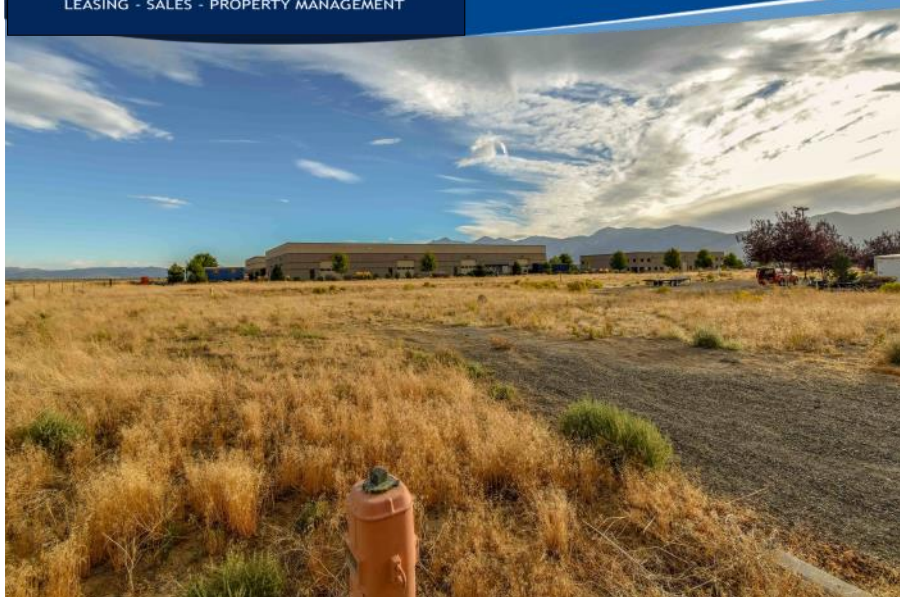




COLDWELL BANKER
SELECT REAL ESTATE
COMMERCIAL DIVISION
LEASING - SALES - PROPERTY MANAGEMENT

WAREHOUSE OFFICE FLEX OPPORTUNITY

2563 PRECISION DR MINDEN, NV 89423



Great Nevada Tax benefits!

Sell as condo units or keep as an investment

2.24-acre warehouse/office flex development opportunity

\$475,500.00

Full plans two buildings (21,000 +/- sq. ft. and 8,000 +/- sq. ft.)

- Utility Improvements installed/verified \$196,925.00 estimated value
 - Northern Nevada. 1/2 hour to Lake Tahoe, Carson City & Reno
- Easy access to US Hwy 395 N, US Hwy 50 East and West, and I-580.
 - CCRS - Declarant Control – Professionally managed
- Great Nevada Tax benefits! Sell as condo units or keep as investment.



FOR MORE INFORMATION, CONTACT:



