



# PARCEL REVIEW

## DU~~E~~ DILIGENCE REPORT

### Property Details

|                           |  |  |
|---------------------------|--|--|
| Owner Name(s):            | LEE, RYAN BENNIE   | Listed on Tax Record                                       |
| Assessor's Parcel Number: | 018-010-002  | APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #        |
| Address:                  | Goldeneye Ave, Deeth, NV 89823   | #, street name, city, state, zip (if applicable)           |
| County:                   | Elko County, NEVADA  | County property is located in                              |
| Subdivision:              | HUMBOLDT ACRES 1   | Is the property in a subdivision?                          |
| Lot number:               | 2  | What is the lot number (If applicable)                     |
| Legal Description:        | HUMBOLDT ACRES UNIT NO 1 FILE 4558 LT 2 BLK J LOCATED IN THE SW4NW4 OF S11 T36N R58E MDB&M | Listed on Tax Record                                       |
| TRS:                      | S11 T36N R58E  | Township, Range & Section (If applicable)                  |
| Parcel size:              | 2.27 acres   | What is the acre size?                                     |
| Terrain type:             | Desert   | What is the land like? (desert/forest/hill/mountain/plain) |
| Elevation:                | 1614.0 m or 5295.3 feet  | What is the elevation of the property?                     |
| Flood zone:               | No   | Is the property in a flood zone? Yes/No/Unknown            |
| Notes:                    | N/A  | Anything you think is important to note?                   |

### Property Location / Access

|                              |   |  |
|------------------------------|---|--|
| Google map link:             | <a href="https://goo.gl/maps/fw9RuVZEnv8Tt7B7">https://goo.gl/maps/fw9RuVZEnv8Tt7B7</a>   | Link to property from google maps                            |
| GPS Coordinates:             | 41.0221, -115.4063  | Coordinates for this property                                |
| GPS Coordinates (4 corners): | 41.0225, -115.4057 - NW<br>41.0217, -115.4057 - NE<br>41.0217, -115.4069 - SE<br>41.0225, -115.4069 - SW  | Coordinates from all 4 corners of this property              |
| Access to property:          | Goldeneye Avenue  | Is there direct access to property if so what roads/streets? |
| Road surface/type:           | Dirt  | What are the roads like (dirt/paved/etc)?                    |
| Who maintains roads:         | County  | City or County or not maintained?                            |
| Closest highways:            | Dwight D. Eisenhower Hwy / I-80   | Use google map   |
| Closest major city:          | Elko, Nevada 89801 (31 min (28.1 miles))  | Use google map to get mileage/locations                      |
| Closest small town:          | Wells, Nevada 89835 (28 min (25.4 miles))   | Use google map to get mileage/locations                      |
| Closest gas station:         | Sinclair, 5870 Coal Mine Canyon Rd, Elko, NV 89801 (18 min (15.2 miles))  | Use google map to get mileage/locations                      |
| Nearby attractions:          | Kingdom of Kush, Nevada 89801 (33 min (21.0 miles))<br>Humboldt Park, Elko, NV 89801 (17 min (13.1 miles))<br>Northeastern Nevada Museum, 1515 Idaho St, Elko, NV 89801 (30 min (27.2 miles)) | Use google to get mileage/locations                          |
| Notes:                       | N/A   | Anything you think is important to note?                     |

### Property Tax Information

|                                     |            |   |
|-------------------------------------|------------|---|
| Assessed property value:            | \$3,019.00 | Per Assessor's Website                              |
| Actual property value:              | \$8,626.00 | Per Assessor's Website (if different from assessed) |
| Back taxes owed? If so amount owed: | No         | Yes/ No & Amount if applicable                      |
| Tax Liens? If so amount owed:       | No         | Yes/ No & Amount if applicable                      |
| Annual property taxes:              | \$43.42    | Yearly amount found from county website             |
| Notes:                              | N/A        | Anything you think is important to note?            |

