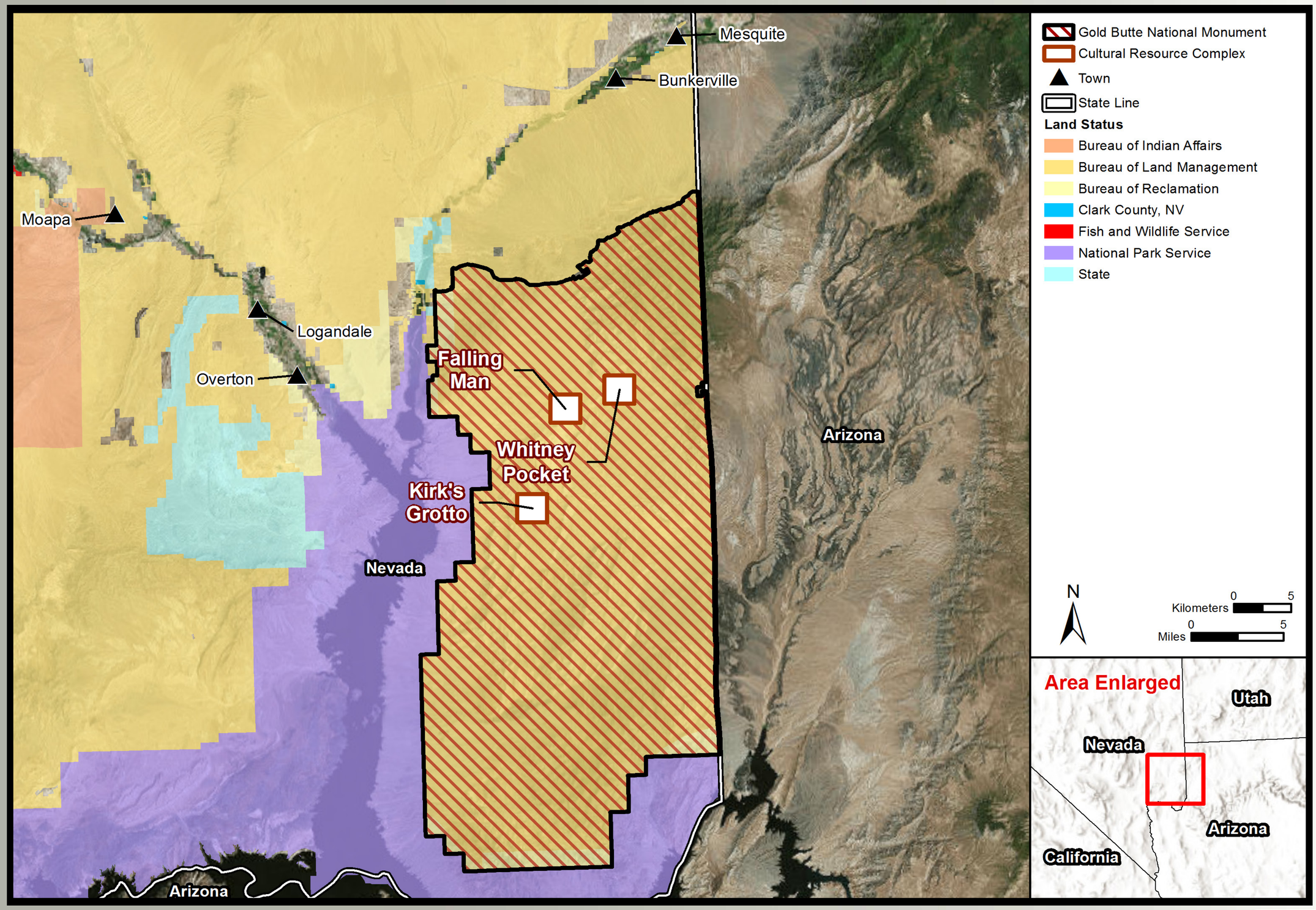
Petitioner:
Aaron Baker, Assistant to the City Manager

Is this a budgeted item?
No

Fiscal Impact:
None

Background:
The BLM is preparing an environmental assessment to address increasing recreational visitation at three cultural complexes with the Gold Butte National Monument to protect the cultural resources and provide for public visitation.

Attachments:
- Project Area (final 02_04_19).pdf
- Falling Man (final 02_04_19) 2.pdf
- Kirk's Grotto (final 02_04_19) 2.pdf
- Whitney Pocket (final 02_04_19) 2.pdf



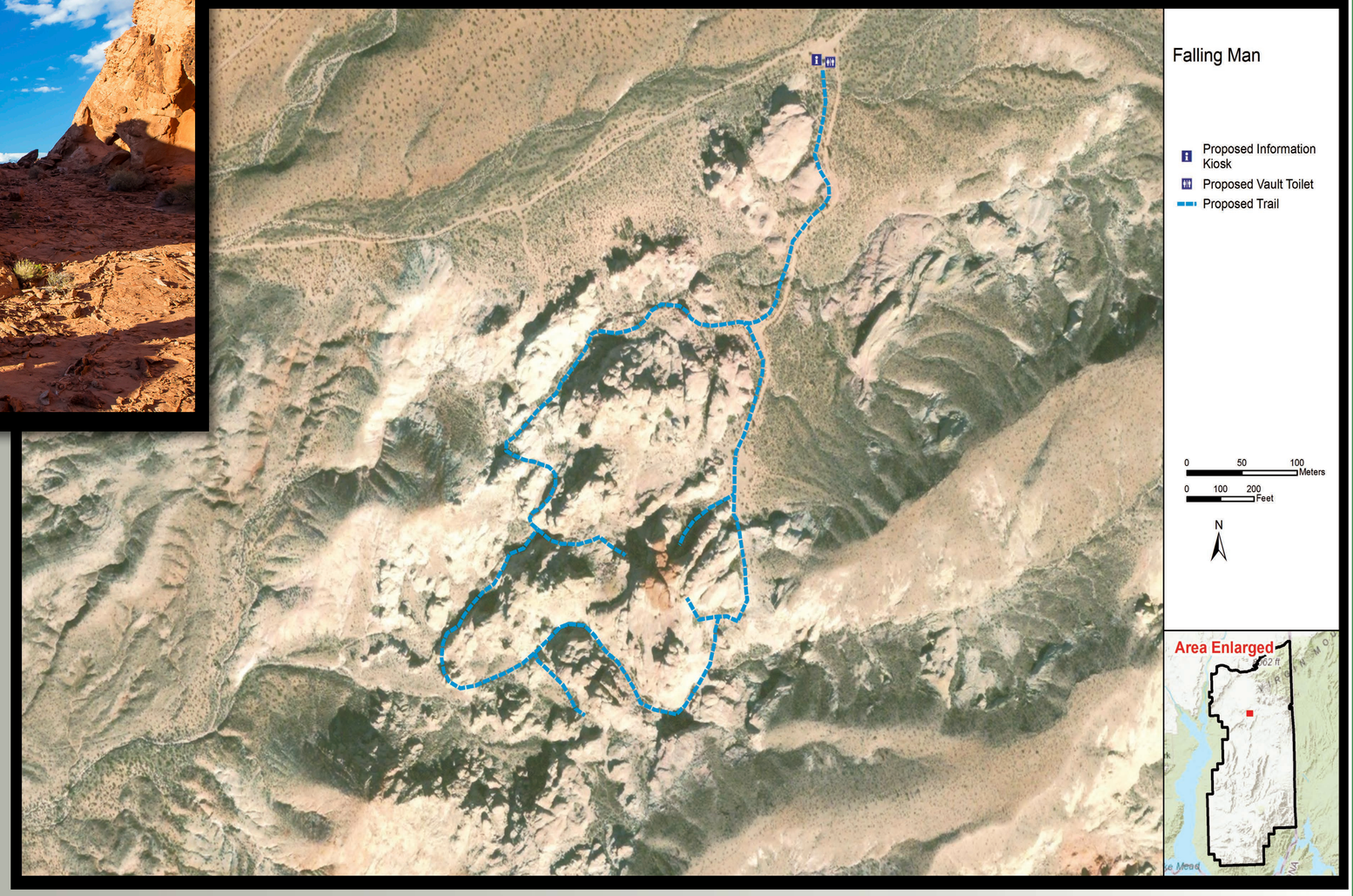
Gold Butte National Monument

Project Area

BLM

Falling Man
Gold Butte National Monument





Falling Man is a large, complex prehistoric habitation site and petroglyph site.

The following interpretation and recreation amenities are proposed for this site:

- Installation of an information kiosk in the parking area focusing on area petroglyph and prehistoric resources in the Falling Man complex to educate the public and discourage vandalism.
- Installation of a restroom facility (low-maintenance vault toilets) in the parking area.
- Installation of carsonite posts with Archaeological Resources Protection Act (ARPA) stickers at each petroglyph location to discourage vandalism and promote awareness regarding cultural resources at the site.
- Installation of trail markers to designate footpaths leading from the fenced parking area to petroglyph and rock shelter locations. Trails and observation points will be established based on optimal vantage points to view petroglyphs from a safe location and distance.
- Development of a monitoring form that describes the overall site condition, as well as the condition of individual site features.

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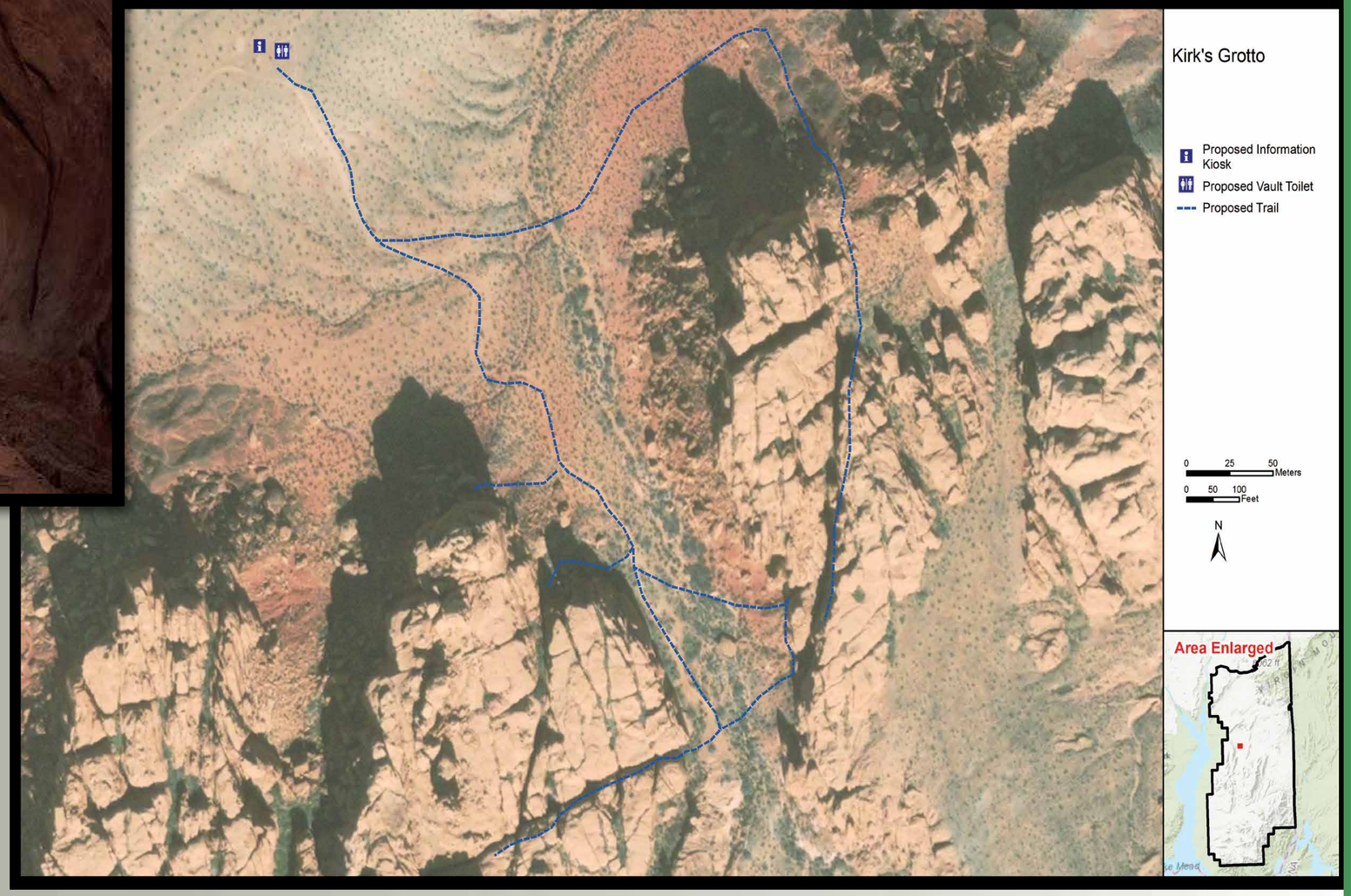
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

BLM

Kirk's Grotto

Gold Butte National Monument





Kirk's Grotto contains two cultural resource sites, both of which are prehistoric habitation and petroglyph sites.

The following interpretation and recreation amenities are proposed both sites:

- Installation of an information kiosk in the parking area focusing on petroglyphs and prehistoric resources in Kirk's Grotto to educate the public and discourage vandalism. Pamphlets available at the kiosk will direct visitors on a self-guided tour to numbered observation posts with visual line-of-sight to petroglyph locations. Pamphlets will be double-sided, with a list of petroglyph locations and brief descriptions on one side and a map illustrating the distribution of trails and observation posts on the other side.
- Installation of a restroom facility (low-maintenance vault toilets) in the parking area.
- Improvement of the access road for pedestrian traffic through construction of earthen stairs supported by railroad ties and/or creation of switchbacks to improve the trail grade for less agile hikers.
- Installation of carsonite posts with Archaeological Resources Protection Act (ARPA) stickers at each petroglyph panel location to discourage vandalism and generate awareness regarding cultural resources at the site.
- Creation of trail markers to designate a footpath leading from the main pedestrian access route to petroglyph panels and slot canyon entrances at both sites. Numbered observation posts will be established at petroglyph panels located outside slot canyons. Trails and observation points will be established based on optimal vantage points to view petroglyphs from a safe location and distance.
- Development of monitoring forms that describe the overall site condition for each Kirk's Grotto site, as well as the condition of individual site features.

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BUREAU OF LAND MANAGEMENT

BLM

Whitney Pocket

Gold Butte National Monument





Whitney Pocket contains two cultural resource sites. Site A is a mortared stone Civilian Conservation Corps (CCC) dam, water trough, and storage area constructed by the CCC ca. 1935. Site B is a prehistoric rock shelter and associated features.

The following interpretation and recreation amenities are proposed both sites:

- Installation of a restroom facility (low-maintenance vault toilets) in the parking area to curtail future unauthorized dumping of biowaste.
- Installation of an information kiosk to educate the public and discourage looting. The kiosk will include a mixture of concise narratives, photos, and illustrations, and maps.
- Development of a monitoring form that describes the overall site condition, as well as the condition of individual site features.

The following protection measures are proposed for Site A:

- Removal of existing biowaste from the site by biohazard team.
- Installation of post-and-cable fencing along the southern and western edges of the existing parking area to delineate formal boundaries for the parking area and prevent vehicle access into unauthorized areas.
- Placement of parking barrier or natural obstructions on the two-track dirt road to block access to southern portion of the site.
- Installation of post-and-cable fencing to block vehicular access to the check dam.

The following protection measures are proposed for Site B:

- Installation of post-and-cable fencing extending from the check dam entrance east along the northern side of bladed dirt road and wrapping around the western edge of the previously existing parking area to prevent vehicular access near the rock shelter, agave oven, and rock art panels. Breaks in the fence line will be established at periodic intervals to allow for pedestrian access. Another post-and cable fence line will be constructed along the eastern margin of the disturbed parking area to define the eastern boundary of the parking area.
- Installation of carsonite posts with Archaeological Resources Protection Act (ARPA) stickers at feature locations to discourage vandalism and looting and generate awareness regarding cultural resources at the site.

NATIONAL SYSTEM OF PUBLIC LANDS
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

BLM

Technical Review Agenda Item 9

Submitted by: Aaron Baker
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
Consideration of Resolution 976 finding that the sale of approximately 0.60 acres of city-owned property located at the northeast corner of Hardy Way and Abbott Wash is in the best interest of the City of Mesquite, authorizing the sale to the Virgin Valley Water District for appraised value, and other matters properly related thereto.

- Public Hearing
- Discussion and Possible Action

Recommendation:
Approve Resolution 976 the sale of approximately 0.60 acres of city-owned property located at the northeast corner of Hardy Way and Abbott Wash is in the best interest of the City of Mesquite, authorizing the sale to the Virgin Valley Water District for appraised value,

Petitioner:
Aaron Baker, Assistant to the City Manager

Is this a budgeted item?
No

Fiscal Impact:
Past resolutions dictate that 75% of land sale proceeds go in Fund 43 and the other 25% goes into Fund 44.

Background:
Several months ago, the Virgin Valley Water District approached city staff about the possibility of buying property from the City for future well sites. The City Charter outlines the process by which the City can dispose of real property to other public entities.

First, the proposed use of the property must be for a public purpose. Staff feels that VVWD's proposed use meets this criteria.

Second, a notice must be published at least once in the newspaper, setting forth the description of the property proposed to be sold. Staff has published the necessary requirements in the appropriate newspapers.

Third, the City Council must hold a public hearing on the matter not less than 10 days and not more than 20 days after the date of the publication of the notice. This agenda item meets this requirement.

Fourth, at the public hearing, the City Council must adopt a resolution finding that the sale of the property is in the best interest of the City. During the meeting, the Council can make any additional terms or conditions that it deems proper. The draft resolution contains the requisite language.

The Charter requires that as part of the transfer, a provision be recorded with the transfer of the property that states that "Any change to an ordinance governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the sale or lease, unless any such change applies to all real property within the applicable zoning district."

In addition to the above provision, staff recommends that a provision be recorded that states the use of the property is restricted to a public use.

VVWD would like to acquire 0.60 acres located at the northeast corner of Abbott Wash and Hardy Way (Southwest corner of APN: 001-08-201-028). VVWD will pay to subdivide the property and create the new parcel.

Last month, Valuation Consultants completed an appraisal of the site based on the conceptual parcel. They appraised the property at $75,000.

VVWD has offered to pay cash for the property. Additionally, they have offered to sell the City the old well house located approximately 300 feet east of the new site. The old well house is located on city property. Staff has evaluated the building and would be able to use it. Valuation Consultants opined that the building is worth $18,000. One of the conditions of the sale would be that VVWD remove all their existing improvements from the old site and properly restore the site.

The ultimate outcome of this item is that VVWD gets 0.60 acres to develop a new well site and the City gets $57,000 and a metal building.

Attachments:

- Resolution 976 - Land Sale of Abbott Wash and Hardy Way.pdf
- Appraisal Vacant Well Site NS of Hardy Way, east of Horizon Blvd- Mesquite.pdf
- Appraisal Well Building 725 Hardy Way - Mesquite.pdf
- Location Map - New Well Site.pdf
- Location Map - Old Well Site.pdf
- Charter Sec 2 310 Sale or Lease of Real Property to Public Entities.pdf

RESOLUTION NUMBER 976

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE FINDING THAT THE SALE OF APPROXIMATELY 0.60 ACRES OF CITY-OWNED PROPERTY LOCATED AT THE NORTHEAST CORNER OF HARDY WAY AND ABBOTT WASH IS IN THE BEST INTEREST OF THE CITY OF MESQUITE AND AUTHORIZING THE SALE TO THE VIRGIN VALLEY WATER DISTRICT FOR APPRAISED VALUE.

WHEREAS, the City of Mesquite (City) acquired property north of I-15 from the BLM in 1988; and

WHEREAS, the City Charter authorizes the City to sell real property to other public entities for public purposes; and

WHEREAS, the Virgin Valley Water District (VVWD) is a public entity charged with being the water purveyor within the City of Mesquite; and

WHEREAS, VVWD has expressed interest in acquiring approximately 0.60 acres of property at the northeast corner of Hardy Way and Abbott Wash (A portion of APN: 001-08-201-028) ("Property"); and

WHEREAS, Valuation Consultants appraised the Property in January 2019; and

WHEREAS, a notice was published in a newspaper qualified pursuant to NRS 238, setting forth the description of the Property; and

WHEREAS, a public hearing was conducted regarding this matter on February 26, 2019.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Mesquite that it is in the best interest of the City of Mesquite to sell this Property to Virgin Valley Water District for the appraised value; and

FURTHER, staff is directed to include the metal building as part of the consideration for the Property; and

FURTHER, provisions shall be recorded with the transfer of the property in conformance with Mesquite City Charter Sec. 2.310 Subsection 1 Paragraph (a) and Subsection 4 Paragraph (b); and

FURTHER, staff is authorized to execute all necessary measures to complete the sale.

Remainder of page is intentionally left blank

PASSED, ADOPTED AND APPROVED by the City Council of the City of Mesquite, Nevada on the 26th of February, 2019.

THE CITY OF MESQUITE:

By: _____
Allan S. Litman, Mayor

Attest:

By: _____
Tracy Beck, City Clerk

Approved as to form:

By: _____
Robert Sweetin, City Attorney

Valuation Consultants

An Appraisal Report Of

Approximately 0.60 Net Acres
Identified as the Future Well 26 Site

Located Along

The North Side of Hardy Way
Approximately 1,100 feet East of Horizon Boulevard
Mesquite, Clark County, Nevada 89027

Prepared For

CITY OF MESQUITE
ATTN.: Aaron Baker
10 East Mesquite Boulevard
Mesquite, Nevada 89027

Prepared By

Keith Harper, MAI
Nancy R. van Pelt
Valuation Consultants

File No: V-18-52

Date of Report

January 15, 2019

Date of "As Is" Market Value

January 13, 2019

Valuation Consultants

4200 Cannoli Circle
Las Vegas, NV 89103
Phone (702) 222-0018
Fax (702) 222-0047

January 15, 2019

CITY OF MESQUITE
ATTN.: Aaron Baker
10 East Mesquite Boulevard
Mesquite, Nevada 89027

RE: An appraisal report of 0.60 acres of undeveloped land identified as the future Well 26 site located along the north side of Hardy Way approximately 1,100 feet east of Horizon Boulevard in Mesquite, Clark County, Nevada 89027

Dear Mr. Baker:

As requested, we have completed an appraisal of the above referenced property. Our analysis of the subject property is presented in the attached report.

The purpose of this appraisal is to form the following value opinion:

- "As Is" Market Value of the Fee Simple Estate based on the ***Hypothetical Condition*** that the property is not encumbered by any easements.

The subject of this report is approximately 0.60 net acre site situated along the north side of Hardy Way approximately 1,100 feet east of Horizon Boulevard. The site is zoned IR1- Industrial Light per the City of Mesquite. The subject is the future Well 26 site that will replace the existing well approximately 300 feet to the west near the Abbott Wash. The Virgin Valley Water District is in the process of acquiring the subject site from the City of Mesquite.

The intended use of this appraisal is to assist in the potential conveyance of the property between the City of Mesquite and the Virgin Valley Water District. The intended user of this report is the City of Mesquite.

The date of this appraisal is January 15, 2019, which is the date that the appraisal was prepared. The effective date of the "As Is" Market Value opinion is January 13, 2019.

To develop the opinion of value, we have performed an Appraisal Report as defined by the 2018-2019 Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP). This is an appraisal report, which is intended to comply with the reporting requirements set under Standards Rule 2-2 (a) of the 2018-2019 Edition of USPAP for an Appraisal Report. We are not responsible for unauthorized use of this report.

After considering all of the available facts and subject to the underlying assumptions and limiting conditions contained herein, we are of the opinion that the market value of the subject property, as of the effective date, is as follows:

Valuation Scenario	Date of Value	Value Conclusion
"As Is" Market Value of the Fee Simple Estate Based on the Hypothetical Condition	January 13, 2019	$75,000*

HYPOTHETICAL CONDITION: 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.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(*Source: *Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition, Effective January 1, 2018, Page U-3)*

*The client has requested that we provide an opinion of value based on the ***Hypothetical Condition*** that the subject property is not encumbered by any easements. We are aware that this ***Hypothetical Condition is*** contrary to what is known to exist on the effective date of the assignment results, but it is being used for the purpose of analysis and to provide the opinion of the "As Is" Market Value based on the ***Hypothetical Condition*** per the Scope of Work.

A reasonable exposure time for the subject property was estimated to be 12 months. The marketing time for the subject property is also estimated to be 12 months.

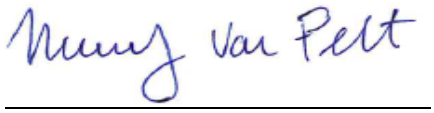
Thank you for the opportunity to complete this assignment. If we can be of further assistance, please contact us at your convenience.

Sincerely,

VALUATION CONSULTANTS



Keith Harper, MAI
Certified General Appraiser
License Number A.0000604-CG
State of Nevada
Expires: March 31, 2020



Nancy R. van Pelt
Certified General Appraiser
License Number A.0205516-CG
State of Nevada
Expires: October 31, 2020

EXECUTIVE SUMMARY

Property Use:	Undeveloped Land
Location:	Situated along the north side of Hardy Way approximately 1,100 feet east of Horizon Boulevard in Mesquite, Clark County, Nevada 89027.
Census Tract:	0059.03
Assessor's Parcel No. (APN):	Portion of 001-08-201-028
Site Area:	Approximately 0.60 acres or 27,000 square feet (200 feet x 135 feet)
FEMA Panel:	32003C 0379F dated December 4, 2007. The subject property is located within Flood Zone A.
Highest and Best Use:	"As Vacant" – Hold for future industrial development.
Intended Use and Intended User:	The intended use of this appraisal is to assist in the potential conveyance of the property between the City of Mesquite and the Virgin Valley Water District. The intended user of this report is the City of Mesquite.
Zoning:	IR-1 Industrial Light within the City of Mesquite
Dates of Opinion:	Date of Report: January 15, 2019
	"As Is" Market Value: January 13, 2019
Interests Appraised:	Fee Simple Estate
Date of Visit to the Property:	January 13, 2019
Effective Date of Value:	January 13, 2019
Exposure Time:	Approximately 12 months
Marketing Time:	Approximately 12 months

Summary of Final Value Opinion

Valuation Scenario	Date of Value	Value Conclusion
"As Is" Market Value of the Fee Simple Estate Based on the Hypothetical Condition	January 13, 2019	$75,000*

HYPOTHETICAL CONDITION: 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.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(*Source: *Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition, Effective January 1, 2018, Page U-3)*

*The client has requested that we provide an opinion of value based on the ***Hypothetical Condition*** that the subject property is not encumbered by any easements. We are aware that this ***Hypothetical Condition is*** contrary to what is known to exist on the effective date of the assignment results, but it is being used for the purpose of analysis and to provide the opinion of the "As Is" Market Value based on the ***Hypothetical Conditions*** per the Scope of Work.

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Addenda

Qualifications of Appraisers

PHOTOGRAPHS OF THE SUBJECT PROPERTY
Taken on January 13, 2019



Viewing Northeast Across Subject Property



Viewing Southwest Across Subject Property



Viewing Southeast Across Subject Property



Viewing North Across Subject Property



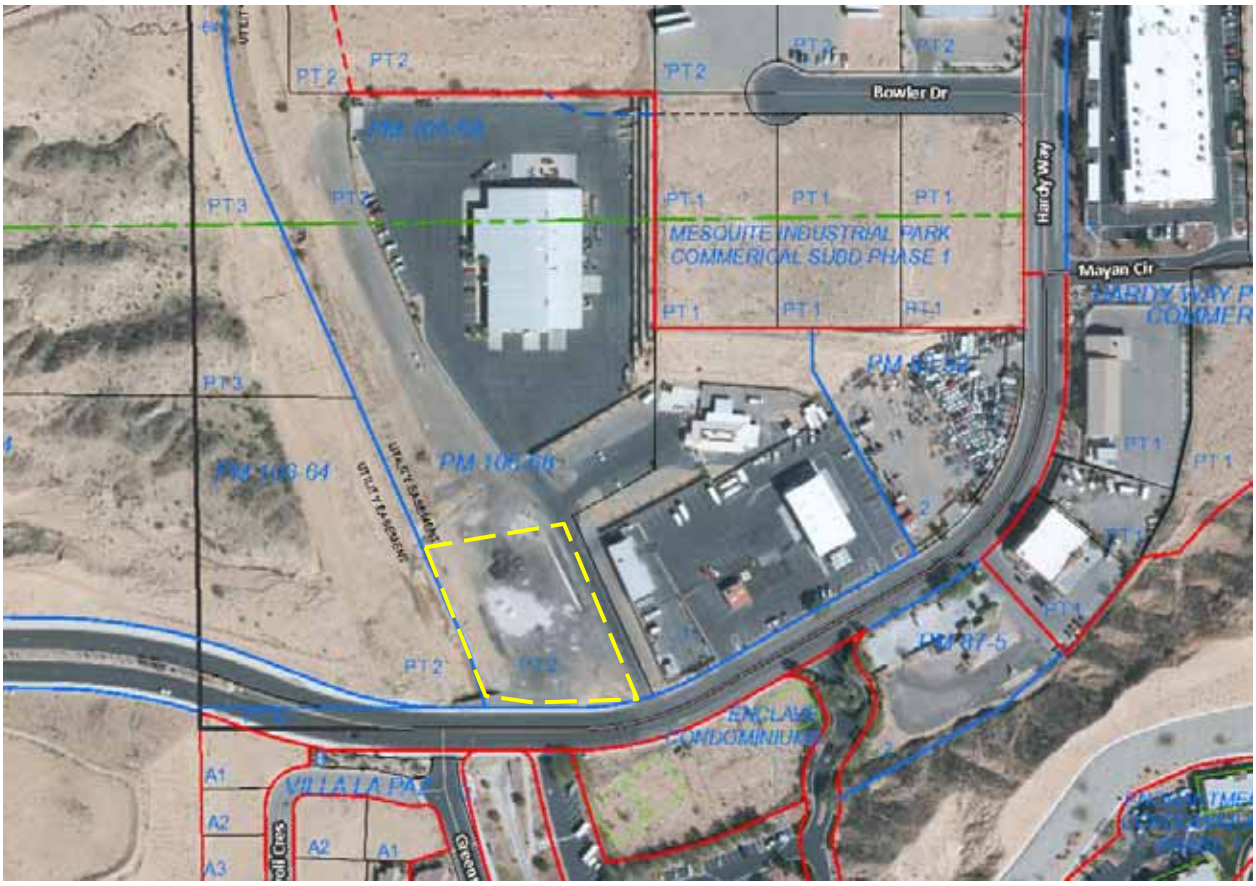
Viewing East Along Hardy Way, Subject to the Left



Viewing West Along Hardy Way, Subject to the Right

INTRODUCTION OF THE SUBJECT PROPERTY

Subject Identification



The subject of this report is approximately 0.60 net acre site situated along the north side of Hardy Way approximately 1,100 feet east of Horizon Boulevard. The site is zoned IR1- Industrial Light per the City of Mesquite. The subject is the future Well 26 site that will replace the existing well approximately 300 feet to the west near the Abbott Wash. The Virgin Valley Water District is in the process of acquiring the subject site from the City of Mesquite.

Property Ownership and History

According to the Clark County records, the City of Mesquite has owned the subject property since 1988.

To the best of our knowledge, the subject property is not in escrow or being marketed for sale. However, the Virgin Valley Water District is in the process of acquiring the fee simple title of a portion (0.60 acres) of APN 001-08-201-028 from the City of Mesquite.

Legal Description

According to the client, the subject property is a portion (0.60 acres) of Clark County Assessor Parcel Number (APN) 001-08-201-028.

Purpose of the Appraisal

The purpose of this appraisal is to form the following value opinion:

► "As Is" Market Value of the Fee Simple Estate based on the ***Hypothetical Condition*** that the property is not encumbered by any easements.

Intended Use and the Intended User of the Appraisal

The intended use of this appraisal is to assist in the potential conveyance of the property between the City of Mesquite and the Virgin Valley Water District. The intended user of this report is the City of Mesquite.

Market Value Defined

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

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

(Source: Code of Federal Regulations; Title 12 – Banks and Banking; Chapter I – Comptroller of the Currency, Department of the Treasury; Part 34 – Real Estate Lending and Appraisals; Subpart C – Appraisals; Sec. 34.42 – Definitions [g]; Revised as of May 16, 2016)

"As Is" Market Value is defined as, "The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date." *(Source: The Dictionary of Real Estate Appraisal, 6th ed. [Chicago: Appraisal Institute, 2015] page 13)*

Exposure Time is defined as, "1. The time a property remains on the market. 2. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events

assuming a competitive and open market. *(Source: The Dictionary of Real Estate Appraisal, 6th ed. [Chicago: Appraisal Institute, 2015] page 83)*

Marketing Time is defined as, "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. *(Source: The Dictionary of Real Estate Appraisal, 6th ed. [Chicago: Appraisal Institute, 2015] page 140)*

Type of Report

To develop the opinion of value, we have performed an Appraisal Report as defined by the 2018-2019 Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP). This is an appraisal report, which is intended to comply with the reporting requirements set under Standards Rule 2-2 (a) of USPAP for an Appraisal Report. We are not responsible for unauthorized use of this report.

Date of the Visit to the Subject Property

The subject property was visited on January 13, 2019.

Effective Date of Valuation

The effective date of the opinion of the "As Is" Market Value is January 13, 2019.

Date of Report

The date of this report is January 15, 2019. This is the date that the appraisal was prepared.

Scope of the Appraisal

The scope of the appraisal required investigating sufficient data relative to the subject property to derive the "As Is" Market Value opinion. The depth of the analysis was intended to be appropriate relation to the significance of the appraisal problem.

- **Extent to which the property is identified** – We were not provided with metes and bounds description of the subject. We have relied on the data from the Clark County Assessor and the property contacts, Aaron Baker with the City of Mesquite and Kevin Brown with the Virgin Valley Water District, for general information on the subject site.

- **Extent to which tangible property is visited** — On January 13, 2019, Keith Harper, MAI visited the subject property in order to develop impressions of the physical characteristics based on visual observations of apparent and unapparent conditions. He viewed the site from Hardy Way. Photographs were obtained at this time and are contained herein. Nancy R. van Pelt is familiar with the Mesquite area and viewed the subject parcel from aerial imaging.

This appraisal is not a property condition report, and should not be relied upon to disclose any conditions present in the property, and it does not guarantee the property to be free of defects. We are not licensed inspectors, and we did not make an "inspection" of the property. We are not qualified to detect or identify hazardous substances, which may, or may not, be present on, in, or near the subject property. The presence of hazardous materials may negatively affect market value.

No responsibility is assumed for any such conditions or for any expertise or engineering required to detect or discover them. We urge the user of this report to obtain the services of specialists for the purpose of conducting inspections, engineering studies, or environmental audits. While we refer to FEMA flood maps, we are not surveyors and not qualified to make flood plain determinations, and we recommend that a qualified party be consulted before any investment decision is made.

- **The type and extent of data researched** - Sales data was obtained through surveys with local real estate brokers, as well as researching the CoStar *COMPS* service, *RealNex,* and public records. The comparable properties were analyzed with consideration of such differences as legal encumbrances, conditions of sale, financing terms, market conditions, location, physical characteristics, and availability of utilities, zoning, and highest and best use.

- **The type and extent of analysis applied** – This is an appraisal report that will provide opinions of the "As Is" Market Value of the subject property. Since we are valuing undeveloped land, the Sales Comparison Approach to value is the only applicable approach and will be used. The Cost and Income Approaches are not relevant and have not been used.

This appraisal report is intended to be an "appraisal assignment". That is the intention that the appraisal service be performed in such a manner that the results of the analysis, opinion, or conclusion be that of a disinterested third party.

Environmental Problems Observed

None

Extraordinary Assumptions

None

Hypothetical Conditions

HYPOTHETICAL CONDITION: 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.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(*Source:

Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition, Effective January 1, 2018, Page U-3)

The client has requested that we provide an opinion of value based on the ***Hypothetical Condition*** that the subject property is not encumbered by any easements. We are aware that this ***Hypothetical Condition is*** contrary to what is known to exist on the effective date of the assignment results, but it is being used for the purpose of analysis and to provide the opinion of the "As Is" Market Value based on the ***Hypothetical Condition*** per the Scope of Work.

MESQUITE AREA ANALYSIS

The following map illustrates the position of the subject neighborhood (Mesquite) within the eastern portion of Clark County.



The subject property is located within the City of Mesquite, Clark County, Nevada. Therefore, the following discussion will include an analysis of the Mesquite area.

Location

Mesquite, Nevada, is located on the Interstate 15 near the banks of the Virgin River and the Arizona border. The city, which sits at an elevation of 1,597 feet above sea level, has traditionally been an agriculture community with farming, ranching, and dairying as the base of its economy. In recent years, travel, tourism, recreation and retirement have upstaged agriculture, although a substantial amount of farming and ranching still occurs in the Virgin Valley. Due to the relatively small size of Mesquite, the subject's market area is most appropriately defined and influenced by any large development, or activity within the Virgin Valley (including Littlefield, Beaver City and Bunkerville).

During 2000 through 2007 the subject market area had been growing steadily both economically and residentially. Employment within its immediate borders had increased due mainly to the expansion of the larger casino resorts, including Oasis Resort, Casa Blanca Resort, Virgin River

Valley Resort and Eureka Hotel and Casino. It is noted that the Oasis Resort has since closed. Interstate 15 bisects the city of Mesquite from east to west. The northern portion of Mesquite is newer and consists primarily of the master planned golf course communities of Mesquite Estates, Falcon Ridge, Canyon Crest and Sun City/Anthem Mesquite. The southern portion of the city is more established and includes the central business district of the community.

The main arterials within the City of Mesquite include Mesquite Boulevard, which extends from the west interchange of I-15 through town to North Sandhill Boulevard in the southeast portion of town. North Sandhill becomes Pioneer Boulevard north of the I-15, which is the main access point to both the Mesquite Airport as well as the partially complete planned unit developments and golf courses such Canyon Crest, Falcon Ridge, Del Webb's Sun City Mesquite. Falcon Ridge Parkway runs north from the west interchange of Interstate 15 to Falcon Crossing Retail Plaza, Mesa View Hospital, Falcon Ridge Office Complex, and further to Sun City Mesquite subdivision.

