

LEASE

The accompanying Lease agreement is for 2090 Kleppe Lane, Unit C, in Sparks, leased by Soil-Tech from 'The Star Professional Building,' owned by the Krugs' and Bellons' of Truckee, CA.

The lease copy is for verification purposes in the submittal for City of Sparks' reimbursement to Soil-Tech, of part of the rent monies paid from October 2016 through June 2017, for 21,780^{+/-} square feet, one half-acre, of Soil-Tech's rented industrial office/warehouse/yard space for the duration of time its business operations space is functionally crippled by the North Truckee Drain project. While inconvenienced even more than we imagined, we acknowledge the Project will be a needed enhancement to the infrastructure of the wetlands area we occupy, so susceptible to precipitation , as the past winter has demonstrated.

The portion rendered unusable for its normal business operations for scope of work on client projects requiring storage, parking, mobilization and nursery operations has required relocating to University of Nevada Reno Experimental Farms, as described in the submitted Costs Narrative. At five cents a square foot, 21,780^{+/-} square feet of previously operational space lost to the North Truckee Drain project, but still leased and paid for to The Star Professional Building, equals \$1,089 per month, or 46 percent of \$2,368, the current monthly lease amount paid to The Star Professional Building.

Lease payments are also being made since Fall of 2016 to the University of Nevada Board of Regents for temporary space at its Farms, along with expenses in providing power and water via pumps and generators, while keeping access open for its heavy equipment and fleet of work trucks on the primitive road.

Originally anticipated to be October 2016 through June 2017, carrying on longer in actuality, the 9-month total amount included in this request for the lease portion is \$9,801, brought about by the North Truckee Drain Project interruption. Soil-Tech is grateful for the opportunity to submit and detail its request for reimbursement from the City of Sparks.

COMMERCIAL LEASE AND DEPOSIT RECEIPT

THIS DOCUMENT IS MORE THAN A RECEIPT FOR MONEY, IT IS INTENDED TO BE A LEGALLY BINDING AGREEMENT. READ IT CAREFULLY.

Received from Soll Tech, Inc. (hereinafter referred to as "Lessee" and/or "Tenant"), the sum of \$4,352.00 (Four Thousand Three Hundred Fifty Two Dollars), evidenced by check, as a deposit which, upon acceptance of this lease, shall belong to Jerome D. & Beth A. Krug Jr. and Jerry T. & Colleen L. Bellon ("Lessor and/or Landlord") and shall be applied as follows:

	Received	Payable Prior to Occupancy
First Month's Rent and NNN-August 2013		\$2,176.00
Security Deposit		\$2,176.00
Total		\$4,352.00

In the event that the lease is not accepted by the Lessor within fifteen business days, the total deposit received shall be refunded to Lessee.

Lessee hereby offers to lease from Lessor a portion of the premises situated in the City of Sparks, County of Washoe, State of Nevada, described as APN 034-172-18; 2090 Kleppe Lane Unit C, Sparks, NV 89431, consisting of approximately 3,200 Square Feet of Office/Warehouse including all contents ("Premises"), upon the following TERMS and CONDITIONS:

1. **TERM:** The term hereof shall commence May 1, 2013, and shall expire thirty-nine (39) months from Term Commencement or July 31, 2016.
2. **RENT:** Rent shall commence August 1, 2013. The Base Rent shall be paid by Lessee to Lessor in accordance with following Base Monthly Rent Schedule below on a NNN, per month basis, and shall be due on the first day of every month:

Base Monthly Rent Schedule

<u>Months</u>	<u>Base Monthly Rent Amount</u>
Month: 1-3	\$0.00
Months: 4-15	\$1,856.00 or \$0.58 NNN
Months: 16-27	\$1,952.00 or \$0.61 NNN
Months: 28-39	\$2,048.00 or \$0.64 NNN

NNN Rent (Operating Expenses) is \$320.00 per month and further identified in Article 30 of this Lease. All Rents and NNN (hereinafter referred to as "Rent") shall be paid to "THE STAR PROFESSIONAL BUILDING" or his authorized agent, at the following address: THE STAR PROFESSIONAL BUILDING, PO BOX 2602 Truckee, CA. 96160, or at such other places as may be designated by Owner from time to time. If Rent is not received within five (5) business days of due date, Lessee shall pay to Lessor a late fee of ten percent (10%) of the rent, but no less than \$50.00.

