



October 2, 2013

GV, EGC, LLC  
Attn: Mark D. Meiser  
315 Freeport Blvd.  
Sparks, Nevada 89431-6278

**RE: Letter Presenting Written Offer  
North Truckee Drain Realignment Project  
APN: 034-171-24**

Dear Mr. Meiser:

The City of Sparks (SPARKS) is acquiring easements necessary for the construction of the North Truckee Drain Realignment Project in the City of Sparks (SPARKS), Washoe County, Nevada.

Public records indicate that GV, EGC, LLC is the owner of a parcel of land, a portion of which is needed for the construction of this project. With this letter, the CITY is offering to purchase those portions of your property described in the enclosed Summary Appraisal Statement. The CITY'S total offer is \$129,152.00. Our offer includes the sum of \$31,582.00 for a Permanent Storm Drain Easement, \$2,672.00 for a Permanent Sanitary Sewer Facilities Easement and \$94,895.00 for four (4) Temporary Construction Easements.

This value has been determined by a qualified professional appraiser, and is based upon the Fair Market Value of your property. The appraised value has been reviewed by an independent Reviewing Appraiser to insure that you are receiving Just Compensation for your property. The basis for the value set forth is summarized on the enclosed Appraisal Summary.

If you have any questions concerning the project, the right-of-way plans or the acquisition details previously discussed with you, please contact me by phone at (775) 353-2304 or David Vill, Contract Real Property Agent for the CITY at (775) 353-1669 or via email at [dvill@cityofsparks.us](mailto:dvill@cityofsparks.us).

Sincerely,

A handwritten signature in black ink, appearing to read "Neil C. Krutz" followed by the initials "FOR".

Neil C. Krutz, P.E.  
Deputy City Manager

APPRAISAL SUMMARY STATEMENT  
City of Sparks

Owners: GV, EGC, LLC. a Nevada limited-liability company

Property Address: 2225 East Greg Street in the City limits of Sparks, Washoe County, Nevada.

Zoning: I (Industrial) Total Property Area: APN: 034-172-24 – 7.154 Acres (311,628 SF)

Present Use: The parcel is currently a multi-tenant warehouse/industrial building

Highest and Best Use, As if Vacant: Surface parking/industrial storage until demand warrants industrial development consistent with the character of the neighborhood.

Highest and Best Use: As improved: Continued use of the existing facility

Acquired: N/A Consideration Paid by Owner: N/A

Interest to be Acquired: 2 Permanent Easements 4 Temporary Construction Easement

Explain: The Project will enclose the North Truckee Drain, for slightly more than one mile, in concrete box culverts to reduce flood elevations in the neighborhood. Permanent Easements and Temporary Construction Easements will be acquired from property owners along the path of the open ditch.

Description of real property to be acquired, including improvements

APN: 034-172-24 is described as 2225 East Greg Street

Parcel 034-171-24 is a 7.154 Acre (311,628 SF) site with a 127,000 SF concrete tilt-up warehouse/industrial building and associated paving, parking lot lighting and landscaping.

This parcel is 7.154 Acres containing a total land area of 311,628 SF.

One (1) Permanent Storm Drain Pipeline Easement (14,855 SF)  
Appraised Value Set at: \$31,582.00

One (1) Permanent Sanitary Sewer Pipeline Facilities Easement (1,257SF)  
Appraised Value set at: \$2,672.00

One (1) Temporary Construction Easements (5,141SF)  
Appraised Value set at: \$9,837.00

One (1) Temporary Construction Easement (1,072SF)  
Appraised Value set at: \$2,051.00

One (1) Temporary Construction Easement (45,972SF)  
Appraised Value set at: \$57,134.00

One (1) Temporary Construction Easement (13,522 SF)  
Appraised value set at: \$25,873.00

**Recommended value/compensation for two (2) Permanent Easements  
and associated access and four (4) Temporary Construction Easements. \$129,152.00**

The Market Value of the property being purchased is based on a valuation prepared in accordance with accepted Federal Highway Administration (FHWA) procedures. Valuation of your property is based on an analysis of recent sales of similar property in this locality.

This Summary of the basis of the amount offered as Just Compensation is presented in compliance with Federal and State law. The amount is based on the Market Value of the property and has been derived from a formal Appraisal and Appraisal Review prepared for the City of Sparks considering applicable valuation techniques.



September 11, 2013

GV, EGC, LLC  
Attn: Mark Meiser, General Partner  
315 Freeport Boulevard  
Sparks, NV 89431

Hand Delivered

RE: Summary of proposed modifications to APN 034-171-24 (2225 E. Greg Street, Sparks, NV) to accommodate delivery access to tenants during North Truckee Drain Realignment Project construction.