City of Mesquite Facts and Figures

The following information was obtained from the Mesquite Chamber of Commerce - Business and Visitor Guide.

The following information was obtained from the 2018 Mesquite Chamber of Commerce - Business and Visitor Guide.

QUICK FACTS about Mesquite



Incorporated in 1984

Population Base: 18,900

Clark County: 2.1 million

Location: Nevada/Arizona Border. Eighty miles north of Las Vegas and 35 miles south of St. George, Utah.

Low crime rate

32.08 square miles

Elevation at airport: 1,975 ft.

Area newspapers: *Desert Valley Times, Las Vegas Review Journal, Mesquite Local News, Moapa Valley Progress*





Nevada Tax Advantages

- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- Sales Tax: 8.1%
- Property Tax Rates: 2.7737 on 35% of market value
- Minimal Employer Payroll Tax

Major Employers

- CasaBlanca Casino Resort: 900
- Virgin River Casino Resort: 700
- Eureka Casino Resort: 524
- Walmart: 279
- Clark County School District: 256
- Mesa View Regional Hospital: 200
- City of Mesquite: 234
- Primex Plastics: 144
- Smith's: 100
- Highland Manor: 95
- Rising Star Sports Ranch: 90
- Do it Best Corporation: 73

Cities:

St. George, Utah - *37 miles*
Las Vegas, Nevada - *80 miles*
Salt Lake City, Utah - *340 miles*
Los Angeles, California - *353 miles*
Phoenix, Arizona - *360 miles*
Denver, Colorado - *693 miles*

Nearby Point of Interest Destinations:

- Valley of Fire State Park, Nevada - *45 miles*
- Snow Canyon State Park, Utah - *48 miles*
- Lake Mead, Nevada - *49 miles*
- Zion National Park, Utah - *77 miles*
- Brian Head, Utah - *110 miles*
- Hoover Dam, Nevada - *115 miles*
- Cedar Breaks National Monument, Utah - *124 miles*
- Cathedral Gorge, Nevada - *135 miles*
- Bryce Canyon, Utah - *170 miles*
- Grand Canyon, Arizona - *188 miles*
- Lake Powell, Arizona - *198 miles*
- Dixie National Forest, Utah - *244 miles*
- Arches National Park, Utah - *380 miles*

Climate: Average monthly temperatures in Mesquite are quite pleasant. High temperatures over 100 degrees occur during July and August. Extreme dips in the low 30s occur from November to February. Monthly average temperatures are listed here.

Month	Min	Max	Avg.
January	34	61	50
February	36	66	51
March	42	75	59
April	48	81	65
May	56	94	75
June	64	102	83
July	69	107	88
August	71	107	89
September	61	100	81
October	49	86	68
November	36	70	53
December	31	61	46



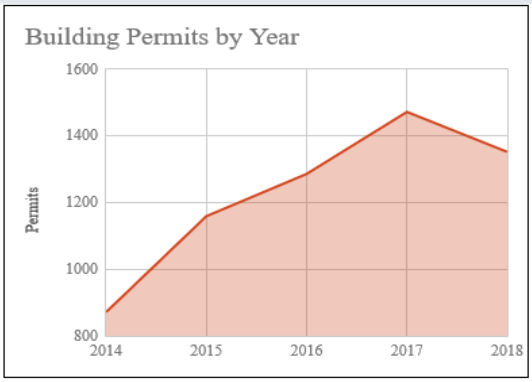
Major Employers

Employer	# Employees
Casablanca Casino Resort (Mesquite Gaming)	938
Virgin River Casino Resort (Mesquite Gaming)	667
Eureka Casino Resort (Hospitality)	542
Walmart (Retail)	241
Clark County School District (Education)	263
Mesa View Regional Hospital (Medical)	177
City of Mesquite (Government)	225
Primex Plastic (Manufacturing)	165
Highland Manor (Assisted Living Resort)	90
Do It Best Corporation (Distribution/Warehousing)	69

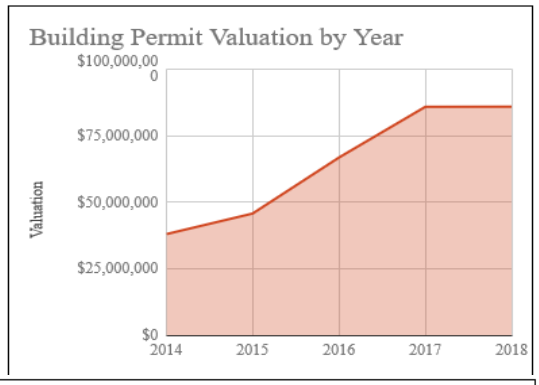
Source: *Mesquite Regional Business Staff 5/2016*

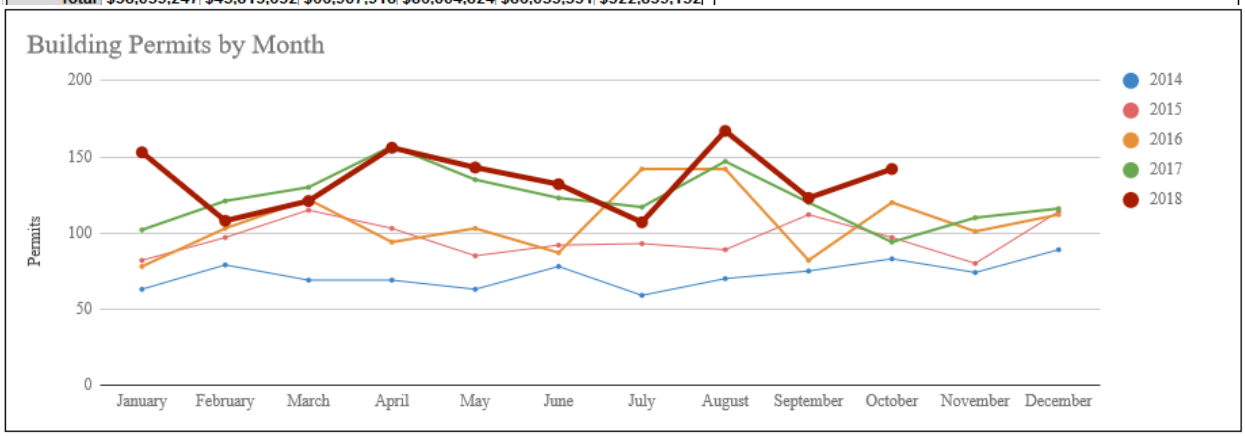
Building Permits

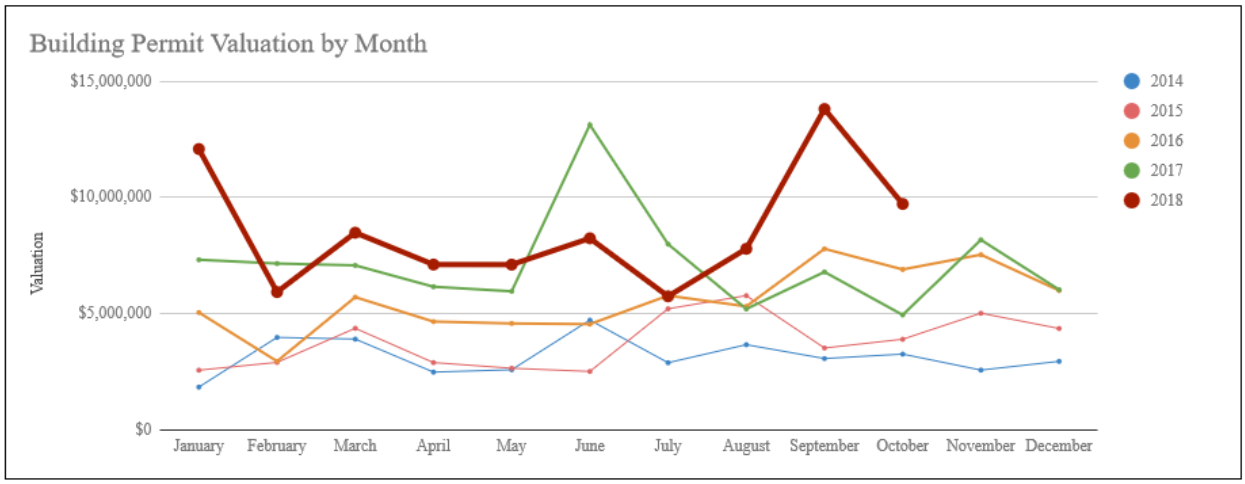
5-Year Permit Totals						
	2014	2015	2016	2017	2018	Total
January	63	82	78	102	153	478
February	79	97	103	121	108	508
March	69	115	122	130	121	557
April	69	103	94	157	156	579
May	63	85	103	135	143	529
June	78	92	87	123	132	512
July	59	93	142	117	107	518
August	70	89	142	147	167	615
September	75	112	82	120	123	512
October	83	97	120	94	142	536
November	74	80	101	110		365
December	89	114	112	116		431
Total	**871**	**1159**	**1286**	**1472**	**1352**	**6140**



5-Year Permit Valuation Totals						
	2014	2015	2016	2017	2018	Total
January	$1,853,524	$2,580,317	$5,060,364	$7,324,392	$12,081,966	$28,900,564
February	$3,988,545	$2,914,268	$2,963,260	$7,162,240	$5,936,682	$22,964,995
March	$3,916,591	$4,380,649	$5,717,760	$7,083,125	$8,487,862	$29,585,988
April	$2,498,115	$2,906,852	$4,668,290	$6,164,822	$7,118,238	$23,356,317
May	$2,598,177	$2,663,340	$4,588,088	$5,968,114	$7,115,220	$22,932,939
June	$4,732,855	$2,525,729	$4,558,367	$13,122,617	$8,245,474	$33,185,043
July	$2,900,548	$5,218,234	$5,783,312	$7,996,924	$5,752,750	$27,651,768
August	$3,675,064	$5,782,664	$5,320,818	$5,209,005	$7,794,384	$27,781,936
September	$3,080,915	$3,532,952	$7,794,057	$6,799,979	$13,801,329	$35,009,231
October	$3,270,912	$3,909,200	$6,907,719	$4,954,612	$9,719,626	$28,762,069
November	$2,584,616	$5,027,848	$7,542,718	$8,179,765		$23,334,946
December	$2,959,385	$4,371,579	$6,003,164	$6,039,230		$19,373,357
Total	**$38,059,247**	**$45,813,632**	**$66,907,918**	**$86,004,824**	**$86,053,531**	**$322,839,152**







Building permits in the City of Mesquite continue to climb to astounding levels, both in number and in value.

From January through October of 2016, the City of Mesquite Building Department issued 1,073 permits for which the projects valued just over $53 million. For that same time frame in 2017, the Building Department had issued 1,246 permits with a total project valuation of more than $71 million.

Year over year, the single family development permits alone increased from 191 in 2016 to 247 in 2017, with a valuation increase of nearly $15 million from 2016.

In all of 2015, the City of Mesquite issued 202 single family residential permits with a value of approximately $38 million. With two months to go in 2017, single family residential permits have reached a value of nearly $61 million.

Commercial projects have increased as well. While there was only one additional permit issued for commercial buildings with approximately the same valuation between 2016 and 2017, it was the commercial modifications where the City and business owners saw an improvement. From January to October 2016 there were 18 permits issued for commercial modification. In 2017, from January to October there were 33 permits issued for modifications to commercial buildings. All commercial modifications require a licensed contractor and a building permit.

It appears several residents needed a way to beat the scorching summer heat because the swimming pool permits skyrocketed in 2017. In 2016 there were only a mere 22 pool permits issued from January to October with a valuation of $358,709. During that same time period in 2017, there were 64 pool permits issued with a valuation of $1,205,153.

Additionally, the City saw an increase in the number of new business permits. Whenever a new business opens an office in the City of Mesquite, a business gets new ownership, or moves they are required to obtain a Certificate of Occupancy, which is done through the new business permit process.

Education



SCHOOL DISTRICT

Clark County School District
Clark County School District is the fifth largest school district in the country, educating almost 75 percent of all students in Nevada with more than 320,000 students enrolled in kindergarten through 12th grade. The district encompasses 357 schools and approximately 8,000 square miles in southern Nevada and is a minority majority student district. With more than 40,000 employees, CCSD is also the largest employer in the state. The Clark County School District is governed by an elected, seven-member Board of School Trustees. The Board is legally separate and fiscally independent from other governing bodies; therefore, the District is a primary government. Approximately 2,600 students are enrolled in Mesquite schools.
Visit www.ccsd.net for more information.

JL Bowler Elementary School
451 Vincent Leavitt Avenue
Bunkerville, Nevada 89007
Grades K-5
Principal Christopher Jenkins
Enrollment: Approximately 550 students
702.346.1900

Virgin Valley Elementary School
200 Woodbury Lane
Mesquite, Nevada 89027
Grades K-5
Principal Cathy Davis
Enrollment: Approximately 700 students
702.346.5761

Charles A. Hughes Middle School
550 Hafen Lane
Mesquite, Nevada 89027
Grades 6-8
Principal Maurice Perkins
Enrollment: Approximately 600 students
702.346.3250

Virgin Valley High School
820 Valley View Drive
Mesquite, Nevada 89027
Grades 9-12
Principal Clifford Hughes
Enrollment: Approximately 750 students
702.346.2780

Virgin Valley High School recently built a new gym.



Education

College of Southern Nevada (CSN)
140 N. Yucca Street
Mesquite, Nevada 89027
702.346.2485
www.csn.edu
The College of Southern Nevada Mesquite Center includes a computer lab, phlebotomy lab, nursing assistant lab/ classroom and several smart classrooms. General Education classes are available in the fall and spring semesters and the most popular classes include the Certified Nursing Assistant and Phlebotomy Programs. Continuing Education is offered throughout the year which includes computers, Spanish, Algebra Refresher and other personal enrichment classes. Customized training is also available for those businesses needing our expertise. Darlene Montague is the Site Coordinator for the Mesquite and Moapa Valley CSN Centers.

University of Nevada Las Vegas
4505 S. Maryland Pkwy.
Las Vegas, Nevada 89154
702.895.3011
www.unlv.edu
UNLV is a doctoral-degree- granting institution of approximately 29,000 students and more than 3,000 faculty and staff. Founded in 1957, the University offers undergraduate, masters, and doctoral degree programs. UNLV is accredited by the Northwest Commission on Colleges and Universities (NWCCU).
Visit www.unlv.edu for more information.

Southern Utah University (SUU)
351 W University Blvd.
Cedar City, Utah 84720
435.586.7700
www.suu.edu
Southern Utah University is committed to providing the most innovative and relevant university experience offering over 150 degree programs. SUU offers world-class project based learning. SUU has an educational partnership with the National Park Service alongside SUU Outdoors, which takes students on once-in- a-lifetime adventures. SUU is a residential campus with approximately 8,800 students.

Dixie State University (DSU)
225 South 700 East
St George, Utah 84770
435.652.7500
www.dixie.edu
DSU offers nearly 60 undergraduate programs and 25 highly sought after bachelor degree programs to approximately 8,500

General Land Uses

The majority of the land in the immediate market area is developed with residential subdivisions within interior parcels or within planned developments such. The following table provides the adopted land use districts and their associated acreage. The table is updated whenever amendments to the plan occur.

Table 1-1 Land Use Districts (COM)	
Land Use Districts	Acres
Planned Unit Development (mix of land uses)	7461.68
Rural	146.63
Single Family	492.62
Multi Family	347.43
Mobile Home	49.40
Recreational Vehicle	77.64
Commercial	593.23
Hotel Tourist	312.71
Industrial	828.73
Public Facility	361.99
Parks, Recreation and Open Space	5,106.01
Land Reserve	2,779.75
Agriculture	6.43
Total Acres (excluding roadways)	**18564.24**
Total Square Miles	**29.01**
Source: Planning and Redevelopment Department	

Anthem at Mesquite

Anthem at Mesquite (AAM) is a 2,013.7-acre master planned community located along the north border of the Clark County line, and bounded on the west by the Flat Top Mesa. AAM continues along Falcon Ridge Parkway north and abuts Mesquite Heights Road and the Mesquite Estates Master Planned Community to the east. Proposed land uses include active adult housing, conventional housing, multi-family housing, neighborhood commercial, and an 18-hole golf course. It has a cap of 6,052 residential units, with an overall density of approximately three (3) units per acre.

Canyon Crest

Canyon Crest is a 333-acre master planned community located south of the Lincoln County line, west of the Mesquite Airport, and generally east of the Mesquite Heights Road. Proposed uses include single-family detached housing, single family attached housing, multi-family housing, neighborhood commercial, and a 9-hole golf course. It has a cap of 999 residential units, with an overall density of three (3) units per acre.

Coyote Willows

Coyote Willows is a 150.93-acre master planned community located east of the Casa Blanca Golf Course, south of Hafen Lane, and north of the Virgin River. Proposed uses include single-family and multi-family housing, and a 9-hole golf course. It has a cap of 465 residential units, with an overall density of three (3) units per acre.

Falcon Ridge

Falcon Ridge is a 769-acre master planned community located on the north side of Interstate I-15, northwest of the town center. It is bordered on the east by the Mesquite Vistas PUD. Falcon Ridge is planned to be a mixed-use community consisting of offices, retail commercial, industrial/business park, multi-family housing, a range of single-family housing types, and an 18-hole golf course, parks, and open space and trails. It has a cap of 1,100 residential units, with a density of 4.2 units per acre.

Grapevine Villas

Grapevine Villas is a 25.85-acre master planned community of multi-family (Townhome) housing bounded by Second South Street on the north, Hafen Lane on the south, Grapevine Road on the west, and Thompson Drive on the east. It has 188 residential units, with an overall density of 7.27 dwelling units per acre.

Highland Vistas

Highland Vistas is a 305-acre master planned community located generally along both sides of Hardy Way between Falcon Ridge Parkway and Horizon Boulevard. Proposed uses include single-family and multi-family housing, neighborhood commercial, parks and open space. It has a cap of 972 residential units, with an overall density of three (3) dwelling units per acre.

Las Palmas

Las Palmas is a three (3) acre planned unit development consisting of twenty (20) townhome units, at a density of 6.67 units per acre. The project is located in northeast Mesquite located between Marilyn Parkway and Palos Verde Drive.

Mesquite Estates

Mesquite Estates is a 767 acre master planned community located generally along the north city boundary between Mesquite Heights Road and the Wolf Creek Golf Course. The mixture of proposed land uses includes a range of single-family housing types, multi-family housing, and neighborhood commercial development. It has a cap of 2,301 residential units, with an overall density of three (3) units per acre.

Mesquite Vistas

Mesquite Vistas is a 1,073 acre master planned community located generally east of Pioneer Boulevard from the Falcon Ridge Golf Course on the west to the east side of the Mesquite Airport. Existing and proposed uses include a range of single-family housing types, multifamily housing, private and public parks, and the Oasis and Canyons golf courses. It has a cap of 3,499 residential units, with an overall density of 3.26 units per acre.

Riverside

The property is generally located in western Mesquite, on the south side of Interstate 15 and to the east of Riverside Road (exit 112). It is bordered by public lands with Toquop Wash on the eastern side and the Virgin River passing nearby to the south. The property includes lands under contract with Nevada Community Solutions and the City of Mesquite, and is planned to be developed as a public-private partnership. The Riverside PUD is approximately 1,400 acres in size.

The overall goal for the area is to promote a mix of housing opportunities with supporting commercial uses and public facilities, in a manner that preserves Mesquite's small town atmosphere and meets the needs of our diverse population. Planning for the property will recognize that the area is distinctly separate from the existing City and should strive to compliment retail and public services provided in the City's core.

Rivers Bend

Rivers Bend is a 48.83-acre PUD subdivision located on Mesquite's south side between Riverside Road and the Coyote Willows PUD. It consists of 233 single-family dwellings on small lots with two neighborhood parks. The overall density is 4.7 units per acre.

Paradise Canyon

Paradise Canyon is a 186.2-acre master planned community located in the northeast quadrant of the City, just west of the Mesquite Airport. Originally approved as a mixed-use community, the PUD contains the Championship Wolf Creek Golf Course, multi-family housing, single-family housing, and related office and retail commercial space. It currently has fifty (50) condominium units on 4.78 acres for a density of 10 units per acre. Twenty-six (26) single-family homes are also developed on 8.61 acres for a density of 3.01 units per acre.

The tentative map approvals on several of the subsequent phases have lapsed, so a Master Plan Amendment will be required to complete the PUD as originally contemplated.

Sunset Greens

Sunset Greens is a 110.38-acre master planned community located in southwest Mesquite surrounded by the Casa Blanca Golf Course. The mixture of uses includes a range of single-family and townhome dwellings. It consists of 701 residential units, at an overall density of 6.35 units per acre.

Community Services

Entertainment facilities include three casinos, two cinemas, the Arvada Ranch & Gun Club, the Nezona Hunting Club, bowling, go-carts, and spas.

Retail outlets include Wal-Mart and other major grocery stores, hardware and variety stores and several commercial plazas. The Mesquite community is served by two branches of the Clark County Library. One of the larger commercial developments is the Falcon Crossing Retail Plaza which was constructed in 2006. It includes Wal-Mart and other retail and fast food services.

Recreational opportunities include six local 18-hole championship golf courses, recreational center, several parks including the Mesquite Sports and Event Complex which has five full size soccer fields (3 synthetic and two natural grass fields), Splash pad play area, restrooms, picnic area.

Brian Head Ski Resort is located approximately 110 miles northeast of Mesquite and has installed snow making equipment. The resort presently operates seven chair lifts and two ski lodges.

Mesa View Regional Hospital is located at the northwest corner of Falcon Ridge Parkway and Berth Howe. The facility opened in July 2004, and is the first modern regional hospital serving the Virgin River Valley, Moapa Valley and Arizona Strip areas. The $30 million facility is located on a 25-acre campus within the Falcon Ridge Development Area. The hospital provides a full range of inpatient and outpatient acute care services. The 80,000 square-foot facility also includes 30,000 square foot medical office building. Mesa View provides medical services to the Mesquite area that to this date have not been seen.

Government

The City of Mesquite was incorporated May 24, 1984 and operates with a Council/Manager comprised of an elected manager, five councilpersons, and an appointed City Manager.

Conclusion

Up until late 2007, the Mesquite market area was a growing area in Southern Nevada. As a whole, this area is physically isolated, but the population growth, commercial and residential development and resort/golf development that occurred in 2000 through the latter portion of 2007 was fueled by the strong economy in Las Vegas and the United States in general. Many people sold their homes in other parts of the country and relocated to Mesquite in order to retire.

Mesquite has good traffic linkage to Las Vegas, St. George, Utah and Arizona. This also helped create the population growth in the early and mid-2000s and Mesquite was one of the fastest growing cities in Nevada. During the time period of 2000 through 2007, the area experienced population growth that was reported to range between 25% and 30% annually. This growth was based on the tourist driven economy dominated by three major hotel/casino facilities, the Oasis, Virgin River and Casablanca Resort, as well as the Eureka Hotel Casino. These resorts did help

the community to expand its tourism base. Also, Mesquite was a popular area for retirees during this time frame.

The growth in the mid-2000s resulted in the construction of a new high school, post office, new elementary school, city hall and community recreation facility. The city also facilitated the purchase of a medical center site at the northwest corner of Falcon Ridge Parkway and Bertha Howe Drive, which was improved with the Mesa View Regional Hospital that opened in July 2004.

Mesquite is still a bedroom community to Las Vegas. This emerged when Las Vegas was one of the fastest growing communities in the United States. When the population approached 2 million in 2006/2007 and with home prices increasing over 40% during the time frame of 1999 to 2007, many people started to seek affordable housing in nearby communities within 100 miles including and specifically Mesquite. With the significant downturn in the housing market in Las Vegas due to the Great Recession that emerged in late 2008, the Mesquite housing market also suffered. Housing values decreased similar to the home values in Las Vegas. The population of Mesquite stabilized, and the growth slowed considerably in 2009 through 2016. The housing market also slowed during this time frame. These factors affected the local economy.

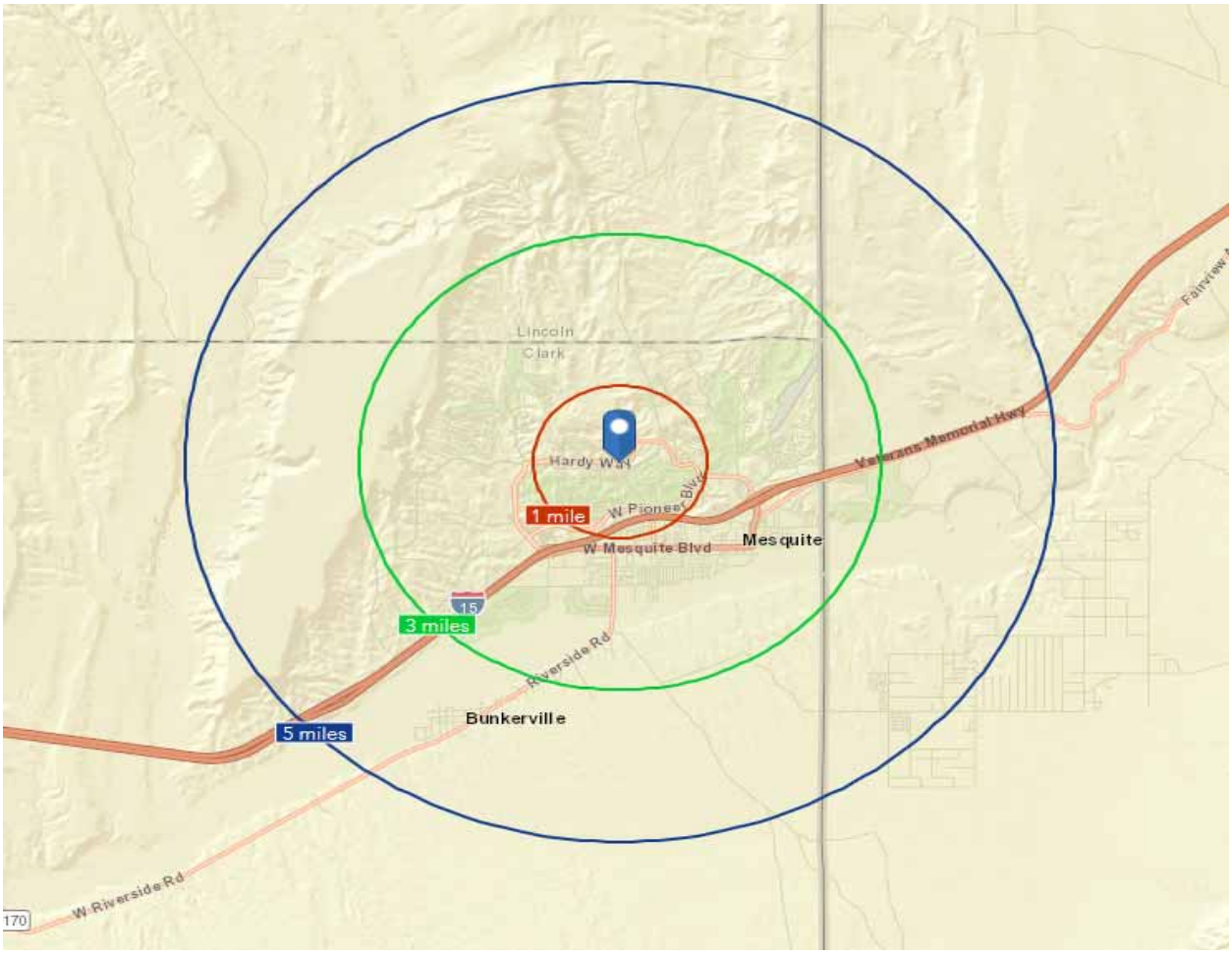
According to an article on www.reviewjournal.com titled "Rural housing developments outside Las Vegas making a comeback" that was posted on November 24, 2018, "The current volume of work in outlying areas is nowhere close to overtaking the Las Vegas Valley's. But similar to Las Vegas, construction in these communities remains a fraction of its pre-recession peaks and has gained speed since the economy tanked."

The article goes on to state, " Out in Mesquite, builders pulled almost 600 new-home permits in 2005, 105 in 2009 and 329 last year, city records show." This shows that the housing market in Mesquite has recovered.

The Mesquite area is also influenced to some extent by St. George, Utah, approximately 37 miles to the northeast, which has grown from a population of 7,097 in 1970 to 13,145 in 1980, to a population of 28,502 in 1990 to 49,663 in 2000 and to a population of 72,897 in 2010. The population of St. George was 84,405 according to the most recent United States census estimates. It is the 8th largest city in Utah based on the official 2017 census estimates. St. George is considered to be one of the top retirement places in the country.

In conclusion, the subject market area is the City of Mesquite that is a rural area near the borders of Arizona and Utah and is part of a region that has been physically isolated with a small population and limited services. Up until the latter part of 2007, Mesquite had experienced strong population growth. However, with the improvements in the local housing market in the past two years and signs that it continues to improve as well as a bottoming out in most sectors of the commercial real estate market, improving macroeconomic factors affecting travel decisions, and recent increases in year over year reports for visitor volume, there is evidence that that the local economy started to improve in 2016 and has continued to improve to date in 2018. There are signs that the economy of Mesquite will continue to improve during the next few years.

IMMEDIATE SUBJECT MARKET AREA ANALYSIS



Location

The subject neighborhood is located north of Interstate 15, east of Lower Flat Top Drive, west of Oasis Boulevard/Pioneer Boulevard and south of BLM land to the north.

Land Uses

The land uses along West Pioneer Boulevard and Falcon Ridge Parkway consist of a mixture of uses, including various industrial developments and vacant land along West Pioneer Boulevard with a Walmart shopping center, fast food restaurants, a gas station, retail buildings at the intersection of these two roadways. In the northeast of the subject's neighborhood include single family residential development surrounding Falcon Ridge Golf Course. Further, Mesa View Regional Hospital is located at the northwest corner of Falcon Ridge Parkway and Berth Howe.

Access

Primary access into the subject is neighborhood is along West Pioneer Boulevard, Falcon Ridge Parkway, and Interstate 15.

In April 2014 the Federal Highway Administration (FHWA) approved the installation of Exit 118 along Interstate 15. According to the former mayor of Mesquite Mark Wier "The importance of Exit 118 to our economic future cannot be overstated. The new exit adds a viable commercial exit to the Technology and Commerce Center. The City is grateful to Nevada Department of Transportation for seeking the approval in the City's behalf." The interchange was opened in July 2016. This interchange has opened up a new area to development in Mesquite, especially in the subject's immediate area.

Proximity to Support Facilities

There are support facilities such as schools, religious facilities, shopping areas, civic, recreational, and cultural facilities within the market area or located in close proximity, within minutes from the area.

Demographics

The makeup of the population and the economic trends of the market area and the surrounding areas have been considered in order to gain an insight into the real estate market of the area. The statistics are taken from a 1, 3, and 5-mile radius.

Market Profile

Future Well 26 Site
753-765 Hardy Way, Mesquite, Nevada, 89027
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.82022
Longitude: -114.09206

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	725	9,716	10,754
2010 Total Population	2,491	15,882	17,310
2018 Total Population	3,060	19,726	21,230
2018 Group Quarters	35	89	89
2023 Total Population	3,625	22,413	23,997
2018-2023 Annual Rate	3.45%	2.59%	2.48%
2018 Total Daytime Population	4,021	21,642	22,983
Workers	1,839	8,514	8,808
Residents	2,182	13,128	14,175
Household Summary			
2000 Households	290	3,628	3,893
2000 Average Household Size	2.38	2.66	2.74
2010 Households	1,123	6,644	7,015
2010 Average Household Size	2.18	2.38	2.46
2018 Households	1,360	8,216	8,603
2018 Average Household Size	2.22	2.39	2.46
2023 Households	1,604	9,312	9,716
2023 Average Household Size	2.24	2.40	2.46
2018-2023 Annual Rate	3.36%	2.54%	2.46%
2010 Families	806	4,644	4,951
2010 Average Family Size	2.51	2.82	2.90
2018 Families	973	5,730	6,049
2018 Average Family Size	2.59	2.86	2.93
2023 Families	1,148	6,491	6,826
2023 Average Family Size	2.61	2.88	2.95
2018-2023 Annual Rate	3.36%	2.53%	2.45%
Housing Unit Summary			
2000 Housing Units	437	4,605	4,911
Owner Occupied Housing Units	43.5%	50.6%	51.5%
Renter Occupied Housing Units	22.9%	28.2%	27.8%
Vacant Housing Units	33.6%	21.2%	20.7%
2010 Housing Units	1,597	9,221	9,672
Owner Occupied Housing Units	55.9%	49.8%	50.5%
Renter Occupied Housing Units	14.5%	22.3%	22.0%
Vacant Housing Units	29.7%	27.9%	27.5%
2018 Housing Units	1,959	11,443	11,914
Owner Occupied Housing Units	59.5%	50.4%	50.9%
Renter Occupied Housing Units	10.0%	21.4%	21.3%
Vacant Housing Units	30.6%	28.2%	27.8%
2023 Housing Units	2,262	12,910	13,402
Owner Occupied Housing Units	61.9%	52.2%	52.7%
Renter Occupied Housing Units	9.0%	19.9%	19.8%
Vacant Housing Units	29.1%	27.9%	27.5%
Median Household Income			
2018	$57,482	$47,814	$48,449
2023	$64,514	$53,252	$53,788
Median Home Value			
2018	$284,651	$245,490	$243,989
2023	$331,289	$283,002	$280,573
Per Capita Income			
2018	$41,024	$27,908	$27,615
2023	$47,027	$32,303	$31,959
Median Age			
2010	60.6	51.8	50.2
2018	63.8	56.1	54.8
2023	66.5	57.4	55.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

January 10, 2019

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	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	1,360	8,216	8,603
<$15,000	8.5%	9.8%	9.7%
$15,000 - $24,999	8.5%	11.2%	11.1%
$25,000 - $34,999	9.3%	12.6%	12.5%
$35,000 - $49,999	13.5%	18.3%	18.0%
$50,000 - $74,999	25.1%	22.3%	22.0%
$75,000 - $99,999	11.7%	10.8%	11.0%
$100,000 - $149,999	12.4%	9.1%	9.6%
$150,000 - $199,999	4.6%	2.4%	2.6%
$200,000+	6.5%	3.3%	3.4%
Average Household Income	$83,825	$64,987	$65,868
2023 Households by Income			
Household Income Base	1,604	9,312	9,716
<$15,000	6.5%	7.9%	7.8%
$15,000 - $24,999	6.7%	9.5%	9.4%
$25,000 - $34,999	7.9%	11.3%	11.2%
$35,000 - $49,999	12.1%	17.0%	16.7%
$50,000 - $74,999	24.6%	22.6%	22.2%
$75,000 - $99,999	13.3%	12.8%	12.9%
$100,000 - $149,999	16.0%	12.1%	12.6%
$150,000 - $199,999	5.2%	2.8%	3.0%
$200,000+	7.7%	4.1%	4.2%
Average Household Income	$98,105	$76,027	$76,914
2018 Owner Occupied Housing Units by Value			
Total	1,165	5,771	6,068
<$50,000	0.4%	1.8%	2.0%
$50,000 - $99,999	0.4%	2.4%	2.5%
$100,000 - $149,999	0.4%	6.6%	6.7%
$150,000 - $199,999	9.5%	18.0%	17.9%
$200,000 - $249,999	26.4%	23.3%	23.7%
$250,000 - $299,999	18.5%	17.5%	17.7%
$300,000 - $399,999	18.5%	13.9%	13.3%
$400,000 - $499,999	17.6%	10.3%	9.9%
$500,000 - $749,999	6.7%	4.5%	4.5%
$750,000 - $999,999	1.0%	0.6%	0.5%
$1,000,000 - $1,499,999	0.4%	1.1%	1.2%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$328,265	$284,760	$283,285
2023 Owner Occupied Housing Units by Value			
Total	1,401	6,745	7,062
<$50,000	0.0%	0.4%	0.5%
$50,000 - $99,999	0.0%	0.9%	1.0%
$100,000 - $149,999	0.1%	2.1%	2.2%
$150,000 - $199,999	1.9%	11.7%	11.7%
$200,000 - $249,999	22.3%	21.8%	22.3%
$250,000 - $299,999	18.6%	19.8%	20.3%
$300,000 - $399,999	22.7%	18.8%	18.1%
$400,000 - $499,999	22.8%	14.8%	14.2%
$500,000 - $749,999	9.6%	7.2%	7.3%
$750,000 - $999,999	1.4%	0.8%	0.8%
$1,000,000 - $1,499,999	0.6%	1.6%	1.8%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$366,256	$331,990	$331,967

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

January 10, 2019

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Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.82022
Longitude: -114.09206

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	2,489	15,883	17,310
0 - 4	4.0%	6.2%	6.4%
5 - 9	3.2%	5.5%	5.8%
10 - 14	3.3%	5.5%	5.9%
15 - 24	5.3%	9.0%	9.4%
25 - 34	5.3%	8.0%	8.3%
35 - 44	6.3%	8.4%	8.8%
45 - 54	10.7%	11.2%	11.2%
55 - 64	25.8%	17.9%	17.3%
65 - 74	25.4%	18.9%	18.0%
75 - 84	8.6%	7.7%	7.4%
85 +	2.1%	1.7%	1.6%
18 +	87.8%	79.6%	78.4%
2018 Population by Age			
Total	3,062	19,727	21,229
0 - 4	3.2%	5.4%	5.6%
5 - 9	3.1%	5.1%	5.4%
10 - 14	3.0%	5.0%	5.4%
15 - 24	4.7%	8.5%	8.7%
25 - 34	4.7%	8.0%	8.3%
35 - 44	5.6%	7.5%	7.8%
45 - 54	7.7%	8.9%	9.0%
55 - 64	21.0%	15.9%	15.6%
65 - 74	31.3%	22.2%	21.4%
75 - 84	12.6%	10.9%	10.4%
85 +	3.0%	2.5%	2.5%
18 +	88.9%	81.6%	80.6%
2023 Population by Age			
Total	3,626	22,415	23,999
0 - 4	3.0%	5.3%	5.4%
5 - 9	3.0%	5.0%	5.3%
10 - 14	3.1%	5.1%	5.4%
15 - 24	4.6%	8.3%	8.5%
25 - 34	4.0%	7.7%	7.9%
35 - 44	5.7%	8.0%	8.3%
45 - 54	6.5%	8.1%	8.2%
55 - 64	15.3%	13.2%	13.0%
65 - 74	32.5%	22.1%	21.4%
75 - 84	18.5%	14.1%	13.5%
85 +	3.8%	3.1%	3.0%
18 +	89.2%	81.8%	80.9%
2010 Population by Sex			
Males	1,220	7,812	8,538
Females	1,271	8,070	8,772
2018 Population by Sex			
Males	1,509	9,698	10,464
Females	1,551	10,028	10,766
2023 Population by Sex			
Males	1,781	10,997	11,809
Females	1,844	11,416	12,188