3. **USE:** The premises shall be used for administrative and operating activities of landscaping business related operations and for no other purpose, without the prior consent of Lessor.

4. **USES PROHIBITED:** Lessee shall not use any portion of the premises for purposes other than those specified hereinabove, and no use shall be made or permitted to be made upon the premises, nor acts done, which will increase the existing rate of insurance upon the property, or cause cancellation of insurance policies covering said property.

5. **ASSIGNMENT AND SUBLETTING:** Lessee shall not assign this lease or sublet any portion of the premises without prior written consent of the Lessor, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be void and, at the option of the Lessor, may terminate this lease.

6. **ORDINANCES AND STATUTES:** Lessee shall comply with all statutes, ordinances and requirement of all municipal, state and federal authorities now in effect, or which may hereafter be in effect, pertaining

to the premises, occasioned by or affecting the use thereof by Lessee. The commencement or pendency of any state or federal court abatement proceeding affecting the use of the premises shall, at the option of the Lessor, be deemed a breach thereof. It is the responsibility of Lessee to obtain all necessary City and State approvals for its intended use. Tenant is solely responsible for any and all expenses or modifications to the premises as required by the City for its intended use, including those associated with the Americans with Disabilities Act. Failure to do so will in no way remove Lessee's obligations as set forth in this Lease.

7. MAINTENANCE, REPAIRS, ALTERATIONS: Lessee accepts the Premises in "As-Is" condition subject to the Landlord's Work and Tenant's Work described as follows:

Landlord's Work- Landlord shall ensure that all mechanical systems are in good working order at Term Commencement, to include but not be limited to HVAC systems, plumbing and restrooms, warehouse lights, and roll up doors.

Landlord will be responsible for the maintenance and condition of the roof, exterior walls, and structural foundation throughout the term of the lease at all times.

Tenant's Work-Tenant otherwise agrees to accept the property in AS-IS Condition. Lessee shall, at its own expense and at all times, maintain the Premises. Maintenance is to include but not be limited to HVAC, electrical, plumbing, and plate glass.

No improvement or alteration of the Premises shall be made without the prior written consent of the Lessor, which shall not be unreasonably withheld. Prior to the commencement of any repair, improvement, or alteration, Lessee shall give Lessor at least two (2) business days written notice in order that Lessor may post appropriate notices to avoid any liability for liens.

8. ENTRY AND INSPECTION: Lessee shall permit Lessor or Lessor's agents to enter upon the premises at reasonable times and upon reasonable notice, for the purpose of inspecting the Premises and utility meter readings. Lessee will also permit Lessor at any time within Ninety (90) days prior to the expiration of this lease, to place upon the premises any usual "To Let" or "For Lease" signs, and permit persons desiring to lease the same to inspect the premises thereafter.

9. INDEMNIFICATION OF LESSOR: Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the demised premises or any party thereof, and Lessee agrees to hold Lessor harmless from any claims for damages, that result from actions of the Lessee.

10. POSSESSION: If Lessor is unable to deliver possession of the premises at the commencement hereof, Lessor shall not be liable for any damage caused thereby, nor shall this lease be void or voidable, but Lessee shall not be liable for any rent until possession is delivered. Lessee may terminate this lease if possession is not delivered within 30 days of the commencement of the term hereof.

11. INSURANCE: Lessee, at its expense, shall maintain plate glass, public liability and property damage insurance insuring Lessee with Lessor, Jerome D. & Beth A. Krug Jr. and Jerry T. & Colleen L. Bellon, as additional insured with minimum coverage as follows: Lessee shall obtain and keep in force during the term of this Lease a policy of comprehensive public liability insurance insuring Lessor and Lessee against any liability arising out of the ownership, use, occupancy or maintenance of the Premises. Such insurance shall have a minimum combined single limit of at least \$2,000,000.00 per occurrence and a general aggregate limit of at least \$2,000,000.00. All such policies shall be written to apply to all bodily injury, property damages, and personal injury losses and shall be endorsed to include Lessor or any ground lessor as additional insureds. Such liability insurance shall be written as primary policies, not excess or contributing with or secondary to any other insurance as may be available to the additional insureds.

