# Notice and Agenda
# Technical Review Meeting
## Council Chambers - City Hall
## 10 E. Mesquite Blvd. - 2nd Floor
## TUESDAY, NOVEMBER 2, 2021 - 2:30 PM

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*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.*

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## 1. 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.*

1.1. Public Comment
Cover Page

## 2. 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.*

2.1. Consideration for approval of the November 9, 2021 Regular City Council Meeting agenda; the September 28, 2021 City Council Meeting minutes and the October 19, 2021 Technical Review Meeting minutes.

- Public Comment
- Discussion and Possible Action

Cover Page

m09-28-21 RCC.doc

m10-19-2021 TRM.docx

2.2. 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 Page

Check Register - City Council Agenda 10.11.21 to 10.24.21.pdf

City Council - Budget Trsfrs & POS 11.09.21.pdf

ARP Details Budget Transfer.pdf

2.3. Consideration of Development Application Cycle Dates and Deadlines for 2022.

- Public Comment
- Discussion and Possible Action

Cover Page

Development Review Cycle 2022 - Sheet1.pdf

2.4. Consideration of designating Vehicles/Equipment/Furniture & HVAC Items as City Surplus items and direct Public Works to list these items on the Public Surplus website.

- Public Comments
- Discussion and Possible Action

Cover Page

VehiclePictures.pdf

Equipment&TirePictures.pdf

FurniturePictures.pdf

HVACPictures.pdf

SalesfromLastAuction_Jun20.pdf

# 3. Department Reports

3.1. Mayors Comments & Reports
Cover Page

3.2. City Council & Staff Reports
Cover Page

# 4. Administrative Items

4.1. Consideration for approval of Resolution R21-063 finding that the sale of approximately 7.24 acres of City-Owned Property with all Ordinance and Resolutions adopted by the City Council regarding the disposal of real property or the purpose of Economic Development or Redevelopment. in accordance with Mesquite City Charter Section 2.340.

- Public Comment
- Discussion and Possible Action

Cover Page

R21-063.docx

Appraisal.Johnson.140000.pdf

Appraisals.Colliers.55000.pdf

Record_of_Survey_enlarged.pdf

Record_of_Survey.pdf

# 5. 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.*

5.1. Public Comment
Cover Page

# 6. Adjournment

6.1. Adjournment
Cover Page

*Note: Please be advised that the Standing Rules of the City Council are available for your information and posted in the bulletin board on the first floor of City Hall. 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*

## RULES OF PROCEDURE

**1. Authority:**

1.1 The Mesquite City Charter Article II, Section 2.060(2), Provides that the **City** Council may adopt rules for the government of its members and its meetings; These Rules of Procedure 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 of Procedure.

**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 **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.

2.4 **RIGHT TO FLOOR:** Any member desiring to speak shall be recognized by the chair, and shall confine his remarks to the item under consideration.

2.5 **CITY MANAGER**: The City Manager or his/her 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.

2.6 **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.

2.7 **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.

2.8 **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.

2.9 **RULES OF ORDER:** "Roberts Rules of Order Newly Revised" 11th 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 CITY COUNCIL MEETINGS**: The City Council shall meet in regular session at 5:00 p.m. on the second and fourth Tuesday of each month. The City Council may, as it deems necessary, schedule a regular meeting on a date other than the second and fourth Tuesday of each month, in accordance with Article II, Section 2.040 of the Mesquite City Charter and the provisions of Nevada Revised Statutes ("NRS") chapter 241.

3.2 **TECHNICAL REVIEW MEETINGS**: Pursuant to Article II, Section 2.040(2) of the Mesquite City Charter, the City Council shall hold Technical Review Meeting at 1:30 p.m. on the first and third Tuesday of each month. The purpose of Technical Review Meetings shall be to establish the business to be heard for only the next relevant Regular City Council meeting and other matters properly related thereto.

3.3 **ROLE OF MAYOR**: The Mayor shall preside over both Technical Review Meetings and Regular City Council Meetings. The Mayor may decide in what order to take business from the Agenda. In the Mayor's absence, the Mayor Pro Tem shall fulfill the role of the Mayor. If both the Mayor Pro Tem and the Mayor are absent, the City Council shall choose by majority vote a temporary chair who shall fulfill the administrative duties of presiding over the City Council Meeting. Nothing in this provision shall either abridge or delegate the duties of the Mayor, Mayor Pro Tem or the City

Council as provided in Article III of the Mesquite City Charter, except as to the sole issue of fulfilling administrative duties and conducting and directing business during a meeting.

3.4 **PLACE OF MEETINGS**: The City Council herewith designates as its Council Chambers, for the conduct of all regular meetings, the Council Chambers in City Hall located at 10 East Mesquite Boulevard, Mesquite, Nevada, or such other place as the City Council may from time to time determine.

3.5 **SPECIAL MEETINGS**: Special meetings of the City Council include any meeting other than its regular meetings of a quorum of the City Council not exempted from the requirements of NRS Chapter 241. Special meetings of the City Council may be called by the Mayor or a majority of the City Council in compliance with Article II, Section 2.050 of the Mesquite City Charter and the provisions of NRS chapter 241.

3.6 **ADJOURNED MEETINGS**: Any meeting of the City Council may be continued or adjourned from day to day by a call of the Mayor or Councilmember and ratified by a majority vote, and in accordance with an agenda noticed pursuant to NRS chapter 241, but not beyond the next scheduled regular meeting.

3.7 **EXECUTIVE SESSIONS**: Executive sessions, closed meetings or non-public meetings may be held in accordance with the provisions of NRS chapters 241 and 288.220.

## 4. Duties of Presiding Officer and Meeting Decorum

4.1 **PRESIDING OFFICER:** The Mayor, when present, shall preside as Chairman at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tern shall preside; in the absence of the Mayor and Mayor Pro Tern, the quorum of present Councilmembers shall choose a presiding officer. The Presiding Officer of any meeting of the City Council shall have the same right as any other member of the City Council to initiate a motion, question or debate. The Presiding Officer shall preserve order and decorum, and confine Councilmembers in debate to the question under discussion.

4.2 **COUNCIL VOTE**: Unless a roll call vote is requested or necessitated due to a malfunction of the electronic vote system, the vote on any motion, resolution or ordinance shall be cast electronically and displayed for public view.

4.3 **DECORUM OF THE DAIS:** During meetings, all persons present shall assist in preserving order and decorum by limiting conversation and the use of cellular devices that may delay or interrupt the proceedings.

4.4 **POINTS OF ORDER:** Any Councilmember may at any time raise a point of order objection as appropriate by stating the phrase "Point of Order." The Councilmember shall be afforded the opportunity to explain his or her point of order objection to the Mayor. The Mayor shall rule on the point of order. The Mayor may seek advice from the City Clerk in ruling upon any point of order. If the Mayor's ruling is against the Council member's call for the Point of Order, a vote of the Council may be requested.

## 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. Voting

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

6.2 **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.

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

6.4 **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.

6.5 **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.

6.6 **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.

**7. Citizens' Rights**

7.1 **ADDRESSING THE CITY COUNCIL:** Any person desiring to address the Council by oral communication can do such during Public Comments (at the beginning and closing of the meeting), or on a particular item on the agenda.

7.2 **TIME LIMIT:** Each person addressing the Council shall step to the microphone, shall give his/her name 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.

7.3 **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.

7.4 **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.

7.5 **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.

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

8.1 **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.

8.2 **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.

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Julie Goodsell
Submitting Department: City Clerk

**Public Comments**

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**Public Comment**

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**PETITIONER:** Julie Goodsell **DEPARTMENT:** City Clerk

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**RECOMMENDATION:**

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**Background:**

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**Fiscal Impact:**

**Budgeted Item:** No

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**Attachments:**

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**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Tracy Beck
Submitting Department: City Clerk

**Consent Agenda**

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**Consideration for approval of the November 9, 2021 Regular City Council Meeting agenda; the September 28, 2021 City Council Meeting minutes and the October 19, 2021 Technical Review Meeting minutes.**

- **Public Comment**
- **Discussion and Possible Action**

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**PETITIONER:** Tracy E. Beck, City Clerk **DEPARTMENT:** City Clerk

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**RECOMMENDATION:**

**Approve the November 9, 2021 Regular City Council Meeting agenda; the September 28, 2021 City Council Meeting minutes and the October 19, 2021 Technical Review Meeting minutes.**

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**Background:**

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**Fiscal Impact:** None

**Budgeted Item:** No

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**Attachments:**

- m09-28-21 RCC.doc
- m10-19-2021 TRM.docx

# Mesquite City Council Meeting
# Mesquite City Hall
# 10 E. Mesquite Blvd. – 2nd Floor
# Tuesday September 28, 2021 – 5:00 PM

Minutes of a scheduled meeting of the City Council held Tuesday, September 28, 2021 at 5:00 pm at City Hall. In attendance were Mayor Allan S. Litman, Council members Wes Boger, Karen Dutkowski (Called In), George Gault, Sandra Ramaker and Brian Wursten. Also in attendance were Interim City Manager Andy Barton; Deputy City Manager Martine Green; Interim City Attorney Adam Anderson; Finance Director Nikki Thorn; City Clerk Tracy E. Beck: Deputy City Clerk Julie Goodsell, and approximately 56 citizens.

Mayor Litman called the meeting to order at 5:00 pm. (Note: This meeting was recorded and will be retained in the City Clerk's Office for one year).

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.

## Ceremonial Matters

Invocation was offered by Justin Mosher and followed by the Pledge of Allegiance.

## 1) Public Comments

1.1 Public Comment

Minutes;
Mayor Litman: Read this item by its title.

Minutes;
Dottie Golden: I am the president elect of the Virgin Valley Artist Association. We have so much happening at the art center. This month's competition exhibit called Behind the Mask, as always is interesting to see how the artists interpret the theme. This show will run to October 30th. In our Mesa gallery this month, we are featuring the history or photography, an extraordinary display of fine photography from Mesquite Fine Arts Photographic Society featuring a display of antique cameras and photos used for their 2022 calendar, which is now on sale in our gift shop. On October 5th, our free brown bag cultural series will feature photographer Randy Bauman. Randy will speak on the history of photography. Is it real or is it photoshopped? Sounds fascinating. Our children's free interactive classes, Get Smart with Art program has some exciting lessons planned in the classroom or online. For those children that complete an online class, they can enter to win $100 gift card for Walmart. Please check our website for the entry rules and submissions. October's Stay Smart with Art program for adults will feature _____. She will be teaching an acrylics class on black canvas; sounds like the

perfect class to get the creative juices flowing. In our pottery studio, hand building classes have begun with instructor, Diane Alexanian, teaching the many facets of play construction. If you've always wanted to learn to throw on the potter's wheel, here's your chance, Kathleen Birkholz is teaching the Beginning Wheel Class. These two classes are a great introduction to the wonderful world of clay arts. Our pallet and pour parties continue to be fun and successful. We've added a new instructor, Aida Bryant, and now have three parties each month. We have class signups to the end of the year, hurry up, they go fast. Get ready to ride your broom down to the first annual witches' ball fundraising even featuring a silent auction of locally made art. The silent auction begins on October 4th and ends at 7:00 p.m. the night of the witches' ball. Get your costumes together. Our October sponsor, Sherrie Gustus, will be the judge for the costume contest. Also, we are proud to have a performance by the children summer theater group. This hometown event will be party the City will look forward to every year, getting more spooktacular with each year. The ball will coincide with our award ceremony on Thursday, October 21st, from 4:00 to 8:00 p.m. I look forward to seeing you all there. Thank you so much for your continued support and have a wonderful evening.

Minutes;
Karen Fielding: I am here to announce the 17th annual Golf Fore Kids Golf Tournament of December 9th. This is a golf tournament that in the last 16 years have received more than $675,000 in cash and toys for local children during the holiday season. This tournament is for underprivileged children. The tournament date is December 9th, it's a 9:00 a.m. shotgun start, it's a four-person scramble, and like I said it aids the underprivileged children in the Virgin Valley, Moapa, Scenic, Beaver Dam areas during the holiday season. The entry fee is $150 toy per participant, an unwrapped gift, all the monies collected by the tournament committee will go to the families in need. Registration starts October 1st, and right here, www.golforekidsnv.org is the website and we only do online registrations, so last year we filled up totally four courses within four weeks. In three weeks, pretty much everybody had filled. This tournament every year, we have 550 to 560 golfers who participate, so that is quite a feat for our community and I cannot thank the community enough for your continued support. Also, you have an opportunity to donate raffle prizes and also an opportunity for hole sponsorship. So, if somebody would like to donate a raffle or a hole sponsorship, you can contact me, Karen Fielding 702-378-9964. After the golf tournament, typically we have a lunch at the Casablanca tent; last year we deviated from that a little bit because of COVID restrictions, so depending on the day of the golf tournament this year depends on what will we do and whether it will be at the tent or at the golf courses. So again, don't forget to register, it's this Friday, October 1st, and the website is up on the screen and you can contact myself, Rob Wursten or Brian Wursten if you have any other questions. Thank you.

Minutes;
Council Member Wursten: Can I quickly add something to that? You're generous with that four weeks, because it was actually probably closer to two weeks that we filled it, and three of the courses were filled the first day. So, if you're interested in playing and you have a specific course, you need to do it that first day, that first morning.

Minutes;
Jeff Fulmer: I am a resident of Sun City and I thank you all for listening to my comments tonight. In the last week, I have sent all of you a one-page email regarding the rezoning issues that Pulte has requested and Sun City to build pickleball courts. I hope and wish and frankly expect you to read that email and I hope you will. I'm not going to rehash that email, you have it in your

hands. What I would like to do is comment on some observations that I have. There are basically three different groups involved in this rezoning process. We have a pickleball committee or group, team, that's comprised of I think anywhere from 200-300 people. They have a need, we don't disagree with that. They have a need for more pickleball courts, they have a need for them soon because they have been put off for apparently years and years from what I understand and it's a program that needs to grow. It seems to me as I observe that the pickleball group, from things that have been said on Nextdoor, etc. are solely focused on their need for pickleball courts, and that's fine, but it is a one-sided vision. Pulte on the other hand, I'm not quite sure what their motivation is, I'm sure that they want to please the pickleball group and that's appropriate, what other motivations they have, I'm not quite sure. Pulte has not consulted or dealt with any of the residents of the surrounding properties which, include the subdivisions of Prominence, Saddle Horn and Tannery Cover, and it seems that Pulte has created a huge wedge between the pickleball people and the residents that are going to be surrounding close to this new project. Pickleball can be quite noisy. There are lights involved. So, there is noise and light pollution. There's also a potential degradation of our property values. I would hope that you would consider all the information that's available to you. Thank you.

Minutes;
Mayor Litman: Normally on this item, we would wait for the agenda item, but that's ok.

# 2) Consent Agenda

2.1 Consideration for approval of the Tuesday, September 28, 2021 Regular City Council Meeting agenda; the August 24, 2021 City Council Meeting minutes; the September 7, 2021 Technical Review Meeting minutes and the September 7, 2021 Special Meeting and Work Session.

- Public Comment
- Discussion and Possible Action

2.2 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

2.3 Monthly Financials.

- Public Comment
- Discussion and Possible Action

2.4 Consideration of Approval of Resolution No. R21-053, adopting an Interlocal Contract (No. 1300) between Clark County, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, the City of Mesquite, the City of Boulder City

and the Regional Transportation Commission of Southern Nevada for ITS Data Analytics Fiscal Year 2022.

- Public Comment
- Discussion and Possible Action

2.5 Consideration of Approval of Resolution No. R21-054, adopting an Interlocal Contract (No. 1301) between Clark County, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, the City of Mesquite, the City of Boulder City and the Regional Transportation Commission of Southern Nevada for Backup Power & Cooling System for Communication Hubs Fiscal Year 2022.

- Public Comment
- Discussion and Possible Action

2.6 Consideration of Approval of Resolution No. R21-055, adopting an Interlocal Contract (No. 1304) between Clark County, the City of Las Vegas, the City of North Las Vegas, the City of Henderson, the City of Mesquite, the City of Boulder City and the Regional Transportation Commission of Southern Nevada for ATCMTD US-95 Integrated Safety Technology Corridor Fiscal Year 2022.

- Public Comment
- Discussion and Possible Action

Minutes; Mayor Litman asked Council if they had any comments or questions regarding 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 on the Consent Agenda. There were no speakers.

Minutes; Mayor Litman opened up items 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 for Public Comment. There were no speakers.
There were no eComments submitted for the Consent Agenda Items.

**Council member Boger moved to obtain easements for the Town Wash to El Dorado Storm Drain Project. Council Member Gault seconded the motion.**

**Passed For: 5; Against: 0; Abstain: 0; Absent: 0**

# 3) Special Items

3.1 Presentation from the Nevada State Water Engineer, Adam Sullivan and the Deputy State Water Engineer Micheline Fairbank.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman: Read this item by its title.

Minutes;

Micheline Fairbank: With me today is John Guillory, Manager of our Las Vegas Office and Christi Cooper who is a Supervising Water Commissioner in our Las Vegas office and so with me today they've come so that we can provide comprehensive responses to any questions that may be asked of us, but also to talk about various issues that have come before, or which is why we came here this evening. A little bit of background about the Division of Water Resources; we are the state agency that is responsible for the administration of all water within the State of Nevada, with the exception of the Colorado River. So, our jurisdiction covers all surface water, groundwater resources, springs, seeps, everything else within the state. We've come this evening to go ahead and talk about several different issues. Those issues are what is a water budget and how is that used. We've been asked to provide some commentary with regards to Senate Bill 47 from the 2017 legislative session and associated legislation regarding conjunctive management of water resources in the state. The responsibilities of local government regarding water resource planning and management, water use information with respect to the Virgin Valley and the Mesquite community, so that's water usage information for this particular location and whatever other questions we might be able to answer for you. So, when I said that we as the state engineer's office is responsible for administrating all water, kind of a foundational component of that is understanding how much water you have and that's what we consider a water budget. In a water budget, we do throughout the state, based upon hydrographic basins, so Nevada consists of 256 hydrographic basins and some subbasins and these basins are essentially identified based upon topographic features and subsurface hydrology, and the basins were originally identified on those surface characteristics for recharge of groundwater supply, so rain, snow falls in the mountains it percolates down gradient, water flows downhill, recharges groundwater supplies, forms rivers, streams, springs, those different types of things; but as time goes on, and we've known this for a long time, what happens below the ground also can affect things. So, just because you may have hills and mountains on the surface doesn't necessarily mean that there's not interconnectivity under the surface. So, first a water budget is essentially a determination of the amount of recharge that comes into the basin or hydrologic system and the discharge of water that comes out of the system through springs, subsurface flows, evapotranspiration from plants etc. and so over time this recharge, and so the inflow and the outflow or discharge becomes equal and what that quantity of water that may be used within the source without depleting the storage water, the water that's stored beneath the ground is what we consider and what we define to be a water budget. So, I kind of like to think I'm a lawyer by training, I'm not a hard scientist by training, I have my scientific background, so I think of things somewhat simplistically, so I think of it as like a financial budget, recharges your income, discharges the maximum amount of physical obligations you can have without dipping into your savings account. This is really oversimplified way of explaining things because groundwater recharge and discharge and storage and all these different things can change over time particularly over large complex areas, but that's like the really simple way of thinking about it, recognizing what the lawyer will say, but it depends. So, in Nevada we refer to this water budget as the perennial yield and that's often based upon the historic United States Geological Survey or USGS, water resource bulletins, or Reconnaissance Series Reports that were prepared in corporation with the state engineer's office, our office, and the USGS, but many of these reports are 50-70 years old, so not to say that the data even though it's old is not good or accurate, but we do have some updated techniques to understand water budgets. The City of Mesquite is located in the Virgin River Valley hydrographic basin, so I said 256, that's one of those 356, and the state has established the perennial yield for this particular basin to be 3600 acre-feet, that's the amount of recharge that comes in through precipitation and other subsurface flows and such. And an acre-foot of water is the amount of water it takes to cover an acre of land or football field to the depth of 1 foot. So, approximately 3600 football fields is the quantity of water, but because the Virgin River runs through the Virgin Valley Basin, rivers

often contribute to groundwater recharge. So, based upon the fact the we have a substantial river that runs through the system, the groundwater recharge, we've identified that there's a system yield, so that takes into consideration the amount of precipitation and groundwater recharge that occurs through that source and supply, as well as the surface water sources and so that system yield taking all of those factors into consideration is approximately 100,000 acre-feet, and this accounts for an estimate of the total available water supply from both surface and groundwater sources, including surface water outflow into Lake Mead, and this is based upon the Reconnaissance Report from 1969, so again I said that we did this in conjunction with the USGS. So, the Division of Water Resources utilizes these water budgets and to talk about how do we use them, we use the water budgets to inform our decision making regarding the permitting of water rights and water resource management and these decisions include whether or not to grant a new appropriation. They're also used to consider where there's a need for the state engineer to come into a particular basin, to become more involved in the water resource management, but those decisions aren't based solely on a water budget. We look at the water budget in consideration to existing appropriations, we have basins throughout the State that are over appropriated, meaning the amount of water committed on paper exceeds the amount of available water in the system; however, just because a basin is over appropriated on paper, doesn't necessarily mean that it's at risk. We also look at the amount of water that's being used. We look at groundwater level data, are the groundwater levels stable, are they rising, are they falling? We looked into considerations of impacts on surface water sources. There's a lot of different factors that play into our management decision. So, water budget is just simply one resource that we use in our decision-making process. So, the division also acknowledges that there's many reports that form the basis for these water basin budgets and we're hoping like in the future, because we recognize that many of these are old and over time we're historically becoming criticized more and more, relying on this data simply because it's old. Like I said, just because it's old doesn't mean it's not accurate, but it also is an improvement to go ahead and revisit things and make sure that we're utilizing the best available science, which is a statutory directive of our office, and so we're hoping to secure funding, either through the American Recovery Act and the Nevada Recovery Program or some of these other programs through our legislature to be able to update our water budgets and that would be going into each and every one of our basins and updating that data and analysis. Utilizing the most contemporary data and information and science that we have, and we have been able to do this on a small scale in some of our basins, and in some areas we find that the data is still accurate, the numbers are accurate. In other areas we found that there's substantial deviations with regards to what we had and what actually based upon modern data could accommodate. By updating this we can also take into considerations about the changes that we're seeing with respect to our climatic conditions, drier periods, hotter conditions, those different types of things that may impact our water budgets. So, moving onto Senate Bill 47, water basin budgets and conjunctive management; so, in 2017 the legislature passed Senate Bill 47, which consisted of two separate directives to our office, it created NRS 532.167, which requires the division to prepare these water budgets and #2, add a subsection E to NRS 533.024, which directs the division to manage conjunctively all sources of water in the State. So, the water basin budget requirement really required the state engineer to prepare a water budget and calculate, and so what the statute told us to do was to calculate and maintain an inventory of water, which includes 1) the total amount of groundwater appropriated in the basin, 2) an estimate of the amount of groundwater used by domestic wells within each basin and 3) an estimate of the amount of groundwater available for appropriation in each basin. So, what we did in response to that directive is we developed what we call hydrographic area summaries for each of the groundwater basins in Nevada, and these hydrographic area summaries include amongst other things, we identify the perennial yield as appropriate or the system yield. So, for example, like I

said in this particular location, we have a perennial yield and a system yield. We identify the water resource bulletin, a reconnaissance report that supports our perennial yield and system yield determinations. We identify the total amount of groundwater appropriated in the particular basin, the estimated use by the domestic wells that are within basin and we've made the determination of the amount of groundwater available for appropriation, if any, which is basically you look at how much water is available by the perennial yield, how much is committed, simple math, even a lawyer can figure it out. And as previously mentioned we're also looking to see your funding to go back and revisit those reconnaissance reports and USGS reports. But the other part of SB 47 was the conjunctive management, and so the legislature added a new subsection to the policy declarations in 533.024 subsection E that states it is the state's policy to manage conjunctively the appropriation, use, and administration of all waters in the state regardless of the source of the water. So, that was the direction and the directives given to our office. It did not come with specific nuts and bolts as to how we were to implement that; but what it did do is it removed the legal fiction as to how our office has historically administered water. So, Nevada Water Law is broken up into multiple chapters, but predominantly NRS chapter 533, which addresses surface water sources and NRS 534, which addresses groundwater supplies and so historically we have administered these two chapters separately and it was a legal fiction like never the twain shall meet. So, what happened is, through the implementation of this legislative change it removed that legal fiction that now we have to consider both. The challenge for us is, is we've been administering groundwater depending on the type of groundwater, whether it's percolating or an artesian water, since essentially like 1913, we've been administering surface water supplies since 1905 and we've been administering them separately for about 100 years. So, now we have 100 years of permitting and water resource management that we're now trying to fit together and that creates some policy challenges for us. So, we recognize that conjunctive management of water resources is a real thing. We know that groundwater and surface water interact in most instances and so now we have to come up with methodologies and mechanisms as to how do we accomplish that, the reality is, is conjunctive management has to be addressed on a localized basis. Each river system and each surface water and groundwater system are unique, it's not a one size fits all approach. I can use examples for we're working very extensively in the Humboldt River system in northern Nevada, it's the entire Humboldt River drainage, which encompasses like a ginormous portion of the upper portion of our state, that's all we have to figure out how we're going to conjunctively manage the groundwater and surface water because we know groundwater use does have some, in some areas a directive fact, and so we've been a lot of different work there, but that system is much different than say, for example, the Truckee River system, which flows through Reno and into Pyramid Lake or the Virgin River, the Muddy Valley, every system is unique and so it's a localized issue for us, it's not a one size fits all approach. So, when we talk about conjunctive management, we have to look at the individual characteristics, the needs of the system and those different types of things, and we will come up with the appropriate management strategies where it's appropriate where we're seeing conflict and capture, so capture is okay you pump groundwater and it captures some of that surface waterflow because it's inducing the surface water to go into the groundwater. Just because you capture it, doesn't necessarily mean it's conflict, there's enough water in the river to meet all the needs of those who have rights on the river, then you haven't resulted in a conflict; but if you're capturing so much water that you deprive a water user on the surface water system, then you may have conflict and that's where we have to come in and start taking steps to administer. So, we're working through that as necessary and as our staff time and resources can really accommodate. So, we really are focused on creating management strategies that are responsive to the specific needs and conditions on a particular area. So, the other topic that I was asked to talk about was local governmental responsibilities for water resource planning and

management. So, from our point view, local governmental entities need to be aware of two separate water planning requirements that may apply to them. First, there's the requirement that any water supplier, which includes a county, city, town, local government, local improvement district, general improvement district or water conservation district that supplies water for a municipal, industrial or domestic use, must prepare and adopt a water conservation plan and that's a pursuant to NRS chapter 540, 121 through 151, and those statutory provisions contain the requirements for water conservation plans that includes things such as methods for increased public education and awareness regarding the need to conserve water and encouraging water conserving landscaping, specific conservation measures as required by law, strategies to manage and reduce water loss and data inaccuracies, strategies for the management of water resources, drought contingency plans, a schedule for carrying out the water conservation plan, a plan for progressing to have water meters, water efficiency standards, and various other things. We are required to review those water conservation plans. Water suppliers are required to use different methodologies depending on the number of people served. So, pursuant to, we also have water resource plans. We aren't responsible for reviewing those, those area a city and a county thing. So, we don't review them, but we can support, we can be supportive to them. But those are all a step forth is NRS 278.0228.

Minutes;
John Guillory: I am the Manager of the Southern Nevada Branch Office Division of Water Resources. I'm just going to talk really briefly about the groundwater use in basin 222, which is Virgin Valley. Like Micheline talked about earlier, you can look up a hydrographic area summary on our website, that summary talks about groundwater rights that are in the basin and currently there is 12,500, roughly, water rights in this basin, of which Virgin Valley Water District owns 11,200 of those water rights, so they are the predominantly major groundwater user in the valley and I just pulled data for the past five years on their use and their use varies from 6300 acre-feet to 7000 acre-feet roughly per year. Other use out there, we've identified that there's approximately 26 domestic wells on the Nevada side, Arizona and Utah, we have no regulatory authority, so I couldn't tell you what kind of use happens over there, how many wells are there. I know there's quite a bit of development on the Arizona side, not so much in the Utah portion of this basin, but that's just a brief summary of the groundwater use in the basin.

Minutes;
Micheline Fairbanks: Just to go ahead and provide an overview of those different issues. Our office, our agency prides ourselves on being a customer service-oriented agency and so for us what we want to make, you know, we're open for questions, we're trying to provide a high-level overview here. If you have specific questions, we're happy to try to answer them today, if something occurs to you in the future, we are here to provide the health and services that we can. Christi does a lot of field work here in Southern Nevada and we have staff and that's what we do as we try to go ahead and be responsive to questions, provide the specific information. and also be a supportive entity to the organizations we work closely with, with the Virgin Valley Water District, we work closely with other water districts throughout the state and it's important for us to have these types of conversations, open and candid conversations and we're very appreciative of the opportunity to come and talk to you guys, because this is the type of interaction and communication we want, is to have is, as questions and concerns come up, our role and responsibility is to provide the answers and the information necessary, so the people have a comfort and understanding of how things are operating, how decisions are being made, and so that's what we're really focused on making sure is that we're communicating and we're accessible and that we're providing the responses and answers to the best of our ability. So, we're happy to take any questions if you may have some.

Minutes;
Mayor Litman asked Council if they had any comments or questions.

Minutes;
Council Member Gault: Micheline can you help me visualize our basin 222? Is it a big underground lake?

Minutes;
Micheline Fairbanks: I am going to turn this over to Christi, she is our Geologist. She has a Geology background. I'll start really quick, people like to think basins is like a bathtub or a lake, it's not necessarily, I mean, that's a simplified way of looking at it, but there are so many underground features that go into how that looks, but I'm going to let the resident expert respond to that question.

Minutes;
Christi Cooper: The extent of the hydrographic basin can be found on our website if you want to topographically visualize it, like she said earlier, it typically is bound by certain recharge areas and mountain ranges, but we do, to think of just an underground river is not how we like to think about it in our office because you have the Virgin River that runs through the town and you also have a groundwater aquifer and there is some commingling associated with it, especially at shallow levels, but there is different sources and when geology comes into play and faulting occurs, then you could get other sources of groundwater at deeper levels that can come into the main aquifer that you can think of it as, but usually there is a deep underground, groundwater aquifer that you can think of and a shallow one and that's kind of a conduit for your surface well and the river.

Minutes;
Council Member Gault: Do you know where the recharge area is for our basin? Is it north of us?

Minutes;
Christi Cooper: I can't remember the mountain ranges in particular, but there are to the North and to the East of us, I think, is the main recharge areas and some comes from the East down into the valley.

Minutes;
Council Member Gault: I know there are half a dozen springs up on the Virgin Mountains here and that probably flows down to the river, but the basins North of us, and I've lived in Colorado and Wyoming, and we always talk about how water flows uphill to _____, does the recharge from the river go up to our basin, is the basin deep enough that the water percolating into the ground from the river is also recharging?

Minutes;
Christi Cooper: Elevation wise is the way to think about it with the basin being the bottom of the bathtub essentially, it wouldn't recharge up elevation, so if you're asking if it recharges up to the North, then no, the basin boundary to the North has underground flow that's coming into the Virgin Basin, but the river and the flow elevation wise will be downgrading it. Does that help?

Minutes;
Council Member Gault: Is there a way to measure the recharge? How do you know it is 3600 acre-feet a year?

Minutes;
Micheline Fairbank: When we look at measuring recharge, we look at multiple different things. So, trying to understand is, is like a precipitation, but what we're really looking is the easiest way that historically we have identified what recharge is, is actually what the discharge is. It is harder to really quality with specificity recharge. So, you can kind of back into your recharge numbers understanding your discharge. So, your discharge you can look at your subsurface slow, you look at your evapotranspiration from plants, those different types of things are those elements that we can quantify and then when you understand what your balance is, what that system balance, that what's coming in is going out and so you have that neutral, then you know you've hit what your recharge is and so that's how they come up with those perennial yields.

Minutes;
Council Member Gault: I think I heard John say our usage is about 7000 acre-feet a year and if we're recharging 3600 that seems like a deficit. Is there another way to look at that?

Minutes;
John Guillory: As she talked about earlier there is also a large system yield with the river flowing through the basin. So, 3600 was just sheer groundwater component of that, but you also have the river recharging as well. So, your system yield is actually a lot larger than 3600. Does that make sense to you?

Minutes;
Micheline Fairbank: What John was saying, is that the system yield is larger, the system yield that we have identified is about 100,000 acre-feet, so just the recharge from precipitation of those different types of things is about 3600 acre-feet, but we have these other sources, these other mechanisms that are causing snow water to be available in the basin and so that's the system yield, which is larger than the perennial yield. So, the amount of water that's being utilized is part of that system yield. It's not isolated to just the perennial. So, that's what I'm saying, we have different basins that are solely perennial yields, solely recharged supplied and then where we have systems where we have a large river system that influences the total water availability and so that's the condition here in the Virgin Valley.

Minutes;
Council Member Gault: If I understand, our water district manager, we are about equal? Recharge and usage. So, he says that the reservoir hasn't dropped down substantially over years; and I have one last question, I was interested in your water conservation plan, does our district have one, who enforces those?

Minutes;
Micheline Fairbank: Yes, we enforce the water conservation plans and so our water planning and drought resiliency program section is responsible for reviewing those and so we make sure that all those entities that are responsible are in compliance and this community is in compliance. …

Minutes;
Council Member Gault: I personally would like to see more conservation. I think it's time to notice that Vegas has just gone to watering three days a week, I'd like to see if we could get some grants and buy some grass and do some of those things, like flush toilets, start conserving now, because we are going to grow and we need to think about that for the future in my opinion.

Minutes;
Micheline Fairbank: We always encourage conservation, that's how we're going to support our state on the moving forward basis, is looking at how we can maximize the use of our water and stretch every drop.

Minutes;
Council Member Wursten: I think we've had someone come in and talk to us a little about, he thinks we are over using what water that we currently have. I think it's important, we've got a lot of people here and that's nice, to understand that the water management in our area, because we do have a Water District, falls to the Water District here. The management plan and everything goes through them and as an engineer, we have been allotted 12,271 acre-feet of water and we had someone come in and say, well, we only have 3600 acre-feet of water to use and I have followed up with our general manager, talked to him many times and he has explained exactly what you did and that we should feel very comfortable with that water budget of 12,281 acre-feet is what we've been attributed and I would love to have you comment on that why you might feel that 3600 is all we should be using. The other part of that too is I understand that in regards to places, Mesquite is one of the better, we have a better allotment of water than a lot of places, our aquifer and things, we're going to be down the road when it comes time to have a study done because we are in a better position in a lot of places, I don't know if that's accurate or not, I'd love to have you comment a little bit on that.

Minutes;
Micheline Fairbank: Certainly, I'm happy to. Obviously, our objective is to cover the state all four corners, but we obviously have to prioritize our time and energy, we're a limited staff, we have less than 100 employees statewide and we do a lot of different work. So, we prioritize our attention and our energies on those areas that have a more present need for more intentional management. Areas where we don't see we're not seeing groundwater level depletion, we're not seeing wells having to be redrilled because the groundwater has dried up, where we're not seeing other adverse effects from overuse over pumpage of water, those, every corner of the state has our attention, they're not the ones that are our priorities, we have to prioritize; now, priority shift and change. So, certainly if we were to start to see conditions that were concerning in this particular location, then our attention would shift, and that's one of the things that we're trying to do and state engineer, Adam Sullivan, is really focused on is that we're trying to be responsive and we're trying to be proactive and we have places within the state that is 40-50 years down the road and we're kind of in a pickle and so it becomes very challenging to try to unwind the problem. So, where we can be ahead of the problem, then that's better for us and so that's really what we're striving to try to be, but we can't be all places at all times.

Minutes;
Council Member Wursten: Well, and one of things that was brought up was as a City we should get a study done on all of the water that comes into this area and that's something that is a number one priority, but I think, I want to say and I want people to understand is that that's not

cheap. As I understand it, a study like this is going to cost us between $1.5 to $2 million, this isn't a no brainer situation to do a study when it's going to cost that much. Would that be an accurate deal? And then the last thing is, I would just like you to comment on can we feel comfortable with the water budget that we are given 12,271 acre-feet of water?

Minutes;
Micheline Fairbank: To answer the second question first, based upon the data and information that we have right now, we see that the conditions and usage of water in this basin, it is sustainable right now. So, based upon what we see, there's not need for concern or those different types things, it appears that it is relatively stable and that's what we want to see, is you want to see stability, that's a good thing. As to your second question about the cost of doing a study, it's largely dependent on the level of the study, the comprehensiveness of the study. What I can tell you is, as I've mentioned, we are looking to go ahead and try to acquire funding to allow us to update the water basin budgets for the entire state. That particular endeavor would be a collaboration, a cooperative project between our office, the Desert Research Institute, and the United States Geological Survey, and so running through what that would take to do it, it will take approximately 10 years to do that for the entire state and the cost is about a little over $1.4 million for the first two years and then about $1 million every year thereafter. So, it's about a $6 million endeavor for us to do the state. Now, obviously you get, as just in anything, sometimes you get volumetric discounts, if you're doing the work on a larger basis, and we can take advantage of some of the technology and the skills that we have within DRA and USGS and I will say that there is some phenomenal technology that they have got out there than could be very helpful.

Minutes;
Council Member Wursten: I want to thank you guys for coming and talking to us and I just want the people to understand that I think we have a very strong Water District, the Virgin Valley Water District does a good job and once again thank you for coming down, I just wanted them to know that we would jump on a study like that if it was something that we as a City could fund and make happen.

Minutes;
Council Member Ramaker: I have kind of a combination question. So, what should the City be doing? I know we have the Water District, but what is the responsibilities of the City itself and the second part is, shouldn't we be in a conservation situation at this time considering the drought and how low Lake Mead is.

Minutes;
Micheline Fairbanks: I always say regardless of where we are at, good communication amongst government entities in any locality is always a good thing and so I think just maintaining good communication and facilitating good communication is always a benefit. We have a very good relationship, like I said, with the Water District, and we have a trusted relationship with them and we think they do us a good job and so I think good communication is always the key to that type of factor regardless of where you're located in the state. With regards to conservation, again we always encourage conservation, conservation is something, but again that's a very localized issue, it's unique to specific localities and the needs and conditions in which the community is in and so with finding that right balance for the particular community based upon the current needs and conditions, certainly the conditions in the Colorado River are concerning and we don't see an immediate relief in terms of water supply on the Colorado River and that's going to be a

challenge moving forward. We're seeing that and then we're also in a pervasive drought throughout the entire West and so it's not just isolated to Colorado River, it's statewide. So, obviously conservation is important, it's responsible, but what level of conservation, what degree of conservation and type of matters that should be implemented on the local level is really a local issue. We're supportive of those different types of things. At the end of the day our regulatory lane is to make sure that people are operating within their permitted requirements, their permitted duties and within the law, and so to the extent that how people manage that themselves, that's within the authority and the jurisdiction of the locality, that's not our place to go ahead and dictate that.

Minutes;
Council Member Dutkowski: I have a question; at one time in 1980 Nevada Water Engineer William Newman designated the basin 222 as a critical management area, my question is, is the basin still a critical managed area and if not, when was that designation lifted and why?

Minutes;
Micheline Fairbank: Presently, I am not familiar with what may have happened at that time, I've not previously heard that this basin was designated as critical management area, so at this point in time it is not. The critical management area designation really is a creature of statute that came out in the 90s, I'm trying to remember, and so that's a specific statutory criteria where the state engineer makes a finding either on his own, that a basin, that the amount of water being used exceeds the available recharge of available resource supply, where a petition of the majority of the water right owners in a basin can go and request the state engineer designate it as a critical management area. In the State of Nevada, we have historically only had one basin designated as critical management area and that's Diamond Valley outside of Eureka, and so that one is a unique creature, there's a lot of history, some day it would make probably a good book.

Minutes;
Council Member Dutkowski: You are telling me that it is no longer a critically managed area? 222. Back in 1980, it was designated by the Nevada water engineer that basin 222 was a critical management area, is it no longer a critical management area?

Minutes;
Micheline Fairbank: Like I said, I am not familiar that the basis was ever a critical managed area; we do not classify it within the statutory definition of a critical management area, but I'm going to go back and look into that and if I have a different response, I will certainly provide that to the Council

Minutes;
Council Member Dutkowski: I guess I have another question. How do you reconcile permitting versus perennial yield? We're capturing two different kinds of numbers here and without having a conjunctive study done, how do you really know how much water is there? Because what we've seen so far, it's just on paper, the amount of water we have, so how do you reconcile those?

Minutes;

Micheline Fairbank: The reconciliation is, as I was stating, we have the perennial yield and the system yield that we have identified for this particular hydrographic basin and that is based upon scientific analysis and studies that were conducted in 1969 in USGS our Reconnaissance Report number 51. So, if you go back to that we had United States Geological Survey scientists and representatives of the state engineer who came here to the basin analyzed all of the different information that they utilized to identify what the perennial yield and system yield is. So, an updated hydrologic study will just either confirm or amend those numbers. In our experience where we've kind of gone back and been able to look at that, in most instances it doesn't change significantly. Most of these numbers are generally fairly accurate, but we want to make sure which is why we want to do it on a statewide basis.

Minutes;
Council Member Boger: Thank you for coming. It does clear up a lot of things. And just to be crystal clear, for the public, we get Vegas news here obviously and you see Lake Mead, the sky is falling, and they're in serious danger of that lake not really being a source of water anymore for the Vegas Valley. Our water doesn't come from that obviously, but is there any relationship whatsoever between our basin 222, the Virgin River; are water shares available to us and Lake Mead, and are we in any danger of, because they don't have any water, and they're a bigger city with more people in that whole valley, they being able to forcibly take our water without measurable compensation.

Minutes;
Micheline Fairbank: When it comes to water resource management like I said, the Virgin River is subject to a decree and so it's a court decree that governs the use and water rights on the river. So, any alteration of that would require somebody going back to the decree court and making changes in those different types of things. So, there's certain statutory and legal protections just inherent in that. With regards to groundwater development, again we're the ones responsible for the administration of the groundwater as well and so we look at those different factors, is there water available, is there conflicts with existing rights of protectable interests and domestic wells, is in the public interest if when we're talking about use and changes of water, but we also have different statutory provisions with respect to inter-basin transfers of water that layer on additional criteria and elements to that. So, the short answer is this is the basin that's administered based upon the needs and conditions of this basin. What's happening in the Las Vegas basin and on the Colorado River are being managed and administered by the Southern Nevada Water Authority, the Las Vegas Water District and the collective of agencies there. They have their plans in place to go ahead and do their drought contingency. They had had a plan to go ahead and look at exploring, bringing in water from rural Nevada to support, they've abandoned that project because they feel confident in their current portfolio and their water resource management strategies, and so all I can say is, they're administrating their water resources in a manner to serve their needs and they are doing so competently, our view in looking at it is that this basin is being administered competently and our role is to continue to make sure that all that occurs in a manner that's consistent with state law.

Minutes;
Mayor Litman opened this item to Public Comment.

Minutes;
Mike McGreer: I have a question for you; the Virgin River is limited to 300,000 acre-feet, when you consider a conjunctive study, how are you going to balance the amount of water that may

come from the river into the underground resource given those limits? That's one question. The second question is, do you know as a matter of scientific fact how much water we have available to use today, and if so where is the science?

Minutes;
Micheline Fairbanks: So, with regards to the amount of water available today I will refer back to the Recon Report 51, that's the scientific data and the analysis that supports it and it's sound and comprehensive and competent scientific analysis and data that creates those numbers. So, that's what we rely upon. With regards to understanding a conjunctive management and looking at the surface water groundwater interactions, again it's very dependent on the locality. In the Humboldt Basin, the Humboldt River System, we have paid to have to a groundwater capture model created and this groundwater capture model encompasses the entire watershed and it can identify, based upon a locality of water pumpage, groundwater use, it will calculate out and make a determination of what, if any capture of surface waterflow there is. And we're still working it, it's not a final published peer reviewed study, it's still in the process. So, we have different tools and techniques that take into consideration all these different factors. You have systems where you have losing sections of the system that become drier just due to natural conditions, you have sections of rivers that are gaining sections because of the in-charge and inflow that may be coming from groundwater resources, tributary streams, those different types of things. We have to look at all those different factors based upon the unique conditions and systems in play. So, if and when we were to do a conjunctive management study or do some sort of modeling for that type of analysis here on the Virgin River, we would have to take into consideration all of those unique factors for this system.

Minutes;
Mike McGreer: So, the answer is no, you don't know as a matter of fact. Are you familiar with the USGS study done in 2010? USGS study done in 2010 that looked at recharge and discharge? Maybe not. It showed that the recharge was less than the discharge, I wonder if you're familiar with that study, it's a USGS study in 2010.

Minutes;
Micheline Fairbank: Offhand I am not familiar with it. Again, I do know for a fact based upon Recon 51, that is the factual science data. Now, it's older, could things change, do we have better technology? We do. I will tell you we have engaged in another basin in the state where we have done that and the reports provided to us were different than what the USGS reports are and so we're having to analyze that. Our office is charged with utilizing the best available science, the best available science is what we have right now, it is competent sound science and we feel very confident to rely on it and as we have seen over time, the basin is not being adversely affected and so based upon that we are going ahead and going to continue, but we're looking towards the future to be able to update that information and make sure that is accurate.

Minutes;
Becky Scarborough: I just have a grave concern that we are doing a lot of building right now, the desert southwest has been under a drought system for 20-30-40 years now and I'm not feeling confident that we're recharging at the rate that we're discharging and I think we need to start some conservation and I think we need to be very very careful going forward, because I want to be able to have water, and you're not going to be able to sell your home if our water has gone down and it's not available for use and that is my concern. Thank you.

Minutes;
Campbell Gardette: I live in Sun City. So, I wake up every morning to the sounds of earth moving equipment in a giant development, it's fabulous, it's amazing to watch, and you drive around the City and it's exploding and that's fine, but surely the state engineer who was invited here to address the question as to whether we can be confident in the future that the water resources are there and I'm sorry, but I feel like you danced around the question rather than saying do we know and if we don't know what do we need to do to know.

Minutes;
Nick Alfonsetii: We mention a study that was done 52 years ago. It would take another ten years before we could get accurate information and it's done through scientific study, which possibly is better than what was done in 1969, but again that was, if we looked at it; 20 years ago, things were great in Mesquite, we didn't have the population, we didn't have a drought, we had a lot of water, lot of things going on, and now things are starting to expose the secrets out. Mesquite is the place to be. So, with that, the question that I have is that the study, it would take 10 years before we had the study, we're working on information that's 52 years. I don't see where 52 years of information back then can benefit where we are now with the addition of population, growth, usage, pools, all the other recreational that we do, I just can't see it and I would like to find out what the balance is in this thing.

Minutes;
Micheline Fairbank: Development changes how much water is being pumped, but it doesn't necessarily affect the science or understanding of in the inflow, the outflow, the balance, the budget, and so for us we look at the budgets. You can be more conservative, so you can implement conservation measures, you can do different types of things that takes the available water and allows you to expand your uses, allow for additional development, allow for additional irrigation, those different types of things, but it doesn't change the fundamental science, and the science isn't backed, it may be old. My kids accuse me of being old, it doesn't mean I'm bad. So, the bottom line is, is we have science that was great science and is very accurate at the time it was done, but we want to go ahead and make sure. It doesn't mean that it's bad and so we do have that confidence with respect to our water budgets, particularly when we look at historically the uses and the balance and the longevity of the basin. There's places where we know we over-appropriated and people are overusing and we see the impacts to that, and that's where we have to go in and be more assertive in terms of our management strategies and we're not doing that here.

Minutes;
Nick Alfonsetti: The question that I may have is this, does anyone know who else is drawing off of that basin of water that we have? The large growth in Utah, nobody can answer that, they're running out of water up there, they're pleading with Lake Powell to try to get water there. Are they drawing off the same basin?
Micheline Fairbank: We don't know that.
Nick Alfonsetti: Okay, and the next quick question is is this, is there any thought to what can we do if tomorrow that whole basin took a change through an earthquake as far as resources to be able to have water brought in to Mesquite to feed the people that are here through the plumbing that we have? Thank you.

Minutes;

Dave Zelliac: I heard Mike McGreer's presentation, so I started studying the issues, and I met with Kevin Brown at the Valley District and I had one question for the state engineer, there's actually, and it's addressing, we don't know how much water is down there and the State of Nevada Division of Water Resources actually has a well that measures the water in basin 222, and it's been measuring that since 2007, alright, so it's been measuring it for 14 years and the water level has actually been increasing by half a foot a year, and I'd like to know is that really accurate or not. It's one well, they're measuring it by a methodology called the transducer and also electrical tape and so my question is, is that forensic evidence to show us that there is water down there and the recharge rate is greater than the discharge rate?

Minutes;
Micheline Fairbank: The answer on that is looking at one well and one location doesn't necessarily give you the entire picture, but it can be informative of overall groundwater levels, whether you have inclines, declines, those different types of things, but when you don't see systemic declines that's generally referred to as a good thing, but looking at one well in isolation doesn't necessarily give you the whole picture, so we'd have to look at the totality of the factors, but a well that's increasing in terms of its water level is generally a very positive thing, but what you want to do is you want to look at are there other things that may be influencing it and that's why you look at a bigger picture and greater well levels.

Minutes;
Christi Cooper: In response to that, one well that we have on our website, we are currently looking at it in the hydrology section, and Carson and myself has had some conversations about that, in respect to exactly what's going on at that location it's hard to say geologically if something happened or if the well itself has been compromised to draw in another layer of water, that's happened too. So, we are looking at that and to say also that in the communication with Virgin Valley Water District, they do their water levels for the basin, we're in contact with them, with their usage, with their water levels just to make sure that the overall picture of the sustainability and everything to look out for is being upheld.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers.

Minutes;
Mayor Litman opened this item to Public Comment. There were no speakers.
There were no eComments submitted for this item.

**Council Member Gault moved to accept the Presentation. Council member Ramaker seconded the motion.**

**Passed For: 5; Against: 0; Abstain: 0; Absent: 0**

# 4) Resolutions & Proclamations

4.1 Consideration for approval Resolution R21-057 to support the regional application for the Build Back Better Challenge through the Department of Commerce Economic Development Authority.

- Public Comments
- Discussion and Possible Action

Minutes;
Mayor Litman: Read this item by its title.

Minutes;
Travis Anderson: As discussed in the RDA meeting this is looking at grant application with the Las Vegas Global Economic Alliance, the gist of this, what is before you is this resolution has been put forth to show that if the City of Mesquite receives the grant for the $4 million from the Las Vegas Global Economic Alliance, that we would be able to do our 20% match of $800,000 coming out of the redevelopment funding. So, that's what this resolution would say along with the commitment letter that has been attached, so our recommendation from City staff is to approve the resolution, Mayor you said it brilliantly before, if the grant does not happen and we do not get that money from the LVGEA, we are out nothing. If the grant happens, we're granted $4 million dollars to help build economic for the future.

Minutes;
Mayor Litman asked Council if they had any comments or questions.

Minutes;
Council Member Gault: I just want to make the comment that the grant is actually form the Economic Development Administration, which is part of the Federal Department of Commerce, LVGEA was the regional group that pulled the application together and if there's no other comments, I'd make a motion.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers.

Minutes;
Mayor Litman opened this item to Public Comment. There were no speakers.
There were no EComments submitted at this time.

**Council Member Gault moved to Approve Resolution R21-057 to support the regional application for the Build Back Better Challenge through the Department of Commerce Economic Development Authority. Council member Boger seconded the motion.**

**Passed For: 5; Against: 0; Abstain: 0; Absent: 0**

4.2 Consideration for approval of Resolution R21-062 for the sale of approximately 7.24 acres of city-owned property for Economic Development purposes that is in the best interest of the City of Mesquite.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title

Minutes;
Martine Green: The City of Mesquite has acquired lots and lots of property, hundreds of acres North of I-15 from BLM in 1988, and the City Charter section 2.340 dictates the process for disposing of rail property for economic development purposes. So, this particular parcel, we have a 30-acre parcel that's almost at the corner of Lower Flat Top and Pioneer Boulevard, it's kind of kitty corner from where the Flying J is, and we've been dealing with a private party. We were not able to do the next resolution to name the party because it was Crown Holdings and they had not made their public announcement yet. So, at this time the resolution is just to say that we want to sell that 7.24 acres that it's in our best interest to do so. They want a total of 60 acres, so they're purchasing the two front parcels from a private party and in order to make a perfect rectangle and to accommodate their manufacturing plant, they want seven of our acres. So, I request that you approve that selling of that seven acres is in our best interest.

Minutes;
Mayor Litman asked Council if they had any comments or questions.
There were no speakers.

Minutes;
Mayor Litman opened this item to Public Comment. There were no speakers.

**Council member Boger moved to approve Resolution R21-062 for the sale of approximately 7.24 acres of city-owned property for Economic Development purposes that is in the best interest of the City of Mesquite. Council Member Gault seconded the motion.**

**Passed For: 5; Against: 0; Abstain: 0; Absent: 0**

# 5) Department Reports

5.1 Mayor's Comments and Reports

Minutes;
Mayor Litman: We have lost a number of residents just from the past few days of COVID-19 and I bring this up because of something kind of interesting that occurred the other day here at City Hall. Apparently, somebody cut out an article from the newspaper where I had encouraged people to get a vaccine as soon as possible knowing that our hospital is really being worked to the maximum here as well as every hospital within driving distance of Mesquite and this individual wrote across there that it's all a fraud basically, there is no virus here, there's nobody dying of it and it's just a put-up deal, and then I look in the newspaper this morning and I see various family obits of families that I've known here for many many years, that have been residents of this Valley, long before any of us ever came here and they've passed from COVID-19, and my only comment to that is ignore the nonsense and get a vaccine, so I don't have to

read about any of you in the paper. It's very depressing seriously, and that's my comments tonight.

5.2 City Council and Staff Comments and Reports

Minutes;
Nick Montoya: Monday, 11:00 am we will do groundbreaking for the new pickleball courts at 90 West Old Mill Rd across the street from the Rec Center, so hope to see everybody there and we're actually starting to work on the second phase of that project too at the same time, so just wanted to let everyone know.

Minutes;
Council Member Wursten: Today we had the first round of the long drive and we were fortunate to have Bryson DeChambeau down here and he hit it almost 400 yards today and I think qualified for round 2, we've got the next two days up at the complex.

Minutes;
Nick Montoya: He hit 397 today into the wind.

Minutes;
Council Member Ramaker: Just on the same note, I was out there at the Long Drive today and I watched Kyle Berkshire hit 438 yards today and it's amazing, it's fun to go out there, and go out there and join in if you get a chance, it's fun, and let them know how happy we are to have them back here.

Minutes;
Nick Montoya: There was approximately 2500 people out there today, so... Also, COVID testing Tuesdays and Thursdays at 8:00 to 2:00 at the Southern Nevada Health District, the office is down by the Jimmie Hughes campus, are back going in Mesquite now.

Minutes;
Council Member Dutkowski: Just in line of what you said and what Nick has reported about the testing for COVID, the Southern Nevada Health District reports that more than 70% of people 12 years of age and older In Clark County have reached the milestone of having at least one dose of the COVID-19 vaccine. The CDC has all along said that we needed to reach 70% vaccination rate to start recovering from the pandemic, so we're right there in the county. The COVID positivity rate is also beginning to decline in Clark County and to sustain and expand on this progress, people still need to continue to take the steps of vaccination, mask wearing, hand washing, isolation and testing, thank you.

# 6) Introduction of Bills

6.1 Consideration of the Introduction of Bill No. B21-007 (Development Agreement Case No DA-21-007 Anthem at Mesquite) to approve the 5th Amendment to the development agreement by changing the locations and size of certain proposed facilities, and by changing the designated zoning as shown on the current Master Plan of the effected properties.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title.

Minutes;
Richard Secrist: The master developer Anthem Mesquite, PN II, inc., Pulte Homes, they made application for an ordinance amendment and the amendment basically is to amend the development agreement between the City and Pulte, as far as the project going forward. As you know, passage of an ordinance is a two-step process. Tonight, it's just the introduction of the Bill and we're going to request that we set a public hearing date, but this is not a public hearing tonight. We haven't advertised it as such, it hasn't been noticed as a public hearing, we're just introducing the Bill that they brought. Now as far as development agreements go, developers propose amendments for a variety of things and do it in a variety of ways depending on what they're trying to accomplish. Sometimes, they're amending the little text of the agreement, sometimes they're amending the exhibits that go with the agreement that are adopted with it. In this case, they're proposing to amend a couple of the exhibits. So, this is a map of the existing masterplan or master land use plan for Anthem Mesquite. This was approved as a part of the 4th amendment to the development agreement. But basically, it lays out wherever things are going to go, what's going to be single-family housing, what's going to be attached, or multi-family housing, what's going to be commercial, where the roads are, where the parks are and so forth. So, they're proposing some changes, they want to move some things around, some of the land use activities to new locations. They want to change some of the designations for the land use on given parcels. These are the major changes that they are proposing. They're also proposing to do some amendments to exhibit C, which is the design standards handbook, but basically those are kind of explanatory material, information describing what's proposed on the land use map and the changes that they're recommending. So, we're recommending that we introduce the Bill tonight, we set a public hearing date for October 12th at which time we'll have a fuller discussion, I could walk you through the changes now, but I don't want to invite a whole lot of discussion at the introduction of the Bill, but if we schedule the public hearing for the 12th, we'll then hear this matter on the development agreement and two rezoning associated with this change to the development agreement. There's a lot of interest at Sun City and Anthem regarding some of the proposals, we've been getting emails and phone calls about it. I think there's been some misinformation gone out about tonight being the hearing, but that's not the case. We're asking that you set the public hearing for October 12th.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers. As always public comment is open to the public, but this issue, if you're to talk about it would be to, I believe, address should we or shouldn't we introduce the Bill, rather than the details of the Bill itself.

Minutes;
Mayor Litman opened this item to Public Comment.

Minutes;

Adam Anderson: Mayor you have the discretion on what kind of comments to allow or not. In the past sometimes we've allowed additional comment, but that's correct, this is the first reading and the item will come back a second time.

Minutes;
Mayor Litman: If you wish to make public comment, you are certainly allowed to do so.

Minutes;
Jackie Faucet: This is the first time I have attended a Council Meeting. So, I just want to ask a clarifying question. If you open it up for a comment on October 12th, are you not voting that day? Then you'll consider all the comments and vote a different time? Or are you going to be voting that day after…

Minutes;
Mayor Litman: We would be voting that day.

Minutes;
Jackie Faucet: My personal concern is, this is going to be right in my backyard and there's a lot of people that are here. I walked over there to where you have the sign posted, it's 400 steps from my house. We paid a premium for that property, we've certainly invested a lot of money recently in that property and we recently sold our second home to move there and make this our permanent home. I hear the dirt movers at 6:00 in the morning inside my house waking me up and they are quite a bit farther away than where these pickleball courts are going to be. I understand there's pickleball people and they love pickleball, we personally love golf. Everybody should have their opportunity to recreate, we're not saying they shouldn't get more pickleball courts, we just don't think they should be changing the zoning and it shouldn't be in our backyard and there's three neighborhoods of people that are very concerned about it.

Minutes;
Ron Denz: I oppose this change. We purchased our property based upon residential homes in that area, we knew that there was a busy street there, that's fine. There was never anything to be pickleball court and all of you know that a pickleball court will be noisy. I know that everybody gets to do something, but they had original plans of putting that out in the far background. The City of Mesquite is building pickleball courts. They are not in residential areas though. That pickleball court the City of Mesquite is building is in an industrial type area. They want to put a pickleball court right in the middle of a residential area. I don't think you should even consider doing that change. Thank you very much.

Minutes;
Jeff Fulmer: I would request that the council not allow this to go forward at this point until Pulte has had a presentation with the designated residents in person, not on Zoom, so that we can have input as to what our concerns are and what we feel needs to be done next, which basically is a different location. Thank you.

Minutes;
Susan Pratt: When you meet on October 12th, you will have several people from the Pickleball Club here with signs, they've sent out a letter to everyone, please come and support the pickleball courts. I oppose the pickleball courts because I'm also approximately 400 steps from

the proposed building site. They're proposing 16 courts, which is overkill for a club of 200. However, you will get close to 200 people coming in saying that they want it, because they have a club. Those of us who are just residents of those three villages, that will be highly impacted, do not have a club for these residences. You won't get 200 people saying that they oppose it. So, I want you to please consider that. I guess that's all I have to say. Thank you.

Minutes;
Steven Clutterham: Obviously I don't have a dog in this fight. Number one, I encourage those people who oppose this, they have two weeks, and they don't need a club. They need to get together and be represented as much as the people of the club do, because obviously there's a lot more of them out of the club than in the club. The only other thing I got to say is, this City is spending an awful lot of money on pickleball. Now, Anthem wants to spends the money on pickleball, and before you all do all that, spend all these millions of dollars, think about how big squash and racquetball were in the 80s, you don't see them anymore, it' gone, it's dead, same thing is going to happen here. Thank you.

Minutes;
Mayor Litman asked Council if they had any comments or questions.

Minutes;
Council Member Ramaker: I have a lot of thoughts and questions and I'm hoping that all of you will come back and bring your questions, so that we can move forward on this and find a way to make it work easily to satisfy both parties, the homeowners and the pickleball people. So, I will save those other comments until two weeks from now.

**Council member Boger moved to Introduce Bill No. B21-007 as Ordinance No. B21-007, and set the public hearing date for October 12, 2021. Council Member Gault seconded the motion.**

**Passed For: 4; Against: 0; Abstain: 0; Absent: 1 (Dutkowski )**
**Note: Council member Dutkowski's call got dropped for this vote.**

# 7) Administrative Items

7.1 Consideration for approval of Architectural and Site Plan Review Case No. ASR-21-010 (Hafen Village Apartments); the construction of 96 residential apartments in 6 buildings on 5.32 acres in the Medium Density MF-3 Zone, located at 850 Hafen Lane.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title.