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
2018 Population 25+ by Educational Attainment			
Total	2,627	14,980	15,904
Less than 9th Grade	2.3%	4.1%	4.3%
9th - 12th Grade, No Diploma	6.3%	7.9%	7.8%
High School Graduate	22.0%	25.5%	27.5%
GED/Alternative Credential	3.8%	4.7%	4.4%
Some College, No Degree	28.4%	29.8%	29.1%
Associate Degree	11.0%	9.1%	8.7%
Bachelor's Degree	16.6%	12.1%	11.7%
Graduate/Professional Degree	9.4%	6.8%	6.6%
2018 Population 15+ by Marital Status			
Total	2,772	16,653	17,761
Never Married	9.7%	17.9%	18.3%
Married	64.6%	58.7%	58.6%
Widowed	9.0%	9.2%	9.1%
Divorced	16.6%	14.2%	14.1%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	94.8%	92.9%	92.9%
Civilian Unemployed (Unemployment Rate)	5.2%	7.1%	7.1%
2018 Employed Population 16+ by Industry			
Total	885	6,685	7,148
Agriculture/Mining	1.7%	1.0%	1.0%
Construction	7.6%	8.0%	8.4%
Manufacturing	5.5%	2.5%	2.5%
Wholesale Trade	0.3%	1.6%	1.5%
Retail Trade	12.1%	11.5%	11.2%
Transportation/Utilities	3.7%	4.4%	4.6%
Information	1.4%	0.8%	0.8%
Finance/Insurance/Real Estate	7.1%	9.3%	9.0%
Services	57.3%	56.7%	57.0%
Public Administration	3.4%	4.1%	3.9%
2018 Employed Population 16+ by Occupation			
Total	885	6,685	7,146
White Collar	53.4%	49.6%	48.7%
Management/Business/Financial	9.8%	9.8%	9.7%
Professional	16.2%	10.6%	10.4%
Sales	13.1%	11.9%	12.2%
Administrative Support	14.4%	17.3%	16.5%
Services	34.8%	34.7%	34.5%
Blue Collar	11.8%	15.6%	16.8%
Farming/Forestry/Fishing	1.0%	0.4%	0.4%
Construction/Extraction	0.2%	4.1%	4.6%
Installation/Maintenance/Repair	3.3%	4.5%	4.5%
Production	3.3%	2.3%	2.8%
Transportation/Material Moving	4.0%	4.4%	4.5%
2010 Population By Urban/ Rural Status			
Total Population	2,491	15,882	17,310
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	72.2%	87.6%	80.6%
Rural Population	27.8%	12.4%	19.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	1,123	6,644	7,015
Households with 1 Person	22.3%	24.0%	23.5%
Households with 2+ People	77.7%	76.0%	76.5%
Family Households	71.8%	69.9%	70.6%
Husband-wife Families	64.6%	58.4%	59.0%
With Related Children	9.1%	15.5%	16.8%
Other Family (No Spouse Present)	7.2%	11.5%	11.5%
Other Family with Male Householder	2.2%	3.8%	3.9%
With Related Children	1.2%	2.2%	2.3%
Other Family with Female Householder	5.0%	7.7%	7.7%
With Related Children	3.0%	4.9%	4.8%
Nonfamily Households	6.0%	6.1%	5.9%
All Households with Children	13.5%	23.0%	24.3%
Multigenerational Households	2.2%	3.5%	3.8%
Unmarried Partner Households	5.5%	5.9%	5.8%
Male-female	4.8%	5.3%	5.3%
Same-sex	0.7%	0.6%	0.6%
2010 Households by Size			
Total	1,124	6,643	7,016
1 Person Household	22.2%	24.0%	23.5%
2 Person Household	61.0%	48.6%	47.4%
3 Person Household	7.2%	9.7%	9.9%
4 Person Household	4.2%	7.6%	8.0%
5 Person Household	2.9%	5.1%	5.4%
6 Person Household	1.7%	3.1%	3.5%
7 + Person Household	0.7%	2.0%	2.2%
2010 Households by Tenure and Mortgage Status			
Total	1,123	6,644	7,015
Owner Occupied	79.4%	69.1%	69.7%
Owned with a Mortgage/Loan	50.6%	44.0%	44.8%
Owned Free and Clear	28.9%	25.1%	24.9%
Renter Occupied	20.6%	30.9%	30.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,597	9,221	9,672
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	68.6%	85.0%	81.2%
Rural Housing Units	31.4%	15.0%	18.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

January 10, 2019

Market Profile

Future Well 26 Site
753-765 Hardy Way, Mesquite, Nevada, 89027
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.82022
Longitude: -114.09206

		1 mile	3 miles	5 miles
Top 3 Tapestry Segments				
	1.	Silver & Gold (9A)	Silver & Gold (9A)	Silver & Gold (9A)
	2.	Midlife Constants (5E)	Senior Escapes (9D)	Senior Escapes (9D)
	3.	Top Tier (1A)	Midlife Constants (5E)	Midlife Constants (5E)
2018 Consumer Spending				
Apparel & Services: Total $		$2,738,452	$13,356,830	$14,200,622
Average Spent		$2,013.57	$1,625.71	$1,650.66
Spending Potential Index		93	75	76
Education: Total $		$1,701,393	$7,941,593	$8,466,760
Average Spent		$1,251.02	$966.60	$984.16
Spending Potential Index		86	67	68
Entertainment/Recreation: Total $		$4,508,774	$21,306,750	$22,586,096
Average Spent		$3,315.28	$2,593.32	$2,625.37
Spending Potential Index		103	81	82
Food at Home: Total $		$6,606,704	$32,743,756	$34,694,163
Average Spent		$4,857.87	$3,985.36	$4,032.80
Spending Potential Index		97	79	80
Food Away from Home: Total $		$4,612,705	$22,248,877	$23,629,768
Average Spent		$3,391.69	$2,707.99	$2,746.69
Spending Potential Index		97	77	78
Health Care: Total $		$8,736,544	$40,672,780	$43,005,729
Average Spent		$6,423.93	$4,950.44	$4,998.92
Spending Potential Index		112	86	87
HH Furnishings & Equipment: Total $		$2,943,849	$13,743,879	$14,586,030
Average Spent		$2,164.59	$1,672.82	$1,695.46
Spending Potential Index		104	80	81
Personal Care Products & Services: Total $		$1,166,247	$5,457,070	$5,791,532
Average Spent		$857.53	$664.20	$673.20
Spending Potential Index		104	80	81
Shelter: Total $		$21,863,515	$104,424,783	$110,776,799
Average Spent		$16,076.11	$12,709.93	$12,876.53
Spending Potential Index		96	76	77
Support Payments/Cash Contributions/Gifts in Kind: Total $		$3,880,560	$17,159,007	$18,142,178
Average Spent		$2,853.35	$2,088.49	$2,108.82
Spending Potential Index		115	84	85
Travel: Total $		$3,126,706	$13,909,856	$14,776,646
Average Spent		$2,299.05	$1,693.02	$1,717.62
Spending Potential Index		107	79	80
Vehicle Maintenance & Repairs: Total $		$1,502,301	$7,201,706	$7,630,117
Average Spent		$1,104.63	$876.55	$886.91
Spending Potential Index		103	82	82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

January 10, 2019

Neighborhood Conclusion

In conclusion, the subject neighborhood is located in northern portion of the City of Mesquite. The immediate market area is established with a number of commercial properties, residential neighborhoods, and vacant land. The area is provided good access with all support facilities available. Much of the growth has slowed, but the commercial market is very slowly rebounding, especially in the subject's neighborhood.

The majority of available land in the immediate area has been on the market for several years as demand is limited. However, the immediate subject market area will continue to be a significant and important part of Mesquite.

PROPERTY TAXES AND ASSESSOR'S VALUES

The State of Nevada operates on a fiscal basis with a fiscal year, which begins on July 1st and ends on June 30th of the following calendar year. Taxes are paid in advance and are due by July of every year. However, the taxes can be paid in four installments. In Clark County there are a number of tax districts. The tax rates for the respective districts are based on the amount of monies budgeted to them for the necessary maintenance and improvements of their facilities and services. The monies collected must pay for schools, roads, police, and fire protection, along with the other services that a taxpayer expects from the local government. The tax rates vary depending on the type of services provided to a particular area.

The subject property is located within the Tax District 901 and the tax rate for 2018-2019 tax year is $2.7737 per $100 of assessed value.

The following chart shows the current assessed value and tax for the subject's parent parcel.

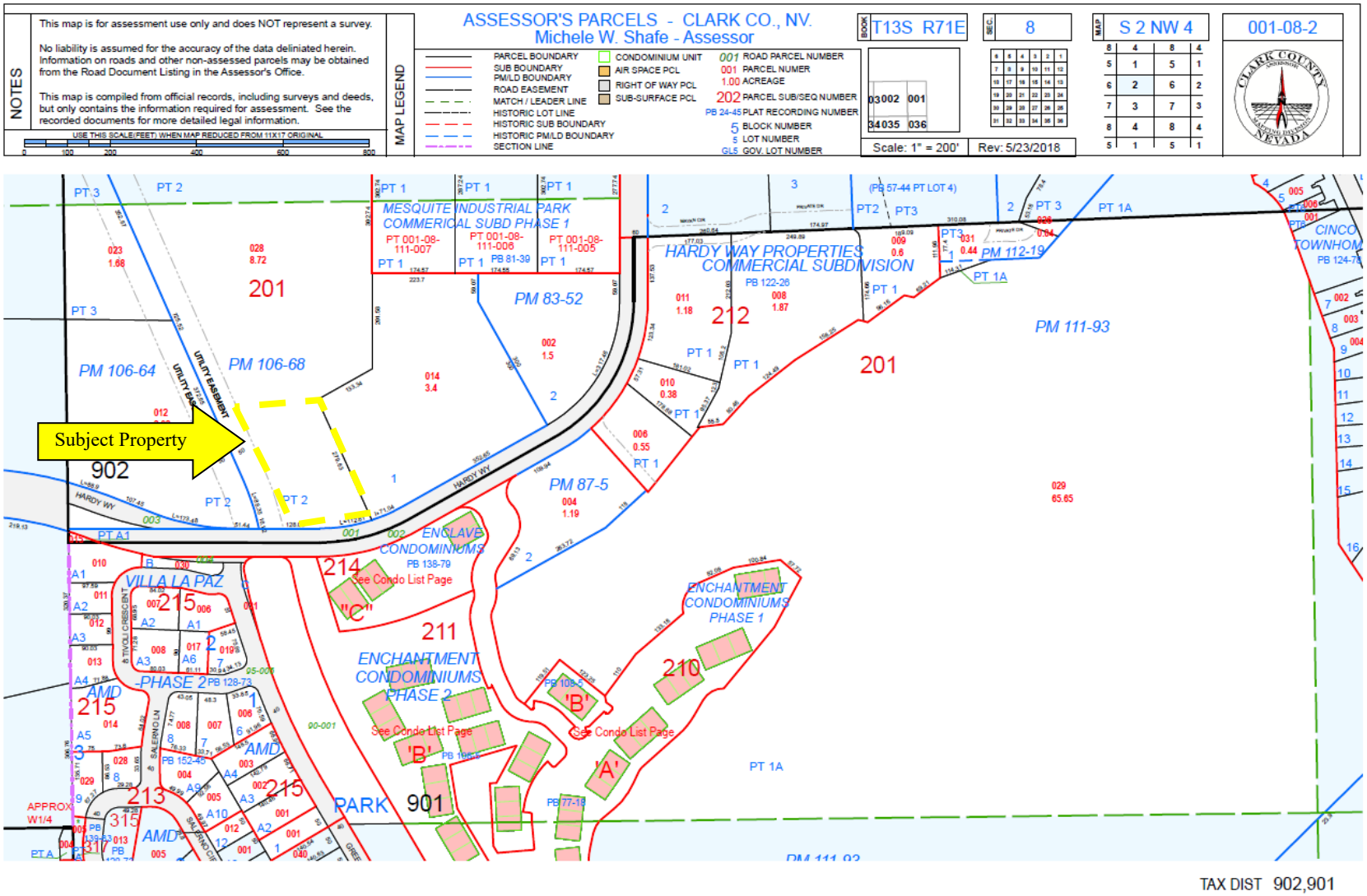
Subject Assessment	
APN	**001-08-201-028**
Land	$199,417
Improvements	$580,926
Total Assessed Value	$780,343
Total Taxable Value	$2,229,551
Tax Rate 2.7737	
Taxes 2018-2019	$21,644.37
Less Tax Cap Reduction	$0.00
Total Taxes 2018-2019	**$21,644.37**

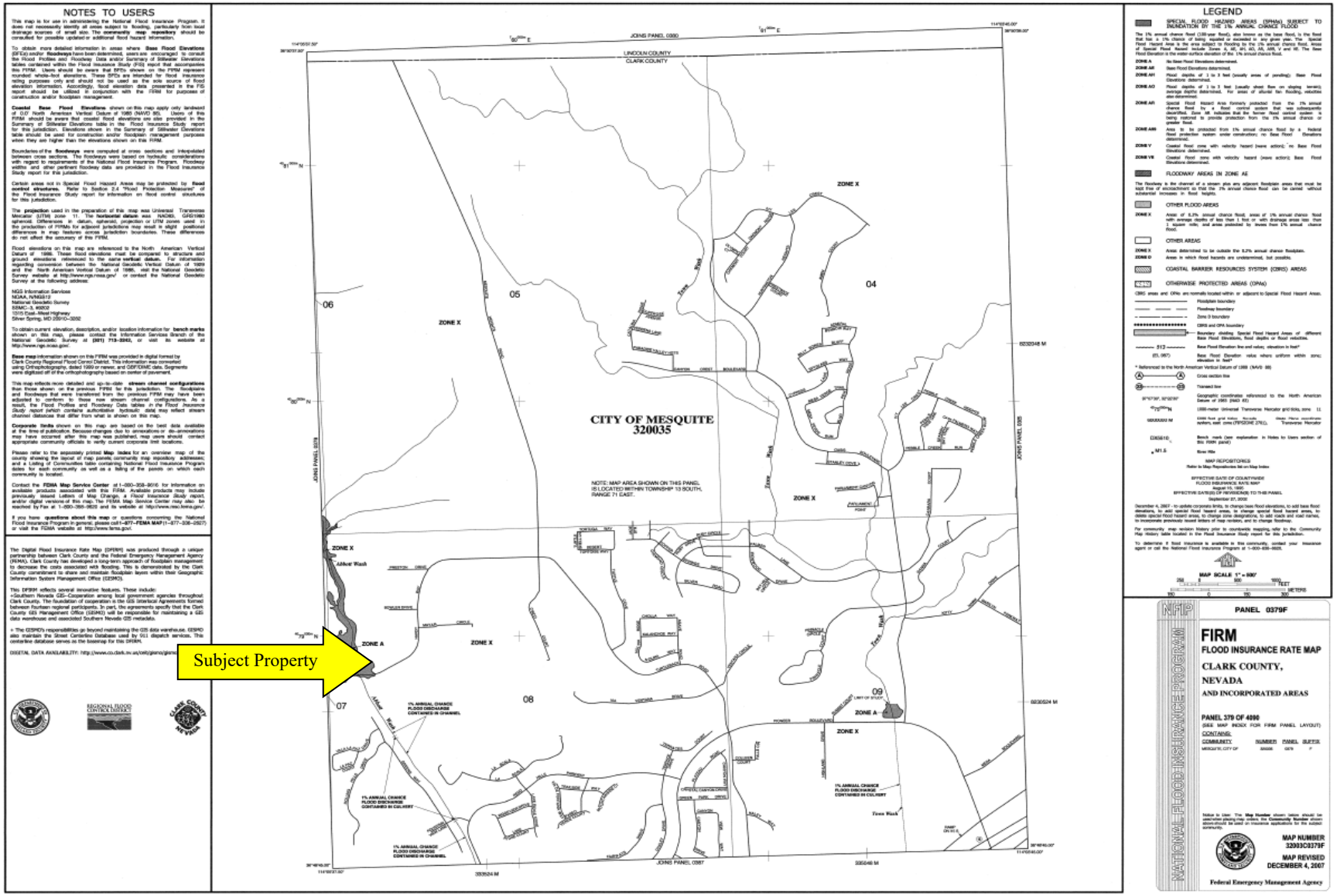
According to the Clark County Treasurer's Office, the taxes are current.

Assessment Bonds or Special Assessments

There are no assessment bonds or special assessments pending for the subject parcel, according to the Assessment Management Group, which collects those fees for the municipalities in Southern Nevada.

ASSESSOR'S PARCEL MAP
FLOODPLAIN MAP


NOTES
This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL
MAP LEGEND
ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor
PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL
001 ROAD PARCEL NUMBER
001 PARCEL NUMER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER
BOOK T13S R71E
SEC. 8
MAP S 2 NW 4
001-08-2
03002 001
34035 036
Scale: 1" = 200'
Rev: 5/23/2018
Subject Property
902
201
212
211
214
215
213
210
901
MESQUITE INDUSTRIAL PARK COMMERICAL SUBD PHASE 1
HARDY WAY PROPERTIES COMMERCIAL SUBDIVISION
PB 122-26
PM 112-19
PM 83-52
PM 106-64
PM 106-68
PM 111-93
PM 87-5
ENCLAVE CONDOMINIUMS
PB 138-79
See Condo List Page
ENCHANTMENT CONDOMINIUMS PHASE 1
ENCHANTMENT CONDOMINIUMS PHASE 2
VILLA LA PAZ
PHASE 2
PB 128-73
AMD
PARK
HARDY WY
UTILITY EASEMENT
TAX DIST 902,901


NOTES TO USERS
LEGEND
CITY OF MESQUITE
320035
Subject Property
ZONE X
ZONE A
ZONE AE
FIRM
FLOOD INSURANCE RATE MAP
CLARK COUNTY,
NEVADA
AND INCORPORATED AREAS
PANEL 379 OF 4000
MAP NUMBER
32003C0379F
MAP REVISED
DECEMBER 4, 2007
Federal Emergency Management Agency

SITE DATA

Location

The subject site is situated along the north side of Hardy Way approximately 1,100 feet east of Horizon Boulevard in Mesquite, Clark County, Nevada 89027. The property is also identified as a portion of Clark County Assessor Parcel Number (APN) 001-08-201-028.

Size and Configuration

According to the Clark County Assessor Map and the information provided by the client, the subject is approximately 0.60 net acres (200 feet x 135 feet). The subject property is irregular in shape.

Topography and Flood Hazard

According to FEMA Community Panel 32003C 0379 F, dated December 4, 2007, the subject property is located in Zone A, which is designated inside the 100-year flood plain. The subject is level and at street grade with Hardy Way.

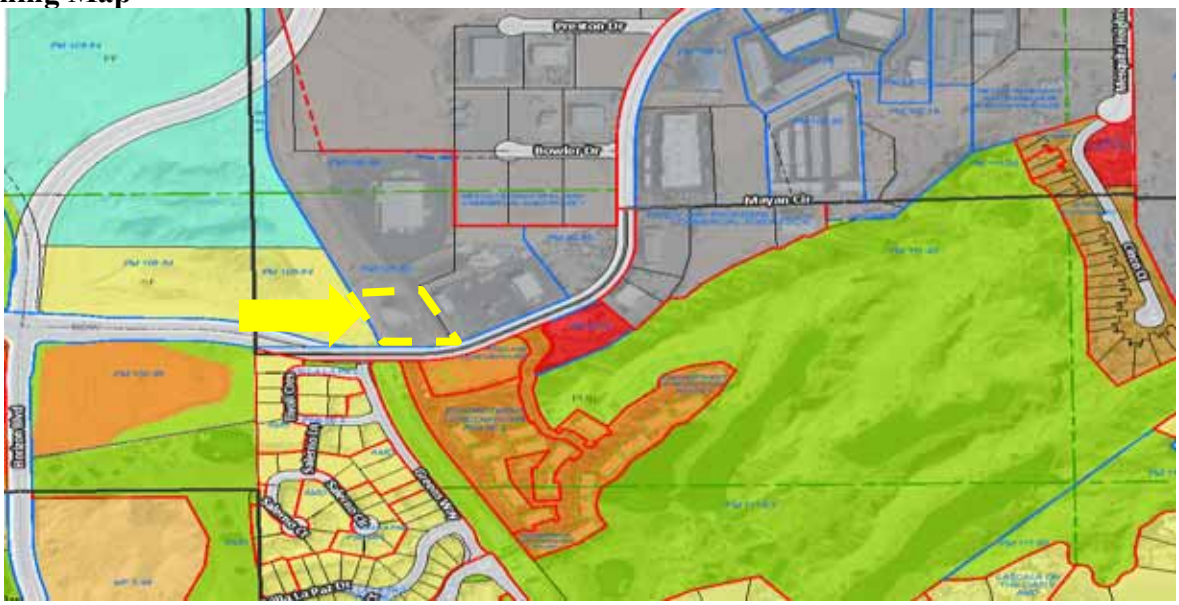
Street Improvements and Access

The subject property is accessible from the north side of Hardy Way. This is a minor roadway through the northern Mesquite area and is fully improved.

Utilities

All public utilities are available within the jurisdiction of Mesquite and at adequate capacity. All municipal services are provided, including police, fire and refuse garbage collection.

Zoning Map



Zoning

Per the Mesquite City Code, “The industrial-light district is intended to provide for light manufacturing uses in locations which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. The industrial-light district corresponds to and implements the industrial/research master plan category.”

Functional Utility

The subject site is similar in utility to many of the parcels in the immediate area.

Soils and Subsoil

A soils report was not provided. A visit to the property did not reveal any soils issues that would adversely affect the development of the property.

Easements and Encroachments

Based on the aerial from the Clark County Assessor's website, there is a utility easement that runs along the western portion of the subject site. However, the client has requested that we provide an opinion of value based on the ***Hypothetical Condition*** that the subject property is not encumbered by any easements. We are aware that this ***Hypothetical Condition is*** contrary to what is known to exist on the effective date of the assignment results, but it is being used for the purpose of analysis and to provide the opinion of the "As Is" Market Value based on the ***Hypothetical Condition*** per the Scope of Work.

Environmental Observations

A physical visit to the site was conducted and there did not appear to be any adverse environmental conditions affecting the property. We were not provided with a Phase I – Environmental Site Assessment.

Site Conclusion

In conclusion, the subject property has excellent visibility along Hardy Way, which is secondary roadway in the northern Mesquite area. The site is level and zoned IR-1 Industrial-Light Development similar to adjacent properties.

METHOD OF VALUATION

Valuation Approaches

There are three standard approaches to valuing properties. These are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach.

The Cost Approach is based upon the principle that an informed purchaser would pay no more than the cost to produce a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when specialized improvements are involved and limited comparable sale data is available.

The Sales Comparison Approach utilizes prices paid in actual market transactions of similar properties to estimate the value of the subject. This appraisal technique is dependent upon analyzing truly comparable sales which have occurred recently enough to reflect market conditions relative to the time period of the subject appraisal.

The Income Approach is widely applied in appraising income producing properties. Anticipated net operating income is converted to a present worth through the capitalization process. The Income Approach relies upon market data to establish current market rents and expense levels to arrive at an expected net operating income.

"As Is" Market Value

For the purposes of completing this appraisal report, only the Sales Comparison Approach is considered to be the most applicable approach to value and will provide credible results. This approach is the most applicable approach utilized by our peers when valuing the subject property and is considered to be the market accepted approach. The Cost and Income Approaches are not relevant and have not been used.

HIGHEST AND BEST USE ANALYSIS

Highest and best use, as used in this report, is defined as follows:

"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." *(Source: The Dictionary of Real Estate Appraisal, 6th ed. [Chicago: Appraisal Institute, 2015] page 109)*

The four criteria the highest and best use must meet are physically possible, legally permissible, financially feasible and maximally productive.

Highest and Best Use – "As Vacant"

Legally Permissible

The subject is under the jurisdiction of the City of Mesquite and is subject to their zoning regulations. As noted earlier, the subject property is zoned IR-1 Industrial Light similar to adjacent properties along Hardy Way. Under these zoning regulations, the subject could accommodate an array of industrial uses.

As stated in the Site Data, the subject property is encumbered with a utility easement, but the client has requested that we provide an opinion of value based on the ***Hypothetical Condition*** that the subject property is not encumbered by any easements. We are aware that this ***Hypothetical Condition is*** contrary to what is known to exist on the effective date of the assignment results, but it is being used for the purpose of analysis and to provide the opinion of the "As Is" Market Value based on the ***Hypothetical Condition*** per the Scope of Work. We know of no other land use restrictions on the subject other than the zoning. Based on the legally permissible uses, it would appear that a small industrial development would be legally permissible.

Physically Possible

The subject consists of 0.60 acres of land with good access and visibility from Hardy Way. The property is irregular and is at street grade with the fronting roadway. All utility services are readily available in adequate capacity to support a future use.

The physical attributes are similar to other parcels located along major roads throughout the immediate area. Overall, there do not appear to be any physical constraints that would limit development of the property. Physically, the subject could accommodate an array of indsutrial uses.

Financially Feasible

In determining the financially feasible uses of the property, consideration is given to those uses that are physically and legally permitted. Based on the size and location of the site, the use would be oriented towards a small industrial use development.

Maximally Productive

The final step in concluding the subject's highest and best use is its maximally productive use. This is a projection of the total building area that could be developed on the site based on the physically possible, legally permissible, and financially feasible uses. Based on location, physical characteristics and zoning, it is our opinion that the highest and best use of the site would be for the development of a small industrial development when demanded and as approved by the City of Mesquite.

Conclusion of Highest and Best Use "As Vacant"

The highest and best use of the subject, as though vacant, is to hold for future industrial development.

SALES COMPARISON APPROACH

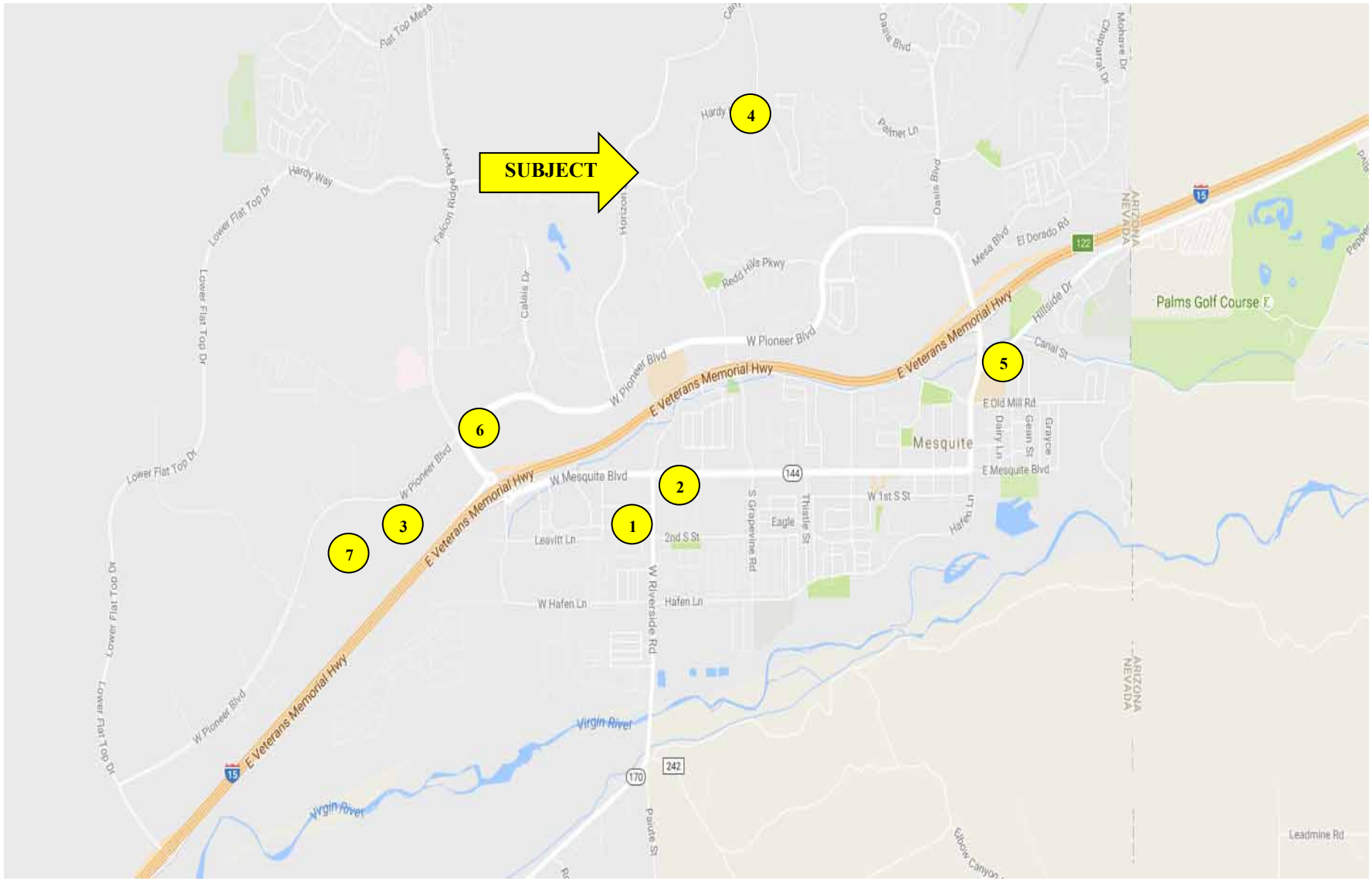
The valuation of the subject site is based on available land sales, or the Sales Comparison Approach. Sales of vacant land parcels with similar highest and best use characteristics to the subject were researched and analyzed. The land sales were then reconciled to an indication of value for the subject site.

Mesquite is a community along Interstate 15 between St. George, Utah and Las Vegas. To the best of our knowledge there have been some arm's length transactions (mostly dated) in the last three years. This is based on our search of the Costar Comps database and Clark County records. Further, discussions with Mesquite brokers, real estate agents, and market participants revealed there has been minimal land sales activity. Thus, the comparables presented are considered the best available data. Current listings were presented for further support.

The following sales and listings were taken from CoStar Comps, RealNex data services, and discussions with local brokers.

COMPARABLE LAND SALES & LISTINGS

Comparable	1	2	3	4	5	6	7
Location	850 Smokey Ln	770 & 798 W Mesquite Blvd	51 Auto Mall Cir	601 Hardy Way	390-392 Hillside Dr	1160 W Pioneer Blvd	575 Commerce Cir
	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV	Mesquite, NV
Transaction Date	Listing	Listing	8/3/2018	7/23/2018	9/25/2017	1/29/2016	1/26/2016
Size (Acres)	2.28	4.94	6.27	2.50	1.82	3.15	11.38
Size (Square Feet)	99,317	215,186	273,121	108,900	79,279	137,214	495,713
Sale Price	$300,000	$1,299,000	$625,000	$150,000	$440,000	$854,980	$450,000
Price/SF	$3.02	$6.04	$2.29	$1.38	$5.55	$6.23	$0.91
Parcel Number	001-18-702-006	001-17-301-001, -002, & -003	002-13-710-001	001-08-110-001	001-16-510-003, 004, 005	001-18-210-013	002-24-212-003
Utilities	Available to site	Available to site	Available to site	Available to site	Available to site	Available to site	Available to site
Zoning	CR-2, Commercial General	CR-2, Commercial General	PUD, Planned Unit Development	IR-1, Industrial Light	HT, Hotel Tourist	PUD, Planned Unit Development	IR-1, Industrial Light
Shape	Rectangular	Rectangular	Irregular	Rectangular	Irregular	Irregular	Irregular
Topography	Level	Level	Level	Level	Level	Level	Level
Verification	Listing Agent Terry Ferraro with Encore Commercial Inc, RealNex, and Public Records	Lisa Hauger with Sun Commercial Real Estate, RealNex & Public Records	Doug Reath with Premier Properties, CoStar Comps & Public Records	CoStar Comps, Sales Deed, Public Records	Richard Bowler with Bowler Realty, Costar Comps & Public Records	Eric Berggren with Newmark Grubb Knight Frank, Property Line & Public Records	Appraisal Files, Sale Deed & Public Records


SUBJECT
1
2
3
4
5
6
7
Hardy Way
Lower Flat Top Dr
Falcon Ridge Pkwy
Horizon
Oasis Blvd
Palmer Ln
Redd Hills Pkwy
Cabela Dr
W Pioneer Blvd
E Veterans Memorial Hwy
Mesa Blvd
El Dorado Rd
122
Hillside Dr
Canal St
Palms Golf Course
E Old Mill Rd
Mesquite
E Mesquite Blvd
W Mesquite Blvd
144
W 1st S St
2nd S St
Eagle
Thistle St
Hafen Ln
Leavitt Ln
S Grapevine Rd
W Riverside Rd
W Hafen Ln
Virgin River
15
170
242
Pahute St
ARIZONA
NEVADA
Leadmine Rd

LAND LISTING 1



Project Data	
Location:	This property is located along the south side of Smokey Lane approximately 250 feet west of Riverside Road. The street address is 850 Smokey Lane, Mesquite, Nevada, 89027
Assessor's Parcel Number:	001-18-702-006
Physical Data	
Net Acres:	2.28
Square Feet:	99,317
Shape:	Non-Adverse
Zoning:	CR-2, General Commercial District, City of Mesquite
Topography:	Level
Transaction Data	
Date Listing Verified:	November 2018
Grantor:	Vincent J. Nappi Living Trust
Grantee:	TBD
Price & Valuation Indicators	
Listing Price:	$300,000
Price Per SF:	$3.02
Verification:	Listing agent Terry Ferraro with Encore Commercial Inc, RealNex, and public records
Comments:	
	This property consists of a rectangular shaped parcel with frontage along Smokey Lane. This property has been on the market for approximately 10 months with no activity or interest.

LAND LISTING 2



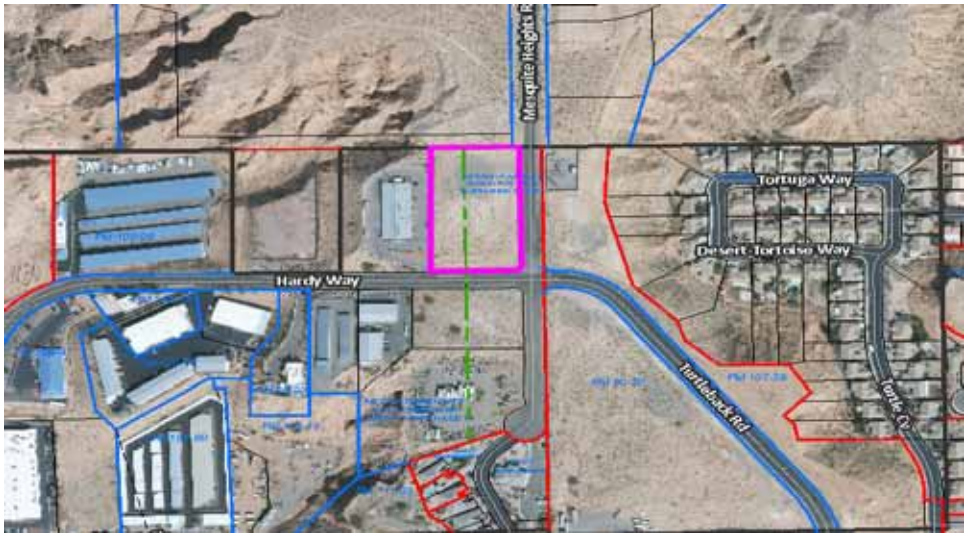
Project Data	
Location:	This property wraps the southeast corner of West Mesquite Boulevard and Riverside Road. The street address is 770 & 798 West Mesquite Boulevard, Mesquite, Nevada, 89027
Assessor's Parcel Number:	001-17-301-001, -002, -003
Physical Data	
Net Acres:	4.94
Square Feet:	215,186 SF
Shape:	Non-Adverse
Zoning:	CR-2, Commercial-General, City of Mesquite
Topography:	Level
Transaction Data	
Date Listing Verified:	November 2018
Grantor:	James N. & Rita H. Pulsipher Trust
Grantee:	TBD
Price & Valuation Indicators	
Listing Price:	$1,299,000
Price Per SF:	$6.04
Verification:	Listing Agent Lisa Hauger with Sun Commercial Real Estate, RealNex, & public records
Comments:	
	This property consists of three adjacent parcels with the corner parcel improved with a 1,993 square foot closed gas station and c-store. The property has been on the market for approximately 18 months with one offer at $900,000, but was rejected.

LAND SALE 3



Project Data	
Location:	This property wraps the southwest corner of West Pioneer Boulevard and Auto Mall Circle. The street address is 51 Auto Mall Circle, Mesquite, Nevada, 89027
Assessor's Parcel Number:	002-13-710-001
Physical Data	
Net Acres:	6.27
Square Feet:	273,121
Shape:	Non-Adverse
Zoning:	PUD, Planned Unit Development District, City of Mesquite
Topography:	Level
Transaction Data	
Date of Sale:	August 3, 2018
Document	20180803:01181
Grantor:	Commonwealth Land Title Insurance Co
Grantee:	Auto Circle SS LLC
Price & Valuation Indicators	
Sale Price:	$625,000
Price Per SF:	$2.29
Verification:	Listing broker Doug Reath with Premier Properties, Costar Comps, and public records
Comments:	
	This property consists of an irregular shaped parcel with 528 feet of frontage along West Pioneer Boulevard and 956 feet of frontage along Auto Mall Circle. The intended use of the site is to build storage units.