Lessee shall provide Lessor with a Certificate of Insurance showing Lessor as additional insured. The Certificate shall provide for a ten-day written notice to Lessor in the event of cancellation or material change of coverage.

To the maximum extent permitted by insurance policies which may be owned by Lessor or Lessee, Lessee and Lessor, for the benefit of each other, waive any and all rights of subrogation which might otherwise exist.

12. UTILITIES: Upon Term commencement, Lessee agrees that it shall be responsible for the activation and the payment of all utilities, including gas, electricity, heat, disposal and trash service, and other services delivered to the premises, including water service.

13. SIGNS: Lessee shall not construct, add, or modify any signage without the prior written consent of

Lessor which consent shall not be unreasonably withheld.

14. ABANDONMENT OF PREMISES: Lessee shall not vacate or abandon the premises at any time during the term hereof, and if Lessee shall abandon or vacate the premises, or be dispossessed by process of law, or otherwise, any personal property belonging to Lessee left upon the premises shall be deemed to be abandoned, at the option of Lessor.

15. CONDEMNATION: If any part of the Tenant's 3,200 Square Foot portion of the Building Premises shall be taken or condemned for public use, and a part thereof remains which is susceptible of occupation hereunder, this lease shall, as to the part taken, terminate as of the date the condemnor acquires possession, and thereafter Lessee shall be required to pay such proportion of the rent for the remaining term as the value of the premises remaining bear to the total value of the premises at the date of condemnation; provided however, that either party, at his or her option, may terminate this lease as of the date the condemnor acquires possession. In the event that the demised premises are condemned in whole, or that such portion is condemned that the remainder is not susceptible for use hereunder, this lease shall terminate upon the date upon which the condemnor acquires possession. This condemnation provision does not apply to the Tenant's portion of the Yard area described in Article 30 of this Lease and further depicted in Exhibit A as related to the City of Sparks flood remediation project.

16. TRADE FIXTURES: Any and all improvements made to the premises during the term hereof shall belong to the Lessor, except trade fixtures of the Lessee. Lessee may, upon termination hereof, remove all his trade fixtures, but shall repair or pay for all repairs necessary for damages to the premises occasioned by removal.

17. DESTRUCTION OF PREMISES: In the event of a partial destruction of the premises during the Term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations, but such partial destruction shall not terminate this lease, except that Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Lessee on the premises. If such repairs cannot be made within said sixty (60) days, Lessee, at its option, may make the same within a reasonable time, this lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Lessor shall not elect to make such repairs which cannot be made within sixty (60) days, this lease may be terminated at the option of either party.

In the event that the building in which the demised premises may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this lease whether the demised premises be injured or not. A total destruction of the building in which the premises may be situated shall terminate this lease.

In the event of any dispute between Lessor and Lessee with respect to the provisions hereof, the matter shall be settled by arbitration in such a manner as the parties may agree upon, or if they cannot agree, in accordance with the rules of the American Arbitration Association.

18. INSOLVENCY: In the event that a receiver shall be appointed to take over the business of the Lessee, or in the event that the Lessee shall make a general assignment for the benefit of creditors, or Lessee shall take or suffer any action under any insolvency or bankruptcy act, the same shall constitute breach of this lease by Lessee.