Minutes;

Richard Secrist: This item has been before you before, I think everybody is kind of familiar with it, but this vicinity map shows the site, the 5.32 acres site just west of the First Baptist Church in Mesquite, across the street from Riverside Meadows and just North of Riversbend and Coyote Willow of course over here. Anyway, so that's the site. This is the site layout for what's being proposed and this is an apartment complex that Nevada Rural Housing is proposing that access to site is from Hafen Lane with its divided driveway and it kind of goes in a circular fashion around to all of the apartments with parking. There are four buildings on the site that are three story buildings, two buildings that are two story buildings, they all house apartments and then this building here at the center up at the front is the leasing office and the clubhouse. They've got a large gathering area for recreation, they've got a playground, they've got picnic areas, and amenities for their tenants. This is just an oblique view of the same thing as it will appear when it's built, and these are building elevations. This is the leasing office, clubhouse building, single story building. All the buildings that you will see in these slides are done, clad exteriors and stucco and kind of a stone veneer. This is the elevation views of one of the three story buildings. So, there's three stories in the middle and two stories on the ends and then the elevation view of the two story apartments. Nevada Rural Housing Authority owns the property acquired from the City. They plan to not only build this project, but continue to own it and manage it. It's not like some projects that a developer gets it approved and then turns around and sells it off to somebody else. They're going to manage the property, which we think is a good thing, but we think it's a good site plan, it's a good product they're proposing, they're nice units, they have amenities for the families and the kids and it's going to really meet a need in the community.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers.

Minutes;
Mayor Litman opened this item up to Public Comment.

Minutes;
Herb Calhoun: Question for the presenter here is any of these units going to be affordable housing or subsidized housing?

____: I believe that the project will be subsidized for rent subsidies for families who will qualify.

Minutes;
Mayor Litman asked Council if they had any comments or questions. There were no speakers.

Minutes;
There were no eComments submitted for this item.

**Council member Boger moved to approve Case No. ASR-21-010 (Hafen Village Apartments). Council member Wursten seconded the motion.**

**Passed For: 5; Against: 0; Abstain: 0; Absent: 0**

7.2 Consideration for approval of an Amendment to the Purchase and Sale Agreement between the City of Mesquite and CDJT Holdings, LLC. dated August 31, 2021

-Public Comment
-Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title.

Minutes;
Martine Green: This particular property is at 151 and 161 East 1st South, the buyer is Chris Darling. The property is right behind City Hall, it's for apartments that are going to be going in and after I was promoted to my position, it came to my attention that this purchase and sale agreement between us and this buyer is an escrow, and the escrow officer wanted to close the transaction and I noticed that there were several issues with the purchase and sale agreement that needed to be corrected and so Adam and I have been working together. Adam prepared a 14-page amendment to the purchase and sale agreement, it addressed the fact that the deed of trust that was mentioned was for $80,000 when it should have been $72,000, and three exhibits were mentioned and they were blank or not attached and so anyway that's addressed in this amendment and he wants to come out tomorrow, the buyer. If you approve this, he will just sign tomorrow and then we can go ahead and close the escrow.

Minutes;
Mayor Litman asked Council if they had any comments or question. There were no speakers.

Minutes;
Mayor Litman opened this item to Public Comment. There were no speakers.
There were no eComments submitted for this item.

**Council Member Gault moved to Approve the Amendment to the Purchase and Sale Agreement between the City of Mesquite and CDJT Holdings, LLC dated August 31, 2021. Council member Ramaker seconded the motion.**

**Passed For: 5; Against: 0; Abstain: 0; Absent: 0**

7.3 Consideration a discussion for the approval of additional Fire personnel.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman: Mr. Burton has asked that we pull item 7.3 until the next council, I believe.

Minutes;
Andy Burton: Yes Mr. Mayor I have received some additional information today that may change scope for additional staffing, and I'd like to postpone this to October 12th.

7.4 Discussion regarding the creation of a City Housing Authority and direct staff to explore all avenues for the City of Mesquite.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman: Read this item by its title.

Minutes;
Council Member Gault: I have come to this reluctantly as Herb knows, initially I thought that our memorandum of understanding with the Nevada Rural Housing Authority would be adequate to help us move toward solving the deficit of housing that we have, and I continue to think that that's going to help a lot, but when I saw how they have to do their financing, which is **54** home funds from the county and then apply for tax credits, which they may or may not get. The five acres that we just approved, for example, they'll do 60 acres the first year and then go back for that funding again. Hopefully, they will get that second tier of funding and then they would be able to have the 96 apartment units, but in the meantime, we've got very pressing needs for housing and I feel like we need to have all of the channels that we can find. We need to have everything moving we can and if we have the housing authority, which can be established by the Council, with help from our attorney, we have the ability then to bond contract with other developers, contract for management of units that we build and accelerate the development of housing and that's my intent, is to really try to accelerate some affordable housing.

Minutes;
Council Member Wursten: I am 100% on board with George. We absolutely need to get involved in some of this. Right now, we are so far short on affordable housing, if we can do some… and I think we've been trying to, at least I felt like we've been trying to get people to want to build here in Mesquite. Of course, I'm still pretty upset over the fact that we let one get away, that we could have had a bunch of housing that would have helped, but we need to get on board and get started on this. We are so far short on employees in this City, so far short, I can tell you that, I know how short we are and I am running the two golf courses, we are way short. I know that the Casa Blanca itself is probably close to 150 employees short, I know that Eureka is not far behind, and everywhere you go in town, we're hiring. We've got to get some housing in here that is affordable for those people, so that we can continue to move this City forward, because right now, you're going to start to see restaurants start closing earlier and they're going to start pulling tables out of restaurants, I know that that's been a discussion within the casinos themselves, so, there's going to be fewer and fewer services for us if we don't do something, so, George, you've got my vote, I'm on board with this and anything I can do to help with this, I'm all for it.

Minutes;
Adam Anderson: For the council and the benefit of the public. Just to give an overview of NRS 315 and how the process works, I thought it would be a little bit helpful, but technically under the statute, the City RDA has a housing authority. It was created in 1947, but it doesn't operate. It cannot transact business and it cannot exercise any powers until a formal resolution is passed that says, we need to have the housing authority operative, and as part of that the City also has to make a finding that there is a shortage of safe and sanitary housing for veterans and persons of low income, and the statute defines persons of low income it says, persons or families who lack the amount of income which is necessary or determined by the housing authority, to enable them without financial assistance to live in decent, safe, and sanitary dwellings without overcrowding. So, that's the basis, there has to be a finding we don't have enough housing for

persons of low income, we need to have the housing authority begin action, start transacting business, taking actions otherwise. One of the major requirements that the Council and the public needs to be aware of is if there is a housing authority operating in the City already, then we need to get the consent of that housing authority before the City starts taking action on its own. So, obviously we have the Nevada Rural Housing Authority that is operating here in the City and so we would need a resolution from them consenting to the City taking action under its own housing authority. I understand George has communicated with them and it sounds like that's something they'd be willing to do. Once those resolutions are in place, then the Council would designate five different commissioners and then there would be further steps taken from there and to set up the authority and they would have authority to start exploring financing and taking other actions. So, we'd have to determine who these commissioners would be and who else would be carrying on this work of the commission.

Minutes;
Council Member Boger: To be clear, we aren't talking about the workforce housing for basically the employees that are short housing right now and we have approved something like several hundred if not a thousand units since December since I've been on here, by the way, that's all workforce housing, so this is basically in competition or maybe conjunction hopefully with Nevada Rural Housing Authority; and a question I have on that, this stuff we just approved, what happens with that if we start to form our own housing authority, what happens to the 96 units of subsidized housing that we just approved with Nevada Rural Housing Authority. Can you foresee what happens there?

Minutes;
Adam Anderson: They have that building and they have that development. It would be used and filled according to their rules and regulations and if this went forward the City would have a separate housing authority that could do other developments that could assist other persons of low income.

Minutes;
Council Member Boger: Would that mean that was their last one in Mesquite then? If we have our own? Or we can work at the same time with them, just with their permission basically.

Minutes;
Adam Anderson: We have to get their initial consent now and then once that is obtained, then both can continue to act in conjunction.

Minutes;
Council Member Gault: We could in fact contract with the Rural Housing Authority and I discussed that with their directors, they would be happy to do that, they need the financing in order to move, so if we do a revenue bond, which would be paid off with the rental income, we can move. The question for you, if I may, how do we show that demand, could we simply cite that 2019 housing study?

Minutes;
Adam Anderson: So, the statute doesn't specifically designate how that's shown. It just has a requirement that we make a finding and so I think, for the benefit of the public, it would be a good idea to have something more than just, yeah, we think we need this and here's our resolution, there probably should be some more teeth behind it.

Minutes;
Council Member Gault: We have a formal housing study done.

Minutes;
Adam Anderson: Okay, so that shows evidence that there is a need for that low income housing.

Minutes;
Council Member Gault: I think it cited something like a deficit of 1700 units or something like that.

Minutes;
Adam Anderson: I haven't reviewed or been aware of that, but that definitely sounds like it could be used to provide that evidence.

Minutes;
Mayor Litman: One of the concerns I have with this. Is, we need housing; there is no doubt about it. But with revenue bonds they've got to be paid back, so you need a source of income to pay them back, and the way I read NRS 315.260, we talk about persons of low income and it stated, persons of low income mean persons or families who lack the amount of income, which is necessary as determined by the housing authority to enable them without financial assistance, to live in decent, safe, and sanitary dwellings without overcrowding. So, if I interpret that, councilor, we would have to be subsidizing from the revenue bonds through the individuals, apartment owners or apartment rentals.

Minutes;
Adam Anderson: Yes, and there is a separate statute that specifically indicates that the housing authority cannot make a profit on any of the rentals, and so whether or not that bonding and that the debt can be considered in that, that would be something that we need to further explore and …
Mayor Litman: How do you pay back a bond if you have negative income?

Minutes;
Adam Anderson: Right…

Minutes;
Council Member Ramaker: I just have a question for Adam if you could help me. These five commissioners that I'm guessing would have to be appointed or elected or whatever, what would be actually their jobs and who is going to oversee them and who is going to collect the finances and take care of all this?

Minutes;
Adam Anderson: That would be something that the council will need to determine. So, those five commissioners are selected and then they can have their by-laws and their rules and regulations and it would be something, obviously we would be looking at other municipalities,

see how they set theirs up, in order to get guidance from those, but yeah, the Council would openly select those commissioners. The statute also indicates that once assistance has been provided to at least five individuals, that one of those commissioners needs to be one of the persons that have received some of the assistance, and so it's built in that there's an initial set of commissioners that gets things going, but then in time at least one of those commissioners would need to be one of the recipients of the assistance for the low income housing as the housing authority moves forward.

Minutes;
Council Member Wursten: I think that Nevada Rural Housing will be on board with us on this, especially if we can help them move forward with this. As I've been involved in watching a little bit of some section 8 housing go on and I think when it says we can't make a profit does that mean we just can't make a profit as a whole, because when they do this section 8 housing, each person has a different rent, it's not the same rent. So, some people could be paid more that would help basically subsidize some of the other. I think that still, no matter how you look at it, with the amount, what we can build some of these units for, because we won't be making them super super fancy, we should be able to offset a lot of those rents. I think we could make this work, and it's an important piece, so I think that's something when I'm sitting here staring at this agenda item, it says we're looking to explore all avenues for the City and so I think that's something that as we look at this we need to look at that as an avenue, because I'm hoping that some of the people that we rent to aren't super super low income, where they're going to pay $50 rent a month. So, maybe we can help to offset some of the other.

Minutes;
Adam Anderson: My view of this agenda item, is we need to get direction to see if the Council is onboard on moving forward, looking at doing a resolution, or trying to explore some of these issues, but if the majority of Council doesn't want to do it, then we're not going to put in that effort to go forward, so that's kind of the purpose here, is try to get a feel from everyone that is it something that the Council wants to explore and if we start putting the energy and the effort into it.

Minutes;
Council Member Boger: I just want to get a clarification. To the best of my knowledge, that 2019 study, that was about the shortage of workforce housing. Did it have a component in there where it talked about what we're talking about today? Which is subsidized?

Minutes;
Council Member Wursten: You know I can't remember what happened last week. I'd have to read it again, but I do think it addressed that issue in that as far as the lower income, but I have to read it again, that's been a long time for me.

Minutes;
Council Member Boger: I am on board with directing staff to explore options, but I'm not on board with creation of the city housing authority at this moment. So, if the motion were to create the City housing authority, I would vote no on it, but if it is a motion to direct staff to explore all avenues for the City of Mesquite, then I would vote yes on it, just so you know that, I'm probably the minority here, I just don't feel like bigger government is the answer necessarily for most problems that we have, and I think the shortages that we're having of employees at restaurants is more of an issue that was created with all the extended unemployment benefits and child tax

credits, they're just still handing out a lot of money, so you don't have a lot of people working, as many as you would have in 2019, for example, before the pandemic. So, I just wanted to throw that out there.

Minutes;
Mayor Litman: My opinion on it is, I have no qualms whatsoever about looking at every aspect we can to find housing for every class of people to come to Mesquite, whether they be subsidized housing or not, so I have no qualms with it, but I think we need to address it and staff address it carefully step by step to see that we don't get involved in this major study and use a tremendous amount of time to find out that #1, the housing authority doesn't allow it, and I have no idea whether they would or not until I see it in writing and we explore a little bit further to see if it is actually a feasible venture for a city this small to take on another layer of bureaucracy, which we'd be taking on. We would not be managing, obviously, apartments, it would have to be a management company, that would have to be looked at, is there management companies here willing to do so. So, these are a lot of questions I think need to be asked before we go too far, and then move forward at that point if the answers come back positively.

Minutes;
Council Member Gault: I would like to respond just a bit to Councilman Boger. This is way more than restaurants not being able to staff up, this is, as Brian said earlier, Mesquite Gaming has got 150 openings and Eureka is not far behind it. We just announced tonight a company that's going to come and proposes to hire 120 plus people, the food truck company will hire probably 40, we got to have places for people to live and we got to do it now.

Minutes;
Mayor Litman: That's a fact, that's factual but those people, if it's the way they state it, these people are going to be making anywhere from $25 an hour on up, they wouldn't qualify for any type of subsidized housing, they don't fit the Bill.

Minutes;
Council Member Boger: That is what I am getting at. I feel like I do not understand the difference between workforce housing and low income housing, because I think there's a distinct difference between the two, but as far as, and let's just throw this out there, as far as Nevada Rural Housing Authority, I would have no problem looking into, because the way they get funded is through grants and everything else; I wouldn't have a problem for us to explore, providing grants to them to do this, so we're not being landlords and we're not having to do all this, something that's kind of a little bit redundant, with all due respect, and I respect councilmember Gault a lot, he's a very intelligent man, so, I'm not, I just wanted you to know how much I respect you in economic development and with what you're dealing with this. I think we need to think about it.

Minutes;
Council Member Gault: I don't envision the city becoming a landlord. I think we contract with other people to manage these.

Minutes;

Council Member Wursten: I do agree with you that that's going to raise those incomes, but we still need to fill those jobs that they're going, that they're taking them from to fill and so we're still going to run into a lot of problems and I don't think anybody here at least on my behalf, I'm not saying let's all sit and start building right now, I'm saying we need to start moving ahead and I don't think anybody here feels like, I think we're all at the same spot, we want to see where this goes, but if we don't start doing something now, that's the number one issue that we still have in this City, we've all agreed to that and so I think we need to float every possible avenue we can for housing and this is one that we could get involved in, get the financing in place because we need to figure something out, we really really do, so we definitely need to, I think, move forward with this.

Minutes:
Mayor Litman opened up this item to Public Comment.

Minutes;
Karen Fielding: This is one of the things that have been heard repetitively year after year after year, is affordable housing, any kind of housing. As far as I can remember we've been talking about housing. So, the fact that you're having these communications and talking, I truly appreciate that, I've been listening to you and you all got some great ideas, but we need to quit talking about it and move forward and do something, because we need housing, affordable housing, workforce housing, subsidized housing, we need housing. So, again, I appreciate you guys having this conversation. Thank you.

Minutes;
Robin Arndt: What about all of these companies that are coming to Mesquite? Why aren't they participating and being part of the solution for housing. They should be contributing monetarily towards this.

Minutes;
Council Member Gault: If you want to ask that question. It's an interesting question to ask the existing companies. Why they don't provide employee housing.

Minutes;
Robin Arndt: And I agree I think that the casinos should also be a part of this discussion. If they need the workers, they need to help in solving this solution. Thank you.

Minutes;
Herb Calhoun: Council, you have worked hard to bring business into the valley the last year, you've done a good job. We're looking at maybe 200 new employees and if economics is correct, you have two service jobs for every manufacturing job. So, we're not talking 200 workers, we're talking 600 workers that we're going to end up with, that has to be covered somewhere. You have tried all kinds of different avenues to get affordable housing in Mesquite. Housing authorities were started up back in 1947, they've been around a long time, small towns have housing authorities, very small towns, much smaller than we are, so it's not something you can't do, it's something we can get accomplished and I support it totally. Thank you.

Minutes;

Adam Anderson: Just one more quick comment because there has been some discussion between workforce housing and affordable housing; a good example of this or a way to kind of conceptualize it a little bit more is we just approved an amendment to this _____ Holdings, which was done for the purposes of workforce housing, and within that agreement, there's a development agreement that requires that rents be set at a certain amount for the next 20 years, and it looks at the median income and it sets a level that it's between 833-1600 per month, so that's more geared at workforce housing, not more of a subsidized persons of low income housing. So, just to throw that out there as an example of the difference between the two.

Minutes;
Tracy Beck: Mayor, you just need a motion to direct staff.

Minutes;
Council Member Boger: What exactly is the motion? I would just like clarification on the motion that's all.

**Council member Boger moved to discuss and direct staff to explore all avenues for the City of Mesquite. Council Member Gault seconded the motion.**

**Passed For: 4; Against: 1 (Ramaker); Abstain: 0; Absent: 0**

Minutes;
Council Member Wursten: I was going really quickly, I think this includes that we need to decide if we can even do this to make sure, so we need to find out if we can do it. I think this what it includes, to clarify, if we can do it, if we can get Nevada Rural Housing to agree to it and what kind of housing we would like to look at, see if it's even possible to be able to make ends meet. I think these are the questions that we're asking to be answered.

Minutes;
Adam Anderson: So, the intent of this item is just to now. The City Manager would make assignments here, the Council is directing staff to move forward on looking at a housing authority and then we would move forward in accordance with those directions. And a formal resolution would be brought later if the Council wanted to move forward to actually put the housing authority into action.

Minutes;
Council Member Gault: One of the things that is very difficult now is, for example, when I was talking with the director of the Rural Housing Authority about the proposed 200 or so units on Highland Drive, I said, will those be affordable and he said, we don't know yet because the cost of materials has accelerated, so we can't tell how many affordable units we'll be able to afford to make it pay; our intent is to put a combination of market rate and affordable and we'll take the market rate earnings and subsidize the units at Hafen Lane. I think that if we do bonding, we should be able to knock those costs down substantially, but that's a question that we need to ask and having a conversation with a Bond Counsel during this process is a necessary step.

7.5 Discussion on Bonding and possible direction for staff as needed.

- Public Comment
- Discussion and Possible Action

Minutes;
Mayor Litman read this item by its title.

Minutes;
Council Member Gault: If we have a Bond Counsel here to talk about housing with us I think we can also ask about doing general obligation bonds and I'd remind everybody that earlier this year we approved the Petros PACE Financing tool and we have an arrangement with an administrator, Andy you weren't here for that, but we need to talk about that and see if that's a tool that we can use in this process or if it's strictly for commercial funding and I don't know the answer to that, but I think it's important given the other needs that we have for capital expenditures, we need to explore are there ways that we can do that, even though Dodie has convinced me that we're not ready to do that, but I'd like to hear that from a Bond Counsel. And the housing authority has offered their Bond Counsel, he's given me their name if you need a name.

Minutes;
Mayor Litman asked Council if they had any comments or questions.

Minutes;
Council Member Ramaker: The only problem I have on the bonding is, being on some bonding committees before. You do have to show a definite way of paying the money back, and it has to be secured with that amount of money or we're kind of getting in the water with that. An idea of how we're going to pay it, we need to be able to show for sure that that's how we can pay it back to get the bonds. So, what I'm saying is, from being working on the debt commission, when you apply for a bond, you have to be able to show a definite way to pay it back and if you can't pay it back and show that and I know we're talking about getting money in and we're talking about how it's going to be handled. The other thing we haven't talked about is how long this process might take, but anyway, we do have to have that streamlined in there when you go ahead for bonding.

Minutes;
Council Member Gault: With the housing bonds., those would be revenue bonds, that should be easily done, looking at general obligation bonds I think is another matter and that takes somebody with a lot of expertise and lot of analysis working with our finance staff and so on. Have you done any bonding in this kind of stuff?

Minutes;
Nikki Thorn: Yes, I do have some bonding experience, in my past mostly refinancing, but a little bit with the School District and you do have to go to the Clark County Debt Commission for new bonds and there's a process that you go through, but I do have a bit of experience.

Minutes;

Mayor Litman: What I would suggest, if you want to move forward on this item, that we have staff speak with the Bond Counsel and at least throw out the hypotheticals and see if there is anywhere to go with it and it could come up yes, it could up no, and it could come up we don't know, but I think we could start the conversation, certainly.

Minutes;
Council Member Gault: That is a distinct area of expertise, certainly I don't think any of us on the Council have that. In my mind, it's worth looking at to meet the needs of the City to grow.

Minutes;
Karen Fielding: Interest rates are historically low still. So, I think, I'm not sure about bonding and stuff, but if we were going to bond and you did talk to the bond counsel, that would be one question is with the interest rates so low then our payments are going to be less, so maybe it's something we should look into sooner than later, because the interest rates are still low. Thank you.

Minutes;
Council Member Gault: I think probably bond interest rates are probably 2.5, 3%, on tax exempt bonds, you got to feel for that.

Minutes;
Nikki Thorn: I will get you an answer.

Minutes;
Council Member Gault: Using tax exempt bonds would be one way you would get to knock the price down so you could get something affordable.

Minutes;
Mayor Litman: So, it's up to the Council on how they want to move on this, but when you look at it practically you don't ask for bonds without a reason for asking, so one thing has to come before the other, you've got to have a project and be able to inform them of what you're bonding for, so I think we should at least I'd keep it on the agenda for the future, but until we decide that a housing authority is feasible or not feasible, I think we'd be wasting Bond Counsel's time at this point, but that's up to Council.

Minutes;
Council Member Gault: I feel like if the staff looks at bonding for the housing that we will have that person here that we can talk about the larger issue of general obligation bonds at the same time. So, maybe we can just combine those two issues, I don't know.

Minutes;
Council Member Boger: Can we just table this until we have actually something we know we want to bond for and for an approximate dollar amount and stuff like that? Is that good for you? I's good for me.

**Council member Boger moved to discuss and possibly direct staff as needed. Council member Council Member Gault seconded the motion.**

**Passed For: 5; Against: 0; Abstain: 0; Absent: 0**

# 8) Public Comments

8.1 Public Comment

Minutes;
Mayor Litman: opened the meeting final Public Comment.

Minutes;
Steven Clutterham: When we talk about jobs needing to be filled here, how many we need, how much housing we need. I just wanted to tell you, I just made a trip from here to Dallas, TX and back, I stopped in many many little cities, big cities, small restaurants, big restaurants, big businesses, every single one of them has help wanted signs, it's got nothing to do with how much population to have, what their workforce is, it's completely unrelated. I've also seen, like you guys mentioned, restaurants here in town that have quit their hours because they don't have people working, but even here in our town, a lot of it is because of the bonuses that people were given for the last year and a half to not work. I've told friends about jobs that were available here in this City, City and State jobs that were available and they were qualified for and they wouldn't even apply because it didn't pay as much as they were getting paid to stay home. Well, I believe that's all gone now. I hope it's all gone permanently, because a lot of the jobs we have here right now could be filled with bodies here if they were getting paid twice as much money as you're going to pay them to work to stay home, it's really that simple and when you listen to the government specialists on economics and what have you, those people that were receiving all that money, the smarter ones, saved some of it, because so many of them that were getting paid so much to stay home also were paying rent, so hopefully they're thinking some of them would save that, so it's going to take maybe six months for them to run through their savings and actually go back to work, but we are going to be filling some of those spots as people run out of money, if the government doesn't subsidize it again and tell them we will pay you more to stay home, some of those jobs will start to be filled because it's not just due to the lack of workforce housing, we have people here that could be working that are not and hopefully that situation will improve. Thank you.

Minutes;
Adam Leverenz:
eComment: I'd just like to note, that I'd attempted twice, prior to 5 p.m. tonight, to submit e-comments via The City's website, under the opening public comment section of the agenda. I received a message alluding to server errors, advising to try again. Upon trying again though, during tonight's pledge of allegiance, I received a message from The City website, saying "The online Comment window has expired". At about 5:20 p.m., I tried again. If these comments are read, apparently the online comment window had re-opened. I simply ask, that someone look into these anomalies, and will reserve my intended e-comments for tonight, until such time, as I can have more confidence in them being successfully received by The City. Thank you.

# 9) Adjournment

9.1 Adjournment

Minutes;
Mayor Litman: Adjourned the meeting at 7:18 pm

Allan S. Litman, Mayor

Tracy E. Beck, City Clerk

# Technical Review Meeting Minutes
# Council Chambers
# 10 E. Mesquite Blvd. – 2nd Floor
# Tuesday October 19, 2021 – 1:30 PM

Minutes of a scheduled meeting of the City Council held Tuesday, October 19 at 1:30 pm at City Hall. In attendance were Mayor Allan S. Litman, Council members Wes Boger, Karen Dutkowski, George Gault, Sandra Ramaker and Brian Wursten. Also in attendance were Interim City Manager Andy Barton; Deputy City Manager Martine Green: City Attorney Bryan Pack: Finance Director Nikki Thorn; City Clerk Tracy E. Beck, other city staff and approximately 1 citizen.

Mayor Litman called the meeting to order at 1:30 pm. (Note: This meeting was recorded and will be retained in the City Clerk's Office for one year).

*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.*

## 1) Public Comments

1.1 Public Comment

Minutes:
Mayor Litman opened up the meeting Public Comment. There were no speakers.
There were no eComments submitted for this item**.**

## 2) Consent Agenda

2.1 Consideration for approval of the Tuesday, October 26, 2021 Regular City Council Meeting agenda and the October 5, 2021 Technical Review Meeting minutes.

- Public Comment

Minutes:
Mayor Litman read this item by its title.

Minutes:
Council Member Gault: I have received a proposal from Las Vegas Global Economic Alliance for economic development services, and I would like to add that proposal to the agenda for consideration and possible action by the council.

Minutes:
Council Member Wursten: Do we have the back up for that?

Minutes:
Tracy Beck: By tomorrow night you will see it.

**Council member Dutkowski moved to approve adding the proposal from LVGEA to the Consent Agenda Council member Ramaker seconded the motion.**

**Passed For: 4: Against: 1 (Wursten): Abstain: 0: Absent: 0**

2.2 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

Minutes:
Mayor Litman read this item by its title.

2.3 Monthly Financials.

- Public Comment
- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

2.4 Consideration of approval of Reapportionment Report No. 31 and the revised assessment roll for the SID No. 70-01 (Anthem at Mesquite) direction to staff to ensure that the report is recorded in the office of the county recorder with all required documentation.

-Public Comments
-Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

2.5 Consideration of donating two vehicles that have been designated as surplus to the Southern Nevada Transit Coalition (Silver Rider).

- Public Comments

- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

Minutes:
Mayor Litman asked Council if they had any questions or comments on items 2.1. 2.2, 2.3, 2.4, 2.5. There were no speakers.

Minutes: Mayor Litman opened items 2.1, 2.2, 2.3, 2.4, 2.5 to Public Comment. There were no speakers.
There were no eComments submitted for these items.

Minutes:
Council Member Boger: I did have questions on 2.5 as to why those don't go to auction? I don't know much about what this agreement is about, but we have seen vehicles go to the public auction several times previously, so why are these different? That is what I would like to have explained.

Minutes:
Tracy Beck: I think Travis. You have to touch base with Travis. He will explain it probably next week. It's a Public Works item.

Minutes:
Bryan Pack: It's my understanding that because this is a charitable organization we are donating to, there is no requirement that they go to public auction. It goes to auction when it is not a charitable organization we are donating it to.

# 3) Special Items

3.1 Presentation of the quarterly report from Clark County School District Region 1 Superintendent RoAnn Triana.

- Public Comment
- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title.

Minutes:
Mayor Litman asked Council if they had any questions or comments. There were no speakers.

Minutes:
Mayor Litman opened this item to Public Comment. There were no speakers.
There were no eComments submitted for this item.

# 4) Resolutions & Proclamations

4.1 Proclamation - Extra Mile Day - November 1, 2021

Minutes:
Mayor Litman read this item by its title.

# 5) Department Reports

5.1 Mayor's Comments and Reports

Minutes:
Mayor Litman read this item by its title.

Minutes:
Mayor Litman: Nothing in particular right now.

5.2 City Council and Staff Comments and Reports

Minutes:
Mayor Litman read this item by its title.

# 6) Administrative Items

6.1 Consideration for approval of the Employment Agreement for City Attorney Bryan Pack.

- Public Comment- Discussion and Possible Action

Minutes:
Mayor Litman read this item by its title

# 7) Public Comments

7.1 Public Comment

Minutes:
Mayor Litman opened this meeting to Public Comment. There were no speakers.
There were no eComments submitted for this item.

# 8) Adjournment

8.1 Adjournment

Minutes:
Mayor Litman adjourned the meeting at 1:35 pm

Minutes Footer

Allan S. Litman, Mayor

Tracy E. Beck, City Clerk

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Nichole Thorn
Submitting Department: Finance

**Consent Agenda**

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**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**

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**PETITIONER:** Nikki Thorn - Finance Director **DEPARTMENT:** Finance

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**RECOMMENDATION:**

**Approval of Budget Transfers, Budget Amendments, Bills Paid, and Purchase Orders**

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**Background:**

See Attachment

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**Fiscal Impact:** See Attachment

**Budgeted Item:** No

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**Attachments:**

- Check Register - City Council Agenda 10.11.21 to 10.24.21.pdf
- City Council - Budget Trsfrs & POS 11.09.21.pdf
- ARP Details Budget Transfer.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 | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/21 | 10/05/2021 | 5 | 12669 | HOME DEPOT | 7394061 | 1 | 32-49-741 | .00 | 264.65 | 264.65 | Court- Dark Grey Baseboard Moldings |
| 10/21 | 10/05/2021 | 5 | 12669 | HOME DEPOT | 8901217CR | 1 | 32-49-741 | .00 | 82.80- | 82.80- | Court- Credit Wall Baseboard |
| 10/21 | 10/05/2021 | 5 | 12669 | HOME DEPOT | 901152 | 1 | 32-49-741 | .00 | 3,607.13 | 3,607.13 | Court- Oak Vinyl Planks Flooring |
| Total 5: | | | | | | | | .00 | | 3,788.98 | |
| 10/21 | 10/05/2021 | 6 | 14366 | INTERMOUNTAIN WOOD PRODUCTS | 2108-147391 | 1 | 32-49-741 | .00 | 164.86 | 164.86 | Court- Cherry/Alder Wood |
| Total 6: | | | | | | | | .00 | | 164.86 | |
| 10/21 | 10/05/2021 | 7 | 11106 | JOHNSTONE SUPPLY | 388-S504774 | 1 | 32-49-762 | .00 | 5,622.58 | 5,622.58 | Rec- Roof HVAC Unit |
| Total 7: | | | | | | | | .00 | | 5,622.58 | |
| 10/21 | 10/05/2021 | 8 | 3500 | MESQUITE LUMBER & SUPPLY | 359952 | 1 | 32-49-741 | .00 | 48.96 | 48.96 | Court- Drywall Mudd/Knife |
| 10/21 | 10/05/2021 | 8 | 3500 | MESQUITE LUMBER & SUPPLY | 360217 | 1 | 32-49-741 | .00 | 14.99 | 14.99 | Court- Drywall Sheet |
| 10/21 | 10/05/2021 | 8 | 3500 | MESQUITE LUMBER & SUPPLY | 360218 | 1 | 32-49-741 | .00 | 25.98 | 25.98 | Court- Joint Compound |
| 10/21 | 10/05/2021 | 8 | 3500 | MESQUITE LUMBER & SUPPLY | 360619 | 1 | 32-49-741 | .00 | 87.97 | 87.97 | Court- Sanding Discs/Dust Bags |
| Total 8: | | | | | | | | .00 | | 177.90 | |
| 10/21 | 10/05/2021 | 9 | 12196 | SHERWIN WILLIAMS STORE 8541 | 0092-2 | 1 | 32-49-741 | .00 | 147.75 | 147.75 | Court- Paint |
| 10/21 | 10/05/2021 | 9 | 12196 | SHERWIN WILLIAMS STORE 8541 | 0254-8 | 1 | 32-49-741 | .00 | 69.56 | 69.56 | Court- Tape/Paint Brush/Ext Pole |
| Total 9: | | | | | | | | .00 | | 217.31 | |
| 10/21 | 10/05/2021 | 10 | 17394 | WAYFAIR LLC | 3619576677 | 1 | 32-49-741 | .00 | 2,383.63 | 2,383.63 | Court- Conference Table/Chairs |
| Total 10: | | | | | | | | .00 | | 2,383.63 | |
| 10/21 | 10/05/2021 | 182085 | 17441 | ALEXANDER SAHARA-COLEMAN | 1554 | 1 | 15-23200 | .00 | 205.00 | 205.00 | Court-Bail Refund 21CR00457 |
| Total 182085: | | | | | | | | .00 | | 205.00 | |
| 10/21 | 10/05/2021 | 182086 | 17432 | ALICIA RUNOLFSON | 091621 | 1 | 10-32-100 | .00 | 10.00 | 10.00 | Dev Svcs-Overpaid license fee |

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 182086: | | | | | | | .00 | | 10.00 | |
| 10/21 | 10/05/2021 | 182087 | 17431 | ASHLEY MANSON | 091621 | 1 | 10-34-400 | .00 | 272.50 | 272.50 | Rec Cntr-Membership Refund |
| | Total 182087: | | | | | | | .00 | | 272.50 | |
| 10/21 | 10/05/2021 | 182088 | 15801 | AXON ENTERPRISE, INC. | INUS014507 | 1 | 10-54-610 | .00 | 313.00 | 313.00 | PD/Admin - Body camera belt clips |
| | Total 182088: | | | | | | | .00 | | 313.00 | |
| 10/21 | 10/05/2021 | 182089 | 12062 | BINGHAM & SNOW LLP | 50116 | 1 | 10-50-310 | .00 | 6.50 | 6.50 | Attny-Attny Fees |
| | Total 182089: | | | | | | | .00 | | 6.50 | |
| 10/21 | 10/05/2021 | 182090 | 13476 | BOBCAT OF LAS VEGAS INC | P03361 | 1 | 10-66-250 | .00 | 74.28 | 74.28 | VM- Filters |
| | Total 182090: | | | | | | | .00 | | 74.28 | |
| 10/21 | 10/05/2021 | 182091 | 14618 | CANON FINANCIAL SERVICES, INC | 27447734 | 1 | 10-49-250 | .00 | 620.00 | 620.00 | Shared Svcs-Copier Maint 09/20-10/19/21 |
| 10/21 | 10/05/2021 | 182091 | 14618 | CANON FINANCIAL SERVICES, INC | 27447735 | 1 | 10-49-250 | .00 | 1,287.45 | 1,287.45 | Shared Svcs-Copier Maint 09/20-10/19/21 |
| | Total 182091: | | | | | | | .00 | | 1,907.45 | |
| 10/21 | 10/05/2021 | 182092 | 14492 | CENTURYLINK | SEP 21 | 1 | 10-47-310 | .00 | 1,021.39 | 1,021.39 | IT-911 Hardware Service Agrmt. for Sep 21 |
| | Total 182092: | | | | | | | .00 | | 1,021.39 | |
| 10/21 | 10/05/2021 | 182093 | 14492 | CENTURYLINK | 101200807 | 1 | 10-47-310 | .00 | 4,664.28 | 4,664.28 | IT-911 Hardware Service Agrmt. for Sept 21 |
| | Total 182093: | | | | | | | .00 | | 4,664.28 | |
| 10/21 | 10/05/2021 | 182094 | 14492 | CENTURYLINK | 243157270 | 1 | 10-49-290 | .00 | 570.04 | 570.04 | Monthly Long Distance-Sept 21 |
| | Total 182094: | | | | | | | .00 | | 570.04 | |
| 10/21 | 10/05/2021 | 182095 | 17119 | CHICAGO GREEK LLC | 09232021 | 1 | 31-49-570 | .00 | 840.00 | 840.00 | COVID-Meals for Families |
| 10/21 | 10/05/2021 | 182095 | 17119 | CHICAGO GREEK LLC | 09302021 | 1 | 31-49-570 | .00 | 840.00 | 840.00 | COVID-Meals for Families |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| Total 182095: | | | | | | | | .00 | | 1,680.00 | |
| 10/21 | 10/05/2021 | 182096 | 15648 | COASTLINE EQUIPMENT | 838930 | 1 | 10-66-250 | .00 | 325.41 | 325.41 | VM- Window |
| Total 182096: | | | | | | | | .00 | | 325.41 | |
| 10/21 | 10/05/2021 | 182097 | 12532 | COLLECTIVE DATA INC | 17281 | 1 | 10-47-310 | .00 | 900.00 | 900.00 | IT-Database cleanup/investigation part 1 |
| Total 182097: | | | | | | | | .00 | | 900.00 | |
| 10/21 | 10/05/2021 | 182098 | 14911 | CROFT-BECK FLOORS INC | 2778 | 1 | 10-81-250 | .00 | 3,999.00 | 3,999.00 | Rec Cntr- refinish gym floors |
| 10/21 | 10/05/2021 | 182098 | 14911 | CROFT-BECK FLOORS INC | 2781 | 1 | 10-81-250 | .00 | 3,999.00 | 3,999.00 | Rec Cntr- refinish dance room & racquetball floors |
| 10/21 | 10/05/2021 | 182098 | 14911 | CROFT-BECK FLOORS INC | 2782 | 1 | 10-81-250 | .00 | 1,350.00 | 1,350.00 | Rec Cntr- paint pickleball courts in gym |
| Total 182098: | | | | | | | | .00 | | 9,348.00 | |
| 10/21 | 10/05/2021 | 182099 | 17434 | DELLA MATTHEWS | 091421 | 1 | 10-34-400 | .00 | 140.00 | 140.00 | Rec Cntr-Membership Refund |
| Total 182099: | | | | | | | | .00 | | 140.00 | |
| 10/21 | 10/05/2021 | 182100 | 17433 | DINA BOMMERSBACH | 1551 | 1 | 15-23200 | .00 | 2,880.00 | 2,880.00 | Court-Bail Refund #21CR00096 |
| Total 182100: | | | | | | | | .00 | | 2,880.00 | |
| 10/21 | 10/05/2021 | 182101 | 17444 | DOMINIQUE JIMENEZ | 092921 | 1 | 17-34-400 | .00 | 25.00 | 25.00 | Rec Prog-Safekey Refund |
| Total 182101: | | | | | | | | .00 | | 25.00 | |
| 10/21 | 10/05/2021 | 182102 | 17445 | EWALD & LAVERN BURMEISTER | 092121 | 1 | 10-34-100 | .00 | 700.00 | 700.00 | CM-Cemetery Plot Buy Back |
| Total 182102: | | | | | | | | .00 | | 700.00 | |
| 10/21 | 10/05/2021 | 182103 | 16548 | GB GLOBAL LLC | 52330 | 1 | 10-50-310 | .00 | 2,600.00 | 2,600.00 | Attny-4 Users License Fee |
| Total 182103: | | | | | | | | .00 | | 2,600.00 | |
| 10/21 | 10/05/2021 | 182104 | 2245 | GRAINGER INC | 9039380291 | 1 | 45-40-805 | .00 | 5,265.60 | 5,265.60 | PW- Epoxy Adhesive CCRFCD |
| 10/21 | 10/05/2021 | 182104 | 2245 | GRAINGER INC | 9062365219 | 1 | 10-63-250 | .00 | 333.04 | 333.04 | PD- HVAC Motor |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| 10/21 | 10/05/2021 | 182104 | 2245 | GRAINGER INC | 9064382055 | 1 | 10-63-610 | .00 | 530.86 | 530.86 | FS3- Reducing Valve |
| Total 182104: | | | | | | | | .00 | | 6,129.50 | |
| 10/21 | 10/05/2021 | 182105 | 17446 | GUNNER MCOMIE | 092121 | 1 | 90-26110 | .00 | 60.00 | 60.00 | PD-Unclaimed property |
| Total 182105: | | | | | | | | .00 | | 60.00 | |
| 10/21 | 10/05/2021 | 182106 | 2452 | HIGH DESERT SUPPLY | CN00004078 | 1 | 10-66-250 | .00 | 123.43- | 123.43- | VM- Credit Filters |
| 10/21 | 10/05/2021 | 182106 | 2452 | HIGH DESERT SUPPLY | IN00200862 | 1 | 10-66-250 | .00 | 288.79 | 288.79 | VM- Fuel/Oil/Air Filters |
| 10/21 | 10/05/2021 | 182106 | 2452 | HIGH DESERT SUPPLY | IN00200863 | 1 | 12-87-250 | .00 | 3,088.20 | 3,088.20 | Air- Filters/Gaskets/Freight |
| 10/21 | 10/05/2021 | 182106 | 2452 | HIGH DESERT SUPPLY | IN00200864 | 1 | 52-40-610 | .00 | 244.92 | 244.92 | Sani- Filter Envopleats |
| 10/21 | 10/05/2021 | 182106 | 2452 | HIGH DESERT SUPPLY | IN00200976 | 1 | 10-66-250 | .00 | 230.90 | 230.90 | VM- Fuel/Oil/Air Filters |
| Total 182106: | | | | | | | | .00 | | 3,729.38 | |
| 10/21 | 10/05/2021 | 182107 | 12669 | HOME DEPOT | 3192634 | 1 | 10-63-610 | .00 | 356.13 | 356.13 | FM- Brad Nailer Kit/Brads |
| 10/21 | 10/05/2021 | 182107 | 12669 | HOME DEPOT | 3804368 | 1 | 10-63-610 | .00 | 12.48 | 12.48 | FM- Brads |
| 10/21 | 10/05/2021 | 182107 | 12669 | HOME DEPOT | 4522043 | 1 | 10-63-610 | .00 | 260.80 | 260.80 | FS2- 50 Amp Breaker |
| 10/21 | 10/05/2021 | 182107 | 12669 | HOME DEPOT | 9255919 | 1 | 13-40-625 | .00 | 3,549.00 | 3,549.00 | FM- Press Tool Kit |
| Total 182107: | | | | | | | | .00 | | 4,178.41 | |
| 10/21 | 10/05/2021 | 182108 | 17435 | IMELDA MIRAMONTES | 1550 | 1 | 15-23200 | .00 | 2,000.00 | 2,000.00 | Court-Bail Refund #21CR00269 |
| Total 182108: | | | | | | | | .00 | | 2,000.00 | |
| 10/21 | 10/05/2021 | 182109 | 17443 | IVAN MARISCAL | 1555 | 1 | 15-23200 | .00 | 1,130.00 | 1,130.00 | Court-Bail Refund 21CR00249 |
| Total 182109: | | | | | | | | .00 | | 1,130.00 | |
| 10/21 | 10/05/2021 | 182110 | 17442 | JAMES C DESHAYES | 92721 | 1 | 10-34-100 | .00 | 943.00 | 943.00 | Cemetery-Plot Buy Back |
| Total 182110: | | | | | | | | .00 | | 943.00 | |
| 10/21 | 10/05/2021 | 182111 | 17436 | KARLEE JACKSON | 1552 | 1 | 15-23200 | .00 | 690.00 | 690.00 | Court-Bail Refund #21CR00232 |
| Total 182111: | | | | | | | | .00 | | 690.00 | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/21 | 10/05/2021 | 182112 | 17447 | KAYLEE MORGAN | 1558 | 1 | 15-23200 | .00 | 1,000.00 | 1,000.00 | Court-Bail Refund #21CR00205 |
| Total 182112: | | | | | | | | .00 | | 1,000.00 | |
| 10/21 | 10/05/2021 | 182113 | 17448 | KENNY MANIER | 1556 | 1 | 15-23200 | .00 | 705.00 | 705.00 | Court-Bail Refund #21CR00107 |
| 10/21 | 10/05/2021 | 182113 | 17448 | KENNY MANIER | 1557 | 1 | 15-23200 | .00 | 380.00 | 380.00 | Court-Bail Refund #21CR00075 |
| Total 182113: | | | | | | | | .00 | | 1,085.00 | |
| 10/21 | 10/05/2021 | 182114 | 15053 | LAMPPOST ELECTRIC LLC | 2021 000859 | 1 | 10-81-250 | .00 | 185.00 | 185.00 | Rec Cntr- install plug/switch for garbage disposal/womens history center |
| Total 182114: | | | | | | | | .00 | | 185.00 | |
| 10/21 | 10/05/2021 | 182115 | 3030 | LAS VEGAS METRO POLICE DEPT. | 1559 | 1 | 15-21340 | .00 | 345.00 | 345.00 | AA Fee- Genetic Marker Analysis-Sept 21 |
| Total 182115: | | | | | | | | .00 | | 345.00 | |
| 10/21 | 10/05/2021 | 182116 | 15174 | LAS VEGAS TACTICAL | 19477-2 | 1 | 10-54-610 | .00 | 94.00 | 94.00 | PD/Admin- Hemming, Embroidery, Shoulder Patch Application - Longman |
| Total 182116: | | | | | | | | .00 | | 94.00 | |
| 10/21 | 10/05/2021 | 182117 | 16173 | LESLIE'S POOLMART, INC | 00988-02-02 | 1 | 10-81-610 | .00 | 115.85 | 115.85 | Rec Cntr- leaf rake, telepole |
| Total 182117: | | | | | | | | .00 | | 115.85 | |
| 10/21 | 10/05/2021 | 182118 | 17154 | LITTLER MENDELSON PC | 5517649 | 1 | 10-48-310 | .00 | 206.13 | 206.13 | HR-General |
| 10/21 | 10/05/2021 | 182118 | 17154 | LITTLER MENDELSON PC | 5517650 | 1 | 10-48-310 | .00 | 1,158.55 | 1,158.55 | HR-Firefighter & Safety Policies |
| Total 182118: | | | | | | | | .00 | | 1,364.68 | |
| 10/21 | 10/05/2021 | 182119 | 17437 | LYNN PEET | 092021 | 1 | 10-34-400 | .00 | 195.00 | 195.00 | Rec Cntr-Membership Refund |
| Total 182119: | | | | | | | | .00 | | 195.00 | |
| 10/21 | 10/05/2021 | 182120 | 17429 | MARTHA PARMENTIER | 092721 | 1 | 01-11750 | .00 | 85.70 | 85.70 | Sani- Refund for 377 Harrier Lane |
| Total 182120: | | | | | | | | .00 | | 85.70 | |
| 10/21 | 10/05/2021 | 182121 | 3276 | CENTRAL STATION MONITORING | 362067 | 1 | 10-63-310 | .00 | 21.95 | 21.95 | Str- Alarm Sep 21 |

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 182121: | | | | | | | | .00 | | 21.95 | |
| 10/21 | 10/05/2021 | 182122 | 3319 | MCINTOSH COMMUNICATIONS INC. | 222419 | 1 | 10-66-250 | .00 | 47.00 | 47.00 | VM- Connector Assemblies |
| Total 182122: | | | | | | | | .00 | | 47.00 | |
| 10/21 | 10/05/2021 | 182123 | 9415 | MESQUITE DENTAL | CO0057 | 1 | 10-55-620 | .00 | 336.00 | 336.00 | PD/Corr-Inmate Dental Cooke |
| 10/21 | 10/05/2021 | 182123 | 9415 | MESQUITE DENTAL | NO0022 | 1 | 10-55-620 | .00 | 1,368.00 | 1,368.00 | PD/Corr-Inmate Dental Norma |
| Total 182123: | | | | | | | | .00 | | 1,704.00 | |
| 10/21 | 10/05/2021 | 182124 | 10628 | MESQUITE ELECTRIC LLC | 10-3211-E1 | 1 | 45-40-817 | .00 | 48,045.00 | 48,045.00 | PW- Install Electrical Isaac Newton Sep 21 |
| Total 182124: | | | | | | | | .00 | | 48,045.00 | |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 360385 | 1 | 10-76-610 | .00 | 19.90 | 19.90 | Rec/parks- connectors/PP |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 360707 | 1 | 10-55-691 | .00 | 49.99 | 49.99 | PD/Corr - One gallon yellow safety paint |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 360714 | 1 | 10-63-610 | .00 | 17.99 | 17.99 | Court- Sanding Belt |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 360762 | 1 | 10-65-610 | .00 | 51.14 | 51.14 | Str- Putty Knifes/Bucket |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 360815 | 1 | 10-63-250 | .00 | 21.98 | 21.98 | Corr- Pulleys |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 360851 | 1 | 10-63-610 | .00 | 25.97 | 25.97 | Corr- Belt/Pulley |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 360929 | 1 | 10-63-610 | .00 | 15.98 | 15.98 | FS3- Belt |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 360992 | 1 | 10-63-610 | .00 | 23.94 | 23.94 | FS2- Bolt Snaps |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361069 | 1 | 10-63-610 | .00 | 16.99 | 16.99 | FS3- Water Gauge |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361083 | 1 | 45-40-805 | .00 | 670.00 | 670.00 | PW- Excavator Rental |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361168 | 1 | 10-63-610 | .00 | 38.99 | 38.99 | Sani- Thermostat |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361176 | 1 | 10-65-610 | .00 | 9.03 | 9.03 | Str- Adapters |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361225 | 1 | 10-65-610 | .00 | 9.77 | 9.77 | Str- Plug/Bushing |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361227 | 1 | 10-65-610 | .00 | 5.97 | 5.97 | Str- Plastic Razor |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361301 | 1 | 10-81-250 | .00 | 52.97 | 52.97 | Rec Cntr- auger; drain cleaner |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361303 | 1 | 10-81-250 | .00 | 18.99 | 18.99 | Rec Cntr- auger |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361327 | 1 | 10-63-610 | .00 | 19.99 | 19.99 | MC- Gate Spring |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361381 | 1 | 10-63-610 | .00 | 21.99 | 21.99 | FS3- Panel Clamp |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361392 | 1 | 45-40-805 | .00 | 500.00 | 500.00 | PW- Excavator Rental |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361420 | 1 | 45-40-805 | .00 | 770.00 | 770.00 | PW- Excavator Rental |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361472 | 1 | 10-65-610 | .00 | 19.98 | 19.98 | Str- Foam Sealant |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361485 | 1 | 17-80-610 | .00 | 14.99 | 14.99 | Rec Cntr- nylon braid/youth sports |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361514 | 1 | 30-15-350 | .00 | 270.00 | 270.00 | PW/Parks- Equip Rntl Bobcat/OHV Project |

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|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361560 | 1 | 10-70-610 | .00 | 135.94 | 135.94 | PD/AC - Two rolls of shade cloth and one box of clamp springs |
| 10/21 | 10/05/2021 | 182125 | 3500 | MESQUITE LUMBER & SUPPLY | 361620 | 1 | 10-65-610 | .00 | 3.99 | 3.99 | Str- Drill Bit |
| Total 182125: | | | | | | | | .00 | | 2,806.48 | |
| 10/21 | 10/05/2021 | 182126 | 10137 | MESQUITE MATERIAL TESTING LLC | 10243 | 1 | 45-40-816 | .00 | 5,915.00 | 5,915.00 | PW- Testing Svcs/Isaac Newton Sep 21 |
| Total 182126: | | | | | | | | .00 | | 5,915.00 | |
| 10/21 | 10/05/2021 | 182127 | 17428 | MIDGLEY-HUBER INC | 227833 | 1 | 10-63-610 | .00 | 3,067.09 | 3,067.09 | CH- Motor/Freight |
| Total 182127: | | | | | | | | .00 | | 3,067.09 | |
| 10/21 | 10/05/2021 | 182128 | 14526 | MOAPA VALLEY TELEPHONE | SEPT 21 | 1 | 10-47-310 | .00 | 200.20 | 200.20 | 911 Circuit Charges-Sept 21 |
| Total 182128: | | | | | | | | .00 | | 200.20 | |
| 10/21 | 10/05/2021 | 182129 | 3653 | MOUNT OLYMPUS WATERS, INC. | 10219318 10 | 1 | 10-54-240 | .00 | 86.16 | 86.16 | PD-Water |
| 10/21 | 10/05/2021 | 182129 | 3653 | MOUNT OLYMPUS WATERS, INC. | 10219327 09 | 1 | 10-49-240 | .00 | 213.23 | 213.23 | Shared Svcs-Water |
| 10/21 | 10/05/2021 | 182129 | 3653 | MOUNT OLYMPUS WATERS, INC. | 10219327 09 | 2 | 10-41-240 | .00 | 22.63 | 22.63 | Myr Cncl-Water |
| 10/21 | 10/05/2021 | 182129 | 3653 | MOUNT OLYMPUS WATERS, INC. | 10219327 09 | 3 | 12-87-610 | .00 | 35.89 | 35.89 | Air-Water |
| Total 182129: | | | | | | | | .00 | | 357.91 | |
| 10/21 | 10/05/2021 | 182130 | 17449 | NANCY HEWETT | 092021 | 1 | 10-43-610 | .00 | 35.22 | 35.22 | City Mngr-Reimburse funds for lunch/interview panel for City Attorney |
| Total 182130: | | | | | | | | .00 | | 35.22 | |
| 10/21 | 10/05/2021 | 182131 | 4031 | NEVADA STATE CONTROLLER | 1562 | 1 | 15-21390 | .00 | 4,102.00 | 4,102.00 | Municipal Court- State Permanent School Fine/Forf-Sept 21 |
| Total 182131: | | | | | | | | .00 | | 4,102.00 | |
| 10/21 | 10/05/2021 | 182132 | 17195 | NEWVIBE LLC | 583 | 1 | 10-81-250 | .00 | 1,200.00 | 1,200.00 | Rec Cntr- clean tile & grout in locker rooms, restrooms, showers & hallways |
| 10/21 | 10/05/2021 | 182132 | 17195 | NEWVIBE LLC | 584 | 1 | 10-81-250 | .00 | 600.00 | 600.00 | Rec Cntr- clean/sanitize floor & mats |
| 10/21 | 10/05/2021 | 182132 | 17195 | NEWVIBE LLC | 585 | 1 | 10-81-250 | .00 | 450.00 | 450.00 | Rec Cntr- clean/sanitize karate room floor & mats |
| 10/21 | 10/05/2021 | 182132 | 17195 | NEWVIBE LLC | 586 | 1 | 10-63-310 | .00 | 250.00 | 250.00 | Museum- Carpet Clean Sep 21 |
| Total 182132: | | | | | | | | .00 | | 2,500.00 | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| 10/21 | 10/05/2021 | 182133 | 10891 | NICHOLE BURNSIDE | SEPT 2021 | 1 | 17-80-310 | .00 | 320.00 | 320.00 | Rec Prog- Lifelong Instructor |
| Total 182133: | | | | | | | | .00 | | 320.00 | |
| 10/21 | 10/05/2021 | 182134 | 4126 | OFFICE DEPOT | 1829031290 | 1 | 10-51-240 | .00 | 94.66 | 94.66 | Court-Labels, file folders, kleenex |
| Total 182134: | | | | | | | | .00 | | 94.66 | |
| 10/21 | 10/05/2021 | 182135 | 14894 | OUT-FIT | 34686 | 1 | 10-81-650 | .00 | 4,999.00 | 4,999.00 | Rec Cntr- crossramp/weight room |
| Total 182135: | | | | | | | | .00 | | 4,999.00 | |
| 10/21 | 10/05/2021 | 182136 | 17263 | PAR FOUR LLC | 092321 | 1 | 12-87-610 | .00 | 2,200.00 | 2,200.00 | Air- Trash Enclosure Install |
| Total 182136: | | | | | | | | .00 | | 2,200.00 | |
| 10/21 | 10/05/2021 | 182137 | 10243 | PRECISION AGGREGATE PRODUCTS LLC | 60488 | 1 | 11-65-700 | .00 | 882.45 | 882.45 | Str- Fly Ash/High School |
| 10/21 | 10/05/2021 | 182137 | 10243 | PRECISION AGGREGATE PRODUCTS LLC | 60589 | 1 | 11-65-700 | .00 | 501.91 | 501.91 | Str- Fly Ash/Library |
| 10/21 | 10/05/2021 | 182137 | 10243 | PRECISION AGGREGATE PRODUCTS LLC | 60743 | 1 | 11-65-700 | .00 | 52.11 | 52.11 | Str- Road Base/Lower Flat Top Mesa |
| 10/21 | 10/05/2021 | 182137 | 10243 | PRECISION AGGREGATE PRODUCTS LLC | 60744 | 1 | 11-65-700 | .00 | 371.25 | 371.25 | Str- Road Base/Lower Flat Top Mesa |
| Total 182137: | | | | | | | | .00 | | 1,807.72 | |
| 10/21 | 10/05/2021 | 182138 | 14861 | PRECISION CRANE & HOIST SVCS | 36467 | 1 | 52-40-620 | .00 | 630.00 | 630.00 | Sani- Labor/Cleaned Break Parts |
| Total 182138: | | | | | | | | .00 | | 630.00 | |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 1 | 10-47-310 | .00 | 1,158.02 | 1,158.02 | Tele/Internet-PD E911 |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 2 | 10-49-290 | .00 | 341.56- | 341.56- | Tele/Internet-Main Reception |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 3 | 10-54-290 | .00 | 98.30 | 98.30 | Tele/Internet-PD |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 4 | 10-76-290 | .00 | 822.17 | 822.17 | Tele/Internet-Parks |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 5 | 10-47-310 | .00 | 722.16 | 722.16 | Tele/Internet-IT |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 6 | 10-60-290 | .00 | 151.30 | 151.30 | Tele/Internet-PW |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 7 | 10-57-290 | .00 | 121.04 | 121.04 | Tele/Internet-FD |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 8 | 12-87-290 | .00 | 140.35 | 140.35 | Tele/Internet-Air |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 9 | 10-81-284 | .00 | 122.75 | 122.75 | Cable-Rec Cntr |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 10 | 52-40-290 | .00 | 96.57 | 96.57 | Tele/Internet-Sanitation Ponds |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 11 | 10-76-284 | .00 | 82.27 | 82.27 | Cable-Parks Maint |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 12 | 10-37-550 | .00 | 82.27 | 82.27 | Cable-PD Inmates |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 13 | 10-54-284 | .00 | 82.27 | 82.27 | Cable-PD |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 14 | 10-51-290 | .00 | 30.26 | 30.26 | Tele/Internet- Court |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 15 | 10-82-290 | .00 | 30.26 | 30.26 | Tele/Internet- Museum |
| 10/21 | 10/05/2021 | 182139 | 4500 | RELIANCE CONNECTS | SEPT 21 | 16 | 16-71-290 | .00 | 58.98 | 58.98 | Cable-Senior Center |
| Total 182139: | | | | | | | | .00 | | 3,457.41 | |
| 10/21 | 10/05/2021 | 182140 | 17450 | RICHARD ROBINSON | 1553 | 1 | 15-23200 | .00 | 345.00 | 345.00 | Court-Bail Refund #21TR00770 |
| Total 182140: | | | | | | | | .00 | | 345.00 | |
| 10/21 | 10/05/2021 | 182141 | 16351 | RISING STAR SPORTS RANCH RESORT | 092821 | 1 | 10-21350 | .00 | 6,510.00 | 6,510.00 | Dev Svcs-Overpayment of room tax |
| Total 182141: | | | | | | | | .00 | | 6,510.00 | |
| 10/21 | 10/05/2021 | 182142 | 4750 | SCHOLZEN PRODUCTS CO INC | 6598224-00 | 1 | 10-63-610 | .00 | 84.50 | 84.50 | MC- Square Tube |
| 10/21 | 10/05/2021 | 182142 | 4750 | SCHOLZEN PRODUCTS CO INC | 6602167-00 | 1 | 10-81-250 | .00 | 469.00 | 469.00 | Rec Cntr- perforated metal/theater awning |
| Total 182142: | | | | | | | | .00 | | 553.50 | |
| 10/21 | 10/05/2021 | 182143 | 12196 | SHERWIN WILLIAMS STORE 8541 | 0309-0 | 1 | 10-63-610 | .00 | 102.16 | 102.16 | Parks- Paint |
| 10/21 | 10/05/2021 | 182143 | 12196 | SHERWIN WILLIAMS STORE 8541 | 0419-7 | 1 | 10-63-610 | .00 | 13.61 | 13.61 | Parks- Foam Brush/Frame |
| 10/21 | 10/05/2021 | 182143 | 12196 | SHERWIN WILLIAMS STORE 8541 | 0449-4 | 1 | 10-81-250 | .00 | 623.85 | 623.85 | Rec Cntr- paint, supplies/annual maintenance |
| 10/21 | 10/05/2021 | 182143 | 12196 | SHERWIN WILLIAMS STORE 8541 | 0543-4 | 1 | 10-76-610 | .00 | 183.98 | 183.98 | Rec/Parks- field stripe paint |
| 10/21 | 10/05/2021 | 182143 | 12196 | SHERWIN WILLIAMS STORE 8541 | 0679-6 | 1 | 10-81-250 | .00 | 62.88 | 62.88 | Rec Cntr- paint/supplies/theater awning |
| 10/21 | 10/05/2021 | 182143 | 12196 | SHERWIN WILLIAMS STORE 8541 | 0680-4 | 1 | 10-81-250 | .00 | 324.54 | 324.54 | Rec Cntr- pool deck coating |
| Total 182143: | | | | | | | | .00 | | 1,311.02 | |
| 10/21 | 10/05/2021 | 182144 | 14271 | SHI INTERNATIONAL CORP | B14095845 | 1 | 10-49-240 | .00 | 287.90 | 287.90 | Shared Svcs-Microsoft Lic |
| Total 182144: | | | | | | | | .00 | | 287.90 | |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 003427 | 1 | 16-71-480 | .00 | 169.40 | 169.40 | Snr Svcs-Food Supplies-HB Juices |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 003507 | 1 | 16-71-480 | .00 | 104.40 | 104.40 | Snr Svcs-Food Supplies-HB Juices |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 003766 | 1 | 16-71-480 | .00 | 7.95 | 7.95 | Snr Svcs-Food Supplies |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 003805 | 1 | 16-71-480 | .00 | 81.95 | 81.95 | Snr Svcs-Food Supplies-HB Juices |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 003963 | 1 | 16-71-480 | .00 | 161.60 | 161.60 | Snr Svcs-Food Supplies-HB Juices |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 023856 | 1 | 10-54-610 | .00 | 244.14 | 244.14 | PD/Admin - Drinks and snacks Supervisor Retreat |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 029527 | 1 | 16-71-480 | .00 | 21.54 | 21.54 | Snr Svcs-Food Supplies |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 037483 | 1 | 10-55-320 | .00 | 11.47 | 11.47 | PD/Corr - Inmate Medication- Carmex lip balm |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 040942 | 1 | 16-71-480 | .00 | 22.76 | 22.76 | Snr Svcs-Food Supplies |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 050294 | 1 | 16-71-610 | .00 | 25.00 | 25.00 | Snr Svcs-Event Supplies-Bingo |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 077391 | 1 | 16-71-480 | .00 | 44.55 | 44.55 | Snr Svcs-Food Supplies |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 169864 | 1 | 16-71-480 | .00 | 5.78 | 5.78 | Snr Svcs-Food Supplies |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 185267 | 1 | 16-71-480 | .00 | 306.56 | 306.56 | Snr Svcs-Food Supplies-Shelf Stable |
| 10/21 | 10/05/2021 | 182145 | 8282 | SMITH'S CUSTOMER CHGS | 89024 | 1 | 10-54-610 | .00 | 35.94 | 35.94 | PD/Admin - Drinks for volunteers for car show traffic control |
| Total 182145: | | | | | | | | .00 | | 1,243.04 | |
| 10/21 | 10/05/2021 | 182146 | 12789 | SOUTHWEST SALES SVC & PUMPS | 610878 | 1 | 10-81-250 | .00 | 1,315.57 | 1,315.57 | Rec Cntr- impeller pump |
| Total 182146: | | | | | | | | .00 | | 1,315.57 | |
| 10/21 | 10/05/2021 | 182147 | 17012 | SPECIALIZED SURFACING UTILITY PAVING | 21-227-01 | 1 | 11-65-700 | .00 | 16,076.00 | 16,076.00 | PW- Asphalt Removal & Replace |
| 10/21 | 10/05/2021 | 182147 | 17012 | SPECIALIZED SURFACING UTILITY PAVING | 21-227-02 | 1 | 11-65-700 | .00 | 3,246.75 | 3,246.75 | Str- Asphalt Removal & Replace |
| Total 182147: | | | | | | | | .00 | | 19,322.75 | |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487255160 | 1 | 10-54-240 | .00 | 12.65 | 12.65 | PD/Admin - Pens |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487366769 | 1 | 10-49-240 | .00 | 12.70 | 12.70 | Shared Svcs-post its & sortkwik |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487366769 | 2 | 10-50-240 | .00 | 69.73 | 69.73 | Attny-Stapler, envelopes |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487366769 | 3 | 10-61-240 | .00 | 15.32 | 15.32 | Dev Svcs-Gluetop & rubber bands |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487366772 | 1 | 10-54-240 | .00 | 10.53 | 10.53 | PD/Admin - Pens |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487506455 | 1 | 17-80-485 | .00 | 342.96 | 342.96 | Pre Schl- cardstock |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487684574 | 1 | 17-80-485 | .00 | 67.50 | 67.50 | Pre Schl- cardstock |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487928094 | 1 | 10-81-240 | .00 | 89.07 | 89.07 | Rec Cntr - plastic cups |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487928095 | 1 | 10-60-610 | .00 | 10.40 | 10.40 | PW- Post It Notes |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3487928095 | 2 | 10-63-610 | .00 | 134.68 | 134.68 | CH- Floor Mats/Recycle Bins |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3488239257 | 1 | 10-81-610 | .00 | 49.79 | 49.79 | Rec Cntr- cups |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3488239258 | 1 | 17-80-485 | .00 | 67.50- | 67.50- | Pre Schl- cardstock credit |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3488239259 | 1 | 10-60-610 | .00 | 49.97 | 49.97 | PW- Labels/Paper Clips |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3488345077 | 1 | 10-46-240 | .00 | 188.12 | 188.12 | Fin-Calculator, whiteboard, markers |
| 10/21 | 10/05/2021 | 182148 | 8989 | STAPLES ADVANTAGE | 3488345077 | 2 | 10-49-240 | .00 | 14.02 | 14.02 | Shared Svcs-Ltr pad & post its |
| Total 182148: | | | | | | | | .00 | | 999.94 | |
| 10/21 | 10/05/2021 | 182149 | 14680 | STAR NURSERY INC | 11002001934 | 1 | 10-76-610 | .00 | 1,140.00 | 1,140.00 | Rec/Parks- trees/city hall/pioneer park/animal shelter |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| Total 182149: | | | | | | | | .00 | | 1,140.00 | |
| 10/21 | 10/05/2021 | 182150 | 4000 | STATE OF NEVADA | SEPT 21 | 1 | 15-21330 | .00 | 585.00 | 585.00 | AA Fee State (General)-Sept 21 |
| 10/21 | 10/05/2021 | 182150 | 4000 | STATE OF NEVADA | SEPT 21 | 1 | 15-21320 | .00 | 5,452.00 | 5,452.00 | AA Fee State (AOC)-Sept 21 |
| 10/21 | 10/05/2021 | 182150 | 4000 | STATE OF NEVADA | SEPT 21 | 1 | 15-23200 | .00 | 125.00 | 125.00 | Victims of Crime-Sept 21 |
| 10/21 | 10/05/2021 | 182150 | 4000 | STATE OF NEVADA | SEPT21 | 1 | 15-21360 | .00 | 812.00 | 812.00 | Specialty Court Fee-Sept 21 |
| Total 182150: | | | | | | | | .00 | | 6,974.00 | |
| 10/21 | 10/05/2021 | 182151 | 3922 | STATE OF NEVADA | 57705 | 1 | 10-48-310 | .00 | 281.75 | 281.75 | HR-Fingerprinting |
| 10/21 | 10/05/2021 | 182151 | 3922 | STATE OF NEVADA | 57705 | 2 | 10-37-555 | .00 | 1,569.75 | 1,569.75 | PD-Fingerprinting |
| Total 182151: | | | | | | | | .00 | | 1,851.50 | |
| 10/21 | 10/05/2021 | 182152 | 1800 | STATE OF NEVADA/Attn DEPT OF TAXATON | AUG 2021 | 1 | 10-23120 | .00 | 6,786.30 | 6,786.30 | Additional 3/8% Lodging Tax-Aug 21 |
| 10/21 | 10/05/2021 | 182152 | 1800 | STATE OF NEVADA/Attn DEPT OF TAXATON | AUG 21 | 1 | 10-23145 | .00 | 54,290.43 | 54,290.43 | Additional 3% Lodging Tax-Aug 21 |
| Total 182152: | | | | | | | | .00 | | 61,076.73 | |
| 10/21 | 10/05/2021 | 182153 | 8579 | STEPHEN WADE AUTO CENTER | 5227740 | 1 | 10-66-250 | .00 | 314.25 | 314.25 | VM- Fuel Pump |
| Total 182153: | | | | | | | | .00 | | 314.25 | |
| 10/21 | 10/05/2021 | 182154 | 15611 | STERICYCLE INC | 8000017158 | 1 | 10-54-310 | .00 | 236.76 | 236.76 | PD-Destruction Services Aug 2021 |
| Total 182154: | | | | | | | | .00 | | 236.76 | |
| 10/21 | 10/05/2021 | 182155 | 14735 | STEVEN E ANDERSON DC | 104167 | 1 | 52-40-610 | .00 | 100.00 | 100.00 | Sani- CDL Exam B. Bentley |
| 10/21 | 10/05/2021 | 182155 | 14735 | STEVEN E ANDERSON DC | 104167 | 2 | 10-65-610 | .00 | 100.00 | 100.00 | Str- CDL Exam J. Pantelakis |
| Total 182155: | | | | | | | | .00 | | 200.00 | |
| 10/21 | 10/05/2021 | 182156 | 17438 | SUE BARR | 091521 | 1 | 10-54-610 | .00 | 74.78 | 74.78 | PD-Reimbursement for staff retreat breakfast |
| Total 182156: | | | | | | | | .00 | | 74.78 | |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 4335886995 | 1 | 10-54-610 | .00 | 45.00 | 45.00 | PD-5.11 Tactical pants |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 4386847944 | 1 | 10-81-610 | .00 | 21.99 | 21.99 | Rec Cntr-Screen protector |