Theresa "Teri" Preston
COMMERCIAL REALTOR®
NVRED #S.0179056

775.881.7972 DIRECT
775.737.7698 E-FAX

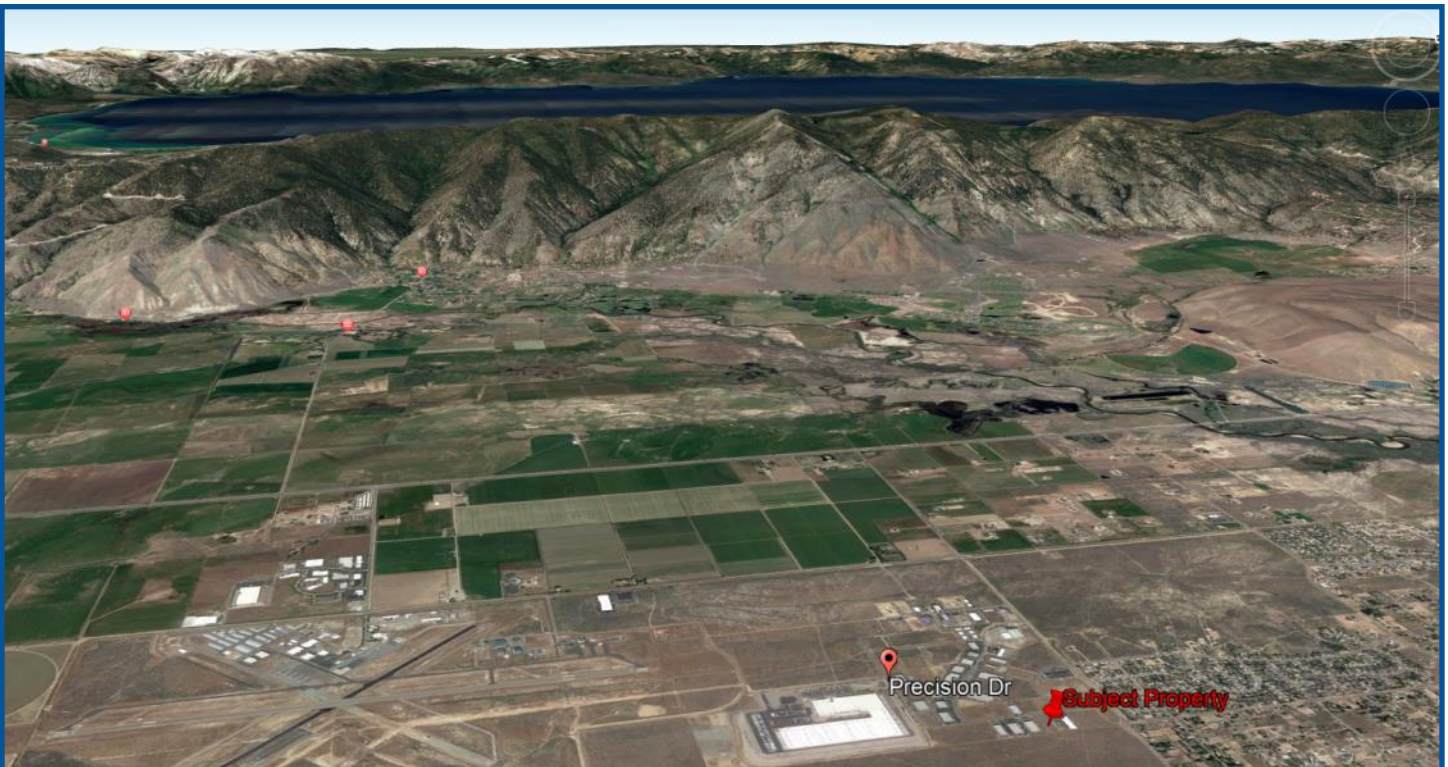
Theresa.Preston@CBSelectre.com
www.PrimeLocationsNevada.com
www.PrimeLocationsNV.com



**SELECT
COMMERCIAL
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As part of Coldwell Banker Select, the Select Commercial Group provides award-winning, exceptional customer service at regional, national, and international levels.

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Did you know about these Nevada tax benefits?

- No personal or corporate income tax
- No gross receipts, franchise or inventory tax
- No tax on issuance or corporate shares
- No requirements for shareholders or directors
- No tax on sale or transfer of shares
- No succession on inheritance shares with IRS
- Simple annual returns
- No initial or minimum capital gains requirements