19. REMEDIES OF OWNER ON DEFAULT: In the event of any breach of this lease by Lessee, Lessor, besides other rights and remedies he may have, shall have the immediate right of re-entry and may remove all persons and property from the premises. Such property may be moved and stored in a public warehouse or elsewhere at the cost of, and for the account of Lessee. Should Lessor elect to re-enter, or should he take possession pursuant to legal proceedings or any notice provided by law, he may either terminate this lease or may from time to time, without terminating this lease, relet said premises, or any part thereof, for such term or terms (which may be for a term extending beyond the term of this lease) and at such rental or rentals and upon such other terms and conditions as Lessor, in her sole discretion, may deem advisable with the right to alter or repair the premises upon such reletting. In such event, Lessee shall be immediately liable to pay to Lessor, in addition to any other amounts due hereunder: (a) the cost and expense of such reletting and such alterations or repairs, and any amount by which the rent reserved herein for the period of such reletting, but not beyond the term hereof, exceeds the amount agreed to be paid as rent for such period; or: (b) at the option of the Lessor, rents received by Lessor from such reletting shall be applied first to the repayment of indebtedness other than rent due hereunder,

second to costs and expenses of reletting and alterations or repairs, and third to the payment of rent due and unpaid hereunder, and the residual, if any, shall be held by Lessor and applied in payment of future rent as the same may become due and payable. Lessee shall be credited only with rent actually received by Lessor. Lessee shall, in such event, pay any deficiency between the amount due from Lessee to Lessor and the amount credited.

No such re-entry or taking possession by Lessor shall be construed as an election to terminate this lease unless written notice of such intention is given, or unless termination be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Lessor may at any time thereafter elect to terminate this lease on account of such previous breach. Should Lessor at any time terminate this lease for any breach, in addition to any other remedy he may have, he may recover this from Lessee all damages he may incur by reason of such breach, including the cost of recovering the premises, and including the worth at the time of such termination, or at the time of an award if suit be instituted to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of the rental loss for the balance of the term which the Lessee proves could be reasonably avoided.

20. SECURITY: The security deposit set forth above, if any, shall secure the performance of the Lessee's obligations hereunder. Lessor may, but shall not be obligated to, apply all or portions of said deposit on account of Lessee's obligations hereunder. Any balance remaining upon termination shall be returned to Lessee. Lessee shall not have the right to apply the Security Deposit in payment of the last month's rent.

21. ATTORNEYS FEES: In case suit should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee. The undersigned parties agree to hold STARK & ASSOCIATES and Brad Elgin harmless from and against any and all damages, costs and expenses, including attorneys' fees, arising from any disputes between Lessee and Lessor under this Agreement.

22. WAIVER: No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

23. NOTICES: Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to lessee at the premises, or Lessor at the address shown below, or at such other places as may be designated by the parties from time to time.

24. HOLDING OVER: Any holding over after the expiration of this lease, with the consent of Lessor, shall be construed as a month-to-month tenancy at a rental of \$3,000.00 per month, otherwise in accordance with the terms hereof, as applicable.

25. TIME: Time is of the essence of the lease.

26. SALE OF PREMISES: In the event of the sale of the Building or the Premises, or if Lessor should become insolvent, this Lease shall remain in full force and effect and the security deposit shall be transferred to the new Lessor (Title Holder) so long as Lessee is in good standing.

27. NO ONE DEEMED DRAFTER: Landlord and Tenant hereby agree that neither Landlord, Tenant nor Agent(s) shall be deemed to be the drafter of this Agreement and that in the event this Agreement is ever construed by a court of law, such court shall not construe this Agreement or any provision hereof against either Landlord, Tenant nor Agent(s) as the drafter hereof. Landlord and Tenant hereby waive any and all rights to claims against the other party and Agent(s) relating in any way to the foregoing matter.

28. AGENT(S) DISCLAIMER: Tenant acknowledges that except as otherwise expressly stated herein, STARK & ASSOCIATES and Brad Elgin and CB RICHARD ELLIS and Tomi Jo Lynch/Agent(s) have not made any warranty or representation with respect to any of the following: (a) the legality of the present or any possible future use of the Property under any federal, state or local law; (b) pending or possible future action by any governmental entity or agency which may affect the Property; (c) the physical condition of the Property, including but not limited to soil conditions, the structural integrity of the improvements, and the presence or absence of fungi or wood destroying organisms; (d) the accuracy or completeness of income and expense information and projections, of square footage figures, and of the texts of leases, options, and other agreements affecting the Property which have been provided by Landlord; or (e) the possibility that leases, options, or other documents exist which affect or encumber the Property and which have not been provided or disclosed by Landlord. Tenant agrees that investigation and analysis of all matters related to the Property is Tenant's sole responsibility and Tenant

shall not hold STARK & ASSOCIATES and Brad Elgin and CB RICHARD ELLIS and Tomi Jo Lynch/Agent(s) responsible relating in any way to the foregoing matters.