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 | |
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| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 4566736483 | 1 | 10-54-440 | .00 | 50.54 | 50.54 | PD-Water Balloons for Cops and Pops |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 4588678584 | 1 | 10-54-610 | .00 | 124.99 | 124.99 | PD-Uniform boots |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 4599859555 | 1 | 10-54-610 | .00 | 4,716.00 | 4,716.00 | PD/Admin-(4)Canon camera, lens, accessory bundle |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 4683984774 | 1 | 10-47-240 | .00 | 67.45 | 67.45 | IT-(3) Patch cable, patch cable |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 4694569939 | 1 | 10-54-610 | .00 | 92.40 | 92.40 | PD-(2) Leather belt |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 4848799466 | 1 | 10-81-610 | .00 | 12.99 | 12.99 | Rec Cntr-Cell phone case |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 5336974559 | 1 | 10-54-240 | .00 | 10.79 | 10.79 | PD/Admin-Doc Easel & headphones |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 5438893483 | 1 | 10-54-240 | .00 | 14.98 | 14.98 | PD/Admin-Nameplate |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 5545486965 | 1 | 10-54-610 | .00 | 79.00 | 79.00 | PD-Uniform pants |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 5546867475 | 1 | 10-57-240 | .00 | 11.99 | 11.99 | FD-Wireless doorbell |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 5747377979 | 1 | 10-43-240 | .00 | 68.40 | 68.40 | City Mngr-Office supplies |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 5833487779 | 1 | 10-54-240 | .00 | 45.94 | 45.94 | PD/Admin-Nameplate |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 6637796333 | 1 | 10-43-240 | .00 | 14.48 | 14.48 | City Mngr-Staples |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 6755986457 | 1 | 10-81-610 | .00 | 17.99 | 17.99 | Rec Cntr-Wall decals |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 6845688387 | 1 | 15-40-370 | .00 | 44.62 | 44.62 | Court Admin-Posting tub |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 7484878873 | 1 | 10-54-610 | .00 | 279.84 | 279.84 | PD/Admin-(2) Safe Model MH101 |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 7489599357 | 1 | 10-54-610 | .00 | 37.00 | 37.00 | PD-Uniform shirt |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 7584343987 | 1 | 10-57-240 | .00 | 6.58 | 6.58 | FD-Binder |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 7695883738 | 1 | 10-57-610 | .00 | 89.97 | 89.97 | FD-(3) iPad case |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 7736947346 | 1 | 10-43-240 | .00 | 27.40 | 27.40 | City Mngr-File folders |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 7853795867 | 1 | 10-54-610 | .00 | 170.96 | 170.96 | PD-Earpiece for volunteer radios |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 7979464879 | 1 | 10-47-240 | .00 | 40.74 | 40.74 | IT-(6) Adapter cable |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 8354889865 | 1 | 10-54-240 | .00 | 30.98 | 30.98 | PD/Admin-Whiteboard & markers |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 8397445764 | 1 | 10-54-610 | .00 | 63.92 | 63.92 | PD-(4) Uniform polo |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 8937353384 | 1 | 10-47-240 | .00 | 56.40 | 56.40 | IT-(3) Surge protector |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 9536448654 | 1 | 10-47-240 | .00 | 12.66 | 12.66 | IT-USB |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 9743443463 | 1 | 10-54-240 | .00 | 29.87 | 29.87 | PD/Admin-Doc Easel & headphones |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 9779737346 | 1 | 10-57-240 | .00 | 11.74 | 11.74 | FD-Gift wrap |
| 10/21 | 10/05/2021 | 182157 | 15170 | SYNCB/AMAZON | 9834363855 | 1 | 10-54-240 | .00 | 49.19 | 49.19 | PD/Admin-Notary books |
| Total 182157: | | | | | | | | .00 | | 6,346.80 | |
| 10/21 | 10/05/2021 | 182158 | 13211 | SYSCO LAS VEGAS, INC | 217868354 | 1 | 16-71-480 | .00 | 1,927.76 | 1,927.76 | Snr Svcs-Nutritional Food |
| 10/21 | 10/05/2021 | 182158 | 13211 | SYSCO LAS VEGAS, INC | 217868355 | 1 | 16-71-485 | .00 | 117.76 | 117.76 | Snr Svcs-Paper-Disp.Supplies |
| 10/21 | 10/05/2021 | 182158 | 13211 | SYSCO LAS VEGAS, INC | 217877255 | 1 | 16-71-480 | .00 | 2,009.86 | 2,009.86 | Snr Svcs-Nutritional Foods |
| 10/21 | 10/05/2021 | 182158 | 13211 | SYSCO LAS VEGAS, INC | 217877256 | 1 | 16-71-485 | .00 | 286.88 | 286.88 | Snr Svcs-Paper-Disp.Supplies |
| Total 182158: | | | | | | | | .00 | | 4,342.26 | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/21 | 10/05/2021 | 182159 | 15889 | TRAVELERS | 000600423 | 1 | 10-49-510 | .00 | 1,519.96 | 1,519.96 | Shared Svcs-Claim #FRW1519 Loss Date 6/8/21 |
| Total 182159: | | | | | | | | .00 | | 1,519.96 | |
| 10/21 | 10/05/2021 | 182160 | 16566 | TIRE'S WAREHOUSE | SINV21-1749 | 1 | 10-66-245 | .00 | 1,909.20 | 1,909.20 | VM- LT265/70R17 Tires |
| 10/21 | 10/05/2021 | 182160 | 16566 | TIRE'S WAREHOUSE | SINV21-1749 | 1 | 10-66-245 | .00 | 331.12 | 331.12 | VM- LT245/75R17 Tires |
| Total 182160: | | | | | | | | .00 | | 2,240.32 | |
| 10/21 | 10/05/2021 | 182161 | 16674 | T-MOBILE | OCT2021 | 1 | 10-54-290 | .00 | 892.50 | 892.50 | PD/ADMIN - GPS Service SEPT 21 OCT 21 |
| Total 182161: | | | | | | | | .00 | | 892.50 | |
| 10/21 | 10/05/2021 | 182162 | 5616 | UNITED PARCEL SERVICE | 00009E1629 | 1 | 10-49-240 | .00 | 49.50 | 49.50 | Shared Svcs-Service Charge |
| 10/21 | 10/05/2021 | 182162 | 5616 | UNITED PARCEL SERVICE | 00009E1629 | 2 | 10-54-240 | .00 | 59.31 | 59.31 | PD-Shipping Charges |
| 10/21 | 10/05/2021 | 182162 | 5616 | UNITED PARCEL SERVICE | 00009E1629 | 3 | 10-57-240 | .00 | 72.34 | 72.34 | FD-Shipping Charges |
| 10/21 | 10/05/2021 | 182162 | 5616 | UNITED PARCEL SERVICE | 00009E1629 | 1 | 10-54-240 | .00 | 31.74 | 31.74 | PD-Shipping Charges |
| 10/21 | 10/05/2021 | 182162 | 5616 | UNITED PARCEL SERVICE | 00009E1629 | 2 | 10-54-240 | .00 | 2.00 | 2.00 | PD-Shipping Charges |
| 10/21 | 10/05/2021 | 182162 | 5616 | UNITED PARCEL SERVICE | 00009E1629 | 3 | 10-49-240 | .00 | 33.00 | 33.00 | Shared Svcs-Service Charge |
| Total 182162: | | | | | | | | .00 | | 247.89 | |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 1 | 10-70-290 | .00 | 205.64 | 205.64 | PD/AC-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 2 | 10-50-290 | .00 | 223.38 | 223.38 | Attny-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 3 | 30-01-290 | .00 | 36.15 | 36.15 | Attny-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 4 | 10-43-290 | .00 | 26.15 | 26.15 | City Mngr-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 5 | 10-41-290 | .00 | 157.44 | 157.44 | Myr Cncl-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 6 | 15-60-350 | .00 | 60.70 | 60.70 | Court-Toone Cell |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 7 | 15-40-370 | .00 | 86.16 | 86.16 | Court-Cell |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 8 | 10-61-290 | .00 | 174.64 | 174.64 | Dev Svcs-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 9 | 10-46-290 | .00 | 40.01 | 40.01 | Fin-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 10 | 10-57-290 | .00 | 708.12 | 708.12 | FD-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 11 | 10-57-290 | .00 | 456.12 | 456.12 | FD-Data Service |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 12 | 10-48-290 | .00 | 103.28 | 103.28 | HR-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 13 | 10-47-290 | .00 | 226.25 | 226.25 | IT-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 14 | 10-76-290 | .00 | 106.85 | 106.85 | Parks-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 15 | 10-54-290 | .00 | 1,487.39 | 1,487.39 | PD-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 16 | 10-54-290 | .00 | 1,432.39 | 1,432.39 | PD-Data Services |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 17 | 23-85-290 | .00 | 362.94 | 362.94 | PD/More Cops-Cells |

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|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 18 | 23-85-290 | .00 | 348.17 | 348.17 | PD/More Cops-Data |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 19 | 52-40-290 | .00 | 335.11 | 335.11 | PW/Admin/Sani-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 20 | 10-63-290 | .00 | 102.11 | 102.11 | PW/Facilities-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 21 | 10-66-290 | .00 | 51.41 | 51.41 | PW/Fleets-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 22 | 10-65-290 | .00 | 144.46 | 144.46 | PW/Streets-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 23 | 10-81-290 | .00 | 344.80 | 344.80 | Rec-Cells |
| 10/21 | 10/05/2021 | 182163 | 9528 | VERIZON WIRELESS | 9888548846 | 24 | 16-71-290 | .00 | 133.00 | 133.00 | Sr Ctr-Cells |
| Total 182163: | | | | | | | | .00 | | 7,352.67 | |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 01125385336 | 1 | 10-81-610 | .00 | 21.72 | 21.72 | Rec Cntr- Ant killer |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 0612538274 | 1 | 10-82-610 | .00 | 23.86 | 23.86 | Museum- quilt activity supplies |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 1212512019 | 1 | 10-54-610 | .00 | 88.52 | 88.52 | PD/Admin - Supervisor retreat beverages |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 1212538571 | 1 | 10-81-610 | .00 | 20.04 | 20.04 | Rec Cntr- Ant killer |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 1312427720 | 1 | 10-55-610 | .00 | 107.36 | 107.36 | PD/Corr - Bleach and tide pods |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 2412377525 | 1 | 10-81-610 | .00 | 39.96 | 39.96 | Rec Cntr- totes |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 3212354841 | 1 | 17-80-610 | .00 | 79.00 | 79.00 | Rec Cntr- speaker for classes |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 6712437660 | 1 | 10-54-610 | .00 | 1,431.88 | 1,431.88 | PD/Admin - Television |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 71124564797 | 1 | 10-57-610 | .00 | 8.06 | 8.06 | FD-Officer Development meeting |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 71125178102 | 1 | 17-80-610 | .00 | 66.16 | 66.16 | Rec Cntr- safekey supplies |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 71125854387 | 1 | 16-71-240 | .00 | 38.20 | 38.20 | Snr Svcs-Office Supplies |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 71125854387 | 2 | 16-71-250 | .00 | 35.88 | 35.88 | Snr Scvs- Janitorial Supplies |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 9012566878 | 1 | 10-54-610 | .00 | 42.82 | 42.82 | PD/Admin - Volunteer Treats for car show traffic control |
| 10/21 | 10/05/2021 | 182164 | 8034 | WALMART STORES, INC. | 976339CR | 1 | 10-81-610 | .00 | 21.72- | 21.72- | Rec Cntr- Credit for Ant killer/invoice 011253853367837 |
| Total 182164: | | | | | | | | .00 | | 1,981.74 | |
| 10/21 | 10/05/2021 | 182165 | 17439 | WEAVER SCHEARER | 1549 | 1 | 15-23200 | .00 | 9,000.00 | 9,000.00 | Court-Bail Refund #21CR00335 |
| Total 182165: | | | | | | | | .00 | | 9,000.00 | |
| 10/21 | 10/05/2021 | 182166 | 17430 | WENDY MASCARENAS | 092721 | 1 | 01-11750 | .00 | 110.11 | 110.11 | Sani- Refund for 405 Cherokee Street |
| Total 182166: | | | | | | | | .00 | | 110.11 | |
| 10/21 | 10/05/2021 | 182167 | 10501 | WHITE CAP CONSTRUCTION SUPPLY | 1001499670 | 1 | 10-65-610 | .00 | 130.00- | 130.00- | Str- Credit Fiber Board Ref: 50016864234 |
| 10/21 | 10/05/2021 | 182167 | 10501 | WHITE CAP CONSTRUCTION SUPPLY | 5001686423 | 1 | 10-65-610 | .00 | 130.00 | 130.00 | Str- Fiber Expansion Board |
| 10/21 | 10/05/2021 | 182167 | 10501 | WHITE CAP CONSTRUCTION SUPPLY | 5001692355 | 1 | 10-65-610 | .00 | 162.50 | 162.50 | Str- Fiber Expansion Board |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| Total 182167: | | | | | | | | .00 | | 162.50 | |
| 09/21 | 09/29/2021 | 92921001 | 9127 | TEAMSTERS SEC. FUND #14 | 092921 | 1 | 10-22500 | .00 | 2,100.00 | 2,100.00 | HR-Underpaid TL14 Security Fund for N Hewett & N Burton Aug 2021, Eff Oct 2021 |
| Total 92921001: | | | | | | | | .00 | | 2,100.00 | |
| 10/21 | 10/05/2021 | 100521001 | 13280 | 1000 BULBS.COM | W02852889 | 1 | 10-65-250 | .00 | 1,016.62 | 1,016.62 | Str- High Pressure Sodium Lights |
| 10/21 | 10/05/2021 | 100521001 | 13280 | 1000 BULBS.COM | W02858345 | 1 | 13-40-450 | .00 | 1,248.20 | 1,248.20 | Rec- Light Fixtures/Bulbs |
| 10/21 | 10/05/2021 | 100521001 | 13280 | 1000 BULBS.COM | W02862180 | 1 | 13-40-450 | .00 | 4,691.67 | 4,691.67 | Rec- Light Fixtures/Bulbs |
| 10/21 | 10/05/2021 | 100521001 | 13280 | 1000 BULBS.COM | W02862372 | 1 | 13-40-450 | .00 | 1,073.40 | 1,073.40 | CH- LED Can Fixtures |
| Total 100521001: | | | | | | | | .00 | | 8,029.89 | |
| 10/21 | 10/05/2021 | 100521002 | 11611 | ALLAN LITMAN | SEPT 2021 | 1 | 17-80-310 | .00 | 150.00 | 150.00 | Rec Prog- Spin Instructor |
| Total 100521002: | | | | | | | | .00 | | 150.00 | |
| 10/21 | 10/05/2021 | 100521003 | 8756 | ALSCO | LSTG969964 | 1 | 10-66-610 | .00 | 48.49 | 48.49 | VM- Uniform Clean 08.23.21 |
| 10/21 | 10/05/2021 | 100521003 | 8756 | ALSCO | LSTG974399 | 1 | 16-71-485 | .00 | 65.89 | 65.89 | Snr Svcs-Laundry Svcs |
| 10/21 | 10/05/2021 | 100521003 | 8756 | ALSCO | LSTG974406 | 1 | 10-66-610 | .00 | 48.49 | 48.49 | VM- Uniform Clean 09.20.21 |
| 10/21 | 10/05/2021 | 100521003 | 8756 | ALSCO | LSTG974414 | 1 | 10-60-310 | .00 | 86.95 | 86.95 | CH- Floor Mats 09.20.21 |
| 10/21 | 10/05/2021 | 100521003 | 8756 | ALSCO | LSTG975489 | 1 | 10-66-610 | .00 | 30.17 | 30.17 | VM- Uniform Clean 09.27.21 |
| 10/21 | 10/05/2021 | 100521003 | 8756 | ALSCO | LSTG976599 | 1 | 10-60-310 | .00 | 57.86 | 57.86 | CH- Floor Mats 10.04.21 |
| Total 100521003: | | | | | | | | .00 | | 337.85 | |
| 10/21 | 10/05/2021 | 100521004 | 1017 | AMERIGAS - ST GEORGE | 3126606676 | 1 | 17-80-610 | .00 | 1,198.98 | 1,198.98 | Rec Cntr- Propane 09/14/21 |
| 10/21 | 10/05/2021 | 100521004 | 1017 | AMERIGAS - ST GEORGE | 3126764874 | 1 | 10-63-280 | .00 | 847.63 | 847.63 | MC- Propane 09.17.21 |
| Total 100521004: | | | | | | | | .00 | | 2,046.61 | |
| 10/21 | 10/05/2021 | 100521005 | 2430 | ANDERSON HERITAGE ELECTRIC INC | 16067 | 1 | 52-40-620 | .00 | 3,117.85 | 3,117.85 | Sani- Electrical Materials for Stock |
| 10/21 | 10/05/2021 | 100521005 | 2430 | ANDERSON HERITAGE ELECTRIC INC | 16081 | 1 | 52-40-620 | .00 | 44.10 | 44.10 | Sani- Contact Block |
| 10/21 | 10/05/2021 | 100521005 | 2430 | ANDERSON HERITAGE ELECTRIC INC | 16082 | 1 | 10-81-310 | .00 | 70.00 | 70.00 | Rec Cntr- troubleshoot power to pool slide water pump |
| Total 100521005: | | | | | | | | .00 | | 3,231.95 | |
| 10/21 | 10/05/2021 | 100521006 | 15600 | ANN M MURPHY | SEPT 2021 | 1 | 17-80-310 | .00 | 272.00 | 272.00 | Rec Prog- Lifelong Instructor Pilates/Yoga |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| Total 100521006: | | | | | | | | .00 | | 272.00 | |
| 10/21 | 10/05/2021 | 100521007 | 11104 | ASSESSMENT MANAGEMENT GRP INC | AMG 1167 | 1 | 83-82-310 | .00 | 1,769.53 | 1,769.53 | SID Svcs-Anthem Sept 21 |
| 10/21 | 10/05/2021 | 100521007 | 11104 | ASSESSMENT MANAGEMENT GRP INC | AMG1194 | 1 | 83-81-310 | .00 | 522.93 | 522.93 | SID Svcs-Canyon Crest-Sept 21 |
| Total 100521007: | | | | | | | | .00 | | 2,292.46 | |
| 10/21 | 10/05/2021 | 100521008 | 14380 | ATKINS NORTH AMERICA | 1958099 | 1 | 45-40-809 | .00 | 13,027.43 | 13,027.43 | PW- Eng Svcs TW Drain Imp Aug 21 |
| Total 100521008: | | | | | | | | .00 | | 13,027.43 | |
| 10/21 | 10/05/2021 | 100521009 | 12319 | AUTO ZONE | 2230174462 | 1 | 10-66-250 | .00 | 164.39 | 164.39 | VM- Fan Assembly |
| 10/21 | 10/05/2021 | 100521009 | 12319 | AUTO ZONE | 2230174463 | 1 | 10-66-250 | .00 | 164.39- | 164.39- | VM- Credit Fan Assembly Ref:2230174462 |
| 10/21 | 10/05/2021 | 100521009 | 12319 | AUTO ZONE | 2230174507 | 1 | 10-66-250 | .00 | 17.19 | 17.19 | VM- Pressure Hose |
| 10/21 | 10/05/2021 | 100521009 | 12319 | AUTO ZONE | 2230175677 | 1 | 10-66-250 | .00 | 14.84 | 14.84 | VM- Shrink Tubing |
| 10/21 | 10/05/2021 | 100521009 | 12319 | AUTO ZONE | 2230175709 | 1 | 10-66-250 | .00 | 30.09 | 30.09 | VM- Coil On Plug Insulator Set |
| 10/21 | 10/05/2021 | 100521009 | 12319 | AUTO ZONE | 2230179341 | 1 | 10-66-250 | .00 | 16.82 | 16.82 | VM- Belt |
| Total 100521009: | | | | | | | | .00 | | 78.94 | |
| 10/21 | 10/05/2021 | 100521010 | 15433 | BATTLE BORN GRAPHIX | 3881 | 1 | 10-70-610 | .00 | 1,147.00 | 1,147.00 | PD/AC - Promo Jackets for Volunteers |
| Total 100521010: | | | | | | | | .00 | | 1,147.00 | |
| 10/21 | 10/05/2021 | 100521011 | 13237 | BDP INDUSTRIES INC | 13590 | 1 | 52-40-620 | .00 | 559.76 | 559.76 | Sani- Plow Blades |
| Total 100521011: | | | | | | | | .00 | | 559.76 | |
| 10/21 | 10/05/2021 | 100521012 | 17275 | BEBRAVE ATHLETICS | SEPT 2021 | 1 | 17-80-310 | .00 | 6,451.90 | 6,451.90 | Rec Prog- gymnastics |
| Total 100521012: | | | | | | | | .00 | | 6,451.90 | |
| 10/21 | 10/05/2021 | 100521013 | 14265 | BEST DEAL SPRINGS INC | 30018900-00 | 1 | 10-66-250 | .00 | 32.90 | 32.90 | VM- Wiper Blades |
| 10/21 | 10/05/2021 | 100521013 | 14265 | BEST DEAL SPRINGS INC | 30018900-01 | 1 | 10-66-250 | .00 | 31.86 | 31.86 | VM- Wiper Blades |
| 10/21 | 10/05/2021 | 100521013 | 14265 | BEST DEAL SPRINGS INC | 30018968-00 | 1 | 10-66-250 | .00 | 74.74 | 74.74 | VM- Tubes |
| Total 100521013: | | | | | | | | .00 | | 139.50 | |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
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| 10/21 | 10/05/2021 | 100521014 | 12190 | BETTY KING | SEPTEMBE | 1 | 16-71-310 | .00 | 248.00 | 248.00 | Snr Svcs-Fitness-Yoga-Sweatin |
| Total 100521014: | | | | | | | | .00 | | 248.00 | |
| 10/21 | 10/05/2021 | 100521015 | 17266 | BLUE KNIGHT SECURITY LLC | 2388 | 1 | 10-55-620 | .00 | 1,825.00 | 1,825.00 | PD/Corr-Inmate Extraditions |
| Total 100521015: | | | | | | | | .00 | | 1,825.00 | |
| 10/21 | 10/05/2021 | 100521016 | 1150 | BULLOCH BROTHERS INC | 1454 | 1 | 10-60-310 | .00 | 1,800.00 | 1,800.00 | PW- Project Washboard Record of Survery |
| 10/21 | 10/05/2021 | 100521016 | 1150 | BULLOCH BROTHERS INC | 1483 | 1 | 45-40-775 | .00 | 20,745.50 | 20,745.50 | PW- Eng Scvs FRP/Horizon Aug 21 |
| 10/21 | 10/05/2021 | 100521016 | 1150 | BULLOCH BROTHERS INC | 408328 | 1 | 11-65-700 | .00 | 5,637.83 | 5,637.83 | PW- Staking Kitty Hawk Aug 21 |
| Total 100521016: | | | | | | | | .00 | | 28,183.33 | |
| 10/21 | 10/05/2021 | 100521017 | 16123 | CASHMAN EQUIPMENT COMPANY | INPS033883 | 1 | 10-47-260 | .00 | 9,459.33 | 9,459.33 | IT-AC/DC Capacitors-UPS Repairs for PD |
| Total 100521017: | | | | | | | | .00 | | 9,459.33 | |
| 10/21 | 10/05/2021 | 100521018 | 16081 | CHRISTINA S. RALSTON | SEPT 2021 | 1 | 17-80-310 | .00 | 736.00 | 736.00 | Rec Prog- Lifelong Exercise Prgm : Water Aerobics |
| Total 100521018: | | | | | | | | .00 | | 736.00 | |
| 10/21 | 10/05/2021 | 100521019 | 1608 | CLARK CO. DEPT. OF FINANCE | AUG 2021 | 1 | 10-23130 | .00 | 18,096.81 | 18,096.81 | Transient Lodging Transportation Tax-Aug 21 |
| 10/21 | 10/05/2021 | 100521019 | 1608 | CLARK CO. DEPT. OF FINANCE | SEPT 21 | 1 | 10-23240 | .00 | 45,942.00 | 45,942.00 | Transportation Dev Tax-Sept 21 |
| Total 100521019: | | | | | | | | .00 | | 64,038.81 | |
| 10/21 | 10/05/2021 | 100521020 | 8634 | CLARK CO. TREASURE | AUG 2021 | 1 | 10-23140 | .00 | 11,310.50 | 11,310.50 | CCSD Capital Proj 5/8%-Aug 21 |
| 10/21 | 10/05/2021 | 100521020 | 8634 | CLARK CO. TREASURE | AUG 21 | 1 | 10-23140 | .00 | 18,096.81 | 18,096.81 | SCHOOL CONST.1% ROOM TAX-Aug 21 |
| Total 100521020: | | | | | | | | .00 | | 29,407.31 | |
| 10/21 | 10/05/2021 | 100521021 | 16420 | CLARK COUNTY PRINTING & MAILING INC | 99172 | 1 | 10-70-610 | .00 | 125.00 | 125.00 | PD/ACO - Adoption Forms |
| Total 100521021: | | | | | | | | .00 | | 125.00 | |
| 10/21 | 10/05/2021 | 100521022 | 17147 | COLLIERS INTERNATIONAL VALUATION | LAS200238 | 1 | 45-40-809 | .00 | 3,500.00 | 3,500.00 | PW- TW/Storm Drain Easements |

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| Total 100521022: | | | | | | | | .00 | | 3,500.00 | |
| 10/21 | 10/05/2021 | 100521023 | 17026 | CORDICO, INC. | INVCOR61 | 1 | 10-54-320 | .00 | 4,882.00 | 4,882.00 | PD/Admin Wellness App 07/01/2021 -07/01/2022 |
| 10/21 | 10/05/2021 | 100521023 | 17026 | CORDICO, INC. | INVCOR61 | 2 | 23-85-320 | .00 | 3,000.00 | 3,000.00 | PD/MORE Cops-Wellness Wellness App 07/01/2021 -07/01/2022 |
| 10/21 | 10/05/2021 | 100521023 | 17026 | CORDICO, INC. | INVCOR61 | 3 | 10-55-320 | .00 | 3,500.00 | 3,500.00 | PD/Corr-Wellness App 07/01/2021 -07/01/2022 |
| 10/21 | 10/05/2021 | 100521023 | 17026 | CORDICO, INC. | INVCOR61 | 4 | 10-56-320 | .00 | 2,565.00 | 2,565.00 | PD/Disp-Wellness App 07/01/2021 -07/01/2022 |
| 10/21 | 10/05/2021 | 100521023 | 17026 | CORDICO, INC. | INVCOR61 | 5 | 10-70-320 | .00 | 1,053.00 | 1,053.00 | PD/AC-Wellness App 07/01/2021 -07/01/2022 |
| Total 100521023: | | | | | | | | .00 | | 15,000.00 | |
| 10/21 | 10/05/2021 | 100521024 | 10789 | DELIVERY CONCEPTS INC | 47751 | 1 | 10-66-250 | .00 | 17.46 | 17.46 | VM- Rocker Switch |
| Total 100521024: | | | | | | | | .00 | | 17.46 | |
| 10/21 | 10/05/2021 | 100521025 | 11236 | DFA DAIRY BRANDS CORPORATE LLC | 59635788 | 1 | 16-71-480 | .00 | 231.03 | 231.03 | Snr Svcs-Dairy Product-Milks |
| 10/21 | 10/05/2021 | 100521025 | 11236 | DFA DAIRY BRANDS CORPORATE LLC | 59635840 | 1 | 16-71-480 | .00 | 245.40 | 245.40 | Snr Svcs-Dairy Product-Milks |
| Total 100521025: | | | | | | | | .00 | | 476.43 | |
| 10/21 | 10/05/2021 | 100521026 | 16331 | ECONOMIC ALTERNATIVES INC | 90800 | 1 | 10-63-250 | .00 | 600.00 | 600.00 | CH- Cooling Tower Maint Sep 21 |
| 10/21 | 10/05/2021 | 100521026 | 16331 | ECONOMIC ALTERNATIVES INC | 90801 | 1 | 10-63-250 | .00 | 750.00 | 750.00 | MC- Cooling Tower Maint Sep 21 |
| Total 100521026: | | | | | | | | .00 | | 1,350.00 | |
| 10/21 | 10/05/2021 | 100521027 | 9583 | EDWARD CURTO | 092221 | 1 | 10-65-230 | .00 | 72.75 | 72.75 | Str- Reimb for Lunch Meeting 09.21.21 |
| Total 100521027: | | | | | | | | .00 | | 72.75 | |
| 10/21 | 10/05/2021 | 100521028 | 15717 | EVERBRIDGE INC | M65307 | 1 | 10-47-310 | .00 | 5,000.00 | 5,000.00 | IT-Nixie Maintenance for Emergency & Other Public Noticing |
| Total 100521028: | | | | | | | | .00 | | 5,000.00 | |
| 10/21 | 10/05/2021 | 100521029 | 14274 | FRESHAIRE/AIREMASTER | 106055 | 1 | 10-81-610 | .00 | 70.00 | 70.00 | Rec Cntr- Fragrance Service 9/20/21 |
| Total 100521029: | | | | | | | | .00 | | 70.00 | |
| 10/21 | 10/05/2021 | 100521030 | 13430 | GILBARCO INC | SGI1734020 | 1 | 10-66-310 | .00 | 739.00 | 739.00 | VM- Gasboy Software Rnwl 2122 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 100521030: | | | | | | | | .00 | | 739.00 | |
| 10/21 | 10/05/2021 | 100521031 | 15505 | GINA R SANDOVAL | SEPT 2021 | 1 | 17-80-310 | .00 | 48.00 | 48.00 | Rec Prog- Spin Instructor |
| Total 100521031: | | | | | | | | .00 | | 48.00 | |
| 10/21 | 10/05/2021 | 100521032 | 2427 | HELENA AGRI-ENTERPRISES LLC | 63765049 | 1 | 10-76-610 | .00 | 412.50 | 412.50 | Rec/Parks-Grass,Seel,Fertilizer,Insecticide,Gypsum & Sulphur Mainting City Parks & Fields |
| 10/21 | 10/05/2021 | 100521032 | 2427 | HELENA AGRI-ENTERPRISES LLC | 63765174 | 1 | 10-76-610 | .00 | 4,200.00 | 4,200.00 | Rec/Parks-Grass,Seel,Fertilizer,Insecticide,Gypsum & Sulphur Mainting City Parks & Fields |
| Total 100521032: | | | | | | | | .00 | | 4,612.50 | |
| 10/21 | 10/05/2021 | 100521033 | 16538 | HOLE FOODS BAKERY LLC | 09132021 | 1 | 31-49-570 | .00 | 840.00 | 840.00 | COVID-Food for Families |
| Total 100521033: | | | | | | | | .00 | | 840.00 | |
| 10/21 | 10/05/2021 | 100521034 | 2500 | HUGHES OIL | 25002 | 1 | 52-40-620 | .00 | 266.50 | 266.50 | Sani- Hydrolic Fluid/Grease |
| 10/21 | 10/05/2021 | 100521034 | 2500 | HUGHES OIL | 25024 | 1 | 10-66-255 | .00 | 870.00 | 870.00 | Rec- Fuel Diesel |
| Total 100521034: | | | | | | | | .00 | | 1,136.50 | |
| 10/21 | 10/05/2021 | 100521035 | 2435 | IMAGE PRO PRINTING INC. | 121708 | 1 | 10-54-240 | .00 | 4,893.00 | 4,893.00 | PD/Admin - Letterhead, envelopes, thank you cards |
| Total 100521035: | | | | | | | | .00 | | 4,893.00 | |
| 10/21 | 10/05/2021 | 100521036 | 15504 | ITSAVVY LLC | 01285183 | 1 | 15-40-370 | .00 | 856.23 | 856.23 | Court Admin-Acer Spin 3 Pro Series SP314-5 |
| 10/21 | 10/05/2021 | 100521036 | 15504 | ITSAVVY LLC | 01294405 | 1 | 10-47-240 | .00 | 214.99 | 214.99 | IT-(5) ViewSonic Ergonomic LED Montior 24" |
| Total 100521036: | | | | | | | | .00 | | 1,071.22 | |
| 10/21 | 10/05/2021 | 100521037 | 13293 | JAMES E. GUESMAN | PDIF00004 | 1 | 10-52-480 | .00 | 4,000.00 | 4,000.00 | City Mngr-Public Defender Legal Services-Sept 2021 |
| Total 100521037: | | | | | | | | .00 | | 4,000.00 | |
| 10/21 | 10/05/2021 | 100521038 | 14171 | JESSICA BUCKLIN | SEPT 2021 | 1 | 17-80-310 | .00 | 689.50 | 689.50 | Rec Prog- gymnastics instructor |
| Total 100521038: | | | | | | | | .00 | | 689.50 | |
| 10/21 | 10/05/2021 | 100521039 | 13999 | JO ANNE F SMITH | SEPTEMBE | 1 | 16-71-310 | .00 | 272.00 | 272.00 | Snr Svcs-Fitness Instructor-Chair |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 100521039: | | | | | | | | .00 | | 272.00 | |
| 10/21 | 10/05/2021 | 100521040 | 11106 | JOHNSTONE SUPPLY | 388-S506603 | 1 | 10-63-610 | .00 | 101.90 | 101.90 | Parks- Electrical Contactors |
| Total 100521040: | | | | | | | | .00 | | 101.90 | |
| 10/21 | 10/05/2021 | 100521041 | 15460 | KAERCHER INSURANCE | 14181 | 1 | 10-14000 | .00 | 91,024.89 | 91,024.89 | FY 21-22-GF Ins 2nd Qtr |
| 10/21 | 10/05/2021 | 100521041 | 15460 | KAERCHER INSURANCE | 14181 | 2 | 52-14000 | .00 | 46,891.61 | 46,891.61 | FY 21-22-Sewer Fund 2nd Qtr |
| 10/21 | 10/05/2021 | 100521041 | 15460 | KAERCHER INSURANCE | 14181 | 3 | 10-22250 | .00 | 107,748.50 | 107,748.50 | FY 21-22-Workers Comp 2nd Qtr |
| Total 100521041: | | | | | | | | .00 | | 245,665.00 | |
| 10/21 | 10/05/2021 | 100521042 | 17302 | KIRSTEN SATERFIELD | AUG 2021 | 1 | 17-80-310 | .00 | 193.90 | 193.90 | Rec Prog- High Fitness Instructor |
| 10/21 | 10/05/2021 | 100521042 | 17302 | KIRSTEN SATERFIELD | SEPT 2021 | 1 | 17-80-310 | .00 | 266.00 | 266.00 | Rec Prog- High Fitness Instructor |
| Total 100521042: | | | | | | | | .00 | | 459.90 | |
| 10/21 | 10/05/2021 | 100521043 | 10984 | KOKOPELLI LANDSCAPING | 142721 | 1 | 25-85-756 | .00 | 29,478.00 | 29,478.00 | RDA-Water Saving Project at Town Square Park |
| Total 100521043: | | | | | | | | .00 | | 29,478.00 | |
| 10/21 | 10/05/2021 | 100521044 | 3050 | L V REVIEW-JOURNAL | 0001162750 | 1 | 10-44-220 | .00 | 132.88 | 132.88 | Clerk-Amending Title 7, Chapter 1, Bldg & related codes |
| Total 100521044: | | | | | | | | .00 | | 132.88 | |
| 10/21 | 10/05/2021 | 100521045 | 9979 | LARRY LEMIEUX | 100421 | 1 | 12-87-310 | .00 | 1,535.52 | 1,535.52 | Air-FBO Svcs 9/15-10/3/21 |
| 10/21 | 10/05/2021 | 100521045 | 9979 | LARRY LEMIEUX | 100421 | 2 | 12-87-695 | .00 | 29.60- | 29.60- | Air- Shared Bank Fees |
| 10/21 | 10/05/2021 | 100521045 | 9979 | LARRY LEMIEUX | 100421WC | 1 | 12-87-610 | .00 | 51.13- | 51.13- | Air-Workers Comp |
| Total 100521045: | | | | | | | | .00 | | 1,454.79 | |
| 10/21 | 10/05/2021 | 100521046 | 3000 | LAS VEGAS CONVENTION AUTHORITY | AUG 2021 | 1 | 10-23110 | .00 | 72,387.24 | 72,387.24 | Room Tax-Aug 21 |
| 10/21 | 10/05/2021 | 100521046 | 3000 | LAS VEGAS CONVENTION AUTHORITY | AUG21 | 1 | 10-23115 | .00 | 9,048.40 | 9,048.40 | Authority Exp-Aug 21 |
| 10/21 | 10/05/2021 | 100521046 | 3000 | LAS VEGAS CONVENTION AUTHORITY | SEPT 21 | 1 | 10-23100 | .00 | 364.50 | 364.50 | Gaming Tax-Sept 21 |
| Total 100521046: | | | | | | | | .00 | | 81,800.14 | |
| 10/21 | 10/05/2021 | 100521047 | 10236 | LEGACY CONSTRUCTION INC | 9135 | 1 | 11-65-700 | .00 | 13,190.25 | 13,190.25 | Str- Concrete Removal & Replacement |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Total 100521047: | | | | | | | .00 | | 13,190.25 | |
| 10/21 | 10/05/2021 | 100521048 | 11767 | LINDY HULET | 100421 | 1 | 15-40-390 | .00 | 22.00 | 22.00 | Reimb-Sober Activity Pumpkin Decorations w/family |
| | Total 100521048: | | | | | | | .00 | | 22.00 | |
| 10/21 | 10/05/2021 | 100521049 | 9582 | LONNIE DALTON | 032421CO | 1 | 10-48-620 | .00 | 30.00 | 30.00 | HR-Employee of the Month Direct Deposit |
| | Total 100521049: | | | | | | | .00 | | 30.00 | |
| 10/21 | 10/05/2021 | 100521050 | 17123 | LOS MORITAS | 09162021 | 1 | 31-49-570 | .00 | 840.00 | 840.00 | COVID-Food for Families |
| | Total 100521050: | | | | | | | .00 | | 840.00 | |
| 10/21 | 10/05/2021 | 100521051 | 14062 | M2COMSYS | T12133 | 1 | 10-44-310 | .00 | 375.10 | 375.10 | Clerk & Dev Svcs-Transcription Svcs Aug 21 |
| 10/21 | 10/05/2021 | 100521051 | 14062 | M2COMSYS | T12133 | 2 | 10-61-310 | .00 | 29.15 | 29.15 | Clerk & Dev Svcs-Transcription Svcs Aug 21 |
| | Total 100521051: | | | | | | | .00 | | 404.25 | |
| 10/21 | 10/05/2021 | 100521052 | 9899 | MADISON NATIONAL LIFE INS. CO | 1461977 | 1 | 10-22510 | .00 | 5,930.06 | 5,930.06 | Insurance-Life/STD/LTD-Oct 2021 |
| | Total 100521052: | | | | | | | .00 | | 5,930.06 | |
| 10/21 | 10/05/2021 | 100521053 | 14440 | MARIA AMARILES-TRUJILLO | SEPT 2021 | 1 | 17-80-310 | .00 | 320.00 | 320.00 | Rec Prog- Zumba Instructor |
| | Total 100521053: | | | | | | | .00 | | 320.00 | |
| 10/21 | 10/05/2021 | 100521054 | 16286 | MAUREEN MCFARLAND | SEPT 2021 | 1 | 17-80-310 | .00 | 288.00 | 288.00 | Rec Prog- Lifelong Instructor |
| | Total 100521054: | | | | | | | .00 | | 288.00 | |
| 10/21 | 10/05/2021 | 100521055 | 9980 | MEGA-PRO INTERNATIONAL | 59602 | 1 | 17-80-610 | .00 | 1,050.00 | 1,050.00 | Rec Cntr- youth flag football shirts |
| | Total 100521055: | | | | | | | .00 | | 1,050.00 | |
| 10/21 | 10/05/2021 | 100521056 | 10764 | MESA VIEW REGIONAL HOSPITAL | MES 300005 | 1 | 31-49-555 | .00 | 997.54 | 997.54 | COVID-Rapid COVID Tests |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 100521056: | | | | | | | | .00 | | 997.54 | |
| 10/21 | 10/05/2021 | 100521057 | 11650 | MESQUITE FORD | 092121 | 1 | 52-40-740 | .00 | 41,000.00 | 41,000.00 | PW/Sani- 22 Ford F250 (1 of 2) |
| 10/21 | 10/05/2021 | 100521057 | 11650 | MESQUITE FORD | 092321 | 1 | 99-40-064 | .00 | 25,300.00 | 25,300.00 | PW/DevSvcs- 21 Ford Ranger |
| 10/21 | 10/05/2021 | 100521057 | 11650 | MESQUITE FORD | 092721 | 1 | 52-40-740 | .00 | 41,000.00 | 41,000.00 | PW/Sani- 22 Ford F250 (2 of 2) |
| 10/21 | 10/05/2021 | 100521057 | 11650 | MESQUITE FORD | 408945 | 1 | 10-66-250 | .00 | .67 | .67 | VM- Seal |
| 10/21 | 10/05/2021 | 100521057 | 11650 | MESQUITE FORD | 408951CR | 1 | 10-66-250 | .00 | 89.14- | 89.14- | VM- Credit Remote Ref:408700 |
| 10/21 | 10/05/2021 | 100521057 | 11650 | MESQUITE FORD | 409010 | 1 | 10-66-250 | .00 | 23.78 | 23.78 | VM- Tube |
| 10/21 | 10/05/2021 | 100521057 | 11650 | MESQUITE FORD | 409118 | 1 | 10-66-250 | .00 | 334.59 | 334.59 | VM- Pump Assembly |
| Total 100521057: | | | | | | | | .00 | | 107,569.90 | |
| 10/21 | 10/05/2021 | 100521058 | 13651 | MIRIAM C FLORES | 093021 | 1 | 10-51-310 | .00 | 500.00 | 500.00 | Court-Interpreter Fee-Sept 21 |
| Total 100521058: | | | | | | | | .00 | | 500.00 | |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007503-IN | 1 | 52-40-610 | .00 | 134.34 | 134.34 | Sani- Marking Paint |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007544-IN | 1 | 10-63-610 | .00 | 5.30 | 5.30 | PD- Scented Oil |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007588-IN- | 1 | 52-40-610 | .00 | 175.71 | 175.71 | Sani- Latex Gloves |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007589-IN | 1 | 17-80-610 | .00 | 271.67 | 271.67 | Rec Cntr- field stripe paint |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007591-IN | 1 | 10-63-610 | .00 | 109.65 | 109.65 | FM- Paper Towels |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007595-IN | 1 | 10-66-250 | .00 | 60.98 | 60.98 | VM- Sorbent Pads |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007605-IN | 1 | 16-71-250 | .00 | 297.55 | 297.55 | Snr Svcs-Janitorial Supplies |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007609-IN | 1 | 10-63-610 | .00 | 47.70 | 47.70 | PD- Aerosol Oil |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007610-IN | 1 | 10-63-610 | .00 | 48.56 | 48.56 | PD- Janitorial Supplies 09.22.21 |
| 10/21 | 10/05/2021 | 100521059 | 3580 | MORCON INDUSTRIAL SPECIALTY | 0007633-IN | 1 | 10-65-610 | .00 | 280.97 | 280.97 | Str- Fitting/Hyd Hose/Fire Hose |
| Total 100521059: | | | | | | | | .00 | | 1,432.43 | |
| 10/21 | 10/05/2021 | 100521060 | 10640 | MOUNTAINLAND SUPPLY COMPANY | S104306740. | 1 | 52-40-610 | .00 | 415.79 | 415.79 | Sani- Adapters/Bushings |
| Total 100521060: | | | | | | | | .00 | | 415.79 | |
| 10/21 | 10/05/2021 | 100521061 | 14058 | MTM CLEANING SERVICE | 431 | 1 | 10-63-310 | .00 | 2,190.00 | 2,190.00 | CH/Court/PD- Cleaning/Disinfecting 09.15.21 |
| 10/21 | 10/05/2021 | 100521061 | 14058 | MTM CLEANING SERVICE | 432 | 1 | 10-63-310 | .00 | 2,035.00 | 2,035.00 | CH/Court/PD- Cleaning/Disinfecting 09.30.21 |
| 10/21 | 10/05/2021 | 100521061 | 14058 | MTM CLEANING SERVICE | 433 | 1 | 10-63-310 | .00 | 385.00 | 385.00 | PD- Windows 09.18.21 |
| 10/21 | 10/05/2021 | 100521061 | 14058 | MTM CLEANING SERVICE | 434 | 1 | 10-54-310 | .00 | 100.00 | 100.00 | PD/Admin - Monthly Gym Cleaning Sept 21 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 100521061: | | | | | | | | .00 | | 4,710.00 | |
| 10/21 | 10/05/2021 | 100521062 | 17451 | NEIL HEISELBETZ | 093021 | 1 | 10-37-575 | .00 | 390.87 | 390.87 | Reimb-Items purchased for 2021 pancake breakfast |
| Total 100521062: | | | | | | | | .00 | | 390.87 | |
| 10/21 | 10/05/2021 | 100521063 | 14046 | NIKKI OWSLEY | SEPT 2021 | 1 | 17-80-310 | .00 | 936.00 | 936.00 | Rec Prog- YOGA INSTRUCTOR |
| Total 100521063: | | | | | | | | .00 | | 936.00 | |
| 10/21 | 10/05/2021 | 100521064 | 13670 | REDWOOD TOXICOLOGY LABORATORY | 749880 | 1 | 15-40-320 | .00 | 960.00 | 960.00 | Court-Drug Testing Supplies |
| Total 100521064: | | | | | | | | .00 | | 960.00 | |
| 10/21 | 10/05/2021 | 100521065 | 15836 | RHINEHART OIL COMPANY LLC | IN-419413-2 | 1 | 10-66-255 | .00 | 16,035.36 | 16,035.36 | VM- Diesel Fuel |
| 10/21 | 10/05/2021 | 100521065 | 15836 | RHINEHART OIL COMPANY LLC | IN-426138-2 | 1 | 10-66-255 | .00 | 18,988.73 | 18,988.73 | VM- Unleaded Fuel |
| Total 100521065: | | | | | | | | .00 | | 35,024.09 | |
| 10/21 | 10/05/2021 | 100521066 | 15937 | RHYTHM DANCE COMPANY | SEPT 2021 | 1 | 17-80-310 | .00 | 3,830.00 | 3,830.00 | Rec Prog- Dance Instructor |
| Total 100521066: | | | | | | | | .00 | | 3,830.00 | |
| 10/21 | 10/05/2021 | 100521067 | 14527 | RIO VIRGIN TELEPHONE COMPANY | 2356SZ4500 | 1 | 10-47-310 | .00 | 975.06 | 975.06 | 911 ANI/ALI Circuit Costs for-Oct 2021 |
| Total 100521067: | | | | | | | | .00 | | 975.06 | |
| 10/21 | 10/05/2021 | 100521068 | 16660 | ROSEMARY ENNIS | 092721 | 1 | 17-34-400 | .00 | 64.00 | 64.00 | Rec: Reimb Fitness Certification |
| 10/21 | 10/05/2021 | 100521068 | 16660 | ROSEMARY ENNIS | SEPT 2021 | 1 | 17-80-310 | .00 | 240.00 | 240.00 | Rec Prog- Lifelong Instructor |
| Total 100521068: | | | | | | | | .00 | | 304.00 | |
| 10/21 | 10/05/2021 | 100521069 | 16629 | SARAH LEAVITT | SEPT 2021 | 1 | 17-80-310 | .00 | 2,362.00 | 2,362.00 | Rec Prog- Tough Country Ftness |
| Total 100521069: | | | | | | | | .00 | | 2,362.00 | |
| 10/21 | 10/05/2021 | 100521070 | 17335 | SHAWNA BENNETT | 090721 | 1 | 10-54-240 | .00 | 44.43 | 44.43 | PD-Reimbursement for Notray Stamp |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 100521070: | | | | | | | | .00 | | 44.43 | |
| 10/21 | 10/05/2021 | 100521071 | 13011 | SILVERSTATE ANALYTICAL LAB | LV274226 | 1 | 52-40-310 | .00 | 453.00 | 453.00 | Sani- Lab Svcs 08.31.21 |
| 10/21 | 10/05/2021 | 100521071 | 13011 | SILVERSTATE ANALYTICAL LAB | LV274548 | 1 | 52-40-310 | .00 | 453.00 | 453.00 | Sani- Lab Svcs 09.07.21 |
| Total 100521071: | | | | | | | | .00 | | 906.00 | |
| 10/21 | 10/05/2021 | 100521072 | 14502 | SIMPLIFILE | 1500377183 | 1 | 10-38-900 | .00 | 88.00 | 88.00 | City Clerk-Easements 9/21/2021 |
| 10/21 | 10/05/2021 | 100521072 | 14502 | SIMPLIFILE | 1500380187 | 1 | 52-40-610 | .00 | 44.00 | 44.00 | Sani- Lien Release Sep 21 |
| Total 100521072: | | | | | | | | .00 | | 132.00 | |
| 10/21 | 10/05/2021 | 100521073 | 10591 | SPRINKLER SUPPLY-ST. GEORGE | VK8917 | 1 | 10-76-610 | .00 | 1,470.87 | 1,470.87 | Rec/Parks-irrigation repair parts |
| 10/21 | 10/05/2021 | 100521073 | 10591 | SPRINKLER SUPPLY-ST. GEORGE | VL0013 | 1 | 10-76-610 | .00 | 766.36 | 766.36 | Rec/Parks- irrigation repair parts |
| Total 100521073: | | | | | | | | .00 | | 2,237.23 | |
| 10/21 | 10/05/2021 | 100521074 | 5224 | SUNRISE ENVIRONMENTAL | 124898 | 1 | 10-63-610 | .00 | 454.32 | 454.32 | FM- Graffiti Remover/All Free Lubricant |
| 10/21 | 10/05/2021 | 100521074 | 5224 | SUNRISE ENVIRONMENTAL | 125026 | 1 | 10-70-610 | .00 | 409.39 | 409.39 | PD/AC- Rubbermaid Utility Cart |
| Total 100521074: | | | | | | | | .00 | | 863.71 | |
| 10/21 | 10/05/2021 | 100521075 | 14879 | SUSAN LOE | SEPTEMBE | 1 | 16-71-310 | .00 | 63.00 | 63.00 | Snr Svcs-Fitness-Fall Prevention |
| Total 100521075: | | | | | | | | .00 | | 63.00 | |
| 10/21 | 10/05/2021 | 100521076 | 17122 | TABLE OF CONTENTS | 09202021 | 1 | 31-49-570 | .00 | 840.00 | 840.00 | COVID-Meals Provided |
| Total 100521076: | | | | | | | | .00 | | 840.00 | |
| 10/21 | 10/05/2021 | 100521077 | 17410 | TEAL EXCAVATION LLC | 2624 | 1 | 45-40-816 | .00 | 250,322.00 | 250,322.00 | PW- Isaac Newton Pay Req 2 |
| 10/21 | 10/05/2021 | 100521077 | 17410 | TEAL EXCAVATION LLC | 2624RT | 1 | 45-21330 | .00 | 12,516.10- | 12,516.10- | PW- Isaac Newton Ret Req 2 |
| Total 100521077: | | | | | | | | .00 | | 237,805.90 | |
| 10/21 | 10/05/2021 | 100521078 | 9127 | TEAMSTERS SEC. FUND #14 | NOV 2021 | 1 | 10-22500 | .00 | 70,995.00 | 70,995.00 | A4175 Active-Non Bargaining Nov 2021 |
| 10/21 | 10/05/2021 | 100521078 | 9127 | TEAMSTERS SEC. FUND #14 | NOV21 | 1 | 10-22500 | .00 | 110,250.00 | 110,250.00 | A4174 Active-Bargaining Nov 2021 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 100521078: | | | | | | | | .00 | | 181,245.00 | |
| 10/21 | 10/05/2021 | 100521079 | 14215 | TERRIE ELAINE MCARTHUR | SEPT 2021 | 1 | 17-80-310 | .00 | 576.00 | 576.00 | Rec Prog- Lifelong Instructor |
| Total 100521079: | | | | | | | | .00 | | 576.00 | |
| 10/21 | 10/05/2021 | 100521080 | 5290 | THATCHER COMPANY | 5071063 | 1 | 10-81-610 | .00 | 1,220.00 | 1,220.00 | Rec Cntr- tchlor |
| 10/21 | 10/05/2021 | 100521080 | 5290 | THATCHER COMPANY | 5071071 | 1 | 10-81-610 | .00 | 320.00- | 320.00- | Rec Cntr- container refund |
| 10/21 | 10/05/2021 | 100521080 | 5290 | THATCHER COMPANY | 5071121 | 1 | 52-40-480 | .00 | 5,017.25 | 5,017.25 | Sani- T-Chlor 09.07.21 |
| 10/21 | 10/05/2021 | 100521080 | 5290 | THATCHER COMPANY | 5071228 | 1 | 52-40-480 | .00 | 5,612.00 | 5,612.00 | Sani- T-Chlor 09.20.21 |
| 10/21 | 10/05/2021 | 100521080 | 5290 | THATCHER COMPANY | 5071413 | 1 | 10-81-610 | .00 | 830.00 | 830.00 | Rec Cntr- tchlor |
| Total 100521080: | | | | | | | | .00 | | 12,359.25 | |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 145491CR | 1 | 10-66-250 | .00 | 798.60- | 798.60- | VM- Credit Core Ref:145491 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 146899 | 1 | 10-66-250 | .00 | 372.09 | 372.09 | VM- Reman Starter/Core Deposit |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147046 | 1 | 10-66-250 | .00 | 87.99 | 87.99 | VM- Hydraulic Filter |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147128 | 1 | 10-66-250 | .00 | 372.09 | 372.09 | VM- Reman Starter/Core Deposit |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147211 | 1 | 52-40-250 | .00 | 10.54 | 10.54 | Sani- Drain Plug |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147242 | 1 | 10-66-250 | .00 | 335.39 | 335.39 | VM- Batteries/Core Deposits |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147244 | 1 | 10-66-250 | .00 | 360.70 | 360.70 | VM- Fan Blade/Clutch/Sensor |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147427 | 1 | 10-66-250 | .00 | 292.90 | 292.90 | VM- Reman Alternator/Core Deposit |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147577 | 1 | 10-66-250 | .00 | 217.66 | 217.66 | VM- Batteries/Core Deposits |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147589 | 1 | 10-66-250 | .00 | 16.56 | 16.56 | VM- Silicone Spray |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147598 | 1 | 10-66-250 | .00 | 7.29 | 7.29 | VM- Oil Seal |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147601 | 1 | 52-40-250 | .00 | 13.38 | 13.38 | Sani- Oil Seal |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147607CR | 1 | 10-66-250 | .00 | 744.18- | 744.18- | VM- Credit Core Deposit Ref:146899/147128 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147610CR | 1 | 10-66-250 | .00 | 77.00- | 77.00- | VM- Credit Core Deposit Ref:147427 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147636CR | 1 | 10-66-250 | .00 | 108.83- | 108.83- | VM- Credit Core Deposit Ref:147577 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147638 | 1 | 10-66-480 | .00 | 38.73 | 38.73 | VM- Blower Motor Resistor |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147639CR | 1 | 10-66-250 | .00 | 18.00- | 18.00- | VM- Credit Core Deposit Ref:147577 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 147650CR | 1 | 10-66-250 | .00 | 7.29- | 7.29- | VM- Credit Oil Seal Ref:147598 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148011 | 1 | 10-66-250 | .00 | 17.15 | 17.15 | VM- Idler Pulley |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148022 | 1 | 10-66-250 | .00 | 669.90 | 669.90 | VM- Batteries/Core Deposits |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148040 | 1 | 10-66-250 | .00 | 32.29 | 32.29 | VM- Belt |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148041CR | 1 | 10-66-250 | .00 | 73.55- | 73.55- | VM- Credit Core Deposit Ref:147577 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148053CR | 1 | 10-66-250 | .00 | 17.15- | 17.15- | VM- Credit Idler Pulley Ref:148011 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148058 | 1 | 10-66-250 | .00 | 200.49 | 200.49 | VM- Reman Alternator/Core Deposit |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148194 | 1 | 10-66-250 | .00 | 39.98 | 39.98 | VM- Pliers |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148444 | 1 | 10-66-250 | .00 | 6.19 | 6.19 | VM- Oil Filter |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148530 | 1 | 10-66-250 | .00 | 18.22 | 18.22 | VM- Rocker Switch |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148545CR | 1 | 10-66-250 | .00 | 200.49- | 200.49- | VM- Credit Core Ref:148058 |
| 10/21 | 10/05/2021 | 100521081 | 15287 | TINK'S SUPERIOR AUTO PARTS | 148761 | 1 | 10-66-250 | .00 | 67.00 | 67.00 | VM- Trailer Wire |
| Total 100521081: | | | | | | | | .00 | | 1,131.45 | |
| 10/21 | 10/05/2021 | 100521082 | 3499 | TRADE WEST CONSTRUCTION | 093021 | 1 | 45-40-775 | .00 | 498,346.40 | 498,346.40 | PW- FRP/Horizon Req 2 Sep 21 |
| 10/21 | 10/05/2021 | 100521082 | 3499 | TRADE WEST CONSTRUCTION | 093021-1 | 1 | 12-87-740 | .00 | 218,359.00 | 218,359.00 | Air- Runway Rehab Req 1 Sep 21 |
| 10/21 | 10/05/2021 | 100521082 | 3499 | TRADE WEST CONSTRUCTION | 093021-1RT | 1 | 12-21330 | .00 | 21,835.90- | 21,835.90- | Air- Runway Rehab Ret Req 1 Sep 21 |
| 10/21 | 10/05/2021 | 100521082 | 3499 | TRADE WEST CONSTRUCTION | 093021RT | 1 | 45-21330 | .00 | 24,917.32- | 24,917.32- | PW- FRP/Horizon Ret Req 2 Sep 21 |
| Total 100521082: | | | | | | | | .00 | | 669,952.18 | |
| 10/21 | 10/05/2021 | 100521083 | 8770 | US. FOODSERVICE - L.V. DIV. | 4701853 | 1 | 10-55-620 | .00 | 652.66 | 652.66 | PD/ Corr - Inmate Food |
| 10/21 | 10/05/2021 | 100521083 | 8770 | US. FOODSERVICE - L.V. DIV. | 4755718 | 1 | 10-55-620 | .00 | 93.66 | 93.66 | PD/Corr- Inmate Food |
| 10/21 | 10/05/2021 | 100521083 | 8770 | US. FOODSERVICE - L.V. DIV. | 4850483 | 1 | 10-55-620 | .00 | 582.28 | 582.28 | PD/ Corr - Inmate Food |
| 10/21 | 10/05/2021 | 100521083 | 8770 | US. FOODSERVICE - L.V. DIV. | 4850492 | 1 | 16-71-480 | .00 | 1,927.77 | 1,927.77 | Snr Svcs-Nutritional Food |
| Total 100521083: | | | | | | | | .00 | | 3,256.37 | |
| 10/21 | 10/05/2021 | 100521084 | 17087 | UV DOCTOR LAMPS LLC | 14787 | 1 | 52-40-480 | .00 | 2,052.74 | 2,052.74 | Sani- UV Lamps |
| Total 100521084: | | | | | | | | .00 | | 2,052.74 | |
| 10/21 | 10/05/2021 | 100521085 | 15506 | VEGAS ELECTRIC SUPPLY CO | 4094-101472 | 1 | 11-65-700 | .00 | 4,272.00 | 4,272.00 | Str- Distance Sensors |
| 10/21 | 10/05/2021 | 100521085 | 15506 | VEGAS ELECTRIC SUPPLY CO | 4094-101472 | 1 | 11-65-700 | .00 | 36,633.80 | 36,633.80 | PW- LED Street Light Fixtures |
| Total 100521085: | | | | | | | | .00 | | 40,905.80 | |
| 10/21 | 10/05/2021 | 100521086 | 17000 | VICTORY SUPPLY LLC | 0053809 | 1 | 10-55-610 | .00 | 48.75 | 48.75 | PD/Corr - EVA Sandals |
| Total 100521086: | | | | | | | | .00 | | 48.75 | |
| 10/21 | 10/05/2021 | 100521087 | 5900 | VIRGIN VALLEY DISPOSAL | 20210110 | 1 | 10-73-260 | .00 | 274,931.64 | 274,931.64 | Sani- Qrt Containers JulAugSep21 |
| 10/21 | 10/05/2021 | 100521087 | 5900 | VIRGIN VALLEY DISPOSAL | 25917731 | 1 | 52-40-310 | .00 | 3,518.89 | 3,518.89 | Sani- Bio Solids Sep 21 |
| 10/21 | 10/05/2021 | 100521087 | 5900 | VIRGIN VALLEY DISPOSAL | 25917732 | 1 | 10-73-310 | .00 | 6,071.71 | 6,071.71 | PW- Solid Waste Sep 21 |

| GL Period | Check Issue Date | Check Number | Vendor Number | Payee | Invoice Number | Invoice Sequence | Invoice GL Account | Discount Taken | Invoice Amount | Check Amount | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total 100521087: | | | | | | | | .00 | | 284,522.24 | |
| 10/21 | 10/05/2021 | 100521088 | 8748 | VIRGIN VALLEY VETERINARY HOSP. | 325302 | 1 | 10-70-610 | .00 | 48.50 | 48.50 | PD/AC - 21ACO1790 Box of Needles, Cone Collar Balto |
| 10/21 | 10/05/2021 | 100521088 | 8748 | VIRGIN VALLEY VETERINARY HOSP. | 325691 | 1 | 10-70-310 | .00 | 299.11 | 299.11 | PD/AC- Baby Doll, Neveah Exams and vaccinations |
| Total 100521088: | | | | | | | | .00 | | 347.61 | |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | JUL 2021 | 1 | 52-21400 | .00 | 65,604.22 | 65,604.22 | SNWA Proceed Allocation-July 2021 |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 1 | 10-49-282 | .00 | 1,127.08 | 1,127.08 | Non Department-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 2 | 10-55-282 | .00 | 496.47 | 496.47 | Jail-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 3 | 10-54-282 | .00 | 521.23 | 521.23 | PD-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 4 | 10-57-282 | .00 | 648.08 | 648.08 | FD-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 5 | 10-65-282 | .00 | 193.84 | 193.84 | Streets-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 6 | 10-66-282 | .00 | 266.72 | 266.72 | Veh Maint-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 7 | 10-76-282 | .00 | 45,793.52 | 45,793.52 | Parks-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 8 | 10-81-282 | .00 | 9,467.25 | 9,467.25 | Rec Cntr-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 9 | 10-82-282 | .00 | 40.98 | 40.98 | Museum-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 10 | 10-83-282 | .00 | 652.76 | 652.76 | Welcome Center-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 11 | 12-87-282 | .00 | 251.75 | 251.75 | Airport-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 12 | 16-71-282 | .00 | 368.23 | 368.23 | Sr Cntr- Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 13 | 10-65-282 | .00 | 421.83 | 421.83 | Streets-Water |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 14 | 25-85-700 | .00 | 18.85 | 18.85 | Land Purchased 51 N Yucca |
| 10/21 | 10/05/2021 | 100521089 | 5901 | VIRGIN VALLEY WATER DISTRICT | SEPT 21 | 15 | 52-40-282 | .00 | 553.62 | 553.62 | Sani-Water |
| Total 100521089: | | | | | | | | .00 | | 126,426.43 | |
| 10/21 | 10/05/2021 | 100521090 | 14218 | WARREN B HARDY II | 2110 | 1 | 10-41-310 | .00 | 2,000.00 | 2,000.00 | City Mngr-Gov. Affairs Consultation - Oct 21 |
| Total 100521090: | | | | | | | | .00 | | 2,000.00 | |
| 10/21 | 10/05/2021 | 100521091 | 11912 | WYATT OLIVER | 09272021 | 1 | 10-54-230 | .00 | 265.00 | 265.00 | PD-Per Diem NV Narcotics Officer Conference |
| Total 100521091: | | | | | | | | .00 | | 265.00 | |
| Grand Totals: | | | | | | | | .00 | | 2,610,825.1 | |