LAND SALE 4



Project Data	
Location:	This property is located at the northwest corner Hardy Way and Mesquite Heights Road. The street address is 601 Hardy Way, Mesquite, Nevada, 89027
Assessor's Parcel Number:	001-08-110-001
Physical Data	
Net Acres:	2.50
Square Feet:	108,900
Shape:	Rectangular
Zoning:	IR-1, Industrial Light
Off-sites:	All available
Transaction Data	
Date of Sale:	July 23, 2018
Document Number:	20180723:02146
Grantor:	Gary and Dana Baur
Grantee:	Hilltop Hideout, LLC
Price & Valuation Indicators	
Sale Price:	$150,000
Price per SF:	$1.38
Verification:	Costar Comps, public records, and sale deed
Comments:	This property is undeveloped land that is within Mesquite Heights Industrial Park. There were no reported sale conditions.

LAND SALE 5



Project Data	
Location:	This property is located along the south side of Hillside Drive approximately 100 feet east of North Sandhill Boulevard. The street addresses are 390-392 Hillside Drive, Mesquite, Nevada, 89027
Assessor's Parcel Number:	001-16-510-003, -004, -005
Physical Data	
Net Acres:	1.82
Square Feet:	79,279
Shape:	Irregular
Zoning:	HT, Hotel Tourist
Off-sites:	All available
Transaction Data	
Date of Sale:	September 25, 2017
Document Number:	20170925:00847
Grantor:	Zions Mesquite LLC
Grantee:	Avalon Mesquite LLC
Price & Valuation Indicators	
Sale Price:	$440,000
Price per SF:	$5.55
Verification:	Listing Agent Richard Bowler with Bowler Realty, Costar Comps, public records, and sale deed
Comments:	This property is within the Smith's shopping center that wraps the southeast corner of North Sandhill Boulevard and Hillside Drive. The intended use is for retail development with a Starbuck's already constructed and a pad site ready for vertical construction. The confirming source indicated there were no sale conditions and it was an all cash deal.

LAND SALE 6



Project Data	
Location:	This property is located at the southeast corner of Pioneer Boulevard and Falcon Ridge Parkway. The street address is 1160 W Pioneer Boulevard, Mesquite, Nevada, 89027
Assessor's Parcel Number:	001-18-210-013
Physical Data	
Net Acres:	3.15
Square Feet:	137,214 SF
Shape:	Non-Adverse
Zoning:	PUD, Planned Unit Development, City of Mesquite
Topography:	Level
Transaction Data	
Date of Sale:	January 29, 2016
Document Number:	20160129:04448
Grantor:	Shapiro Trust, et al
Grantee:	BHF LLC
Price & Valuation Indicators	
Sale Price:	$854,980
Price Per SF:	$6.23
Verification:	Listing broker Eric Berggren with Newmark Grubb Knight Frank, Doug Reath with Premier Properties, CoStar Comps, public records
Comments:	
	The site is completed with all on and off sites in place including curb, gutter, and utilities. The site is situated in front of the Wal-Mart Plaza and is located within one of the newer retail/commercial corridors in the city. The sale was an arm's length transaction and the buyers are end users who plan on developing the site for their Boulevard Homes Furnishing business. Currently, they lease the former Walgreens building which is located across the street. The most recent list price was at $1,190,000, approximately 28% higher than the sales price.

LAND SALE 7



Project Data	
Location:	This property is located along the south side of West Pioneer Boulevard, less than ½ miles west of Ridge Parkway. The street address is 575 Commerce Circle, Mesquite, Nevada, 89027
Assessor's Parcel Number:	002-24-212-003
Physical Data	
Net Acres:	11.38
Square Feet:	495,713 SF
Shape:	Non-Adverse
Zoning:	IR-I, Industrial, City of Mesquite
Topography:	Level
Transaction Data	
Date of Sale:	January 26, 2016
Document Number:	20160126:03125
Grantor:	Armed Forces Bank N.A
Grantee:	Rev Recreation Group Inc
Price & Valuation Indicators	
Sale Price:	$450,000
Price Per SF:	$0.91
Verification:	Appraisal Files, deed, public records
Comments:	
	This property has been on the market since November 2013. The most recent asking price was $800,000 with Mark Anthony Rua with Realty Executives of Nevada with the initial asking price of $1,100,000. This was a bank owned sale.

Analysis of Land Sales and Listings

In order to arrive at a market value conclusion for the subject via the comparable land sales, it is necessary to analyze the comparable sales prices for physical/economic characteristics that are similar or dissimilar to those of subject.

Property Rights Conveyed

The market value of the subject, as vacant, is based on the fee simple interest. All of the land sales were conveyed on a fee simple basis, and as a result, no adjustment is warranted.

Terms of Sale

Upon verification of each transaction, the sales transpired on an all cash basis or a cash equivalency basis. Therefore, adjustments for the terms of sale are not needed.

Conditions of Sale

On confirmation of the sales with the respective parties, there were no unusual conditions of sale affecting the transactions and each was reported to be an arm's-length transaction.

It is reasonable to adjust the listings, as they have not yet transferred and have been on the market for some time. We have seen listings sell from 10% to 25% below their asking price and when considering the location of these listings in outlying areas, we are of the opinion that a 20% downward adjustment is reasonable.

Market Conditions

The closed sales transacted between the time frame of January 2016 to August 2018. Based on our discussions with brokers in the market, the comparables were priced in accordance with the market conditions that are now prevalent in the market. As a result, we do not believe a market conditions adjustment is warranted to comparables.

Physical Characteristics

The following outlines the remaining adjustments for different physical components.

Location

The subject has good frontage along Hardy Way similar to Listings One, Sale Three, Four, and Seven. These comparables are located along similar traveled roadways in the area.

Listing Two and Sales Five and Six are located along highly traveled roadway with superior traffic exposure than the subject. Thus, these comparables are adjusted downward 15% for location.

Size

The subject contains approximately 0.60 net acres. We searched for smaller sites similar in size to the subject throughout the Mesquite area. The seven comparables are the best available data. We acknowledge the wide range in sizes, but there were minimal recent sales of sites similar in size to the subject.

The comparables range in size from 1.82 to 11.38 acres. Considering larger parcels typically sell at a lower unit indicator than smaller parcels and vice versa, we applied a 10% upward adjustment Sale Seven for being the largest of the comparables at 11.38 acres. The balance of the comparables were rated similar for size.

Zoning

The subject is zoned IR-1, Industrial Light, which is one of the main zoning designations in the northern portion of Mesquite similar to Sales Four and Seven.

Sales Three and Six are zoned PUD, Planned Unit Development, Listings One and Two are zoned CR-2 Commercial General, and Sales Four and Seven are zoned IR-1, Industrial Light. These sales are rated slightly superior to the subject with a 10% downward adjustment included.

Sale Five is zoned HT, Hotel Tourist, which allows for a wide range of resort related uses. This comparable is rated superior for zoning with a 15% downwards adjustment applied.

The adjustment process is illustrated as follows:

ADJUSTMENT GRID							
Comparable	1	2	3	4	5	6	7
Sale Date	Listing	Listing	8/3/2018	7/23/2018	9/25/2017	1/29/2016	1/26/2016
Size (Acres)	2.28	4.94	6.27	2.50	1.82	3.15	11.38
Size (Square Feet)	99,317	215,186	273,121	108,900	79,279	137,214	495,713
Zoning	CR-2, Commercial General	CR-2, Commercial General	PUD, Planned Unit Development	IR-1, Industrial Light	HT, Hotel Tourist	PUD, Planned Unit Development	IR-1, Industrial Light
Topography	Level	Level	Level	Level	Level	Level	Level
Sale Price	$300,000	$1,299,000	$625,000	$150,000	$440,000	$854,980	$450,000
Price Per Unit	$3.02	$6.04	$2.29	$1.38	$5.55	$6.23	$0.91
Property Rights	0%	0%	0%	0%	0%	0%	0%
Financing Terms	0%	0%	0%	0%	0%	0%	0%
Conditions of Sale	-20%	-20%	0%	0%	0%	0%	0%
Market Conditions	0%	0%	0%	0%	0%	0%	0%
Subtotal	$2.42	$4.83	$2.29	$1.38	$5.55	$6.23	$0.91
Location	0%	-15%	0%	0%	-15%	-15%	0%
Size	0%	0%	0%	0%	0%	0%	10%
Zoning	-10%	-10%	-10%	0%	-15%	-10%	0%
Total Adjustments	-10%	-25%	-10%	0%	-30%	-25%	10%
Value Indicators	$2.17	$3.62	$2.06	$1.38	$3.89	$4.67	$1.00

Reconciliation of the "As Is" Market Value

The unadjusted range from the comparables was $0.91 to $6.23 per square foot. This is obviously a very wide range. After adjustments were made for location, size, and zoning, the range narrowed slightly to $1.00 to $4.67 per square foot with a mid range unit indicator of approximately $2.70 per square foot.

Discussions with brokers in the Mesquite market indicate that land is priced all over the board as the market still remains unstable. However, there are signs of improvement. Further, there is a lack of demand for land as some of the listings have been on the market for some time with some for several years.

The Mesquite listings, Comparables One and Two, had unit indicators from $2.17 to $3.62 per square foot, with Comparable Two on the market for some time with several price reductions in order to try and attract buyers. Listing One is a fairly new listing near downtown Mesquite. However, this property has been on the market for about 10 months with no interest or activity. The closed sales, Numbers Three through Seven, indicate an adjusted range from $1.00 to $4.67 per square foot with a mid range unit indicator of approximately $2.60 per square foot.

Considering the subject's location, zoning, and size, the subject would command a unit indicator near the mid range of the overall range and the closed sales. We have also considered the data presented above and the stagnant Mesquite market, the unit value is concluded at $2.75 per square foot. This indicator acknowledges the recent sales and listings and demand for sites similar to the subject. Thus, the "As Is" Market Value based on the ***Hypothetical Condition*** the subject site is not encumbered by any easements, is as follows:

Site Size (SF)		27,000
Unit Indicator	X	$2.75
Indicated Value		$74,250
Rounded		**$75,000**

HYPOTHETICAL CONDITION: 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.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(*Source: *Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition, Effective January 1, 2018, Page U-3)*

The client has requested that we provide an opinion of value based on the ***Hypothetical Conditions*** that the subject property is not encumbered by any easements. We are aware that this ***Hypothetical Condition is*** contrary to what is known to exist on the effective date of the assignment results, but it is being used for the purpose of analysis and to provide the opinion of the "As Is" Market Value based on the ***Hypothetical Condition*** per the Scope of Work.

Exposure Time and Marketing Time

Reasonable exposure time for the subject property is projected to be 12 months. Based on the market activity and recognizing the economic climate on both a national and local level as of January 13, 2019, the marketing time for the subject is also projected to be approximately 12 months. The subject site is within the northern portion of Mesquite. Market conditions in the Mesquite area are not anticipated to significantly change in the next few years although there are signs that the local economy is improving, more specifically with commercial properties located along Pioneer Boulevard and Mesquite Boulevard. The housing market has also improved in Mesquite.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

2. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoils, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.

9. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report are based.

10. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No surveys have been made for the purpose of this report.

11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

12. We are not qualified to detect hazardous waste and/or toxic materials. Any comment that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment.

13. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. Our value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report.

14. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. Our descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the value of the property, marketability, or utility.

16. No one associated with Valuation Consultants has a financial interest in the property appraised.

17. The fee for this report is not contingent upon the value reported.

HYPOTHETICAL CONDITION: 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.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(*Source: *Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition, Effective January 1, 2018, Page U-3)*

The client has requested that we provide an opinion of value based on the ***Hypothetical Condition*** that the subject property is not encumbered by any easements. We are aware that this ***Hypothetical Condition is*** contrary to what is known to exist on the effective date of the assignment results, but it is being used for the purpose of analysis and to provide the opinion of the "As Is" Market Value based on the ***Hypothetical Condition*** per the Scope of Work.

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- ❑ The facts and data reported in this appraisal report are true and correct.
- ❑ The reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions stated in this appraisal report, and are personal, unbiased professional analyses, opinions and conclusions.
- ❑ There is no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.
- ❑ We have not performed services as appraisers, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ❑ That compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- ❑ Keith Harper, MAI and Nancy R. van Pelt made a personal visit of the property that is the subject of this report.
- ❑ Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the 2018-2019 Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP) as published by the Appraisal Foundation.
- ❑ The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice 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.
- ❑ No one provided significant real property appraisal assistance to the persons signing this report.
- ❑ The appraisers certify that their applicable state registrations/certifications have not been revoked, suspended, canceled, or restricted.
- ❑ As of the date of this report, I, Keith Harper, MAI, have completed the continuing education program for the Designated Members of the Appraisal Institute.

VALUATION CONSULTANTS

Keith Harper, MAI
Certified General Appraiser #A.0000604-CG
State of Nevada
Expires: March 31, 2020

Nancy R. van Pelt
Certified General Appraiser #A.0205516-CG
State of Nevada
Expires: October 31, 2020

ADDENDA

QUALIFICATIONS OF THE APPRAISERS

QUALIFICATIONS OF KEITH HARPER, MAI

I, Keith Harper, MAI graduated with a Bachelor of Arts from the University of Texas at Austin. I am currently President/Owner of Harper Appraisal, Inc. a Nevada corporation dba Valuation Consultants located at 4200 Cannoli Circle, Las Vegas, Nevada, 89103-5404. My direct phone number is (702) 222-0018, ext. 11 and the fax number is (702) 222-0047. My email address is kharper@valconlv.com. A partial resume of specific qualifications is outlined as follows:

Professional Memberships and Licenses Held

Designated Member of the Appraisal Institute #9262
Certified General Appraiser - Nevada, License Number A.0000604-CG, Expires March 31, 2020

Las Vegas Chapter of the Appraisal Institute

1994 – Vice President
1995 – President
1995 – Regional Representative
2010 – Nominating Committee
Latter Part of 2010 – Government Relations Chair
2011 to 2015 – Government Relations Chair and/or Government Relations Committee

Nevada Department of Taxation

Member, State Board of Equalization – Appointed in April 2013; Term Ended on October 31, 2017

University of Nevada – Las Vegas

Spring Semester 2011 – Part Time Instructor; RE 333 Real Estate Valuation
Spring Semester 2012 – Part Time Instructor; RE 333 Real Estate Valuation
Spring Semester 2013 – Part Time Instructor; RE 333 Real Estate Valuation

Formal Education

University of Texas at Austin, B.A., August 1984, Minor in Business Administration

Appraisal Education

- 1985 The Appraisal Institute's Course 1A1 – R.E. Appraisal Principles
- 1986 The Appraisal Institute's Course 1A2 – Basic Valuation Procedures
- 1986 The Appraisal Institute's Course 1BA – Cap Theory & Tech, Part A
- 1987 International Right of Way Association – The Appraisal of Partial Acquisitions
- 1987 The Appraisal Institute's Course 1BB – Cap Theory & Tech, Part B
- 1987 International Right of Way Association – Skills of Expert Testimony
- 1987 International Right of Way Association – Easement Valuation
- 1988 The Appraisal Institute's Course 022 – Valuation Analysis and Report Writing

- 1989 The Appraisal Institute's Course SPP – Standards of Professional Practice
- 1990 International Right of Away Association – Legal Aspects of Easements
- 1990 The Appraisal Institute's Course 2-1 – Case Studies in R.E. Valuation
- 1992 The Real Estate Exam Center's Course – Nevada Appraisal Law
- 1993 Bank of California – Commercial Fee Panel Seminar
- 1993 The Appraisal Institute's Course I410 – Standards of Professional Practice, Part A
- 1993 The Appraisal Institute's Course II420 – Standards of Professional Practice, Part B
- 1994 International Right of Way Association Course 101 – Law (Principles of Land Acquisition, Law Segment)
- 1994 The Appraisal Institute's Program – Cash Equivalency
- 1995 The Appraisal Institute Program – Marketing for Appraisers
- 1997 Commercial Investment Real Estate Institute – CI 101: Financial Analysis for Commercial Investment Real Estate
- 1997 The Appraisal Institute's Program – Litigation Appraisals and Expert Testimony: Mock Trial
- 1997 The Appraisal Institute's Program R600 – The FHA Appraisal
- 1997 The Appraisal Institute's Program – Understanding and Using DCF Software
- 1998 The Appraisal Institute's Program R6127 – Historic and Estate Homes
- 1999 The Appraisal Institute's Course II430 – *Uniform Standards of Professional Appraisal Practice* (USPAP) Part C
- 2000 The Appraisal Institute's Course #A7478 – Attacking and Defending an Appraisal in Litigation
- 2000 Nevada Appraisal Seminars – Appraising Atypical Properties
- 2001 The Appraisal Institute's Program – Condemnation Appraising: Basic Principles and Applications
- 2002 Course Sponsored by Gregory A. Hoefer, MAI and Approved for Continuing Appraisal Education by The Nevada Commission of Appraisers – National USPAP 2002 Update – A7453ES
- 2002 The Chicopee Group – Introduction to Commercial Appraising
- 2002 The Appraisal Institute's Online Course – Internet Search Strategies for R.E. Appraisers
- 2002 The Appraisal Institute's Program – Appraisal Consulting
- 2002 The Appraisal Institute's Course SE700 – The Appraiser as an Expert Witness: Preparation and Testimony
- 2003 United States Department of the Interior BLM Workshop – SNPLMA Appraisal Compliance Nevada Course Code A7681
- 2004 CLE International – Eminent Domain Conference
- 2004 Institute for Real Estate and Appraisal Studies – 7-Hour National USPAP Course
- 2005 CLE International – Eminent Domain Conference
- 2006 The Appraisal Institute's Course 1400 – 7-Hour National USPAP Update
- 2006 Institute for Real Estate and Appraisal Studies – Highest and Best Use
- 2006 The Appraisal Institute's Online Course - Analyzing Operating Expenses
- 2007 The Appraisal Institute's Online Course 420 - Business Practice and Ethics
- 2007 The Appraisal Institute's Program Online Course - Analyzing Distressed Real Estate

- 2007 The Appraisal Institute's Online Course - Condominiums, Co-ops and PUDs
- 2007 The Appraisal Institute's Online Course - Cool Tools: New Technology for Real Estate Appraisers
- 2007 The Appraisal Institute's Online Course – What Commercial Clients Would Like Appraisers to Know
- 2007 The Appraisal Institute's Online Course - Scope of Work: Expanding Your Range of Services
- 2007 The Appraisal Institute's Online Course – Apartment Appraisal, Concepts & Applications
- 2008 Las Vegas Chapter of the Appraisal Institute's Seminar – Spotlight on Common Errors and Confidentiality USPAP Issues
- 2008 The Appraisal Institute's Course 1400 – 7-Hour National USPAP Update
- 2010 The Appraisal Institute's Seminar – Appraisal Policy Changes: Challenges & Opportunities
- 2010 The Appraisal Institute's Online Course - Business Practices and Ethics
- 2010 The Appraisal Institute's Online Course - Supervising Appraisal Trainees
- 2010 The Appraisal Institute's Online Course - Eminent Domain and Condemnation
- 2010 The Appraisal Institute's Online Course – Site Use and Valuation Analysis
- 2010 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2010 The Appraisal Institute's Seminar – Appraisal Regulatory Update
- 2010 Coalition of Appraisers in Nevada - Legislative Update
- 2011 Las Vegas Market Symposium 2011
- 2012 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2012 The Appraisal Institute's Course – Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
- 2013 Las Vegas Market Symposium – November 7, 2013
- 2014 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2014 The Appraisal Institute's Online Course – Comparative Analysis
- 2014 The Appraisal Institute's Online Course – Data Verification Methods
- 2014 The Appraisal Institute's Online Course – Business Practices and Ethics
- 2015 Las Vegas Market Symposium – November 5, 2015
- 2016 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2016 The Appraisal Institute's Online Course – Thinking Outside the Form
- 2016 The Appraisal Institute's Online Course – The Discounted Cash Flow Model: Concepts, Issues, and Applications
- 2016 The Appraisal Institute's Online Course – Using Your HP12C Financial Calculator
- 2017 The Appraisal Institute's Online Course – Forecasting Revenue
- 2018 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2018 The Appraisal Institute's Online Course – Data Verification Methods
- 2018 The Appraisal Institute's Online Course – Business Practices and Ethics
- 2018 The Appraisal Institute's Online Course – Small Hotel/Motel Valuation
- 2018 Las Vegas Market Symposium – November 8, 2018

Experience

In 1985, I started my career as a commercial appraiser when I joined Trans-Texas Land Services in Austin, Texas. During 1985 to 1988, I was associated with this firm that specialized in the field of eminent domain. I was involved in their commercial appraisal and right-of-way acquisition departments. I was then associated for four years from 1988 to 1992 as a Vice President of McCluskey-Jenkins Appraisal, Inc. also in Austin. During my employment at this firm, I was involved in the analysis and valuation of commercial real estate.

In March of 1992, I moved to Las Vegas and started an office as one of the three owners/partners of Morgan, Beebe & Harper, Inc. which had been legally incorporated in The State of Texas as of the effective date of February 20, 1992. This partnership was ended in late 1997, but this Texas Corporation and partnership was not legally dissolved until Articles of Dissolution were filed with The State of Texas Secretary of State on January 12, 2000. I filed Articles of Incorporation with the State of Nevada Secretary of State on December 28, 1999 in order to form a new Nevada Corporation known as Morgan, Beebe & Harper of Nevada, Inc. I am the 100 percent shareholder of this corporation.

On August 28, 1998, I formed a new partnership and we filed Articles of Organization with the State of Nevada Secretary of State that formed Valuation Consultants, LLC, a Nevada limited liability company. Valuation Consultants, LLC dba Snyder-Harper & Associates operated until this partnership was ended as of April 1, 2006. A legal Dissolution of Valuation Consultants, LLC was filed with the State of Nevada Secretary of State effective as of July 28, 2006. Since April 1, 2006 through December 31, 2012, I operated as the 100 percent owner of Morgan, Beebe & Harper of Nevada, Inc., a Nevada corporation dba Valuation Consultants.

On January 1, 2013, Larry Snyder, MAI and I formed a new partnership, Harper-Snyder & Associates, LLC, a Nevada limited liability company. We operated under the legal entity of Harper-Snyder & Associates, LLC, a Nevada limited liability company dba Valuation Consultants until this LLC was dissolved on December 31, 2014.

As of January 1, 2015, I am operating as the 100 percent owner of Harper Appraisal, Inc., a Nevada corporation dba Valuation Consultants.

I have over 30 years of experience in the appraisal of a variety of commercial properties.

Types of Properties Appraised/Services Provided

Adult Use, Apartments, Condemnation (total and partial takes), Condominium Projects (High-Rise and Garden Style), Daycare Facilities, Gaming Resorts, Golf Courses, Health/Fitness Centers, Hotels, Industrial Properties, Leasehold/Leased Fee Interests, Litigation Support, Master Planned Communities (Residential and Commercial), Medical Offices, Motels, Office Buildings/Complexes, Residential Subdivisions, Retail Projects, Self-Storage Facilities, Taverns, Triple Net Properties, Vacant Land (all types).

I assist companies in cases involving disputes arising from transactions involving real estate appraisals and estimated valuation opinions of real estate. I have been involved in various real estate litigations involving the application of proper appraisal standards such as FIRREA and USPAP. I help counsel evaluate real estate appraisal issues, identify key documents obtained during discovery and prepare for depositions and trial, and draft court filings. I have testified before the District Courts in Nevada and the Federal Bankruptcy Courts. I have also provided litigation consulting services on real estate appraisal matters to various parties throughout the State of Nevada.

Clients

Clients include banks, other lenders, insurance companies, attorneys and private parties. A list is available upon request.

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : KEITH HARPER **Certificate Number:** A.0000604-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: March 22, 2018 **Expire Date:** March 31, 2020

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 Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: VALUATION CONSULTANTS
4200 CANNOLI CIRCLE
LAS VEGAS, NV 89103

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

NANCY R. VAN PELT

VALUATION CONSULTANTS
4200 CANNOLI CIRCLE
LAS VEGAS, NEVADA 89103
PHONE (702) 252.7450
FAX (702) 222-0047

MEMBERSHIP/LICENSES:	Certified General Appraiser, State of Nevada (License #A.0205516-CG, Expires 10/31/2020)
GENERAL EDUCATION:	Bachelor Degree of Business Management University of Nevada Las Vegas
APPRAISAL EDUCATION:	Basic Income Approach Advanced Income Approach Sales Comparison Approach Highest & Best Use Analysis Market & Site Analysis Standards of Professional Practice Basic Valuation Procedures Real Estate Appraisal Principles DCF- Discounted Cash Flow Analysis 2018-2019-Hour National USPAP Update
PREVIOUS EMPLOYMENT:	Valuation Consultants (2007- Present) CB Richard Ellis (2006-07) The Snyder Company, Las Vegas, NV (2003-06)
PROPERTY TYPES APPRAISED:	Various Commercial Uses (Retail Centers, Taverns, Offices, and Special Use Properties), Industrial Properties, Residential Developments, and assisted with Gaming Resorts, Hotels, and Motel properties.
REFERENCES:	Available Upon Request

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : NANCY R VAN PELT **Certificate Number:** A.0205516-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: October 25, 2018 **Expire Date:** October 31, 2020

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 Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: NVP, INC
10207 MONTES VASCOS DRIVE
LAS VEGAS, NV 89178

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

Valuation Consultants

An Appraisal Report Of

An 840 Square Foot, Freestanding Metal Building
Identified as the Existing Well 26 Pump House

Located At

725 Hardy Way
Mesquite, Clark County, Nevada 89027

Prepared For

CITY OF MESQUITE
ATTN.: Aaron Baker
10 East Mesquite Boulevard
Mesquite, Nevada 89027

Prepared By

Keith Harper, MAI
Nancy R. van Pelt
Valuation Consultants

File No: SP-18-36

Date of Report

January 15, 2019

Date of "As Is" Market Value

January 13, 2019

4200 Cannoli Circle, Las Vegas, Nevada 89103-5404
Telephone (702) 222-0018 Fax (702) 222-0047

Valuation Consultants

4200 Cannoli Circle
Las Vegas, NV 89103
Phone (702) 222-0018
Fax (702) 222-0047

January 15, 2019

CITY OF MESQUITE
ATTN.: Aaron Baker
10 East Mesquite Boulevard
Mesquite, Nevada 89027

RE: An appraisal report of an 840 square foot metal building identified as the Well 26 pump house located at 725 Hardy Way, Mesquite, Clark County, Nevada 89027.

Dear Mr. Baker:

As requested, we have completed an appraisal of the above referenced property. Our analysis of the subject building is presented in the attached report.

The purpose of this appraisal is to form the following value opinion:

- "As Is" Market Value of the Fee Simple Estate of the Building

The subject of this report is an 840 square foot, freestanding metal building located along the north side of Hardy Way approximately 0.30 miles east of Horizon Boulevard in northern Mesquite. The land that the building is on is zoned IR1- Industrial Light per the City of Mesquite. The subject is currently used as the Well 26 pump house, but with the well to be replaced in the near future and relocated to the west approximately 300 feet, the building is planned to be conveyed to the City of Mesquite.

This appraisal is providing a value of only the metal building. It DOES NOT include the underlying land.

The intended use of this appraisal is to assist in the potential conveyance of the metal building between the Virgin Valley Water District and the City of Mesquite. The intended user of this report is the City of Mesquite.

The date of this appraisal is January 15, 2019, which is the date that the appraisal was prepared. The effective date of the "As Is" Market Value opinion of the building is January 13, 2019.

To develop the opinion of value, we have performed an Appraisal Report as defined by the 2018-2019 Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP). This is an appraisal report, which is intended to comply with the reporting requirements set under Standards Rule 2-2 (a) of USPAP for an Appraisal Report. We are not responsible for unauthorized use of this report.

After considering all of the available facts and subject to the underlying assumptions and limiting conditions contained herein, we are of the opinion that the market value of the building, as of the effective date, is as follows:

Valuation Scenario	Date of Value	Value Conclusion
"As Is" Market Value of the Fee Simple Estate of the Metal Building	January 13, 2019	$18,000

This appraisal is providing a value of only the metal building. It DOES NOT include the underlying land.

A reasonable exposure time for the subject was estimated to be 12 months. The marketing time for the subject structure is also estimated to be 12 months.

Thank you for the opportunity to complete this assignment. If we can be of further assistance, please contact us at your convenience.

Sincerely,

VALUATION CONSULTANTS

Keith Harper, MAI
Certified General Appraiser
License Number A.0000604-CG
State of Nevada
Expires: March 31, 2020

Nancy R. van Pelt
Certified General Appraiser
License Number A.0205516-CG
State of Nevada
Expires: October 31, 2020

EXECUTIVE SUMMARY

Property Use:	Freestanding Class "S" building
Location:	725 Hardy Way in Mesquite, Clark County, Nevada 89027.
Census Tract:	0059.03
Assessor's Parcel No. (APN):	Portion of 001-08-201-014
Site Area:	N/A - Not included in this report
FEMA Panel:	32003C 0379F dated December 4, 2007. The site that the subject building is constructed on is located within Flood Zone X.
Highest and Best Use:	"As Improved" – Continued use of existing building.
Intended Use and the Intended User:	The intended use of this appraisal is to assist in the potential conveyance of the metal building between the Virgin Valley Water District and the City of Mesquite. The intended user of this report is the City of Mesquite.
Zoning:	IR-1 Industrial Light within the City of Mesquite
Dates of Opinion:	Date of Report: January 15, 2019
	"As Is" Market Value: January 13, 2019
Interests Appraised:	Fee Simple Estate
Date of Visit to the Property:	January 13, 2019
Effective Date of Value:	January 13, 2019
Exposure Time:	Approximately 12 months
Marketing Time:	Approximately 12 months

Summary of Final Value Opinion

Valuation Scenario	Date of Value	Value Conclusion
"As Is" Market Value of the Fee Simple Estate of the Metal Building	January 13, 2019	$18,000

This appraisal is providing a value of only the metal building. It DOES NOT include the underlying land.

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Addenda

Qualifications of Appraisers

PHOTOGRAPHS OF THE SUBJECT BUILDING
Taken on January 13, 2019



Southern Elevation



Western Elevation



Western Elevation Facing Southeast

INTRODUCTION OF THE SUBJECT BUILDING

Subject Identification



The subject of this report is an 840 square foot, freestanding metal building located along the north side of Hardy Way approximately 0.30 miles east of Horizon Boulevard in northern Mesquite. The land that the building is on is zoned IR1- Industrial Light per the City of Mesquite. The subject is currently used as the Well 26 pump house, but with the well to be replaced in the near future and relocated to the west approximately 300 feet, the building is planned to be conveyed to the City of Mesquite.

This appraisal is providing a value of only the metal building. It DOES NOT include the underlying land.

Property Ownership and History

According to the Clark County records, the City of Mesquite has owned the land that the subject building is on since 1988. The metal building that is the subject of this appraisal is owned by the Virgin Valley Water District and is used as the structure for Well 26.

To the best of our knowledge, the subject building is not in escrow or being marketed for sale. However, the City of Mesquite is interested in acquiring the pump house building from the Virgin Valley Water District.

Legal Description

According to the client, the subject building is constructed on 840 square feet of land that is a portion of Clark County Assessor Parcel Number (APN) 001-08-201-014.

Purpose of the Appraisal

The purpose of this appraisal is to form the following value opinion:

- "As Is" Market Value of the Fee Simple Estate of the Metal Building

Intended Use and Intended User of the Appraisal

The intended use of this appraisal is to assist in the potential conveyance of the metal building between the Virgin Valley Water District and the City of Mesquite. The intended user of this report is the City of Mesquite.

Market Value Defined

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

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

(Source: Code of Federal Regulations; Title 12 – Banks and Banking; Chapter I – Comptroller of the Currency, Department of the Treasury; Part 34 – Real Estate Lending and Appraisals; Subpart C – Appraisals; Sec. 34.42 – Definitions [g]; Revised as of May 16, 2016)

"As Is" Market Value is defined as, "The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date." *(Source: The Dictionary of Real Estate Appraisal, 6th ed. [Chicago: Appraisal Institute, 2015] page 13)*

Exposure Time is defined as, "1. The time a property remains on the market. 2. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events

assuming a competitive and open market." *(Source: The Dictionary of Real Estate Appraisal, 6th ed. [Chicago: Appraisal Institute, 2015] page 83)*

Marketing Time is defined as, "An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal." *(Source: The Dictionary of Real Estate Appraisal, 6th ed. [Chicago: Appraisal Institute, 2015] page 140)*

Type of Report

To develop the opinion of value, we have performed an Appraisal Report as defined by the 2018-2019 Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP). This is an appraisal report, which is intended to comply with the reporting requirements set under Standards Rule 2-2 (a) of USPAP for an Appraisal Report. We are not responsible for unauthorized use of this report.

Date of the Visit to the Subject Building

The subject building was visited on January 13, 2019.

Effective Date of Valuation

The effective date of the opinion of the "As Is" Market Value of the metal building is January 13, 2019.

Date of Report

The date of this report is January 15, 2019. This is the date that the appraisal was prepared.

Scope of the Appraisal

The scope of the appraisal required investigating sufficient data relative to the subject building to derive the "As Is" Market Value opinion. The depth of the analysis was intended to be appropriate relation to the significance of the appraisal problem.

- **Extent to which the property is identified** – We were not provided with metes and bounds description of the subject. We have relied on the data from the Clark County Assessor and the property contacts, Aaron Baker with the City of Mesquite and Kevin Brown with Virgin Valley Water District, for general information on the subject site.
- **Extent to which tangible property is visited** – On January 13, 2019, Keith Harper, MAI visited the subject building in order to develop impressions of the physical characteristics based on visual observations of apparent and unapparent conditions. He viewed the site from Hardy Way. Photographs were obtained at this time and are contained herein. Nancy R. van Pelt is familiar with the Mesquite area and viewed the subject parcel from aerial imaging.

This appraisal is not a property condition report, and should not be relied upon to disclose any conditions present in the building, and it does not guarantee the structure to be free of defects. We are not licensed inspectors, and we did not make an "inspection" of the buildingy. We are not qualified to detect or identify hazardous substances, which may, or may not, be present on, in, or near the subject building. The presence of hazardous materials may negatively affect market value.

No responsibility is assumed for any such conditions or for any expertise or engineering required to detect or discover them. We urge the user of this report to obtain the services of specialists for the purpose of conducting inspections, engineering studies, or environmental audits. While we refer to FEMA flood maps, we are not surveyors and not qualified to make flood plain determinations, and we recommend that a qualified party be consulted before any investment decision is made.

- **The type and extent of data researched** - Sales data was obtained through surveys with local real estate brokers, as well as researching the CoStar *COMPS* service, *RealNex,* and public records. The comparable properties were analyzed with consideration of such differences as legal encumbrances, conditions of sale, financing terms, market conditions, location, physical characteristics, and availability of utilities, zoning, and highest and best use.

- **The type and extent of analysis applied** – This is an appraisal report that will provide an opinion of the "As Is" Market Value of the subject building. It DOES NOT include the land that the building is constructed on. Since we are valuing the building only, the Cost Approach to value is applicable and will be used. The Sales Comparison and Income Approaches to value are not relevant and have not been used.

This appraisal report is intended to be an "appraisal assignment". That is the intention that the appraisal service be performed in such a manner that the results of the analysis, opinion, or conclusion be that of a disinterested third party.

Environmental Problems Observed

None

Extraordinary Assumptions

None

Hypothetical Conditions

None

MESQUITE AREA ANALYSIS

The following map illustrates the position of the subject neighborhood (Mesquite) within the eastern portion of Clark County.



The subject building is located within the City of Mesquite, Clark County, Nevada. Therefore, the following discussion will include an analysis of the Mesquite area.

Location

Mesquite, Nevada, is located on the Interstate 15 near the banks of the Virgin River and the Arizona border. The city, which sits at an elevation of 1,597 feet above sea level, has traditionally been an agriculture community with farming, ranching, and dairying as the base of its economy. In recent years, travel, tourism, recreation and retirement have upstaged agriculture, although a substantial amount of farming and ranching still occurs in the Virgin Valley. Due to the relatively small size of Mesquite, the subject's market area is most appropriately defined and influenced by any large development, or activity within the Virgin Valley (including Littlefield, Beaver City and Bunkerville).

During 2000 through 2007 the subject market area had been growing steadily both economically and residentially. Employment within its immediate borders had increased due mainly to the expansion of the larger casino resorts, including Oasis Resort, Casa Blanca Resort, Virgin River

Valley Resort and Eureka Hotel and Casino. It is noted that the Oasis Resort has since closed. Interstate 15 bisects the city of Mesquite from east to west. The northern portion of Mesquite is newer and consists primarily of the master planned golf course communities of Mesquite Estates, Falcon Ridge, Canyon Crest and Sun City/Anthem Mesquite. The southern portion of the city is more established and includes the central business district of the community.

The main arterials within the City of Mesquite include Mesquite Boulevard, which extends from the west interchange of I-15 through town to North Sandhill Boulevard in the southeast portion of town. North Sandhill becomes Pioneer Boulevard north of the I-15, which is the main access point to both the Mesquite Airport as well as the partially complete planned unit developments and golf courses such Canyon Crest, Falcon Ridge, Del Webb's Sun City Mesquite. Falcon Ridge Parkway runs north from the west interchange of Interstate 15 to Falcon Crossing Retail Plaza, Mesa View Hospital, Falcon Ridge Office Complex, and further to Sun City Mesquite subdivision.

City of Mesquite Facts and Figures

The following information was obtained from the Mesquite Chamber of Commerce - Business and Visitor Guide.

The following information was obtained from the 2018 Mesquite Chamber of Commerce - Business and Visitor Guide.

QUICK FACTS about Mesquite



Incorporated in 1984

Population Base: 18,900

Clark County: 2.1 million

Location: Nevada/Arizona Border. Eighty miles north of Las Vegas and 35 miles south of St. George, Utah.

Low crime rate

32.08 square miles

Elevation at airport: 1,975 ft.