Dear Mr. Meiser,

The purpose of this letter is to outline proposed modifications and improvements to the referenced property in order to accommodate access for delivery trucks and tenants to the north side of the building while the North Truckee Drain Realignment Project (NTD) is being constructed. The City of Sparks (City) is proposing to acquire permanent and temporary construction easements throughout your parcel to construct the NTD and ancillary components. In order to provide access for delivery trucks (including suitable loading dock areas) to the tenants of your building (especially on the north side), the following improvements and construction methods are proposed. All improvements and methods proposed in this letter will be at the sole cost of the City. The improvements listed below are temporary, and unless otherwise agreed to between you (Owner) and the city, will be in place prior to construction impact and remain so until such time as the impact is eliminated.

1. A temporary asphalt driveway shall be constructed off of Madison Avenue at the northeast corner of the parcel to provide vehicular access to the north side of the building while construction is impacting access in Larkin Circle. Please see Figure 1 (right window).
2. For construction of the reinforced concrete box (RCB) in and west of the Larkin Circle bulb, Contractor will be specified to secure the area with chain link mesh fencing on top of concrete barrier rails.
3. Upon concurrence with the Owner, the City and Contractor may remove and replace existing on-site facilities in-kind, including trash enclosures, bollards, curbs, fire hydrants, and similar on the property for the purpose of ensuring site access and through-traffic during construction.
4. The westerly-most driveway on the south side of the parcel will be widened from its existing width of 30 feet to approximately 60 feet to accommodate truck turning movements to and from Larkin Circle. Roughly 9 parking spaces adjacent to the building and east of the western-most building entry will need to be temporarily designated as no parking, and an additional 4 parking

spaces west of the driveway will be removed due to the driveway widening. Please see Figure 1 (left window).

5. The paved area along the western property line will be expanded into the City right-of-way to allow for truck traffic and compensate for loss of outdoor laydown area caused by the construction of the NTD. Please see Figure 1 (left window). Accordingly, this area could also be utilized for loading and unloading of trucks, at Owner and Tenant discretion.
6. It is anticipated that some of the existing loading docks will not be accessible for long trailers during construction. The City will provide mutually acceptable temporary truck loading facilities for use by the owners and tenants during such time as construction activities warrant. Said facilities will be in place prior to impacts due to construction activities, and may require placement within City right-of-way and include temporary lane closures to implement.
7. To accommodate tenants shipments, the Contractor will be constrained to install the approximately 160 lf of parallel storm drain within the subject parcel between 7 pm on a Friday through 7 am on the following Monday. If the Contractor is unable to complete the work during this time (including permanent patching), they will be instructed to provide a temporary asphalt cement patch until another weekend time when the work can be completed and permanent patch installed.
8. Regarding the relocation of utilities, most of this work will be performed by crews employed by the specific utility companies, and may likely occur in advance of the main NTD construction effort. We expect that relocations associated with the NTD will follow an established pattern of a notice being issued to the tenants followed by a short (perhaps encompassing up to a few days) construction period where-in outages may occur for short periods. For these efforts, notices and coordination will likely come through the specific utility.

We appreciate the cooperation and communication which you have offered regarding this project. The North Truckee Drain Realignment is of great significance to both the City of Sparks and to the region as a whole. Being able to successfully construct a quality project and satisfactorily address the needs of you and your tenants during construction are of our primary concern. If this letter addresses your concerns, please acknowledge by signing below.