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

Report Criteria:
Report type: GL detail

M = Manual Check, V = Void Check

**CITY OF MESQUITE**

**PURCHASE ORDERS REQUIRING COUNCIL APPROVAL**

**DATE OF COUNCIL MEETING: 11/9/2021**

**A. P.O's for Not Previously Budget-Approved Items...amounts exceed $5,000**

| Vendor | Description | Requested By: | Department | G/L Account # | Account Description | PO's to be Approved | For Fiscal Year 2021-2022 Original Budget | Current Budget Balance | Remaining Budget (Over) / Under |
|---|---|---|---|---|---|---|---|---|---|
| Anderson Heritage Electric | New Electrical Panel at Police Station for Electric Vehicles | T. Anderson | Public Works | 23-85-740 | More Cops SRF - Expenditures Capital Outlay | $ 11,328.00 | $ - | $ (109,890.00) | $ (121,218.00) |
| Lincoln County | Solid Waste Landfill host fee agreement / Payment for FY20-21 & 21-22 | T. Anderson | Public Works | 10-73-310 | General Fund - Landfill/Solid Waste Professional & Technical Svcs | $ 15,000.00 | $ 90,000.00 | $ 75,500.95 | $ 60,500.95 |
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**B. P.O's for Budgeted Items…amounts exceed $25,000**

| Vendor | Description | Requested By: | Department | G/L Account # | Account Description | PO's to be Approved | For Fiscal Year 2021-2022 Original Budget | Current Budget Balance | Remaining Budget (Over) / Under |
|---|---|---|---|---|---|---|---|---|---|
| Salt Lake Wholesale Sports | Ammunition Purchase FY 21-22 | K. Otero | Police Dept | 10-54-250 | General Fund - Police Equipment Supplies & Main NC | $ 29,775.14 | $ 78,500.00 | $ 52,526.01 | $ 22,750.87 |
| Atkins Global America | Engineering Design services for reconstruction of taxiway at Mesquite Airport | T. Anderson | Public Works | 12-87-740 | Airport Special Revenue Fund - Airport Capital Outlay | $ 298,200.00 | $ 5,745,500.00 | $ 1,512,525.00 | $ 1,214,325.00 |
| Musco Lighting | Provide poles/foundations, fixtures, and controls for Pickleball Courts | T. Anderson | Public Works | 32-49-753 | ARF Parks-Pickleball Courts Phase | $ 250,000.00 | $ - | $ - | $ (250,000.00) |
| NEDCO Supply | Purchase RM60 Module Redundant UPS for Police Station | T. Anderson | Public Works | 32-49-762 | ARF PW/All Fac-HVAC Units New | $ 26,999.00 | $ - | $ (15,794.73) | $ (42,793.73) |
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**CITY OF MESQUITE**

**NOTIFICATION OF BUDGET TRANSFERS**

**DATE OF COUNCIL MEETING:** **11/9/2021**

| TRANSFERS FROM: | | | | TRANSFERS TO: | | | |
|---|---|---|---|---|---|---|---|
| **Fund** | **Account #** | **Account Description** | **Incr.<Decr>** | **Fund** | **Account #** | **Account Description** | **Incr.<Decr>** |
| Fund 10 | 10-50-310 | General Fund-City Attorney Professional & Technical Svcs | 142,000.00 | Fund 10 | 10-50-110 | General Fund-City Attorney Salaries | 93,000.00 |
| | | | | Fund 10 | 10-50-130 | General Fund-City Attorney Employee Benefits | 49,000.00 |
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**NRS 354.5980005**

Budget appropriations may be transferred between functions, funds or contingency accounts in the following manner, if such a transfer does not increase the total appropriation for any fiscal year and is not in conflict with other statutory provisions:

(a) The person designated to administer the budget for local government may transfer appropriations within any function.

(b) The person designated to administer the budget may transfer appropriations between functions or programs within a fund, if:

(1) The governing body is advised of the action at the next regular meeting and

(2) The action is recorded in the official minutes of the meeting

(c) Upon recommendation of the person designated to administer the budget, the governing body may authorize the transfer of appropriations

(1) The governing body announces the transfer of appropriations of a regularly scheduled meeting and sets forth the each amount to be transferred and the accounts, functions, programs and funds affected;

(3) The action is recorded in the official minutes of the meeting.

**CITY OF MESQUITE**
**NOTIFICATION OF BUDGET AMENDMENTS AND BUDGET AUGMENTS**
**DATE OF COUNCIL MEETINC 11/9/2021**

**BUDGET AMENDMENTS FY 2021-2022**

| 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 20 | 20-38-900 | Resid. Constr. Tax Park Fund - Other Revenue Misc Revenue | 31,347.73 | 31,347.73 | Fund 20 | 20-76-799 | Resid. Constr. Tax Park Fund - Parks/Grounds Maint. Park Area - Other | 31,347.13 | 31,347.13 |
| | | | | | | | | | |
| Fund 32 | 32-33-510 | ARF - Streets Intergov'tl Revenue CLFRF - State | 13,250,749.22 | 13,250,749.22 | Fund 32 | See Attached | Various - See Attached | See Attached | 13,250,749.22 |
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**BUDGET AMENDMENTS FY 2021 - 2022**

| Revenues Increase <Decrease> | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Fund** | **Account #** | **Account Description** | **Incr.<Decr>** | **Budget** | **Fund** | **Account #** | **Account Description** | **Incr.<Decr>** | **Budget** |
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## Expense Summary

**Updated Date:** 10/20/2021

**Budget:** $ 26,501,498.44 **Remaining:** $ 26,418,692.57 13,250,749.22

**Total Spent:** $ 82,805.87

| Account | Budget | Spent | Remaining | First Year Budget |
|---|---|---|---|---|
| 3249765 | $ 50,000.00 | $ 49,903.50 | $ 96.50 | 25,000.00 |
| 3249740 | $ 1,000,000.00 | $ - | $ 1,000,000.00 | 500,000.00 |
| 3249764 | $ 35,000.00 | $ 200.00 | $ 34,800.00 | 17,500.00 |
| 3249741 | $ 2,000,000.00 | $ 9,593.14 | $ 1,990,406.86 | 1,000,000.00 |
| 3249742 | $ 25,000.00 | $ - | $ 25,000.00 | 12,500.00 |
| 3249743 | $ 200,000.00 | $ - | $ 200,000.00 | 100,000.00 |
| 3249744 | $ 3,600,000.00 | $ - | $ 3,600,000.00 | 1,800,000.00 |
| 3249744 | $ 360,000.00 | $ - | $ 360,000.00 | 180,000.00 |
| 3249745 | $ 10,000.00 | $ - | $ 10,000.00 | 5,000.00 |
| 3249746 | $ 100,000.00 | $ - | $ 100,000.00 | 50,000.00 |
| 3249747 | $ 30,000.00 | $ - | $ 30,000.00 | 15,000.00 |
| 3249748 | $ 450,000.00 | $ - | $ 450,000.00 | 225,000.00 |
| 3249749 | $ 1,000,000.00 | $ 6,480.32 | $ 993,519.68 | 500,000.00 |
| 3249750 | $ 81,000.00 | $ - | $ 81,000.00 | 40,500.00 |
| 3249751 | $ 1,500,000.00 | $ - | $ 1,500,000.00 | 750,000.00 |
| 3249752 | $ 400,000.00 | $ - | $ 400,000.00 | 200,000.00 |
| 3249753 | $ 2,000,000.00 | $ - | $ 2,000,000.00 | 1,000,000.00 |
| 3249754 | $ 400,000.00 | $ - | $ 400,000.00 | 200,000.00 |
| 3249755 | $ 2,500,000.00 | $ - | $ 2,500,000.00 | 1,250,000.00 |
| 3249756 | $ 400,000.00 | $ - | $ 400,000.00 | 200,000.00 |
| 3249757 | $ 2,500,000.00 | $ - | $ 2,500,000.00 | 1,250,000.00 |
| 3249758 | $ 30,000.00 | $ - | $ 30,000.00 | 15,000.00 |
| 110/130 | $ 1,000,000.00 | $ - | $ 1,000,000.00 | 500,000.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 3249759 | $ | 50,000.00 | $ | - | $ | 50,000.00 | 25,000.00 |
| 3249760 | $ | 300,000.00 | $ | - | $ | 300,000.00 | 150,000.00 |
| 3249761 | $ | 1,000,000.00 | $ | - | $ | 1,000,000.00 | 500,000.00 |
| 3249762 | $ | 2,000,000.00 | $ | 15,794.73 | $ | 1,984,205.27 | 1,000,000.00 |
| 3249763 | $ | 200,000.00 | $ | - | $ | 200,000.00 | 100,000.00 |
| 3249763 | $ | 300,000.00 | $ | - | $ | 300,000.00 | 150,000.00 |
| 110/130 | $ | 479,920.00 | $ | - | $ | 479,920.00 | 239,960.00 |
| 110/130 | $ | 100,000.00 | $ | - | $ | 100,000.00 | 50,000.00 |
| Transfer | $ | 2,000,000.00 | $ | - | $ | 2,000,000.00 | 1,000,000.00 |
| Transfer | $ | 365,578.44 | $ | - | $ | 365,578.44 | 140,289.22 |
| | | | $ | - | $ | - | 0.00 |
| | | | $ | - | $ | - | 0.00 |
| 3249560 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249561 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249562 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249563 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249564 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249565 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249566 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249567 | $ | 4,000.00 | $ | 834.18 | $ | 3,165.82 | 2,000.00 |
| 3249568 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249569 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249570 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249571 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249572 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249573 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249574 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249575 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249576 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249577 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249578 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |
| 3249579 | $ | 4,000.00 | $ | - | $ | 4,000.00 | 2,000.00 |

| | | | | | |
|---|---|---|---|---|---|
| 3249580 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249581 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249582 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249583 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249584 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249585 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249586 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249587 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249588 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| 3249589 | $ 4,000.00 | $ - | $ 4,000.00 | 2,000.00 | |
| | | $ - | $ - | 0.00 | |
| | | $ - | $ - | 0.00 | |
| | | $ - | $ - | 0.00 | |

| Description | Category | GL | Budget | First Year Budget | Second Year Budget |
|---|---|---|---|---|---|
| 830 Hafen Ln/Roof | Public Health/Covid Measures | 3249765 | $ 50,000.00 | 25,000.00 | 25,000.00 |
| AC- Building Expansion | Public Health | 3249740 | $ 1,000,000.00 | 500,000.00 | 500,000.00 |
| CH- Upgrades | Public Health/Covid Measures | 3249764 | $ 35,000.00 | 17,500.00 | 17,500.00 |
| Court/JF- Building Expansion/Renov | Public Health | 3249741 | $ 2,000,000.00 | 1,000,000.00 | 1,000,000.00 |
| Court/JF- Emergency Generator Replacement | Public Health | 3249742 | $ 25,000.00 | 12,500.00 | 12,500.00 |
| Court/JF- Evidence Holding Building New | Public Health | 3249743 | $ 200,000.00 | 100,000.00 | 100,000.00 |
| FS1- Building Demo/Replacement - Design | Public Health | 3249744 | $ 3,600,000.00 | 1,800,000.00 | 1,800,000.00 |
| FS1- Building Demo/Replacement - Construction | Public Health | 3249744 | $ 360,000.00 | 180,000.00 | 180,000.00 |
| FS3- Burn Tower Enhancements | Public Health | 3249745 | $ 10,000.00 | 5,000.00 | 5,000.00 |
| FS3- Records Room Expansion | Public Health | 3249746 | $ 100,000.00 | 50,000.00 | 50,000.00 |
| FS3- SCBA Fill Station | Public Health | 3249747 | $ 30,000.00 | 15,000.00 | 15,000.00 |
| IT/All Fac- Card Access/Security Cameras (All Facilities) | Public Health/Covid Measures | 3249748 | $ 450,000.00 | 225,000.00 | 225,000.00 |
| IT/All Fac- Radios New/Equipment (All Facilities) | Public Health/Covid Measures | 3249749 | $ 1,000,000.00 | 500,000.00 | 500,000.00 |
| IT/CH- Chambers Audio/Visual Upgrades | Public Health/Covid Measures | 3249750 | $ 81,000.00 | 40,500.00 | 40,500.00 |
| MC- Roof Removal/Replacement | Public Health/Child Care | 3249751 | $ 1,500,000.00 | 750,000.00 | 750,000.00 |
| Parks- Hunter Park Field Lighting | Tourism | 3249752 | $ 400,000.00 | 200,000.00 | 200,000.00 |
| Parks- Pickleball Courts Phase II - Design and Construction | Tourism | 3249753 | $ 2,000,000.00 | 1,000,000.00 | 1,000,000.00 |
| Parks- Pioneer Park Field Lighting | Tourism | 3249754 | $ 400,000.00 | 200,000.00 | 200,000.00 |
| Parks- SEC Facility Improvements - Slope Protection, etc. | Tourism | 3249755 | $ 2,500,000.00 | 1,250,000.00 | 1,250,000.00 |
| Parks- SEC Field Lighting | Tourism | 3249756 | $ 400,000.00 | 200,000.00 | 200,000.00 |
| Parks- SEC Field Turf Replacement - Design and Construction | Tourism | 3249757 | $ 2,500,000.00 | 1,250,000.00 | 1,250,000.00 |
| PD- UPS Battery Backup Replacement | Public Health | 3249758 | $ 30,000.00 | 15,000.00 | 15,000.00 |
| Premium Pay | Premium Pay | 110/130 | $ 1,000,000.00 | 500,000.00 | 500,000.00 |
| PW- Fiber Optic (Pioneer Blvd to Airport) | Infrastructure | 3249759 | $ 50,000.00 | 25,000.00 | 25,000.00 |
| PW- Fill Material Hauling Costs (NRHA) | Public Health/Housing | 3249760 | $ 300,000.00 | 150,000.00 | 150,000.00 |
| PW- Waterline installation in MTCC | Infrastructure | 3249761 | $ 1,000,000.00 | 500,000.00 | 500,000.00 |
| PW/All Fac- HVAC Units New | Public Health/Covid Measures | 3249762 | $ 2,000,000.00 | 1,000,000.00 | 1,000,000.00 |
| PW/All Fac- HVAC Units New | Public Health/Covid Measures | 3249763 | $ 200,000.00 | 100,000.00 | 100,000.00 |
| PW/All Fac- Ventilation System Upgrades | Public Health/Covid Measures | 3249763 | $ 300,000.00 | 150,000.00 | 150,000.00 |
| Salaries and Benefits COV19 Dedicated Employees (5 years) | Public Health | 110/130 | $ 479,920.00 | 239,960.00 | 239,960.00 |
| Salaries and Benefits COVID-19 Dedicated Employees | Public Health | 110/130 | $ 100,000.00 | 50,000.00 | 50,000.00 |
| Stabilization Fund | Lost Revenue | Transfer | $ 2,000,000.00 | 1,000,000.00 | 1,000,000.00 |
| Stabilization Fund | Lost Revenue | Transfer | $ 365,578.44 | 182,789.22 | 182,789.22 |
| | | | | 0.00 | 0.00 |
| Public Health Supplies | | | | 0.00 | 0.00 |
| Airport | | 3249560 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Animal Shelter | | 3249561 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| City Hall | | 3249562 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Attorneys | | 3249563 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| City Clerks | | 3249564 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| City Managers | | 3249565 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Development Services | | 3249566 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Finance | | 3249567 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Human Resources | | 3249568 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| IT | | 3249569 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Mayor/Council | | 3249570 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Public Works | | 3249571 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Sanitation | | 3249572 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Facility Maintenance | | 3249573 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Fine Arts | | 3249574 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Fire Station 1 | | 3249575 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Fire Station 2 | | 3249576 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Fire Station 3 | | 3249577 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Corrections/Jail | | 3249578 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Court/Justice | | 3249579 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Mesquite Campus | | 3249580 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Museum | | 3249581 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Parks | | 3249582 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Police | | 3249583 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Rec Center | | 3249584 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Sanitation | | 3249585 | $ 4,000.00 | 2,000.00 | 2,000.00 |
| Senior Center | | 3249586 | $ 4,000.00 | 2,000.00 | 2,000.00 |

| Fiscal Recovery Fund Capital Projects | | | |
|---|---|---|---|
| **Description** | **Estimated Cost** | **Category** | **GL** |
| 830 Hafen Ln/Roof | $50,000.00 | Public Health/Covid Measures | 3249765 |
| AC- Building Expansion | $1,000,000.00 | Public Health | 3249740 |
| CH- Upgrades | $35,000.00 | Public Health/Covid Measures | 3249764 |
| Court/JF- Building Expansion/Renov | $2,000,000.00 | Public Health | 3249741 |
| Court/JF- Emergency Generator Replacement | $25,000.00 | Public Health | 3249742 |
| Court/JF- Evidence Holding Building New | $200,000.00 | Public Health | 3249743 |
| FS1- Building Demo/Replacement - Design | $3,600,000.00 | Public Health | 3249744 |
| FS1- Building Demo/Replacement - Construction | $360,000.00 | Public Health | 3249744 |
| FS3- Burn Tower Enhancements | $10,000.00 | Public Health | 3249745 |
| FS3- Records Room Expansion | $100,000.00 | Public Health | 3249746 |
| FS3- SCBA Fill Station | $30,000.00 | Public Health | 3249747 |
| IT/All Fac- Card Access/Security Cameras (All Facilities) | $450,000.00 | Public Health/Covid Measures | 3249748 |
| IT/All Fac- Radios New/Equipment (All Facilities) | $1,000,000.00 | Public Health/Covid Measures | 3249749 |
| IT/CH- Chambers Audio/Visual Upgrades | $81,000.00 | Public Health/Covid Measures | 3249750 |
| MC- Roof Removal/Replacement | $1,500,000.00 | Public Health/Child Care | 3249751 |
| Parks- Hunter Park Field Lighting | $400,000.00 | Tourism | 3249752 |
| Parks- Pickleball Courts Phase II - Design and Construction | $2,000,000.00 | Tourism | 3249753 |
| Parks- Pioneer Park Field Lighting | $400,000.00 | Tourism | 3249754 |
| Parks- SEC Facility Improvements - Slope Protection, etc. | $2,500,000.00 | Tourism | 3249755 |
| Parks- SEC Field Lighting | $400,000.00 | Tourism | 3249756 |
| Parks- SEC Field Turf Replacement - Design and Construction | $2,500,000.00 | Tourism | 3249757 |
| PD- UPS Battery Backup Replacement | $30,000.00 | Public Health | 3249758 |
| Premium Pay | $1,000,000.00 | Premium Pay | 110/130 |
| Public Health Supplies - PPE, etc | $20,000.00 | Public Health/Covid Measures | |
| Public Health Supplies - PPE, etc | $100,000.00 | Public Health/Covid Measures | |
| PW- Fiber Optic (Pioneer Blvd to Airport) | $50,000.00 | Infrastructure | 3249759 |
| PW- Fill Material Hauling Costs (NRHA) | $300,000.00 | Public Health/Housing | 3249760 |
| PW- Waterline installation in MTCC | $1,000,000.00 | Infrastructure | 3249761 |

| Fiscal Recovery Fund Capital Projects | | | |
|---|---|---|---|
| **Description** | **Estimated Cost** | **Category** | **GL** |
| PW/All Fac- HVAC Units New | $2,000,000.00 | Public Health/Covid Measures | 3249762 |
| PW/All Fac- HVAC Units New | $200,000.00 | Public Health/Covid Measures | 3249763 |
| PW/All Fac- Ventilation System Upgrades | $300,000.00 | Public Health/Covid Measures | 3249763 |
| Salaries and Benefits COV19 Dedicated Employees (5 years) | $479,920.00 | Public Health | 110/130 |
| Salaries and Benefits COVID-19 Dedicated Employees | $100,000.00 | Public Health | 110/130 |
| Stabilization Fund | $2,000,000.00 | Lost Revenue | Transfer |
| Stabilization Fund | $365,578.44 | Lost Revenue | Transfer |

| | | | |
|---|---|---|---|
| Public Health Supplies - PPE, etc | $120,000.00 | Public Health/Covid Measures | |
| Airport | | | 3249560 |
| Animal Shelter | | | 3249561 |
| City Hall | | | 3249562 |
| Attorneys | | | 3249563 |
| City Clerks | | | 3249564 |
| City Managers | | | 3249565 |
| Development Services | | | 3249566 |
| Finance | | | 3249567 |
| Human Resources | | | 3249568 |
| IT | | | 3249569 |
| Mayor/Council | | | 3249570 |
| Public Works | | | 3249571 |
| Sanitation | | | 3249572 |
| Facility Maintenance | | | 3249573 |
| Fine Arts | | | 3249574 |
| Fire Station 1 | | | 3249575 |
| Fire Station 2 | | | 3249576 |
| Fire Station 3 | | | 3249577 |
| Corrections/Jail | | | 3249578 |

| Fiscal Recovery Fund Capital Projects | | | |
|---|---|---|---|
| **Description** | **Estimated Cost** | **Category** | **GL** |
| Court/Justice | | | 3249579 |
| Mesquite Campus | | | 3249580 |
| Museum | | | 3249581 |
| Parks | | | 3249582 |
| Police | | | 3249583 |
| Rec Center | | | 3249584 |
| Sanitation | | | 3249585 |
| Senior Center | | | 3249586 |
| Streets | | | 3249587 |
| Vehicle Maintenance | | | 3249588 |
| Welcome Center | | | 3249589 |

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Richard Secrist
Submitting Department: Development Services

**Consent Agenda**

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**Consideration of Development Application Cycle Dates and Deadlines for 2022**

**- Public Comment**
**- Discussion and Possible Action**

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**PETITIONER:** Richard Secrist **DEPARTMENT:** Development Services

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**RECOMMENDATION:**

**Approve the Development Application Cycle Dates and Deadlines for 2022.**

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**Background:**

The Development Services Department periodically releases a calendar of the application cycle to assist developers with project timing.
The review cycle typically takes eight (8) weeks. Zone change/plan amendments requests are processed quarterly. Time frames have been calculated backwards from the Council meeting date. Please see attached schedule.

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**Fiscal Impact:** None

**Budgeted Item:** No

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**Attachments:**

- Development Review Cycle 2022 - Sheet1.pdf

# 2022 Development Review Cycle

| Wednesday Application Intake | Wednesday Agency Review Meeting | Tuesday Tech Review | Tuesday City Council |
|---|---|---|---|
| Standard Application Cycle -- 8 Weeks | | | |
| November 17, 2021 | December 8, 2021 | January 4, 2022 | January 11, 2022 |
| December 1, 2021 | December 22, 2021 | January 18, 2022 | January 25, 2022 |
| December 15, 2021 | January 5, 2022 | February 1, 2022 | February 8, 2022 |
| December 29, 2021 | January 19, 2022 | February 15, 2022 | February 22, 2022 |
| January 12, 2022 | February 2, 2022 | March 1, 2022 | March 8, 2022 |
| January 26, 2022 | February 16, 2022 | March 15, 2022 | March 22, 2022 |
| February 16, 2022 | March 9, 2022 | April 5, 2022 | April 12, 2022 |
| March 2, 2022 | March 23, 2022 | April 16, 2022 | April 26, 2022 |
| March 16, 2022 | April 6, 2022 | May 3, 2022 | May 10, 2022 |
| March 30, 2022 | April 20, 2022 | May 17, 2022 | May 24, 2022 |
| April 20, 2022 | May 11, 2022 | June 7, 2022 | June 14, 2022 |
| May 4, 2022 | May 25, 2022 | June 21, 2022 | June 28, 2022 |
| May 18, 2022 | June 8, 2022 | July 5, 2022 | July 12, 2022 |
| June 1, 2022 | June 22, 2022 | July 19, 2022 | July 26, 2022 |
| June 15, 2022 | July 6, 2022 | August 2, 2022 | August 9, 2022 |
| June 29, 2022 | July 20, 2022 | August 16, 2022 | August 23, 2022 |
| July 20, 2022 | August 10, 2022 | September 6, 2022 | September 13, 2022 |
| August 3, 2022 | August 24, 2022 | September 20, 2022 | September 27, 2022 |
| August 17, 2022 | September 7, 2022 | October 4, 2022 | October 11, 2022 |
| August 31, 2022 | September 21, 2022 | October 18, 2022 | October 25, 2022 |
| September 14, 2022 | October 5, 2022 | November 1, 2022 | November 8, 2022 |
| September 28, 2022 | October 19, 2022 | November 15, 2022 | November 22, 2022 |
| October 19, 2022 | November 9, 2022 | December 6, 2022 | December 13, 2022 |
| Plan Amendment and Zone Change Application Cycle - 11 Weeks | | | |
| October 20, 2021 | November 10, 2021 | January 4, 2022 | January 11, 2022 |
| January 26, 2022 | February 16, 2022 | April 5, 2022 | April 12, 2022 |
| April 20, 2022 | May 11, 2022 | July 5, 2022 | July 12, 2022 |
| July 27, 2022 | August 17, 2022 | October 4, 2022 | October 11, 2022 |

All meeting dates are subject to change by the City Council / Staff.Please note that certain applications do not require City Council action and may be reviewed and approved by Staff.

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Tysha Blaber
Submitting Department: Public Works

**Consent Agenda**

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**Consideration of designating Vehicles/Equipment/Furniture & HVAC Items as City Surplus items and direct Public Works to list these items on the Public Surplus website.**

- **Public Comments**
- **Discussion and Possible Action**

---

**PETITIONER:** Travis H. Anderson, P.E. Public Works Director **DEPARTMENT:** Public Works

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**RECOMMENDATION:**

**Direct Public Works to list Vehicles/Equipment/Furniture/HVAC Items for sale on the Public Surplus website.**

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**Background:**

Public Works would like to place the following items on the Public Website for auction at www.publicsurplus.com

VEHICLES:

| | | | |
|---|---|---|---|
| 00 Dodge Caravan | #604 | 52,746 Miles | $500.00 Min Bid |
| 03 Dodge Dakota | #622 | 112,253 Miles | $500.00 Min Bid |
| 06 Crown Vic | #320 | 100,207 Miles | $500.00 Min Bid |
| 08 Ford F150 | #326 | 163,879 Miles | $500.00 Min Bid |

EQUIPMENT/TIRES:

| | |
|---|---|
| Concrete Chain Saw | No Minimum Bid |
| Razr Tires/Wheels - 27” | No Minimum Bid |

FURNITURE:

| | | |
|---|---|---|
| Round Table 60” | 1 Each | No Minimum Bid |
| Filing Cabinets | 4 Each | No Minimum Bid |
| Stacking Plastic Chairs - Blue | 8 Each | No Minimum Bid |
| Stacking Plastic Chairs - Green | 16 Each | No Minimum Bid |
| Stacking Fabric Chairs - Grey | 18 Each | No Minimum Bid |

HVAC:

| | | |
|---|---|---|
| Bryant Boiler | 1 Each | No Minimum Bid |
| 3 Ton Heatpump R-22 | 2 Each | No Minimum Bid |

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**Fiscal Impact:** Increased Revenue for surplus items would be receipted into Misc Revenue Account GL No 1036120 (Sale of Assets) Fund.

**Budgeted Item:** No

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**Attachments:**

- VehiclePictures.pdf
- Equipment&TirePictures.pdf
- FurniturePictures.pdf
- HVACPictures.pdf
- SalesfromLastAuction_Jun20.pdf

# Vehicle No 320 - 06 Ford Crown Vic



# Vehicle No 326 - 08 Ford F150






**Vehicle No 604 - 00 Dodge Caravan**

# Vehicle No 622 - 03 Dodge Dakota



# Concrete Chain Saw



# Razr Tires/Wheels - 27"




60" Round Table - 1 Each
101


Filing Cabinets - 4 Each
102


Stacking Plastic Chairs - 8 Each
103


Stacking Plastic Chairs - 16 Each
104

# Stacking Fabric Chairs - 18 Each



# BOILERS

Originators of the "Flexible Water Tube" Design

## IDENTIFICATION

| | |
|---|---|
| Model Number | CL240-W-FDGO |
| Input | 2400/1200 |
| Bryan Number | 980856 |
| Serial Number | 82782 |
| Year Built | 2006 |
| nal Board Number | 42226 |
| Foreign g. Number | |
| Output | 1920 |
| Relief Valve Setting | 50 |
| Heating Surface | 287 |
| Min. Relief Valve Capacity | 2870 |
| MAWP, Water | 60 |
| MAWP, Steam | |

## GAS DATA

| | |
|---|---|
| Gas Type | LP GAS |
| Maximum Input | 960 |
| Minimum Input | 480 |
| in. Supply Pressure | 7 IN.WC. |
| ax. Supply Pressure | 1 PSIG |
| Manifold Pressure | 4.0 |
| rifice Size DMS | |

## OIL DATA

Oil Not Heavier Than #2

| | |
|---|---|
| Maximum Input | |
| Minimum Input | |

## ELECTRICAL DATA

| | |
|---|---|
| Control Circuit V/PH/HZ/A | 120/1/60 |
| Motor Circuit V/PH/HZ/A | 230/1/60 |

Not Install On Combustible Flooring Unless Otherwise Noted On Separate Tag.

yan Steam LLC., 783 N. Chili Ave., Peru, Indiana 46970 USA

Heatpump - 3 Ton R-22

MODEL NO.
**B3HP036A06A**

SERIAL (S)N0L7321968

CENTRAL HEAT PUMP
FOR OUTDOOR INSTALLATION ONLY
USE COPPER SUPPLY WIRE 208/230-1-60
FACTORY CHARGED: R22, 8 LBS., 8 OZ.
MIN. TEST PRESS.: HIGH SIDE 300 PSIG, LOW SIDE 150 PSIG

| QTY | LOAD | HP | VOLT-PH-HZ | | |
|---|---|---|---|---|---|
| 1 | COMP. | | 208/230-1-60 | 15.4 RLA | 88 LRA |
| 1 | I.D.BLOW. | 3/4 | 208/230-1-60 | 6.0 FLA | |
| 1 | O.D.FAN | 1/4 | 208/230-1-60 | 1.2 FLA | |

| ** | HEATER MODEL | MIN SPD | HEATER KW @ | MIN CKT AMPACITY | MAX FUSE/ HACR BRKR |
|---|---|---|---|---|---|
| ** | 2NH045- | TAP | 208/240 | 208/240 | 208/240 |
| ( ) | NONE | LOW | 0.0 | 26.5 | 35 |
| ( ) | 00506A | MED | 3.8/5.0 | 49.0/52.5 | 50/60 |
| ( ) | 00706A | MED | 5.6/7.5 | 60.3/65.5 | 70/70 |
| ( ) | 01006A | MED | 7.5/10.0 | 71.6/78.5 | 80/80 |
| ( ) | 01506A | MED | 11.3/15.0 | 94.2/104.6 | 100/110 |
| ** | 2ND045 - TAP | | 208/240 | 208/240 | 208/240 |
| ( ) | 01506A | MED | 3.8/5.0 | 49.0/52.5 | 50/60 |
| | | | 7.5/10.0 | 45.2/52.1 | 50/60 |

** MARK OPTION INSTALLED BY "X" IN BOX
MAXIMUM EXTERNAL STATIC PRESS: .50 I.W.C.
UNIT AND DUCT CLEARANCE FROM COMBUSTIBLE SURFACE:
0.0 IN.
MAXIMUM OUTLET AIR TEMPERATURE: 200 DEG. F.

POUR L'INSTALLATION EXTERIEURE SEULEMENT
UTILISER DES FILS D'ALIMENTATION EN CUIVRE 208/230-1-60
CHARGE A L'USINE: R-22 8 LIVRES, 8 ONCES
PRESSION D'ESSAI MIN: HAUTE/BASSE
300/150 LB/(PO)2

| QTE | CHARGE | HP | VOLT-PH-HZ | | |
|---|---|---|---|---|---|
| 1 | COMP. | | 208/230-1-60 | 15.4 | RLA 88 LRA |
| 1 | I.D.BLOW. | 3/4 | 208/230-1-60 | 6.0 | FLA |
| 1 | O.D.FAN | 1/4 | 208/230-1-60 | 1.2 | FLA |

| ** | UNITE DE CHAUFFAGE | MIN SPD | CHAUFFAGE KW @ | CHARGE AMP MIN DU CIRCUIT | FUS./DUSJ. HACRMAX |
|---|---|---|---|---|---|
| ** | 2NH045- | TAP | 208/240 | 208/240 | 208/240 |
| ( ) | NONE | LOW | 0.0 | 26.5 | 35 |
| ( ) | 00506A | MED | 3.8/5.0 | 49.0/52.5 | 50/60 |
| ( ) | 00706A | MED | 5.6/7.5 | 60.3/65.5 | 70/70 |
| ( ) | 01006A | MED | 7.5/10.0 | 71.6/78.5 | 80/90 |
| ( ) | 01506A | MED | 11.3/15.0 | 94.2/104.6 | 100/110 |
| ** | 2ND045 - TAP | | 208/240 | 208/240 | 208/240 |
| ( ) | 01506A | MED | 3.8/5.0 | 49.0/52.5 | 50/60 |
| | | | 7.5/10.0 | 45.2/52.1 | 50/60 |

** INDIQUER LES OPTIONS INSTALLEES PAR UN "X" ENTRE LES CROCHETS.

B3HP036A06AE REV. A LOT# 006004710986

ASHRAE 90.1 COMPLIANT

DESIGN CERTIFIED

CERTIFIED

C US

energy ENERGY STAR

# Heatpump - 3 Ton R-22

**MODEL NO.**
**B3HP036A06A**

**SERIAL (S)N0L7363718**

CENTRAL HEAT PUMP
FOR OUTDOOR INSTALLATION ONLY
USE COPPER SUPPLY WIRE 208/230-1-60
FACTORY CHARGED: R22, 8 LBS., 8 OZ.
MIN. TEST PRESS.: HIGH SIDE 300 PSIG, LOW SIDE 150 PSIG

| QTY | LOAD | HP | VOLT-PH-HZ | | |
|---|---|---|---|---|---|
| 1 | COMP. | | 208/230-1-60 | 15.4 RLA | 88 LRA |
| 1 | I.D.BLOW. | 3/4 | 208/230-1-60 | 6.0 FLA | |
| 1 | O.D.FAN | 1/4 | 208/230-1-60 | 1.2 FLA | |

| ** | HEATER MODEL | MIN SPD | HEATER KW @ | MIN CKT AMPACITY | MAX FUSE/ HACR BRKR |
|---|---|---|---|---|---|
| ** | 2NH045- | TAP | 208/240 | 208/240 | 208/240 |
| ( ) | NONE | LOW | 0.0 | 26.5 | 35 |
| ( ) | 00506A | MED | 3.8/5.0 | 49.0/52.5 | 50/60 |
| ( ) | 00706A | MED | 5.6/7.5 | 60.3/65.5 | 70/70 |
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| ( ) | 01506A | MED | 11.3/15.0 | 94.2/104.6 | 100/110 |
| ** | 2ND045 - TAP | | 208/240 | 208/240 | 208/240 |
| ( ) | 01506A | MED | 3.8/5.0 | 49.0/52.5 | 50/60 |
| | | | 7.5/10.0 | 45.2/52.1 | 50/60 |

** MARK OPTION INSTALLED BY "X" IN BOX
MAXIMUM EXTERNAL STATIC PRESS: .50 I.W.C.
UNIT AND DUCT CLEARANCE FROM COMBUSTIBLE SURFACE:
0.0 IN.
MAXIMUM OUTLET AIR TEMPERATURE: 200 DEG. F.

POUR L'INSTALLATION EXTERIEURE SEULEMENT
UTILISER DES FILS D'ALIMENTATION EN CUIVRE 208/230-1-60
CHARGE A L'USINE: R-22 8 LIVRES, 8 ONCES
PRESSION D'ESSAI MIN: HAUTE/BASSE
300/150 LB/(PO)2

| QTE | CHARGE | HP | VOLT-PH-HZ | | |
|---|---|---|---|---|---|
| 1 | COMP. | | 208/230-1-60 | 15.4 RLA | 88 LRA |
| 1 | I.D.BLOW. | 3/4 | 208/230-1-60 | 6.0 FLA | |
| 1 | O.D.FAN | 1/4 | 208/230-1-60 | 1.2 FLA | |

| ** | UNITE DE CHAUFFAGE | MIN CHAUFFAGE SPD | KW @ | CHARGE AMP MIN DU CIRCUIT | FUS./DUSJ. HACRMAX |
|---|---|---|---|---|---|
| ** | 2NH045- | TAP | 208/240 | 208/240 | 208/240 |
| ( ) | NONE | LOW | 0.0 | 26.5 | 35 |
| ( ) | 00506A | MED | 3.8/5.0 | 49.0/52.5 | 50/60 |
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| ( ) | 01006A | MED | 7.5/10.0 | 71.6/78.5 | 80/90 |
| ( ) | 01506A | MED | 11.3/15.0 | 94.2/104.6 | 100/110 |
| ** | 2ND045 - TAP | | 208/240 | 208/240 | 208/240 |
| ( ) | 01506A | MED | 3.8/5.0 | 49.0/52.5 | 50/60 |
| | | | 7.5/10.0 | 45.2/52.1 | 50/60 |

** INDIQUER LES OPTIONS INSTALLEES PAR UN "X" ENTRE LES CROCHETS.

B3HP036A06AE REV. A LOT# 005004732088

ASHRAE 90.1 COMPLIANT

DESIGN

# Auction Details June 2020

**Vehicles:**

| | | | |
|---|---|---|---|
| 1978 Ford Water Truck | #921 | 6119 Hours | $6,600.00 |

**Equipment:**

| | | | |
|---|---|---|---|
| 1997 Miller Welder w/Trailer | #152 | 694 Hours | $1,575.00 |
| 1999 Cat Generator | #222 | 372 Hours | $7,151.51 |
| 1994 John Deere Tractor/Box Scraper | #903 | 355 Hours | $7,500.00 |
| 2003 Toro Mower | #939 | 1514 Hours | $ 380.00 |
| 2003 Smithco Field Vacuum | #941 | 426 Hours | $ 255.00 |
| 2006 John Deere Mower | #960 | 1943 Hours | $ 310.00 |

**Workout Equipment:**

| | |
|---|---|
| Paramount Brand: | |
| Hip Machine | $ 177.50 |
| Tricep Extension Machine | $ 227.50 |
| Shoulder Press Machine | $ 227.50 |
| Bench Press Machine | $ 315.00 |
| Lower Back Machine | $ 100.00 |
| Leg Curl Machine | $ 255.00 |
| Leg Machine (Adjustable) | $ 20.50 |
| Misc Freestanding Weights & Stands | $ 355.00 |

**Total Amount Received $25,449.51**

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Julie Goodsell
Submitting Department: City Clerk

**Department Reports**

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**Mayors Comments & Reports**

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**PETITIONER:** Julie Goodsell **DEPARTMENT:** City Clerk

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**RECOMMENDATION:**

---

**Background:**

---

**Fiscal Impact:**

**Budgeted Item:** No

---

**Attachments:**

-

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Julie Goodsell
Submitting Department: City Clerk

**Department Reports**

---

**City Council & Staff Reports**

---

**PETITIONER:** Julie Goodsell **DEPARTMENT:** City Clerk

---

**RECOMMENDATION:**

---

**Background:**

---

**Fiscal Impact:**

**Budgeted Item:** No

---

**Attachments:**

-

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Martine Green
Submitting Department: City Manager

**Administrative**

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**Consideration for approval of Resolution R21-063 finding that the sale of approximately 7.24 acres of City-Owned Property with all Ordinance and Resolutions adopted by the City Council regarding the disposal of real property or the purpose of Economic Development or Redevelopment. in accordance with Mesquite City Charter Section 2.340.**

**- Public Comment**
**- Discussion and Possible Action**

---

**PETITIONER:** Martine Green, Deputy City Manager **DEPARTMENT:** City Manager

---

**RECOMMENDATION:**

**Approve Resolution R21-063 finding that the sale of approximately 7.24 acres of City-Owned Property with all Ordinance and Resolutions adopted by the City Council regarding the disposal of real property or the purpose of Economic Development or Redevelopment. in accordance with Mesquite City Charter Section 2.340.**

---

**Background:**

---

**Fiscal Impact:** Revenue from Sales

**Budgeted Item:** No

---

**Attachments:**

- R21-063.docx
- Appraisal.Johnson.140000.pdf
- Appraisals.Colliers.55000.pdf
- Record_of_Survey_enlarged.pdf
- Record_of_Survey.pdf

# RESOLUTION
# R21-063

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE (CITY) FINDING THAT THE SALE OF APPROXIMATELY 7.24 ACRES OF CITY-OWNED PROPERTY CONSISTING OF A PORTION OF CURRENT CLARK COUNTY ASSESSOR'S PARCEL NO. 002-232-11-002 DESIGNATED AS LOT 303A OF THAT CERTAIN RECORD OF SURVEY FILED ON SEPTEMBER 1, 2021 IN FILE 223, PAGE 91 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA IS CONSISTENT WITH ALL ORDINANCES AND RESOLUTIONS ADOPTED BY THE CITY COUNCIL REGARDING THE DISPOSAL OF REAL PROPERTY FOR THE PURPOSES OF ECONOMIC DEVELOPMENT OR REDEVELOPMENT, IN ACCORDANCE WITH MESQUITE CITY CHARTER SECTION 2.340.**

**WHEREAS,** the City Charter 2.340 dictates the process for disposing of real property for economic development purposes; and

**WHEREAS**, pursuant to the City Charter Section 2.340(3)(a), two appraisals were obtained for the above-described property; and

**WHEREAS,** pursuant to the City Charter Section 2.340(3)(b), the City Council approved Resolution R21-062 on September 28, 2021, finding that it is in the best interest of the Public to sell the above-described property without offering it to the public and for less than fair market value for economic development purposes as defined in NRS 268.063; and

**WHEREAS**, the City of Mesquite desires to sell the above-described property to Crown Cork and Seal USA, Inc. for economic development purposes in accordance with the Purchase and Sale Agreement attached as Exhibit "A."

**NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS**:

1. The sale of the above-described property to Crown Cork and Seal USA, Inc., in accordance with the Purchase and Sale Agreement attached as Exhibit "A" is consistent with all ordinances and resolutions adopted by the City Council regarding the disposal of real property for the purpose of economic development or redevelopment; and

2. The Purchase and Sale Agreement attached as Exhibit "A" is hereby approved by the City Council and the Mayor is authorized to sign the agreement on behalf of the City.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Mesquite, Nevada on the 12th of October, 2021.

_____
Allan S. Litman, Mayor

ATTEST:

_____
Tracy E. Beck, City Clerk

Approved as to Form:

_____
Adam K. Anderson, Interim City Attorney

# *APPRAISAL REPORT*

of a
Vacant Industrial Parcel
Eastern Boundary of Lower Flat Top Drive
North of Pioneer Boulevard
Mesquite, Nevada 89027



**Prepared For:**
Martine Green
Deputy City Manager
City of Mesquite
10 E. Mesquite Boulevard
Mesquite, Nevada 89027

**Effective Date of Value:**
September 2, 2021

**Date of the Report:**
September 7, 2021


***Johnson Appraisal, Inc.***
***Daniel Johnson, MAI, SRA***
*782 S. River Road, #104*
*St. George, Utah 84790*
*Office - (435) 674-2191*
*Mobile - (435) 680-2191*
*Email - johnson@infowest.com*

**JOHNSON APPRAISAL, INC.**
REAL ESTATE APPRAISERS
782 S. RIVER ROAD, #104
ST. GEORGE, UTAH 84790

DANIEL JOHNSON, MAI, SRA
RYAN JOHNSON
CRAIG JOHNSON

TELEPHONE
(435) 674-2191

September 7, 2021

Martine Green
Deputy City Manager
City of Mesquite
10 E. Mesquite Boulevard
Mesquite, Nevada 89027

Dear Ms. Green:

I have completed an investigation and appraisal of the vacant 7.24 acre parcel located along the eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard in the northwestern section of the City of Mesquite, County of Clark, State of Nevada. The property is legally described on page 8 of this appraisal report.

This report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute and the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

The market value of the property is an estimate assuming an exposure time of six months to one year prior to the hypothetical consummation of a sale based on the effective date of the appraisal. Based on an inspection of the property, and the analyses contained in this report, it is my opinion that the "As Is" Market Value, with an effective date of September 2, 2021, is:

**ONE HUNDRED FORTY THOUSAND DOLLARS**
**($140,000)**

This appraisal is made subject to the Certification and Assumptions and Limiting Conditions, which are contained on pages 3 through 5 of this report. This report is not subject to any extraordinary assumptions or hypothetical conditions.

Sincerely,



Daniel Johnson, MAI, SRA
*Nevada State Certified General Appraiser*
*Certificate No. A.0001198-CG*
*Expires August 31, 2023*

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***Addenda***


Record of Survey
Professional Qualifications of Daniel Johnson, MAI, SRA

## PHOTOGRAPHS OF THE PROPERTY



View of the subject property and adjacent parcel in a northerly direction from the southern boundary of Pioneer Boulevard.



Street scene of Lower Flat Top Drive in a southerly direction from a point west of the subject property.



View of the subject property in a northeasterly
direction from a point near the southwest property corner.



View of the subject property in an easterly direction
from the western boundary of Lower Flat Top Drive.

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analysis, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My state certifications have not been revoked, suspended, canceled, or restricted.

I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of the assignment.

I have the appropriate knowledge and experience to complete this assignment competently.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute. This report has also been completed in accordance with the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

On September 2, 2021, I conducted a personal inspection of the property that is the subject of this report. No one provided significant real property appraisal assistance to the person signing this certification.

Sincerely,



Daniel Johnson, MAI, SRA
*Nevada State Certified General Appraiser*
*Certificate No. A.0001198-CG*
*Expires August 31, 2023*

## ASSUMPTIONS AND LIMITING CONDITIONS

### *Legal Matters*

The legal description contained in this report was not confirmed by survey and is assumed to be correct. No responsibility is assumed in connection with a survey or for encroachments, overlapping, or other discrepancies that might be revealed. Exhibits and sketches included in the report are for illustration only to aid the reader in visualizing the property and are not necessarily the result of a survey.

No responsibility is assumed for an opinion of legal nature, including ownership of the property or the condition of title. Information related to ownership and legal description was obtained from public records and is considered reliable. The appraiser assumes that the title is marketable and not encumbered by adverse easements and restrictions.

### *Unapparent Conditions*

The appraiser assumes that there are no hidden or unapparent conditions of the property which would render it more or less valuable. The appraiser is not an expert in determining the presence or absence of hazardous substances, defined as all hazardous or toxic materials, waster pollutants, or contaminants (including, but not limited to, asbestos, PCB, UFFI, or other raw materials or chemicals) present on the property.

The appraiser assumes no responsibility for studies or analysis which would be required to conclude the presence or absence of such substances or for the loss as a result of the presence of such substances. If desired, the client is urged to retain an expert in the field. The value estimate is based on the premise that the subject property is not so affected.

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

### *Information and Data*

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 can be assumed.

All mortgages, liens, encumbrances, and servitudes have been disregarded unless so specified in the appraisal report. The property is appraised as though under responsible ownership and competent management.

### *Zoning and Licenses*

It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconforming use has been stated, defined, and considered in the valuation. It is assumed that the subject property complies with all applicable federal, state, and local environmental regulations

and laws unless noncompliance is stated, defined, and considered in the valuation.

It is assumed that the information relating to the location of or existence of public utilities obtained from inquiry from the appropriate utility authority, or has been ascertained from visual evidence, is correct. No warranty has been made regarding the exact location or capacities of public utility systems.

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

***General Limiting Conditions***

This report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

The appraiser will not be required to give testimony or appear in court due to preparing the appraisal with reference to the property in question.

Possession of the report does not carry with it the right of publication. Out-of-context quoting from or partial reprinting of this appraisal report is not authorized. Neither all nor any part of this report shall be disseminated to the general public without the prior written consent of the appraiser.

The date of value, to which the conclusions and opinions expressed in the report apply, is set forth in the Letter of Transmittal. Further, the dollar amount of the value opinion rendered in this report is based upon the purchasing power of the U.S. Dollar existing on that date.

Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to the values, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the appraisal designations) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without prior written consent and approval of the appraiser.

No environmental or concurrency impact studies were either requested or made in conjunction with this appraisal report. The appraiser reserves the right to alter, amend, revise, or rescind of the value opinion based upon any subsequent environmental or concurrency impact studies, research, or investigations.

The appraiser reserves the right to make such adjustments to the analyses, opinions, and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.

## EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

***Extraordinary Assumptions***

An extraordinary assumption is defined in the 2020-2021 Uniform Standards of Professional Appraisal Practice (USPAP), page 4, as:

> An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Page 17 of USPAP states the cases in which an extraordinary assumption may be used in an assignment:

- It is required to properly develop credible opinions and conclusions;
- the appraiser has a reasonable basis for the extraordinary assumption;
- use of the extraordinary assumption results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

This appraisal report is not subject to any extraordinary assumptions.

***Hypothetical Conditions***

A hypothetical condition is defined in the 2020-2021 Uniform Standards of Professional Appraisal Practice (USPAP), page 4, as:

> A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Page 17 of USPAP states the cases in which a hypothetical condition may be used in an assignment:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- use of the hypothetical condition results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

This report is not subject to any hypothetical conditions.

## EXECUTIVE SUMMARY

| | |
|---|---|
| **Location** | Eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard in the northwestern section of the City of Mesquite, County of Clark, State of Nevada. |
| **Ownership** | According to public record information, the property is currently owned by the City of Mesquite. |
| **Property Type** | Vacant Land |
| **Property Rights Appraised** | Fee Simple |
| **Land Data** | The subject property is an undulating parcel that contains a total of 7.24 acres of area. |
| **Flood Zone** | According to the Clark County, Nevada Community Panel No. 32003C0378F, effective December 4, 2007, the land is located in a Flood Zone X, which is not a Special Study Flood Hazard Area. |
| **Zoning** | IR-1 (Industrial) |
| **Highest and Best Use** | Industrial Development |
| **"As Is" Market Value** | $140,000 |
| **Effective Date of Value** | September 2, 2021 |
| **Date of the Report** | September 7, 2021 |

## IDENTIFICATION OF THE PROPERTY

The property being appraised is located on the eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard. It consists of the southern 7.24 acre portion of the parcel that is identified by the Clark County Assessor as Parcel No. 002-23-211-002 and is legally described as:

> Located in the West Half of Section 23, Township 13 South, Range 70 East, Mount Diablo Base and Meridian, City of Mesquite, Clark County, Nevada, and being more particularly described as:
>
> Beginning at a point on Easterly right-of-way line of Lower Flat Top Drive (a 120.00 foot dedicated right-of-way), said point being the Southwest Corner of Lot 303 that is North 89°07'45" East 1,244.72 feet along the Quarter Section line and South 00°52'15" East 0.66 feet from the West Quarter Corner of Section 23, Township 13 South, Range 70 East, Mount Diablo Base and Meridian as Recorded on the Final Map, Merger and Resubdivision, Technology and Commerce Center, Phase Ill in Book 148, Page 52 of Plats in the Official Records of Clark County, Nevada and running; thence Northwesterly 226.98 feet along the arc of a 2,440.00 foot radius non-tangent curve to the right with a central angle of 05°19'48" and the Center bears North 78°44'03" East along the said Easterly line of Lower Flat Top Drive; thence North 62°21'25" East 854.67 feet to the Easterly line of said Lot 303; thence South 00°49'01" East 610.11 feet along said Easterly line to the Southeast corner of said Lot 303; thence South 89°09'08" West 731.96 feet along the Southerly line to said Southwest corner of said Lot 303 and point of beginning. Contains 7.24 acres, more or less as described.

*Source: Record of Survey for the City of Mesquite, Official Records, File 223, Page 91, Dated September 1, 2021*

## PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to express an opinion of the "As Is" Market Value of the subject property with an effective date of September 2, 2021. The intended use of this appraisal is to assist the City of Mesquite in establishing a market value estimate for the potential sale of the property. I was formally engaged directly by Martine Green, Deputy City Manager for the City of Mesquite, on August 13, 2021.

## SCOPE OF WORK

The scope of work requires compliance with the 2020-2021 Edition of the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Guide Notes to the Standards of Professional Practice adopted by the Appraisal Institute. The standards contain binding requirements and specific guidelines associated with the procedures to be followed in developing an appraisal, analysis, or opinion. The uniform standards set the requirements to communicate the appraisers' analyses, opinions, and conclusions in a manner that will be meaningful and not misleading in the marketplace.

The depth of the analysis was intended to be appropriate in relation to the significance of the appraisal problem. The following steps were taken in formulating an opinion of the subject property.

- The subject market area was searched relative to the historical and projected rates of growth and development patterns. This search included consultation with county officials at Clark County.

- The subject property was personally inspected on September 2, 2021.

- A search of public records relative to the subject property in Clark County was also conducted.

- An analysis of the legally permissible, physically possible, and financially feasible uses of the property was conducted in order to estimate the highest and best use of the property.

- Sales data was obtained though surveys with local real estate brokers and a search of public records. The comparable properties were analyzed as to their legal encumbrances, conditions of sale, financing terms, market conditions, location, physical characteristics, availability of utilities, zoning, and highest and best use.

- This appraisal report is intended to be an appraisal assignment. The service was performed in a manner that the results, opinions, and conclusions are that of a disinterested third party.

## DEFINITION OF MARKET VALUE

Market value contained in this report is defined as:

> 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.

*Source: The Appraisal of Real Estate, Fifteenth Edition, published by the Appraisal Institute, 2020, Page 48*

## PROPERTY RIGHTS APPRAISED

No portion of the subject property is leased to a third-party. The property rights appraised are those of the fee simple estate, which is defined in The Dictionary of Real Estate Appraisal, Sixth Edition, published by the Appraisal Institute, 2015, page 90, as:

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

## DATE OF THE APPRAISAL

The effective date of value is September 2, 2021, the date of final property inspection. The date of the report is September 7, 2021, the date of completion of the written appraisal report.