29. AGENCY REPRESENTATION: Notwithstanding agreements with respect to payment of commissions, the parties acknowledge and agree that Brad Elgin of Stark & Associates (herein referred to as the "Landlord's Agent") represents and is the agent for Landlord and is not the agent for Tenant, and Tomi Jo Lynch of CB Richard Ellis (herein referred to as the "Tenant's Agent") represents and is the agent for Tenant and is not the agent for Landlord, and each hereby consents to such representation and waives any claim related to and arising out of such representation. STARK & ASSOCIATES and Brad Elgin and CB RICHARD ELLIS and Tomi Jo Lynch are herein referred to as the "Agents."

30. OTHER TERMS AND CONDITIONS:

Exterior Yard Area. Tenant will utilize approximately 5,000 SF of exterior yard area. Tenant's yard area is limited to 5,000 SF. Any yard in excess of 5,000 square feet will be subject to availability and discretion of the Landlord, and will result in rent over and above the agreed amount stated in Article 2. Any fencing or work to the Yard for Tenant's intended use is to be the sole responsibility of Tenant. While Landlord will use its best efforts to avoid relocation there is a reasonable chance it will be necessary, including fencing, based on the City of Sparks flood remediation project as depicted in Exhibit A. Any relocation would be into the additional land area on the existing yard or adjacent parcel, APN: 034-172-19, also owned by the Landlord. The Approximate location of yard space and City of Sparks flood remediation project is depicted in Exhibit A.

Flood Zone AE. Lessee acknowledges the property is located in the flood zone AE-100 Year Flood Plain as further described in Exhibit B.

Property Condition. Lessee is to assume the property is As-Is, Where is Condition subject to the additional conditions described in Article 7.

Tenant Improvement Allowance. Landlord shall provide Tenant with a Tenant Improvement Allowance of \$7200. Said Tenant Improvement Allowance shall be paid to tenant or direct to Tenant's contractor upon submission of contractor invoices. All improvements will be done by Tenant's contractors' (including permitting) and managed by Tenant. All work requested by Tenant as part of the Tenant Improvement is to be performed by a Nevada Licensed contractor and subject to prior review and approval of Landlord. Tenant will provide Landlord a detailed scope of work.

NNN Lease. The lease is to be structured on a NNN basis so that the Lessee is responsible for the payment of Rent as identified in Article 2 and its proportionate share of the Lessor's operating expenses, including utility and service costs, insurance, real property taxes, management, and common area maintenance. Lessee's monthly share of said operating expenses at the commencement of the term is \$320.00.

Renewal Option. Landlord shall grant Tenant one (1) three-year option to renew its lease upon six (6) months prior written notice to Landlord. The rental rate for the renewal term shall be calculated as the fair market rental value. In the event Landlord and Tenant cannot agree upon fair market value three (3) months prior to lease expiration this option shall become null and void.

Notices for Tenant. All notices for Tenant shall be sent to:

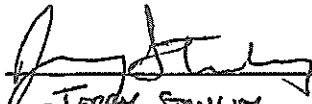
Soil-Tech Inc.
6420 S. Cameron St. Suite 207
Las Vegas, NV. 89118
702-873-2023

31. ENTIRE AGREEMENT: The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made part of this lease before the parties' execution hereof:

Exhibit "A" Yard Space and City of Sparks Flood Remediation

Exhibit "B" Disclosure form

The undersigned Lessee hereby accepts the terms described herein and acknowledges receipt of a copy hereof.

By: 
Jerry Stanley

Its: PRESIDENT

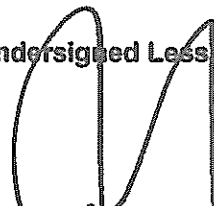
Date: 4/2/2013

NO REPRESENTATION IS MADE BY AGENT(S) AS TO THE LEGALITY OR VALIDITY OF ANY PROVISION OF THIS LEASE AGREEMENT. A REAL ESTATE AGENT IS QUALIFIED TO GIVE ADVICE ON REAL ESTATE MATTERS. CONSULT YOUR ATTORNEY FOR LEGAL ADVICE.