Area newspapers: *Desert Valley Times, Las Vegas Review Journal, Mesquite Local News, Moapa Valley Progress*





Nevada Tax Advantages

- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- Sales Tax: 8.1%
- Property Tax Rates: 2.7737 on 35% of market value
- Minimal Employer Payroll Tax

Major Employers

- CasaBlanca Casino Resort: 900
- Virgin River Casino Resort: 700
- Eureka Casino Resort: 524
- Walmart: 279
- Clark County School District: 256
- Mesa View Regional Hospital: 200
- City of Mesquite: 234
- Primex Plastics: 144
- Smith's: 100
- Highland Manor: 95
- Rising Star Sports Ranch: 90
- Do it Best Corporation: 73

Cities:

St. George, Utah - *37 miles*
Las Vegas, Nevada - *80 miles*
Salt Lake City, Utah - *340 miles*
Los Angeles, California - *353 miles*
Phoenix, Arizona - *360 miles*
Denver, Colorado - *693 miles*

Nearby Point of Interest Destinations:

- Valley of Fire State Park, Nevada - *45 miles*
- Snow Canyon State Park, Utah - *48 miles*
- Lake Mead, Nevada - *49 miles*
- Zion National Park, Utah - *77 miles*
- Brian Head, Utah - *110 miles*
- Hoover Dam, Nevada - *115 miles*
- Cedar Breaks National Monument, Utah - *124 miles*
- Cathedral Gorge, Nevada - *135 miles*
- Bryce Canyon, Utah - *170 miles*
- Grand Canyon, Arizona - *188 miles*
- Lake Powell, Arizona - *198 miles*
- Dixie National Forest, Utah - *244 miles*
- Arches National Park, Utah - *380 miles*

Climate: Average monthly temperatures in Mesquite are quite pleasant. High temperatures over 100 degrees occur during July and August. Extreme dips in the low 30s occur from November to February. Monthly average temperatures are listed here.

Month	Min	Max	Avg.
January	34	61	50
February	36	66	51
March	42	75	59
April	48	81	65
May	56	94	75
June	64	102	83
July	69	107	88
August	71	107	89
September	61	100	81
October	49	86	68
November	36	70	53
December	31	61	46



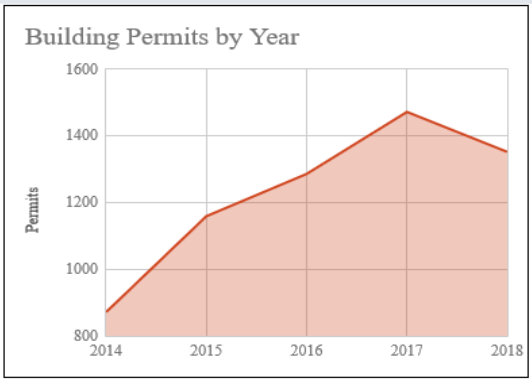
Major Employers

Employer	# Employees
Casablanca Casino Resort (Mesquite Gaming)	938
Virgin River Casino Resort (Mesquite Gaming)	667
Eureka Casino Resort (Hospitality)	542
Walmart (Retail)	241
Clark County School District (Education)	263
Mesa View Regional Hospital (Medical)	177
City of Mesquite (Government)	225
Primex Plastic (Manufacturing)	165
Highland Manor (Assisted Living Resort)	90
Do It Best Corporation (Distribution/Warehousing)	69

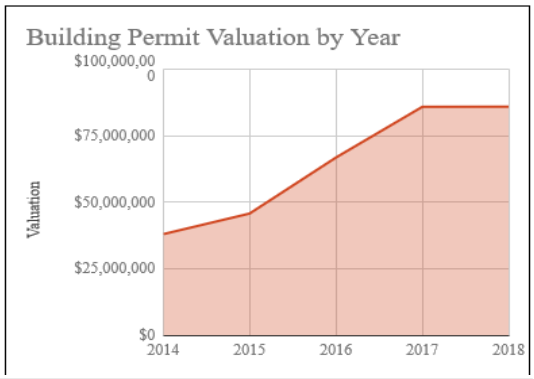
Source: *Mesquite Regional Business Staff 5/2016*

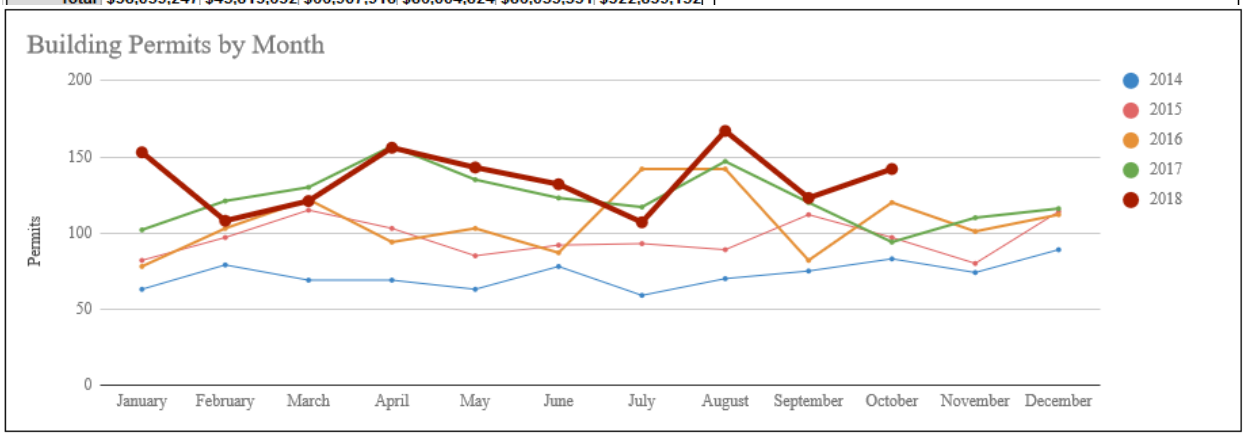
Building Permits

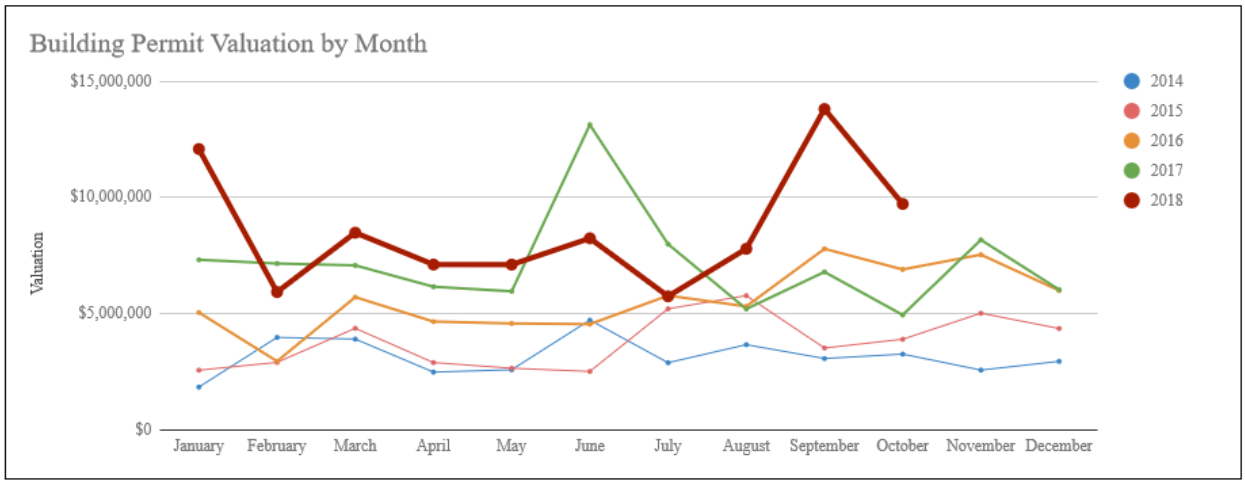
5-Year Permit Totals						
	2014	2015	2016	2017	2018	Total
January	63	82	78	102	153	478
February	79	97	103	121	108	508
March	69	115	122	130	121	557
April	69	103	94	157	156	579
May	63	85	103	135	143	529
June	78	92	87	123	132	512
July	59	93	142	117	107	518
August	70	89	142	147	167	615
September	75	112	82	120	123	512
October	83	97	120	94	142	536
November	74	80	101	110		365
December	89	114	112	116		431
Total	**871**	**1159**	**1286**	**1472**	**1352**	**6140**



5-Year Permit Valuation Totals						
	2014	2015	2016	2017	2018	Total
January	$1,853,524	$2,580,317	$5,060,364	$7,324,392	$12,081,966	$28,900,564
February	$3,988,545	$2,914,268	$2,963,260	$7,162,240	$5,936,682	$22,964,995
March	$3,916,591	$4,380,649	$5,717,760	$7,083,125	$8,487,862	$29,585,988
April	$2,498,115	$2,906,852	$4,668,290	$6,164,822	$7,118,238	$23,356,317
May	$2,598,177	$2,663,340	$4,588,088	$5,968,114	$7,115,220	$22,932,939
June	$4,732,855	$2,525,729	$4,558,367	$13,122,617	$8,245,474	$33,185,043
July	$2,900,548	$5,218,234	$5,783,312	$7,996,924	$5,752,750	$27,651,768
August	$3,675,064	$5,782,664	$5,320,818	$5,209,005	$7,794,384	$27,781,936
September	$3,080,915	$3,532,952	$7,794,057	$6,799,979	$13,801,329	$35,009,231
October	$3,270,912	$3,909,200	$6,907,719	$4,954,612	$9,719,626	$28,762,069
November	$2,584,616	$5,027,848	$7,542,718	$8,179,765		$23,334,946
December	$2,959,385	$4,371,579	$6,003,164	$6,039,230		$19,373,357
Total	**$38,059,247**	**$45,813,632**	**$66,907,918**	**$86,004,824**	**$86,053,531**	**$322,839,152**







Building permits in the City of Mesquite continue to climb to astounding levels, both in number and in value.

From January through October of 2016, the City of Mesquite Building Department issued 1,073 permits for which the projects valued just over $53 million. For that same time frame in 2017, the Building Department had issued 1,246 permits with a total project valuation of more than $71 million.

Year over year, the single family development permits alone increased from 191 in 2016 to 247 in 2017, with a valuation increase of nearly $15 million from 2016.

In all of 2015, the City of Mesquite issued 202 single family residential permits with a value of approximately $38 million. With two months to go in 2017, single family residential permits have reached a value of nearly $61 million.

Commercial projects have increased as well. While there was only one additional permit issued for commercial buildings with approximately the same valuation between 2016 and 2017, it was the commercial modifications where the City and business owners saw an improvement. From January to October 2016 there were 18 permits issued for commercial modification. In 2017, from January to October there were 33 permits issued for modifications to commercial buildings. All commercial modifications require a licensed contractor and a building permit.

It appears several residents needed a way to beat the scorching summer heat because the swimming pool permits skyrocketed in 2017. In 2016 there were only a mere 22 pool permits issued from January to October with a valuation of $358,709. During that same time period in 2017, there were 64 pool permits issued with a valuation of $1,205,153.

Additionally, the City saw an increase in the number of new business permits. Whenever a new business opens an office in the City of Mesquite, a business gets new ownership, or moves they are required to obtain a Certificate of Occupancy, which is done through the new business permit process.

Education



SCHOOL DISTRICT

Clark County School District
Clark County School District is the fifth largest school district in the country, educating almost 75 percent of all students in Nevada with more than 320,000 students enrolled in kindergarten through 12th grade. The district encompasses 357 schools and approximately 8,000 square miles in southern Nevada and is a minority majority student district. With more than 40,000 employees, CCSD is also the largest employer in the state. The Clark County School District is governed by an elected, seven-member Board of School Trustees. The Board is legally separate and fiscally independent from other governing bodies; therefore, the District is a primary government. Approximately 2,600 students are enrolled in Mesquite schools.
Visit www.ccsd.net for more information.

JL Bowler Elementary School
451 Vincent Leavitt Avenue
Bunkerville, Nevada 89007
Grades K-5
Principal Christopher Jenkins
Enrollment: Approximately 550 students
702.346.1900

Virgin Valley Elementary School
200 Woodbury Lane
Mesquite, Nevada 89027
Grades K-5
Principal Cathy Davis
Enrollment: Approximately 700 students
702.346.5761

Charles A. Hughes Middle School
550 Hafen Lane
Mesquite, Nevada 89027
Grades 6-8
Principal Maurice Perkins
Enrollment: Approximately 600 students
702.346.3250

Virgin Valley High School
820 Valley View Drive
Mesquite, Nevada 89027
Grades 9-12
Principal Clifford Hughes
Enrollment: Approximately 750 students
702.346.2780


Virgin Valley High School recently built a new gym.

Education



College of Southern Nevada (CSN)
140 N. Yucca Street
Mesquite, Nevada 89027
702.346.2485
www.csn.edu
The College of Southern Nevada Mesquite Center includes a computer lab, phlebotomy lab, nursing assistant lab/ classroom and several smart classrooms. General Education classes are available in the fall and spring semesters and the most popular classes include the Certified Nursing Assistant and Phlebotomy Programs. Continuing Education is offered throughout the year which includes computers, Spanish, Algebra Refresher and other personal enrichment classes. Customized training is also available for those businesses needing our expertise. Darlene Montague is the Site Coordinator for the Mesquite and Moapa Valley CSN Centers.

University of Nevada Las Vegas
4505 S. Maryland Pkwy.
Las Vegas, Nevada 89154
702.895.3011
www.unlv.edu
UNLV is a doctoral-degree- granting institution of approximately 29,000 students and more than 3,000 faculty and staff. Founded in 1957, the University offers undergraduate, masters, and doctoral degree programs. UNLV is accredited by the Northwest Commission on Colleges and Universities (NWCCU).
Visit www.unlv.edu for more information.

Southern Utah University (SUU)
351 W University Blvd.
Cedar City, Utah 84720
435.586.7700
www.suu.edu
Southern Utah University is committed to providing the most innovative and relevant university experience offering over 150 degree programs. SUU offers world-class project based learning. SUU has an educational partnership with the National Park Service alongside SUU Outdoors, which takes students on once-in- a-lifetime adventures. SUU is a residential campus with approximately 8,800 students.

Dixie State University (DSU)
225 South 700 East
St George, Utah 84770
435.652.7500
www.dixie.edu
DSU offers nearly 60 undergraduate programs and 25 highly sought after bachelor degree programs to approximately 8,500

General Land Uses

The majority of the land in the immediate market area is developed with residential subdivisions within interior parcels or within planned developments such. The following table provides the adopted land use districts and their associated acreage. The table is updated whenever amendments to the plan occur.

Table 1-1 Land Use Districts (COM)	
Land Use Districts	Acres
Planned Unit Development (mix of land uses)	7461.68
Rural	146.63
Single Family	492.62
Multi Family	347.43
Mobile Home	49.40
Recreational Vehicle	77.64
Commercial	593.23
Hotel Tourist	312.71
Industrial	828.73
Public Facility	361.99
Parks, Recreation and Open Space	5,106.01
Land Reserve	2,779.75
Agriculture	6.43
Total Acres (excluding roadways)	**18564.24**
Total Square Miles	**29.01**
Source: Planning and Redevelopment Department	

Anthem at Mesquite

Anthem at Mesquite (AAM) is a 2,013.7-acre master planned community located along the north border of the Clark County line, and bounded on the west by the Flat Top Mesa. AAM continues along Falcon Ridge Parkway north and abuts Mesquite Heights Road and the Mesquite Estates Master Planned Community to the east. Proposed land uses include active adult housing, conventional housing, multi-family housing, neighborhood commercial, and an 18-hole golf course. It has a cap of 6,052 residential units, with an overall density of approximately three (3) units per acre.

Canyon Crest

Canyon Crest is a 333-acre master planned community located south of the Lincoln County line, west of the Mesquite Airport, and generally east of the Mesquite Heights Road. Proposed uses include single-family detached housing, single family attached housing, multi-family housing, neighborhood commercial, and a 9-hole golf course. It has a cap of 999 residential units, with an overall density of three (3) units per acre.

Coyote Willows

Coyote Willows is a 150.93-acre master planned community located east of the Casa Blanca Golf Course, south of Hafen Lane, and north of the Virgin River. Proposed uses include single-family and multi-family housing, and a 9-hole golf course. It has a cap of 465 residential units, with an overall density of three (3) units per acre.

Falcon Ridge

Falcon Ridge is a 769-acre master planned community located on the north side of Interstate I-15, northwest of the town center. It is bordered on the east by the Mesquite Vistas PUD. Falcon Ridge is planned to be a mixed-use community consisting of offices, retail commercial, industrial/business park, multi-family housing, a range of single-family housing types, and an 18-hole golf course, parks, and open space and trails. It has a cap of 1,100 residential units, with a density of 4.2 units per acre.

Grapevine Villas

Grapevine Villas is a 25.85-acre master planned community of multi-family (Townhome) housing bounded by Second South Street on the north, Hafen Lane on the south, Grapevine Road on the west, and Thompson Drive on the east. It has 188 residential units, with an overall density of 7.27 dwelling units per acre.

Highland Vistas

Highland Vistas is a 305-acre master planned community located generally along both sides of Hardy Way between Falcon Ridge Parkway and Horizon Boulevard. Proposed uses include single-family and multi-family housing, neighborhood commercial, parks and open space. It has a cap of 972 residential units, with an overall density of three (3) dwelling units per acre.

Las Palmas

Las Palmas is a three (3) acre planned unit development consisting of twenty (20) townhome units, at a density of 6.67 units per acre. The project is located in northeast Mesquite located between Marilyn Parkway and Palos Verde Drive.

Mesquite Estates

Mesquite Estates is a 767 acre master planned community located generally along the north city boundary between Mesquite Heights Road and the Wolf Creek Golf Course. The mixture of proposed land uses includes a range of single-family housing types, multi-family housing, and neighborhood commercial development. It has a cap of 2,301 residential units, with an overall density of three (3) units per acre.

Mesquite Vistas

Mesquite Vistas is a 1,073 acre master planned community located generally east of Pioneer Boulevard from the Falcon Ridge Golf Course on the west to the east side of the Mesquite Airport. Existing and proposed uses include a range of single-family housing types, multifamily housing, private and public parks, and the Oasis and Canyons golf courses. It has a cap of 3,499 residential units, with an overall density of 3.26 units per acre.

Riverside

The property is generally located in western Mesquite, on the south side of Interstate 15 and to the east of Riverside Road (exit 112). It is bordered by public lands with Toquop Wash on the eastern side and the Virgin River passing nearby to the south. The property includes lands under contract with Nevada Community Solutions and the City of Mesquite, and is planned to be developed as a public-private partnership. The Riverside PUD is approximately 1,400 acres in size.

The overall goal for the area is to promote a mix of housing opportunities with supporting commercial uses and public facilities, in a manner that preserves Mesquite's small town atmosphere and meets the needs of our diverse population. Planning for the property will recognize that the area is distinctly separate from the existing City and should strive to compliment retail and public services provided in the City's core.

Rivers Bend

Rivers Bend is a 48.83-acre PUD subdivision located on Mesquite's south side between Riverside Road and the Coyote Willows PUD. It consists of 233 single-family dwellings on small lots with two neighborhood parks. The overall density is 4.7 units per acre.

Paradise Canyon

Paradise Canyon is a 186.2-acre master planned community located in the northeast quadrant of the City, just west of the Mesquite Airport. Originally approved as a mixed-use community, the PUD contains the Championship Wolf Creek Golf Course, multi-family housing, single-family housing, and related office and retail commercial space. It currently has fifty (50) condominium units on 4.78 acres for a density of 10 units per acre. Twenty-six (26) single-family homes are also developed on 8.61 acres for a density of 3.01 units per acre.

The tentative map approvals on several of the subsequent phases have lapsed, so a Master Plan Amendment will be required to complete the PUD as originally contemplated.

Sunset Greens

Sunset Greens is a 110.38-acre master planned community located in southwest Mesquite surrounded by the Casa Blanca Golf Course. The mixture of uses includes a range of single-family and townhome dwellings. It consists of 701 residential units, at an overall density of 6.35 units per acre.

Community Services

Entertainment facilities include three casinos, two cinemas, the Arvada Ranch & Gun Club, the Nezona Hunting Club, bowling, go-carts, and spas.

Retail outlets include Wal-Mart and other major grocery stores, hardware and variety stores and several commercial plazas. The Mesquite community is served by two branches of the Clark County Library. One of the larger commercial developments is the Falcon Crossing Retail Plaza which was constructed in 2006. It includes Wal-Mart and other retail and fast food services.

Recreational opportunities include six local 18-hole championship golf courses, recreational center, several parks including the Mesquite Sports and Event Complex which has five full size soccer fields (3 synthetic and two natural grass fields), Splash pad play area, restrooms, picnic area.

Brian Head Ski Resort is located approximately 110 miles northeast of Mesquite and has installed snow making equipment. The resort presently operates seven chair lifts and two ski lodges.

Mesa View Regional Hospital is located at the northwest corner of Falcon Ridge Parkway and Berth Howe. The facility opened in July 2004, and is the first modern regional hospital serving the Virgin River Valley, Moapa Valley and Arizona Strip areas. The $30 million facility is located on a 25-acre campus within the Falcon Ridge Development Area. The hospital provides a full range of inpatient and outpatient acute care services. The 80,000 square-foot facility also includes 30,000 square foot medical office building. Mesa View provides medical services to the Mesquite area that to this date have not been seen.

Government

The City of Mesquite was incorporated May 24, 1984 and operates with a Council/Manager comprised of an elected manager, five councilpersons, and an appointed City Manager.

Conclusion

Up until late 2007, the Mesquite market area was a growing area in Southern Nevada. As a whole, this area is physically isolated, but the population growth, commercial and residential development and resort/golf development that occurred in 2000 through the latter portion of 2007 was fueled by the strong economy in Las Vegas and the United States in general. Many people sold their homes in other parts of the country and relocated to Mesquite in order to retire.

Mesquite has good traffic linkage to Las Vegas, St. George, Utah and Arizona. This also helped create the population growth in the early and mid-2000s and Mesquite was one of the fastest growing cities in Nevada. During the time period of 2000 through 2007, the area experienced population growth that was reported to range between 25% and 30% annually. This growth was based on the tourist driven economy dominated by three major hotel/casino facilities, the Oasis, Virgin River and Casablanca Resort, as well as the Eureka Hotel Casino. These resorts did help

the community to expand its tourism base. Also, Mesquite was a popular area for retirees during this time frame.

The growth in the mid-2000s resulted in the construction of a new high school, post office, new elementary school, city hall and community recreation facility. The city also facilitated the purchase of a medical center site at the northwest corner of Falcon Ridge Parkway and Bertha Howe Drive, which was improved with the Mesa View Regional Hospital that opened in July 2004.

Mesquite is still a bedroom community to Las Vegas. This emerged when Las Vegas was one of the fastest growing communities in the United States. When the population approached 2 million in 2006/2007 and with home prices increasing over 40% during the time frame of 1999 to 2007, many people started to seek affordable housing in nearby communities within 100 miles including and specifically Mesquite. With the significant downturn in the housing market in Las Vegas due to the Great Recession that emerged in late 2008, the Mesquite housing market also suffered. Housing values decreased similar to the home values in Las Vegas. The population of Mesquite stabilized, and the growth slowed considerably in 2009 through 2016. The housing market also slowed during this time frame. These factors affected the local economy.

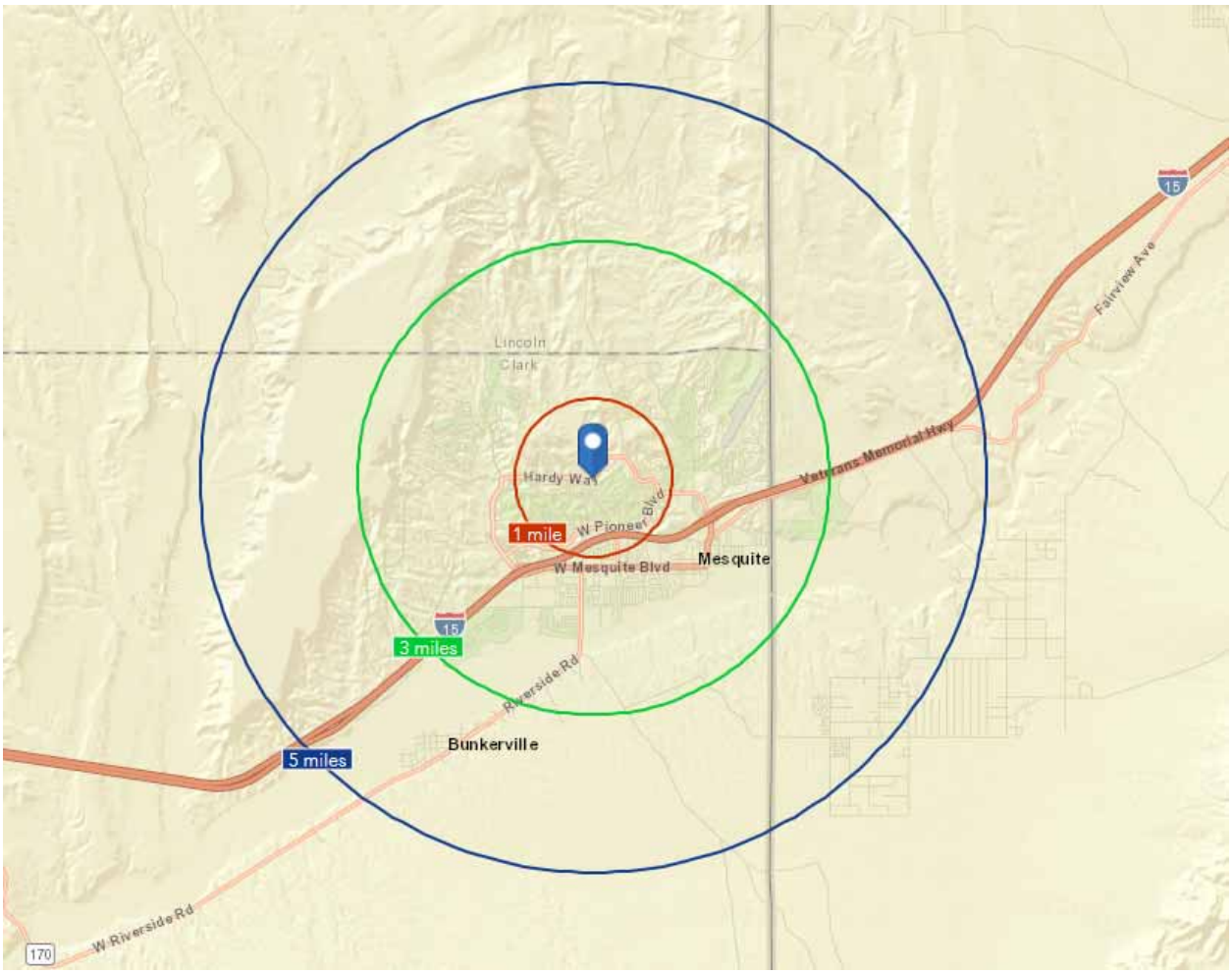
According to an article on www.reviewjournal.com titled "Rural housing developments outside Las Vegas making a comeback" that was posted on November 24, 2018, "The current volume of work in outlying areas is nowhere close to overtaking the Las Vegas Valley's. But similar to Las Vegas, construction in these communities remains a fraction of its pre-recession peaks and has gained speed since the economy tanked."

The article goes on to state, " Out in Mesquite, builders pulled almost 600 new-home permits in 2005, 105 in 2009 and 329 last year, city records show." This shows that the housing market in Mesquite has recovered.

The Mesquite area is also influenced to some extent by St. George, Utah, approximately 37 miles to the northeast, which has grown from a population of 7,097 in 1970 to 13,145 in 1980, to a population of 28,502 in 1990 to 49,663 in 2000 and to a population of 72,897 in 2010. The population of St. George was 84,405 according to the most recent United States census estimates. It is the 8th largest city in Utah based on the official 2017 census estimates. St. George is considered to be one of the top retirement places in the country.

In conclusion, the subject market area is the City of Mesquite that is a rural area near the borders of Arizona and Utah and is part of a region that has been physically isolated with a small population and limited services. Up until the latter part of 2007, Mesquite had experienced strong population growth. However, with the improvements in the local housing market in the past two years and signs that it continues to improve as well as a bottoming out in most sectors of the commercial real estate market, improving macroeconomic factors affecting travel decisions, and recent increases in year over year reports for visitor volume, there is evidence that that the local economy started to improve in 2016 and has continued to improve to date in 2018. There are signs that the economy of Mesquite will continue to improve during the next few years.

IMMEDIATE SUBJECT MARKET AREA ANALYSIS



Location

The subject neighborhood is located north of Interstate 15, east of Lower Flat Top Drive, west of Oasis Boulevard/Pioneer Boulevard and south of BLM land to the north.

Land Uses

The land uses along West Pioneer Boulevard and Falcon Ridge Parkway consist of a mixture of uses, including various industrial developments and vacant land along West Pioneer Boulevard with a Walmart shopping center, fast food restaurants, a gas station, retail buildings at the intersection of these two roadways. In the northeast of the subject's neighborhood include single family residential development surrounding Falcon Ridge Golf Course. Further, Mesa View Regional Hospital is located at the northwest corner of Falcon Ridge Parkway and Berth Howe.

Access

Primary access into the subject is neighborhood is along West Pioneer Boulevard, Falcon Ridge Parkway, and Interstate 15.

In April 2014 the Federal Highway Administration (FHWA) approved the installation of Exit 118 along Interstate 15. According to the former mayor of Mesquite Mark Wier "The importance of Exit 118 to our economic future cannot be overstated. The new exit adds a viable commercial exit to the Technology and Commerce Center. The City is grateful to Nevada Department of Transportation for seeking the approval in the City's behalf." The interchange was opened in July 2016. This interchange has opened up a new area to development in Mesquite, especially in the subject's immediate area.

Proximity to Support Facilities

There are support facilities such as schools, religious facilities, shopping areas, civic, recreational, and cultural facilities within the market area or located in close proximity, within minutes from the area.

Demographics

The makeup of the population and the economic trends of the market area and the surrounding areas have been considered in order to gain an insight into the real estate market of the area. The statistics are taken from a 1, 3, and 5-mile radius.

Market Profile

725 Hardy Way, Mesquite, Nevada, 89027
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.82025
Longitude: -114.09073

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	816	9,716	10,755
2010 Total Population	2,697	15,882	17,312
2018 Total Population	3,268	19,726	21,232
2018 Group Quarters	39	89	89
2023 Total Population	3,860	22,413	23,999
2018-2023 Annual Rate	3.39%	2.59%	2.48%
2018 Total Daytime Population	3,474	21,642	22,984
Workers	1,156	8,514	8,808
Residents	2,318	13,128	14,176
Household Summary			
2000 Households	324	3,628	3,893
2000 Average Household Size	2.41	2.66	2.74
2010 Households	1,216	6,644	7,016
2010 Average Household Size	2.18	2.38	2.46
2018 Households	1,445	8,216	8,604
2018 Average Household Size	2.23	2.39	2.46
2023 Households	1,700	9,312	9,717
2023 Average Household Size	2.25	2.40	2.46
2018-2023 Annual Rate	3.30%	2.54%	2.46%
2010 Families	870	4,644	4,951
2010 Average Family Size	2.51	2.82	2.90
2018 Families	1,031	5,730	6,050
2018 Average Family Size	2.61	2.86	2.93
2023 Families	1,213	6,491	6,826
2023 Average Family Size	2.63	2.88	2.95
2018-2023 Annual Rate	3.30%	2.53%	2.44%
Housing Unit Summary			
2000 Housing Units	494	4,605	4,911
Owner Occupied Housing Units	42.7%	50.6%	51.5%
Renter Occupied Housing Units	23.1%	28.2%	27.8%
Vacant Housing Units	34.2%	21.2%	20.7%
2010 Housing Units	1,745	9,221	9,673
Owner Occupied Housing Units	55.0%	49.8%	50.6%
Renter Occupied Housing Units	14.7%	22.3%	22.0%
Vacant Housing Units	30.3%	27.9%	27.5%
2018 Housing Units	2,093	11,443	11,915
Owner Occupied Housing Units	58.6%	50.4%	50.9%
Renter Occupied Housing Units	10.5%	21.4%	21.3%
Vacant Housing Units	31.0%	28.2%	27.8%
2023 Housing Units	2,407	12,910	13,403
Owner Occupied Housing Units	61.2%	52.2%	52.7%
Renter Occupied Housing Units	9.5%	19.9%	19.8%
Vacant Housing Units	29.4%	27.9%	27.5%
Median Household Income			
2018	$57,110	$47,814	$48,449
2023	$64,043	$53,252	$53,790
Median Home Value			
2018	$284,912	$245,490	$243,954
2023	$332,132	$283,002	$280,556
Per Capita Income			
2018	$40,534	$27,908	$27,614
2023	$46,489	$32,303	$31,958
Median Age			
2010	60.4	51.8	50.2
2018	63.5	56.1	54.8
2023	66.3	57.4	55.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

January 11, 2019

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Market Profile

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2018 Households by Income			
Household Income Base	1,445	8,216	8,604
<$15,000	8.8%	9.8%	9.7%
$15,000 - $24,999	8.5%	11.2%	11.1%
$25,000 - $34,999	9.4%	12.6%	12.5%
$35,000 - $49,999	13.6%	18.3%	18.0%
$50,000 - $74,999	24.9%	22.3%	22.0%
$75,000 - $99,999	11.5%	10.8%	11.0%
$100,000 - $149,999	12.4%	9.1%	9.6%
$150,000 - $199,999	4.6%	2.4%	2.6%
$200,000+	6.4%	3.3%	3.4%
Average Household Income	$83,170	$64,987	$65,866
2023 Households by Income			
Household Income Base	1,700	9,312	9,717
<$15,000	6.8%	7.9%	7.8%
$15,000 - $24,999	6.7%	9.5%	9.4%
$25,000 - $34,999	7.9%	11.3%	11.2%
$35,000 - $49,999	12.3%	17.0%	16.7%
$50,000 - $74,999	24.5%	22.6%	22.2%
$75,000 - $99,999	13.1%	12.8%	12.9%
$100,000 - $149,999	15.9%	12.1%	12.6%
$150,000 - $199,999	5.1%	2.8%	3.0%
$200,000+	7.6%	4.1%	4.2%
Average Household Income	$97,408	$76,027	$76,912
2018 Owner Occupied Housing Units by Value			
Total	1,226	5,771	6,069
<$50,000	0.5%	1.8%	2.0%
$50,000 - $99,999	0.4%	2.4%	2.5%
$100,000 - $149,999	0.5%	6.6%	6.7%
$150,000 - $199,999	9.6%	18.0%	17.9%
$200,000 - $249,999	26.1%	23.3%	23.7%
$250,000 - $299,999	18.5%	17.5%	17.7%
$300,000 - $399,999	18.6%	13.9%	13.3%
$400,000 - $499,999	17.6%	10.3%	9.9%
$500,000 - $749,999	6.9%	4.5%	4.5%
$750,000 - $999,999	1.0%	0.6%	0.5%
$1,000,000 - $1,499,999	0.4%	1.1%	1.2%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$328,117	$284,760	$283,225
2023 Owner Occupied Housing Units by Value			
Total	1,472	6,745	7,063
<$50,000	0.0%	0.4%	0.5%
$50,000 - $99,999	0.1%	0.9%	1.0%
$100,000 - $149,999	0.1%	2.1%	2.2%
$150,000 - $199,999	1.9%	11.7%	11.7%
$200,000 - $249,999	22.0%	21.8%	22.3%
$250,000 - $299,999	18.6%	19.8%	20.3%
$300,000 - $399,999	22.6%	18.8%	18.1%
$400,000 - $499,999	22.9%	14.8%	14.2%
$500,000 - $749,999	9.8%	7.2%	7.3%
$750,000 - $999,999	1.4%	0.8%	0.8%
$1,000,000 - $1,499,999	0.5%	1.6%	1.8%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	$366,701	$331,990	$331,945

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

January 11, 2019

Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.82025
Longitude: -114.09073

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	2,695	15,883	17,313
0 - 4	4.1%	6.2%	6.4%
5 - 9	3.3%	5.5%	5.8%
10 - 14	3.4%	5.5%	5.9%
15 - 24	5.4%	9.0%	9.4%
25 - 34	5.4%	8.0%	8.3%
35 - 44	6.4%	8.4%	8.8%
45 - 54	10.8%	11.2%	11.2%
55 - 64	25.5%	17.9%	17.3%
65 - 74	25.0%	18.9%	18.0%
75 - 84	8.6%	7.7%	7.4%
85 +	2.2%	1.7%	1.6%
18 +	87.5%	79.6%	78.4%
2018 Population by Age			
Total	3,267	19,727	21,232
0 - 4	3.4%	5.4%	5.6%
5 - 9	3.2%	5.1%	5.4%
10 - 14	3.2%	5.0%	5.4%
15 - 24	4.9%	8.5%	8.8%
25 - 34	4.9%	8.0%	8.3%
35 - 44	5.7%	7.5%	7.8%
45 - 54	7.8%	8.9%	9.0%
55 - 64	20.7%	15.9%	15.6%
65 - 74	30.6%	22.2%	21.4%
75 - 84	12.6%	10.9%	10.4%
85 +	3.0%	2.5%	2.5%
18 +	88.6%	81.6%	80.6%
2023 Population by Age			
Total	3,859	22,415	24,000
0 - 4	3.1%	5.3%	5.4%
5 - 9	3.1%	5.0%	5.3%
10 - 14	3.2%	5.1%	5.4%
15 - 24	4.8%	8.3%	8.5%
25 - 34	4.2%	7.7%	7.9%
35 - 44	5.8%	8.0%	8.3%
45 - 54	6.6%	8.1%	8.2%
55 - 64	15.2%	13.2%	13.0%
65 - 74	31.8%	22.1%	21.4%
75 - 84	18.3%	14.1%	13.5%
85 +	3.8%	3.1%	3.0%
18 +	88.9%	81.8%	80.9%
2010 Population by Sex			
Males	1,320	7,812	8,539
Females	1,377	8,070	8,773
2018 Population by Sex			
Males	1,610	9,698	10,465
Females	1,658	10,028	10,767
2023 Population by Sex			
Males	1,895	10,997	11,810
Females	1,965	11,416	12,189