## STATEMENT OF OWNERSHIP

According to public record information, the property is currently owned by City of Mesquite.

## OWNERSHIP HISTORY

The subject property, and adjacent lands containing 7,689.59 acres, were acquired by the City of Mesquite from The United States of America on May 7, 2003 (Document No. 20030507:01426), for a reported $10,750,000. The lands were undeveloped, open acreage at the time of sale.

The subject property has not been listed for sale, or sold, in the past three years.

## AREA DATA

The subject property is located in the western section of the City of Mesquite in the northeast corner of Clark County, Nevada. Mesquite is located approximately 80 miles northeast of Las Vegas, Nevada and 38 miles south of St. George, Utah. Access to the area is from Interstate 15, which extends through Las Vegas, Nevada to Salt Lake City, Utah. The State of Nevada is the seventh physically largest in the nation with a site area of more than 110,000 square miles and is one of the most populated states. The Bureau of Land Management (BLM) is the largest land owner with more than 48 million acres of area. Other federal government land holdings combined with the BLM land represents approximately 85 percent of the state's land area.

Within the Clark County area, the BLM owns approximately five million acres of public land. Approximately 108,000 acres is located within metropolitan areas. The land area of Clark County contains approximately 7,910 square miles. Las Vegas is the largest metropolitan area in Nevada and is the county seat of Clark County.

The population of Clark County is concentrated in the Las Vegas Valley, which is the central portion of Clark County. The Valley contains approximately 480 square miles of area and is situated at 2,016 feet above mean sea level. The climate of the Valley is semi-arid with an average annual rainfall of 5.56 inches and an average maximum temperature of 79.6 degrees.

The City of Mesquite is an incorporated district within the Clark County area and was founded in 1859 and incorporated in 1984. The southerly boundary of Mesquite is provided by the Virgin River, which flows from east to west. The City of Mesquite has a land area of 32.08 square miles. The elevation at City Hall is 1,597 feet above mean sea level. Mesquite is part of a semi-rural area proximate to the towns of Littlefield and Beaver Dam, Arizona. The communities of Glendale, Overton, and Logandale, Nevada are approximately 30 to 45 miles to the southwest.

***Climate***

The climate of the area is rated as moderate with temperatures ranging from an average low of 34 degrees Fahrenheit in January to an average high of 107 degrees Fahrenheit in July. The area averages 133 days per year with temperatures higher than 90 degrees Fahrenheit and 38 days with temperatures reaching below 32 degrees Fahrenheit. The average annual days of sunshine are 310 with an average annual rainfall of 7.70 inches. December has the highest humidity level at 44 percent. The lowest humidity level is typically recorded in April at 15 percent.

***Population***

The 2020 population of Mesquite was estimated at 20,438 persons. This represents a 33.5 percent increase in population since 2010. Listed below is a table that depicts the historic population of Mesquite.

| Historic Population | |
|---|---|
| Year | Population |
| 2000 | 9,389 |
| 2010 | 15,305 |
| 2020 | 20,438 |

*Smyce: U.S. Census Bureau*

Mesquite is one of the fastest growing cities in Nevada. The average annual non-compounded growth rate from 2010 to 2020 was 3.4 percent.

***Economic Activity***

The Casablanca Resort, Virgin River Resort, and Eureka Resort are the three largest employers in Mesquite. These three employers have a total of 2,147 employees. The fourth largest employer is Walmart with an employment base of 241 persons. Other large employers include the Clark County School District, the City of Mesquite, Mesa View Hospital, and Primex Plastic.

There are four casino resorts in Mesquite that provide local employment and attract tourists and potential new residents to the area. Prior to incorporation, resorts are a concept for other areas of Nevada. The Oasis Hotel and Casino started with the acquisition of the 24-room Western Village. The Resort expanded to more than 900 rooms and many amenities. It ceased operations in 2008. The Virgin River Hotel and Casino opened in 1990 and has expanded with the addition of rooms and other amenities. The facility currently has 709 rooms. The Rising Star opened in 2016 and has 210 rooms.

Industrial development is primarily located in the northern section of Mesquite. The Primex Plastics Company, headquartered in New Jersey, relocated its first coast plant from California to Mesquite in 1991. The plant was one of the first industrial projects in Mesquite. Primex employs 165 people from Mesquite and adjacent communities.

Other industrial development is located to the northern of the Primex plant in the Mesquite Industrial Park. Approximately 38 acres has been developed with full improvements to permit the development of additional industrial projects. The area also has the potential for expansion due to available vacant land. The Mesquite and Technology Center is located in the northwestern section of the city. The project contains approximately 650 acres and is designed primarily for manufacturing use.

***Housing***

The Mesquite area contains a variety of housing types from detached single family residences to apartment complexes. Listed below is a summary table that depicts the total number of single family residence sales, including the year 2020, as reported by the Mesquite Association of Realtors.

**Price Trends for Single Family Residences**

| Year | No. of Sales | Median Sales Price | % Change From Previous Year | Average Days on Market of Sold Residences |
|---|---|---|---|---|
| 2020 | 535 | $342,500 | +11.7% | 62 |
| 2019 | 499 | 306,700 | +5.9% | 48 |
| 2018 | 568 | 291,750 | +9.4% | 51 |
| 2017 | 538 | 265,000 | +8.9% | 64 |
| 2016 | 434 | 243,650 | +1.8% | 92 |
| 2015 | 338 | 239,450 | +8.1% | 81 |
| 2014 | 345 | 221,500 | +3.0% | 142 |
| 2013 | 382 | 215,000 | +13.2% | 134 |
| 2012 | 313 | 190,000 | +0.1% | 127 |
| 2011 | 189 | 189,900 | +1.0% | 133 |
| ***Average*** | ***414*** | ***$250,545*** | ***+6.3%*** | ***93*** |

*Source: Mesquite Association of Realtors*

During 2020, a total of 535 sales were reported at a median price of $342,500. The median price for 2019 was $306,700, indicating an increase of 11.7 percent in the median price. The median price in 2011 was reported at $189,900.

The average custom lot price ranged from $60,000 to $350,000. The rental market in Mesquite is average with a two-bedroom apartment renting for approximately $550 per month and a three bedroom home rents for $850 per month.

The number of residential building permits in Mesquite has varied dramatically since 2010. The table below lists total permits from 2010 to 2019.

| Building Permits | |
|---|---|
| Year | Total Single-Family Residences |
| 2010 | 201 |
| 2011 | 134 |
| 2012 | 169 |
| 2013 | 202 |
| 2014 | 196 |
| 2015 | 206 |
| 2016 | 246 |
| 2017 | 329 |
| 2018 | 338 |
| 2019 | 305 |

*Source: City of Mesquite Building Department*

In 2019, 305 permits are issued for single family residences as compared with 201 permits in 2010. According to the 2010 U.S. Census, the average household size in Mesquite is 2.33 persons. With 305 permits issued in 2019, a population increase of 711 persons occupying single family residences is anticipated. Since 2014, the average number of building permits for single family residences has ranged from 196 to 338, or an average of 270 permits. The overall market for new construction is stable.

***Transportation***

The Mesquite Municipal Airport opened in 1990 providing airport access to the area. The 5,100 foot runway with a 75-foot width allows a landing capacity of private aircraft with a limit of 30,000 pounds. Plans for expansion of the airport include an FBO station and maintenance hanger and several private storage hangers. The average number of flights per week is 70. The airport also provides fuel and aircraft maintenance.

The nearest major commercial air service is available at McCarran International Airport in Las Vegas. Air service from Las Vegas provides nonstop service to many of the major population centers across the country. McCarran Airport provides transportation access to more than 50 million passengers annually. Two highways serve the Mesquite area. These include Interstate 15, which connects Southern California to Salt Lake City. State Highway 170 connects Bunkerville with Mesquite and Interstate 15. The nearest railroad through the area is located 36 miles to the west in Moapa Valley. Greyhound Bus Lines provides two bus departures a day from Mesquite.

***Government***

The Mesquite City Government consists of a city council and elected mayor. The city hall is located in the eastern section of the central business district. A new criminal justice facility was recently constructed for police, jail, and court functions. The fire department consists of 35 volunteers and five vehicles. The city also provides ambulance service with 30 volunteers and four vehicles. A U.S. Post Office is located in the western section of the central business district.

***Conclusion***

The growth of area is attributed to the gaming and recreational sectors of the economy, which is dominated by the four casino resorts. These projects provide an economic base for the Mesquite area. The general community growth is expected to continue due to Nevada's tax structure and climate. The largest employers provide an adequate economic base along with ancillary service related and manufacturing industries. The marketability of the area is expected to remain stable.

## LAND DATA

The land description is based on a personal inspection of the property, public record information, and the inserted plat map contained on the following page. The subject land is outlined in yellow. The property is a portion of a parcel that is identified by the Clark County Recorder as Parcel No. 002-23-211-002.

***Land Description***

The subject land is located along the eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard in the northern section of the City of Mesquite. It is contained in a single parcel that contains gentle to steep slopes with a total of 7.24 acres of area. Access is provided by Lower Flat Top Drive, which is a public street that is maintained by the City of Mesquite. It is partially finished with concrete curbs and gutters along the median.

A physical inspection of the land indicated no signs of subsidence or cracking. No toxic waste hazards were evident upon inspection. A soil's report specific to the subject property has not been submitted.

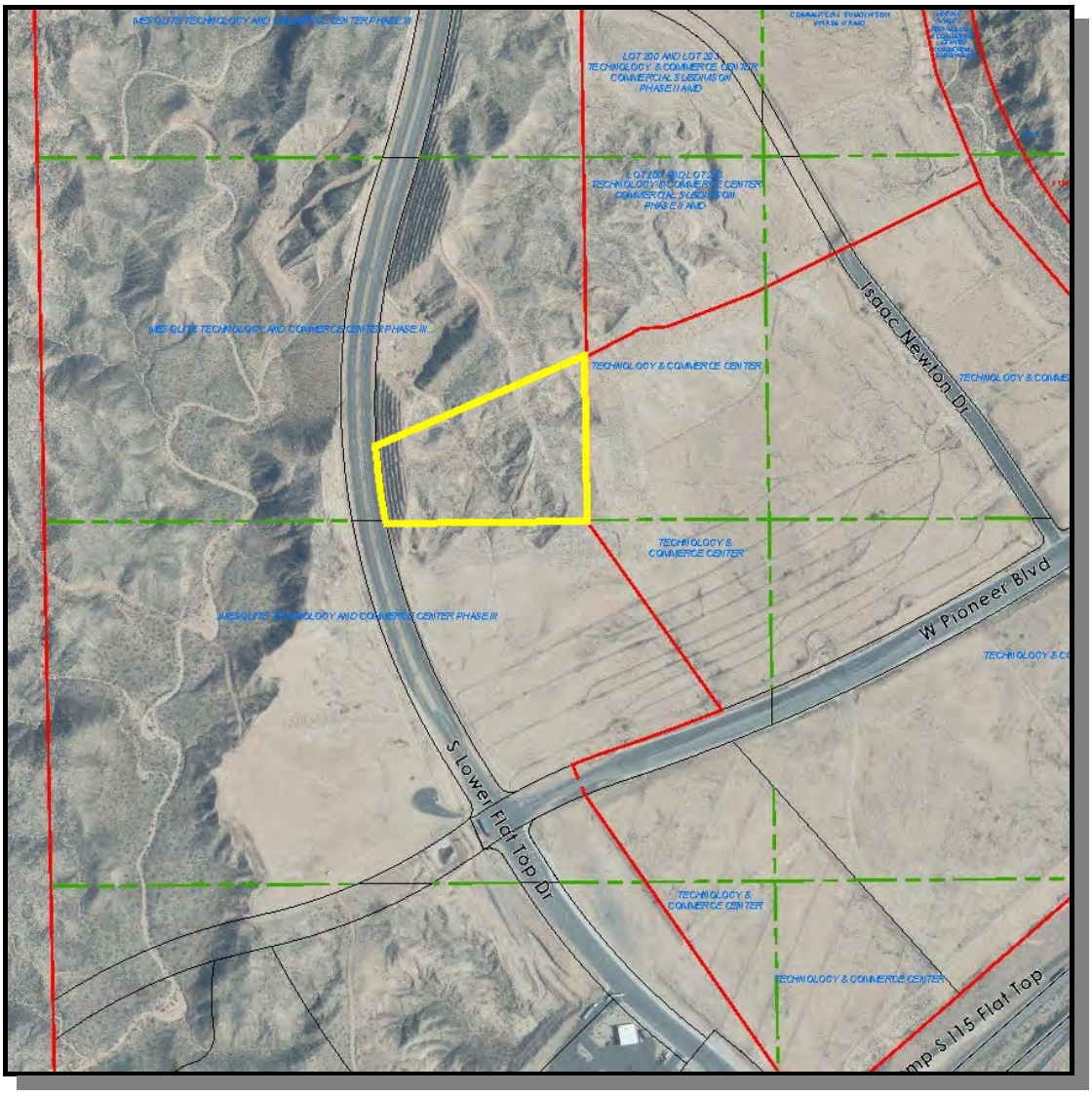
***Easements and Encroachments***

Access to the land is provided by a public roadway. Based on a physical inspection of the land, and a review of available public records, no adverse easements are observed. No encroachments were observed during a personal inspection of the land.

***Adjacent Properties***

The parcels surrounding the subject property are vacant parcels zoned for or industrial use. These properties conform to the subject property with a positive effect.

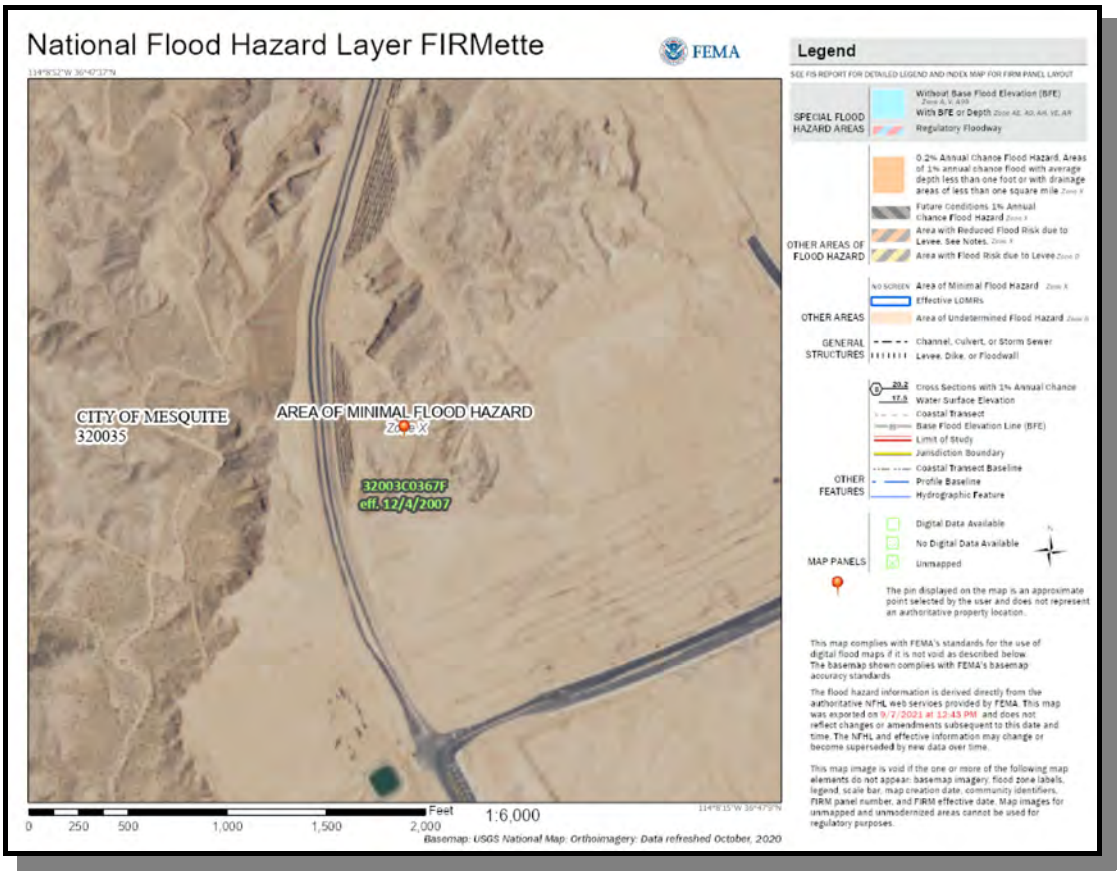
**Clark County Aerial Plat Map**




***Flood Zone***

The Federal Emergency Management Agency's National Flood Insurance Program provides maps indicating flood hazard zones. According to the Clark County, Nevada Community Panel No. 32003C0367F, revised December 4, 2007, the land is located in a Flood Zone X, which is not a Special Study Flood Hazard Area. Listed below is a portion of the flood map that depicts the location of the land.

## Flood Map




***Conclusion***

The subject land is a typical parcel which conforms to other parcels in the area. The land has average visibility at an interior location. Other than the property's steep terrain, no adverse conditions were disclosed during a personal inspection of the land.

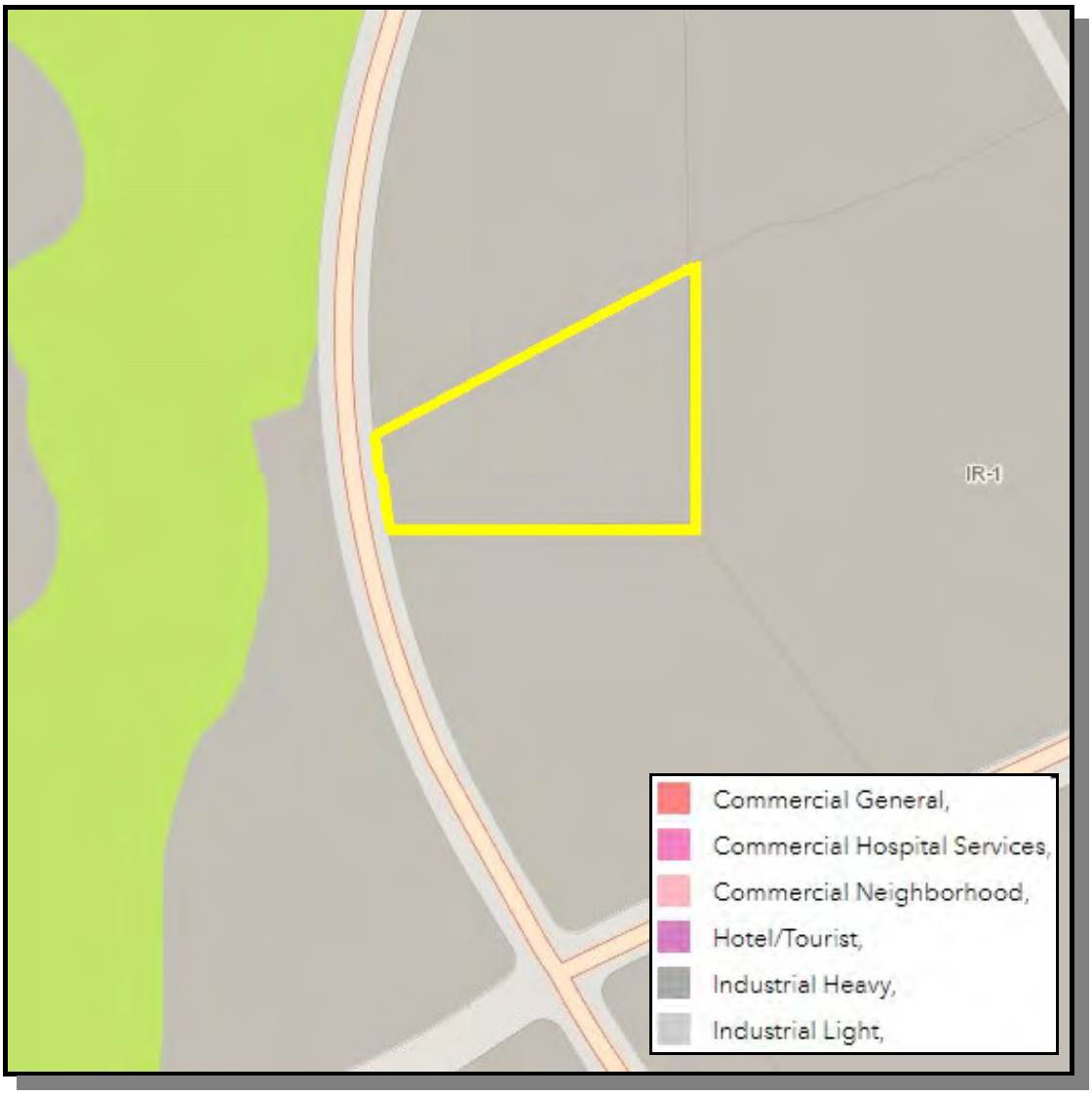
## ZONING DATA

The land is zoned IR-1 by the City of Mesquite, which is defined as Industrial-Light. 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. Permitted uses include a variety of industrial and commercial improvements. Listed below is a summary of the zoning restrictions.

| | |
|---|---|
| **Minimum District Area** | None |
| **Minimum Open Space** | 15 Percent |
| **Setbacks** | Front - 10 Feet<br>Interior Side - 5 Feet<br>Street Side - 5 Feet<br>Rear - 5 Feet |
| **Parking Requirements** | Must comply with the requirements as contained in Chapter 9-8-5 of the zoning ordinance. |

The following page contains a portion of the City of Mesquite Zoning Map. The subject property is outlined in yellow.

**Zoning Map**


IR-1
Commercial General,
Commercial Hospital Services,
Commercial Neighborhood,
Hotel/Tourist,
Industrial Heavy,
Industrial Light,

## ASSESSED VALUE AND TAXES

All real property in Clark County is assessed for ad valorem taxes by the Clark County Assessor's Office. The subject property is a portion of Parcel No. 002-23-211-002 and contains 7.24 acres. The entire parcel contains 29.69 acres. The 2021-22 assessed value is $1,086,369. The taxable value is $380,229. The 2022 tax rate is 0.027737. The 2021-22 taxes are reported at $10.546.41. Since the property is owned by a municipality, the property is exempt from real property taxes.

The taxable value equates to $12,806.64 per acre. The taxable value for the 7.24 acre portion is projected at $92,720. Based on the current tax rate, the property taxes for the subject property are projected as:

$92,720 @ 0.027737 = $2,571.77

## HIGHEST AND BEST USE

Highest and best use, as defined in The Dictionary of Real Estate Appraisal, page 93, is:

> The reasonable probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

### *Highest and Best Use as Vacant*

The physical characteristics of the land prescribe the type of physically possible development. The land is located in the western section of the City of Mesquite. It is contained in a single parcel that benefits from frontage and access directly from Lower Flat Top Drive. The parcel is undulating and is physically situated above street grade. Portions of the property could be developed subsequent to extensive grading. The parcel is irregular in shape. No known soil problems have been disclosed that would limit the development of the land. The size and shape of the land offer a variety of potential development standards.

The legal permissibility uses are restricted by the zoning designation. The subject land is zoned for industrial use. This zoning allows for a variety of industrial and commercial improvements.

Financially feasible uses pertain to the issues of profitability. The property is located in the northwestern section of Mesquite. Demand industrial use in the subject market area is currently good. The subject land benefits from an average location in Mesquite.

The maximally productive use of the land is based on the premise as to which use will provide the highest net return. Based on the zoning, the maximally productive use would be for an industrial or commercial type development.

The highest and best use of the land is for development of commercial or industrial use.

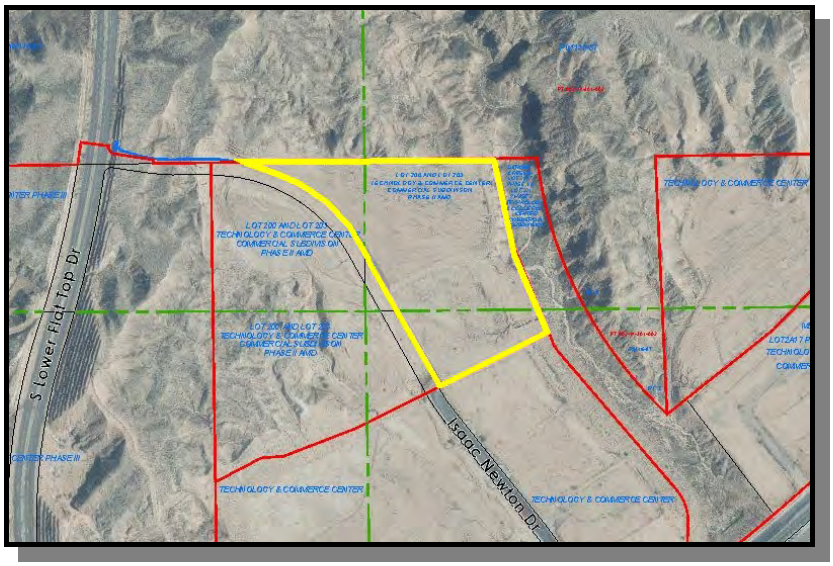
## LAND VALUATION

In the Highest and Best Use section of this report, it was concluded that the highest and best use of the subject land as vacant is for commercial or industrial development. The most appropriate method of estimating the land value is the sales comparison approach, which is defined in The Dictionary of Real Estate Appraisal, page 207, as:

> The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.

In the sales comparison approach to valuation, other vacant parcels are compared to the subject property and are analyzed in order to arrive at an indicated value. Variations are discussed and correlated based on the differences between the subject property and the sales included in this section. Listed below is detailed information pertaining to each land sale.

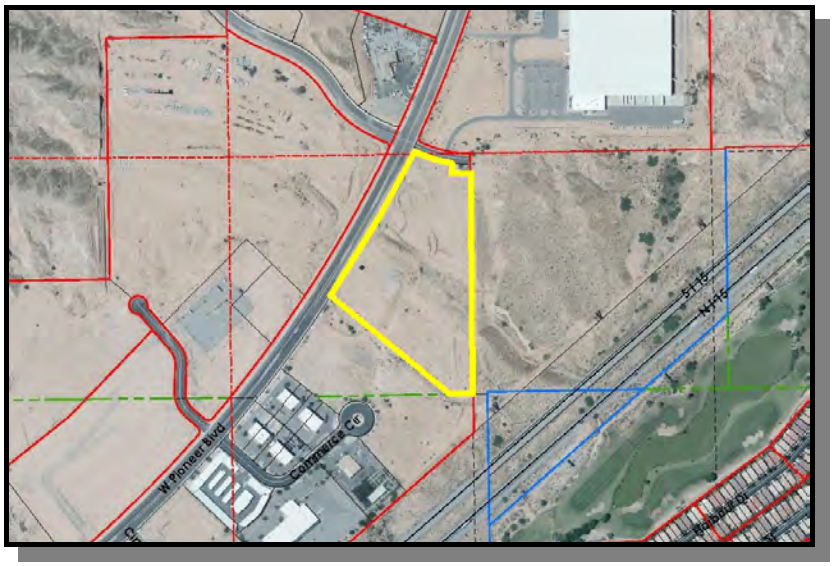
## Land Sale One




| | |
|---|---|
| **Location** | Eastern Boundary of Isaac Newton Drive north of Pioneer Boulevard, Mesquite |
| **Legal Description** | Lot 303 of Amended Final Map Lots 200 and 203, Technology and Commerce Center, Phase II, Book 141, Page 78, Clark County, Nevada |
| **Parcel No.** | 002-23-513-002 |
| **Grantor** | City of Mesquite |
| **Grantee** | Bark Canine Club, LLC |
| **Sales Price** | $330,000 |
| **Date of Sale** | April 30, 2021 |
| **Terms** | All cash transaction |
| **Parcel Area** | 13.71 Acres |
| **Topography** | Level to Undulating |
| **Zoning** | IR-1 (Industrial Light) |
| **Present Use** | Vacant |
| **Sales Price Per Acre** | $24,070 |
| | |
| **Document No.** | 20210430:02449 |
| **Verification** | Grantor's Agent - Janice Ridondo |

**Comments:** The property was not listed for sale on the open market.

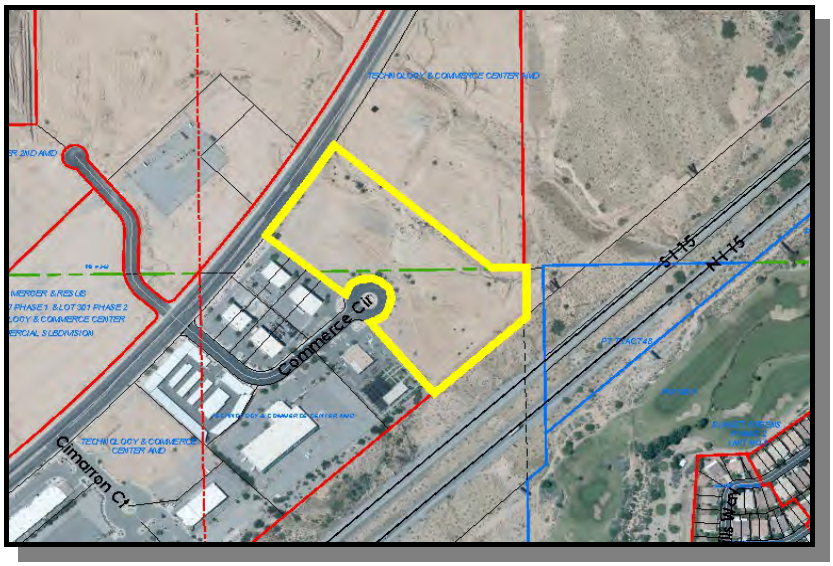
## Land Sale Two




| | |
|---|---|
| **Location** | Southwest corner of Pioneer Boulevard and Wittwer Trail, Mesquite |
| **Legal Description** | Portion of Lot 22 of Amended Final Map of Technology and Commerce Center, Book 124, Page 38, Clark County, Nevada |
| **Parcel No.** | 002-24-111-002 |
| **Grantor** | American Bank of the North |
| **Grantee** | West Pioneer, LLC |
| **Sales Price** | $430,000 |
| **Date of Sale** | September 22, 2020 |
| **Terms** | All cash transaction |
| **Parcel Area** | 14.70 Acres |
| **Topography** | Level to Undulating |
| **Zoning** | IR-1 (Industrial Light) |
| **Present Use** | Vacant |
| **Sales Price Per Acre** | $29,252 |
| | |
| **Document No.** | 20200922:02195 |
| **Verification** | Agent - Douglas Reath |

**Comments:** The property was listed for sale on the open market from $1,293,000 to $799,000 for a total of 353 days prior to the sale.

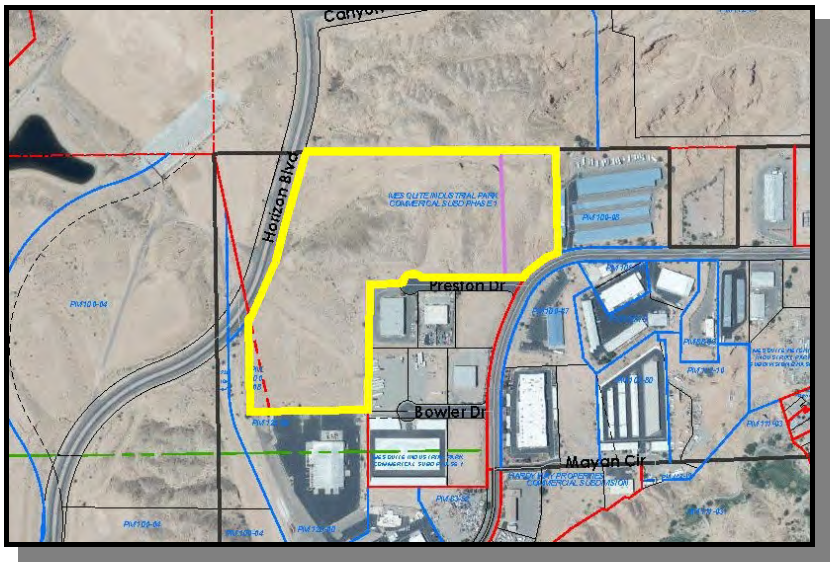
## Land Sale Three




| | |
|---|---|
| **Location** | Southern boundary of Pioneer Boulevard at the end of Commerce Circle, Mesquite |
| **Legal Description** | Portion of Lot 21 of Amended Final Map of Technology and Commerce Center, Book 124, Page 38, Clark County, Nevada |
| **Parcel No.** | 002-24-212-003 |
| **Grantor** | REV Recreational Group, Inc. |
| **Grantee** | Mesquite Ranch I, LLC |
| **Sales Price** | $550,000 |
| **Date of Sale** | March 4, 2020 |
| **Terms** | All cash transaction |
| **Parcel Area** | 11.38 Acres |
| **Topography** | Level |
| **Zoning** | IR-1 (Industrial Light) |
| **Present Use** | Vacant |
| **Sales Price Per Acre** | $48,330 |
| | |
| **Document No.** | 20200304:0001642 |
| **Verification** | Agent - Lisa Hauger |

**Comments:** The property was listed for sale on the open market for an undisclosed price for a total of 405 days prior to the sale.

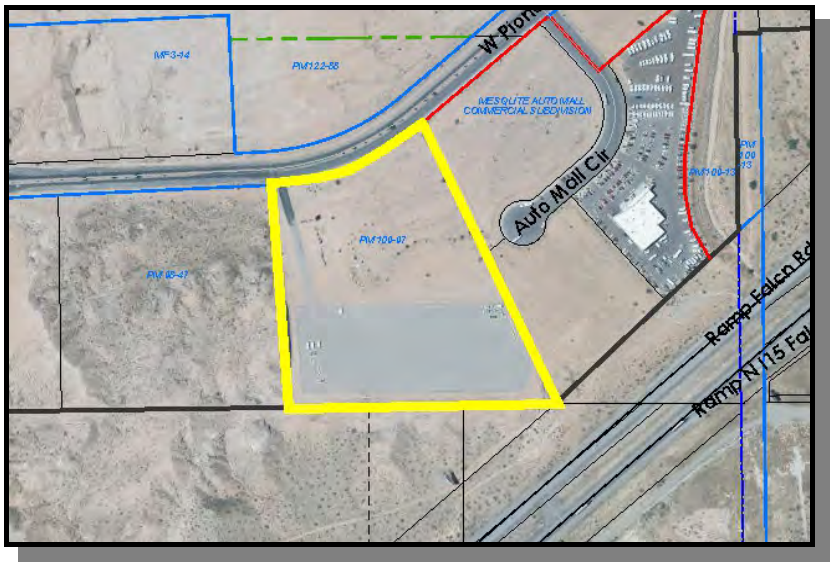
## Land Sale Four




| | |
|---|---|
| **Location** | Northwest corner of Hardy Way and Preston Drive, Mesquite |
| **Legal Description** | Portion of Lots 1 and 2, Mesquite Industrial Park Commercial Subdivision, Phase 1 |
| **Parcel Nos.** | 001-08-111-003 and 001-08-111-018 |
| **Grantor** | Hartman Investments, LLC |
| **Grantee** | Seiko Miyamori |
| **Sales Price** | $385,000 |
| **Date of Sale** | February 1, 2019 |
| **Terms** | All cash transaction |
| **Parcel Area** | 21.85 Acres |
| **Topography** | Level to Sloping |
| **Zoning** | IR-1 (Industrial Light) |
| **Present Use** | Vacant |
| **Sales Price Per Acre** | $17,620 |
| | |
| **Document No.** | 20190201:0001744 |
| **Verification** | Agent - Guy Pompa |

**Comments:** The property was listed for sale at $459,000 for 1 day. It is from level to undulating in topography.

## Land Sale Five




| | |
|---|---|
| **Location** | Southern boundary of Pioneer Boulevard west of Auto Mall Circle, Mesquite |
| **Legal Description** | Parcel 2, File 109 of Parcel Maps, Page 97, Clark County, Nevada |
| **Parcel No.** | 002-13-701-012 |
| **Grantor** | BOLV Real Estate Holdings, LLC |
| **Grantee** | Pioneer Partners, LLC |
| **Sales Price** | $625,000 |
| **Date of Sale** | August 5, 2016 |
| **Terms** | All cash transaction |
| **Parcel Area** | 15.45 Acres |
| **Topography** | Level |
| **Zoning** | CR-2 (Commercial General) |
| **Present Use** | Vacant |
| **Sales Price Per Acre** | $40,453 |
| | |
| **Document No.** | 20160805:0001902 |
| **Verification** | Agent - Doug Reath |

**Comments:** The property was listed for sale on the open market at an undisclosed price for a total of 1,096 days prior to the sale. A portion of the land was improved with gravel paving and chain-link fencing after the sale.

## Land Sales Location Map



| Vacant Land Sales | | | | | |
|---|---|---|---|---|---|
| No. | Parcel No.<br>Location | Sales Date | Sales Price | Parcel Area | Sales Price Per Acre |
| 1 | 002-23-513-002<br>Eastern boundary of Isaac Newton Drive north of Pioneer Boulevard.<br>Mesquite | 4/30/21 | $330,000 | 13.71 Acres | $24,070 |
| 2 | 002-24-111-002<br>Southwest corner of Pioneer Boulevard and Wittwer Trail,<br>Mesquite | 9/22/20 | $430,000 | 14.70 Acres | $29,252 |
| 3 | 002-24-212-003<br>Southern boundary of Pioneer Boulevard end of Commerce Circle,<br>Mesquite | 3/4/20 | $550,000 | 11.38 Acres | $48,330 |
| 4 | 001-08-111-003 and 018<br>Northwest corner of Hardy Way and Preston Drive, Mesquite | 2/1/19 | $385,000 | 21.85 Acres | $17,620 |
| 5 | 002-13-701-012<br>Southern boundary of Pioneer Boulevard west of Auto Mall Circle,<br>Mesquite | 8/5/16 | $625,000 | 15.45 Acres | $40,453 |
| Subject Property | 002-23-211-002<br>Eastern boundary of Lower Flat Top Drive north of Pioneer Boulevard,<br>Mesquite | N/A | N/A | 7.24 Acres | N/A |

A search of the Mesquite area was conducted to disclose sales of similar parcels. The five sales are the most recent disclosed of competitive parcels. These sales indicate an unadjusted range from $17,620 to $48,330 per acre. The comparables are analyzed based on the price per acre, which is the unit of comparison commonly utilized by investors, developers, and brokers for vacant parcels in the subject market area. Both quantitative and qualitative adjustments are utilized to compare the sales to the subject property. Listed below is an explanation of the adjustments applied in the valuation of the subject property.

***Elements of Comparison***

**Real Property Rights Conveyed**

This adjustment accounts for differences in property rights conveyed. These rights may include the grantor retaining a portion of the ownership rights, easements or restrictions that have a significant impact on the marketability of the title, and/or a tenant's leasehold interest in a property. A leasehold interest may segregate the property rights between a property owner and tenant if the lease is not structured at a market rate. The comparable sales involved vacant parcels unencumbered by any leases. They are transfers of fee simple estates. No adjustments are warranted for differences in the real property rights conveyed.

**Financing**

The transaction price of one property may differ from an identical property due to different financing arrangements. All of the sales were acquired with cash or reported as cash equivalent transactions. A cash equivalency adjustment is not warranted.

**Conditions of Sale**

This adjustment is utilized to account for atypical grantor/grantee motivations or other special sale considerations. The adjustment may be positive or negative depending on the condition of sale. A positive adjustment may be required due to a distressed sale, short sale, or foreclosure if the property is not marketed for a reasonable period. A negative adjustment may be required when a property is sold to an adjacent property owner or to a grantee acquiring a property based on a business decision with the real property interest being the secondary consideration. These adjustments are usually applied to sales that fail to meet the criteria established by the definition of market value.

The five land sales were acquired under normal market conditions.

**Expenditures After Purchase**

This adjustment reflects the expenditures that a buyer will have to make upon purchase of the property. These costs affected the price that the buyer agreed to pay for the property. They include costs to cure deferred maintenance, demolish or remove a portion of the improvements, and costs to remediate environmental contamination. None of the sales sold with disclosed expenditures after purchase.

**Market Conditions**

An adjustment for market conditions, often referred to as a time adjustment, reflects changes in the market from the sale date of the comparable to the valuation date of the property being appraised. Prices for commercial and industrial properties stabilized in 2015. Prices increased in 2020 and 2021. The five sales are each adjusted a positive 6.0 percent annually from January 1, 2020, to the date of their respective sales.

**Adjustments for Physical Differences**

**Location**

An analysis of location involves factors including access, exposure, proximity to public roads, surrounding influences, and area amenities. The five land sales are located in the northen section of Mesquite in similar areas. Land Sale One fronts an unimproved portion of Isaac Newton Drive. A portion of the cost to install the road will be incurred by the grantee. This sale is adjusted a positive 20 percent. The other four sales are located in similar areas.

**Size**

Smaller parcels typically sell for more per acre than larger parcels due to economies of scale. The subject land consists of a single parcel that contains a total of 7.24 acres of area. A size adjustment is not required to these sales.

**Topography and Shape**

The five land sales vary in topography from level to undulating. Land Sales One and Two are partially undulating parcels that are adjusted a negative 40 percent for their superior topography. Land Sales Three and Five are basically level and are each adjusted a negative 60 percent.

**Utilities**

The subject property and land sales are located adjacent to all available public utilities.

***Summation***

The grid below depicts the adjustment process and provides a market value estimate per acre for the subject land.

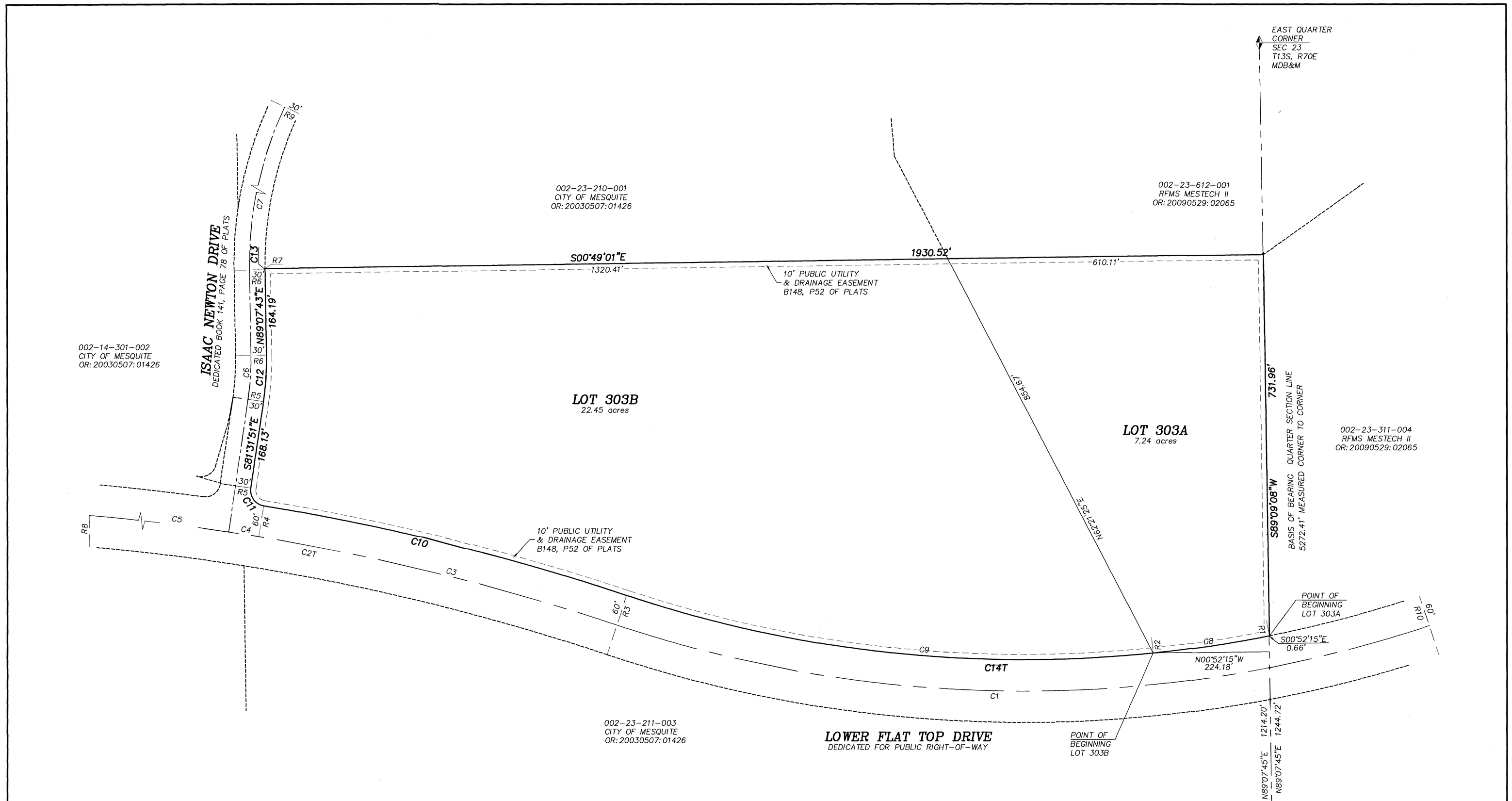
| Land Sales Adjustment Grid | | | | | |
|---|---|---|---|---|---|
| **Location:** | **Eastern Boundary of Lower Flat Top Drive north of Pioneer Boulevard, Mesquite** | | | | |
| **Land Area:** | **7.24 Acres** | | | | |
| | **Comparables** | | | | |
| | **1** | **2** | **3** | **4** | **5** |
| **Sales Price** | $330,000 | $430,000 | $550,000 | $385,000 | $625,000 |
| **Adjustments:** | | | | | |
| **Property Rights** | $0 | $0 | $0 | $0 | $0 |
| **Adjusted Price** | $330,000 | $430,000 | $550,000 | $385,000 | $625,000 |
| **Financing Terms** | $0 | $0 | $0 | $0 | $0 |
| **Conditions of Sale** | $0 | $0 | $0 | $0 | $0 |
| **Adjusted Price** | $330,000 | $430,000 | $550,000 | $385,000 | $625,000 |
| **Date of Sale** | Apr-21 | Sep-20 | Mar-20 | Feb-19 | Aug-16 |
| **Market Conditions** | 2.5% | 6.0% | 9.0% | 10.0% | 10.0% |
| **Adjusted Price** | $338,250 | $455,800 | $599,500 | $423,500 | $687,500 |
| **Unit of Comparison:** | | | | | |
| **Acres** | 13.71 | 14.70 | 11.38 | 21.85 | 15.45 |
| **Sales Price Per Acre** | $24,672 | $31,007 | $52,680 | $19,382 | $44,498 |
| **Other Adjustments:** | | | | | |
| **Location** | 20% | 0% | 0% | 0% | 0% |
| **Size** | 0% | 0% | 0% | 0% | 0% |
| **Topography** | -40% | -40% | -60% | 0% | -60% |
| **Utilities** | 0% | 0% | 0% | 0% | 0% |
| **Adjusted Price Per Acre** | $19,737 | $18,604 | $21,072 | $19,382 | $17,799 |
| **Net % Change** | -17.5% | -34.0% | -51.0% | 10.0% | -50.0% |
| **Gross % Change** | 62.5% | 46.0% | 69.0% | 10.0% | 70.0% |
| **Relevant Influence** | 10% | 10% | 10% | 60% | 10% |
| | | **Minimum** | | **Maximum** | |
| **Adjusted Value Range** | | **$17,799** | | **$21,072** | |
| **Weighted Influence** | | | **$19,351** | | |

After adjustment, the sales indicate a range from $17,799 to $21,072 per acre. The sales are weighted based on their similarity to the subject property. Land Sale Four is the most comparable to the subject property and is weighted at 60 percent. The other sales are each weighted at 10 percent. The following page contains the final reconciliation of the market value of the subject property.

| Land Value Reconciliation | | | | |
|---|---|---|---|---|
| No. of Sales | 5 | Unadjusted Price Per Acre | Adjusted Price Per Acre | %△ |
| | Low | $17,620 | $17,799 | 1.0% |
| | High | $48,330 | $21,072 | -56.4% |
| | Mean | $31,945 | $19,319 | -39.5% |
| | Median | $29,252 | $19,382 | -33.7% |
| | Reconciled Value Per Acre | | $19,350 | |
| | Subject Parcel Size | | 7.24 | |
| | Indicated Value | | $140,094 | |
| | ***Rounded*** | | ***$140,000*** | |

The purpose of this appraisal is to estimate the market value of the price that the property would bring in all probability. The adjusted mean price per acre is $19,319. The adjusted median price is $19,382 per acre. The weighted influence per acre is $19,351. The estimated market value of subject property is concluded at $19,350 per acre, which indicates a rounded value of $140,000.

# *ADDENDA*




## CURVE TABLE

| No. | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| C1 | 2440.00' | 1259.21' | 643.96' | 29°34'07" |
| C2T | 4500.00' | 1190.49' | 598.74' | 15°09'28" |
| C3 | 4500.00' | 713.50' | 357.50' | 09°05'04" |
| C4 | 4500.00' | 58.83' | 29.41' | 00°44'56" |
| C5 | 4500.00' | 1249.30' | 628.70' | 15°54'24" |
| C6 | 520.00' | 84.77' | 42.48' | 09°20'27" |
| C7 | 700.00' | 757.92' | 420.90' | 62°02'11" |
| C8 | 2440.00' | 226.98' | 113.57' | 05°19'48" |
| C9 | 2440.00' | 1032.22' | 523.95' | 24°14'19" |
| C10 | 4560.00' | 723.01' | 362.27' | 09°05'04" |
| C11 | 30.00' | 46.73' | 29.61' | 89°15'04" |
| C12 | 550.00' | 89.66' | 44.93' | 09°20'27" |
| C13 | 670.00' | 2.26' | 1.13' | 00°11'37" |
| C14T | 2440.00' | 1259.21' | 643.96' | 29°34'07" |

## RADIAL LINE TABLE

| No. | BEARING | DISTANCE |
|---|---|---|
| R1 | N78°44'03"E | RADIAL |
| R2 | N84°03'51"E | RADIAL |
| R3 | N71°41'50"W | RADIAL |
| R4 | S80°46'54"E | RADIAL |
| R5 | N08°28'09"E | RADIAL |
| R6 | S00°52'17"E | RADIAL |
| R7 | S00°40'40"E | RADIAL |
| R8 | S82°33'45"W | RADIAL |
| R9 | S61°09'53"W | RADIAL |
| R10 | S58°19'55"W | RADIAL |

## LEGEND

| | |
|---|---|
| BOUNDARY | |
| LOT LINES | |
| ADJACENT LOT LINE | |
| EASEMENT LINE (AS NOTED) | |
| STREET CENTERLINE | |
| SECTION LINE | |
| SET BAR & CAP PLS 11424 | ● |
| FOUND BAR & CAP PLS 11424 | |
| CURVE TABLE DESIGNATION | C6 |
| RADIAL LINE TABLE DESIGNATION | R7 |
| LINE TABLE DESIGNATION | L8 |
| FOUND 1934 BLM SECTION CORNER BRASS CAP AS NOTED | ⧫ |

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
No. 11424
Exp. 12/31/22
SEPT 1, 2021

# RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA


BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS–LAND SURVEYORS–
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100


| DRWN: VRC | FILE NAME: 2083ROS2 | DATE: AUGUST 2021 | JOB No. 2083 | SHEET 2 OF 2 |
|---|---|---|---|---|
| CHKD: VRC | | SCALE: 1" = 100' | | |

FILE 223, PAGE 91

**DANIEL JOHNSON, MAI, SRA**
**PROFESSIONAL QUALIFICATIONS**


DESIGNATIONS

**Appraisal Institute**

MAI - Certificate No. 8231
SRA - Certificate No. 1958

**CCIM Institute**

CCIM - Certified Commercial Investment Member

CERTIFICATIONS

**State of Arizona - Department of Financial Institutions**

Certified General Real Estate Appraiser
Certificate No. CGA-1003209 (Expires on July 31, 2023)

**State of Nevada - Department of Business and Industry - Real Estate Division**

Certified General Appraiser
Certificate No. A.0001198-CG (Expires on August 31, 2023)

**State of Utah - Department of Commerce - Division of Real Estate**

Certified General Appraiser
License No. 5452150-CG00 (Expires on July 31, 2023)

DEGREES

**University of Redlands**

B.S. - Business Administration and Management

QUALIFIED EXPERT WITNESS

United States Bankruptcy Court - District of Utah
Utah State Tax Commission
5th District Court - Washington County
6th District Court - Kane County

EMPLOYMENT

| | |
|---|---|
| 1984 to Present | President - Johnson Appraisal, Inc. |
| 1979 to 1984 | Independent Fee Appraiser |
| 1977 to 1979 | Staff Appraiser - American Savings and Loan |

**DANIEL JOHNSON, MAI, SRA**
**PROFESSIONAL QUALIFICATIONS**
(Page 2 of 3)

APPRAISAL EDUCATION - APPRAISAL INSTITUTE

| **Courses** | Year |
|---|---|
| Basic Valuation Procedures | 1987 |
| Capitalization Theory and Techniques, Parts A and B | 1987 |
| Case Studies in Real Estate Valuation | 1987 |
| Valuation Analysis and Report Writing | 1988 |
| Litigation Valuation | 1990 |
| Uniform Standards of Professional Practice | 1991 |
| Condemnation Appraising: Advanced Topics and Applications | 2001 |
| Computer-Enhanced Cash Flow Modeling | 2005 |
| Fundamentals of Separating Real Property, Personal Property, and Intangibles | 2012 |
| Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) | 2017 |
| National Uniform Standards of Professional Appraisal Practice Update Course | 2019 |

| **Seminars** | Year |
|---|---|
| Easement Valuation | 1990 |
| Feasibility Analysis and Highest and Best Use - Commercial | 1994 |
| Appraisal of Retail Properties | 1995 |
| Affordable Housing Valuation | 1997 |
| Small Hotel/Motel Valuation | 1997 |
| Appraisal of Historic Properties | 1997 |
| Data Confirmation and Verification Methods | 1997 |
| Valuation of Detrimental Conditions in Real Estate | 1998 |
| Appraising Convenience Stores | 2005 |
| Self-Storage Economics and Appraisal | 2006 |
| Appraising Distressed Commercial Real Estate | 2009 |
| Introduction to Conservation Easement Valuation | 2010 |
| Advanced Spreadsheet Modeling for Valuation Applications | 2011 |
| Supporting Capitalization Rates | 2011 |
| Subdivision Valuation | 2013 |
| Appraisal of Medical Office Buildings | 2019 |
| Comparative Analysis | 2019 |
| Real Estate Finance, Statistics, and Valuation Modeling | 2019 |

TYPES OF PROPERTY APPRAISED

| | | |
|---|---|---|
| Apartment | Golf Course | Quick-Service Restaurant |
| Assisted Living | Hotel | Ranch |
| Automotive Service | Manufacturing | Residential Subdivision |
| Bed and Breakfast | Medical Office Building | Restaurant |
| Bowling Center | Mobile Home Park | Retail Store |
| Branch Bank | Motel | Self-Storage Units |
| Car Wash | Office Condominium | Shopping Center |
| Commercial Subdivision | Professional Office Building | Single Family Residence |
| Convenience Store | Private School | Vacant Acreage |

**DANIEL JOHNSON, MAI, SRA**
**PROFESSIONAL QUALIFICATIONS**
(Page 3 of 3)

PARTIAL LISTING OF APPRAISAL CLIENTS

**Corporations**

Hospital Corporation of America
Intermountain Healthcare
McDonald's Corporation
Pepsi-Cola Co.
Rocky Mountain Power
The Nature Conservancy
The Trust for Public Land
Virgin River Land Preservation Association, Inc.
Wal-Mart Stores, Inc.
Washington County Water Conservancy District

**Financial Institutions**

Altabank
AmericaWest Bank
Bank of America
Bank One
Bank of Utah
Cache Valley Bank
First Community Bank
GE Commercial Finance
Home Federal Bank
Integra Bank
JP Morgan Chase Bank
Key Bank
Matrix Capital Bank
Mesquite State Bank
Mountain America Credit Union
National Bank of Arizona
Nevada State Bank
Northwest Savings Bank
Premier Commercial Bank
State Bank of Southern Utah
The Bank of Las Vegas
Rock Canyon Bank
U.S. Bank
Utah Independent Bank
Wells Fargo Bank
Zions First National Bank

**Governmental Agencies**

Ash Creek Special Services District
Bureau of Indian Affairs (BIA)
Bureau of Land Management (BLM)
City of Hurricane
City of Kanab
City of Mesquite
City of Parowan
City of St. George
City of Santa Clara
City of Washington
Dixie State University
Garfield County
Kane County
Iron County
National Park Service
School and Institutional Trust Lands (SITLA)
Sevier County
Small Business Administration (SBA)
Town of Ivins
Town of Rockville
Town of Springdale
Town of Toquerville
Town of Virgin
U.S. General Services Administration (GSA)
U.S. Postal Service
Utah Department of Transportation (UDOT)
Utah Office of the Property Rights Ombudsman
Washington County
Washington County Assessor
Washington County School District

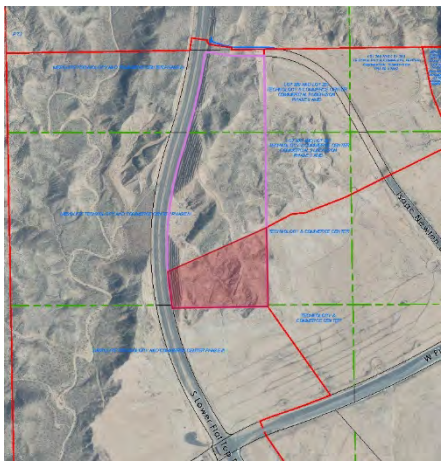
# 7.24 ACRES OF INDUSTRIAL LAND - LOT 303A

650 S Lower Flat Top Dr
Mesquite, Nevada 89034

**APPRAISAL REPORT**

Date of Report: September 8, 2021

Colliers File #: LAS210248



PREPARED FOR
Martine Green
Deputy City Manager
City of Mesquite
10 E Mesquite Blvd
Mesquite, NV 89027

PREPARED BY
**COLLIERS INTERNATIONAL**
**VALUATION & ADVISORY SERVICES**

# LETTER OF TRANSMITTAL

**COLLIERS INTERNATIONAL**
**VALUATION & ADVISORY SERVICES**

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169 USA
MAIN +1 702 735 5700
FAX +1 702 731 5709
WEB www.colliers.com/valuationadvisory

September 8, 2021

Martine Green
Deputy City Manager
**City of Mesquite**
10 E Mesquite Blvd
Mesquite, NV 89027

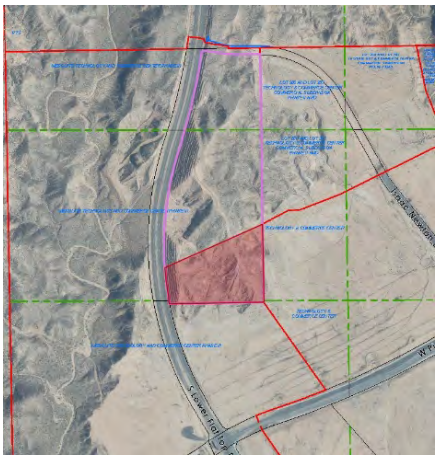
**RE: 7.24 Acres of Industrial Land - Lot 303A**
650 S Lower Flat Top Dr
Mesquite, Nevada 89034

Colliers File #: LAS210248

Ms. Green:

This appraisal report satisfies the scope of work and requirements agreed upon by City of Mesquite and Colliers International Valuation & Advisory Services. The date of this report is September 8, 2021. At the request of the client, this appraisal is presented in an Appraisal Report format as defined by *USPAP* Standards Rule 2-2(a). Our appraisal format provides a detailed description of the appraisal process, subject and market data and valuation analyses.

The subject is of an 7.24-acre site (shaded red on the map below) located at 650 S Lower Flat Top Dr in Mesquite, Nevada and is part of a larger parcel (pink highlight area):



Colliers International Valuation & Advisory Services, and certain of its subsidiaries, is an independently owned and operated business and a member firm of Colliers International Property Consultants, an affiliation of independent companies with over 500+ offices throughout more than 68 countries worldwide.

The site is mountainous with no usable land. The most probable buyer and likely only buyer is the adjacent land owner to the south and east for assemblage. For the purpose of valuation, we have valued the adjacent parcels through unity of ownership to the south and east and unity of zoning. These two parcels are identified as Assessor Parcel Numbers 002-23-311-004 and 002-23-6712-001 containing a combined 56.34 acres. Of this total site area, approximately 0.65 acres is unusable due to bordering the subject property that is mountainous terrain. Therefore, our analysis will value 55.69 acres or 2,425,856 square feet of usable adjacent land. Once a market value has been established for this larger site, the subject's site area of 7.24 acres and the unusable site area of 0.65 acres will be added to the 55.69 usable acreage for a total site area of 63.58 acres. This will be divided into the market value of the 55.69 usable acreage site for a price per SF conclusion. The difference between the two unit values reflects the unit value to be applied to the subject's 7.24 acres or 315,374 SF, representing the market value of the subject site based on the highest and best use as assemblage. In other words, we are appraising a 63.58 acres site with 7.89 acres of unusable land. The unusable land would be deducted from the 63.58 acres for a usable site area of 55.69 acres. The usable site area is valued.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

| VALUE TYPE | INTEREST APPRAISED | DATE OF VALUE | VALUE |
|---|---|---|---|
| As-Is Market Value | Fee Simple | August 16, 2021 | $55,000 |

The analyses, opinions and conclusions communicated within this appraisal report were developed based upon the requirements and guidelines of the current Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The COVID-19 virus (aka coronavirus) is a serious illness and pandemic that has affected the world and more specifically the United States. The effects thus far include volatility in the stock and capital markets. The impact to demand and ultimately values for real estate is also developing, although there is a wide range of viewpoints with very little consensus on the potential impact. The range of views from market participants suggests the risk premium is widening and we should analyze implications to both near-term and longer-term valuation assumptions. Real estate as an investment type historically takes a longer period of time to be impacted in comparison to alternative investment types, such as stocks and bonds. CIVAS professionals have consulted with market participants in preparation of this assignment to understand and best address how the subject property may be impacted.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. *USPAP* defines an Extraordinary Assumption as, "an assignment specific-assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions". *USPAP* defines a Hypothetical Condition as, "that 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".

The Extraordinary Assumptions and/or Hypothetical Conditions that were made during the appraisal process to arrive at our opinion of value are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

## EXTRAORDINARY ASSUMPTIONS

The market value opinion is based on the extraordinary assumption that the subject site can be legally subdivided.