ACCEPTANCE

The undersigned Lessor accepts the foregoing and agrees to lease the herein described premises on the terms and conditions herein specified. The Lessor agrees to pay Stark & Associates Commercial Real Estate ("Lessor's Broker") to be split equally with CB Richard Ellis ("Tenant's Broker"), a market fee per a separate agreement between Lessor and Lessor's Broker.

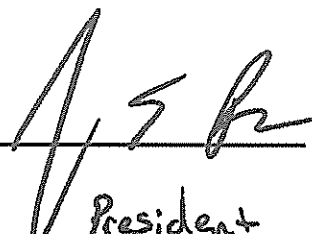
The undersigned Lessor hereby accepts the terms described herein and acknowledges receipt of a copy hereof.

By: 
Jerome D. Krug

Its: Vice President

Date: 4/15/13

Phone: 775-690-3069

By: 

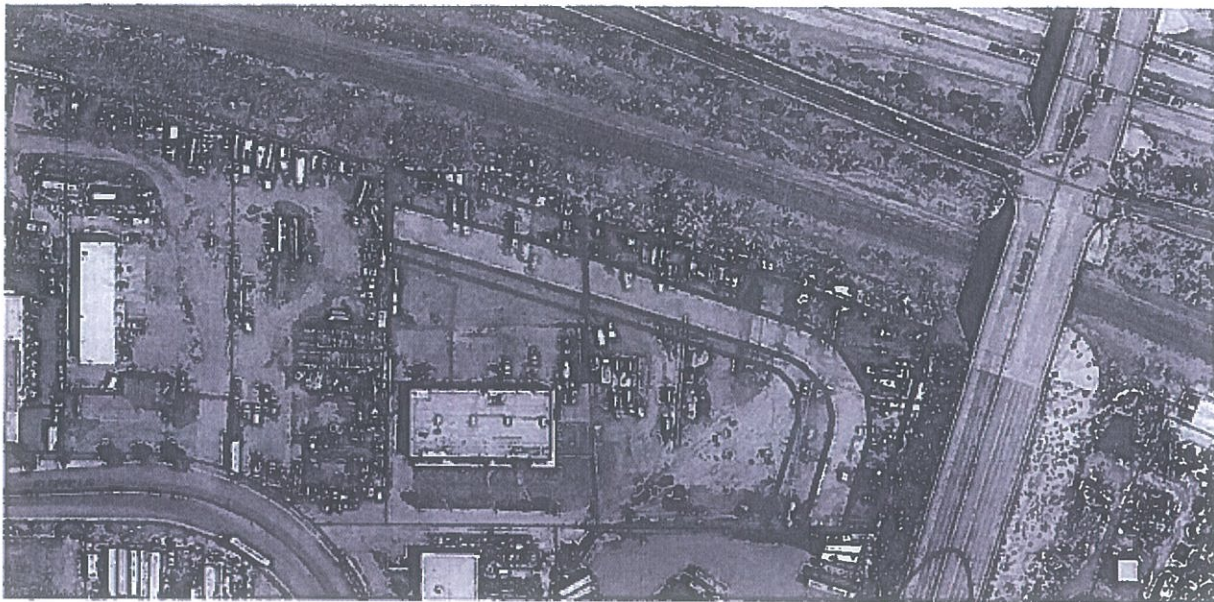
Its: President

Date: 4/15/2013

Phone: 775 690-8070

EXHIBIT A

Yard Space and City of Sparks Flood Remediation



J. Steyer
4/4/2013

[Signature]
4/15/13

EXHIBIT B

STARK & ASSOCIATES, COMMERCIAL REAL ESTATE SALES / LEASE DISCLOSURES – NEVADA 2090 Kleppe Lane Sparks NV 89431

Property:

Stark & Associates makes no representation, expressed or implied, regarding the conditions of the property. All information should be verified by the recipient prior to purchase, exchange, or execution of legal documents.