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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2018 Population 25+ by Educational Attainment			
Total	2,787	14,980	15,905
Less than 9th Grade	2.3%	4.1%	4.3%
9th - 12th Grade, No Diploma	6.5%	7.9%	7.8%
High School Graduate	22.0%	25.5%	27.5%
GED/Alternative Credential	3.8%	4.7%	4.4%
Some College, No Degree	28.4%	29.8%	29.1%
Associate Degree	11.2%	9.1%	8.7%
Bachelor's Degree	16.6%	12.1%	11.7%
Graduate/Professional Degree	9.3%	6.8%	6.6%
2018 Population 15+ by Marital Status			
Total	2,947	16,653	17,763
Never Married	10.1%	17.9%	18.3%
Married	63.8%	58.7%	58.6%
Widowed	9.1%	9.2%	9.1%
Divorced	17.0%	14.2%	14.1%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	94.5%	92.9%	92.9%
Civilian Unemployed (Unemployment Rate)	5.5%	7.1%	7.1%
2018 Employed Population 16+ by Industry			
Total	956	6,685	7,149
Agriculture/Mining	1.6%	1.0%	1.0%
Construction	7.8%	8.0%	8.4%
Manufacturing	5.6%	2.5%	2.5%
Wholesale Trade	0.3%	1.6%	1.5%
Retail Trade	12.1%	11.5%	11.2%
Transportation/Utilities	3.7%	4.4%	4.6%
Information	1.3%	0.8%	0.8%
Finance/Insurance/Real Estate	6.9%	9.3%	9.0%
Services	57.4%	56.7%	56.9%
Public Administration	3.3%	4.1%	3.9%
2018 Employed Population 16+ by Occupation			
Total	958	6,685	7,146
White Collar	53.0%	49.6%	48.7%
Management/Business/Financial	10.0%	9.8%	9.7%
Professional	15.9%	10.6%	10.4%
Sales	12.7%	11.9%	12.2%
Administrative Support	14.4%	17.3%	16.5%
Services	35.4%	34.7%	34.5%
Blue Collar	11.8%	15.6%	16.8%
Farming/Forestry/Fishing	0.9%	0.4%	0.4%
Construction/Extraction	0.3%	4.1%	4.6%
Installation/Maintenance/Repair	3.3%	4.5%	4.5%
Production	3.2%	2.3%	2.8%
Transportation/Material Moving	4.0%	4.4%	4.5%
2010 Population By Urban/ Rural Status			
Total Population	2,697	15,882	17,312
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	73.9%	87.6%	80.6%
Rural Population	26.1%	12.4%	19.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	1,216	6,644	7,015
Households with 1 Person	22.4%	24.0%	23.5%
Households with 2+ People	77.6%	76.0%	76.5%
Family Households	71.5%	69.9%	70.6%
Husband-wife Families	64.2%	58.4%	59.1%
With Related Children	9.3%	15.5%	16.8%
Other Family (No Spouse Present)	7.3%	11.5%	11.5%
Other Family with Male Householder	2.2%	3.8%	3.9%
With Related Children	1.2%	2.2%	2.3%
Other Family with Female Householder	5.1%	7.7%	7.7%
With Related Children	3.1%	4.9%	4.8%
Nonfamily Households	6.1%	6.1%	5.9%
All Households with Children	13.9%	23.0%	24.3%
Multigenerational Households	2.3%	3.5%	3.8%
Unmarried Partner Households	5.5%	5.9%	5.8%
Male-female	4.9%	5.3%	5.3%
Same-sex	0.7%	0.6%	0.6%
2010 Households by Size			
Total	1,216	6,643	7,017
1 Person Household	22.4%	24.0%	23.5%
2 Person Household	60.7%	48.6%	47.4%
3 Person Household	7.2%	9.7%	9.9%
4 Person Household	4.3%	7.6%	8.0%
5 Person Household	3.0%	5.1%	5.4%
6 Person Household	1.6%	3.1%	3.5%
7 + Person Household	0.7%	2.0%	2.2%
2010 Households by Tenure and Mortgage Status			
Total	1,216	6,644	7,016
Owner Occupied	78.9%	69.1%	69.7%
Owned with a Mortgage/Loan	50.3%	44.0%	44.8%
Owned Free and Clear	28.5%	25.1%	24.9%
Renter Occupied	21.1%	30.9%	30.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,745	9,221	9,673
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	70.7%	85.0%	81.2%
Rural Housing Units	29.3%	15.0%	18.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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		1 mile	3 miles	5 miles
Top 3 Tapestry Segments				
	1.	Silver & Gold (9A)	Silver & Gold (9A)	Silver & Gold (9A)
	2.	Midlife Constants (5E)	Senior Escapes (9D)	Senior Escapes (9D)
	3.	Small Town Simplicity	Midlife Constants (5E)	Midlife Constants (5E)
2018 Consumer Spending				
Apparel & Services: Total $		$2,885,168	$13,356,830	$14,203,583
Average Spent		$1,996.66	$1,625.71	$1,650.81
Spending Potential Index		92	75	76
Education: Total $		$1,789,565	$7,941,593	$8,468,405
Average Spent		$1,238.45	$966.60	$984.24
Spending Potential Index		86	67	68
Entertainment/Recreation: Total $		$4,749,749	$21,306,750	$22,590,841
Average Spent		$3,287.02	$2,593.32	$2,625.62
Spending Potential Index		102	81	82
Food at Home: Total $		$6,966,780	$32,743,756	$34,701,550
Average Spent		$4,821.30	$3,985.36	$4,033.19
Spending Potential Index		96	79	80
Food Away from Home: Total $		$4,858,154	$22,248,877	$23,634,721
Average Spent		$3,362.04	$2,707.99	$2,746.95
Spending Potential Index		96	77	78
Health Care: Total $		$9,201,303	$40,672,780	$43,014,870
Average Spent		$6,367.68	$4,950.44	$4,999.40
Spending Potential Index		111	86	87
HH Furnishings & Equipment: Total $		$3,098,738	$13,743,879	$14,589,092
Average Spent		$2,144.46	$1,672.82	$1,695.62
Spending Potential Index		103	80	81
Personal Care Products & Services: Total $		$1,227,355	$5,457,070	$5,792,752
Average Spent		$849.38	$664.20	$673.26
Spending Potential Index		103	80	81
Shelter: Total $		$23,018,704	$104,424,783	$110,799,869
Average Spent		$15,929.90	$12,709.93	$12,877.72
Spending Potential Index		95	76	77
Support Payments/Cash Contributions/Gifts in Kind: Total $		$4,082,249	$17,159,007	$18,145,942
Average Spent		$2,825.09	$2,088.49	$2,109.01
Spending Potential Index		114	84	85
Travel: Total $		$3,286,215	$13,909,856	$14,779,709
Average Spent		$2,274.20	$1,693.02	$1,717.77
Spending Potential Index		106	79	80
Vehicle Maintenance & Repairs: Total $		$1,582,706	$7,201,706	$7,631,738
Average Spent		$1,095.30	$876.55	$887.00
Spending Potential Index		102	82	82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

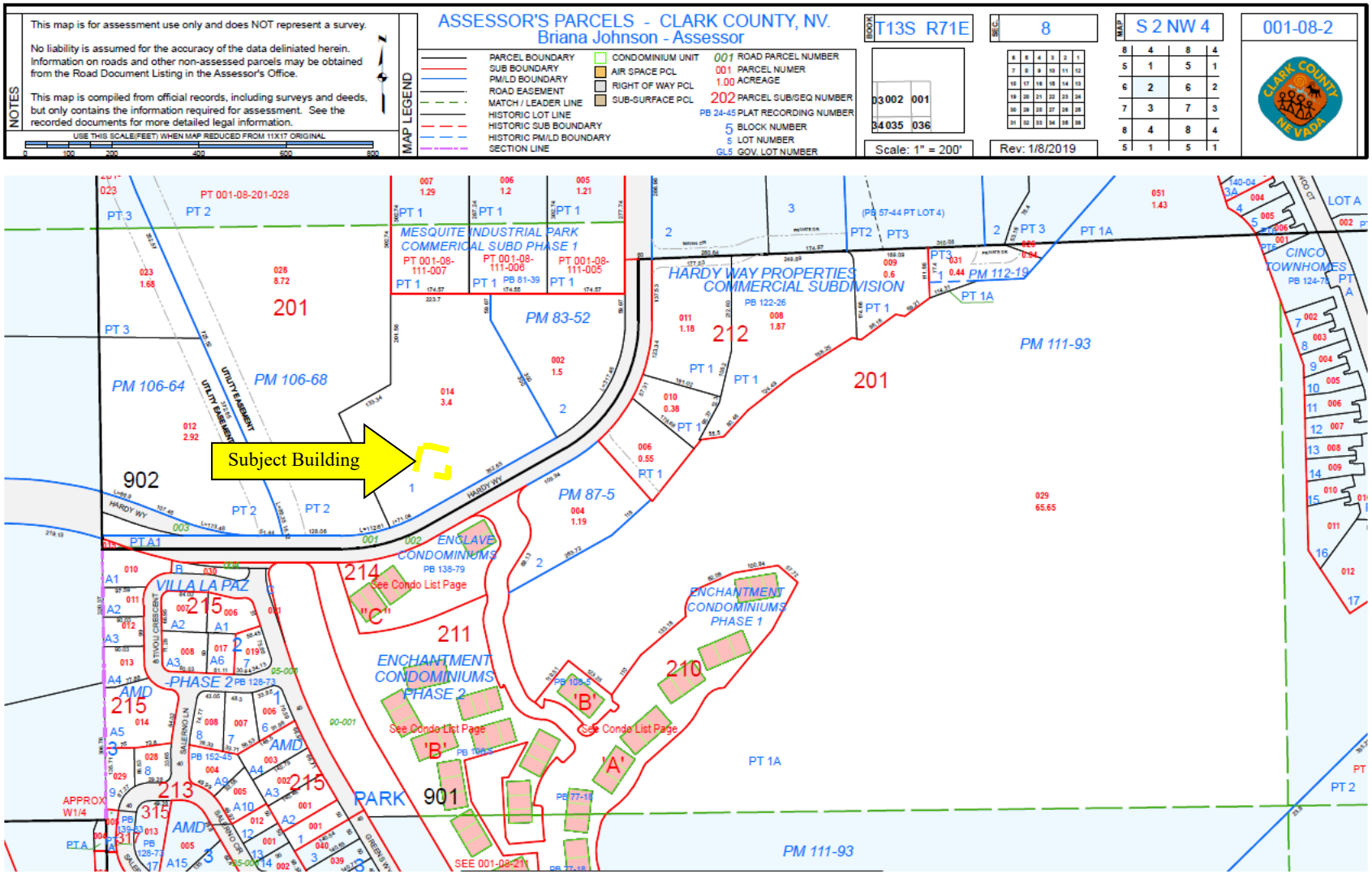
January 11, 2019

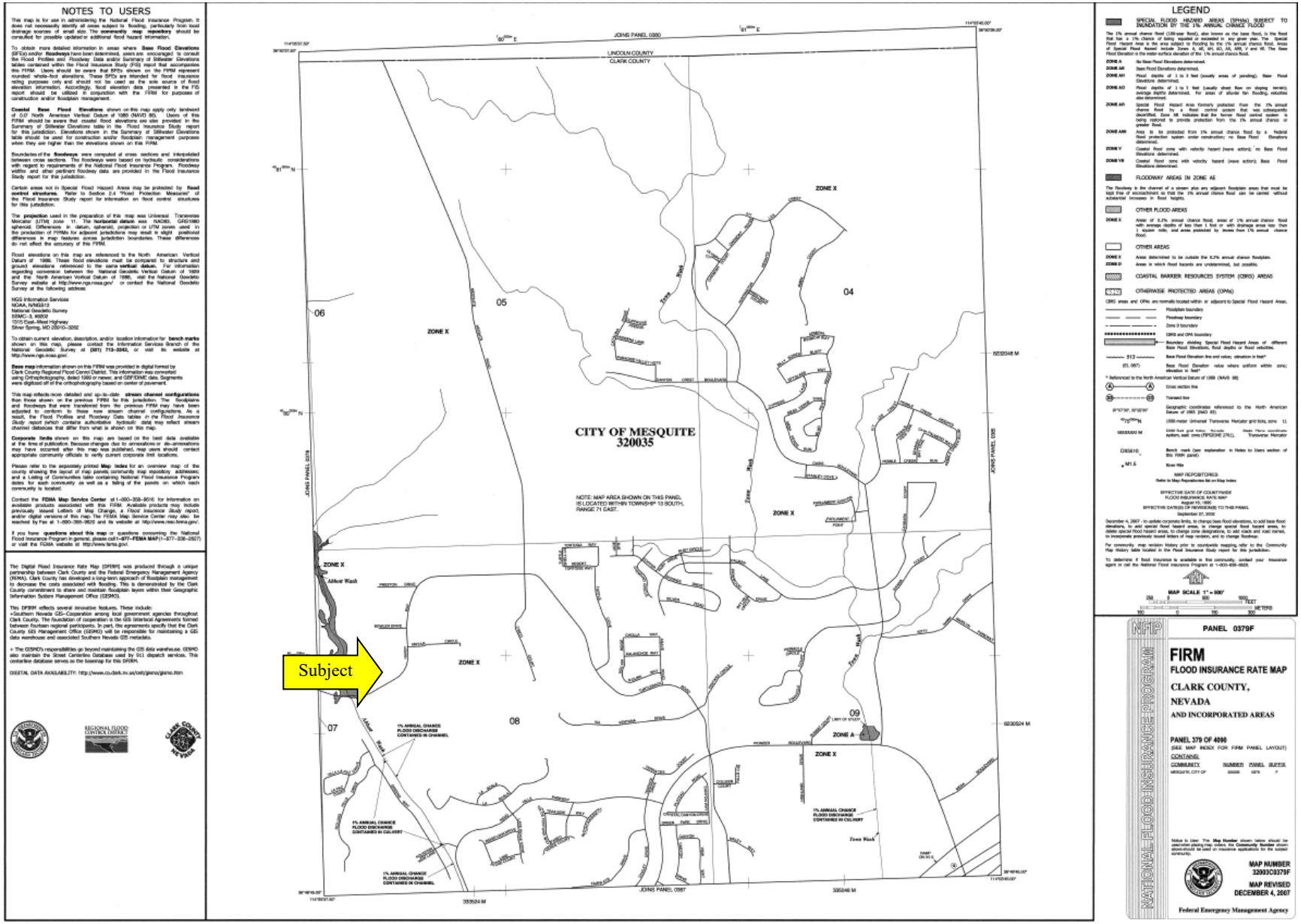
Neighborhood Conclusion

In conclusion, the subject neighborhood is located in northern portion of the City of Mesquite. The immediate market area is established with a number of commercial properties, residential neighborhoods, and vacant land. The area is provided good access with all support facilities available. Much of the growth has slowed, but the commercial market is very slowly rebounding, especially in the subject's neighborhood.

The majority of available land in the immediate area has been on the market for several years as demand is limited. However, the immediate subject market area will continue to be a significant and important part of Mesquite.

ASSESSOR'S PARCEL MAP
FLOODPLAIN MAP


This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
NOTES
MAP LEGEND
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
Briana Johnson - Assessor
T13S R71E
8
S 2 NW 4
001-08-2
Scale: 1" = 200'
Rev: 1/8/2019
Subject Building
MESQUITE INDUSTRIAL PARK COMMERICAL SUBD PHASE 1
HARDY WAY PROPERTIES COMMERCIAL SUBDIVISION
CINCO TOWNHOMES
ENCLAVE CONDOMINIUMS
ENCHANTMENT CONDOMINIUMS PHASE 1
ENCHANTMENT CONDOMINIUMS PHASE 2
VILLA LA PAZ
PARK
PM 106-64
PM 106-68
PM 83-52
PM 87-5
PM 111-93
PM 112-19
HARDY WY
UTILITY EASEMENT


NOTES TO USERS
LEGEND
CITY OF MESQUITE
320035
Subject
ZONE X
ZONE A
PANEL 0379F
FIRM
FLOOD INSURANCE RATE MAP
CLARK COUNTY,
NEVADA
AND INCORPORATED AREAS
MAP NUMBER
32003C0379F
MAP REVISED
DECEMBER 4, 2007
Federal Emergency Management Agency

SITE DATA

Location

The subject site is situated along the north side of Hardy Way approximately 0.30 miles east of Horizon Boulevard in northern Mesquite. The street address is 725 Hardy Way, Mesquite, Nevada, Clark County, 89027. The property is also identified as a portion of Clark County Assessor Parcel Number (APN) 001-08-201-014.

Size and Configuration

Per the client's request, we are valuing the existing building only. Thus, there is no designated site area. The footprint is 840 square feet in which the building sits on. The footprint is rectangular in shape.

Topography and Flood Hazard

According to FEMA Community Panel 32003C 0379 F, dated December 4, 2007, the land that the subject building is built on is located in Zone X, which is designated outside the 100-year flood plain. The parent site is level and at street grade with Hardy Way.

Street Improvements and Access

The site that the subject building is constructed on is accessible from a driveway along the north side of Hardy Way. This is a secondary roadway through the northern Mesquite area and is fully improved.

Utilities

All public utilities are available within the jurisdiction of Mesquite and at adequate capacity. All municipal services are provided, including police, fire and refuse garbage collection.

Zoning Map



Zoning

The site that the subject building is constructed on is zoned IR-1 Industrial Light. Per the Mesquite City Code, "The industrial-light district is intended to provide for light manufacturing uses in locations which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. The industrial-light district corresponds to and implements the industrial/research master plan category."

Functional Utility

The subject site is limited in utility to the footprint of the building.

Soils and Subsoil

A soils report was not provided. A visit to the property did not reveal any soils issues that would adversely affect the development of the property.

Easements and Encroachments

Based on the site visit and the Assessor Parcel Map, there do not appear to be any easements that adversely affect the utility of the property.

Environmental Observations

A physical visit to the site was conducted and there did not appear to be any adverse environmental conditions affecting the property. We were not provided with a Phase I – Environmental Site Assessment.

Site Conclusion

In conclusion, the site that the subject building is constructed on has good visibility along Hardy Way, which is a secondary roadway in Mesquite. The site is level and similar to adjacent properties.

Existing Improvements

The site is improved with an 840-square foot building (30 feet x 28 feet) that was constructed in 1997. The building is used by the Virgin Valley Water District for the existing Well 26 pump house. The construction components are a Class "S" frame, are freestanding, and equipped with a roof mounted AC unit.

METHOD OF VALUATION

Valuation Approaches

There are three standard approaches to valuing properties. These are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach.

The Cost Approach is based upon the principle that an informed purchaser would pay no more than the cost to produce a substitute property with the same utility as the subject building. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when specialized improvements are involved and limited comparable sale data is available.

The Sales Comparison Approach utilizes prices paid in actual market transactions of similar properties to estimate the value of the subject. This appraisal technique is dependent upon analyzing truly comparable sales which have occurred recently enough to reflect market conditions relative to the time period of the subject appraisal.

The Income Approach is widely applied in appraising income producing properties. Anticipated net operating income is converted to a present worth through the capitalization process. The Income Approach relies upon market data to establish current market rents and expense levels to arrive at an expected net operating income.

"As Is" Market Value

This is an appraisal report that will provide an opinion of the "As Is" Market Value of the subject building. Since we are valuing the building only, the Cost Approach to value is the only applicable approach and will be used. The Sales Comparison and Income Approaches are not relevant and have not been used.

HIGHEST AND BEST USE ANALYSIS

Highest and best use, as used in this report, is defined as follows:

"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." *(Source: The Dictionary of Real Estate Appraisal, 6th ed. [Chicago: Appraisal Institute, 2015] page 109)*

The four criteria the highest and best use must meet are physically possible, legally permissible, financially feasible and maximally productive.

Conclusion of Highest and Best Use "As Improved"

The subject is a small, 840 square foot metal, prefabricated building that is used by the Virgin Valley Water District as the Well 26 pump house. The structure is in average condition, was built in 1997, and is an "S" Class structure. The highest and best use, as improved, is the continued use of the existing building.

"AS IS" MARKET VALUE - COST APPROACH

The valuation of the subject metal building is based on the Cost Approach. In order to provide complete building cost estimates, the direct and indirect costs must be considered. Both are essential in a reliable replacement cost estimate. An incentive sufficient to induce an entrepreneur to undertake the risk associated with building the project is also estimated.

Direct construction costs include the costs of material and labor as well as the contractor's profit required to construct the improvements on the effective appraisal date. Indirect costs are other costs not included in the direct construction of the improvements.

Subject Cost

We were not provided with the cost of the building. For this analysis, the Marshall Valuation Service Manual is consulted.

Marshall Valuation Cost

The Marshall and Swift Publication Company issue a nationally recognized cost manual. The published costs include all direct costs for the base structure and interior finish, as well as indirect costs of plans, specifications, and building permits, including engineers and architects fees, normal fees and interest on construction funds during the construction period, sales tax on materials, contractor's overhead and profit, including workers compensation, fire and liability insurance, and unemployment insurance.

As discussed, the subject is an 840 square foot metal, prefabricated building that has the dimensions of 30 feet x 28 feet. This structure was constructed in 1997. The building is used by the Virgin Valley Water District as the Well 26 pump house. The construction components are a Class "S" frame, are freestanding, and it is equipped with a roof mounted AC unit.

The following subject parameters are taken from the Marshall Valuation Service Manual and used for this analysis.

Good to Excellent Class "S" Prefabricated Storage Shed Bld Section 17, Pg 25		**Per SF**
Base Cost	$	12.00
Current Cost Multiplier		1.09
Local Cost Multiplier		1.12
Adjusted Base Cost	$	14.65

In addition to the building cost, an allowance for the concrete foundation needs to be included. Based on the Segregated Cost Method (Section 47 Page 1) in the Marshall Valuation Service Manual, the cost ranges from $1.30 to $3.83 per square foot. For the subject's foundation, we have included a cost of $2.50 per square foot.

Lastly, the cost of the roof mounted air conditioning unit is projected. The heating and cooling unit costs in Section 47, Page 4 indicates that package air conditioning units range from $4.10 to $9.19. For the single unit, a cost of $6.00 per square foot is reasonable and used herein.

Marshall Valuation Cost Conclusion

The following table outlines the preceding cost calculations:

TOTAL DIRECT COSTS			
Building Component	**Area**	**Cost/SF**	**Total Cost**
Subject Building	840	$ 14.65	$ 12,306
Concrete Foundation	840	$ 2.50	$ 2,100
A.C. Unit	840	$ 6.00	$ 5,040
Total			**$ 19,446**

Total Indirect Costs

For this analysis, an allowance of 5% is included for indirect costs.

Total Direct and Indirect Costs

The following chart illustrates the total direct and indirect costs for the subject.

TOTAL DIRECT AND INDIRECT COSTS		
Direct Cost	$	19,446
Indirect Costs @ 5%	$	972
Total Direct and Indirect	$	20,418

Entrepreneurial Profit

This is defined as: "1. A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with

development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. 2. In economics, the actual return on successful management practices, often identified with coordination, the fourth factor of production following land, labor, and capital" (*Source: The Dictionary of Real Estate Appraisal, 6th Edition, 2015; page 76-77).*

For the subject, being a small metal building, the entrepreneurial profit would be minimal. For this analysis, we have included 5% for profit.

Depreciation Estimate

There are three forms of depreciation. They include physical depreciation, functional obsolescence, and external obsolescence. For the subject, we have considered physical depreciation.

Physical Depreciation

Based on the Clark County Assessor website, the subject and other improvements on the parent parcel were built in 1997. Thus, the subject requires some sort of deduction for depreciation. According to the Marshall Valuation cost reference manual, the subject has an economic life of 30 year with an effective age estimated at five years and remaining economic life of 20 years. Based on this data, 17% is projected for deprecation. (5 years effective age ÷ 30 years economic life).

Cost Approach Conclusion

Based on the preceding analyses and discussions, the "As Is" Market Value derived via the Cost Approach for the subject building is as follows:

COST APPROACH CONCLUSION		
Base Building Costs	$	19,446
Indirect Costs @ 5%	$	972
Total Direct and Indirect Costs	$	20,418
Entrepreneurial Profit @ 5%	$	1,021
Replacement Cost New	$	21,439
Less: Physical Depreciation	$	(3,645)
Value Indication	$	17,794
Rounded	**$**	**18,000**

Test of Reasonableness

During the visit to the subject building, it was observed the the structure was manufactured by American Buildings. We reached out to a sales representative with American Buildings to determine the price of the subject building. However, we were told that due to the subject's smaller size, the subject improvements were likely part of a packaged deal that included other metal structures and was not sold separately.

Therefore, we relied on *buildingsguide.com* for a cost guide on prefabricated steel buildings being sold on the open market. The website states "Steel buildings cost anywhere from $5-$10 per square foot for the framing components. Prices reduce dramatically with the overall size of the building. Another factor that will keep the price down is if you are able to accommodate standard size buildings such as 30' x 40′, 60' x 40′, 50' x 80′, 50' x 50′ 60' x 100′, 80' x 100′, etc. (as opposed to irregular sizes such as 33' x 47′)" The table below illustrates the estimate of the cost per square foot for steel buildings.

Example Square Foot Building Costs:

Building Size (ft)	Square Footage (sq ft)	Estimate Cost	Cost / Square Foot
30x40	1,200	$10,080	$8.40
30x60	1,800	$15,120	$8.40
40x60	2,400	$18,240	$7.60
50x50	2,500	$18,750	$7.50
50x80	4,000	$29,000	$7.25
50x100	5,000	$35,500	$7.10
60x100	6,000	$42,000	$7.00
80x100	8,000	$53,200	$6.65
100x100	10,000	$61,000	$6.10
100x200	20,000	$119,000	$5.95
150x250	37,500	$210,000	$5.60

Additional Costs to Consider:

Item	Approx. Cost
Delivery	5-10%
Windows, doors etc.	10-20%
Foundation	$4-8/ sq ft
Construction	$4-8 / sq ft

The subject is smaller than the building samples above, but the range in costs support the value conclusion via the Cost Approach on the previous page.

Exposure Time and Marketing Time

Reasonable exposure time for the subject building is projected to be 12 months. Based on the market activity and recognizing the economic climate on both a national and local level as of January 13, 2019, the marketing time for the subject is also projected to be approximately 12 months. The subject site is within the northern portion of Mesquite. Market conditions in the Mesquite area are not anticipated to significantly change in the next few years although there are signs that the local economy is improving, more specifically with commercial properties located along Pioneer Boulevard and Mesquite Boulevard. The housing market has also improved in Mesquite.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.

2. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.

3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.

4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoils, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.

9. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report are based.

10. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the building. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No surveys have been made for the purpose of this report.

11. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

12. We are not qualified to detect hazardous waste and/or toxic materials. Any comment that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment.

13. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. Our value opinion is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report.

14. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. Our descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject building is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the properties' values, marketability, or utility.

16. No one associated with Valuation Consultants has a financial interest in the property appraised.

17. The fee for this report is not contingent upon the value reported.

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- ❑ The facts and data reported in this appraisal report are true and correct.
- ❑ The reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions stated in this appraisal report, and are personal, unbiased professional analyses, opinions and conclusions.
- ❑ There is no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved.
- ❑ We have not performed services as appraisers, or is any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ❑ That compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- ❑ Keith Harper, MAI and Nancy R. van Pelt made a personal visit of the property that is the subject of this report.
- ❑ Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the 2018-2019 Edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP) as published by the Appraisal Foundation.
- ❑ The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice 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.
- ❑ No one provided significant real property appraisal assistance to the persons signing this report.
- ❑ The appraisers certify that their applicable state registrations/certifications have not been revoked, suspended, canceled, or restricted.
- ❑ As of the date of this report, I, Keith Harper, MAI, have completed the continuing education program for the Designated Members of the Appraisal Institute.

VALUATION CONSULTANTS

Keith Harper, MAI
Certified General Appraiser #A.0000604-CG
State of Nevada
Expires: March 31, 2020

Nancy R. van Pelt
Certified General Appraiser #A.0205516-CG
State of Nevada
Expires: October 31, 2020

ADDENDA

QUALIFICATIONS OF THE APPRAISERS

QUALIFICATIONS OF KEITH HARPER, MAI

I, Keith Harper, MAI graduated with a Bachelor of Arts from the University of Texas at Austin. I am currently President/Owner of Harper Appraisal, Inc. a Nevada corporation dba Valuation Consultants located at 4200 Cannoli Circle, Las Vegas, Nevada, 89103-5404. My direct phone number is (702) 222-0018, ext. 11 and the fax number is (702) 222-0047. My email address is kharper@valconlv.com. A partial resume of specific qualifications is outlined as follows:

Professional Memberships and Licenses Held

Designated Member of the Appraisal Institute #9262
Certified General Appraiser - Nevada, License Number A.0000604-CG, Expires March 31, 2020

Las Vegas Chapter of the Appraisal Institute

1994 – Vice President
1995 – President
1995 – Regional Representative
2010 – Nominating Committee
Latter Part of 2010 – Government Relations Chair
2011 to 2015 – Government Relations Chair and/or Government Relations Committee

Nevada Department of Taxation

Member, State Board of Equalization – Appointed in April 2013; Term Ended on October 31, 2017

University of Nevada – Las Vegas

Spring Semester 2011 – Part Time Instructor; RE 333 Real Estate Valuation
Spring Semester 2012 – Part Time Instructor; RE 333 Real Estate Valuation
Spring Semester 2013 – Part Time Instructor; RE 333 Real Estate Valuation

Formal Education

University of Texas at Austin, B.A., August 1984, Minor in Business Administration

Appraisal Education

- 1985 The Appraisal Institute's Course 1A1 – R.E. Appraisal Principles
- 1986 The Appraisal Institute's Course 1A2 – Basic Valuation Procedures
- 1986 The Appraisal Institute's Course 1BA – Cap Theory & Tech, Part A
- 1987 International Right of Way Association – The Appraisal of Partial Acquisitions
- 1987 The Appraisal Institute's Course 1BB – Cap Theory & Tech, Part B
- 1987 International Right of Way Association – Skills of Expert Testimony
- 1987 International Right of Way Association – Easement Valuation
- 1988 The Appraisal Institute's Course 022 – Valuation Analysis and Report Writing

- 1989 The Appraisal Institute's Course SPP – Standards of Professional Practice
- 1990 International Right of Away Association – Legal Aspects of Easements
- 1990 The Appraisal Institute's Course 2-1 – Case Studies in R.E. Valuation
- 1992 The Real Estate Exam Center's Course – Nevada Appraisal Law
- 1993 Bank of California – Commercial Fee Panel Seminar
- 1993 The Appraisal Institute's Course I410 – Standards of Professional Practice, Part A
- 1993 The Appraisal Institute's Course II420 – Standards of Professional Practice, Part B
- 1994 International Right of Way Association Course 101 – Law (Principles of Land Acquisition, Law Segment)
- 1994 The Appraisal Institute's Program – Cash Equivalency
- 1995 The Appraisal Institute Program – Marketing for Appraisers
- 1997 Commercial Investment Real Estate Institute – CI 101: Financial Analysis for Commercial Investment Real Estate
- 1997 The Appraisal Institute's Program – Litigation Appraisals and Expert Testimony: Mock Trial
- 1997 The Appraisal Institute's Program R600 – The FHA Appraisal
- 1997 The Appraisal Institute's Program – Understanding and Using DCF Software
- 1998 The Appraisal Institute's Program R6127 – Historic and Estate Homes
- 1999 The Appraisal Institute's Course II430 – *Uniform Standards of Professional Appraisal Practice* (USPAP) Part C
- 2000 The Appraisal Institute's Course #A7478 – Attacking and Defending an Appraisal in Litigation
- 2000 Nevada Appraisal Seminars – Appraising Atypical Properties
- 2001 The Appraisal Institute's Program – Condemnation Appraising: Basic Principles and Applications
- 2002 Course Sponsored by Gregory A. Hoefer, MAI and Approved for Continuing Appraisal Education by The Nevada Commission of Appraisers – National USPAP 2002 Update – A7453ES
- 2002 The Chicopee Group – Introduction to Commercial Appraising
- 2002 The Appraisal Institute's Online Course – Internet Search Strategies for R.E. Appraisers
- 2002 The Appraisal Institute's Program – Appraisal Consulting
- 2002 The Appraisal Institute's Course SE700 – The Appraiser as an Expert Witness: Preparation and Testimony
- 2003 United States Department of the Interior BLM Workshop – SNPLMA Appraisal Compliance Nevada Course Code A7681
- 2004 CLE International – Eminent Domain Conference
- 2004 Institute for Real Estate and Appraisal Studies – 7-Hour National USPAP Course
- 2005 CLE International – Eminent Domain Conference
- 2006 The Appraisal Institute's Course 1400 – 7-Hour National USPAP Update
- 2006 Institute for Real Estate and Appraisal Studies – Highest and Best Use
- 2006 The Appraisal Institute's Online Course - Analyzing Operating Expenses
- 2007 The Appraisal Institute's Online Course 420 - Business Practice and Ethics
- 2007 The Appraisal Institute's Program Online Course - Analyzing Distressed Real Estate

- 2007 The Appraisal Institute's Online Course - Condominiums, Co-ops and PUDs
- 2007 The Appraisal Institute's Online Course - Cool Tools: New Technology for Real Estate Appraisers
- 2007 The Appraisal Institute's Online Course – What Commercial Clients Would Like Appraisers to Know
- 2007 The Appraisal Institute's Online Course - Scope of Work: Expanding Your Range of Services
- 2007 The Appraisal Institute's Online Course – Apartment Appraisal, Concepts & Applications
- 2008 Las Vegas Chapter of the Appraisal Institute's Seminar – Spotlight on Common Errors and Confidentiality USPAP Issues
- 2008 The Appraisal Institute's Course 1400 – 7-Hour National USPAP Update
- 2010 The Appraisal Institute's Seminar – Appraisal Policy Changes: Challenges & Opportunities
- 2010 The Appraisal Institute's Online Course - Business Practices and Ethics
- 2010 The Appraisal Institute's Online Course - Supervising Appraisal Trainees
- 2010 The Appraisal Institute's Online Course - Eminent Domain and Condemnation
- 2010 The Appraisal Institute's Online Course – Site Use and Valuation Analysis
- 2010 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2010 The Appraisal Institute's Seminar – Appraisal Regulatory Update
- 2010 Coalition of Appraisers in Nevada - Legislative Update
- 2011 Las Vegas Market Symposium 2011
- 2012 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2012 The Appraisal Institute's Course – Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
- 2013 Las Vegas Market Symposium – November 7, 2013
- 2014 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2014 The Appraisal Institute's Online Course – Comparative Analysis
- 2014 The Appraisal Institute's Online Course – Data Verification Methods
- 2014 The Appraisal Institute's Online Course – Business Practices and Ethics
- 2015 Las Vegas Market Symposium – November 5, 2015
- 2016 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2016 The Appraisal Institute's Online Course – Thinking Outside the Form
- 2016 The Appraisal Institute's Online Course – The Discounted Cash Flow Model: Concepts, Issues, and Applications
- 2016 The Appraisal Institute's Online Course – Using Your HP12C Financial Calculator
- 2017 The Appraisal Institute's Online Course – Forecasting Revenue
- 2018 The Appraisal Institute's Course – 7-Hour National USPAP Update
- 2018 The Appraisal Institute's Online Course – Data Verification Methods
- 2018 The Appraisal Institute's Online Course – Business Practices and Ethics
- 2018 The Appraisal Institute's Online Course – Small Hotel/Motel Valuation
- 2018 Las Vegas Market Symposium – November 8, 2018

Experience

In 1985, I started my career as a commercial appraiser when I joined Trans-Texas Land Services in Austin, Texas. During 1985 to 1988, I was associated with this firm that specialized in the field of eminent domain. I was involved in their commercial appraisal and right-of-way acquisition departments. I was then associated for four years from 1988 to 1992 as a Vice President of McCluskey-Jenkins Appraisal, Inc. also in Austin. During my employment at this firm, I was involved in the analysis and valuation of commercial real estate.

In March of 1992, I moved to Las Vegas and started an office as one of the three owners/partners of Morgan, Beebe & Harper, Inc. which had been legally incorporated in The State of Texas as of the effective date of February 20, 1992. This partnership was ended in late 1997, but this Texas Corporation and partnership was not legally dissolved until Articles of Dissolution were filed with The State of Texas Secretary of State on January 12, 2000. I filed Articles of Incorporation with the State of Nevada Secretary of State on December 28, 1999 in order to form a new Nevada Corporation known as Morgan, Beebe & Harper of Nevada, Inc. I am the 100 percent shareholder of this corporation.

On August 28, 1998, I formed a new partnership and we filed Articles of Organization with the State of Nevada Secretary of State that formed Valuation Consultants, LLC, a Nevada limited liability company. Valuation Consultants, LLC dba Snyder-Harper & Associates operated until this partnership was ended as of April 1, 2006. A legal Dissolution of Valuation Consultants, LLC was filed with the State of Nevada Secretary of State effective as of July 28, 2006. Since April 1, 2006 through December 31, 2012, I operated as the 100 percent owner of Morgan, Beebe & Harper of Nevada, Inc., a Nevada corporation dba Valuation Consultants.

On January 1, 2013, Larry Snyder, MAI and I formed a new partnership, Harper-Snyder & Associates, LLC, a Nevada limited liability company. We operated under the legal entity of Harper-Snyder & Associates, LLC, a Nevada limited liability company dba Valuation Consultants until this LLC was dissolved on December 31, 2014.

As of January 1, 2015, I am operating as the 100 percent owner of Harper Appraisal, Inc., a Nevada corporation dba Valuation Consultants.

I have over 30 years of experience in the appraisal of a variety of commercial properties.

Types of Properties Appraised/Services Provided

Adult Use, Apartments, Condemnation (total and partial takes), Condominium Projects (High-Rise and Garden Style), Daycare Facilities, Gaming Resorts, Golf Courses, Health/Fitness Centers, Hotels, Industrial Properties, Leasehold/Leased Fee Interests, Litigation Support, Master Planned Communities (Residential and Commercial), Medical Offices, Motels, Office Buildings/Complexes, Residential Subdivisions, Retail Projects, Self-Storage Facilities, Taverns, Triple Net Properties, Vacant Land (all types).