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## HYPOTHETICAL CONDITIONS

No Hypothetical Conditions were made for this assignment.

## RELIANCE LANGUAGE

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with loan underwriting or securitization efforts. Colliers International Valuation & Advisory Services is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow the Appraisal prepared by Colliers International Valuation & Advisory Services or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that Colliers International Valuation & Advisory Services will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to Colliers International Valuation & Advisory Services, by a party satisfactory to Colliers International Valuation & Advisory Services. Colliers International Valuation & Advisory Services does consent to your submission of the reports to rating agencies, loan participants or your auditors in its entirety (but not component parts) without the need to provide Colliers International Valuation & Advisory Services with an Indemnification Agreement and/or Non-Reliance letter.

Colliers International Valuation & Advisory Services hereby expressly grants to Client the right to copy the Appraisal and distribute it to other parties in the transaction for which the Appraisal has been prepared, including employees of Client, other lenders in the transaction, and the borrower, if any.

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

The signatures below indicate our assurance to the client that the development process and extent of analysis for this assignment adhere to the scope requirements and intended use of the appraisal. If you have any specific questions or concerns regarding the attached appraisal report, or if Colliers International Valuation & Advisory Services can be of additional assistance, please contact the individuals listed below.

Sincerely,

**COLLIERS INTERNATIONAL**
**VALUATION & ADVISORY SERVICES**



Heidi Meidenbauer, MAI
Senior Valuation Services Director
Certified General Real Estate Appraiser
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heidi.meidenbauer@colliers.com



Evan Ranes, MAI, ASA, R/W-AC
Managing Director
Certified General Real Estate Appraiser
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evan.ranes@colliers.com


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**LETTER OF TRANSMITTAL**

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**CERTIFICATION**

**ASSUMPTIONS & LIMITING CONDITIONS**

**ADDENDA**

- Professional Service Agreement
- Subject Data
- Valuation Glossary
- Qualifications of Appraisers
- Qualifications of Colliers International Valuation & Advisory Services



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## GENERAL INFORMATION

| | |
|---|---|
| **Property Name** | 7.24 Acres of Industrial Land - Lot 303A |
| **Property Type** | Land - Industrial Land |
| **Address** | 650 S Lower Flat Top Dr |
| **City** | Mesquite |
| **State** | Nevada |
| **Zip Code** | 89034 |
| **County** | Clark |
| **Core Based Statistical Area (CBSA)** | Las Vegas-Henderson-Paradise, NV |
| **Market** | Las Vegas |
| **Submarket** | Outlying Northeast Clark County |
| **Latitude** | 36.790620 |
| **Longitude** | -114.142477 |
| **Number Of Parcels** | 1 |
| **Assessor Parcel** | (portion of) 002-23-211-002 |
| **Total Taxable Value** | $380,229 |
| **Census Tract Number** | 59.04 |

## SITE INFORMATION

| **Land Area** | **Acres** | **Square Feet** |
|---|---|---|
| Usable | 0.00 | 0 |
| Unusable | 7.24 | 315,374 |
| Excess | 0.00 | 0 |
| Surplus | 0.00 | 0 |
| **Total** | **7.24** | **315,374** |

| | |
|---|---|
| **Topography** | Mountainous above street grade |
| **Shape** | Irregular |
| **Access** | Good |
| **Exposure** | Average |
| **Current Zoning** | Industrial - Light (IR-1) |
| **Flood Zone** | Zone X (Unshaded) |
| **Seismic Zone** | Moderate Risk |

## VALUATION SUMMARY

| **VALUATION INDICES** | **AS-IS MARKET VALUE** |
|---|---|
| **INTEREST APPRAISED** | **FEE SIMPLE** |
| **DATE OF VALUE** | **AUGUST 16, 2021** |

## FINAL VALUE CONCLUSION

| | |
|---|---|
| **FINAL VALUE** | **$55,000** |
| $/SF | $0.17/SF |

## LAND VALUATION

| | |
|---|---|
| **LAND VALUE** | **$55,000** |
| Value/SF | $0.17 |


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## SWOT ANALYSIS

SWOT is an acronym for the internal strengths and weaknesses of an asset and the environmental (external) opportunities and threats facing that property. Based on our analysis of the subject property we have identified the following strengths, weaknesses, opportunities and threats.

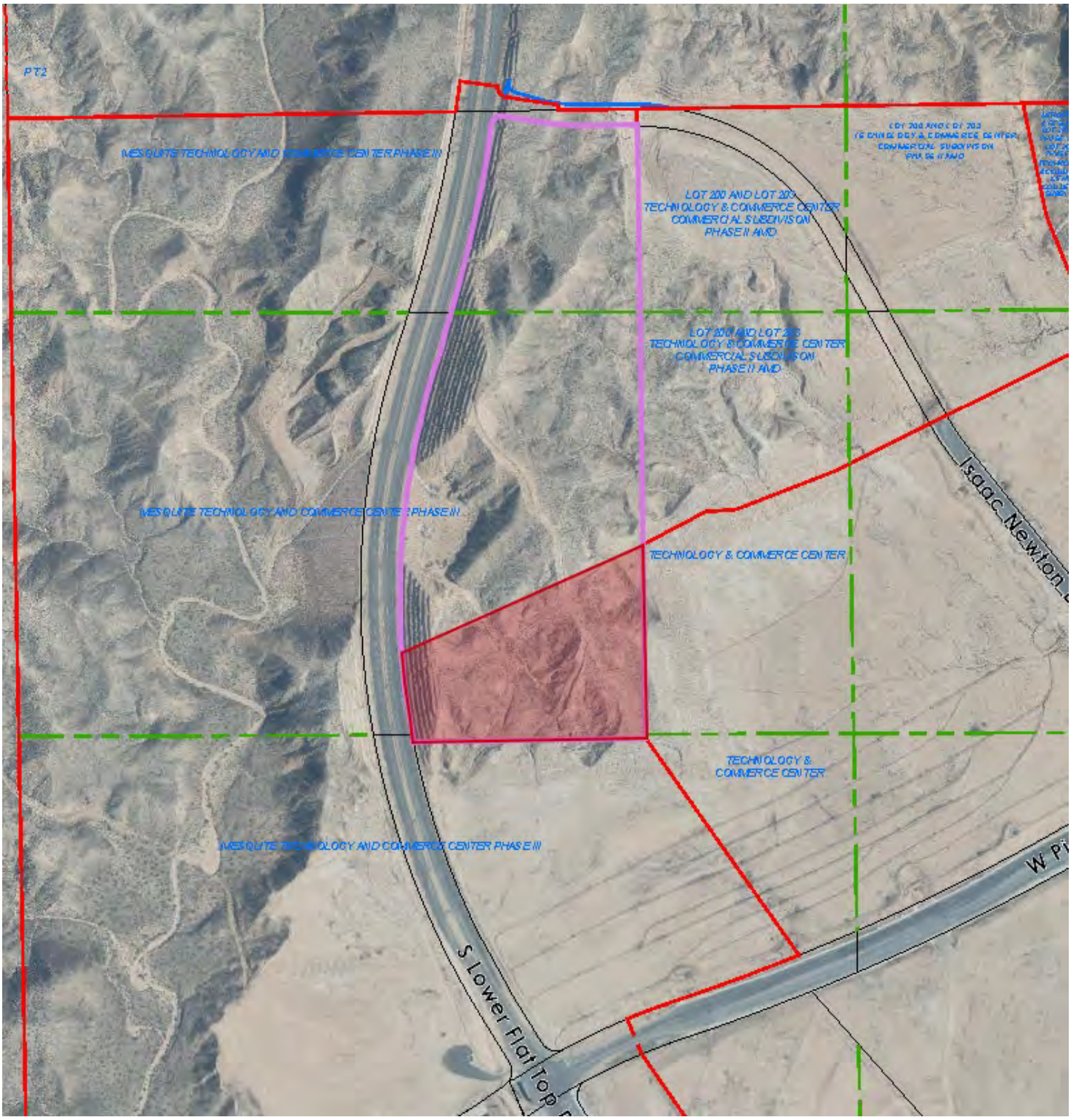
**Strengths/Opportunities**

- The site fronts Lower Flat Top Drive
- The site is near I-15
- The demand for industrial land remains strong as their continues to be a shortage of supply.

**Weaknesses/Threats**

- The entire site is mountainous with no usable land area.


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*The subject property is the red highlighted portion of the larger parcel outlined in pink.


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LOWER FLAT TOP DR STREET VIEW FACING EAST



SITE VIEW FROM LOWER FLAT TOP DR



LOWER FLAT TOP DR STREET VIEW FACING WEST



SITE VIEW



VIEW LOOKING TOWARD THE SITE



VIEW LOOKING TOWARD THE SITE


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VIEW LOOKING TOWARD THE SITE



VIEW LOOKING TOWARD THE SITE



SITE VIEW

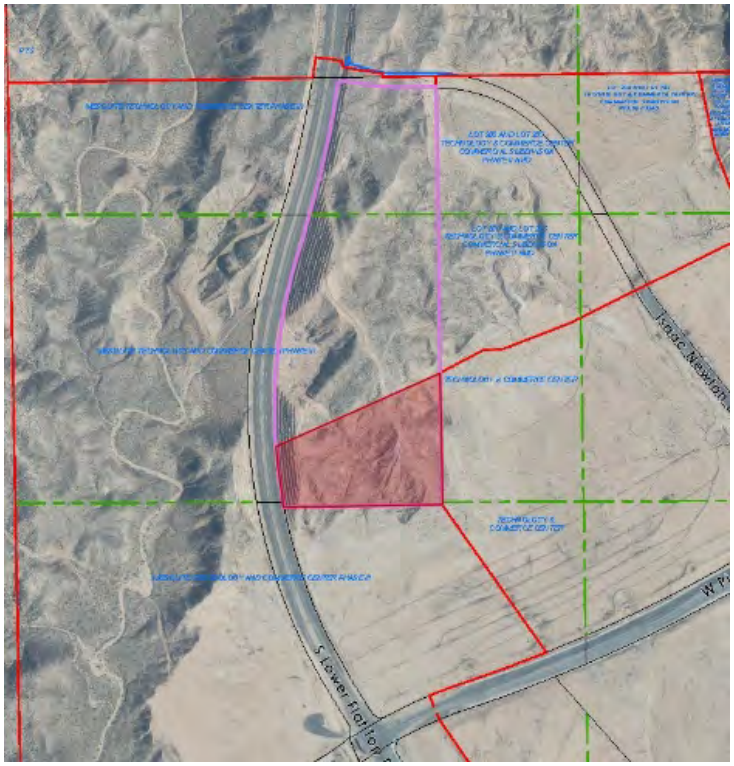


SITE VIEW


© 2021 COLLIERS INTERNATIONAL VALUATION & ADVISORY SERVICES

## PROPERTY IDENTIFICATION

The subject a 7.24-acre site at 650 S Lower Flat Top Dr in Mesquite, Clark County, Nevada. The assessor's parcel number is: (portion of) 002-23-211-002. The subject is of an 7.24-acre site (shaded red on the map below) located at 650 S Lower Flat Top Dr in Mesquite, Nevada and is part of a larger parcel (pink highlight area):




The site is mountainous with no usable land.


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The legal description of the subject property is as follows:

**LOT 303A**

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 303 THAT IS N89°07'45"E 1244.72 FEET ALONG THE QUARTER SECTION LINE AND S00°52'15"E 0.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 226.98 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 05°19'48" AND THE CENTER BEARS N78°44'03"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE N62°21'25"E 854.67 FEET TO THE EASTERLY LINE OF SAID LOT 303;
THENCE S00°49'01"E 610.11 FEET THE ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 303;
THENCE S89°09'08"W 731.96 FEET ALONG THE SOUTHERLY LINE TO SAID SOUTHWEST CORNER SAID LOT 303 AND THE POINT OF BEGINNING.

CONTAINS 7.24 ACRES, MORE OF LESS AS DESCRIBED.

## CLIENT IDENTIFICATION

The client of this specific assignment is City of Mesquite.

## PURPOSE

The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest.

## INTENDED USE

The intended use of this appraisal is to assist the client in making internal business decisions related to this asset.

## INTENDED USERS

City of Mesquite is the only intended user of this report. Use of this report by third parties and other unintended users is not permitted. This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.

## ASSIGNMENT DATES

| | |
|---|---|
| Date of Report | September 8, 2021 |
| Date of Inspection | August 16, 2021 |
| Valuation Date - As-Is | August 16, 2021 |

## PERSONAL INTANGIBLE PROPERTY

No personal property or intangible items are included in this valuation.


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## PROPERTY AND SALES HISTORY

**Current Owner**
The subject title is currently recorded in the name of City of Mesquite who acquired title to the property as part of a multi-parcel purchase on May 7, 2003 as land for $10,750,000, as recorded in document 20030507:01426 of the Clark County Deed Records.

**Three-Year Sales History**
Research of the applicable public records, private data services and an interview of the current owner and/or broker revealed that the subject property has not transferred during the past three years of the effective date of value stated in this report.

**Subject Sale Status**
Research of the applicable public records, private data services and an interview of the current owner and/or broker revealed that the subject property is not under a current agreement of sale or option and is not currently offered for sale on the open market.

## DEFINITIONS

This section summarizes the definitions of value, property rights appraised, and value scenarios that are applicable for this appraisal assignment. All other applicable definitions for this assignment are located in the Valuation Glossary section of the Addenda.

## DEFINITIONS OF VALUE

Given the scope and intended use of this assignment, the definition of Market Value is applicable. The definition of Market Value, along with all other applicable definitions for this assignment, is located in the Valuation Glossary section of the Addenda (see Interagency Guidelines definition).

## PROPERTY RIGHTS APPRAISED

The property rights appraised constitute the fee simple interest.

## VALUE SCENARIOS

The valuation scenarios developed in this appraisal report include the As-Is Market Value of the subject property's fee simple interest..


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## INTRODUCTION

The appraisal development and reporting processes requires gathering and analyzing information about those assignment elements necessary to properly identify the appraisal problem to be solved. The scope of work decision must include the research and analyses that are necessary to develop credible assignment results given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed. The scope of work for this appraisal assignment is outlined below:

- The appraisers analyzed the regional and local area economic profiles including employment, population, household income, and real estate trends. The local area was further studied to assess the general quality and condition, and emerging development trends for the real estate market. The immediate market area was inspected and examined to consider external influences on the subject.
- The appraisers confirmed and analyzed legal and physical features of the subject property including sizes of the site, flood plain data, seismic zone, zoning, easements and encumbrances, access and exposure of the site.
- The appraisers completed a land market analysis that included market and sub-market overviews. The Las Vegas market and Outlying Northeast Clark County sub-market overviews analyzed supply/demand conditions using vacancy, absorption, supply change and rent change statistics. Conclusions were drawn regarding the subject property's competitive position given its physical and locational characteristics, the prevailing economic conditions and external influences.
- The appraisers conducted Highest and Best Use analysis and conclusions were drawn for the highest and best use of the subject property As-Vacant. The analysis considered legal, locational, physical and financial feasibility characteristics of the subject site.
- The appraisers confirmed and analyzed financial features of the subject property including potential entitlement issues, and tax and assessment records. This information as well as trends established by confirmed market indicators was used to forecast performance of the subject property.
- Selection of the valuation methods was based on the identifications required in USPAP relating to the intended use, intended users, definition and date of value, relevant property characteristics and assignment conditions. This appraisal developed the Sales Comparison Approach to value, which was adjusted and reconciled as appropriate. The appraisal develops an opinion of the As-Is Market Value of the subject property's fee simple interest.
- Reporting of this appraisal is in an Appraisal Report format as required in USPAP Standard 2. The appraiser's analysis and conclusions are fully described within this document.
- We understand the Competency Rule of USPAP and the authors of this report meet the standards.
- Leah Mullen (Nevada State Registered Appraiser Assistant No. A.0207978-INTR) provided significant real property appraisal assistance to the appraisers signing the certification. Assistance included gathering, analyzing and reporting regional and local area information, and confirming and analyzing the subject's zoning and tax information.

## SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

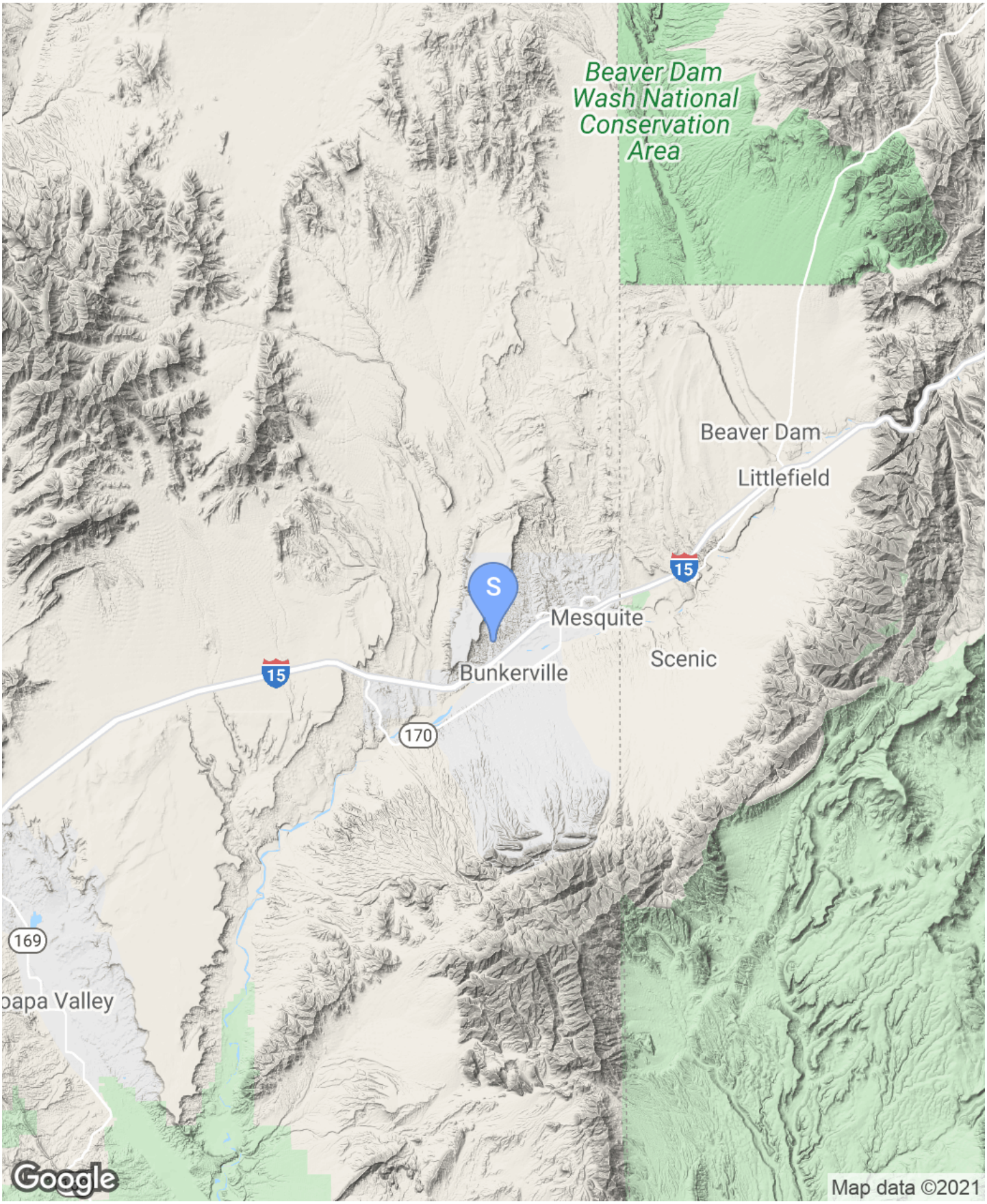

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| SOURCES OF INFORMATION | |
|---|---|
| **ITEM** | **SOURCE** |
| Tax Information | Clark County Tax Assessor |
| Zoning Information | City of Mesquite Zoning Code |
| Site Size Information | Clark County Tax Assessor |
| Flood Map | InterFlood |
| Demographics | Pitney Bowes/Gadberry Group - GroundView® |
| Comparable Information | See Comparable Datasheets for details |
| Legal Description | Grant Deed |
| Other Property Data | Clark County Property Records |

## SUBJECT PROPERTY INSPECTION

| SUBJECT PROPERTY INSPECTION | | | |
|---|---|---|---|
| **APPRAISER** | **INSPECTED** | **EXTENT** | **DATE OF INSPECTION** |
| Heidi Meidenbauer, MAI | Yes | Site Only | August 16, 2021 |
| Evan Ranes, MAI, ASA, R/W-AC | No | - | - |
| Leah Mullen | No | - | - |


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## REGIONAL ANALYSIS

The Las Vegas-Henderson-Paradise, NV Metropolitan Statistical Area is in southern Nevada and comprises Clark County. According to the 2010 census, the population was 1,951,269. The MSA is one of the top tourist destinations in the world, mostly concentrated in the Las Vegas Valley, which comprises the cities of Las Vegas and Paradise. The MSA also includes the cities of Henderson, North Las Vegas, and Boulder City. The MSA is served by Interstates 15, 215 and 515, U.S. Routes 93 and 95, and State Routes 146, 160, and 215. Air transportation is served by McCarran International Airport, a public airport in Paradise operated by Clark County. Clark County is home to 20 wilderness areas which include the Red Rock Canyon National Conservation Area, Sloan Canyon National Conservation Area, and Moapa Valley National Wildlife Refuge.




## DEMOGRAPHIC ANALYSIS

The following is a demographic study of the region sourced by *Pitney Bowes/Gadberry Group - GroundView®*, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of geographical areas. Demographic changes are often highly correlated to changes in the underlying economic climate. Periods of economic uncertainty necessarily make demographic projections somewhat less reliable than projections in more stable periods. These projections are used as a starting point, but we also consider current and localized market knowledge in interpreting them within this analysis. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.

**REGIONAL AREA DEMOGRAPHICS**

| YEAR | US | NV | COUNTY | YEAR | US | NV | COUNTY |
|---|---|---|---|---|---|---|---|
| **POPULATION** | | | | **NUMBER OF HOUSEHOLDS** | | | |
| 2010 Total Population | 308,745,538 | 2,700,551 | 1,951,269 | 2020 | 124,774,359 | 1,124,668 | 805,584 |
| 2020 Total Population | 330,412,290 | 3,124,128 | 2,303,520 | 2025 | 128,904,424 | 1,190,459 | 857,380 |
| 2025 Total Population | 341,167,877 | 3,342,408 | 2,486,695 | CAGR | 0.7% | 1.1% | 1.3% |
| 2010 - 2020 CAGR | 0.7% | 1.5% | 1.7% | **AVERAGE HOUSEHOLD SIZE** | | | |
| 2020 - 2025 CAGR | 0.6% | 1.4% | 1.5% | 2020 | 2.58 | 2.74 | 2.83 |
| **POPULATION DENSITY** | | | | 2025 | 2.58 | 2.78 | 2.87 |
| 2020 Per Square Mile | 92 | 28 | 286 | CAGR | 0.00% | 0.23% | 0.29% |
| 2025 Per Square Mile | 95 | 30 | 309 | **HOUSING UNITS** | | | |
| **MEDIAN AGE** | | | | Owner Occupied | 81,377,620 | 665,490 | 463,066 |
| 2020 | 38.24 | 38.18 | 37.55 | Renter Occupied | 43,396,739 | 459,178 | 342,518 |
| 2025 | 38.97 | 38.86 | 38.25 | **AVERAGE HOUSEHOLD INCOME** | | | |
| CAGR | 0.38% | 0.35% | 0.37% | 2020 | $90,034 | $81,823 | $80,911 |
| **MEDIAN HOME VALUE** | | | | 2025 | $107,805 | $99,474 | $98,986 |
| 2020 | $203,894 | $241,284 | $237,221 | CAGR | 3.7% | 4.0% | 4.1% |
| **PER CAPITA INCOME** | | | | **MEDIAN HOUSEHOLD INCOME** | | | |
| 2020 | $34,853 | $29,817 | $28,583 | 2020 | $62,847 | $60,289 | $59,587 |
| 2025 | $41,726 | $35,843 | $34,459 | 2025 | $75,115 | $72,920 | $72,576 |
| CAGR | 3.7% | 3.8% | 3.8% | CAGR | 3.6% | 3.9% | 4.0% |

Source: Pitney Bowes/Gadberry Group - GroundView®


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**Population**

According to Pitney Bowes/Gadberry Group - GroundView®, a Geographic Information System (GIS) Company, Clark County had a 2020 total population of 2,303,520 and experienced an annual growth rate of 1.5%, which was higher than the Nevada annual growth rate of 1.4%. The county accounted for 73.7% of the total Nevada population (3,124,128). Within the county the population density was 286 people per square mile compared to the lower Nevada population density of 28 people per square mile and the lower United States population density of 38.24 people per square mile. The 2020 median age for the county was 37.55, which was younger than the United States median age of 38.24 for 2020. The median age in the county is anticipated to grow by 0.37% annually, increasing the median age to 38.25 by 2025.

**Education**

The area is home to three institutions of higher education: University of Nevada-Las Vegas, College of Southern Nevada and Nevada State College. The University of Nevada-Las Vegas (UNLV) is a public research institution and is continuing toward its broader Top Tier vision to become one of the nation's premier public universities in research, education, and community impact by 2025. With an economic impact of $2.51 billion (2017), UNLV has 4,002 employees and over 31,000 students. UNLV has two campuses, the 332-acre main campus approximately one and one-half miles east of the Las Vegas Strip, and the Shadow Lane campus, adjacent to the University Medical Center of Southern Nevada, a non-profit government hospital which contains the School of Dental Medicine. The College of Southern Nevada is a two-year college with campuses in Las Vegas, Henderson, Charleston and Mesquite. The college offers two-year degrees in several fields including business administration, hospitality/public services, and behavioral sciences. Nevada State College is a four-year public college in Henderson. The college has a 509-acre campus with an annual enrollment of over 35,800 students per Fall Semester.

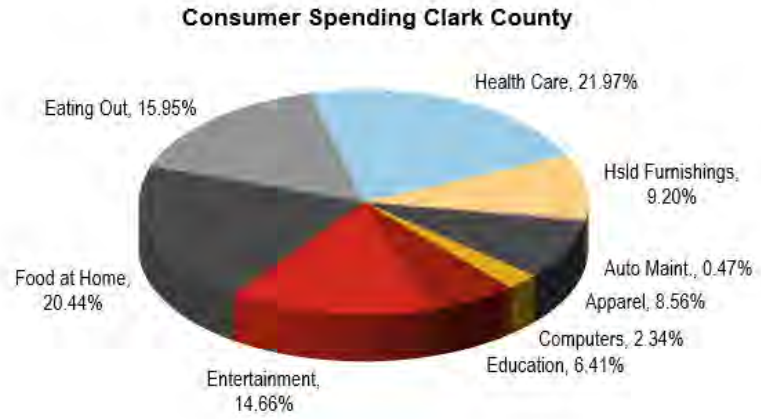
**Household Trends**

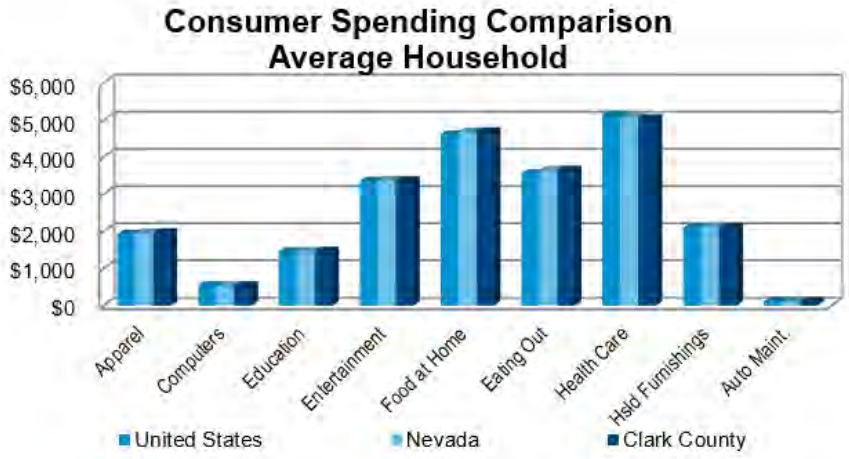
The 2020 number of households in the county was 805,584. The number of households in the county is projected to grow by 1.3% annually, increasing the number of households to 857,380 by 2025. The 2020 average household size for the county was 2.83, which was larger than the United States average household size of 2.58 for 2020. The average household size in the county is anticipated to grow by 0.29% annually, raising the average household size to 2.87 by 2025. Clark County had 42.52% renter occupied units, compared to 40.83% in Nevada and 34.78% in the United States.

**Income Trends**

The 2020 median household income for the county was $59,587, which was lower than the United States median household income of $62,847. The median household income for the county is projected to grow by 4.0% annually, increasing the median household income to $72,576 by 2024. As is often the case when the median household income levels are similar to the national average, the cost of living index is also similar. According to the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Index, the NV-Las Vegas MSA's cost of living is 104.2 compared to the national average score of 100. The ACCRA Cost of Living Index compares groceries, housing, utilities, transportation, health care and miscellaneous goods and services for over 300 urban areas.


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## EMPLOYMENT

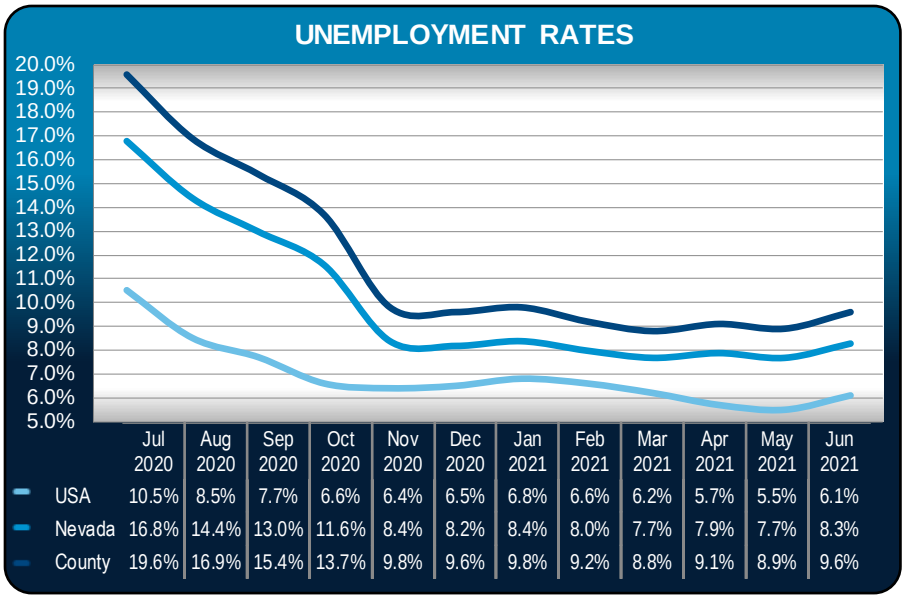
Total employment has increased annually over the past decade in the state of Nevada by 13.11% and had been increasing by approximately 3-4% annually in the county until the COVID-19 pandemic hit in March 2020. As a result, total county employment dropped by 13.2% and unemployment increased to more than 33%. By June 2020, however, county unemployment dropped by 18.2% and has continued to decrease since then. Current local unemployment (as of March 2021) is 8.8%.


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## EMPLOYMENT & UNEMPLOYMENT STATISTICS 2011 - 2020

| | TOTAL EMPLOYMENT | | | | UNEMPLOYMENT RATE | | |
|---|---|---|---|---|---|---|---|
| | Nevada | | Clark County, NV | | United States* | Nevada | Clark County, NV |
| Year | Total | % Δ Yr Ago | Total | % Δ Yr Ago | | | |
| 2011 | 1,179,653 | 0.7% | 852,943 | 0.7% | 8.9% | 13.3% | 13.5% |
| 2012 | 1,207,733 | 2.4% | 875,964 | 2.7% | 8.1% | 11.6% | 11.7% |
| 2013 | 1,234,021 | 2.2% | 898,037 | 2.5% | 7.4% | 10.0% | 10.0% |
| 2014 | 1,267,424 | 2.7% | 926,938 | 3.2% | 6.2% | 8.2% | 8.2% |
| 2015 | 1,301,094 | 2.7% | 956,238 | 3.2% | 5.3% | 6.8% | 6.9% |
| 2016 | 1,332,390 | 2.4% | 978,799 | 2.4% | 4.9% | 5.8% | 5.9% |
| 2017 | 1,380,207 | 3.6% | 1,011,367 | 3.3% | 4.4% | 5.0% | 5.2% |
| 2018 | 1,439,599 | 4.3% | 1,052,555 | 4.1% | 3.9% | 4.4% | 4.6% |
| 2019 | 1,505,228 | 4.6% | 1,103,405 | 4.8% | 3.7% | 3.9% | 4.1% |
| 2020 | 1,334,416 | (11.3%) | 958,069 | (13.2%) | 8.1% | 12.8% | 14.7% |
| **CAGR** | **1.4%** | - | **1.3%** | - | - | - | - |

Source: U.S. Bureau of Labor Statistics *Unadjusted Non-Seasonal Rate




According to the Nevada Department of Employment, Training and Rehabilitation's (DETR) July 15, 2020 economic report, the unemployment rate improves as employment continues to add jobs back in June. Employment in Nevada is up 98,900 jobs over the month and the unemployment rate declined from 25.3 percent in May to 15 percent in June, according to the Nevada Department of Employment, Training and Rehabilitation's (DETR) June 2020 economic report. Nevada added back a significant number of jobs this month, up by 8.5 percent. Leisure and Hospitality added 72,700 jobs over the month following the re-opening of many hotel/casinos along with continued reopening of full-service restaurants during the reference period in early June. This reflects the first look at the Phase 2 reopening of the economy. DETR's report also notes that Nevada's Unemployment Insurance (UI) claims saw a decrease of initial claims over the month of 26,610, or 35.7 percent. "The month's numbers reflect the significant impact of policy restrictions on Nevada's businesses, including hotel casinos, and the impact of COVID-19 restrictions on employment and unemployment in the state. As of June's report Nevada has recovered nearly half the jobs lost and the State's unemployment rate declined from 30.1 percent to 15 percent," said David Schmidt, Chief Economist for DETR. "While encouraging, it is important to remember that conditions have changed since the middle of June, and the evolving public health landscape and necessary restrictions will continue to impact Nevada's labor market for several months to come."


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## TOP EMPLOYERS

| EMPLOYER NAME | EMPLOYEES | INDUSTRY |
|---|---|---|
| Nellis Air Force Base | 10,000 + | Government |
| Las Vegas Metropolitan Police | 5,000 - 9,999 | Municipality |
| Flamingo Las Vegas Hotel-Csn | 5,000 - 9,999 | Private Hotels and Motels |
| MGM Grand | 5,000 - 9,999 | Private Casinos |
| Orleans Hotel & Casino | 5,000 - 9,999 | Private Casinos |
| Las Vegas Sands Corp | 5,000 - 9,999 | Private Hotel and Motel Management |
| Mandalay Bay | 5,000 - 9,999 | Private Resorts |
| Caesars Palace Las Vegas Hotel | 5,000 - 9,999 | Private Casinos |
| Las Vegas Metro Police Dept | 5,000 - 9,999 | Government |
| Planet Hollywood | 5,000 - 9,999 | Private Restaurants |

Source: Nevadaworkforce.com/CAFR

In addition to large corporations, universities, hospitals and public sector employment located within the Las Vegas MSA, smaller businesses make up a sizable portion of the local employment picture.


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The preceding chart depicts the top employers in Clark County. Principal employers in the region are spread throughout diverse sectors, including government, municipality and private. The top employer is Nellis Air Force Base. The "Home of the Fighter Pilot," Nellis Air Force Base is home to the U.S. Air Force Warfare Center, the largest and most demanding advanced air combat training mission in the world. Training is provided for composite strike forces which include every type of aircraft in the Air Force inventory. Training is conducted in conjunction with air and ground units of the Army, Navy, Marine Corps and air forces from our allied nations. The crews do not come to learn how to fly, but instead how to be the best combat aviators in the world. As of February 24, 2020, Nellis Air Force Base employed 17,729. The total economic impact is $3,495 million and a value of indirect jobs created of $79 million.

Las Vegas Metropolitan Police is a combined city and county law enforcement agency for the City of Las Vegas and Clark County, Nevada, United States. It is headed by the Sheriff of Clark County, who is publicly elected every four years. They have an annual budget of $856.3 million (2018).

Flamingo Las Vegas Hotel is operated by Caesars Entertainment Corporation (formerly Harrah's Entertainment). The firm owns and/or operates more than 50 casinos (under such names as Harrah's, Horseshoe, and Rio) in 12 US states and seven countries. Altogether its facilities -- including hotels, dockside and riverboat casinos, and Native American gaming establishments -- boast more than 3 million sq. ft. of casino space and some 43,000 hotel rooms. Among its many locations on the Vegas Strip are Caesars Palace, Paris Las Vegas, and Planet Hollywood.

Per DETR, Nevada Economy in Brief June 2020: Now that the State is reopening, we look at what companies are currently hiring, and how that differs from prior to the recession. With “realtime” labor market information obtained from the Economic Modeling, LLC (EMSI), we can provide an alternative assessment of the health of the State’s economy via an analysis of current online job posting activity. From February 2020 (just before the pandemic) to April 2020 (the first month reflecting the impacts) monthly job ad volume decreased by 26,450 or 27 percent.

However, as businesses start to reopen, the number of job ads has begun to increase again, up nearly 600 or one percent over the month resulting in 71,818 total ads in May. Job ads data reflects similar trends seen in other monthly labor market measures by showing a steep decline in April followed by an increase in May.

In February, the employers with the most job ads in the State were the MGM resorts, State of Nevada, Caesars, and the Clark County School District (CCSD). Typically, the largest employers in the State consistently provide the most job ads. As a result of the business shutdowns requiring hotel casinos to close temporarily, the number of ads posted by this industry declined and the top employers’ postings has shifted. In May, the employers with the most jobs postings are the State of Nevada, the CCSD, the Siegal group and Walmart. The occupations that realized the most postings in the month of May were heavy and tractor-trailer truck drivers (+3,555), registered nurses (+3,291), customer service representatives (+1,901), and retail salespersons (+1,856).


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## AIRPORT STATISTICS

The following chart summarizes the local airport statistics.

| LOS ANGELES INTERNATIONAL AIRPORT (LAX) | | |
|---|---|---|
| YEAR | ENPLANED PASSENGERS | % CHG |
| 2009 | 27,439,897 | - |
| 2010 | 28,857,755 | 5.2% |
| 2011 | 30,528,737 | 5.8% |
| 2012 | 31,326,268 | 2.6% |
| 2013 | 32,425,892 | 3.5% |
| 2014 | 34,314,197 | 5.8% |
| 2015 | 36,351,226 | 5.9% |
| 2016 | 39,636,042 | 9.0% |
| 2017 | 41,232,432 | 4.0% |
| 2018 | 42,624,050 | 3.4% |
| 2019 | 42,939,104 | 0.7% |

Source: U.S. Department of Transportation

## SOUTHERN NEVADA TAX CLIMATE & OPERATING STRUCTURE

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. This tax structure clearly distinguishes Nevada as providing a business environment very few states can match. Nevada has

- No personal income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

## HEALTHCARE & LIFE SCIENCES

In the tables below are listed urgent care hospitals and specialty hospitals located in the region. The hospitals are ranked by bed count.

| Urgent Care Hospitals | | | |
|---|---|---|---|
| Rank | Name | Beds | Avg. Daily Occupancy |
| 1 | Sunrise Hospital Medical Center | 690 | 522 |
| 2 | University Medical Center | 541 | 376 |
| 3 | Summerlin Hospital Medical Center | 454 | 280 |
| 4 | MountainView Hospital | 340 | 284 |
| 5 | Valley Hospital Medical Center | 301 | 220 |
| 6 | Desert Springs Hospital | 293 | 218 |
| 7 | Spring Valley Hospital Medical Center | 231 | 221 |
| 8 | St. Rose Dominican, Siena Campus | 230 | 202 |
| 9 | Centennial Hills Hospital Medical Center | 190 | 126 |
| 10 | North Vista Hospital | 177 | 123 |
| 11 | St. Rose Dominican, St. Martin Campus | 147 | 95 |
| 12 | Southern Hills Hospital | 134 | 102 |
| 13 | St. Rose Dominican Hospital, Rose de Lima Campus | 110 | 96 |

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**Specialty Hospitals**

| Rank | Name | Beds | Specialties |
|---|---|---|---|
| 1 | Southern Nevada Adult Mental Health Services | 289 | Behavioral Health |
| 2 | Horizon Speciality Hospital of LV | 176 | Long-term acute care |
| 3 | Kindred Hospital LV-Flamingo | 174 | Long-term acute care |
| 4 | Mountain's Edge Hospital | 130 | Long-term acute care |
| 5 | Harmon Hospital | 116 | Rehab |
| 6 | Spring Mountain Treatment Center | 110 | Behavioral Health |
| 7 | HealthSouth Rehabilitation Hospital of HD | 90 | Rehab |
| 8 | Desert Parkway Behavioral Healthcare Hospital | 83 | Behavioral Health |
| 9 | HealthSouth Rehabilitation Hospital of LV | 79 | Rehab |
| 10 | Complex Care Hospital at Tenaya | 70 | Complex long-term hospitalization |
| 11 | Desert Willow Treatment Center | 58 | Psychiatric care |
| 12 | Kindred Hospital LV-Sahara | 52 | Long-term acute care |
| 13 | HealthSouth Desert Canyon Rehabilitation Hospital | 50 | Rehab |
| 14 | Horizon Speciality Hospital of HD | 39 | Long-term acute care |
| 15 | Spring Mountain Sahara | 30 | Behavioral Health |
| 16 | Kindred Hospital LV-St. Rose Dominican St. Rose De Lima | 28 | Long-term acute care |
| 17 | Montevista Behavioral Health Hospital | 21 | Behavioral Health |

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## AEROSPACE, UNMANNED AERIAL SYSTEMS, AND DEFENSE

The Defense and Aerospace cluster has historically been an important part of the Southern Nevada regional economy. Between the Nellis and Creech Air Force Bases and the Nevada Testing and Training Range, the Department of Defense employs approximately 14,000 airmen, civilian staff, and contractors in Southern Nevada. In recent years, the unmanned aerial systems (UAS) industry has become an important part of our economy. Creech AFB, in the town of Indian Springs northwest of Las Vegas, is the global home of drone operations for the Air Force. Additionally, Nevada is one of six locations that the FAA selected to be a center for Unmanned Aerial System (UAS) development in the United States.

Nevada's airspace is unique: it has expansive Military Operations Areas (MOAs) for testing, and general aviation airspace ranges from extremely low density (both aircraft and population) to extremely high density in certain areas. Restricted airspace can be negotiated using partnerships with Department of Defense and Department of Energy facilities.

Southern Nevada has:

- A climate ideal for testing and R&D with 320 days of sunshine and among the most predictable weather patterns in the nation
- Low costs of start-up and operations
- Abundance of economical commercial real estate near designated UAV airports near key metro areas, with large warehouse-type facilities available
- Competitive utility rates for commercial operations
- Robust data storage capacity, cloud computing resources and providers in-state


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Southern Nevada has three major United States Air Force installations

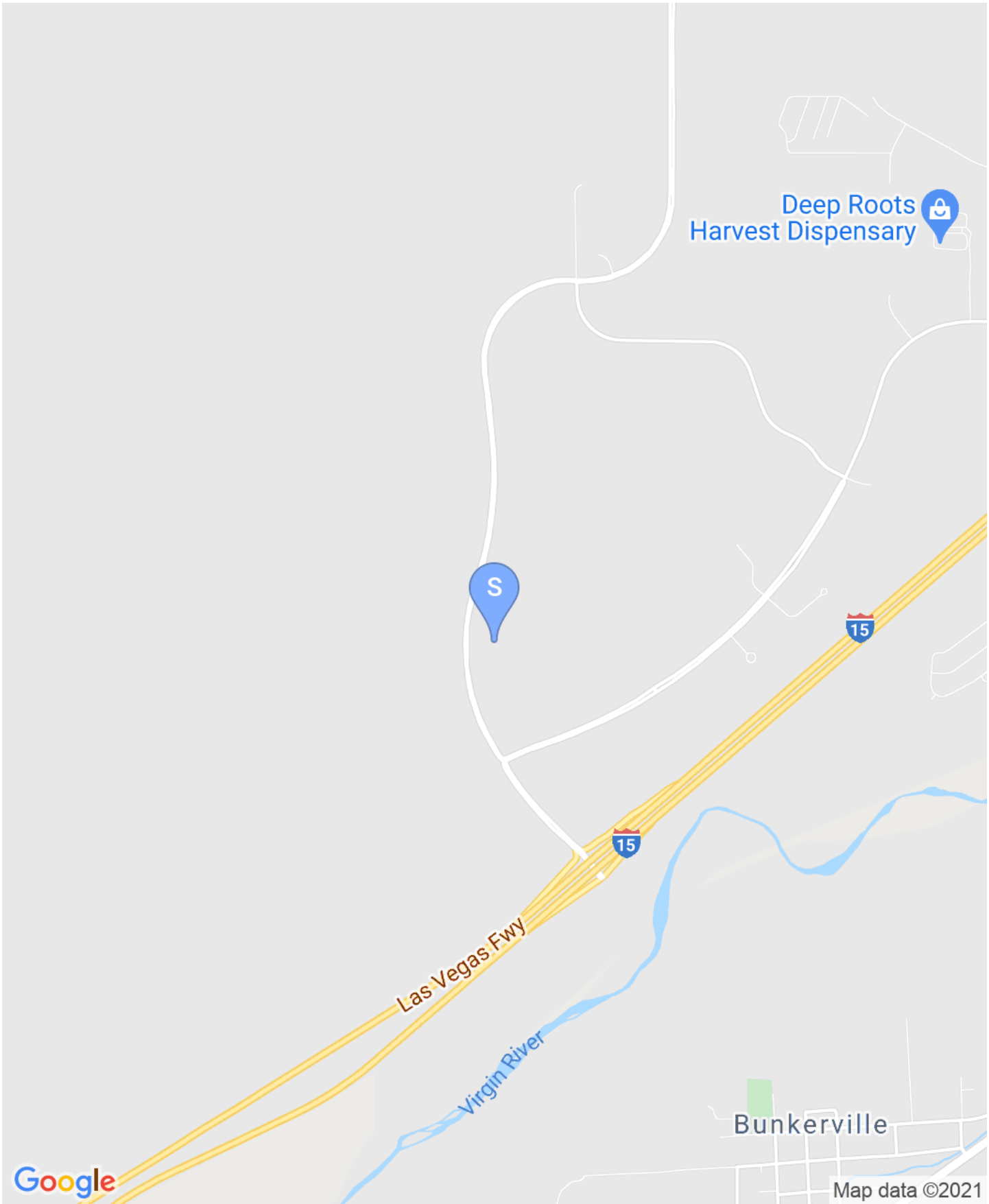
1. **Nellis Air Force Base**, a part of the United States Air Force's Air Combat Command, is located approximately eight miles northeast of Las Vegas, Nev. The base itself covers more than 14,000 acres, while the total land area occupied by Nellis and its restricted ranges is about 5,000 square miles. An additional 7,700 miles of airspace north and east of the restricted ranges are also available for military flight operations.
2. **Creech Air Force Base**, about 35 miles north of Las Vegas, is home to the 432 Wing, which has six operational squadrons, one maintenance squadron, and MQ-9 Reapers and MQ-1 Predator unmanned aerial vehicles, which are central to the ongoing Global War on Terror. The base is also home to the Unmanned Aerial Vehicle Battlelab.
3. **Nevada Testing and Training Range** (NTTR) is the largest contiguous air and ground space available for peacetime military operations in the free world. Annually, NTTR hosts large international training operations, including Red Flag and Green Flag.

## SUMMARY

While the above data is the most recent available data as widely reported, the COVID-19 pandemic has had a substantial impact on employment figures throughout the region, state and USA. Jobs lost over the recent months have significantly impacted the local and national economies.

Moving forward, there is significant uncertainty with the opening of businesses and possible surge in COVID-19 cases leading to more business closures and new modifications and restrictions. A potential weakness in the economy would be led by a decline in consumer confidence, business spending, budget cuts and the end of some stimulus programs**.**


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## INTRODUCTION

In this section of the report, we provide details about the local area and describe the influences that bear on the real estate market as well as the subject property. A map of the local area is presented on the prior page. Below are insights into the local area based on fieldwork, interviews, demographic data and experience working in this market.

## LOCAL AREA PROFILE

The subject property is located in Mesquite, Nevada, within Clark County. According to the 2015 census, the population was 17,496. The city is in the Virgin Valley, adjacent to the Virgin Mountains in the northeastern part of the Mojave Desert. Mesquite is next to the Arizona state line, 80 miles northeast of Las Vegas and 39 miles southwest of St. George, Utah. The city is served by the St. George Regional Airport, approximately 42 miles northeast. The area is intersected by Interstate 15 and State Route 144.

## DEMOGRAPHIC PROFILE

Below is a demographic study of the area, sourced by *Pitney Bowes/Gadberry Group - GroundView*®, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of properties and geographical areas. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.


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## LOCAL AREA DEMOGRAPHICS

| DESCRIPTION | 1 MILE | 3 MILES | 5 MILES | DESCRIPTION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|---|---|---|---|
| **POPULATION** | | | | **AVERAGE HOUSEHOLD INCOME** | | | |
| 2000 Population | 0 | 2,783 | 8,749 | 2020 | $0 | $70,183 | $70,704 |
| 2010 Population | 0 | 5,199 | 13,636 | 2025 | $0 | $87,148 | $88,499 |
| 2020 Population | 0 | 6,476 | 17,241 | Change 2020-2025 | | 24.17% | 25.17% |
| 2025 Population | 0 | 7,142 | 19,174 | **MEDIAN HOUSEHOLD INCOME** | | | |
| Change 2000-2010 | | 86.81% | 55.86% | 2020 | $0 | $57,937 | $55,845 |
| Change 2010-2020 | | 24.56% | 26.44% | 2025 | $0 | $69,242 | $67,035 |
| Change 2020-2025 | | 10.28% | 11.21% | Change 2020-2025 | | 19.51% | 20.04% |
| **POPULATION 65+** | | | | **PER CAPITA INCOME** | | | |
| 2010 Population | 0 | 1,316 | 3,462 | 2020 | $0 | $26,959 | $27,435 |
| 2020 Population | 0 | 2,387 | 5,878 | 2025 | $0 | $33,438 | $34,210 |
| 2025 Population | 0 | 2,975 | 7,410 | Change 2020-2025 | | 24.04% | 24.70% |
| Change 2010-2020 | | 81.38% | 69.79% | **2020 HOUSEHOLDS BY INCOME** | | | |
| Change 2020-2025 | | 24.63% | 26.06% | <$15,000 | 0.0% | 5.5% | 6.7% |
| **NUMBER OF HOUSEHOLDS** | | | | $15,000-$24,999 | 0.0% | 8.7% | 9.8% |
| 2000 Households | 0 | 832 | 2,966 | $25,000-$34,999 | 0.0% | 12.3% | 11.9% |
| 2010 Households | 0 | 2,007 | 5,299 | $35,000-$49,999 | 0.0% | 16.8% | 16.5% |
| 2020 Households | 0 | 2,501 | 6,648 | $50,000-$74,999 | 0.0% | 21.2% | 21.1% |
| 2025 Households | 0 | 2,763 | 7,364 | $75,000-$99,999 | 0.0% | 17.8% | 15.8% |
| Change 2000-2010 | | 141.23% | 78.66% | $100,000-$149,999 | 0.0% | 13.0% | 11.9% |
| Change 2010-2020 | | 24.61% | 25.46% | $150,000-$199,999 | 0.0% | 2.1% | 3.2% |
| Change 2020-2025 | | 10.48% | 10.77% | $200,000 or greater | 0.0% | 2.7% | 3.1% |
| **HOUSING UNITS (2020)** | | | | **MEDIAN HOME VALUE** | $0 | $230,213 | $222,994 |
| Owner Occupied | 0 | 1,797 | 4,880 | **AVERAGE HOME VALUE** | $0 | $256,598 | $243,235 |
| Renter Occupied | 0 | 642 | 1,854 | **HOUSING UNITS BY UNITS IN STRUCTURE** | | | |
| **HOUSING UNITS BY YEAR BUILT** | | | | 1, detached | 0 | 1,467 | 4,199 |
| Built 2010 or later | 0 | 330 | 731 | 1, attached | 0 | 550 | 1,013 |
| Built 2000 to 2009 | 0 | 1,194 | 2,869 | 2 | 0 | 4 | 37 |
| Built 1990 to 1999 | 0 | 540 | 1,983 | 3 or 4 | 0 | 137 | 530 |
| Built 1980 to 1989 | 0 | 196 | 494 | 5 to 9 | 0 | 83 | 224 |
| Built 1970 to 1979 | 0 | 140 | 395 | 10 to 19 | 0 | 56 | 173 |
| Built 1960 to 1969 | 0 | 39 | 86 | 20 to 49 | 0 | 69 | 207 |
| Built 1950 to 1959 | 0 | 25 | 46 | 50 or more | 0 | 22 | 73 |
| Built 1940 to 1949 | 0 | 0 | 0 | Mobile home | 0 | 51 | 277 |
| Built 1939 or earlier | 0 | 37 | 43 | Boat, RV, van, etc. | 0 | 0 | 0 |

Source: Pitney Bowes/Gadberry Group - GroundView®

### Transportation Routes

Major traffic arteries are shown in the chart below:

## MAJOR ROADWAYS & THOROUGHFARES

| HIGHWAY | DIRECTION | FUNCTION | DISTANCE FROM SUBJECT |
|---|---|---|---|
| I-15 | northeast-southwest | Interstate Highway | This is within a mile of the subject property. |
| **SURFACE STREETS** | **DIRECTION** | **FUNCTION** | **DISTANCE FROM SUBJECT** |
| W Pioneer Blvd | northeast-southwest | Primary Arterial | This is just down the street from the subject property. |

Public Transportation is not available near the subject property.

### Economic Factors

Mesquite is home to a growing retirement community, as well as several casino resorts and golf courses. Casinos in the area include the Virgin River Casino, Casa Blanca, Eureka Casino Hotel and Stateline Casino and Motel and the Rising Star Hotel. The city is a destination for year-round golf, with over nine public courses drawing golfers to the city. The city is a stopping point for those travelling along Interstate 15, between Salt Lake City, Las Vegas and Los Angeles. West Mesquite Boulevard serves as a commercial corridor with stores, financial institutions, hotels, restaurants and casinos. The Bowler Plaza is the primary shopping center on the east side of town south if Intestate 15 on North Sandhill Boulevard. The Walmart supercenter is the primary regional


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shopping center on the west side of town at Falcon Ridge Parkway and W. Pioneer Blvd. The city's main industries are entertainment/gaming, recreation, retail trade and accommodation/food services. The retirement population is well established and impacts the economic base significantly.

**Community Services**
Community services and facilities are readily available in the surrounding area. These include public services such as fire stations, hospitals, police stations, and schools (all ages).

## IMMEDIATE AREA PROFILE

This section discusses uses and development trends in the immediate area that directly impact the performance and appeal of the subject property.

**Predominant Land Uses**
Significant development in the immediate area consists of industrial and retail uses along major arterials that are interspersed with multi-family complexes and single-family residential development removed from arterials.

## SUBJECT PROPERTY ANALYSIS

The following discussion draws context and analysis on how the subject property is influenced by the local and immediate areas.

**Subject Property Analysis**
The uses adjacent to the property are noted below:

- **North -** Industrial land
- **South -** Industrial land followed by W Pioneer Blvd
- **East -** Industrial land followed by Isaac Newton Dr
- **West -** S Lower Flat Top Dr followed by Industrial/Parks-Recreation and Open Space land

**Access**
The subject site has frontage on a connector street. Based on our field work, the subject's access is rated good compared to other properties with which it competes.

**Visibility**
The subject is clearly visible in both directions along the street. The visibility of the property is not hampered by adjacent properties, trees or other obstructions. In comparison to competitive properties, the subject property has average visibility.

**Subject Conclusion**
Trends in the local and immediate areas, adjacent uses and the property's specific location features indicate an overall typical external influence for the subject, which is concluded to have an average position in context of competing properties.

## SUMMARY

Trends in the local and immediate areas, adjacent uses and the property's specific location features indicate an overall typical external influence for the subject, which is concluded to have an average position in context of competing properties.


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**General Description** The subject site consists of 1 parcel. As noted below, the subject site has 315,374 SF (7.24 AC) of land area. The area is estimated based on the assessor's parcel map, and may change if a professional survey determines more precise measurements. Going forward, our valuation analyses will utilize the usable site area. The following discussion summarizes the subject site size and characteristics.

**Assessor Parcel** (portion of) 002-23-211-002

**Number Of Parcels** 1

| **Land Area** | **Acres** | **Square Feet** |
|---|---|---|
| Primary Parcel | 0.00 | 0 |
| Unusable Land | 7.24 | 315,374 |
| Excess Land | 0.00 | 0 |
| Surplus Land | 0.00 | 0 |
| **Total Land Area** | **7.24** | **315,374** |

**Shape** Irregular - See Plat Map For Exact Shape

**Topography** Mountainous above street grade

**Drainage** Assumed Adequate

**Utilities** Utilities will be available to Isaac Newton Dr within 12 months

**Street Improvements**

| **Street** | **Direction** | **No. Lanes** | **Street Type** | **Curbs** | **Sidewalks** | **Streetlights** | **Center Lane** | **Gutters** |
|---|---|---|---|---|---|---|---|---|
| S Lower Flat Top Dr | Primary Street | two-way | two-lane | connector street | ✓ | | | | | |

**Frontage** The subject has approximately 300 feet of frontage on S Lower Flat Top Dr.

**Accessibility** **Good** - The subject is just down the street from W Pioneer Blvd and is within a mile of I-15. The subject property is proposed to be part of a larger parcel combined with the south and east adjacent parcels and will overall have full-access from curb cuts on W Pioneer Blvd and Isaac Newton Dr.

**Exposure** **Average** - The subject is at a mid-block location on a connector street.

**Seismic** The subject is in Moderate Risk.

**Flood Zone** Zone X (Unshaded). This is referenced by Community Number 32003C, Panel Number 0367F, dated December 04, 2007. Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.


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**Site Rating**

The subject site is considered a good land site in terms of its location, exposure, and access to employment, education and shopping centers, recognizing its location along a neighborhood collector street. However, drastically offsetting is the subject sites topography that does not allow for usable land area. Overall, the subject's site rating is poor.

**Easements**

A preliminary title report was not available for review. During the on-site inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there is no negative value impact on the subject improvements. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.

**Soils**

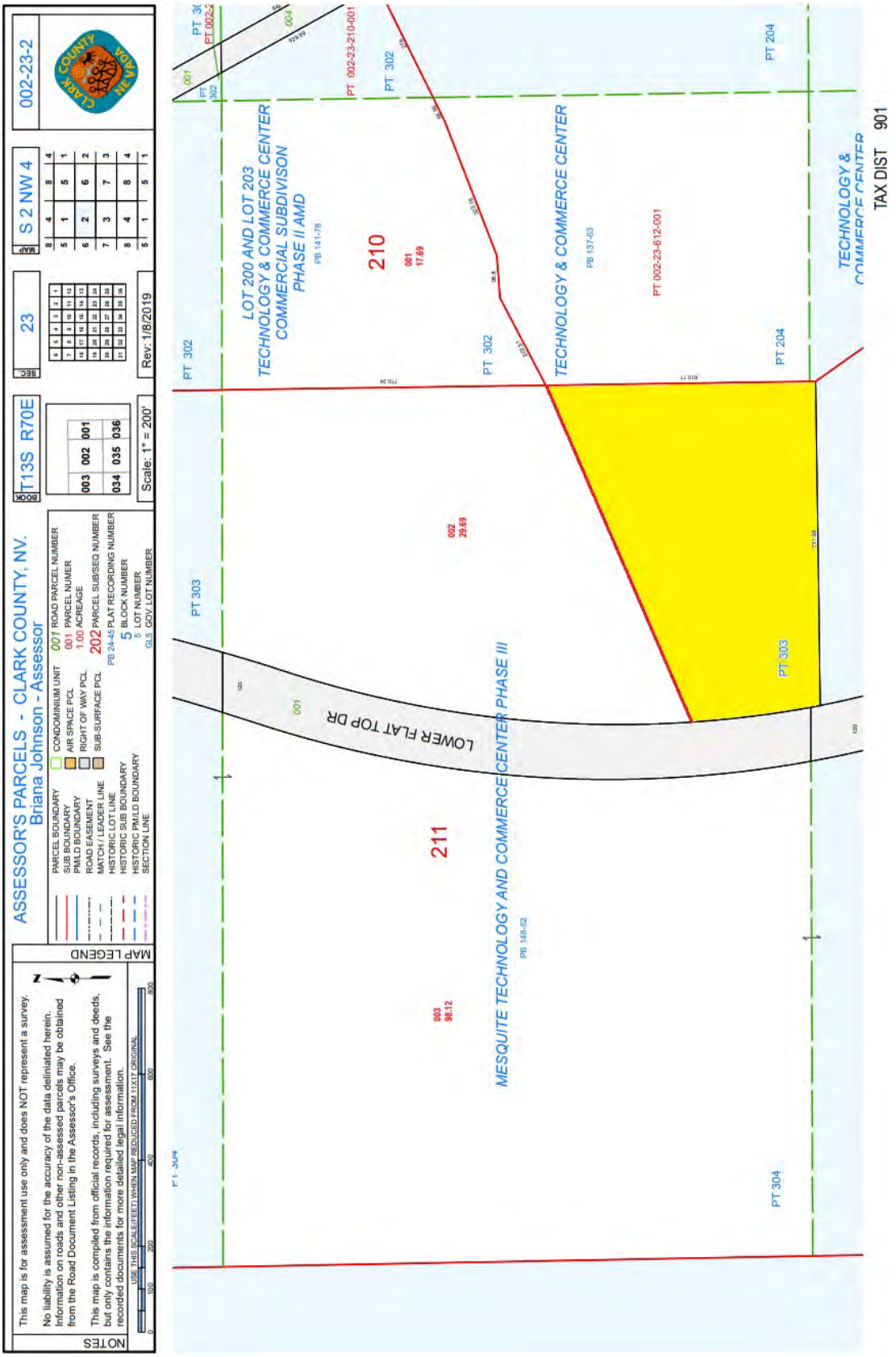
A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.