Flood Zones: The property may or may not be located in a flood zone. Many lenders require flood insurance for properties located in flood zones, and government authorities may regulate development and construction in flood zones. Whether or not located in a flood zone, properties can be subject to flooding and moisture problems, especially properties on a slope or in low-lying areas or in a dam inundation zone. Buyers and tenants should have their experts confirm whether the Property is in a flood zone and otherwise investigate and evaluate these matters. The Property, 2090 Kleppe Ln. Sparks Nevada, is located in Flood Zone AE-100 Year Flood Plain.

Earthquakes: Earthquakes occur in Nevada. Properties are subject to earthquake risks and may be subject to state and/or local earthquake-related requirements. Have your experts investigate and evaluate these matters.

Hazardous Materials and Underground Storage Tanks: Due to prior or current uses of the Property or in the area or the construction materials used, the Property may have hazardous or undesirable metals (including lead-based paint), minerals (including asbestos), chemicals, hydrocarbons, petroleum related compounds, or biological or radioactive/emissive items (including electrical and magnetic fields) in soils, water, building components, above or below-ground tanks/containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Asbestos has been used in items such as fireproofing, heating/cooling systems, insulation, spray-on and tile acoustical materials, floor tiles and coverings, roofing, drywall and plaster. If the Property was built before 1978 and has a residential unit, sellers / landlords must disclose all reports, surveys and other information known to them regarding lead-based paint to buyers and tenants and allow for inspections (42 United States Code Sections 4851 et seq.). Have your experts investigate and evaluate these matters.

Americans with Disabilities Act (ADA): The Americans with Disabilities Act (42 United States Code Sections 12101 et seq.) and other federal, state and local requirements may require changes to the Property. Have your experts investigate and evaluate these matters.

Taxes: Sales, leases and other real estate transactions can have federal, state and local tax consequences. In sales transactions, Internal Revenue Code Section 1446 requires buyers to withhold and pay to the IRS 10% of the gross sales price within 10 days of the date of a sale unless the buyers can establish that the sellers are not foreigners, generally by having the sellers sign a Non-Foreign Seller Affidavit. Depending on the structure of the transaction, the tax withholding liability can exceed the net cash proceeds to be paid to the sellers at closing. Have your experts investigate and evaluate these matters.

Fires: Properties are subject to fire/life safety risks and may be subject to state and local fire/life safety-related requirements, including retrofit requirements. Have your experts investigate and evaluate these matters.

Broker Representation: Stark & Associates, Commercial Real Estate is a brokerage firm representing a variety of clients. Depending on the circumstances, Stark & Associates, Commercial Real Estate may represent both the seller/landlord and the buyer/tenant in a transaction, or you may be interested in a property that may be of interest to other Stark & Associates, Commercial Real Estate clients. If Stark & Associates, Commercial Real

Estate represents more than one party with respect to a property, Stark & Associates, Commercial Real Estate will not disclose the confidential information of one principal to the other.

Seller/Landlord Disclosure, Delivery of Reports, Pest Control Reports and Compliance with Laws: Sellers/Landlords are hereby requested to disclose directly to buyers/tenants all information known to sellers/landlords regarding the Property, including, but not limited to, hazardous materials, zoning, construction, design, engineering, soils, title, survey, fire/life safety, and other matters, and to provide buyers/tenants with copies of all reports in the possession of or accessible to sellers/landlords regarding the Property. Sellers/landlords and buyers/tenants must comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

Property Inspections and Evaluations: Buyers/tenants should have the Property thoroughly inspected and all parties should have the transaction thoroughly evaluated by the experts of their choice. Ask your experts what investigations and evaluations may be appropriate as well as the risks of not performing any such investigations or evaluations. Information regarding the Property supplied by the real estate brokers has been received from third party sources and has not been independently verified by the brokers. Have your experts verify all information regarding the Property, including any linear or area measurements and the availability of all utilities. All work should be inspected and evaluated by your experts, as they deem appropriate. Any projections or estimates are for example only, are based on assumptions that may not occur and do not represent the current or future performance of the property. Real estate brokers are not experts concerning nor can they determine if any expert is qualified to provide advice on legal, tax, design, ADA, engineering, construction, soils, title, survey, fire/life safety, insurance, hazardous materials, or other such matters. Such areas require special education and, generally, special licenses not possessed by real estate brokers. Consult with the experts of your choice regarding these matters.