I assist companies in cases involving disputes arising from transactions involving real estate appraisals and estimated valuation opinions of real estate. I have been involved in various real estate litigations involving the application of proper appraisal standards such as FIRREA and USPAP. I help counsel evaluate real estate appraisal issues, identify key documents obtained during discovery and prepare for depositions and trial, and draft court filings. I have testified before the District Courts in Nevada and the Federal Bankruptcy Courts. I have also provided litigation consulting services on real estate appraisal matters to various parties throughout the State of Nevada.

Clients

Clients include banks, other lenders, insurance companies, attorneys and private parties. A list is available upon request.

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : KEITH HARPER **Certificate Number:** A.0000604-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: March 22, 2018 **Expire Date:** March 31, 2020

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 Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

FOR: VALUATION CONSULTANTS
4200 CANNOLI CIRCLE
LAS VEGAS, NV 89103

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

NANCY R. VAN PELT

VALUATION CONSULTANTS
4200 CANNOLI CIRCLE
LAS VEGAS, NEVADA 89103
PHONE (702) 252.7450
FAX (702) 222-0047

MEMBERSHIP/LICENSES:	Certified General Appraiser, State of Nevada (License #A.0205516-CG, Expires 10/31/2020)
GENERAL EDUCATION:	Bachelor Degree of Business Management University of Nevada Las Vegas
APPRAISAL EDUCATION:	Basic Income Approach Advanced Income Approach Sales Comparison Approach Highest & Best Use Analysis Market & Site Analysis Standards of Professional Practice Basic Valuation Procedures Real Estate Appraisal Principles DCF- Discounted Cash Flow Analysis 2018-2019-Hour National USPAP Update
PREVIOUS EMPLOYMENT:	Valuation Consultants (2007- Present) CB Richard Ellis (2006-07) The Snyder Company, Las Vegas, NV (2003-06)
PROPERTY TYPES APPRAISED:	Various Commercial Uses (Retail Centers, Taverns, Offices, and Special Use Properties), Industrial Properties, Residential Developments, and assisted with Gaming Resorts, Hotels, and Motel properties.
REFERENCES:	Available Upon Request

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : NANCY R VAN PELT **Certificate Number:** A.0205516-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: October 25, 2018 **Expire Date:** October 31, 2020

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 Statues, has caused this Certificate to be issued with its Seal printed thereon. This certificate must be conspicuously displayed in place of business.

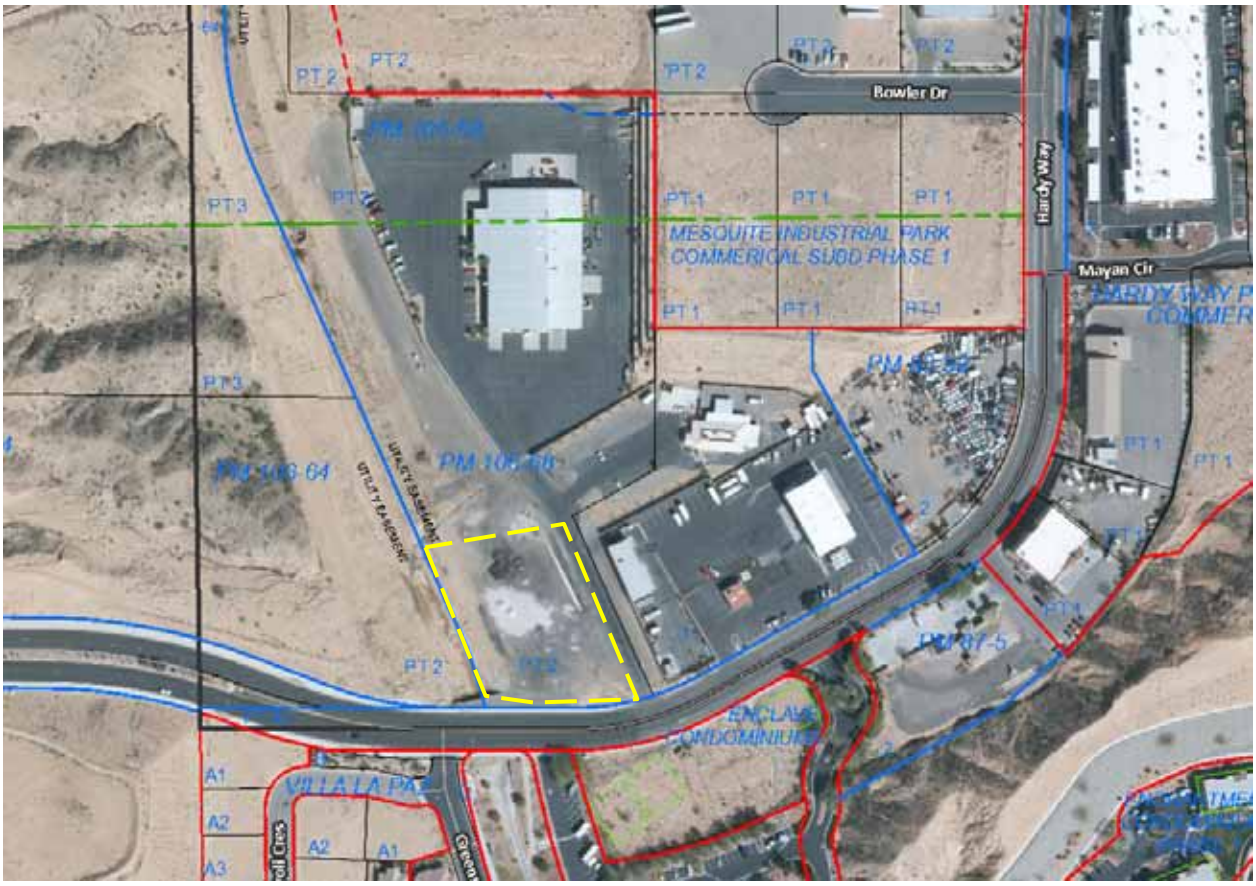
FOR: NVP, INC
10207 MONTES VASCOS DRIVE
LAS VEGAS, NV 89178

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

INTRODUCTION OF THE SUBJECT PROPERTY

Subject Identification



The subject of this report is approximately 0.60 net acre site situated along the north side of Hardy Way approximately 1,100 feet east of Horizon Boulevard. The site is zoned IR1- Industrial Light per the City of Mesquite. The subject is the future Well 26 site that will replace the existing well approximately 300 feet to the west near the Abbott Wash. The Virgin Valley Water District is in the process of acquiring the subject site from the City of Mesquite.

Property Ownership and History

According to the Clark County records, the City of Mesquite has owned the subject property since 1988.

To the best of our knowledge, the subject property is not in escrow or being marketed for sale. However, the Virgin Valley Water District is in the process of acquiring the fee simple title of a portion (0.60 acres) of APN 001-08-201-028 from the City of Mesquite.

INTRODUCTION OF THE SUBJECT BUILDING

Subject Identification



The subject of this report is an 840 square foot, freestanding metal building located along the north side of Hardy Way approximately 0.30 miles east of Horizon Boulevard in northern Mesquite. The land that the building is on is zoned IR1- Industrial Light per the City of Mesquite. The subject is currently used as the Well 26 pump house, but with the well to be replaced in the near future and relocated to the west approximately 300 feet, the building is planned to be conveyed to the City of Mesquite.

This appraisal is providing a value of only the metal building. It DOES NOT include the underlying land.

Property Ownership and History

According to the Clark County records, the City of Mesquite has owned the land that the subject building is on since 1988. The metal building that is the subject of this appraisal is owned by the Virgin Valley Water District and is used as the structure for Well 26.

To the best of our knowledge, the subject building is not in escrow or being marketed for sale. However, the City of Mesquite is interested in acquiring the pump house building from the Virgin Valley Water District.

Sec. 2.310 Sale or lease of real property owned by City: Sale or lease to public entity.

1. The City Council may sell, lease or otherwise dispose of real property owned by the City to another public entity if:

(a) The sale or lease restricts the use of the real property to a public use; and

(b) The City Council adopts a resolution finding that the sale or lease will be in the best interest of the City.

2. If the provisions of subsection 1 are satisfied, the City Council may lease, sell or otherwise dispose of the real property, subject to the following conditions:

(a) The City Council shall publish a notice at least once, in a newspaper qualified pursuant to the provisions of chapter 238 of NRS that is published in Clark County, setting forth the description of the real property proposed to be sold or leased in such a manner as to make the real property identifiable; and

(b) The City Council shall hold a public hearing on the matter not less than 10 days and not more than 20 days after the date of the publication of the notice.

3. Any transaction made pursuant to this section may be made pursuant to any additional terms or conditions that the City Council deems proper.

4. If real property is sold or leased in violation of this section:

(a) The sale or lease is void; and

(b) Any change to an ordinance governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the sale or lease, unless any such change applies to all real property within the applicable zoning district.

5. The provisions of paragraph (b) of subsection 4 must be included as part of an applicable lease or, if the real property is being sold, recorded with the real property as a condition of the sale.

(Ch. 325, Stats. 2017 p. 1876)

Technical Review Agenda Item 10

Submitted by: Aaron Baker
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
Consideration of Resolution 978 finding that the sale of approximately 0.50 acres of city-owned property located 254 Jody Court is in the best interest of the City of Mesquite, authorizing the sale to Bradly P. and Mary L. Shurtleff for appraised value, and other matters properly related thereto.

- Public Hearing
- Discussion and Possible Action

Recommendation:
Approve Resolution 978, the sale of approximately 0.50 acres of city-owned property located 254 Jody Court is in the best interest of the City of Mesquite, authorizing the sale to Bradly P. and Mary L. Shurtleff for appraised value, and other matters properly related thereto.

Petitioner:
Aaron Baker, Assistant to the City Manager

Is this a budgeted item?
No

Fiscal Impact:
Approximately $40,000 of the proceeds would be used to repay Fund 11. The remainder would follow past resolutions dictating that 75% of land sale proceeds go in Fund 43 and the other 25% goes into Fund 44.

Background:
Several weeks ago, Mr. Bradly Shurtleff approached city staff about the possibility of buying property from the City. Specifically, he asked to buy 254 Jody Court. The City acquired this lot and two others when it finished the improvements in Leavitt Estates. The other two lots are available for sale.

The City Charter 2.330 outlines the process by which the City can dispose of real property that is less than 25,000 square feet.

First, the property must be less than 25,000 square feet. This lot is 21,711.

Second, a notice must be published at least once in the newspaper, setting forth the description of the property proposed to be sold. Staff has published the necessary requirements in the appropriate newspapers.

Third, the City Council must hold a public hearing on the matter not less than 10 days and not more than 20 days after the date of the publication of the notice. This agenda item meets this requirement.

Fourth, the city must obtain appraisal of the property. An appraisal was completed on Jan 17, 2019 by Steve Cude Appraisal Services.

Fifth, at the public hearing, the City Council must adopt a resolution finding that the sale of the property is in the best interest of the City without first offering the real property to the public. The draft resolution contains the requisite language.

The Charter requires that as part of the transfer, a provision be recorded with the transfer of the property that states that "Any change to an ordinance governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the sale or lease, unless any such change applies to all real property within the applicable zoning district."

The Shurtleffs have offered to pay cash. There will be no commission paid as part of the transaction. Closing costs will be split as they normally would be. The Charter states that the buyer pays for the appraisal. If they Council would like to deviate from that, they are authorized to do that. It would just need to be part of the motion.

Attachments:

- Resolution 978 - Land Sale 254 Jody Court.pdf
- Appraisal 254 Jody Court.PDF
- Charter Sec 2 330 Sale of Property less than 25000 Square Feet.pdf
- Location Map 254 Jody Court.pdf

RESOLUTION NUMBER 978

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE FINDING THAT THE SALE OF APPROXIMATELY 0.50 ACRES OF CITY-OWNED PROPERTY LOCATED 254 JODY COURT IS IN THE BEST INTEREST OF THE CITY OF MESQUITE AND AUTHORIZING THE SALE TO BRADLY P. AND MARY L. SHURTLEFF FOR APPRAISED VALUE.

WHEREAS, the City of Mesquite (City) owns property in the Leavitt Estates subdivision as a result of installing improvements in the subdivision; and

WHEREAS, the City Charter 2.330 defines a process to sell real property that is less than 25,000 square feet; and

WHEREAS, the City owns Lot 8 in Leavitt Estates that is 21,711 square feet (approximately 0.50 acres) of property at 254 Jody Court (APN: 001-18-812-008) ("Property"); and

WHEREAS, the Bradly P. and Mary L. Shurtleff have expressed interest in purchasing the Property; and

WHEREAS, Steve Cude Appraisal Services appraised the Property in January 2019; and

WHEREAS, a notice was published in a newspaper qualified pursuant to NRS 238, setting forth the description of the Property; and

WHEREAS, a public hearing was conducted regarding this matter on February 26, 2019.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Mesquite that it is in the best interest of the City of Mesquite to sell this Property without offering the real property to the public to Bradly P. and Mary L. Shurtleff for the appraised value; and

FURTHER, provisions shall be recorded with the transfer of the property in conformance with Mesquite City Charter Sec. 2.33010 Subsection 4 Paragraph (b); and

FURTHER, staff is authorized to execute all necessary measures to complete the sale.

Remainder of page is intentionally left blank

PASSED, ADOPTED AND APPROVED by the City Council of the City of Mesquite, Nevada on the 26th of February, 2019.

THE CITY OF MESQUITE:

By: _____
Allan S. Litman, Mayor

Attest:

By: _____
Tracy Beck, City Clerk

Approved as to form:

By: _____
Robert Sweetin, City Attorney

File No. MS190112

APPRAISAL OF



Vacant Land

LOCATED AT:

254 Jody Ct
Mesquite, NV 89027

CLIENT:

City of Mesquite
10 E Mesquite Blvd
Mesquite, NV, 89027

AS OF:

January 17, 2019

BY:

Steve D Cude
Steve Cude Appraisal Services

January 20, 2019

City of Mesquite
10 E Mesquite Blvd
Mesquite, NV 89027

Mr. Baker,

At your request, Steve Cude Appraisal Services has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Summary Appraisal Report.

The subject of the appraisal is a vacant building lot located in the Leavitt Estates subdivison.

Based on the analysis contained in the following report, the market value of the property is concluded as follows:

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is	Fee Simple	January 17, 2019	$80,000

Data, information, and calculations leading to the value conclusion are incorporated in the report following this letter. The report, in its entirety including all assumptions and conditions, is an integral part of, and inseparable from, this letter.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI Regulations.

The report was prepared for and may be relied upon by the client and stated intended users set forth in the appraisal report, but it not intended for any other use or users other than those specified herein.

The market value opinions have been predicated upon an exposure time of three to six months, based upon available market data and assumes adequate marketing time and exposure to the market, with a competent marketing effort and are subject to the underlying assumptions and limiting conditions contained in the attached report.

Respectfully submitted,



Steve D Cude
Steve Cude Appraisal Services

P.O. Box 2380, Mesquite, NV 89024

Produced using ACI software, 800.234.8727 www.aciweb.com

Land Appraisal Report

File No. MS190112

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User City of Mesquite | E-mail abaker@mesquitenv.gov

Client Address 10 E Mesquite Blvd | City Mesquite | State NV | Zip 89027

Additional Intended User(s) None noted.

Intended Use The intended use of this appraisal is to assist the client in establishing market value for listing purposes. No other intended uses are identified by the appraiser. The scope of this assignment is specific to the identified intended use.

SUBJECT

Property Address 254 Jody Ct | City Mesquite | State NV | Zip 89027

Owner of Public Record City of Mesquite | County Clark

Legal Description Leavitt Est Plat Book 131 Page 68 Lot 8

Assessor's Parcel # 001-18-812-008 | Tax Year 2019 | R.E. Taxes $ 728.10

Neighborhood Name Leavitt Estates | Map Reference 001-18-8 | Census Tract 0056.14

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 06/10/2011 | Price $46,956 | Source(s) Clark County Records

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) The subject property did not sell/transfer in the past 3 years. Sales one, two, four and five did not sell in the twelve months prior to the date of sales. Sale three transferred ownership between LLCs on 12/20/2018 without consideration.

Offerings, options and contracts as of the effective date of the appraisal There are no known offers, options or contracts.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	60 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[X] 3-6 mths	[ ] Over 6 mths	150 Low	0	Multi-Family	10 %
								550 High	50	Commercial	15 %
								240 Pred.	15	Other	10 %

Neighborhood Boundaries Bounded on the north by Interstate-15, on the east by the Arizona border, on the south by the Virgin River and on the west by the city limits.

Neighborhood Description The neighborhood consists of all areas in the City of Mesquite south of Interstate-15. Mesquite has an overall population of roughly 18,000 and has been growing steadily over the past several years. The city has employment centers consisting of three casinos, Primex Plastics Co., Wal-Mart, Do It Best distribution center and other smaller businesses.

Market Conditions (including support for the above conclusions) Market conditions have seen modest increases over the past 12 months with homes in the neighborhood selling at a steady pace. There are currently 22 listings of single family homes in the neighborhood with 103 sales over the past 12 months, or approximately 8.6 sales per month. There have been 32 lot sales in the subject's neighborhood over the past twelve months.

SITE

Dimensions 95 X 177 X 124 X 160 X 34 | Area 21711 sf | Shape Apx Rectangular | View Avg/Residential

Specific Zoning Classification RE-3 | Zoning Description Rural Residential

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Highest and best use of the subject property The highest and best use of the subject property is residential use due to local zoning and present usage of surrounding properties.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[ ]	[ ] None	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 32003C0386F | FEMA Map Date 12-04-2007

Site Comments The subject is a 21,711 square foot, level site near the city center of Mesquite. There is a concrete block wall on the south side. No readily apparent adverse site conditions were noted, nor were any adverse easements noted.

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	254 Jody Ct Mesquite, NV 89027	325 Cora Cir Mesquite, NV 89027		224 Jody Ct Mesquite, NV 89027		274 Habib Way Mesquite, NV 89027	
Proximity to subject							
Sales Price	$		$ 80,000		$ 80,000		$ 55,000
Price $ /	0		4		4		6
Data Source		MMLS #1117717;DOM 340		MMLS #1118616;DOM 29		MMLS #1118974;DOM 251	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		04/09/2018 COE		01/31/2018 COE		01/11/2019 COE	
Location	Leavitt Estates	Leavitt Estates		Leavitt Estates		Leavitt Estates	
Site/View	21711 sf/Avg View	22216 sf/Avg Vw		21780 sf/Avg Vw		9583 sf/Avg Vw	24,300
Improvements	Part Block Wall	Part Block Wall		None	0	Part Block Wall	
Utilities	To Site	To Site		To Site		To Site	
Access	Public Asphalt	Public Asphalt		Public Asphalt		Public Asphalt	
Sales or Financing Concessions							
Net Adj. (Total)		[X] + [ ] -	$ 0	[X] + [ ] -	$ 0	[X] + [ ] -	$ 24,300
Indicated Value of Subject		Net Adj. 0.0% Gross Adj. 0.0%	$ 80,000	Net Adj. 0.0% Gross Adj. 0.0%	$ 80,000	Net Adj. 44.2% Gross Adj. 44.2%	$ 79,300

Summary of Sales Comparrison Approach Five comparable sales have been utilized. Sales one, two and three are located in the subject's development with sales four and five located in competing developments. See addendum for additional comments on comparable sales.

RECONCILIATION

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of January 17, 2019 **, which is the effective date of this appraisal, is:**

[X] **Single point $** 80,000 [ ] **Range $** _____ **to $** _____ [ ] **Greater than** [ ] **Less than $** _____

This appraisal is made [X] "as is," [ ] subject to the following: _____

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Land Appraisal Report

File No. MS190112

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	254 Jody Ct Mesquite, NV 89027	805 Hagens Aly Mesquite, NV 89027		538 Salerno Ct Mesquite, NV 89027			
Proximity to subject							
Sales Price	$		$ 79,000		$ 85,000		$
Price $ /	0		7		6		
Data Source		MMLS #1118082;DOM 490		MMLS #1119227;DOM 1			
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
		11/19/2018 COE		10/09/2018 COE			
Location	Leavitt Estates	Coyote Willows	0	Villa La Paz	0		
Site/View	21711 sf/Avg View	10890 sf/Gd Vw	6,600	14810 sf/Gd Vw	-1,200		
Improvements	Part Block Wall	None	0	Part Fence			
Utilities	To Site	To Site		To Site			
Access	Public Asphalt	Private Asphalt	0	Private Asphalt	0		
Sales or Financing Concessions							
Net Adj. (Total)		[X] + [ ] -	$ 6,600	[ ] + [X] -	$ 1,200	[ ] + [ ] -	$
Indicated Value of Subject		Net Adj. 8.4% Gross Adj. 8.4%	$ 85,600	Net Adj. -1.4% Gross Adj. 1.4%	$ 83,800	Net Adj. % Gross Adj. %	$

Summary of Sales Comparrison Approach

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 7		COMPARABLE NO. 8		COMPARABLE NO. 9	
Address	254 Jody Ct Mesquite, NV 89027						
Proximity to subject							
Sales Price	$		$		$		$
Price $ /	0						
Data Source							
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Leavitt Estates						
Site/View	21711 sf/Avg View						
Improvements	Part Block Wall						
Utilities	To Site						
Access	Public Asphalt						
Sales or Financing Concessions							
Net Adj. (Total)		[ ] + [ ] -	$	[ ] + [ ] -	$	[ ] + [ ] -	$
Indicated Value of Subject		Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

Summary of Sales Comparrison Approach

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Additional Comparables

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Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is 3-6 months.

Exposure time is the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Marketing time as reported on page 1 of the 1073 report for and exposure time are the same unless otherwise indicated herein.

Under current market conditions, the reasonable exposure time for the subject property is approximately three to six months. This is based on the analyses of current market trends in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would be at or near the appraised value. It also assumes aggressive professional marketing by reputable local real estate offices.

Fee Disclosure:
Appraisal Fee - $425.00

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Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

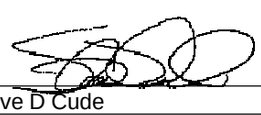
Definition of Value: [X] **Market Value** [ ] **Other Value:** _____

Source of Definition: The Appraisal of Real Estate - 14th Edition

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

ADDRESS OF THE PROPERTY APPRAISED:
254 Jody Ct
Mesquite, NV 89027
EFFECTIVE DATE OF THE APPRAISAL: January 17, 2019
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 80,000

APPRAISER

Signature: 
Name: Steve D Cude
Company Name: Steve Cude Appraisal Services
Company Address: P.O. Box 2380
Mesquite, NV 89024
Telephone Number: 702 346-2077
Email Address: cudeappraisal@gmail.com
State Certification # A.0206535-CR
or License # _____
or Other (describe): _____ State #: _____
State: NV
Expiration Date of Certification or License: 03/31/2020
Date of Signature and Report: 01/22/2019
Date of Property Viewing: 01/17/2019
Degree of property viewing:
[X] Did personally view [ ] Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
Company Name: _____
Company Address: _____
Telephone Number: _____
Email Address: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
[ ] Did personally view [ ] Did not personally view

gpar™ general purpose appraisal report
Produced using ACI software, 800.234.8727 www.aciweb.com
Page 3 of 3
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(gPAR™) General Purpose Appraisal Report 09/2016
GPARLAND_16 09232016
Steve Cude Appraisal Services

ADDENDUM

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027

Subject Section
No additional comments.

Contract Section
No additional comments.

Neighborhood Section
The subject is located in the Leavitt Estates subdivison, a development of 63 home sites with some vacant sites. The immediate neighborhood consists of vacant/agricultural land to the west, a hotel/casino to the north, single family residences to the south. There is a hospital, shopping, restaurants, schools, places of worship, casinos, and other services all within a short distance of the subject.

Other land uses noted in the neighborhood section would include undeveloped land, golf courses, public areas (such as parks, etc.).

Site Section
No additional comments.

Sales Comparison Approach Section
Site adjustments were taken at $2.00 per square foot of difference in lot size. Sites within 1,500 square feet of the subject were not adjusted for size.

View adjustments are made based on the direct influence attributed the site view or setting. Comparables with downward adjustments in this area have superior golf/mountain views. Although view adjustments can be subjective, they also have an impact on value. Homes with panoramic views on elevated sites command a premium versus those homes lacking this feature.

Site size and view differences were combined in the sales comparison grid. A $15,000 adjustment was taken for lots with superior views.

Reconciliation comments
The comparable sales utilized are the most similar recent sales available at this time. The adjusted sales prices of the settled sales range from $79,300 to $85,600. Sales one and two are the most similar and is where the indicated value was placed. Taking all of the data into consideration, the indicated value is the most logical conclusion.

Economic and demographic comments
Historically, Mesquite has been one of the fastest growing cities in Nevada, per capita, mainly due to the growing popularity of its desert location with the small town environment yet close to both St. George, Utah and Las Vegas with good access via Interstate-15. Growth rates have stabilized over the past few years.

This area has been growing into a popular resort destination besides an affordable retirement community. The warm mild winters attract winter-long visitors along with the year round residents that have moved to this area for its desirable climate and availability of recreational activities.

Golf is one of the most popular recreational activities of the area for both temporary guests and residents of Mesquite with seven golf courses in this area. Additionally, walking, biking, tennis, horseback riding and skeet shooting are popular due to easy accessibility.

Employment opportunities have increased with the development of the Primex Plastics Plant along with the three main hotel/casinos, the Virgin River Casino, the Casa Blanca, and the Eureka Casino. Smith's grocery store, Wal-Mart Supercenter, Do-It Best distribution center, and the building trades also provide employment and services to the area. As the city continues to grow, the economic base of the area will increase bringing more employment and housing to the community to support the influx of retirees and families desiring the small community environment.

Mesquite is located approximately 75 miles northeast of Las Vegas and 35 miles southwest of St. George, Utah with good

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027

access to both cities via Interstate-15 which runs through the center of the city.

Typically, families moving to this area encompassing these three cities share common interests of year round warm, dry climate, innumerable recreational activities and affordable housing.

Additional comments
This appraisal may contain an electronic signature. This signature is secured via private password known only to the signor and cannot be altered.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: January 17, 2019
Appraised Value: $ 80,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

SUBJECT PROPERTY PHOTO ADDENDUM

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027



FRONT



REAR



STREET

Produced using ACI software, 800.234.8727 www.aciweb.com

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027



COMPARABLE SALE #1

325 Cora Cir
Mesquite, NV 89027
Sale Date: 04/09/2018 COE
Sale Price: $ 80,000



COMPARABLE SALE #2

224 Jody Ct
Mesquite, NV 89027
Sale Date: 01/31/2018 COE
Sale Price: $ 80,000



COMPARABLE SALE #3

274 Habib Way
Mesquite, NV 89027
Sale Date: 01/11/2019 COE
Sale Price: $ 55,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027



COMPARABLE SALE #4

805 Hagens Aly
Mesquite, NV 89027
Sale Date: 11/19/2018 COE
Sale Price: $ 79,000



COMPARABLE SALE #5

538 Salerno Ct
Mesquite, NV 89027
Sale Date: 10/09/2018 COE
Sale Price: $ 85,000

COMPARABLE SALE #6

Sale Date:
Sale Price: $

PLAT MAP

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027



FLOOD MAP

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027



FLOOD INFORMATION

Community: CITY OF MESQUITE

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 32003C0386F

Panel: 0386F

Zone: X

Map Date: 12-04-2007

FIPS: 32003

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL

Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027



Client: City of Mesquite		File No.: MS190112
Property Address: 254 Jody Ct		Case No.:
City: Mesquite	State: NV	Zip: 89027

APPRAISER CERTIFICATE

STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

NOT TRANSFERABLE **REAL ESTATE DIVISION** **NOT TRANSFERABLE**

This is to Certify That : STEVE D CUDE **Certificate Number:** A.0206535-CR

Is duly authorized to act as a CERTIFIED RESIDENTIAL 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: March 8, 2018 **Expire Date:** March 31, 2020

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

FOR: STEVE CUDE APPRAISAL SERVICES
696 ARGUELLO CIRCLE
MESQUITE, NV 89027

REAL ESTATE DIVISION

SHARATH CHANDRA
Administrator

Sec. 2.330 Sale or lease of real property owned by City: Sale of property less than 25,000 square feet.

1. The City Council may sell or lease any building or portion thereof or any other real property owned by the City that is less than 25,000 square feet if the City Council adopts a resolution stating that it is in the best interest of the City to sell or lease the real property:

(a) Without offering the real property to the public; and

(b) For less than the fair market value of the real property, if applicable.

2. The City Council shall:

(a) Obtain an appraisal only if the real property is being sold;

(b) Publish a notice at least once, in a newspaper qualified pursuant to the provisions of chapter 238 of NRS that is published in Clark County, setting forth the description of the real property proposed to be sold or leased in such a manner as to make the real property identifiable; and

(c) Hold a public hearing on the matter not less than 10 days and not more than 20 days after the date of the publication of the notice.

3. Any transaction made pursuant to this section may be made pursuant to any additional terms or conditions that the City Council deems proper.

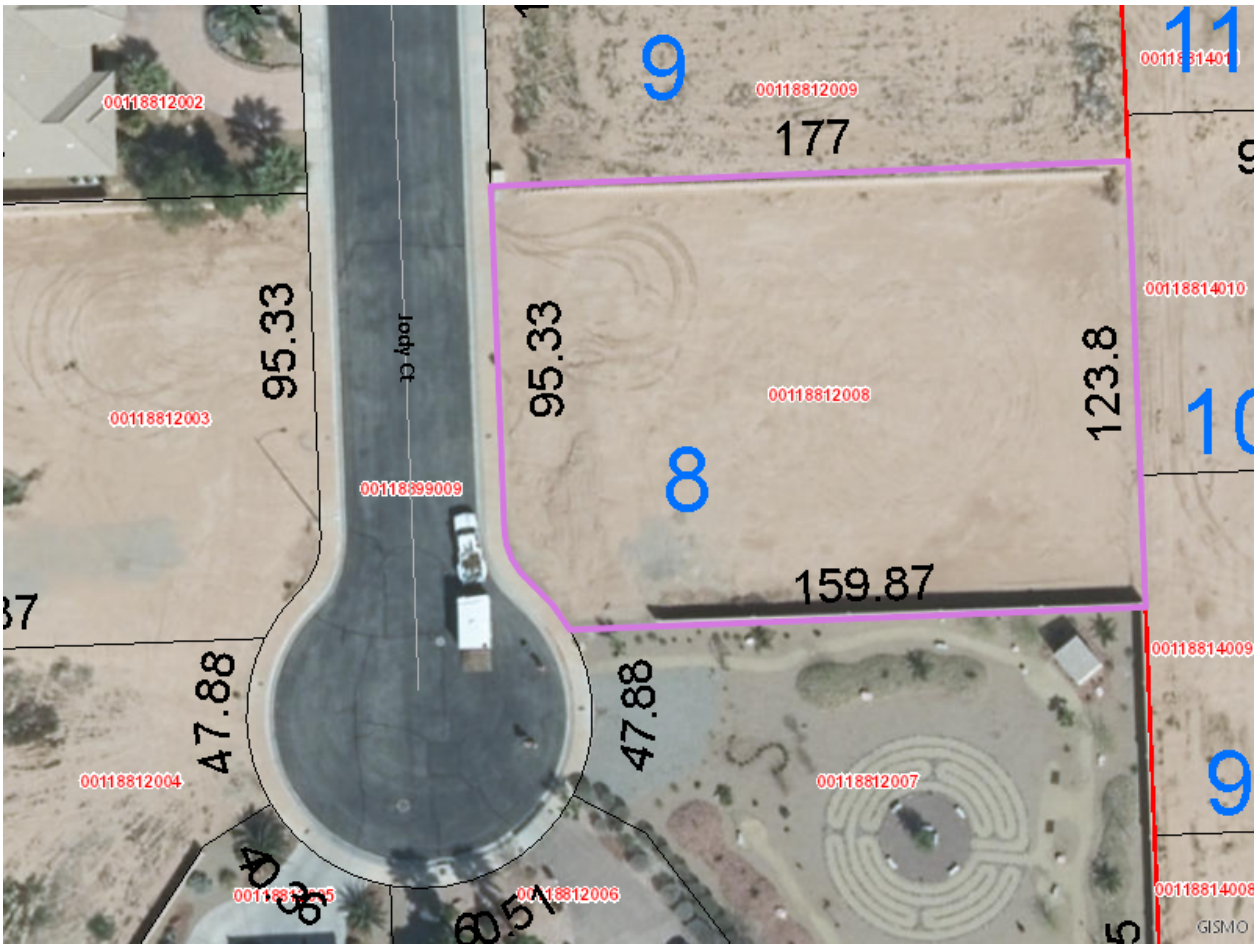
4. If real property is sold or leased in violation of this section:

(a) The sale or lease is void; and

(b) Any change to an ordinance governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the sale or lease, unless any such change applies to all real property within the applicable zoning district.

5. The provisions of paragraph (b) of subsection 4 must be included as part of an applicable lease or, if the real property is being sold, recorded with the real property as a condition of the sale.

(Ch. 325, Stats. 2017 p. 1877)



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 02/12/2019

Property Information

Parcel:	00118812008
Owner Name(s):	CITY OF MESQUITE
Site Address:	254 JODY CT
Jurisdiction:	Mesquite - 89027
Zoning Classification:	Rural Residential (RE-3)
Planned Landuse:	

Misc Information

Subdivision Name:	LEAVITT EST		
Lot Block:	Lot:8 Block:	**Construction Year:**	
Sale Date:	06/2011	**T-R-S:**	13-71-18
Sale Price:	$46,956	**Census tract:**	Not_Available
Recorded Doc Number:	20110610 00000094	**Estimated Lot Size:**	0.5
Flight Date:	Apr.17.2018		

Elected Officials

Commission District:	Not_Available	**City Ward:**	
US Senate:	Dean Heller, Catherine Cortez-Masto	**US Congress:**	4 - Steven A. Horsford (D)
State Senate:	12 - Joe Harday (R)	**State Assembly:**	19 - Chris Edwards (R)
School District:	B - Christine "Chris" Garvey	**University Regent:**	8 - Cathy McAdoo
Board of Education:	4 - Mark Newburn	**Minor Civil Division:**	Not_Available

Technical Review Agenda Item 11

Submitted by: Tracy Beck
Submitting Department: Mayor & Council
Meeting Date: February 19, 2019

Subject:
Proclamation - Armed Forces Chamber of Commerce Day - February 28, 2019.

- Discussion and Possible Action

Recommendation:
Accept the Proclamation.

Petitioner:
Allan S. Litman, Mayor

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

- Proclamation - Armed Forces Chamber of Commerce Day.pdf.docx

PROCLAMATION

Armed Forces Chamber of Commerce Day – February 28, 2019

WHEREAS, Nevada is home to more than 3 million residents, more than 2 hundred thousand Armed forces members; more than 100 Chambers of Commerce that serve the specific business needs of cities, cultures genders, industries, lifestyles, minorities, religions, special interest groups, towns; and

WHEREAS, the Armed Forces Chamber of Commerce, Inc., was incorporated by Andre' Haynes on February 28, 2017, is Nevada's first and only Chamber of Commerce formed to serve the specific business needs of Armed Forces members, received federal tax exempt status from the Internal Revenue Service as a 501(c)(6) organization on September 25, 2017; and

WHEREAS, the mission of the Armed Forces Chamber of Commerce is to help Armed Forces members start-up, grow and sustain their businesses and the vision is to help increase the profits and number of employees who are employed by businesses that are owned by the Armed Forces members; and

WHEREAS, the Armed Forces Chamber of Commerce welcomes members including men, women, Armed forces members from all U.S. military branches whose status include Active-Duty, Guard/Reserve, Retired, Veterans with an honorable discharge, spouses of Armed Forces members, First Responders including Law Enforcement, Fire, Medical, Non-profit organizations, committees, advocates, civilians; and

WHEREAS, the Armed Forces Chamber of Commerce has made a positive community impact by making direct financial contributions and in-kind donations valued at more than $35,000 which has helped more than 3,500 local underprivileged Armed Forces members and their families; and

PROCLAIMED, that the Armed Forces Chamber of Commerce is recognized for being Nevada's first and only Chamber of Commerce formed to serve the specific business needs of Armed Forces members;

NOW, THEREFORE, I, and the City Council of Mesquite, Nevada proclaim February 28, 2019 as

Armed Forces Chamber of Commerce Day

Dated this 26th day of February, 2019.

_____

Allan S. Litman, Mayor

Technical Review Agenda Item 12

Submitted by: Tracy Beck
Submitting Department: Mayor & Council
Meeting Date: February 19, 2019

Subject:
Proclamation - Women's History Month - March, 2019

- Discussion and Possible Action

Recommendation:
Accept the Proclamation

Petitioner:
Allan S. Litman, Mayor

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

- Proclamation - Women's History Month.docx

PROCLAMATION

Women's History Month – March, 2019

In 1987, Congress declared March as National Women's History Month in Perpetuity; and

Every year, a special Presidential Proclamation is issued to honor the extraordinary achievements of American women; and

Today the Mesquite Women's History and Culture Center, 175 N. Willow Room 23, carries its own torch in observance of Women's History Month; and

The primary goal of the Center is to enlighten our youth and general population by providing a common place for all to come visit, sit, enjoy a cup of tea and take a journey in knowledge and growth by honoring the stories, vision, hard work and determination of women whose remarkable feat benefitted and continue to benefit our nation; and

The Women's History and Culture Center is a place where everyone can connect with women who made:

- groundbreaking scientific discoveries
- enriched our culture with works of art and literature
- charted bold directions in politics and foreign policy
- led movements for social and economic justice, and
- served our country with valor from the Revolutionary War to modern times.

Let March not be forgotten, for without women, our nation would sorely be lacking in the true meaning of freedom, patriotism, and strength and the impact that women have made to the history and culture of our country.

NOW THEREFORE, I and the City Council proclaim the month of March Women's History Month in Mesquite, Nevada.

_____

Allan S. Litman, Mayor

Technical Review Agenda Item 13

Submitted by: Tracy Beck
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
Mayor's Comments

Recommendation:

Petitioner:
Andy Barton, City Manager

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

-

Technical Review Agenda Item 14

Submitted by: Tracy Beck
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
City Council and Staff Reports and Comments

Recommendation:

Petitioner:
Andy Barton, City Manager

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

-

Technical Review Agenda Item 15

Submitted by: Amy Gale
Submitting Department: City Attorney
Meeting Date: February 19, 2019

Subject:
Adoption of Bill No. 560 as Ordinance 560, an Ordinance of the City of Mesquite to amend Mesquite Municipal Code Title 9 “Unified Development”; Chapter 8 “Supplementary Use and Development Standards”; Section 1 “Accessory Uses and Structures”; Subsection B “Accessory Buildings” and other matters properly related thereto.