**Hazardous Waste**

We have not conducted an independent investigation to determine the presence or absence of toxins on the subject property. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.


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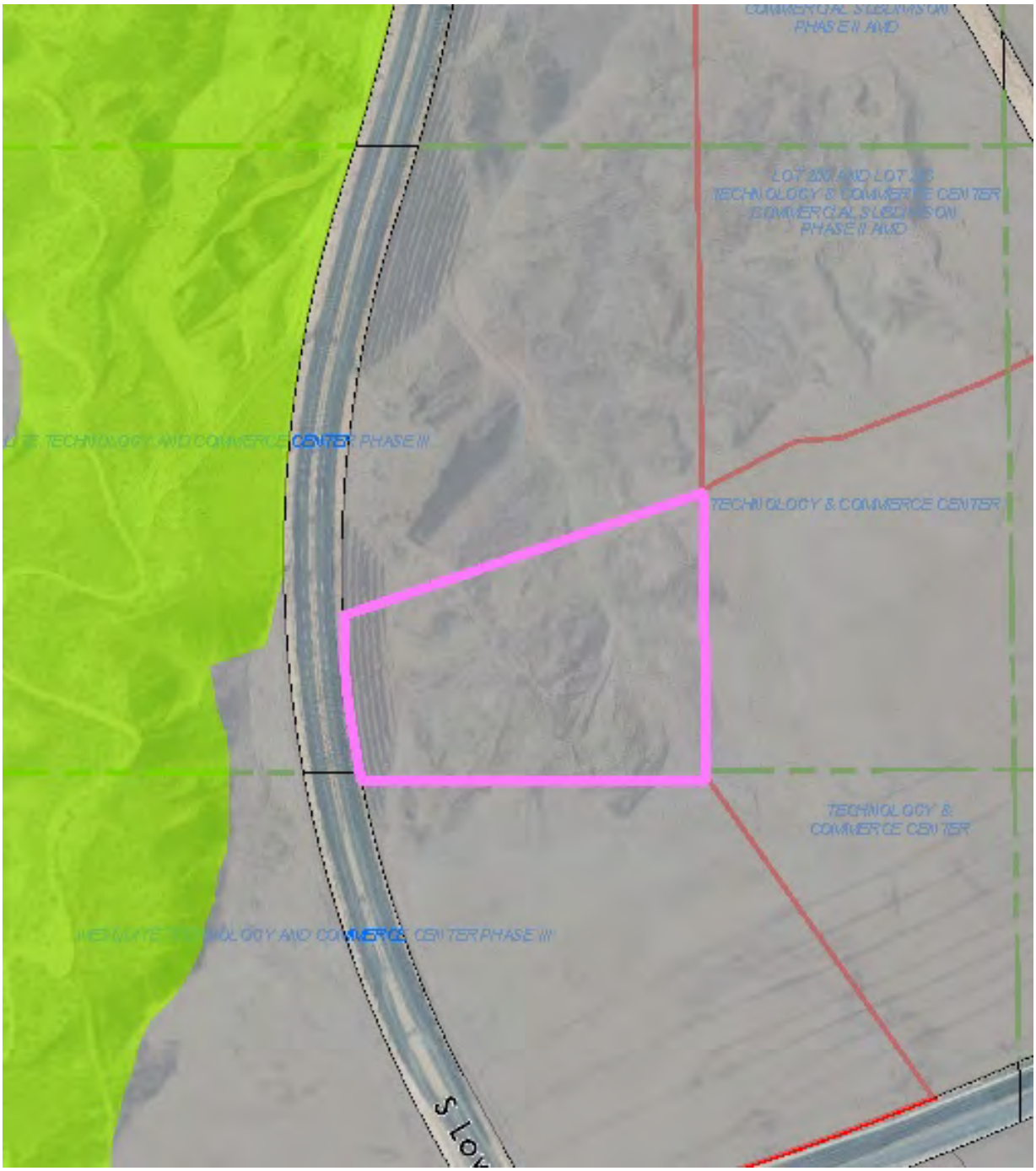
# PLAT MAP






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## ZONING MAP





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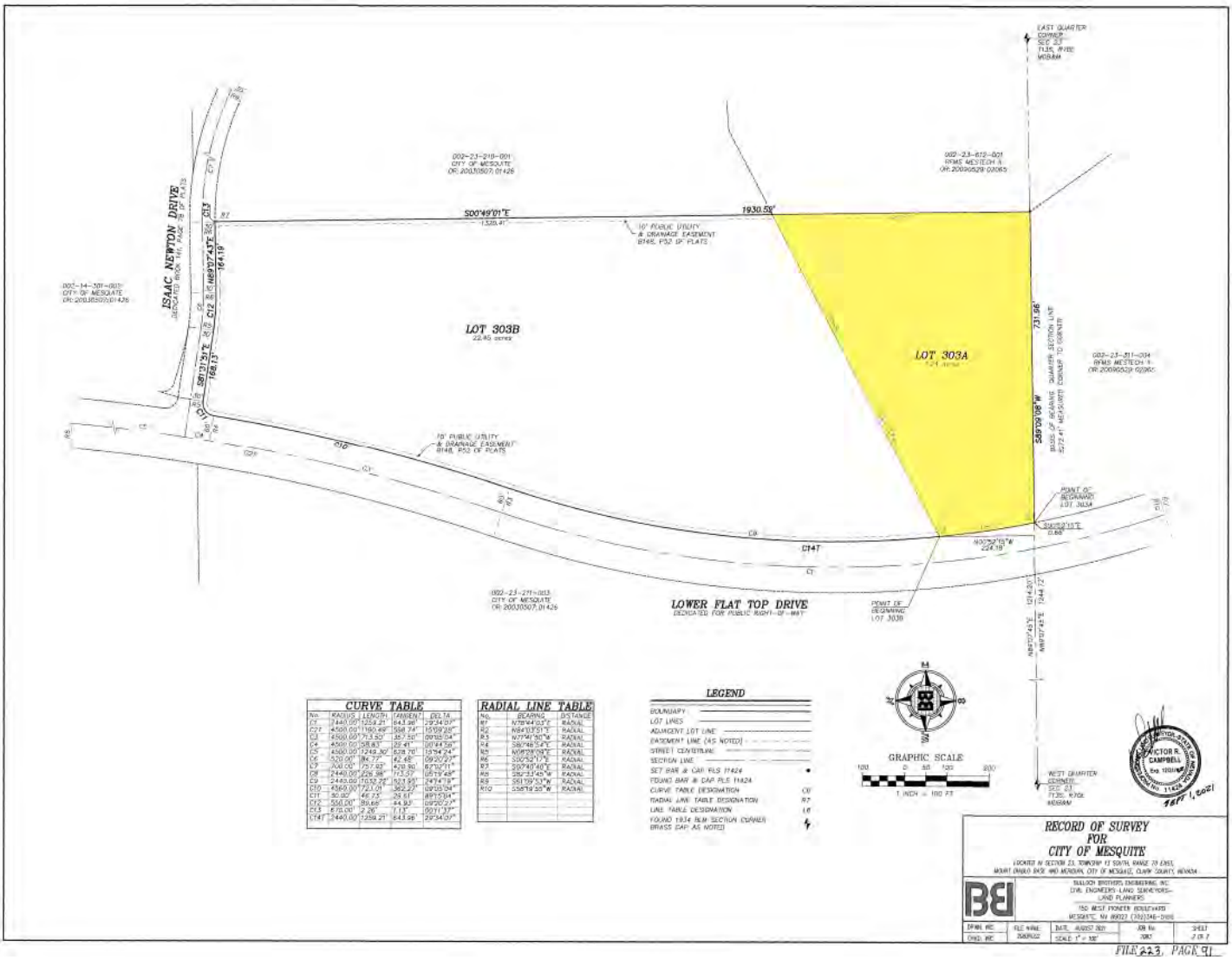
# FLOOD MAP





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# LAND SURVEY





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## INTRODUCTION

Assessment of real property is established by an assessor that is an appointed or elected official charged with determining the value of each property. The assessment is used to determine the necessary rate of taxation required to support the municipal budget. A property tax is a levy on the value of property that the owner is required to pay to the municipality in which it is situated. Multiple jurisdictions may tax the same property.

The subject property is located within Clark County. The assessed value and property tax for the current year are summarized in the following table.

**ASSESSMENT & TAXES**

| | | | | | | |
|---|---|---|---|---|---|---|
| Tax Year | 2021 | | | | Tax Rate | 2.7737% |
| Tax Rate Area | 901 | | | | Taxes Current | Yes |
| **APN** | **LAND** | **IMPV** | **TOTAL** | **EXEMPTIONS** | **TAXABLE** | **BASE TAX** |
| (portion of) 002-23-211-002 | $380,229 | $0 | $380,229 | $0 | $380,229 | $10,546.41 |
| **Totals** | **$380,229** | **$0** | **$380,229** | **$0** | **$380,229** | **$10,546.41** |
| **Total/SF** | **$1.21** | **$0.00** | **$1.21** | **$0.00** | **$1.21** | **$0.03** |
| **Total Base Tax** | | | | | | **$10,546.41** |
| **Total Base Tax Per SF** | | | | | | **$0.03** |

Source: Clark County Assessment & Taxation

## SUBJECT PROPERTY ANALYSIS

The total taxable value for the subject property's larger parcel is $380,229 or $1.09/SF. There are no exemptions in place. The subject property is a portion of this larger site.

In the State of Nevada, taxes are assessed on a fiscal year basis starting July 1st. Reassessments of property values occur every year. Taxable value represents the appraised value of the land and the current replacement cost of improvements, less depreciation, as determined by the Assessor. Assessed value is established as 35% of the taxable value. The value is broken down to represent a portion attributable to land, improvements and personal property. There are 107 tax districts in Clark County. The tax rates for these districts are based on the amount of monies budgeted to them for the necessary maintenance and improvements for their facilities and services. The tax monies collected for the districts must pay for schools, roads, police and fire protection, along with all other services that a taxpayer demands and desires from local government. These tax rates vary depending on the type of services provided to each district. The Nevada State Legislature passed a law to provide property tax relief to all citizens. NRS 361.4723 provides a partial abatement of taxes by applying a cap of up to 8% on the tax for residences that are not owner occupied. The up to 8% cap would also apply to land, commercial buildings, business personal property, aircraft, etc. The subject is located in tax district 901 with a tax rate of 2.7737%. Tax rates are set in June of each year. Tax bills are prepared and mailed out by August 1st of each year. Property taxes are due on the third Monday in August. However, the property owner may elect to pay in installments if the taxes on a parcel exceed $100.00. In the State of Nevada, properties are not reassessed upon resale or refinance.

According to the Clark County Assessor's Office, real estate taxes for the subject property are current as of the date of this report.


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## INTRODUCTION

Zoning requirements typically establish permitted and prohibited uses, building height, lot coverage, setbacks, parking and other factors that control the size and location of improvements on a site. The zoning characteristics for the subject property are summarized below:

| ZONING SUMMARY | |
|---|---|
| **Municipality Governing Zoning** | City of Mesquite Planning & Zoning Department |
| **Current Zoning** | Industrial - Light (IR-1) |
| **Permitted Uses** | Please see the below table. |
| **Prohibited Uses** | Those not listed in the below table. |
| **Current Use** | Vacant Land |
| **Is Current Use Legally Permitted?** | Yes |
| **Zoning Change** | Not Likely |

**IR-1 ZONING DISTRICT - ALLOWABLE USES**

| Permitted Uses | | |
|---|---|---|
| Naimal hospital (large animal) | Electric plating | Moving, storage and transportation facilities |
| Antique restoration | Electronic equipment sales | Parking lot (commercial) |
| Bakery, w holesale | Flow ers or seed processing and sale | Plrinting, lithographay and publishers |
| Blacksmith shop | Fountain equipment and supply | Research laboratories |
| Boat building or repair | Freight terminals | Rubber fabrication |
| Boat sales/service | Funeral home an dinterment service | Sheet metal shops |
| Bottling plant | Garment manufacture | Storage w arehouse/ministorage |
| Broadcast studios | Heating/air conditioning; sales, supply, and repair | Taxidermist |
| Building materials storage or sales yard | Ice and cold storage | Telephone sales |
| Cabinet shop or furniture manufacture | Kennels | Truck stop |
| Candy manufacture | Laboratories, experimental | Union hall |
| Cleaning or dyeing plant | Laundry, professional | Uplholstery shop |
| Creamery | Lumberyard | Warehouses and w arehouse complexes |
| Dog pound | Machine shop | Wastepaper or rag collection and baling |
| Education and scientific research | Manufacturing | Wholesale fuel sale |
| Electric or neon signs or billboard manufacture | Motion picture production | All uses permitted in the PB, CR-1, and CR-2 Districts |
| **Conditional Uses** | | |
| Adult uses | Mixing plant for cement, mortar, plaster or paving materials | Religious assembly |
| Automobile w recking and/or baling | Parks and recreation areas and facilities | Shoe manufacture |
| Blast furnace | Public, quasi-public and institutional facilities and uses | Storage space for contractor's equip., transit and transport equip. |
| Boiler w orks | Parks and recreation areas and facilities | Tattoo establishments |
| Brew ery | Public, quasi-public and institutional facilities and uses | Tire rebuilding, recapping or retreading |
| Grease or oil compounding | | |
| **Accessory Uses** | | |
| Accessory buildings | Accessory uses | Caretaker and security guard quarters |
| **Planned Uses** | | |
| None | | |

| ZONING REQUIREMENTS | |
|---|---|
| **Minimum Yard Setbacks** | |
| Front (Feet) | 10 |
| Rear (Feet) | 5 |
| Side (Feet) | 5 |
| **Maximum Site Coverage** | 60% |
| **Maximum Building Height** | 35 Feet |
| **Conforming Use** | The existing improvements represent a conforming use within this zone |

Source: City of Mesquite Planning & Zoning Department


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## ZONING CONCLUSIONS

Based on the interpretation of the zoning ordinance, the subject property is an outright permitted use.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of our analysis correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through our due diligence. Please note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.


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## INTRODUCTION

As concluded ahead, the highest and best use of the subject site as-vacant is assemblage. Therefore, this section provides a brief study of industrial supply/demand conditions for the Las Vegas Market and Outlying Northeast Clark County Submarket, market participant interviews and transaction trends. These findings are used to support our conclusions for the competitive position, and exposure period of the subject site.

## LAS VEGAS INDUSTRIAL MARKET

The following is an analysis of supply/demand trends in the Las Vegas Industrial market using information provided by CoStar, widely recognized as a credible source for tracking market statistics. The table below presents historical data for key market indicators.

**LAS VEGAS HISTORICAL STATISTICS (LAST TEN YEARS)**

| PERIOD | SUPPLY | NEW CONSTRUCTION | NET ABSORPTION | VACANCY | ASKING RENT |
|---|---|---|---|---|---|
| 2011 | 99,669,464 SF | 63,574 SF | 1,290,026 SF | 13.2% | $5.75/SF |
| 2012 | 99,702,988 SF | 99,624 SF | 300,875 SF | 12.4% | $5.53/SF |
| 2013 | 100,166,992 SF | 555,149 SF | 2,587,305 SF | 11.0% | $5.56/SF |
| 2014 | 101,125,478 SF | 961,080 SF | 3,101,119 SF | 8.9% | $5.67/SF |
| 2015 | 102,527,788 SF | 1,427,848 SF | 3,342,777 SF | 6.1% | $6.04/SF |
| 2016 | 105,785,813 SF | 3,312,098 SF | 2,836,447 SF | 6.0% | $6.62/SF |
| 2017 | 112,917,018 SF | 6,844,035 SF | 7,170,968 SF | 5.9% | $6.82/SF |
| 2018 | 117,158,706 SF | 3,929,321 SF | 5,154,234 SF | 4.5% | $6.94/SF |
| 2019 | 123,562,508 SF | 6,323,361 SF | 4,794,521 SF | 4.5% | $8.12/SF |
| 2020 | 129,733,664 SF | 6,176,100 SF | 4,177,913 SF | 5.9% | $8.60/SF |
| **CAGR** | 2.7% | - | - | - | 4.1% |

*Supply numbers based on information which is amended/updated on an on-going basis by Costar.
Source: Costar®

The following table summarizes the trailing four quarter performance of the Las Vegas market.

**LAS VEGAS TRAILING FOUR QUARTER PERFORMANCE**

| PERIOD | SUPPLY | NEW CONSTRUCTION | NET ABSORPTION | VACANCY | ASKING RENT |
|---|---|---|---|---|---|
| 2020 Q3 | 127,275,688 SF | 1,639,427 SF | 1,659,744 SF | 5.9% | $8.66/SF |
| 2020 Q4 | 129,733,664 SF | 2,460,976 SF | 1,742,551 SF | 6.4% | $8.41/SF |
| 2021 Q1 | 130,226,879 SF | 493,215 SF | 526,952 SF | 6.3% | $8.50/SF |
| 2021 Q2 | 131,775,277 SF | 1,548,398 SF | 3,792,055 SF | 4.5% | $9.21/SF |

Source: Costar®

Key supply/demand statistics for the most recent quarter, last year and historical averages are summarized below.

**LAS VEGAS MARKET TREND ANALYSIS**

| | Q2 2021 | 2020 | Last 10 |
|---|---|---|---|
| Total SF | 131,775,277 | 129,733,664 | 109,235,042 |
| Vacant SF | 5,965,603 | 7,654,286 | 8,567,304 |
| Market Vacancy | 4.5% | 5.9% | 7.8% |
| Construction Growth Rate | 1.2% | 4.8% | 2.7% |
| Absorption Rate | 2.9% | 3.2% | 2.7% |
| Average Asking Rent/SF | $9.21 | $8.60 | $6.57 |

Source: Costar®


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### Las Vegas Market Conclusion

Based on the preceding analysis, the Las Vegas Industrial market demonstrates somewhat strong fundamentals. Analysis of supply and demand factors indicate the market is currently stable with no evidence to prove this will change any time soon. The greatest strength of the market appears to be its strong absorption trends. There are no observed weaknesses of the market that stand out.

## OUTLYING NORTHEAST CLARK COUNTY INDUSTRIAL SUBMARKET OVERVIEW

The following is an analysis of supply/demand trends in the Outlying Northeast Clark County Industrial submarket using information provided by CoStar. The table below presents historical data for key market indicators.

**OUTLYING NORTHEAST CLARK COUNTY HISTORICAL STATISTICS (LAST TEN YEARS)**

| PERIOD | SUPPLY | NEW CONSTRUCTION | NET ABSORPTION | VACANCY | ASKING RENT |
|---|---|---|---|---|---|
| 2011 | 455,869 SF | 0 SF | 26,103 SF | 32.7% | $7.16/SF |
| 2012 | 482,485 SF | 26,616 SF | 50,436 SF | 31.9% | $6.92/SF |
| 2013 | 482,485 SF | 0 SF | 10,107 SF | 20.9% | $6.79/SF |
| 2014 | 482,485 SF | 0 SF | 12,800 SF | 22.5% | $6.64/SF |
| 2015 | 482,485 SF | 0 SF | 78,700 SF | 8.1% | $6.27/SF |
| 2016 | 482,485 SF | 0 SF | 18,173 SF | 3.0% | $6.00/SF |
| 2017 | 482,485 SF | 0 SF | 800 SF | 0.4% | $6.00/SF |
| 2018 | 482,485 SF | 0 SF | (20,840) SF | 2.7% | $1.50/SF |
| 2019 | 482,485 SF | 0 SF | 22,440 SF | 2.6% | $7.77/SF |
| 2020 | 482,485 SF | 0 SF | (2,900) SF | 0.8% | $7.29/SF |
| **CAGR** | 0.6% | - | - | - | 0.2% |

*Supply numbers based on information which is amended/updated on an on-going basis by Costar.
Source: Costar®

The following table summarizes the trailing four quarter performance of the Outlying Northeast Clark County submarket.

**OUTLYING NORTHEAST CLARK COUNTY TRAILING FOUR QUARTER PERFORMANCE**

| PERIOD | SUPPLY | NEW CONSTRUCTION | NET ABSORPTION | VACANCY | ASKING RENT |
|---|---|---|---|---|---|
| 2020 Q3 | 482,485 SF | 0 SF | (6,600) SF | 1.9% | $7.46/SF |
| 2020 Q4 | 482,485 SF | 0 SF | 6,100 SF | 0.6% | $7.47/SF |
| 2021 Q1 | 491,485 SF | 9,000 SF | 0 SF | 2.4% | $8.46/SF |
| 2021 Q2 | 503,435 SF | 11,950 SF | (450) SF | 4.8% | $8.61/SF |

Source: Costar®

Key supply/demand statistics for the most recent quarter, last year and historical averages are summarized below.

**OUTLYING NORTHEAST CLARK COUNTY MARKET TREND ANALYSIS**

| | Q2 2021 | 2020 | Last 10 |
|---|---|---|---|
| Total SF | 503,435 | 482,485 | 479,823 |
| Vacant SF | 24,300 | 4,005 | 60,227 |
| Market Vacancy | 4.8% | 0.8% | 12.6% |
| Construction Growth Rate | 2.4% | 0.0% | 0.6% |
| Absorption Rate | (0.1%) | (0.6%) | 4.1% |
| Average Asking Rent/SF | $8.61 | $7.29 | $6.23 |

Source: Costar®

### Outlying Northeast Clark County Submarket Conclusion

Based on the preceding analysis, the Outlying Northeast Clark County Industrial submarket demonstrates sound fundamentals. Analysis of supply and demand factors indicate the market is currently in a state of imbalance;


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however, the evidence points to signs of recovery and potential stability. The greatest strength of the submarket appears to be its low vacancy rates. The greatest weakness of the submarket appears to be its weak absorption trends.

## BROKER / MARKET PARTICIPANT INTERVIEWS

Interviews with brokers and other market participants were conducted to put previously discussed trends and data into better context of what is really occurring in the marketplace.

| SALES PERSPECTIVE INTERVIEW | |
|---|---|
| Name | Broker |
| Company | Premier Properties |
| Location | Mesquite, NV |
| Survey Date | 2Q 2021 |
| Survey Property Profile | Industrial Land |

According to Broker, sale transactions have been steady over the past six months for usable industrial land. Conditions favor sellers in regard to negotiating sale terms. Pricing for this property type generally falls within a moderate range from $1 to $2.50 per square foot.

## TRANSACTION TRENDS

In the open market, the subject property type (usable industrial land) would command most interest from regional and local buyers that are actively pursuing similar owner-user properties. There is currently steady buyer demand for substitute properties (usable industrial land) on the volume of sale transactions and reports by buyers, sellers and other market participants during confirmation of market transactions. The most probable buyer is the adjacent land owner.

Based on the preceding analysis, there is an established sales market for the subject property type; however, there appear to be limitations with regard to depth of the market. As previously discussed, the velocity of sale transactions has been steady over the past six months. Currently there is steady buyer demand, while there is somewhat limited availability for this property type on the supply side. Based on these factors, conditions favor sellers in regard to negotiating sale terms. In terms of the subject site in its As Is condition, 100% unusable land, there is a minimal market. The adjacent potential new land owner is interested in purchasing the subject site for assemblage.

## SUBJECT PROPERTY ANALYSIS

Based on our analysis of the subject property and investigation of substitute properties in the marketplace, the subject is considered to have Poor overall buyer appeal with a Weak competitive position if the asset was exposed to the open market.

## EXPOSURE TIME & MARKETING PERIOD

Exposure time is defined as "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; a retrospective opinion based on an analysis of past events assuming a competitive and open market" (The Dictionary of Real Estate Appraisal, Appraisal Institute, 2015). Reasonable exposure time is impacted by the aggressiveness and effectiveness of a property's exposure to market participants, availability and cost of financing, and demand for similar investments. Exposure time is best established based the recent history of marketing periods for comparable sales, discussions with market participants and information from published surveys.


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The availability of acquisition financing factors into exposure time. In recent quarters, financing has been available for well-positioned commercial real estate, particularly for stabilized assets within core MSAs and owner/user deals. For second tier or marginal properties, financing has been available but subject to more stringent requirements. Based on review of the local capital market, we conclude that adequate financing options would have been available to consummate a sale of the property on the date of value.

**Exposure Time Conclusion**

The preceding information generally supports an exposure time range from 12 months or less for sites similar to the subject. Based on its overall physical and locational characteristics, the subject site has poor overall appeal to owner/users. Considering these factors, a reasonable estimate of exposure time for the subject property is 12 months or less.

**Marketing Period Conclusion**

Marketing period is very similar to exposure time, but reflects a projected time period to sell the property, rather than a retrospective estimate. Having reviewed open listings and discussed the market with local participants, and given the nature of this site, we feel that a time period of 12 months or less is supported for the subject's marketing period.


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## INTRODUCTION

The highest and best use of an improved property is defined as that reasonable and most probable use that will support its highest present value. The highest and best use, or most probable use, must be legally permissible, physically possible, financially feasible, and maximally productive. This section develops the highest and best use of the subject property As-Vacant.

## AS-VACANT ANALYSIS

### Legal Factors

The legal factors that possibly influence the highest and best use of the subject site are discussed in this section. Private restrictions, zoning, building codes, historic district controls, and environmental regulations are considered, if applicable to the subject site. Permitted uses of the subject's Industrial - Light (IR-1) zoning were listed in the Zoning Analysis section. Overall, legal factors support a narrow range of industrial related uses for the subject site.

### Physical & Locational Factors

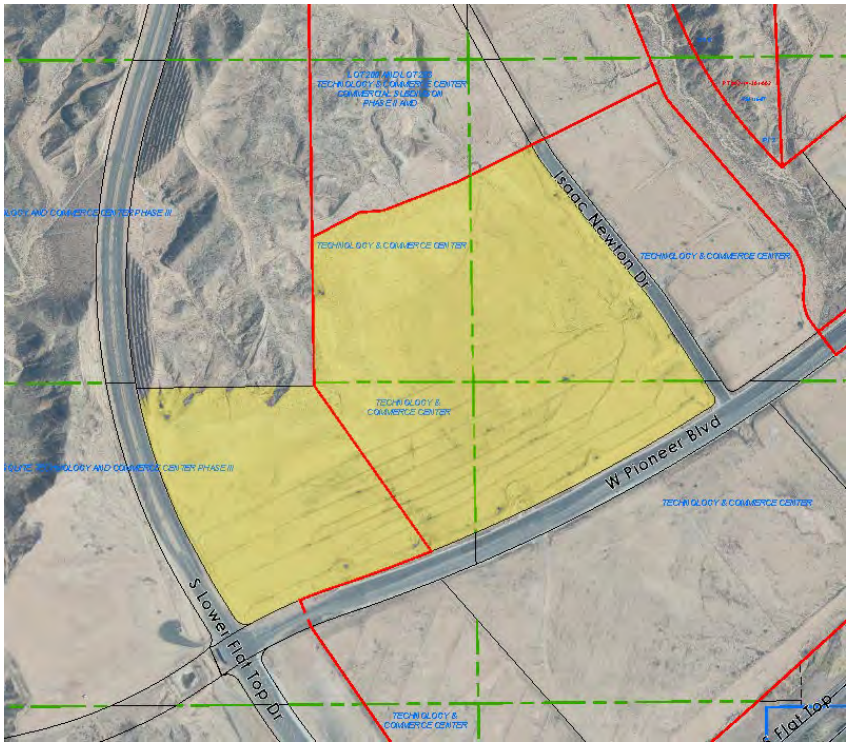
Regarding physical characteristics, the subject site is irregular in shape and has mountainous topography with good access and average exposure. The immediate area is relatively vacant land zoned for industrial uses.

The subject sites topography does not allow for future development due to the mountainous range. The site would have to be excavated in order to be developable. In the following section, we demonstrate the costs of excavation.

Of the outright permitted uses, physical and locational features best support assemblage for the site's highest and best use as-vacant.

The two sites adjacent to the subject and only sites that would allow for assemblage have unity of ownership and unity of zoning. These parcels to the south and east are identified as follows: APN: 002-23-311-004 is located at 1825 W. Pioneer Blvd at the northeast corner of W. Pioneer Blvd and S. Lower Flat Top Drive and containing 16.97 net acres. The site is irregular in shape and is near level with the exception of the northern most portion that becomes mountainous. The site is zoned IR-1 and is owned by R F M S Mestech II LLC and is in contract at an undisclosed price. APN: 002-23-612-001 is located at the northwest corner of W. Pioneer Blvd and Isaac Newton Drive containing 39.37 net acres. The site is irregular in shape and is near level. The site is zoned IR-1 and is owned by R F M S Mestech II and is under contract to the same buyer as the adjacent site at an undisclosed price. The two site combined contain 56.34 net acres with 0.65 acres considered unusable due to the mountainous terrain. The combined usable sites contain 55.69 acres. Below is an aerial with the highlighted portion representing these two sites:


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The photo below is taken from the eastern top of the subject's 8 acre site looking southeasterly toward the adjacent parcel or 1725 W. Pioneer Blvd.




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The second photo below is taken from the eastern top of the subject's 7.24 acre site looking southwesterly toward the adjacent parcel or 1825 W. Pioneer Blvd.



**Feasibility Factors**

Regarding financial feasibility of industrial properties in the region, construction delivery trends were previously discussed in the Market Analysis section. In general, the Las Vegas Market and Outlying Northeast Clark County Submarket are experiencing a typical level of industrial construction activity compared to historical norms.

Based on this factor, as well as our analysis of other supply/demand factors that impact the feasibility of industrial development is likely; however, the subject site's topography requires substantial excavation in order to develop. As a stand-alone parcel, the cost of excavation is costly, ranging between $1.00 to $2.50 per SF and it is unlikely an owner user would purchase the subject site in today's market for immediate development as the cost to excavate is likely to exceed the purchase price of the land. Holding costs are also considered as a stand-alone site as a private purchaser would have to pay real estate taxes which further burdens the market value to the subject site as a stand-alone parcel. We have referenced some site costs below from actual construction costs obtained on proposed industrial properties in the Greater Las Vegas Valley:


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| | 2020/2021 Cost Comparable's | | |
|---|---|---|---|
| | Cost Comp 1 | Cost Comp 2 | Cost Comp 3 |
| **Total Proposed Building Area** | **4,601,800 SF** | **127,493 SF** | **93,280 SF** |
| **Subject Usable Site Area** | **12,653,888 SF** | **297,079 SF** | **222,592 SF** |
| | $/SF | $/SF | $/SF |
| **Land Acquisition** | **$3.13*** | **$12.00** | **$12.57** |
| **Total Onsite Improvements** | | | |
| Excavation/Grading/Site Preperation | $1.55 | $2.89 | $1.89 |
| Total Sanitary Sewer Construction | $0.09 | $0.07 | N/A |
| Total Water Construction | $0.06 | $0.36 | N/A |
| Total Storm Sewer Construction | $0.28 | $0.09 | $1.26 |
| Total Roadways | $0.60 | N/A | N/A |
| **Total Onsite Improvements** | **$2.58** | **$3.41** | **$3.15** |
| **Offsite Improvements** | | | |
| Off-Site Improvements | $0.05 | N/A | N/A |
| Off-Site Roadways | $0.25 | $1.13 | N/A |
| Offsite Utilities - NVE & WIP | $0.22 | N/A | $3.22 |
| Off-Site Sewer - 12" Line to 24" | $0.23 | $0.06 | N/A |
| Off-Site Sewer - Connection 24" | $0.22 | N/A | N/A |
| Off-Site Sewer - 24" South of Trop | $0.65 | N/A | N/A |
| **Total Offsite Improvements** | **$1.61** | **$1.19** | **$3.22** |
| **Hard Cost Contigency** | **$0.12** | **N/A** | **N/A** |
| **SUBTOTAL HARD COSTS** | **$4.31** | **$4.60** | **$6.37** |
| **Total Soft Costs** | **$0.71** | **$0.63** | **$0.70** |
| **TOTAL HARD AND SOFT COSTS** | **$5.02** | **$5.23** | **$7.07** |

The cost comparable range between $1.55 to $2.89 per SF for excavation/grading/site preparation. Moving forward, in our analysis, we have estimated excavation costs towards the upper end of the range due to the severity of the topography, or $2.50 per SF. This has been deducted from the Unit Value Indication of the Adjacent Usable Site Area to reflect the costs that would be incurred by the owner user to allow the subject's 8-acre site to be developable.

Assemblage to the adjacent parcels allows for economies with scale for the excavation costs. Without the assemblage, the subject's 8-acre site is not marketable.

**As-Vacant Conclusion**

Based on the previous discussion, the subject's highest and best use as-vacant is concluded to be assemblage.


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## INTRODUCTION

The following presentation of the appraisal process deals directly with the valuation of the subject property. The As-Is Market Value of the subject's fee simple interest is estimated using the Sales Comparison Approach, which is recognized as the standard appraisal technique for commercial land. The Cost and Income Capitalization Approaches are not applicable when valuing unimproved commercial land and are therefore excluded. Their exclusion is not detrimental to the reliability or credibility of the final value conclusion.

## SALES COMPARISON APPROACH

The Sales Comparison Approach is based on the principle of substitution, which asserts that no one would pay more for a property than the value of similar properties in the market. This approach analyzes comparable sales by applying transactional and property adjustments in order to bracket the subject property on an appropriate unit value comparison. The sales comparison approach is applicable when sufficient data on recent market transactions is available. Alternatively, this approach may offer limited reliability because many properties have unique characteristics that cannot be accounted for in the adjustment process.

## LAND VALUATION

Due to land value trends in the subject market area, the subject site is valued to test highest & best use considerations. The subject site is mountainous and as a stand-alone parcel is not considered to be marketable. The highest and best use is for assemblage. We have valued the adjacent parcels through unity of ownership and unity of zoning. These two parcels are identified as Assessor Parcel Numbers 002-23-311-004 and 002-23-6712-001 containing a combined 56.34 acres. Of this total site area, approximately 0.65 acres is unusable due to bordering the subject property that is mountainous terrain. Excavation costs have been considered in our analysis. Our analysis will value 55.69 acres or 2,425,856 square feet of usable adjacent land. Once a market value has been established for this larger site, the subject's site area of 7.24 acres and the unusable site area of 0.65 acres will be added to the 55.69 usable acreage for a total site area of 63.58 acres. This will be divided into the market value of the 55.69 usable acreage site for a price per SF conclusion. The difference between the two unit values reflects the unit value to be applied to the subject's 7.24 acres or 315,374 SF, representing the market value of the subject site based on the highest and best use as assemblage.

## UNIT OF COMPARISON

The most relevant unit of comparison is the price per square foot. This indicator best reflects the analysis used by buyers and sellers in this market for land with similar utility and zoning in this marketplace.

## COMPARABLE SELECTION

A thorough search was made for similar land sales in terms of proximity to the subject, size, location, development potential, and date of sale. In selecting comparables, emphasis was placed on confirming recent sales of commercial sites that are similar to the subject property in terms of location and physical characteristics. Overall, the sales selected represent the best comparables available for this analysis.

## ADJUSTMENT PROCESS

Quantitative adjustments are made to the comparable sales. The following adjustments or general market trends were considered for the basis of valuation.

**Transactional Adjustments**

Dollar adjustments to the comparable sales were considered and made when warranted for transactional adjustments in the sequence shown below:


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| | |
|---|---|
| Property Rights Transferred | The valuation of the subject site was completed on a fee simple basis. If warranted, leased fee, leasehold and/or partial interest land sales were adjusted accordingly. |
| Financing Terms | The subject site was valued on a cash equivalent basis. Adjustments were made to the comparables involving financing terms atypical of the marketplace. |
| Conditions of Sale | This adjustment accounts for extraordinary motivation on the part of the buyer or seller often associated with distressed sales and/or assemblages. |
| Expenditures After Purchase | Adjustments were applied if site conditions warranted expenditures on the part of the buyer to create a buildable site. Examples include costs for razing pre-existing structures, general site clearing and/or mitigation of environmental issues. |
| Market Conditions | Market conditions adjustments were based on a review of historical sale data, market participant interviews and review of current versus historical pricing. Based on our research, the following table summarizes the market conditions adjustment applied in this analysis. |

| MARKET CONDITIONS ADJUSTMENT | | |
|---|---|---|
| Per Year As Of | March 2020 (PRE COVID-19) | 0% |

The market has exhibited value stability during the time from the oldest sale date up through the period preceding COVID-19; therefore a market conditions adjustment is not warranted.

**COVID-19 Impact Adjustment**
Industrial land has remained strong during the Pandemic and no adjustments are warranted.

**Property Adjustments**
Quantitative percentage adjustments are also made for location and physical characteristics such as size, shape, access, exposure, topography, zoning and overall utility. Where possible the adjustments applied are based on paired data or other statistical analysis. For example, location adjustments are based primarily on review of land values in the market areas for the comparables relative to the subject. It should be stressed that the adjustments are subjective in nature and are meant to illustrate our logic in deriving a value opinion for the subject site.

## LAND VALUATION PRESENTATION

The following Land Sales Summation Table, Location Map and datasheets summarize the sales data used in this analysis. Following these items, the comparable land sales are adjusted for applicable elements of comparison and the opinion of site value is concluded.


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# LAND SALES SUMMATION TABLE

| COMPARABLE | SUBJECT | COMPARABLE 1 | COMPARABLE 2 | COMPARABLE 3 | COMPARABLE 4 | COMPARABLE 5 | COMPARABLE 6 |
|---|---|---|---|---|---|---|---|
| **Name** | 7.24 Acres of Industrial Land - | 34.58 AC Apex Land | Industrial Land | Industrial Land | 96.51 AC, APEX Land | Industrial Land | 11.9 AC Vacant Land |
| **Address** | 650 S Low er Flat Top Dr | W/side of US-93, south of Grand Valley Pkw y | NEC Pioneer & John Deere Dr | 510 Isaac New ton Dr | Iron Mountain Rd - Apex Industrial Park | 575 Commerce Cir | 601 Hillside Drive |
| **City** | Mesquite | North Las Vegas | Mesquite | Mesquite | North Las Vegas | Mesquite | Mesquite |
| **State** | NV | NV | NV | NV | NV | NV | NV |
| **Zip** | 89034 | 89105 | 89024 | 89034 | 89165 | 89027 | 89027 |
| **County** | Clark | Clark | Clark | Clark | Clark | Clark | Clark |
| **APN** | (portion of) 002-23-211-002 | 103-11-010-019, -020 | 002-13-310-001 & -002 | 002-23-513-002 | 122-06-010-006; 122-07-010-012 | 002-24-212-003 | 001-10-301-003 |
| **PHYSICAL INFORMATION** | | | | | | | |
| **SF** | 2,425,856 | 1,506,305 | 857,696 | 510,088 | 4,203,976 | 495,713 | 518,364 |
| **Zoning** | IR-1 | M-2 | IR-1 | IR-1 | M-2 | IR-1 | CR-2 |
| **Corner** | No | No | No | No | No | No | No |
| **Topography** | Mountainous | Slightly rolling | Sloping and Level | Flat and | Slightly rolling | Level | Level |
| **SALE INFORMATION** | | | | | | | |
| **Date** | | 8/3/2021 | 4/8/2021 | 4/30/2021 | 2/2/2021 | 2/26/2020 | 2/28/2020 |
| **Status** | | In Contract | Listing | Recorded | Recorded | Recorded | Recorded |
| **Rights Transferred** | | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| **Transaction Price** | | $4,519,000 | $2,000,000 | $330,000 | $19,547,980 | $550,000 | $750,000 |
| **Analysis Price** | | $4,519,000 | $2,000,000 | $330,000 | $19,547,980 | $550,000 | $750,000 |
| **$/SF Land** | | $3.00 | $2.33 | $0.65 | $4.65 | $1.11 | $1.45 |


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## LAND SALES LOCATION MAP




**COMPARABLE KEY**

| COMP | DISTANCE | ADDRESS | SALE DATE | ACRES | SF | $/SF |
|---|---|---|---|---|---|---|
| SUBJECT | - | 650 S Lower Flat Top Dr, Mesquite, NV | - | 7.2 | 315,374 | $1.75 |
| No. 1 | 51.1 Miles | W/side of US-93, south of Grand Valley Pkwy, North Las Vegas, NV | 8/3/2021 | 34.6 | 1,506,305 | $3.00 |
| No. 2 | 1.5 Miles | NEC Pioneer & John Deere Dr, Mesquite, NV | 4/8/2021 | 19.7 | 857,696 | $2.33 |
| No. 3 | 0.3 Miles | 510 Isaac Newton Dr, Mesquite, NV | 4/30/2021 | 11.7 | 510,088 | $0.65 |
| No. 4 | | Iron Mountain Rd - Apex Industrial Park, North Las Vegas, NV | 2/2/2021 | 96.5 | 4,203,976 | $4.65 |
| No. 5 | 0.9 Miles | 575 Commerce Cir, Mesquite, NV | 2/26/2020 | 11.4 | 495,713 | $1.11 |
| No. 6 | 5.1 Miles | 601 Hillside Drive, Mesquite, NV | 2/28/2020 | 11.9 | 518,364 | $1.45 |


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## COMPARABLE 1

### LOCATION INFORMATION

| | |
|---|---|
| Name | 34.58 AC Apex Land |
| Address | W/side of US-93, south of Grand Valley Pkwy |
| City, State, Zip Code | North Las Vegas, NV, 89105 |
| County | Clark |
| MSA | Las Vegas-Henderson-Paradise, NV |
| APN | 103-11-010-019, -020 |

### SALE INFORMATION

| | |
|---|---|
| Buyer | TBD |
| Seller | APEX 53 03 LLC |
| Transaction Date | 08/3/2021 |
| Transaction Status | In Contract |
| Transaction Price | $4,519,000 |
| Analysis Price | $4,519,000 |
| Recording Number | TBD |
| Rights Transferred | Fee Simple |
| Financing | N/A |
| Conditions of Sale | Under Contract |
| Marketing Time | 9 Months |

### PHYSICAL INFORMATION

| | | |
|---|---|---|
| Intended Use | Industrial Land | |
| Location | Average | |
| Flood Zone | X | |
| Site Size | Acres | SF |
| Net | 34.58 | 1,506,305 |
| Gross | 34.58 | 1,506,305 |
| Zoning | M-2 | |
| Shape | Irregular | |
| Topography | Slightly rolling | |
| Access | Average | |
| Exposure | Average | |
| Easements | Assumed Typical | |




### 34.58 AC APEX LAND

#### ANALYSIS INFORMATION

| Price | $/Acre | $/SF |
|---|---|---|
| Gross | $130,682 | $3.00 |
| Net | $130,682 | $3.00 |

#### CONFIRMATION

| | |
|---|---|
| Source | Seller's Broker |
| Date / Phone Number | 08/3/2021 |

#### REMARKS

This 34.58 AC parcel is located in the APEX Industrial Park with frontage along US93. It has been on the market for 9 months with a lot of interest more recently. Escrow is anticipated to close around the first or second week in August.


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## COMPARABLE 2

### LOCATION INFORMATION

| | |
|---|---|
| Name | Industrial Land |
| Address | NEC Pioneer & John Deere Dr |
| City, State, Zip Code | Mesquite, NV, 89024 |
| County | Clark |
| MSA | Las Vegas-Henderson-Paradise, NV |
| APN | 002-13-310-001 & -002 |

### SALE INFORMATION

| | |
|---|---|
| Seller | Arvada Enterprises LLC |
| Transaction Date | 04/8/2021 |
| Transaction Status | Listing |
| Transaction Price | $2,000,000 |
| Analysis Price | $2,000,000 |
| Rights Transferred | Fee Simple |
| Conditions of Sale | Listing |

### PHYSICAL INFORMATION

| | | |
|---|---|---|
| Intended Use | Industrial Land | |
| Location | Average | |
| Flood Zone | X (Unshaded) | |
| Frontage | Average | |
| Site Size | Acres | SF |
| Net | 19.69 | 857,696 |
| Gross | 19.69 | 857,696 |
| Zoning | IR-1 | |
| Shape | Irregular | |
| Topography | Sloping and Level | |
| Access | Average | |
| Exposure | Average | |
| Easements | Standard | |




## INDUSTRIAL LAND

### ANALYSIS INFORMATION

| Price | $/Acre | $/SF |
|---|---|---|
| Gross | $101,574 | $2.33 |
| Net | $101,574 | $2.33 |

### CONFIRMATION

| | |
|---|---|
| Source | CoStar |
| Date / Phone Number | 04/8/2021 |

### REMARKS

This property is located at the northeast corner of W Pioneer Blvd and John Deer Dr. The property consists of tw o parcels totaling 19.69 acres of land zoned IR-1 (Light Industrial).


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## COMPARABLE 3

### LOCATION INFORMATION

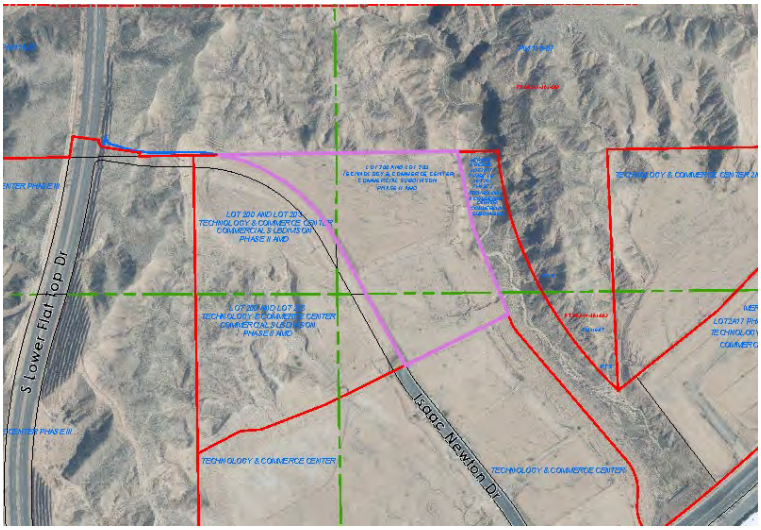
| | |
|---|---|
| Name | Industrial Land |
| Address | 510 Isaac Newton Dr |
| City, State, Zip Code | Mesquite, NV, 89034 |
| County | Clark |
| MSA | Las Vegas-Henderson-Paradise, NV |
| APN | 002-23-513-002 |

### SALE INFORMATION

| | |
|---|---|
| Buyer | Bark Canine Club LLC |
| Seller | City of Mesquite |
| Transaction Date | 04/30/2021 |
| Transaction Status | Recorded |
| Transaction Price | $330,000 |
| Analysis Price | $330,000 |
| Recording Number | 20210430:02449 |
| Rights Transferred | Fee Simple |
| Financing | Undisclosed |
| Conditions of Sale | Arms-Length |

### PHYSICAL INFORMATION

| | | |
|---|---|---|
| Intended Use | Vacant Land | |
| Location | Average | |
| Flood Zone | X (Unshaded) | |
| Frontage | Average | |
| Site Size | Acres | SF |
| Net | 11.71 | 510,088 |
| Gross | 13.71 | 597,208 |
| Zoning | IR-1 | |
| Shape | Irregular | |
| Topography | Flat and Moderate Slope | |
| Access | Good | |
| Exposure | Good | |
| Easements | Standard | |




## INDUSTRIAL LAND

### ANALYSIS INFORMATION

| Price | $/Acre | $/SF |
|---|---|---|
| Gross | $24,070 | $0.55 |
| Net | $28,181 | $0.65 |

### CONFIRMATION

| | |
|---|---|
| Source | Seller |
| Date / Phone Number | 08/3/2021 |

### REMARKS

This property is located on the east side of Isaac Newton Dr, north of W Pioneer Blvd. The property is comprised of 13.71 gross acres of vacant land zoned for Industrial - Light (IR-1), of which 11.71 acres are usable. The property sold off market in April 2021 for $330,000 or $0.65/SF, which the purchase price was based off an appraisal. The buyer was aware at the time of purchase that Isaac Newton Dr would be installed by the City of Mesquite within the next 12 months and utilities would be coming into the street within a couple of months.


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## COMPARABLE 4

### LOCATION INFORMATION

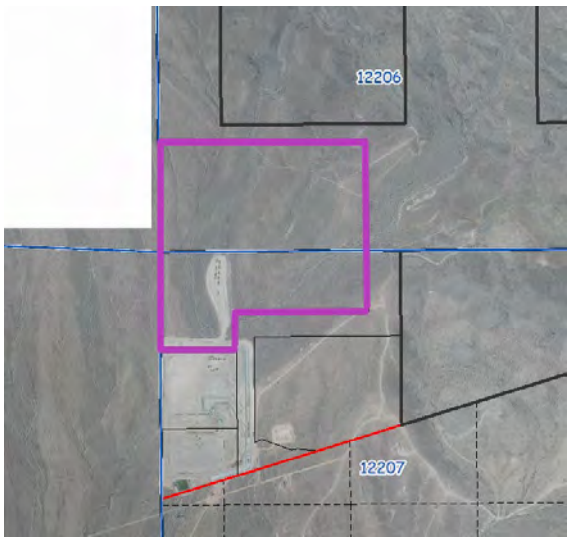
| | |
|---|---|
| Name | 96.51 AC, APEX Land |
| Address | Iron Mountain Rd - Apex Industrial Park |
| City, State, Zip Code | North Las Vegas, NV, 89165 |
| County | Clark |
| MSA | Las Vegas-Henderson-Paradise, NV |
| APN | 122-06-010-006; 122-07-010-012 |

### SALE INFORMATION

| | |
|---|---|
| Buyer | Smith Food & Drug Centers, Inc. |
| Seller | NMESA 319 LLC |
| Transaction Date | 02/2/2021 |
| Transaction Status | Recorded |
| Transaction Price | $19,547,980 |
| Analysis Price | $19,547,980 |
| Recording Number | 210202:02667 |
| Rights Transferred | Fee Simple |
| Financing | All Cash |
| Conditions of Sale | Arms-Length |

### PHYSICAL INFORMATION

| | | |
|---|---|---|
| Intended Use | Industrial Land | |
| Location | Average | |
| Flood Zone | X | |
| Site Size | Acres | SF |
| Net | 96.51 | 4,203,976 |
| Gross | 96.51 | 4,203,976 |
| Zoning | M-2 | |
| Shape | Irregular | |
| Topography | Slightly rolling | |
| Access | Average | |
| Exposure | Average | |
| Easements | Assumed Typical | |
| Utilities | Utilities are being extended into the area. | |




### 96.51 AC, APEX LAND

### ANALYSIS INFORMATION

| Price | $/Acre | $/SF |
|---|---|---|
| Gross | $202,549 | $4.65 |
| Net | $202,549 | $4.65 |

### CONFIRMATION

| | |
|---|---|
| Source | CoStar |
| Date / Phone Number | 08/3/2021 |

### REMARKS

Smith Food & Drug Centers Inc/ Kroger has purchased about 96.5 acres of land in North Las Vegas Apex Industrial Park for $19,547,980. The grocery chain would "potentially" build a distribution center, but it hasn't made "any final decisions" on what to do with the site, Smith's spokeswoman Aubriana Martindale per news report. The site located at Miner's Mesa Logisticenter.

Paved access is being improved to this site and utilities are being brought out to the area.


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## COMPARABLE 5

### LOCATION INFORMATION

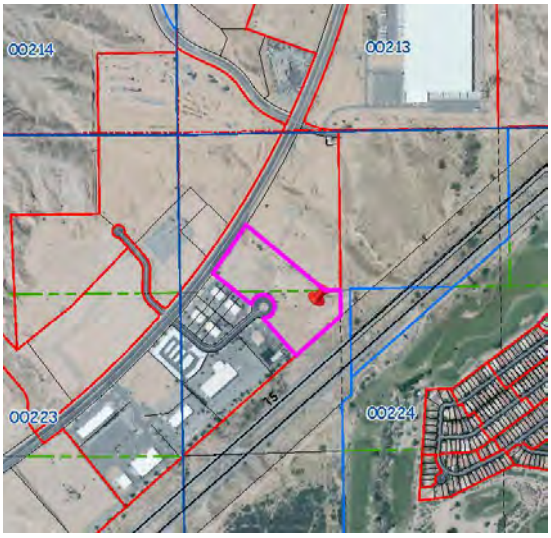
| | |
|---|---|
| Name | Industrial Land |
| Address | 575 Commerce Cir |
| City, State, Zip Code | Mesquite, NV, 89027 |
| County | Clark |
| APN | 002-24-212-003 |

### SALE INFORMATION

| | |
|---|---|
| Buyer | Mesquite Ranch 1 LLC |
| Seller | REV Recreation Group Inc. |
| Transaction Date | 02/26/2020 |
| Transaction Status | Recorded |
| Transaction Price | $550,000 |
| Analysis Price | $550,000 |
| Recording Number | 2020030401642 |
| Rights Transferred | Fee Simple |
| Financing | Conventional |
| Conditions of Sale | Arms-Length |

### PHYSICAL INFORMATION

| | | |
|---|---|---|
| Location | Average | |
| Frontage | Average | |
| Site Size | Acres | SF |
| Net | 11.38 | 495,713 |
| Gross | 11.38 | 495,713 |
| Zoning | IR-1 | |
| Shape | Irregular | |
| Topography | Level | |
| Access | Average | |
| Exposure | Average | |
| Utilities | Utilities in Commerce in service to adjacent p | |




### INDUSTRIAL LAND

### ANALYSIS INFORMATION

| Price | $/Acre | $/SF |
|---|---|---|
| Gross | $48,330 | $1.11 |
| Net | $48,330 | $1.11 |

### CONFIRMATION

| | |
|---|---|
| Source | Seller's Broker |
| Date / Phone Number | 09/22/2020 |

### REMARKS

Raw land site that has access from a cul-de-sac (Commerce Cir) and good frontage on Pioneer Blvd. Site is north of Interstate 15 with partial visibility and freeway access a mile west. Site was listed for approximately a year at $949,000 and sold 42% below list price.


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## COMPARABLE 6

### LOCATION INFORMATION

| | |
|---|---|
| Name | 11.9 AC Vacant Land |
| Address | 601 Hillside Drive |
| City, State, Zip Code | Mesquite, NV, 89027 |
| County | Clark |
| MSA | Las Vegas-Henderson-Paradise, NV |
| APN | 001-10-301-003 |

### SALE INFORMATION

| | |
|---|---|
| Buyer | Nevada Rural Housing Authority |
| Transaction Date | 02/28/2020 |
| Transaction Status | Recorded |
| Transaction Price | $750,000 |
| Analysis Price | $750,000 |
| Recording Number | 20200228:01423 |
| Rights Transferred | Fee Simple |
| Conditions of Sale | Arms-Length |

### PHYSICAL INFORMATION

| | | |
|---|---|---|
| Location | Average | |
| Flood Zone | X | |
| Frontage | Average | |
| Site Size | Acres | SF |
| Net | 11.90 | 518,364 |
| Gross | 11.90 | 518,364 |
| Zoning | CR-2 | |
| Shape | Irregular | |
| Topography | Level | |
| Access | Average | |
| Exposure | Average | |




## 11.9 AC VACANT LAND

### ANALYSIS INFORMATION

| Price | $/Acre | $/SF |
|---|---|---|
| Gross | $63,025 | $1.45 |
| Net | $63,025 | $1.45 |

### CONFIRMATION

| | |
|---|---|
| Source | CoStar |
| Date / Phone Number | 07/30/2020 |

### REMARKS

This 11.90 acre parcel sold for $750,000. This sale was also verified through recorded #20200228:01423


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# LAND SALES ADJUSTMENT TABLE

| COMPARABLE | SUBJECT | COMPARABLE 1 | COMPARABLE 2 | COMPARABLE 3 | COMPARABLE 4 | COMPARABLE 5 | COMPARABLE 6 |
|---|---|---|---|---|---|---|---|
| **Name** | 7.24 Acres of Industrial Land - Lot 303A | 34.58 AC Apex Land | Industrial Land | Industrial Land | 96.51 AC, APEX Land | Industrial Land | 11.9 AC Vacant Land |
| **Address** | 650 S Lower Flat Top Dr | W/side of US-93, south of Grand Valley Pkwy | NEC Pioneer & John Deere Dr | 510 Isaac Newton Dr | Iron Mountain Rd - Apex Industrial Park | 575 Commerce Cir | 601 Hillside Drive |
| **City** | Mesquite | North Las Vegas | Mesquite | Mesquite | North Las Vegas | Mesquite | Mesquite |
| **APN** | (portion of) 002-23-211-002 | 103-11-010-019, -020 | 002-13-310-001 & -002 | 002-23-513-002 | 122-06-010-006; 122-07-010-012 | 002-24-212-003 | 001-10-301-003 |
| **SF** | 2,425,856 | 1,506,305 | 857,696 | 510,088 | 4,203,976 | 495,713 | 518,364 |
| **SALE INFORMATION** | | | | | | | |
| **Date** | | 8/3/2021 | 4/8/2021 | 4/30/2021 | 2/2/2021 | 2/26/2020 | 2/28/2020 |
| **Status** | | In Contract | Listing | Recorded | Recorded | Recorded | Recorded |
| **Rights Transferred** | | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| **Analysis Price** | | $4,519,000 | $2,000,000 | $330,000 | $19,547,980 | $550,000 | $750,000 |
| **Price/SF** | | $3.00 | $2.33 | $0.65 | $4.65 | $1.11 | $1.45 |
| **TRANSACTIONAL ADJUSTMENTS** | | | | | | | |
| **Property Rights** | | 0% | 0% | 0% | 0% | 0% | 0% |
| **Financing** | | 0% | 0% | 0% | 0% | 0% | 0% |
| **Conditions of Sale** | | 0% | -10% | 10% | 0% | 0% | 0% |
| **Expenditures After the Sale** | | 0% | 0% | 0% | 0% | 0% | 0% |
| **Market Conditions (preceding COVID-19)[1]** | | 0% | 0% | 0% | 0% | 0% | 0% |
| **COVID-19 Market Impact** | | 0% | 0% | 0% | 0% | 0% | 0% |
| **Subtotal Transactional Adj Price** | | $3.00 | $2.10 | $0.72 | $4.65 | $1.11 | $1.45 |
| **PROPERTY ADJUSTMENTS** | | | | | | | |
| **Location** | | -10% | 0% | 0% | -10% | 0% | 0% |
| **Size** | | -10% | -20% | -20% | 0% | -20% | -20% |
| **Exposure** | | 0% | 0% | 10% | 10% | 0% | 0% |
| **Access** | | 0% | 0% | 0% | 0% | 5% | 0% |
| **Shape** | | 0% | 0% | 0% | 0% | 0% | 0% |
| **Site Utility Rating** | | 0% | 5% | 0% | 0% | 0% | -10% |
| **Subtotal Property Adjustment** | | -20% | -15% | -10% | 0% | -15% | -30% |
| **TOTAL ADJUSTED PRICE** | | **$2.40** | **$1.79** | **$0.65** | **$4.65** | **$0.94** | **$1.02** |

| STATISTICS | UNADJUSTED | ADJUSTED |
|---|---|---|
| **LOW** | $0.65 | $0.65 |
| **HIGH** | $4.65 | $4.65 |
| **MEDIAN** | $1.89 | $1.41 |
| **AVERAGE** | $2.20 | $1.91 |

[1] Market Conditions Adjustment: 0%

Date of Value (for adjustment calculations): 3/1/20


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## LAND SALES ANALYSIS

### Introduction

The comparable land sales indicate an adjusted value range from $0.65 to $4.65/SF, with a median of $1.41/SF and an average of $1.91/SF. The range of total gross adjustment applied to the comparables was from 20% to 40%, with an average gross adjustment across all comparables of 28%. The level of total adjustment applied to the comparables is considered minimal, an indication that the dataset is applicable to the subject and increases the credibility of the analysis. The adjustment process for each comparable land sale is discussed in the following paragraphs.

### Discussion of Adjustments

Comparable 1 ($2.40/SF as adjusted) did not require any transaction adjustments. This comparable required a total downward adjustment of -20% for property characteristics. In comparison to the subject, downward adjustments are warranted for superior location being closer to Las Vegas and smaller size. The total gross adjustment applied to this comparable was 20%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given minimal consideration as a value indicator for the subject.

Comparable 2 ($1.79/SF as adjusted) required a total downward transaction adjustment of -10%. This sale is a listing; therefore, a downward adjustment is warranted. This comparable required a total downward adjustment of -15% for property characteristics. In comparison to the subject, an upward adjustment is warranted for inferior site utility having hilly topography. A downward adjustment is warranted for smaller size. The total gross adjustment applied to this comparable was 35%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given primary consideration as a value indicator for the subject.

Comparable 3 ($0.65/SF as adjusted) required a total upward transaction adjustment of 10%. This property sold off market; therefore, an upward adjustment is warranted. This comparable required a total downward adjustment of -10% for property characteristics. In comparison to the subject, an upward adjustment is warranted for inferior exposure on a collector street. A downward adjustment is warranted for smaller size. The total gross adjustment applied to this comparable was 40%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given secondary consideration as a value indicator for the subject.

Comparable 4 ($4.65/SF as adjusted) did not require any transaction adjustments. This comparable required adjustments for property characteristics, however these resulted in a net adjustment of 0%. In comparison to the subject, a downward adjustment is warranted for superior location being closer to Las Vegas. An upward adjustment is warranted for inferior exposure. The total gross adjustment applied to this comparable was 20%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given minimal consideration as a value indicator for the subject.

Comparable 5 ($0.94/SF as adjusted) did not require any transaction adjustments. This comparable required a total downward adjustment of -15% for property characteristics. In comparison to the subject, an upward adjustment is warranted for inferior access from a cul-de-sac only. A downward adjustment is warranted for smaller size. The total gross adjustment applied to this comparable was 25%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given primary consideration as a value indicator for the subject.

Comparable 6 ($1.02/SF as adjusted) did not require any transaction adjustments. This comparable required a total downward adjustment of -30% for property characteristics. In comparison to the subject, downward


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adjustments are warranted for superior site utility rating being zoned CR-2 and smaller size. The total gross adjustment applied to this comparable was 30%. The substantial level of gross adjustments required for this comparable was justified due to the comparable's varying attributes. Considering these factors, this comparable is given primary consideration as a value indicator for the subject.

## CALCULATION OF VALUE

The comparable land sales indicate an adjusted value range from $0.65 to $4.65/SF, with a median of $1.41/SF and an average of $1.91/SF. Based on the results of the preceding analysis, Comparable 2 ($1.79/SF adjusted), Comparable 5 ($0.94/SF adjusted)and Comparable 6 ($1.02/SF adjusted) are given primary consideration for the subject's opinion of land value.

The following table summarizes the analysis of the comparables, reports the reconciled price per square foot value conclusion, and presents the concluded value of the subject site.