### Zoning & Restriction Information

|                                    |   |  |
|------------------------------------|---|--|
| Zoning / Property use code:        | Agricultural-Residential  | What is the property zoned for?                          |
| What can be built on the property? | Single-family dwellings not to exceed one unit on each parcel of land, Vegetable crops, Gardens                           | Homes, buildings, barns, etc                             |
| Time limit to build?               | 180 days after the permit is issued   | Find out county time lines for building                  |
| Is camping allowed?                | Yes   | Is camping allowed? Yes/No                               |
| Camping restrictions if any:       | Only for 28 days  | Details on camping if allowed                            |
| Are RV's allowed?                  | Yes   | Are RV's allowed? Yes/No                                 |
| RV restrictions if any:            | Only for 28 days  | Details on RV's if allowed                               |
| Are mobile homes allowed?          | Yes   | Are mobile homes allowed? Yes/No                         |
| Mobile home restrictions if any:   | One mobile home per lot for residential purposes and all facilities like electricity, gas, water etc need to be available | Details on mobile homes if allowed                       |
| Is property part of an HOA or POA? | County does not have any infomration about this and nothing found online. Better to confirm with the owner.               | Is the land part of an existing Home owners association? |
| HOA or POA dues if any:            | N/A   | What are the dues?                                       |
| Subdivision CC&R availability:     | Unable to locate, if any  | Copy of CC&R (If available at no charge)                 |
| Deed availability:                 | Deed is attached  | Copy of current deed (If available at no charge)         |
| Deed information:                  | Instrument# 770924  | Reception / Book / Page #s                               |
| Notes:                             | N/A   | Anything you think is important to note?                 |

### Utility Information

|                 |  |  |
|-----------------|--|--|
| Water?          | Would have to dig a well   | What does the property call for - City or Well?            |
| Sewer / Septic? | Would have to install a septic   | What does the property call for - Sewer or Septic?         |
| Electric?       | Wells Rural Electric Co (+17757523328)   | Is there service available in the area? List contact info. |
| Gas?            | WELLS PROPANE INC. (+17757523421) or Western States Propane (+17757535950)               | Is there service available in the area? List contact info. |
| Waste?          | Junk Tigers (+19493258515) or Elko Sanitation (+17757383771)                             | Is there service available in the area? List contact info. |
| Notes:          | Power poles visible to east on 6th St. Would need to run lines or use solar / generator. | Anything you think is important to note?                   |

### County Contact Information

|                                 |   |   |
|---------------------------------|---|---|
| County Website:                 | <a href="http://www.elkocountynv.net/index.php">http://www.elkocountynv.net/index.php</a>   | Website Link  |
| Assessor Website:               | <a href="http://www.elkocountynv.net/departments/assessor1/index.php">http://www.elkocountynv.net/departments/assessor1/index.php</a>                     | Website Link  |
| Treasurer Website:              | <a href="http://www.elkocountynv.net/departments/treasury/index.php">http://www.elkocountynv.net/departments/treasury/index.php</a>                       | Website Link  |
| Recorder Website:               | <a href="http://www.elkocountynv.net/departments/recorder/index.php">http://www.elkocountynv.net/departments/recorder/index.php</a>                       | Website Link  |
| GIS Website:                    | <a href="http://gis.elkocountynv.net/1402/elkogisweb.html">http://gis.elkocountynv.net/1402/elkogisweb.html</a>   | Website Link  |
| Zoning Link:                    | <a href="http://www.elkocountynv.net/departments/planning_and_zoning/index.php">http://www.elkocountynv.net/departments/planning_and_zoning/index.php</a> | From County Website                                 |
| Phone number for Planning Dept: | (775) 777-7160  | Phone number per website (zoning/building/planning) |
| Phone number for Recorder:      | (775) 738-6526  | Phone number per website                            |
| Phone number for Treasurer:     | (775) 738-5694  | Phone number per website                            |
| Phone number for Assessor:      | (775) 738-5217  | Phone number per website                            |
| Notes:                          | N/A   | Anything you think is important to note?            |