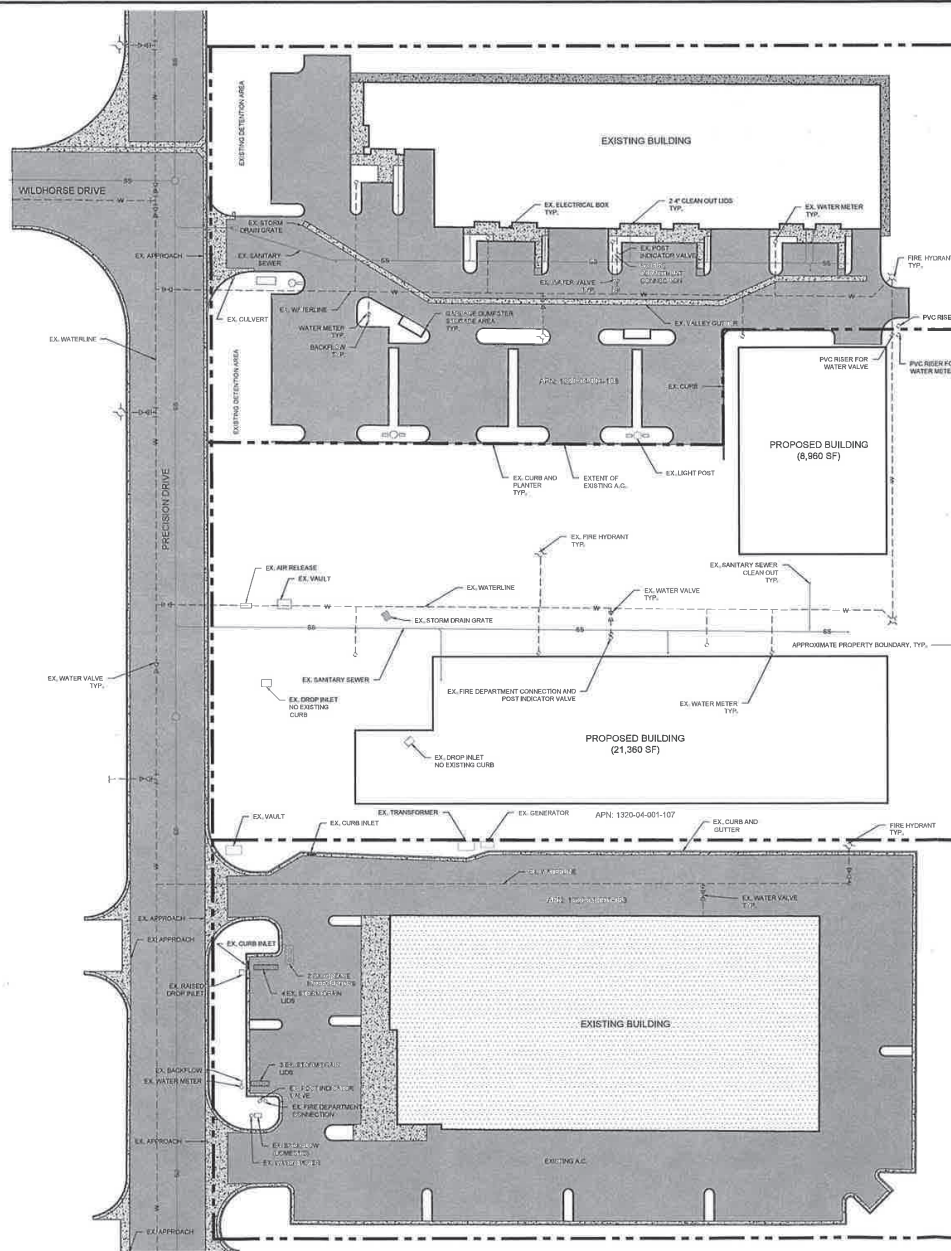


PARCEL VALUATION ESTIMATE
Wallport LLC
APN: 1320-04-001-107

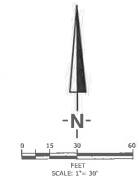
Parcel Valuation Based on Utility Improvements (2009)					
No	Materials	Quantity	Unit	Unit Price	Total Price
1	Fire Hydrant Assembly	2	LS	\$ 4,500.00	\$ 9,000.00
2	Water Meter Assembly	5	LS	\$ 4,800.00	\$ 24,000.00
3	8" C900 Water Line	1010	LF	\$ 45.00	\$ 45,450.00
4	6" C900 Water Line	120	LF	\$ 40.00	\$ 4,800.00
5	6" PVC (SDR35) Sanitary Sewer Line	375	LF	\$ 35.00	\$ 13,125.00
6	4" PVC (SDR35) Sanitary Sewer Laterals	165	LF	\$ 30.00	\$ 4,950.00
7	Sanitary Sewer Clean Out Assembly	6	LS	\$ 1,000.00	\$ 6,000.00
8	Storm Drain Drop Inlets	3	LS	\$ 3,500.00	\$ 10,500.00
9	8" Double Check Back Flow Preventor	1	LS	\$ 5,000.00	\$ 5,000.00
10	Air Release Valve	1	LS	\$ 3,400.00	\$ 3,400.00
11	Fire Department Connection	1	LS	\$ 2,000.00	\$ 2,000.00
12	Post Indicator Valve	1	LS	\$ 2,000.00	\$ 2,000.00
13	Water Valves	4	LS	\$ 900.00	\$ 3,600.00
2009 Estimated Total:					\$ 133,825.00