**CALCULATION OF LAND VALUE**

| | ANALYSIS | ADJUSTMENT | | | | NET | GROSS | OVERALL |
|---|---|---|---|---|---|---|---|---|
| COMP | PRICE | TRANSACTIONAL[1] | ADJUSTED | PROPERTY[2] | FINAL | ADJ % | ADJ % | COMPARISON |
| 1 | $3.00 | 0% | $3.00 | -20% | **$2.40** | -20% | 20% | MINIMAL |
| 2 | $2.33 | -10% | $2.10 | -15% | **$1.79** | -23% | 35% | PRIMARY |
| 3 | $0.65 | 10% | $0.72 | -10% | **$0.65** | 0% | 40% | SECONDARY |
| 4 | $4.65 | 0% | $4.65 | 0% | **$4.65** | 0% | 20% | MINIMAL |
| 5 | $1.11 | 0% | $1.11 | -15% | **$0.94** | -15% | 25% | PRIMARY |
| 6 | $1.45 | 0% | $1.45 | -30% | **$1.02** | -30% | 30% | PRIMARY |
| **LOW** | **$0.65** | | | | | **AVERAGE** | | **$1.91** |
| **HIGH** | **$4.65** | | | | | **MEDIAN** | | **$1.41** |

| COMPONENT | SUBJECT SF | $/SF CONCLUSION | | VALUE |
|---|---|---|---|---|
| **Unit Value Indication of Adjacent Usable Site Area** | **2,425,856** | **x** | $1.75 | **$4,245,000** |
| Less: Excavation Costs | 343,688 | x | $2.50 | $859,220 |
| **Unit Value Indication of Adjacent Usable Site Area** | **2,425,856** | | **$1.40** | **$3,385,780** |
| **Less: Unit Value Indication of Adjacent Site Area plus the Subject Site Area** | **2,769,545** | | **$1.22** | **$3,385,780** |
| **AS IS MARKET VALUE** | **315,374** | | **$0.17** | **$55,000** |

[1]Cumulative [2]Additive

Rounded to nearest $1,000


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## LAND VALUE CONCLUSION

The Sales Comparison Approach was utilized for valuation of the subject site, as it best reflects the decision-making of buyers and sellers of development land in the local marketplace. The purpose of this appraisal is to develop an opinion of the As-Is Market Value of the subject property's fee simple interest. The following table conveys the final opinion of market value of the subject property that is developed within this appraisal report:

Our opinion of value reflects current conditions and the likely actions of market participants as of the date of value. It is based on the available information gathered and provided to us, as presented in this report, and does not predict future performance. Changing market or property conditions can and likely will have an effect on the subject's value.

| ANALYSIS OF VALUE CONCLUSIONS | |
|---|---|
| **VALUATION INDICES** | **AS-IS MARKET VALUE** |
| **INTEREST APPRAISED** | **FEE SIMPLE** |
| **DATE OF VALUE** | **AUGUST 16, 2021** |
| **FINAL VALUE CONCLUSION** | **$55,000** |
| $/SF | $0.17/SF |
| Exposure Time | 12 Months or Less |
| Marketing Period | 12 Months or Less |


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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The signers of this report has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- Heidi Meidenbauer, MAI has 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. Evan Ranes, MAI, ASA, R/W-AC has 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.
- The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and the *Code of Professional Ethics and Standards of Professional Appraisal* Practice of the Appraisal Institute.
- Heidi Meidenbauer, MAI inspected the property that is the subject of this report. Evan Ranes, MAI, ASA, R/W-AC did not inspect the property that is the subject of this report. Leah Mullen did not inspect the property that is the subject of this report.
- Leah Mullen (Nevada State Registered Appraiser Assistant No. A.0207978-INTR) provided significant real property appraisal assistance to the appraisers signing the certification. Assistance included gathering, analyzing and reporting regional and local area information, and confirming and analyzing the subject's zoning and tax information.


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The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report Heidi Meidenbauer, MAI and Evan Ranes, MAI, ASA, R/W-AC completed the continuing education program for Designated Members of the Appraisal Institute.

As of the date of this report Leah Mullen has completed the Standards and Ethics Education Requirement for (Candidates or Practicing Affiliates) of the Appraisal Institute.



September 8, 2021
Date

Heidi Meidenbauer, MAI
Senior Valuation Services Director
Certified General Real Estate Appraiser
State of Nevada License #A.0002459-CG
+1 702 836 3726
heidi.meidenbauer@colliers.com



September 8, 2021
Date

Evan Ranes, MAI, ASA, R/W-AC
Managing Director
Certified General Real Estate Appraiser
State of Nevada License #A.0001497-CG
+1 702 836 3749
evan.ranes@colliers.com


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This appraisal is subject to the following assumptions and limiting conditions:

- The appraisers may or may not have been provided with a survey of the subject property. If further verification is required, a survey by a registered surveyor is advised.
- We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- The exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
- Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations existing in the subject property.
- The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein.
- Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made therefore.
- The statements of value and all conclusions shall apply as of the dates shown herein.
- There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the firm with which the appraisers are connected.
- This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- The liability of Colliers International Valuation & Advisory Services, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Colliers International Valuation & Advisory Services and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal


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injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.

- The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act* (*ADA*). Colliers International Valuation & Advisory Services, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with *ADA* standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- An on-site inspection of the subject property was conducted. No evidence of asbestos materials on-site was noted. A Phase 1 Environmental Assessment was not provided for this analysis. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- A detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.
- This analysis assumes that the financial information provided for this appraisal, including rent rolls and historical income and expense statements; accurately reflect the current and historical operations of the subject property.


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Professional Service Agreement
Subject Data
Valuation Glossary
Qualifications of Appraisers
Qualifications of Colliers International Valuation & Advisory Services


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Colliers Valuation & Advisory Services

# Professional Service Agreement

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8/6/2021

Evan Ranes MAI, ASA, R/W-CA
Managing Director | Las Vegas
Mobile +1 702 241 4313
evan.ranes@colliers.com

Martine Green
Deputy City Manager
**City of Mesquite**
10 E Mesquite Bouleard
Mesquite, NV 89027
702-346-5295
mgreen@mesqitenv.gov

**RE: Appraisal of 8.00 Acres of Industrial Land**

Dear Martine Green:

Thank you for considering Colliers International Valuation & Advisory Services, LLC for the assignment identified in the below stated Professional Service Agreement. Please sign one copy of the agreement and return it to me, thereby indicating your authorization for us to proceed with this assignment and your acceptance of the attached Terms and Conditions.

| **PROFESSIONAL SERVICE AGREEMENT ("Agreement")** | |
|---|---|
| Project | 8.00 Acres of Industrial Land ("Property") |
| Location | The East side of Lower Flat Top Drive, North of West Pioneer Boulevard, Mesquite, NV |
| Project Description | 8.00 aacres of industrial land. APN 1002-23-311-002 (por). |
| Parties | Colliers International Valuation & Advisory Services, LLC ("CIVAS") and City of Mesquite (herein at times referred to as "Client") |
| Intended User | The appraisal will be prepared for City of Mesquite. Intended users include the Client. No other users are intended. |
| Intended Use | The report to be performed under this Agreement ("Appraisal") is intended only for use in Internal Decision Making. The report is not intended for any other use. |
| Purpose | Market Value |
| Type of Appraisal | CIVAS will produce an Appraisal Report in which the appraiser's analysis and conclusions will be summarized within this document. |
| Rights Appraised | Fee Simple |
| Date of Value | Date of inspection |

| | |
|---|---|
| Scope of Work | CIVAS and/or its designated affiliate will provide the Appraisal in accordance with USPAP, and the Code of Ethics and Certifications Standards of the Appraisal Institute and State Licensing Laws. CIVAS will research relevant market data and perform analysis to the extent necessary to produce credible appraisal results.<br>Based on our discussions with the Client, the Client has requested the following valuation scenarios:<br>› As Is<br>CIVAS anticipates developing the following valuation approaches:<br>› Land Value<br>An exterior observation of the subject property will be performed.<br>The scope of work will be included in the Appraisal. A copy of the Assumptions and Limiting Conditions, which appear in the Appraisal, is available upon request. |
| Delivery | Delivered two (2) weeks from the date of authorization and receipt of property specific information. |
| Professional Fee | $3,500 |
| Expenses | Fees include all associated expenses. |
| No. of Reports | One (1) Electronic Appraisal. |
| Retainer | No retainer is required. |
| Payment Terms | CIVAS will invoice Client for the Appraisal in its entirety at the completion of the assignment.<br>Final payment is due and payable within five (5) business days upon delivery of the electronic copy of the Final Appraisal. |
| Acceptance Date | These specifications are subject to modification if this Agreement is not accepted within three (3) business days from the date of this letter. |

**Terms and Conditions**

The attached Terms and Conditions and Specific Property Data Request are deemed a part of this Agreement as though set forth in full herein. The following is a list of information needed to begin and complete our analysis. The Client signing this Agreement or the party sending the specific property data certifies that all the information provided is accurate and complete as of the date of this request, and that any updates, revisions or additional relevant information that comes into control or possession of the Client prior to the date on which the Appraisal is delivered shall be provided to CIVAS immediately. Please forward with the Agreement or as soon as possible.

- Survey with Legal Description & Site Size
- Title Report
- Engineering studies, soil tests or environmental assessments
- Current County Property Tax Bill

**In addition to the items requested above, please forward any additional materials you would consider relevant in the analysis of the subject property.**

The Appraisal is for the sole use of the Client; however, Client may provide only complete, final copies of the Appraisal report in its entirety (but not component parts) to third parties who shall review such reports in connection with the stated Intended Use. CIVAS is not required to explain or testify as to appraisal results other than to respond to the Client for routine and customary questions. Please note that our consent to allow the Appraisal prepared by CIVAS or portions of such Appraisal, to become part of or be referenced in any public offering, the granting of such consent will be at our sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS, by a party satisfactory to CIVAS. CIVAS hereby expressly grants to client the right to copy the Appraisal and distribute it to employees of client and to your accountants/auditors in its entirety (but not component parts) without the need to provide CIVAS with an Indemnification Agreement and/or Non-Reliance letter.

If you have questions regarding the enclosed, please feel free to contact me. CIVAS appreciates this opportunity to be of service to you on this assignment and looks forward to serving you. If you have additional questions, please contact us.

I, **Martine Green/City of Mesquite**, agree to the above stated terms and authorize Colliers International Valuation & Advisory Services, LLC to prepare the above referenced appraisal.

Martine Green Date: 8/9/21

**Martine Green**
Deputy City Manager
**City of Mesquite**

Respectfully,

**Colliers International Valuation & Advisory Services, LLC**

Evan Ranes

Evan Ranes MAI, ASA, R/W-CA
Managing Director | Las Vegas
Mobile +1 702 241 4313
evan.ranes@colliers.com

**Terms and Conditions**

**"T&C"**

1) The Appraisal will be subject to Colliers International Valuation & Advisory Services, LLC's ("CIVAS") Assumptions and Limiting Conditions that are incorporated into each appraisal, and any Extraordinary Assumptions and Hypothetical Conditions that may be incorporated into each appraisal.

2) Any capitalized, non-defined words shall have the same meaning as defined in the Agreement to which these T&Cs are attached.

3) Client is defined as the party signing the Agreement and shall be responsible for payment of the fees stipulated in the Agreement. Payment of the fee for the Appraisal is not contingent on the appraised value(s) or the outcome of the report(s). Additional fees will be charged on an hourly basis for any work that may exceed the scope of this proposal, including performing additional valuation scenarios, additional research, and conference calls, meetings, deposition preparation, deposition, trial testimony or travel that may exceed the time allotted by CIVAS for an assignment of this nature. If CIVAS is requested to cease working on the Appraisal for any reason prior to the completion of the appraisal(s), CIVAS will be entitled to bill the Client for the time spent to date at CIVAS' hourly rates for the personnel involved. The Client will be billed a minimum $500 or at a rate of $250 per hour for associate time, $300 per hour for valuation services director, $400 per hour for managing director, and $450 per hour for executive managing director. If the Client delays completion of the assignment beyond ninety (90) days, the fee may be renegotiated. This may result in the total fee exceeding the original agreed fee agreed upon cost.

4) Client agrees to pay all fees and expenses, including attorney's fees, incurred by CIVAS in connection with the collection or attempted collection of the fees and expenses. In the event Client fails to make payments when due and payable, the amount due shall bear interest at 1.5% per month or the maximum rate permitted in the state in which the CIVAS office executing the Agreement is located, whichever is lesser.

5) The fee is due upon delivery of the final report or within thirty (30) days of your receipt of the draft report, whichever is sooner. If a draft is requested, the fee is considered earned upon delivery of our draft report.

6) In the event that either party commences any legal action relating to the provisions of the Agreement, including collection, the prevailing party shall be entitled to its actual attorneys' fees and costs. The Agreement shall be governed by and construed in accordance with the laws of the state where the CIVAS office executing the Agreement is located. The venue of any action arising out of the Agreement shall be the county where the CIVAS office executing the Agreement is located. Client will have up to thirty (30) days from receipt of the Draft Appraisal to review and communicate its review to CIVAS. CIVAS reserves the right to bill Client for additional appraisal efforts that may arise from the Client not responding within with this time period.

7) CIVAS does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information or the state of affairs of the Property furnished to CIVAS by Client. In the event that any such information is inaccurate, misleading or incomplete, CIVAS shall have no responsibility or liability for any matters relating thereto (whether to the Client or to any third party).

8) CIVAS shall have no responsibility for legal matters, questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. The Appraisal will not constitute a survey of the Property analyzed.

9) Client shall provide CIVAS with such materials with respect to the Appraisal as requested by CIVAS and which are in the possession or under the control of Client. Client shall provide CIVAS with sufficient access to the Property to be analyzed and hereby grants permission for entry, unless discussed in advance to the contrary.

10) The data gathered in the course of the Appraisal (except data furnished by Client) and the Appraisal prepared pursuant to the Agreement are, and will remain, the property of CIVAS. With respect to data provided by Client, such data shall be confidential, and CIVAS shall not disclose any information identified as confidential furnished to CIVAS. Notwithstanding the foregoing, CIVAS is authorized by Client to disclose all or any portion of the Appraisal and the related data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable CIVAS to comply with the Bylaws and Regulations of such Institute as now or hereafter in effect.

11) Unless specifically noted, CIVAS does not assume any duty to analyze or examine the Property or adjacent property for the possible presence of toxic and/or hazardous substances or materials (including but not exclusive to asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof) and accepts no liability regarding the issue. If such materials exist, CIVAS defers to the expertise of professionals specifically trained in analyzing the cost to remediate, which will not be a part of the appraisal fee proposal. The Appraisal will contain a comprehensive disclaimer to this effect.

12) CIVAS understands that there is no major or significant deferred maintenance in the Property which would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, and are not a part of the fee contemplated in the Agreement.

13) Client acknowledges that CIVAS is being retained hereunder as an independent contractor to perform the services described herein and nothing in the Agreement shall be deemed to create any other relationship between Client and CIVAS. The Agreement shall be deemed concluded and the services hereunder completed upon delivery to Client of the Appraisal discussed herein.

14) Client agrees that its only remedy for losses or damages relating to the Agreement shall be limited to the amount of the appraisal fee paid by the Client and in no circumstances shall CIVAS be liable for any losses or damages in excess of this amount. Should the Client, or any other entitled party, make a claim against CIVAS, its directors, officers, employees and other affiliates and shareholders, relating to this engagement or the appraisal(s), the maximum damages recoverable from CIVAS, its directors, officers, employees and other affiliates and shareholders, shall be the amount of funds actually collected by CIVAS under the Agreement, and no claim shall be made for any consequential or punitive damages.

15) If CIVAS or any of its employees receives a subpoena or other judicial notification to produce documents or provide testimony involving the Appraisal in connection with a lawsuit or related proceeding, CIVAS will notify the Client of receipt of the subpoena or notification. However, if CIVAS is not part of the lawsuit or proceedings, Client agrees to compensate CIVAS for the professional time required and to reimburse CIVAS for the expenses incurred in responding to any such subpoena or judicial notification, including any attorneys' fees, as they are incurred. CIVAS is to be compensated at the prevailing hourly rates of the personnel responding to the subpoena or command for testimony.

16) If expert witness testimony is required in connection with the Appraisal, the following hourly rates will apply. The Client will be billed at the rate of $250 per hour for associate time, $350 per hour for valuation services director, $400 per hour for managing director, and $450 per hour for executive managing director. The hourly billings pertain to court preparation, waiting and travel time, document review and preparation (excludes appraisal report) and all meetings related to court testimony.

17) Client shall indemnify and hold CIVAS, its parent, subsidiaries, affiliates, its officers, directors, employees and agents ("CIVAS Indemnities"), fully harmless against all losses, damages, claims, and expenses of any kind whatsoever (including costs and reasonable attorneys' fees), sustained or incurred by a third party as a result of the negligence or intentional acts or omissions of Client (including any failure to perform any duty imposed by law), any misrepresentation, distortion or if Client fails to provide complete and accurate information to CIVAS, for which recovery is sought against the CIVAS Indemnities; however, such obligation to defend and indemnify shall not apply to the extent caused by the negligent act or willful misconduct of CIVAS. Client shall indemnify and hold CIVAS Indemnities harmless from any claims, expenses, judgments or other items or costs arising as a result of the Client's failure or the failure of any of the Client's agents to provide a complete copy of the Appraisal to any third party. LIMITATION OF LIABILITY. EXCEPT FOR THE INDEMNIFICATION PROVISION ABOVE, ANYTHING IN THE AGREEMENT TO THE CONTRARY NOTWITHSTANDING, UNDER NO CIRCUMSTANCES WHATSOEVER SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, CONSEQUENTIAL, PUNITIVE, OR INCIDENTAL DAMAGES OF ANY KIND WHATSOEVER.

18) CIVAS agrees to maintain Professional Liability Insurance in the amount of $1,000,000 and General Liability insurance in the amount of $2,000,000, as well as Workers Compensation per local regulatory requirements. CIVAS will endeavor to provide Client with written notice regarding any cancellation of any such insurance. CIVAS will provide Client with certificates of insurance naming Client as an additional insured on the General Liability policy upon request.

19) The Appraisal and the name Colliers International Valuation & Advisory Services may not be used in any marketing or investment material or offering memoranda without CIVAS' prior written consent. CIVAS, its employees and appraisers have no liability to any recipients of any prepared material and disclaim all liability to any party other than the Client.

20) Unless CIVAS consents in writing, the Appraisal cannot be used by any party or for any purpose other than the Client for the purposes specified in the Agreement. Should the Client provide a copy of this Appraisal to any person or entity not authorized by CIVAS in writing, Client hereby agrees to hold CIVAS, its directors, officers, employees and other affiliates and shareholders, harmless from all damages, expenses, claims and costs, including any attorney's fees. The Client acknowledges that any opinions and conclusions expressed by the professionals of CIVAS pursuant to the Agreement are made as employees and not as individuals. CIVAS' responsibility is limited to the Client, and the use of the Appraisal or related product by third parties shall be solely at the risk of the Client and/or third parties.

21) The use of this appraisal shall be used only for the purpose as set forth in the Intended Use section of the Agreement. In the event that the client wishes to use this report or portions of this report for any other purpose such as, to become part of or be referenced in, any offering or other material intended for the review of others, or to be submitted to others, will be at the Client's sole and absolute discretion and, if given, will be on condition that CIVAS will be provided with an Indemnification Agreement and/or Non-Reliance letter, in a form and content satisfactory to CIVAS and the Client, by a party satisfactory to CIVAS and the Client. CIVAS does consent to Client submission of the complete Appraisal to rating agencies, loan participants or your accountants/auditors without the need to provide us with an Indemnification Agreement and/or Non-Reliance letter.

# RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

## LEGAL DESCRIPTION

### PARENT PARCEL

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF LOT 303 AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CONTAINS 29.69 ACRES, MORE OF LESS AS DESCRIBED.

### LOT 303A

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 303 THAT IS N89°07'45"E 1244.72 FEET ALONG THE QUARTER SECTION LINE AND S00°52'15"E 0.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 226.98 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 05°19'48" AND THE CENTER BEARS N78°44'03"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE N62°21'25"E 854.67 FEET TO THE EASTERLY LINE OF SAID LOT 303;
THENCE S00°49'01"E 610.11 FEET THE ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 303;
THENCE S89°09'08"W 731.96 FEET ALONG THE SOUTHERLY LINE TO SAID SOUTHWEST CORNER SAID LOT 303 AND THE POINT OF BEGINNING.

CONTAINS 7.24 ACRES, MORE OF LESS AS DESCRIBED.

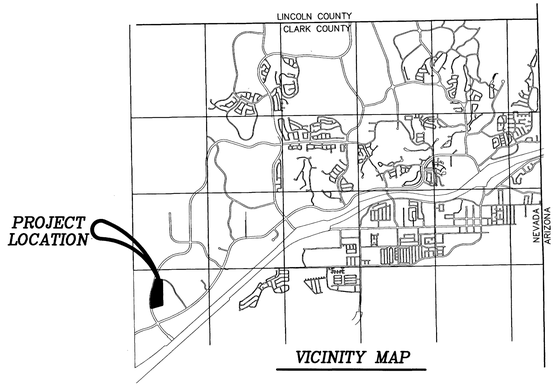
### LOT 303B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), THAT IS N89°07'45"E 1214.20 FEET ALONG THE QUARTER SECTION LINE AND N00°52'15"E 224.18 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 1032.22 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°14'19" AND THE CENTER BEARS N84°03'51"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE NORTHEASTERLY 723.01 FEET ALONG THE ARC OF A 4560.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°05'04" AND THE CENTER BEARS N71°41'50"W, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE NORTHEASTERLY 46.73 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°15'04" AND THE CENTER BEARS S80°46'54"E, TO THE SOUTH LINE OF ISAAC NEWTON DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY);
THENCE S81°31'51"E 168.13 FEET ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE SOUTHEASTERLY 89.66 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°20'27" AND THE CENTER BEARS N08°28'09"E, ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE N89°07'43"E 164.19 FEET ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE SOUTHEASTERLY 2.26 FEET ALONG THE ARC OF A 670.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00°11'37 AND THE CENTER BEARS S00°52'17"E, ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE TO THE NORTHEAST CORNER OF SAID LOT 303;
THENCE S00°49'01"E 1320.41 FEET ALONG THE EAST LINE OF SAID LOT 303;
THENCE N62°21'25"E 854.67 FEET TO THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE AND THE POINT OF BEGINNING.

CONTAINS 22.45 ACRES, MORE OF LESS AS DESCRIBED.




VICINITY MAP

## SURVEYOR'S CERTIFICATE

I, VICTOR R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE CITY OF MESQUITE.

2. THE LANDS SURVEYED LIE WITHIN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON AUGUST 31, 2021.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

VICTOR R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11424
EXPIRATION DATE: DECEMBER 31, 2022

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
Exp. 12/31/22
No. 11424
SEPT 1, 2021

## BASIS OF BEARING

THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

## EASEMENTS

LOT 303 HAS EXISTING 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINES AND A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG FRONT LOT LINES CONTIGUOUS TO DEDICATED RIGHT-OF-WAY LINES.

## REFERENCE DOCUMENTS

1. PARCEL MAP, FILE 116, PAGE 87 OF PARCEL MAPS
2. FINAL MAP, BOOK 137, PAGE 63 OF PLATS
3. AMENDED FINAL MAP, BOOK 141, PAGE 78 OF PLATS
4. RECORD OF SURVEYS FILE 175, PAGE 15 OF SURVEYS
5. RECORD OF SURVEYS FILE 77, PAGE 37 OF SURVEYS
6. FINAL MAP, BOOK 148, PAGE 52 OF PLATS

## RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX NRS 278.5695.

RECORD OF SURVEY FOR CITY OF MESQUITE

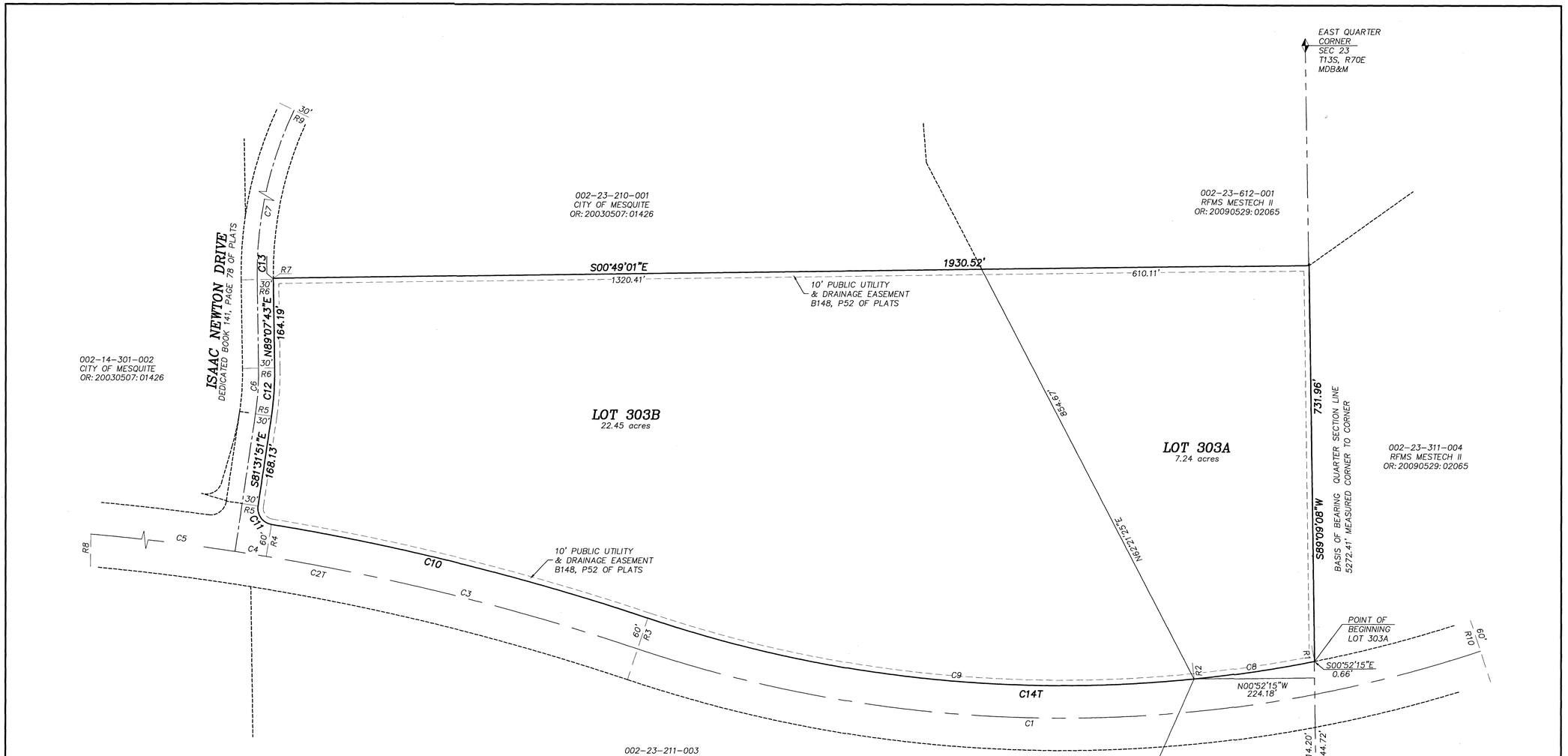
LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS-LAND SURVEYORS-
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

| DRWN: VRC | FILE NAME: 2083ROS1 | DATE: AUGUST 2021 | JOB No. 2083 | SHEET 1 OF 2 |
|---|---|---|---|---|
| CHKD: VRC | | SCALE: 1" = 100' | | |

NO. 1889
FILED AT THE REQUEST OF BULLOCH BROTHERS ENGINEERING
DATE: 9-1-2021 AT: 12:37 PM
FILE: 223 PAGE: 91
"OF SURVEYS"
OFFICIAL RECORDS BOOK 20210901
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $: 44.00 DEPUTY: DK

FILE 223 PAGE 91.




## CURVE TABLE

| No. | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| C1 | 2440.00' | 1259.21' | 643.96' | 29°34'07" |
| C2T | 4500.00' | 1190.49' | 598.74' | 15°09'28" |
| C3 | 4500.00' | 713.50' | 357.50' | 09°05'04" |
| C4 | 4500.00' | 58.83' | 29.41' | 00°44'56" |
| C5 | 4500.00' | 1249.30' | 628.70' | 15°54'24" |
| C6 | 520.00' | 84.77' | 42.48' | 09°20'27" |
| C7 | 700.00' | 757.92' | 420.90' | 62°02'11" |
| C8 | 2440.00' | 226.98' | 113.57' | 05°19'48" |
| C9 | 2440.00' | 1032.22' | 523.95' | 24°14'19" |
| C10 | 4560.00' | 723.01' | 362.27' | 09°05'04" |
| C11 | 30.00' | 46.73' | 29.61' | 89°15'04" |
| C12 | 550.00' | 89.66' | 44.93' | 09°20'27" |
| C13 | 670.00' | 2.26' | 1.13' | 00°11'37" |
| C14T | 2440.00' | 1259.21' | 643.96' | 29°34'07" |

## RADIAL LINE TABLE

| No. | BEARING | DISTANCE |
|---|---|---|
| R1 | N78°44'03"E | RADIAL |
| R2 | N84°03'51"E | RADIAL |
| R3 | N71°41'50"W | RADIAL |
| R4 | S80°46'54"E | RADIAL |
| R5 | N08°28'09"E | RADIAL |
| R6 | S00°52'17"E | RADIAL |
| R7 | S00°40'40"E | RADIAL |
| R8 | S82°33'45"W | RADIAL |
| R9 | S61°09'53"W | RADIAL |
| R10 | S58°19'55"W | RADIAL |

## LEGEND

- BOUNDARY
- LOT LINES
- ADJACENT LOT LINE
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- SECTION LINE
- SET BAR & CAP PLS 11424 ●
- FOUND BAR & CAP PLS 11424
- CURVE TABLE DESIGNATION C6
- RADIAL LINE TABLE DESIGNATION R7
- LINE TABLE DESIGNATION L8
- FOUND 1934 BLM SECTION CORNER BRASS CAP AS NOTED ⧫

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
Exp. 12/31/22
No. 11424
SEPT 1, 2021

# RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS–LAND SURVEYORS–
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

| DRWN: VRC | FILE NAME: 2083R052 | DATE: AUGUST 2021 | JOB No. 2083 | SHEET 2 OF 2 |
|---|---|---|---|---|
| CHKD: VRC | | SCALE: 1" = 100' | | |

FILE 223, PAGE 91.

Valuation & Advisory Services

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601 Union Street
Suite 4800
Seattle, WA 98101
United States

# Valuation Glossary

Unless specified otherwise, these definitions were extracted from the following sources or publications:

The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015 (Dictionary).

Uniform Standards of Professional Appraisal Practice, 2020-2022 Edition (USPAP).

The Appraisal of Real Estate, Fifteenth Edition, Appraisal Institute, Chicago, Illinois, 2020 (15th Edition).

**Absolute Net Lease**

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. *(Dictionary)*

**Ad Valorem Tax**

A real estate tax based on the assessed value of the property, which is not necessarily equivalent to its market value. *(15th Edition)*

**Aggregate of Retail Values (ARV)**

The sum of the separate and distinct market value opinions for each of the units in a condominium; subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called *sum of the retail values*. *(Dictionary)*

**Arm's-length Transaction**

A transaction between unrelated parties who are each acting in his or her own best interest. *(Dictionary)*

**As-Is Market Value**

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. *(Dictionary)*

**Assessed Value**

The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. *(Dictionary)*

**Average Daily Room Rate (ADR)**

In the lodging industry, the net rooms revenue derived from the sale of guest rooms divided by the number of paid occupied rooms. *(Dictionary)*

**Band of Investment**

A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment. *(Dictionary)*

**Cash-Equivalent Price**

The price of a property with nonmarket financing expressed as the price that would have been paid in an all-cash sale. *(Dictionary)*

**Common Area**

The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. *(Dictionary)*

**Contract Rent**

The actual rental income specified in a lease. *(15th Edition)*

**Cost Approach**

A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. *(Dictionary)*

**Curable Functional Obsolescence**

An element of depreciation; a curable defect caused by a flaw in the structure, materials, or design, which can be practically and economically corrected. *(Dictionary)*

**Debt Coverage Ratio (DCR)**

The ratio of net operating income to annual debt service, which measures the relative ability of a property to meet its debt service out of net operating income; also called debt service coverage ratio (DSCR). (*Dictionary)*

**Deferred Maintenance**

Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of a property. *(Dictionary)*

**Depreciation**

In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. *(Dictionary)*

**Direct Costs**

Expenditures for the labor and materials used in the construction of improvements; also called hard costs. *(Dictionary)*

**Discounted Cash Flow (DCF) Analysis**

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate. *(Dictionary)*

**Discount Rate**

A rate of return on capital used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate. *(Dictionary)*

**Disposition Value**

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. 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.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

**Easement**

The right to use another's land for a stated purpose. Access or right-of-way easements may be acquired by private parties or public utilities. Governments may be the beneficiaries of easements placed on privately owned land that is dedicated to conservation, open space, or preservation. *(15th Edition)*

**Economic Life**

The period over which improvements to real property contribute to property value. *(Dictionary)*

**Effective Age**

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. *(Dictionary)*

**Effective Date**

The date on which the appraisal or review opinion applies (SVP) *(Dictionary)*

**Effective Gross Income (EGI)**

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. *(Dictionary)*

**Effective Gross Income Multiplier (EGIM)**

The ratio between the sale price (or value) of a property and its effective gross income. *(Dictionary)*

**Effective Rent**

The total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions - e.g. free rent, excessive tenant improvements, moving allowances, lease buyouts, cash allowances, and other lease incentives. *(15th Edition)*

**Eminent Domain**

The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the takings clause, guarantees payment of just compensation upon appropriation of private property. *(Dictionary)*

**Entrepreneurial Incentive**

The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called developer's profit) in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement. *(Dictionary)*

**Entrepreneurial Profit**

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. *(Dictionary)*

**Excess Land**

Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. *(Dictionary)*

**Excess Rent**

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the lessor and may reflect superior management, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized or discounted at a higher rate in the income capitalization approach. *(15th Edition)*

**Expense Stop**

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. *(Dictionary)*

**Exposure Time**

An opinion, based on supporting market data, of the 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. *(USPAP)*

**Extraordinary Assumption**

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions. *(USPAP)*

**External Obsolescence**

A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be temporary or permanent. *(Dictionary)*

**Fair Market Value**

In nontechnical usage, a term that is equivalent to the contemporary usage of market value.

As used in condemnation, litigation, income tax, and property tax situations, a term that is similar in concept to market value but may be defined explicitly by the relevant agency. *(Dictionary)*

**Feasibility Analysis**

A study of the cost-benefit relationship of an economic endeavor. *(USPAP)*

**Fee Simple Estate**

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

**Floor Area Ratio (FAR)**

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. *(Dictionary)*

**Functional Obsolescence**

The impairment of functional capacity of improvements according to market tastes and standards. *(Dictionary)*

**Functional Utility**

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. *(Dictionary)*

**Furniture, Fixtures, and Equipment (FF&E)**

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

**Going-concern**

An established and operating business having an indefinite future life. *(Dictionary)*

**Going-concern Value**

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the market value of the going concern or market value of the total assets of the business. *(Dictionary)*

**Gross Building Area (GBA)**

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. *(Dictionary)*

**Gross Leasable Area (GLA) - Commercial**

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. *(Dictionary)*

**Gross Living Area (GLA) - Residential**

Total area of finished, above-grade residential area; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) *(Dictionary)*

**Highest & Best Use**

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. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for that asset when formulating the price that it would be willing to bid (IVS). *(Dictionary)*

**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. 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. *(USPAP)*

**Income Capitalization Approach**

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to this approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach. *(15th Edition)*

**Incurable Functional Obsolescence**

An element of depreciation; a defect caused by a deficiency or superadequacy in the structure, materials, or design that cannot be practically or economically corrected as of the effective date of the appraisal. *(Dictionary)*

**Indirect Costs**

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs, professional fees, financing costs and the interest paid on construction loans, taxes and the builder's or developer's all-risk insurance during construction, and marketing, sales, and lease-up costs incurred to achieve occupancy or sale. Also called soft costs. *(Dictionary)*

**Insurable Replacement Cost**

The cost estimate, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design and layout for insurance coverage purposes guaranteeing that damaged property is replaced with a new property (i.e., depreciation is not deducted). *(Dictionary)*

**Interim Use**

The temporary use to which a site or improved property is put until a different use becomes maximally productive. *(Dictionary)*

**Investment Value**

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. *(Dictionary)*

**Leased Fee Interest**

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversion right when the lease expires. *(Dictionary)*

**Leasehold Interest**

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. *(Dictionary)*

**Legally Nonconforming Use**

A use that was lawfully established and maintained, but no longer conforms to the use regulations of its current zoning; also known as a grandfathered use. *(Dictionary)*

**Liquidation Value**

The most probable price that a specified interest in real property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. 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.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

**Market Area**

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas. *(Dictionary)*

**Market Rent**

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specific lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). *(Dictionary)*

**Market Study**

An analysis of the market conditions of supply, demand, and pricing for a specific property type in a specific area. *(Dictionary)*

**Market Value (Most Common Non-FRT)**

The most probable price, as of a specific 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 distress. *(Dictionary)*

**Market Value (Interagency Guidelines)**

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 salesconcessions granted by anyone associated with the sale. (Interagency Appraisal and Evaluation Guidelines, December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472)

**Marketability Analysis**

The study of how a specific property is expected to perform in a specific market. A marketability analysis expands on a market analysis by addressing a specific property.*(Dictionary)*

**Neighborhood Analysis**

The objective analysis of observable or quantifiable data indicating discernible patterns of urban growth, structure, and change that may detract from or enhance property values; focuses on four sets of considerations that influence value: social, economic, governmental, and environmental factors. *(Dictionary)*

**Net Operating Income (NOI)**

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). *(15th Edition)*

**Obsolescence**

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. *(Dictionary)*

**Off-site Costs**

Costs incurred in the development of a project, excluding on-site costs such as grading and construction of the building and other improvements; also called common costs or off-site improvement costs. *(Dictionary)*

**On-site Costs**

Costs incurred for the actual construction of buildings and improvements on a particular site. *(Dictionary)*

**Overage Rent**

The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakeven sales volume. *(15th Edition)*

**Overall Capitalization Rate (OAR)**

The relationship between a single year's net operating income expectancy and the total property price or value. *(Dictionary)*

**Parking Ratio**

The ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances.*(Dictionary)*

**Potential Gross Income (PGI)**

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. *(Dictionary)*

**Potential Gross Income Multiplier (PGIM)**

The ratio between the sale price (or value) of a property and its annual potential gross income. *(Dictionary)*

**Present Value (PV)**

The value of a future payment or series of future payments discounted to the current date or to time period zero. *(Dictionary)*

**Prospective Opinion of Value**

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy. *(Dictionary)*

**Qualitative Adjustment**

An indication that one property is superior, inferior, or the same as another property. Note that the common usage of the term is a misnomer in that an adjustment to the sale price of a comparable property is not made. Rather, the indication of a property's superiority or inferiority to another is used in relative comparison analysis, bracketing, and other forms of qualitative analysis. *(Dictionary)*

**Quantitative Adjustment**

A numerical (dollar or percentage) adjustment to the indicated value of the comparable property to account for the effect of a difference between two properties on value. *(Dictionary)*

**Rentable Area**

The amount of space on which the rent is based; calculated according to local practice. *(Dictionary)*

**Replacement Cost**

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. *(Dictionary)*

**Reproduction Cost**

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. *(Dictionary)*

**Retrospective Value Opinion**

A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." *(Dictionary)*

**Sales Comparison Approach**

The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered vacant when an adequate supply of comparable sales is available. *(Dictionary)*

**Scope of Work**

The type and extent of research and analysis in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to:

The extent to which the property is identified;

The extent to which tangible property is inspected;

The type and extent of data researched; and

The type and extent of analysis applied to arrive at opinions or conclusions. *(USPAP)*

**Shopping Center Types**

Neighborhood Shopping Center: The smallest type of shopping center, generally with a gross leasable area of between 30,000 and 100,000 square feet. Typical anchors include supermarkets. Neighborhood shopping centers offer convenience goods and personal services and usually depend on a market population support of 3,000 to 40,000 people.

Community Shopping Center: A shopping center of 100,000 to 400,000 square feet that usually contains one junior department store, a variety store, discount or department store. A community shopping center generally has between 20 and 70 retail tenants and a market population support of 40,000 to 150,000 people.

Regional Shopping Center: A shopping center of 300,000 to 900,000 square feet that is built around one or two full-line department stores of approximately 200,000 square feet each plus small tenant spaces. This type of center is typically supported by a minimum population of 150,000 people.

Super-Regional Center: A large center of 600,000 to 2.0 million square feet anchored by three or more full-line department stores. This type of center is typically supported by a population area of 300,000 people. *(15th Edition)*

**Superadequacy**

An excess in the capacity or quality of a structure or structural component; determined by market standards. *(Dictionary)*

**Surplus Land**

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. *(Dictionary)*

**Tenant Improvements (TIs)**

1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. *(Dictionary)*

**Triple Net Lease**

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called NNN, triple net lease, or fully net lease. *(Dictionary)*

**Usable Area**

The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas. *(Dictionary)*

**Useful Life**

The period of time over which a structure or a component of a property may reasonably be expected to perform the function for which it was designed. *(Dictionary)*

**Vacancy and Collection Loss**

A deduction from potential gross income (PGI) made to reflect income deductions due to vacancies, tenant turnover, and non-payment of rent; also called vacancy and credit loss or vacancy and contingency loss. *(Dictionary)*

**Yield Capitalization**

A method used to convert future benefits into present value by 1) discounting each future benefit at an appropriate yield rate, or 2) developing an overall rate that explicitly reflects the investment's income pattern, holding period, value change, and yield rate. *(Dictionary)*



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## Heidi Meidenbauer, MAI

### Area of Expertise

Heidi Meidenbauer is the Senior Valuation Services Director for Colliers International Valuation & Advisory Services. She began her career in 1992 in Las Vegas as an internship for Gary H. Kent, Inc. and was Owner/President between 2007-2011.

Mrs. Meidenbauer has expertise in a variety of assignments providing appraisals on commercial and complex properties, existing and proposed, including but not limited to multifamily, self-storages, retail, neighborhood, power and community shopping centers, industrial, office, land, condemnation, deed restriction modifications, hospitality, casinos, golf courses, convenience stores and gas stations, ground leases, fair market rental rates, and IRS valuations.

### Affiliations or Memberships

CREW - 2019

Member: Appraisal Institute – MAI Designation

Las Vegas Chapter Appraisal Institute:

- 2000-2003 Education Chair
- 2001-2003 Regional Representative
- 2005 President: Appraisal Institute – Las Vegas Chapter

### Professional Background

Managing Director
Valbridge Property Advisors (2013-2019)

Managing Director
Lubawy & Associates (2011-2013)

President/Owner
Gary H. Kent, Inc. dba Kent Appraisal Services (2007-2011)

MAI, Certified General Appraiser and Internship

Gary H. Kent, Inc. (1996-2011) – Certified General Appraiser, Received MAI designation in 2004

Gary H. Kent, Inc (1992-1996) - Internship

### Education or Qualifications

Bachelor of Science Business Administration University of Nevada, Las Vegas

### State Certifications

California

Nevada

# APPRAISER CERTIFICATE

## STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY

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

**This is to Certify That :** HEIDI H MEIDENBAUER **Certificate Number:** A.0002459-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.**

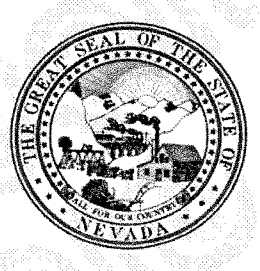
**Issue Date:** October 6, 2020 **Expire Date:** October 31, 2022

**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.**

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## Evan Ranes, MAI, ASA, R/W-AC

### Education or Qualifications

M.B.A., University of Nevada, Las Vegas

B.S. Portland State University

### State Certifications

Arizona

California

Hawaii

New Mexico

Nevada

Oregon

Utah

### Area of Expertise

Evan Ranes is the Managing Director of the Las Vegas Office for Colliers International Valuation & Advisory Services. He began his appraisal career in 1992 in Las Vegas and has performed valuations and consulting services on a wide variety of property types and property rights.

Mr. Ranes has valuation expertise in a variety of assignments including: mortgage lending, condemnation (right-of-way), easements, conservation easements, land leases, agricultural land (row crops, hay, and permanent), minority and fractional ownership interest, and going concerns.

Multifamily valuation experience includes: apartment, age restricted, rent restricted, student housing, SRO, LIHTC, for HUD, FNMA/FHLMC, and REIT clients.

Healthcare experience includes: medical office building (hospital), ambulatory surgery center, independent living, assisted living, memory care, skilled nursing facility, and fair market value rent studies for Stark & Anti-Kickback Laws.

Retail experience includes: c-store/gas, tavern, net lease, quick service restaurant, casual dining, single-tenant, gentlemen's club, brothel, multi-tenant, big box, neighborhood center, regional mall including ASC 805 separation of value.

Hospitality experience includes: motel, hotel, hotel/casino, golf course, and waterpark.

Office experience includes: office condo, single and multi-tenant, mid-rise, and high-rise.

Industrial experience includes: warehouse, flex, R&D, and business parks.

Litigation experience includes: tax appeal, condemnation, right-of-way, landlord tenant disputes, divorce, estate valuation, and bankruptcy.

Mr. Ranes has testified as an Expert Witness in the following jurisdictions: Clark County District Court, San Diego County District Court, Utah District Court, Nevada District Court, Los Angeles Superior Court, Orange County Superior Court, Mohave County Superior Court, U.S. Bankruptcy Court, and Arbitration Los Angeles – JAMS.

### Affiliations or Memberships

MAI, Designated Member of the Appraisal Institute

ASA, Accredited Senior Appraiser, American Society of Appraisers

R/W-AC, International Right of Way Association

ASFMRA, Associate Member

Appraisal Institute – Public Relations Chairman 1999 to 2000 Las Vegas Chapter

### Professional Background

Managing Director | Las Vegas, Colliers International Valuation & Advisory Services 2018 to present

First Vice President | Las Vegas, Newmark Knight Frank Valuation & Advisory Services, 2017 to 2018

Managing Director | Western U.S., Healthcare Practice Leader, Newmark Knight Frank Valuation & Advisory Services, 2014 to 2017

Managing Director | Las Vegas, Newmark Knight Frank Valuation & Advisory, Services, 2012 to 2014

Senior Appraiser, Grubb & Ellis/Landauer, 2011 to 2012

Associate Appraiser, Lubawy & Associates, 1995 to 2011

Appraiser Intern, George A. Smith & Associates, 1992 to 1995

# APPRAISER CERTIFICATE

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**This is to Certify That :** EVAN A RANES **Certificate Number:** A.0001497-CG

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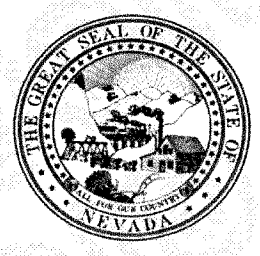
**Issue Date:** March 5, 2020 **Expire Date:** March 31, 2022

**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.**

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# Valuation & Advisory Services

## Services Offered

Single Asset Valuation
Portfolio Valuation
Institutional Asset Valuation
Loan Pool Valuation
Appraisal Review
Appraisal Management
Lease and Cost Analysis
Insurance Valuation
Arbitration & Consulting
Feasibility Studies
Investment Analysis
Highest and Best Use Studies
Tax Appeals
Litigation Support
Segregated-Cost Analysis

## Experience That Counts

Office
Industrial
Retail
Multifamily
Mixed-Use Properties
Senior Housing
Land
Self-Storage
Manufactured Housing
Agriculture
Net Lease
Hospitality
Health Care
Subdivisions
Embassies & Consulates
GSA Properties
Special Use Properties
Telecommunications

Real estate valuations play a pivotal role in today's business climate. An accurate and well supported opinion of property value can mean the difference between reaching a critical goal—securing a loan, closing a sale, reporting to investors, choosing the best asset—or failing to achieve it altogether.

Colliers Valuation & Advisory Services' reports are designed to deliver insight into a property's fundamentals, its competition and the overall market dynamics affecting value. A solid valuation report can be a strategic asset for investors, lenders and owners, provided that it addresses both a property's unique characteristics and the most current market conditions.

Commitment to high-end client service, coupled with Colliers' unparalleled market intelligence and resources, differentiates us as the firm of choice in the real estate industry.

## Professionals

Our professionals share a commitment to deliver the highest level of service and consistent results. We go the extra mile for our clients, whether this means meeting a tight deadline or working with a complex and challenging property.

## Technology

Our unmatched report creation technology speeds appraisals through the pipeline. This secure, centralized production system generates a wide range of reports and high volume portfolio orders without delays.

## Information

Today's business climate places valuation in a more pivotal position than ever before. All our appraisals are evaluated and approved by an experienced review team to ensure our clients receive concise and timely appraisals. With clear, prompt reporting and a comprehensive, big picture approach, Colliers International's Valuation and Advisory reports give our clients the information they need to make better business decisions.

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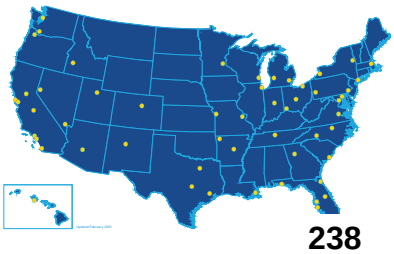
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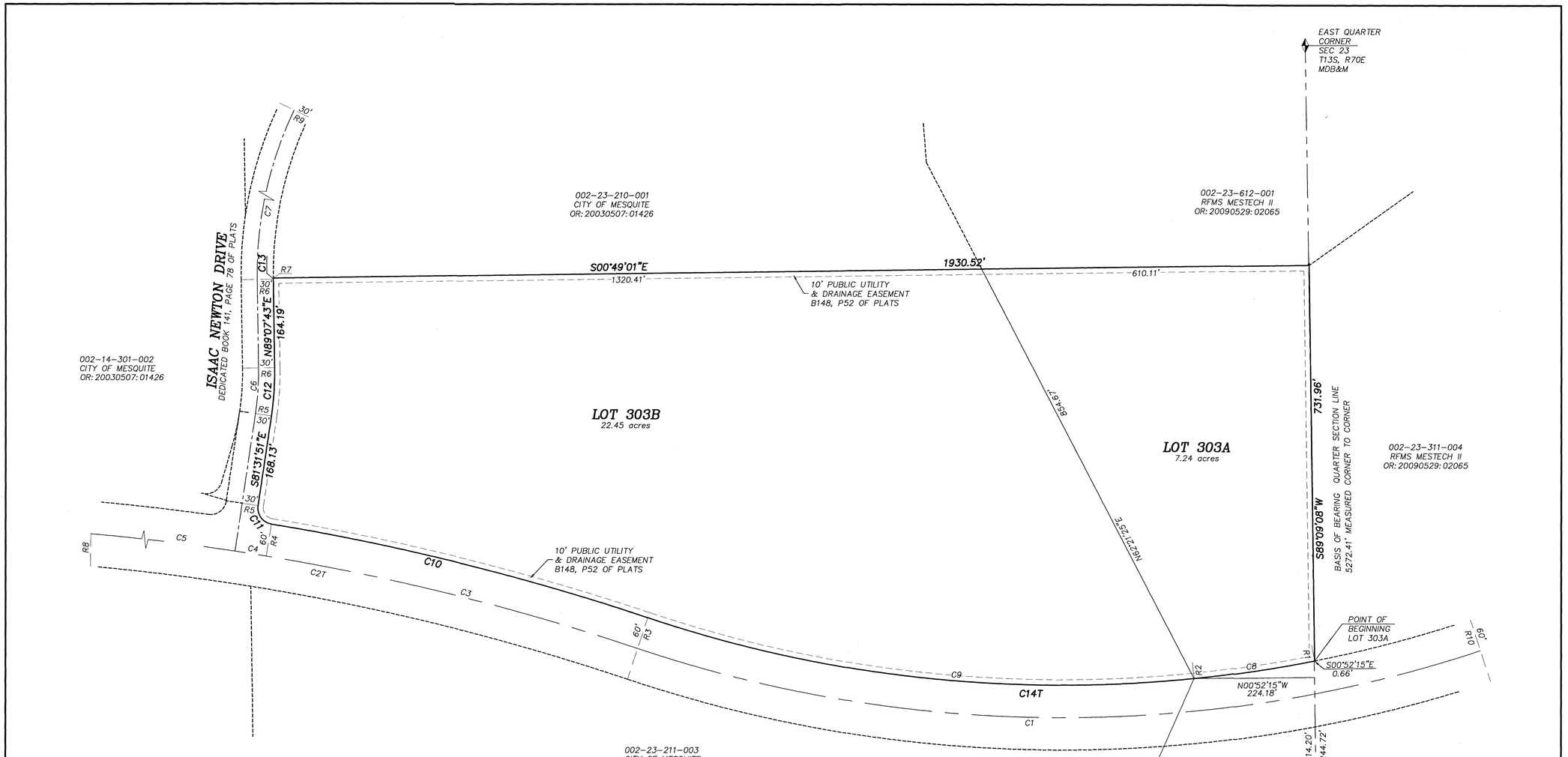
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## CURVE TABLE

| No. | RADIUS | LENGTH | TANGENT | DELTA |
|---|---|---|---|---|
| C1 | 2440.00' | 1259.21' | 643.96' | 29°34'07" |
| C2T | 4500.00' | 1190.49' | 598.74' | 15°09'28" |
| C3 | 4500.00' | 713.50' | 357.50' | 09°05'04" |
| C4 | 4500.00' | 58.83' | 29.41' | 00°44'56" |
| C5 | 4500.00' | 1249.30' | 628.70' | 15°54'24" |
| C6 | 520.00' | 84.77' | 42.48' | 09°20'27" |
| C7 | 700.00' | 757.92' | 420.90' | 62°02'11" |
| C8 | 2440.00' | 226.98' | 113.57' | 05°19'48" |
| C9 | 2440.00' | 1032.22' | 523.95' | 24°14'19" |
| C10 | 4560.00' | 723.01' | 362.27' | 09°05'04" |
| C11 | 30.00' | 46.73' | 29.61' | 89°15'04" |
| C12 | 550.00' | 89.66' | 44.93' | 09°20'27" |
| C13 | 670.00' | 2.26' | 1.13' | 00°11'37" |
| C14T | 2440.00' | 1259.21' | 643.96' | 29°34'07" |

## RADIAL LINE TABLE

| No. | BEARING | DISTANCE |
|---|---|---|
| R1 | N78°44'03"E | RADIAL |
| R2 | N84°03'51"E | RADIAL |
| R3 | N71°41'50"W | RADIAL |
| R4 | S80°46'54"E | RADIAL |
| R5 | N08°28'09"E | RADIAL |
| R6 | S00°52'17"E | RADIAL |
| R7 | S00°40'40"E | RADIAL |
| R8 | S82°33'45"W | RADIAL |
| R9 | S61°09'53"W | RADIAL |
| R10 | S58°19'55"W | RADIAL |

## LEGEND

- BOUNDARY
- LOT LINES
- ADJACENT LOT LINE
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- SECTION LINE
- SET BAR & CAP PLS 11424 ●
- FOUND BAR & CAP PLS 11424
- CURVE TABLE DESIGNATION C6
- RADIAL LINE TABLE DESIGNATION R7
- LINE TABLE DESIGNATION L8
- FOUND 1934 BLM SECTION CORNER BRASS CAP AS NOTED ⧫

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
Exp. 12/31/22
No. 11424
SEPT 1, 2021

# RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST,
MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS–LAND SURVEYORS–
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

| DRWN: VRC | FILE NAME: 2083ROS2 | DATE: AUGUST 2021 | JOB No. 2083 | SHEET 2 OF 2 |
|---|---|---|---|---|
| CHKD: VRC | | SCALE: 1" = 100' | | |

FILE 223, PAGE 91.

# RECORD OF SURVEY FOR CITY OF MESQUITE

LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST,
MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

## LEGAL DESCRIPTION

### PARENT PARCEL

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF LOT 303 AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

CONTAINS 29.69 ACRES, MORE OF LESS AS DESCRIBED.

### LOT 303A

LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 303 THAT IS N89°07'45"E 1244.72 FEET ALONG THE QUARTER SECTION LINE AND S00°52'15"E 0.66 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 226.98 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 05°19'48" AND THE CENTER BEARS N78°44'03"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE N62°21'25"E 854.67 FEET TO THE EASTERLY LINE OF SAID LOT 303;
THENCE S00°49'01"E 610.11 FEET THE ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 303;
THENCE S89°09'08"W 731.96 FEET ALONG THE SOUTHERLY LINE TO SAID SOUTHWEST CORNER SAID LOT 303 AND THE POINT OF BEGINNING.

CONTAINS 7.24 ACRES, MORE OF LESS AS DESCRIBED.

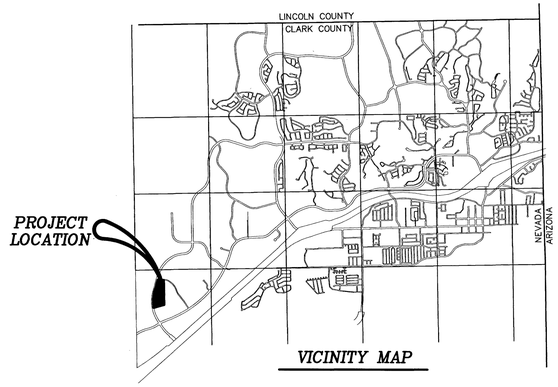
### LOT 303B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON EASTERLY RIGHT-OF-WAY LINE OF LOWER FLAT TOP DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY), THAT IS N89°07'45"E 1214.20 FEET ALONG THE QUARTER SECTION LINE AND N00°52'15"E 224.18 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED ON THE FINAL MAP, MERGER AND RESUBDIVISION, TECHNOLOGY AND COMMERCE CENTER, PHASE III IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA AND RUNNING;

THENCE NORTHWESTERLY 1032.22 FEET ALONG THE ARC OF A 2440.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 24°14'19" AND THE CENTER BEARS N84°03'51"E, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE NORTHEASTERLY 723.01 FEET ALONG THE ARC OF A 4560.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°05'04" AND THE CENTER BEARS N71°41'50"W, ALONG THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE;
THENCE NORTHEASTERLY 46.73 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89°15'04" AND THE CENTER BEARS S80°46'54"E, TO THE SOUTH LINE OF ISAAC NEWTON DRIVE (A 120.00 FOOT DEDICATED RIGHT-WAY);
THENCE S81°31'51"E 168.13 FEET ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE SOUTHEASTERLY 89.66 FEET ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°20'27" AND THE CENTER BEARS N08°28'09"E, ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE N89°07'43"E 164.19 FEET ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE;
THENCE SOUTHEASTERLY 2.26 FEET ALONG THE ARC OF A 670.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 00°11'37 AND THE CENTER BEARS S00°52'17"E, ALONG THE SAID SOUTH LINE OF ISAAC NEWTON DRIVE TO THE NORTHEAST CORNER OF SAID LOT 303;
THENCE S00°49'01"E 1320.41 FEET ALONG THE EAST LINE OF SAID LOT 303;
THENCE N62°21'25"E 854.67 FEET TO THE SAID EASTERLY LINE OF LOWER FLAT TOP DRIVE AND THE POINT OF BEGINNING.

CONTAINS 22.45 ACRES, MORE OF LESS AS DESCRIBED.




VICINITY MAP

## SURVEYOR'S CERTIFICATE

I, VICTOR R. CAMPBELL, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE CITY OF MESQUITE.

2. THE LANDS SURVEYED LIE WITHIN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON AUGUST 31, 2021.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

VICTOR R. CAMPBELL
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE No. 11424
EXPIRATION DATE: DECEMBER 31, 2022

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
VICTOR R. CAMPBELL
Exp. 12/31/22
No. 11424
SEPT 1, 2021

## BASIS OF BEARING

THE QUARTER SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN AS RECORDED IN BOOK 148, PAGE 52 OF PLATS IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

## EASEMENTS

LOT 303 HAS EXISTING 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE AND REAR LOT LINES AND A 10.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG FRONT LOT LINES CONTIGUOUS TO DEDICATED RIGHT-OF-WAY LINES.

## REFERENCE DOCUMENTS

1. PARCEL MAP, FILE 116, PAGE 87 OF PARCEL MAPS
2. FINAL MAP, BOOK 137, PAGE 63 OF PLATS
3. AMENDED FINAL MAP, BOOK 141, PAGE 78 OF PLATS
4. RECORD OF SURVEYS FILE 175, PAGE 15 OF SURVEYS
5. RECORD OF SURVEYS FILE 77, PAGE 37 OF SURVEYS
6. FINAL MAP, BOOK 148, PAGE 52 OF PLATS

## RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX NRS 278.5695.

RECORD OF SURVEY FOR CITY OF MESQUITE
LOCATED IN SECTION 23, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MESQUITE, CLARK COUNTY, NEVADA

BULLOCH BROTHERS ENGINEERING, INC.
CIVIL ENGINEERS-LAND SURVEYORS-
LAND PLANNERS
750 WEST PIONEER BOULEVARD
MESQUITE, NV 89027 (702)346-5100

| DRWN: VRC | FILE NAME: 2083ROS1 | DATE: AUGUST 2021 | JOB No. 2083 | SHEET 1 OF 2 |
|---|---|---|---|---|
| CHKD: VRC | | SCALE: 1" = 100' | | |

NO. 1889
FILED AT THE REQUEST OF BULLOCH BROTHERS ENGINEERING
DATE: 9-1-2021 AT: 12:37 PM
FILE: 223 PAGE: 91
"OF SURVEYS"
OFFICIAL RECORDS BOOK 20210901
CLARK COUNTY, NEVADA RECORDS
DEBBIE CONWAY, RECORDER
FEE $: 44.00 DEPUTY: DK

FILE 223 PAGE 91.

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Julie Goodsell
Submitting Department: City Clerk

**Public Comments**

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**Public Comment**

---

**PETITIONER:** Julie Goodsell **DEPARTMENT:** City Clerk

---

**RECOMMENDATION:**

---

**Background:**

---

**Fiscal Impact:**

**Budgeted Item:** No

---

**Attachments:**

-

**AGENDA ITEM**
**Technical Review Meeting**
**Meeting Date: November 2, 2021**
Submitted by: Julie Goodsell
Submitting Department: City Clerk

**Adjournment**

---

**Adjournment**

---

**PETITIONER:** Julie Goodsell **DEPARTMENT:** City Clerk

---

**RECOMMENDATION:**

---

**Background:**

---

**Fiscal Impact:**

**Budgeted Item:** No

---

**Attachments:**

-