- Public Hearing
- Discussion and Possible Action

Recommendation:
Adopt Bill 560 as Ordinance 560, an Ordinance of the City of Mesquite to amend Mesquite Municipal Code Title 9 “Unified Development”; Chapter 8 “Supplementary Use and Development Standards”; Section 1 “Accessory Uses and Structures”; Subsection B “Accessory Buildings” and other matters properly related thereto.

Petitioner:
Councilwoman Annie Black

Is this a budgeted item?
No

Fiscal Impact:
None

Background:
Based on community input and recent conditional approvals, this ordinance would amend the current code to allow for the maximum height of a garage to be increased from 14’ to the same height of the house.

Attachments:
- Garage Ordinance 560.docx

BILL NO. 560
ORDINANCE NO. 560

AN ORDINANCE AMENDING MESQUITE MUNICIPAL CODE TITLE 9 "UNIFIED DEVELOPMENT"; CHAPTER 8 "SUPPLEMENTARY USE AND DEVELOPMENT STANDARDS"; SECTION 1 "ACCESSORY USES AND STRUCTURES"; SUBSECTION B "ACCESSORY BUILDINGS" AND OTHER MATTERS PROPERLY RELATED THERETO

WHEREAS, the City of Mesquite is the fastest growing community in the State of Nevada; and

WHEREAS, it is reasonable and appropriate for the City of Mesquite to review and revise the regulations for the purpose of promoting the health, safety, morals or general welfare of the present and future inhabitants of Mesquite; and

WHEREAS, the Mesquite City Charter, Article II, Section 2.080 authorizes the City Council to enact ordinances and orders that are not repugnant to the Constitution of the United States or of the State of Nevada necessary for the municipal government and management of City affairs, for the executions of all powers vested in the city, and for the punishment for violations of such ordinances; and

WHEREAS, the Mesquite City Charter, Article II, Section 2.130 authorizes the City Council to regulate businesses and trades within the City of Mesquite; and

WHEREAS, it is reasonable and appropriate to amend the Mesquite Municipal Code from time to time;

NOW, THEREFORE, the City Council of the City of Mesquite, Nevada, does ordain:

Section 1: Mesquite Municipal Code Title 9, Chapter 8, Section 1, Subsection B is hereby amended and shall read as follows:

9-8-1: ACCESSORY USES AND STRUCTURES:

B. Accessory Buildings:

1. Placement: Detached accessory buildings shall be prohibited from being placed in front of the principal building and shall be placed in the rear yard, except that a detached garage may be located in front of the principal residential building.

2. Side Street Yard: Accessory buildings adjacent to a side street shall have a side yard not less than six feet (6').

3. Rear Yard; Conditions: Accessory buildings may be erected in the rear yard in compliance with all of the following conditions:

a. There shall be a six foot (6') rear yard setback;

b. The building height ~~does~~ may not exceed ~~fourteen feet (14')~~ thirty-five feet (35');

c. No portion of the building shall be within one foot (1') of any utility easement;

d. The building shall have a minimum separation of ten feet (10') from any dwelling or other buildings.

4. Building Permit Required: Accessory buildings may only be constructed upon the issuance of a building permit, except as provided in the building code. Accessory buildings must be incidental to the principal building. (Ord. 377, 6-12-2007, eff. 7-5-2007)

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law.

Section 4: This ordinance shall become effective upon passage, approval and publication.

Section 5: The provisions of this ordinance shall be liberally construed to effectively carry out its purpose in the interest of the public health safety, welfare and convenience.

Section 6: If any subsection, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

Section 7: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, and complies with Nevada Revised Statutes Chapter 237.

PASSED, ADOPTED, AND APPROVED this ___ day of _____, 2019.

By: _____
Allan S. Litman, Mayor

ATTEST:

By: _____
Tracy E. Beck, City Clerk
AYE:
NAY:
ABSTAIN:
PUBLICATION DATE:
EFFECTIVE DATE:

Approved as to Form:

By: _____
Robert D. Sweetin, City Attorney

Technical Review Agenda Item 16

Submitted by: Richard Secrist
Submitting Department: Development Services
Meeting Date: February 19, 2019

Subject:
Consideration of Tentative Map No. TM-18-005 (Crimson Ridge- Anthem at Mesquite Unit 6A and B) to subdivide approximately 60 acres into 246 residential lots, in the Single Family Residential (SF) Zone.

- Public Hearing
- Discussion and Possible Action

Recommendation:
Open the public hearing for comment and approve Tentative Map Case No. TM-18-005 (Crimson Ridge- Anthem at Mesquite Unit 6A and B) to subdivide approximately 60 acres into 246 residential lots, in the Single Family Residential (SF) Zone.

Petitioner:
Richard Secrist, Development Services Director

Is this a budgeted item?
No

Fiscal Impact:
None

Background:
The applicant is requesting Tentative Map approval to subdivide approximately 60 acres into 246 single-family residential lots together with public and private roads and commonly-held open space areas. The site is Unit 6A and B of the Anthem at Mesquite PUD. The site is zoned Single Family (SF) and is currently vacant. Proposed gross residential density is approximately 4 dwelling unit per acre.
Subdivision of the property for residential purposes is a permitted use in the Single Family Residential Zone. Development will be subject to the provisions of the Anthem at Mesquite Planned Unit Development (PUD). Approval of a tentative map is a discretionary approval by the City Council after a duly noticed public hearing.

Attachments:
- TM-18-005_Crimson Ridge StaffMemo draft.doc
- TM-18-005.pdf

Mesquite
Nevada

TO: Honorable Mayor and City Council

FROM: Dan Catron AICP, Senior Planner

DATE: Technical Review- January 15, 2019
City Council- January 22, 2019

RE: Consideration of Tentative Map Case No. TM-18-005 (**Crimson Ridge – Anthem at Mesquite Unit 6 A and B**) to approve a 246-lot single family subdivsion in the single family (SF) zone, located at the intersection of Sidewinder Drive and Switchback Road

Background

Pulte Homes is proposing a 246-lot, single family subdivision on Unit 6 A and B of the Anthem at Mesquite Planned Unit Development. This will be an Age-Restricted, Non-Gated, Active Adult Common Interest Community on approximately 60 acres.

The subdivision site is located on the east side of Sidewinder Drive, south of Switchback Road (a new public road), and southeast of the Sun City Recreation Center and the Horseshoe Pass subdivision.

Access to the site is provided from both the existing Sidewinder Drive and the new Switchback Road. The overall gross density of the subdivision is approximately 4 units per acre. New interior streets are private, with 37-foot rights-of-way.

The project includes a significant amount of commonly-held open space. A landscaped border and 5' sidewalks are proposed to be provided along Sidewinder Drive and the new Switchback Road.



Key Facts

- The proposed subdivision is located in the Anthem at Mesquite Planned Unit Development, and will be subject to all conditions of the Anthem at Mesquite Development Agreement and Design Standards Handbook.
- The subdivision is an *age-restricted, non-gated, common interest community.*
- The subdivision contains 246 single-family lots, private interior roadways, and commonly held open space elements. Overall, the subdivision encompasses approximately 60 acres (4 units per gross acre)
- All lots conform to the Design Standards Handbook.

Tentative Map Approval Criteria

Please refer to Appendix "A" for the excerpt from Mesquite Municipal Code (MMC) Section 9-6-4. Subsection H sets forth guidelines and criteria for City Council decisions regarding tentative maps.

Analysis

Lot Standards: Lots in the subdivision range in size from 4,100 square feet to 15,500 square feet, with all lots conforming to the Design Standards Handbook.

General public utility easements for the subdivision are proposed to be 10 feet along the front property line of each lot, 3 feet along rear property lines and 5 feet along the side property lines. The Design Standards Handbook allows for up to 10 units per acre in the single-family (SF-1) district. Crimson Ridge has a gross density of 4 units per acre.

Open Space: Common open space is located at the entry, along Sidewinder Drive, Switchback Road, and in conjunction with the rockery walls in the center and along the south side of the subdivision. Landscaping plans for the open space areas are required to be submitted and approved with the civil improvement plans, and must be installed or guaranteed prior to signing of the final map.

Circulation: The Crimson Ridge subdivision will be accessed from both Sidewinder Drive and Switchback Road (public streets within a 51-foot right-of-way). An interior street system will loop through the subdivision serving all of the residential lots. No lots are proposed to have direct access to the public roadways. Interior streets and cul-de-sacs are 37-foot right-of-ways with two 14-foot travel lanes, 2.5' curb and gutter, and 4-foot wide sidewalk on one side of the internal streets.

Pedestrian circulation is accommodated by 4-foot wide sidewalks along one side of the private streets. These connect to the sidewalks on Sidewinder Drive and Switchback Road, which have 5-foot sidewalks on both sides.

Transportation Impact Analysis (TIA): Under MMC 9-9-6(C)(7) If there is a master planned community with an overall TIA, another TIA will not be required for each phase, unless some portion of the original TIA is no longer valid due to changes in the standards or community. Nevertheless, the city may request a category 1 study for each phase if it has reason to think the target levels of service at driveways and intersections may be compromised. (Ord. 489, 1-27-2015)

The subdivision will generate approximately 2,460 vehicle trips per day (10 per household) using the ITE Trip Generation Manual rates. As this is an age-restricted community, with usually no more than 2 persons per household, it may generate less than the standard for a single-family subdivision.

Improvement Plans: Civil improvement plans are required. Landscaping plans are to be to be submitted with the improvement plans. Landscaping plans need to be reviewed and approved, prior to approval of the final map.

Previous Staff & Council Action

On December 8, 2015, Ordinance No. 497 was approved (4-0) by the City Council, amending the Development Agreement between the City of Mesquite and Mesquite Investors, LLC and PN II, INC., by adopting the revised and updated Master Plan and Design Standards Handbook, and by extending the term of the Development Agreement to March 15, 2026.

Recommendation

Staff recommends approval of the Tentative Map for the Crimson Ridge subdivision, Unit 6A and 6B of the Anthem at Mesquite PUD, Case No. TM-18-005, subject to the Department recommendations below, and Standard Conditions:

Building Department
- Meet all applicable Building Codes and Standard Conditions.

Engineering Department
- Make the revisions to the map as recommended in the Engineer's Review Letter dated, December 3, 2018.

Planning and Environmental Resources
1. Meet all applicable Zoning Codes and Standard Conditions.
2. All Tentative and Final maps shall conform with the City's Street Naming and Addressing Policy.
3. Comply with requirements of the Anthem Development Agreement and Design Standards Handbook.
4. Landscaping plans to be submitted with Improvement Plans. Landscape plans must be reviewed and approved prior to signing of Final Map.

Public Works
- Standard Conditions as applicable.

Sanitation
- Standard Conditions as applicable.

Solid Waste
- All services will be provided by residential 90 gallon automated system.

Fire & Rescue Department
- No Concerns.

Police Department

- No Concerns.

Appendix A – Excerpt from Mesquite Municipal Code

Section 9-6-4: TENTATIVE MAPS:

H. Guidelines for Planning Commission or City Council Decision: The planning commission or city council shall consider the following criteria in making a recommendation on the tentative map:

1. Environmental and Health Laws: The application conforms with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

   The subdivision will connect to municipal water (Virgin Valley Water District) and sewer service (City of Mesquite). Solid waste disposal will be provided by Virgin Valley Disposal. The Nevada Division of Environmental Protection has recommended approval of the subdivision.

2. Water Availability: The applicant has shown the availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

   The subdivision will be served by the Virgin Valley Water District.

3. Public Utilities: The site is served, or will be served at the time of development, with all necessary public utilities, including, but not limited to, water, sewer, gas, electric and telephone service;

   Telephone and cable service will be provided by Rio Virgin Telephone and Cablevision

4. Location: The site is located in an area of the city that is appropriate for current development activity and which will not contribute to the need for inefficient extensions and expansions of public facilities, utilities and services;

   The subdivision is a part of the Anthem at Mesquite PUD.

5. Public Services: The applicant has shown the availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;

   The project is within city limits, and will be served by City of Mesquite public services. The project will be served by the Clark County School District.

6. Development Pattern: The site represents an overall development pattern that is consistent with the goals and policies of the master plan, the official map, the capital improvements program and any other applicable planning documents adopted by the city;

   The subdivision is a part of the Anthem at Mesquite PUD, and complies with the City's Land Use and Zoning Map.

7. Conformance: The site and application conform to all applicable provisions of these regulations. If these regulations are inconsistent with the master plan, these regulations shall take precedence; however, city staff shall be instructed to make such recommendations as will be necessary to bring these regulations into compliance with the master plan;

   The subdivision complies with the City's Land Use and Zoning Map and the requirements for the Single-Family residential zoning district.

8. Effect on Streets: The application considers the effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

   The subdivision will provide new public and private streets to serve the project and will connect to the City's existing street system.

9. Street Design: The tentative map shows the location, spacing and design of proposed streets, curb cuts and intersections, all of which are consistent with good traffic engineering design principles;

   The tentative map shows the proposed street design, which has been reviewed and approved by the City Engineer.

10. Access: Each lot in the map of a residential development has adequate and safe access to/from a local street. If lot access is to/from a collector or arterial street, the planning commission, or city council if there is no planning commission, shall expressly find that such access is safe and that no other lot access or subdivision configuration is feasible;

    All lots have access from the interior residential (private) streets. No lot access is proposed to collector or arterial streets.

11. Site Layout: The site contains a parcel, lot and land subdivision layout that is consistent with good land planning and site engineering design principles;

    The subdivision proposes a layout consistent with the planning and design principles intended by the Anthem at Mesquite PUD.

12. Development Sensitive to Environment: The site will be laid out and developed in a manner that is sensitive to environmental features and/or characteristics of the tract or parcel, including, but not limited to, topography, slope, soils, geology, hydrology, floodplains, wetlands, vegetation and trees;

    The subdivision proposes a layout consistent with the planning and design principles intended by the Anthem at Mesquite PUD.

13. Dedications and Improvements: The applicant agrees to dedicate and improve land, right of way and easements, as may be determined to be needed to effectuate the purposes of these regulations and the standards and requirements incorporated herein;

    The subdivision includes the dedication of right-of-way and the construction of roadways necessary to serve the project.

14. Other Recommendations and Comments: The recommendations and comments of those entities reviewing the tentative map pursuant to Nevada Revised Statutes chapter 278;

    Recommendations and comments from responsible agencies and utility providers are outlined in the staff report and attached as exhibits.

15. Submission Requirements Satisfied: All relevant and applicable submission requirements have been satisfied in a timely manner.

    The applicant has submitted all relevant and applicable information required for a tentative map application.

Mesquite
Nevada

Tentative Map

Project Information

Project Name Crimson Ridge Subdivision — Existing Zoning SF

Project Location Sidewinder Drive, South of Falcon Ridge Parkway — Gross Acres 60.22

Assessor's Parcel Number(s) 001-06-412-001

Total Number of Lots 245 — Density 2.46

Please explain the intent of this request

Approval of Crimson Ridge Subdivision Improvements

Applicant Signature [signature] — Date 11/26/18

Applicant Information

Property Owner(s) PN II, Inc.

Mailing Address 7255 Tenaya Way, Suite 200

Phone No 702-357-6596 — Email John.Schippert@pultegroup.com — Fax No

Applicant (if different than Owner) Same

Mailing Address

Phone No — Email — Fax No

Contact Person/Representative (if different than Owner) Greg Bulloch

Mailing Address 750 Pioneer Blvd

Phone No 702-346-5100 — Email Greg@Bullochbrothers.com — Fax No 702-346-5102

Office Use Only

Case No TM-18-005 — Application Fee $ 750 — NDEP Fee $ 345

Date Received 11/27 — Noticing Fee $ 300 — NDWR Fee $ 395

Received By JR — Planner RS/DC

Planning and Environmental Resources
10 E. Mesquite Blvd., Mesquite, NV 89027
Phone (702) 346-2835, FAX (702) 346-5382, www.mesquitenv.gov

Mesquite
Nevada

Property Owner/Applicant Affidavit

Project Information

- ☐ Administrative Adjustment
- ☐ Temporary Commercial Permit
- ☐ Development Code Amendment
- ☐ Annexation
- ☐ Variance
- ☐ Final Map
- ☐ Boundary Line Adjustment
- ☐ Zoning Verification
- ☐ Street Name / Number Change
- ☐ Development Agreement
- ☐ Abandonment
- ■ Tentative Map
- ☐ Extension of Time
- ☐ Architectural / Site Plan Review
- ☐ Zoning / Master Plan Amendment
- ☐ Parcel Map
- ☐ Conditional Use Permit
- ☐ Other_____

Project Location: Project is located on Switchback Drive south of Horseshoe Ridge Subdivision

Assessor's Parcel No(s): 001-06-412-001

Applicant Information

Property Owner(s): PN II, INC

Mailing Address: 7255 Tenaya Way, Suite 200

Applicant (if different than Owner)

Mailing Address

(I,We) the undersigned, being duly sworn, deposed and say that (I,We) are the applicant(s) and/or property owner(s) of record on the tax rolls of the property involved in the application, and that the information on the attached map and property owners list, all plans, drawings, and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that the applicable application must be complete and accurate before a hearing can be advertised; that any application is neither finally granted nor denied until acted upon by the Mesquite City Council or the Director of the Planning Department or their designee, where applicable. The undersigned being duly sworn on oath further states that this affidavit is made and signed in connection with an Application for a Hearing before the Mesquite City Council and that the undersigned acknowledges that they have carefully read the application and notices included on this affidavit and they understand every part thereof, and are in consent with the information provided with said application. The undersigned further state that they rely wholly upon their own judgment and understanding in signing this affidavit and are not relying in any way upon an employee, officer, or other representative of the City of Mesquite.

Property Owner Signature _____ Print Name JOHN H. SCHIPPERT

Applicant Signature _____ Print Name JOHN H. SCHIPPERT

Notary Public

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH **DAY OF** November, 2018

BY John Schippert **AS THE OWNER/APPLICANT**

NOTARY PUBLIC _____ **MY COMMISSION EXPIRES** May 6, 2019

Afton Woods
Notary Public
State of Nevada
My Appt. Expires: May 6, 2019
Certificate No: 15-1952-1

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 13 SOUTH, RANGE 71 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SIDEWINDER DRIVE (A 51.00 FOOT PUBLIC RIGHT-OF-WAY) THAT IS THE NORTHWEST CORNER OF REMAINDER LOT 5 AS RECORDED ON THE FINAL MAP OF CONESTOGA GOLF COURSE IN BOOK 155, PAGE 41 OF PLATS AND SAID POINT ALSO BEING THE NORTHEAST CORNER OF COMMON ELEMENT "E" AS RECORDED ON THE FINAL MAP OF SPLITRAIL SUBDIVISION IN BOOK 134, PAGE 33 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, STATE OF NEVADA AND RUNNING;

THENCE NORTHEASTERLY 68.73 FEET ALONG THE ARC OF A 550.50 FOOT RADIUS NON TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF
07°09'14" AND THE CENTER BEARS N06°45'36"W, ALONG THE SOUTHERLY LINE OF SAID SIDEWINDER DRIVE;
THENCE N76°05'10"E 73.63 FEET ALONG THE SOUTHERLY LINE OF SAID SIDEWINDER DRIVE;
THENCE NORTHEASTERLY 365.93 FEET ALONG THE ARC OF A 725.50 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 28°53'56" AND THE CENTER BEARS N13°54'50"W, ALONG THE SOUTHERLY LINE OF SAID SIDEWINDER DRIVE;
THENCE S52°42'36"E 35.50 FEET;
THENCE S45°56'53"E 151.72 FEET;
THENCE SOUTHEASTERLY 151.61 FEET ALONG THE ARC OF A 564.50 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 15°23'19" AND THE CENTER BEARS S44°03'07"W;
THENCE S30°33'34"E 87.68 FEET;
THENCE S01°48'37"W 9.34 FEET;
THENCE S31°33'35"E 36.01 FEET;
THENCE NORTHEASTERLY 4.60 FEET ALONG THE ARC OF A 15.00 FOOT
RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 17°34'16" AND THE CENTER BEARS S30°33'34"E;
THENCE S30°33'34"E 104.30 FEET;
THENCE S51°27'44"E 117.62 FEET;
THENCE SOUTHEASTERLY 361.31 FEET ALONG THE ARC OF A 640.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 32°20'47" AND THE CENTER BEARS N38°32'16"E;
THENCE S83°36'30"E 200.52 FEET;
THENCE S51°14'19"E 9.34 FEET;
THENCE S83°36'30"E 40.00 FEET;
THENCE N64°01'18"E 9.34 FEET;
THENCE S83°36'30"E 408.49 FEET;
THENCE S06°04'34"W 167.30 FEET;
THENCE N83°58'46"W 6.26 FEET;
THENCE SOUTHWESTERLY 136.41 FEET ALONG THE ARC OF A 2883.99 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 02°42'36" AND THE CENTER BEARS S84°41'34"E;
THENCE S02°35'35"W 341.64 FEET;
THENCE S83°59'30"E 78.41 FEET TO AN INTERIOR CORNER OF SAID REMAINDER LOT 5;
THENCE S12°48'51"W 138.42 FEET ALONG THE EAST LINE OF SAID REMAINDER LOT 5;
THENCE S24°04'28"W 126.53 FEET ALONG THE EAST LINE OF SAID REMAINDER LOT 5;
THENCE S25°19'12"E 215.03 FEET ALONG THE EAST LINE OF SAID REMAINDER LOT 5;
THENCE S73°27'23"W 154.35 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE S86°53'43"W 269.33 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE N50°39'15"W 120.91 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE S30°08'02"W 161.25 FEET ALONG THE EAST LINE OF SAID REMAINDER LOT 5;
THENCE N49°42'06"W 55.87 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE S75°47'06"W 102.23 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE N03°36'17"E 95.07 FEET ALONG THE WEST LINE OF SAID
REMAINDER LOT 5;
THENCE S69°45'25"W 294.84 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE N84°31'37"W 146.48 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE N60°00'31"W 616.73 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE N76°21'11"W 212.33 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5;
THENCE N12°00'42"E 169.25 FEET ALONG THE WEST LINE OF SAID REMAINDER LOT 5;
THENCE S89°14'32"W 227.66 FEET ALONG THE SOUTH LINE OF SAID REMAINDER LOT 5 TO THE SOUTHEAST CORNER OF SAID COMMON
ELEMENT "E";
THENCE N00°45'28"W 539.29 FEET ALONG THE EASTERLY LINE OF SAID COMMON ELEMENT "E";
THENCE N67°13'06"E 275.08 FEET ALONG THE EASTERLY LINE OF SAID COMMON ELEMENT "E";
THENCE N10°13'03"E 195.39 FEET ALONG THE EASTERLY LINE OF SAID COMMON ELEMENT "E";
THENCE N19°09'21"W 392.61 FEET TO ALONG THE EAST LINE OF SAID COMMON ELEMENT "E" TO THE SOUTHERLY LINE OF SAID SIDEWINDER DRIVE TO THE POINT OF BEGINNING.

CONTAINS ACRES

TENTATIVE MAP
FOR
CRIMSON RIDGE SUBDIVISION
(UNIT 6 A & B)
(APN 001-06-412-001)
FOR
PULTE HOMES / DEL WEBB
AGE RESTRICTED, NON-GATED, COMMON INTEREST COMMUNITY
IN II, INC.
7225 TENAYA WAY, SUITE 200
LAS VEGAS, NV. 89113
(702) 304-4000

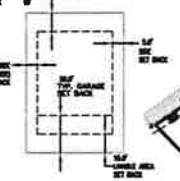
Sun City Mesquite



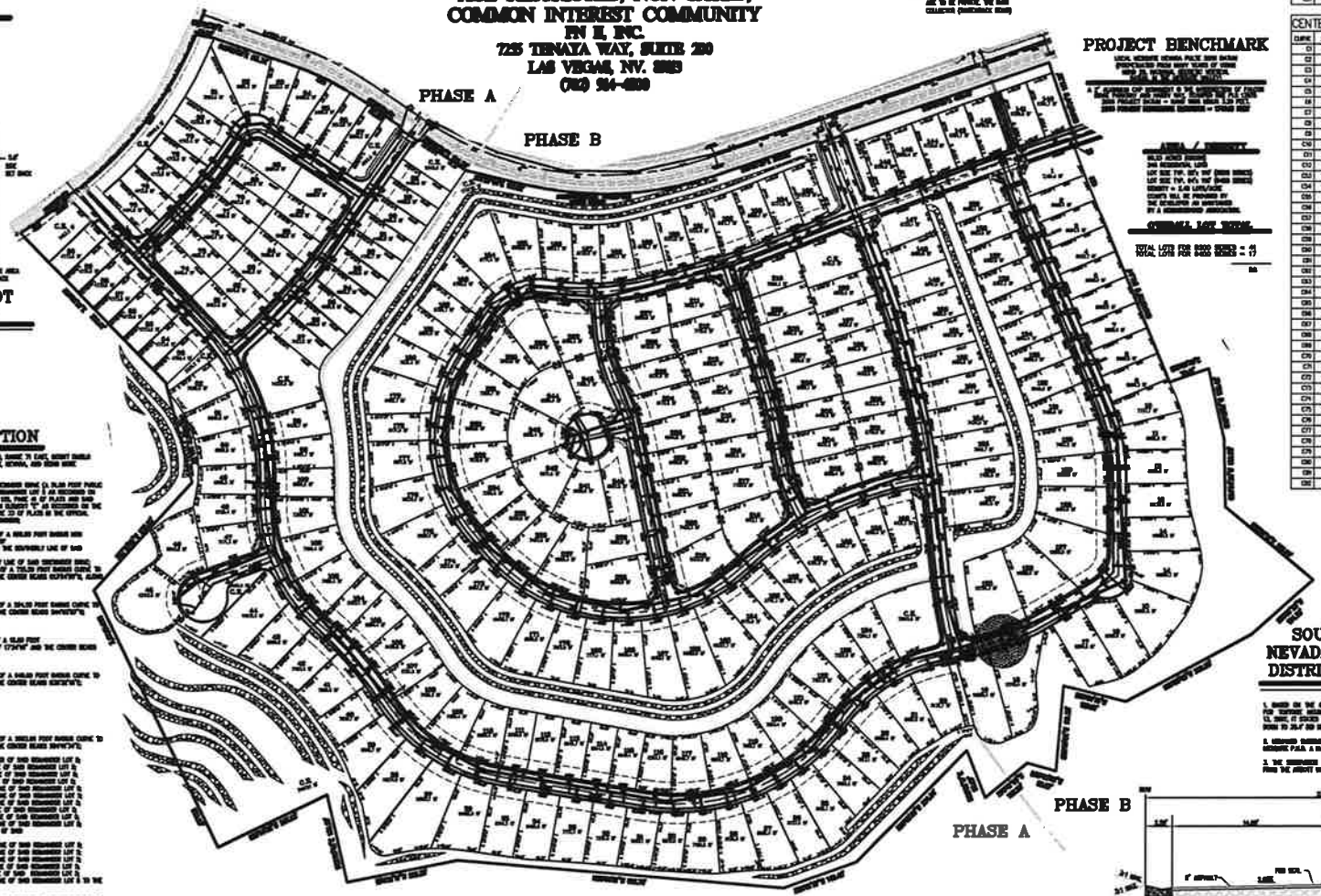
VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SETBACK MINIMUM



TYPICAL LOT SETBACK
NOT TO SCALE



PROJECT BENCHMARK

AREA / DENSITY

GROSS LOT SIZE:

TOTAL LOTS FOR 6000 SERIES = 45
TOTAL LOTS FOR 6500 SERIES = 73

NOTES

1. WATER SERVICE PROVIDED BY:
VIDLER WATER DISTRICT
520 RANCHERS DRIVE
HENDERSON, NEVADA 89015
(702) 566-4229

2. SEWER SERVICE PROVIDED BY:
HENDERSON CITY SANITATION DEPARTMENT
10 E. HORIZON RANCHERS
HENDERSON, NEVADA 89015
(702) 565-8000

3. ALL PROPOSED STREETS SHALL BE TO BE PUBLIC. THE BASIS COLLECTOR (RANCHERS DRIVE)

4. NO ACCESS RESTRICTIONS, EXCEPTIONS BETWEEN GROSS LOTS AND GROSS LOTS TO BE DETERMINED AT ALL TIMES.

5. CONCRETE SIDEWALK SHALL BE 5' ON EACH SIDE OF GROSS LOT CONFORMS PER CLARK COUNTY STANDARD STREET SECTION STANDARD NO. SS-30.

6. GARBAGE DISPOSAL TO MEET CITY OF HENDERSON STANDARDS

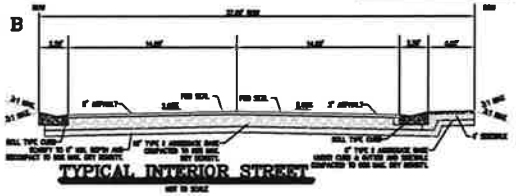
LEGAL DESCRIPTION

SOUTHERN NEVADA HEALTH DISTRICT NOTES

1. BASED ON THE GEOTECHNICAL EVALUATION DONE FOR SURROUNDING PROJECTS GROUND WATER LEVEL IS EXPECTED TO BE MORE THAN 20 FEET BELOW EXISTING GROUND WATER.

2. EXISTING IMPROVEMENTS IN A PART OF ASSESSOR'S PARCEL & PARCEL MAP COMMENCE.

3. THE DEVELOPMENT IS LOCATED WITHIN MILE AWAY FROM THE AIRPORT AND OUT OF NOISE CONTOUR.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	23.88	15.00	91°13'36"	15.33
C2	23.48	15.00	89°41'24"	14.97
C3	23.34	15.00	89°11'07"	14.84
C4	23.34	15.00	89°11'07"	14.84
C5	23.56	15.00	90°00'00"	15.00
C6	23.56	15.00	90°00'00"	15.00
C7	23.56	15.00	90°00'00"	15.00
C8	23.56	15.00	90°00'00"	15.00
C9	23.56	15.00	90°00'00"	15.00
C10	23.56	15.00	90°00'00"	15.00
C11	23.56	15.00	90°00'00"	15.00
C12	23.56	15.00	90°00'00"	15.00
C13	23.56	15.00	90°00'00"	15.00
C14	23.56	15.00	90°00'00"	15.00
C15	23.56	15.00	90°00'00"	15.00
C16	23.56	15.00	90°00'00"	15.00
C17	23.56	15.00	90°00'00"	15.00
C18	23.56	15.00	90°00'00"	15.00
C19	23.56	15.00	90°00'00"	15.00
C20	23.56	15.00	90°00'00"	15.00
C21	23.56	15.00	90°00'00"	15.00
C22	23.56	15.00	90°00'00"	15.00
C23	23.56	15.00	90°00'00"	15.00
C24	23.56	15.00	90°00'00"	15.00
C25	23.56	15.00	90°00'00"	15.00
C26	23.56	15.00	90°00'00"	15.00
C27	23.56	15.00	90°00'00"	15.00
C28	23.56	15.00	90°00'00"	15.00
C29	23.56	15.00	90°00'00"	15.00
C30	23.56	15.00	90°00'00"	15.00
C31	23.56	15.00	90°00'00"	15.00
C32	23.56	15.00	90°00'00"	15.00
C33	23.56	15.00	90°00'00"	15.00
C34	23.56	15.00	90°00'00"	15.00
C35	23.56	15.00	90°00'00"	15.00
C36	23.56	15.00	90°00'00"	15.00
C37	23.56	15.00	90°00'00"	15.00
C38	23.56	15.00	90°00'00"	15.00
C39	23.56	15.00	90°00'00"	15.00
C40	23.56	15.00	90°00'00"	15.00
C41	23.56	15.00	90°00'00"	15.00
C42	23.56	15.00	90°00'00"	15.00
C43	23.56	15.00	90°00'00"	15.00
C44	23.56	15.00	90°00'00"	15.00
C45	23.56	15.00	90°00'00"	15.00
C46	23.56	15.00	90°00'00"	15.00
C47	23.56	15.00	90°00'00"	15.00
C48	23.56	15.00	90°00'00"	15.00
C49	23.56	15.00	90°00'00"	15.00
C50	23.56	15.00	90°00'00"	15.00
C51	23.56	15.00	90°00'00"	15.00
C52	23.56	15.00	90°00'00"	15.00
C53	23.56	15.00	90°00'00"	15.00
C54	23.56	15.00	90°00'00"	15.00
C55	23.56	15.00	90°00'00"	15.00
C56	23.56	15.00	90°00'00"	15.00
C57	23.56	15.00	90°00'00"	15.00
C58	23.56	15.00	90°00'00"	15.00
C59	23.56	15.00	90°00'00"	15.00
C60	23.56	15.00	90°00'00"	15.00
C61	23.56	15.00	90°00'00"	15.00
C62	23.56	15.00	90°00'00"	15.00

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C63	23.56	15.00	90°00'00"	15.00
C64	23.56	15.00	90°00'00"	15.00
C65	23.56	15.00	90°00'00"	15.00
C66	23.56	15.00	90°00'00"	15.00
C67	23.56	15.00	90°00'00"	15.00
C68	23.56	15.00	90°00'00"	15.00
C69	23.56	15.00	90°00'00"	15.00
C70	23.56	15.00	90°00'00"	15.00
C71	23.56	15.00	90°00'00"	15.00
C72	23.56	15.00	90°00'00"	15.00
C73	23.56	15.00	90°00'00"	15.00
C74	23.56	15.00	90°00'00"	15.00
C75	23.56	15.00	90°00'00"	15.00
C76	23.56	15.00	90°00'00"	15.00
C77	23.56	15.00	90°00'00"	15.00
C78	23.56	15.00	90°00'00"	15.00
C79	23.56	15.00	90°00'00"	15.00
C80	23.56	15.00	90°00'00"	15.00
C81	23.56	15.00	90°00'00"	15.00
C82	23.56	15.00	90°00'00"	15.00

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	23.56	15.00	90°00'00"	15.00
C2	23.56	15.00	90°00'00"	15.00
C3	23.56	15.00	90°00'00"	15.00
C4	23.56	15.00	90°00'00"	15.00
C5	23.56	15.00	90°00'00"	15.00
C6	23.56	15.00	90°00'00"	15.00
C7	23.56	15.00	90°00'00"	15.00
C8	23.56	15.00	90°00'00"	15.00
C9	23.56	15.00	90°00'00"	15.00
C10	23.56	15.00	90°00'00"	15.00
C11	23.56	15.00	90°00'00"	15.00
C12	23.56	15.00	90°00'00"	15.00
C13	23.56	15.00	90°00'00"	15.00
C14	23.56	15.00	90°00'00"	15.00
C15	23.56	15.00	90°00'00"	15.00
C16	23.56	15.00	90°00'00"	15.00
C17	23.56	15.00	90°00'00"	15.00
C18	23.56	15.00	90°00'00"	15.00
C19	23.56	15.00	90°00'00"	15.00
C20	23.56	15.00	90°00'00"	15.00
C21	23.56	15.00	90°00'00"	15.00
C22	23.56	15.00	90°00'00"	15.00
C23	23.56	15.00	90°00'00"	15.00
C24	23.56	15.00	90°00'00"	15.00
C25	23.56	15.00	90°00'00"	15.00
C26	23.56	15.00	90°00'00"	15.00
C27	23.56	15.00	90°00'00"	15.00
C28	23.56	15.00	90°00'00"	15.00
C29	23.56	15.00	90°00'00"	15.00
C30	23.56	15.00	90°00'00"	15.00
C31	23.56	15.00	90°00'00"	15.00
C32	23.56	15.00	90°00'00"	15.00
C33	23.56	15.00	90°00'00"	15.00
C34	23.56	15.00	90°00'00"	15.00
C35	23.56	15.00	90°00'00"	15.00
C36	23.56	15.00	90°00'00"	15.00
C37	23.56	15.00	90°00'00"	15.00
C38	23.56	15.00	90°00'00"	15.00
C39	23.56	15.00	90°00'00"	15.00
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C41	23.56	15.00	90°00'00"	15.00
C42	23.56	15.00	90°00'00"	15.00
C43	23.56	15.00	90°00'00"	15.00
C44	23.56	15.00	90°00'00"	15.00
C45	23.56	15.00	90°00'00"	15.00
C46	23.56	15.00	90°00'00"	15.00
C47	23.56	15.00	90°00'00"	15.00
C48	23.56	15.00	90°00'00"	15.00
C49	23.56	15.00	90°00'00"	15.00
C50	23.56	15.00	90°00'00"	15.00
C51	23.56	15.00	90°00'00"	15.00
C52	23.56	15.00	90°00'00"	15.00
C53	23.56	15.00	90°00'00"	15.00
C54	23.56	15.00	90°00'00"	15.00
C55	23.56	15.00	90°00'00"	15.00
C56	23.56	15.00	90°00'00"	15.00

NO.	DESCRIPTION	REVISIONS	BY	APPROVED	DATE

BULLOCH BROTHERS ENGINEERING INC.
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
- www.bullochbrothers.com -
750 WEST PIONEER BLVD.
MESQUITE, NEVADA 89027
(702) 346-5100

TENTATIVE MAP
CRIMSON RIDGE SUBDIVISION (UNIT 6)
FOR
PULTE HOMES / DEL WEBB
SUN CITY MESQUITE
PROJECT LOCATED IN MESQUITE, NEVADA

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
GREG L. BULLOCH
Exp. 12/31/19
CIVIL
No. 10875

PROJECT NO.	SCALE	DRAWN BY	CHECKED BY
1451-76-01	1" = 100'	BLS	GB
DATE			
NOV 2018			
SHEET NO.			
1 OF 1			

Technical Review Agenda Item 17

Submitted by: Tracy Beck
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
Public Comment

Recommendation:

Petitioner:
Andy Barton, City Manager

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

-

Technical Review Agenda Item 18

Submitted by: Tracy Beck
Submitting Department: City Manager
Meeting Date: February 19, 2019

Subject:
Adjournment

Recommendation:

Petitioner:
Andy Barton, City Manager

Is this a budgeted item?
No

Fiscal Impact:

Background:

Attachments:

-