GV, EGC, LLC

By: Mark D. Meiser  
Mark D. Meiser  
General Partner

By: Kathy M. Drake  
Kathy M. Drake  
General Partner

By: Marilyn M. Bowden  
Marilyn M. Bowden  
General Partner

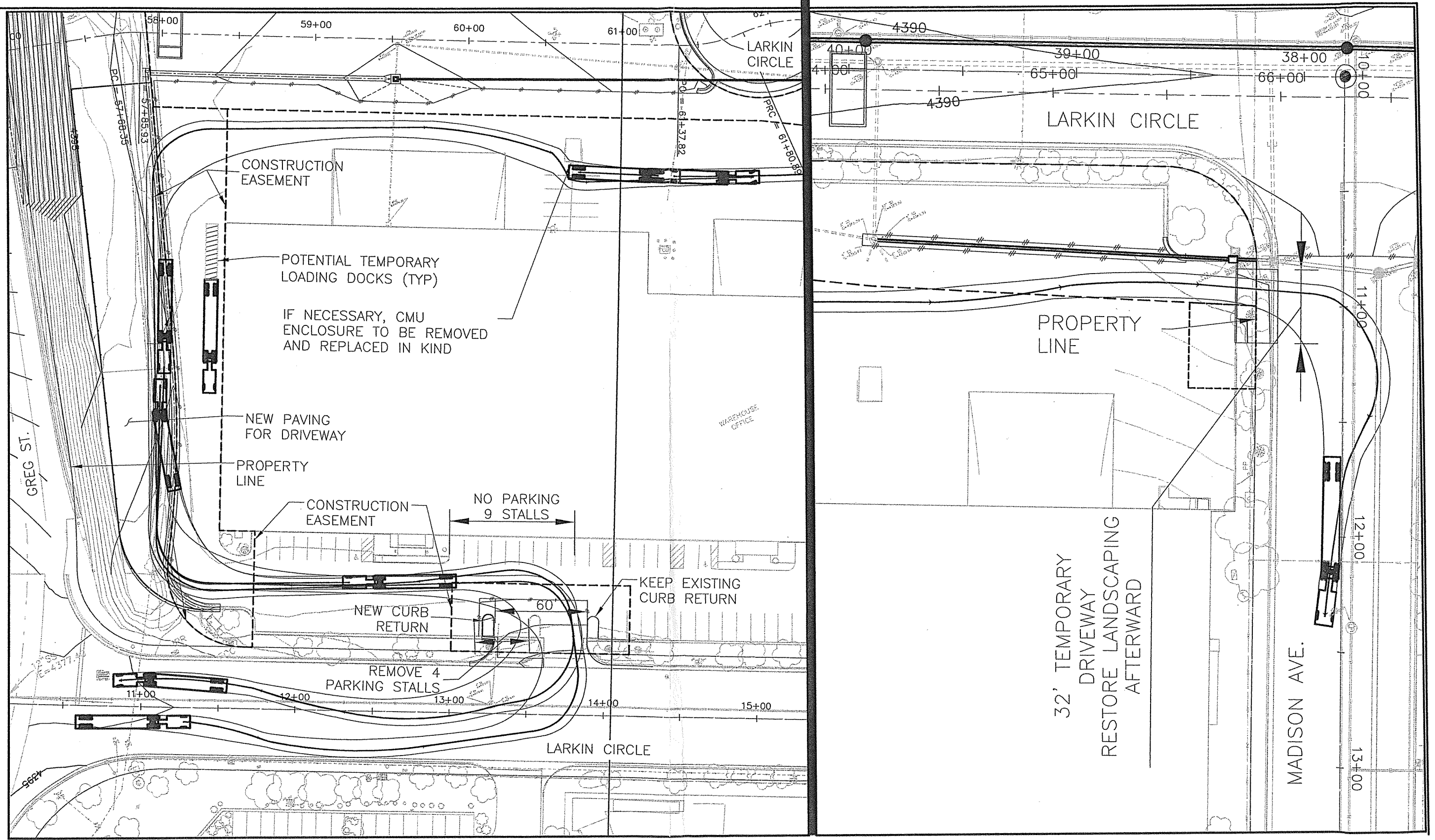
CITY OF SPARKS

By: Neil C. Krutz FOL  
Neil C. Krutz, P.E.  
Deputy City Manager

Approved as to Form

By: Shirle T. Eiting  
Shirle T. Eiting

C:\pwworking\pwr\2014\0509\2013-April AutoTurn.dwg 05/23/13 10:13am gharret



**CONCEPTUAL  
NOT FOR CONSTRUCTION**

**HDR**  
 HDR Engineering, Inc.  
 9805 Double R. Blvd.  
 Suite 101  
 Reno, NV 89521  
 Phone: 775-337-4700

**CONCEPTUAL CONSTRUCTION AND  
 TRAFFIC PHASING FOR LARKIN CIRCLE  
 NORTH TRUCKEE DRAIN REALIGNMENT**

-not to scale-

DATE	May 2013
FIGURE	1



*file copy*

October 11, 2013

GV, EGC, LLC  
Attn: Mark D. Meiser  
315 Freeport Blvd.  
Sparks, Nevada 89431-6278

**RE: Termination of Temporary Construction Easement  
North Truckee Drain Realignment Project  
APN:034-171-21**

Dear Mr. Meiser:

Thank you for agreeing to grant the City a Temporary Construction Easement across the property located at 2225 East Greg Street, Sparks Nevada. Although the term of the Temporary Construction Easement is for five (5) years, it is the intention of the City to terminate the Temporary Construction Easement upon completion, inspection, and approval of the Project improvements taking place on the 2225 East Greg Street property.

Therefore, please accept this letter as the City's assurance and agreement that once the City determines that the Temporary Construction Easement area is no longer required by the City for the construction of the Project on your property, the City will forward a Termination of Temporary Construction Easement to GV, EGC, LLC as soon as practicable.

The issuance of a Termination of Temporary Construction Easement shall not diminish, replace, or otherwise revise the City's rights as set forth in the Storm Drain Easement or the Grant of Easement for Sanitary Sewer Pipeline Facilities signed by EV, EGC, LLC for the North Truckee Drain Realignment Project.

If you have any questions concerning the Project, the five (5) year Temporary Construction Easement, or the Termination of the same, please contact me by phone at (775) 353-2304 or David Vill, Contract Real Property Agent for the CITY at (775) 353-1669 or via email at [dvill@cityofsparks.us](mailto:dvill@cityofsparks.us).

Sincerely,

Neil C. Krutz, P.E.  
Deputy City Manager