Tenant (Soil Tech) Signature

Name: JERRY STANLEY

Date: 4/11/2013

March 7, 2017

Steven Harris, Project Manager
Overland, Pacific & Cutler, Inc.
1024 Iron Point Road
Folsom, CA 95630

Dear Mr. Harris:

Regarding the Case ID SPA-003-02090-001 at 2090 Kleppe Lane, Sparks, for relocation of Soil-Tech's business and project activities to accommodate the **North Truckee Drain Realignment** by City of Sparks, we are submitting this **Reimbursement Request** for expenses. As you requested, accompanying this Reimbursement Request Narrative and Photos you will find the Costs List of our expenses and Receipt Copies.

Costs Narrative:

Relocating Yard and Materials - 2090 Kleppe Lane, Sparks to Leased Land

Soil-Tech's native restoration for commercial, governmental and utility clients in the West (planting, hydroseeding, dust and erosion control) requires its Northern Nevada **location at 2090 Kleppe Lane in Sparks** where its yard and warehouse store the fleet, accessories, job materials; native plants nursery; storage shed for tractor, spray bars, tanks, soils, fertilizers and tools.

Summer 2016 news of Truckee Drain Realignment through its Kleppe yard would impact Soil-Tech's 736 trees and shrubs in the nursery, shed and operations area, and materials requiring special handling being ready for projects. Soil-Tech secured space two miles away requiring a start from scratch and installation of water, irrigation and the nursery at the University of Nevada Reno Agricultural Station, which **rents at \$1,089 per month**, Oct. 2016 - June 2017. Soil-Tech began its move in September, 2016, with labor crews moving trees and pallets of large-scale project components.

Expenses: Nursery, Parking, Workspace Move & Reinstallation

From Kleppe's nursery tear-down, crews prepared the UNR Agricultural Station (UNR Farms), taking unusable debris to the **landfill by dump truck**. With rented **backhoe and bucket** crews leveled and cleared the space; cut, fitted and installed posts, beams, support systems and shadecloth; **road base and drain rock** were put down on 5,000 square feet. To protect plants and stored items against wildlife or intruders, with **skid steer and auger** post holes were drilled for galvanized posts and fencing. **Shade cloth** attached with metal screws, **fencing hardware** and **cable ties** from a **genie** and **reach forklift**, **guy wires**, **T-posts** and **rebar** tree stake supports were put in place. Due to wind force, **concreted steel** braces the structures.

SOIL TECH

BALANCING CONSTRUCTION WITH NATURE

A rental **trencher, bobcat, and skid steer** helped install water supply piping for creek-pumped water, **PVC** lines and irrigation valves. Power tools, rental equipment and generators required **fuel** as well. Crews placed trees in the nursery, equipped with drip fittings. Care for nursery stock with trained staff and laborers for plant regimens and water adjustments adds 30-minutes' labor cost per round-trip. Vehicle access requires **road base** and pothole maintenance also with associated **labor** costs.

Two used, 40-yard Conex sea containers were brought in to serve as workshop space and accommodate pumps, generators, tractor accessories and nursery tools/supplies. Crews purchased **lumber, deck screws, fittings and reinforcement parts** for securing industrial **bins, shed cabinets, locks, shelving, workbenches and fuel storage.**

Projected:

Due to the lack of the paved road like at Kleppe, **Type II road base** has become essential and will be installed soon onto 15,000 square feet from 2016-17 winter's moisture. We will submit the rock costs as soon as improvement is complete.

As we discussed with you, our expenses derive from the interruption from the Truckee Drain Realignment Project of our facility's function and work-in-progress. We appreciate being able to submit this Reimbursement Request, Mr. Harris, to City of Sparks. If you have questions, please contact me.

Respectfully,

Lukas R. Solem
Soil-Tech, Inc., Northern Nevada Regional Manager