Parcel Valuation Based on Utility Improvements (2019)					
No	Materials	Quantity	Unit	Unit Price	Total Price
1	Fire Hydrant Assembly	2	LS	\$ 7,500.00	\$ 15,000.00
2	Water Meter Assembly	5	LS	\$ 6,000.00	\$ 30,000.00
3	8" C900 Water Line	1010	LF	\$ 60.00	\$ 60,600.00
4	6" C900 Water Line	120	LF	\$ 55.00	\$ 6,600.00
5	6" PVC (SDR35) Sanitary Sewer Line	375	LF	\$ 53.00	\$ 19,875.00
6	4" PVC (SDR35) Sanitary Sewer Laterals	165	LF	\$ 50.00	\$ 8,250.00
7	Sanitary Sewer Clean Out Assembly	6	LS	\$ 1,500.00	\$ 9,000.00
8	Storm Drain Drop Inlets	3	LS	\$ 7,000.00	\$ 21,000.00
9	8" Double Check Back Flow Preventor	1	LS	\$ 8,000.00	\$ 8,000.00
10	Air Release Valve	1	LS	\$ 4,200.00	\$ 4,200.00
11	Fire Department Connection	1	LS	\$ 2,800.00	\$ 2,800.00
12	Post Indicator Valve	1	LS	\$ 2,800.00	\$ 2,800.00
13	Water Valves	4	LS	\$ 2,200.00	\$ 8,800.00
2019 Estimated Total:					\$ 196,925.00

- Notes:
1. LS = Lump Sum, LF = Linear Foot
 2. Estimated totals are approximate based on construction costs on similar projects in the area.
 3. All estimates include materials, shipping and installation.



- EX. SANITARY SEWER MANHOLE
- EX. WATER METER
- EX. SANITARY SEWER CLEAN OUT
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. A.C.
- EX. P.C.C.
- EX. BUILDING
- EX. LIGHT POST
- EX. BACKFLOW
- EX. PROPERTY BOUNDARY



NOTES:
ALL SITE IMPROVEMENT LOCATIONS ARE APPROXIMATE BASED ON THE 3-11-2019 RCI SITE VISIT.
A FIELD SURVEY WILL NEED TO BE PERFORMED TO OBTAIN ACCURATE LOCATIONS AND DISTANCES.



Engineering • Surveying • Water Rights Resources & Environmental Services

www.rci-ny.com

Green City
276 Main Street
Corpus Christi, TX 78401

Green City
276 Main Street
Corpus Christi, TX 78401

775-585-7500

RCI

Resource Concepts Inc

REVISION	DATE	DATE

WALLPORT, INC.

APN: 1320-04-001-107

MINDEN, NV 89423

EXISTING SITE LAYOUT

JOB NO.:	19-137.1
DATE:	3-18-2019
DESIGNED:	HLM
DRAWN:	HLM
CHECKED:	JEC

SHEET C1 OF 1

REV	REVISIONS											
DATE		JOB NUMBER										
		05-370										
DRAWN BY		HGL (ACAD)										
CHECKED BY		DWS										
DATE		June 2, 2005										
SHEET NO.		1										
OF		5 SHEET										



Archeion
Nevada, L.L.C.

1747 S. Douglas Rd., Ste. B
Anaheim, CA 92806
TEL (714) 938-0157
FAX (714) 834-3735

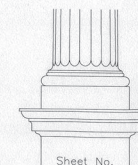
Project Name:
WALLPORT INDUSTRIAL PARK
2509 PRECISION DR.
Owner:
WALLPORT LLC
P.O. BOX 10226
ZEPHYR COVE,
NEVADA 89448

Sheet Title:
SITE PLAN
SCALE: 1"=20'-0"

Revisions:		
No.	Description	Date
1		
2		
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Job Number: 25-025
Date: 10/17/2006
Drawn:



Sheet No.

G 1

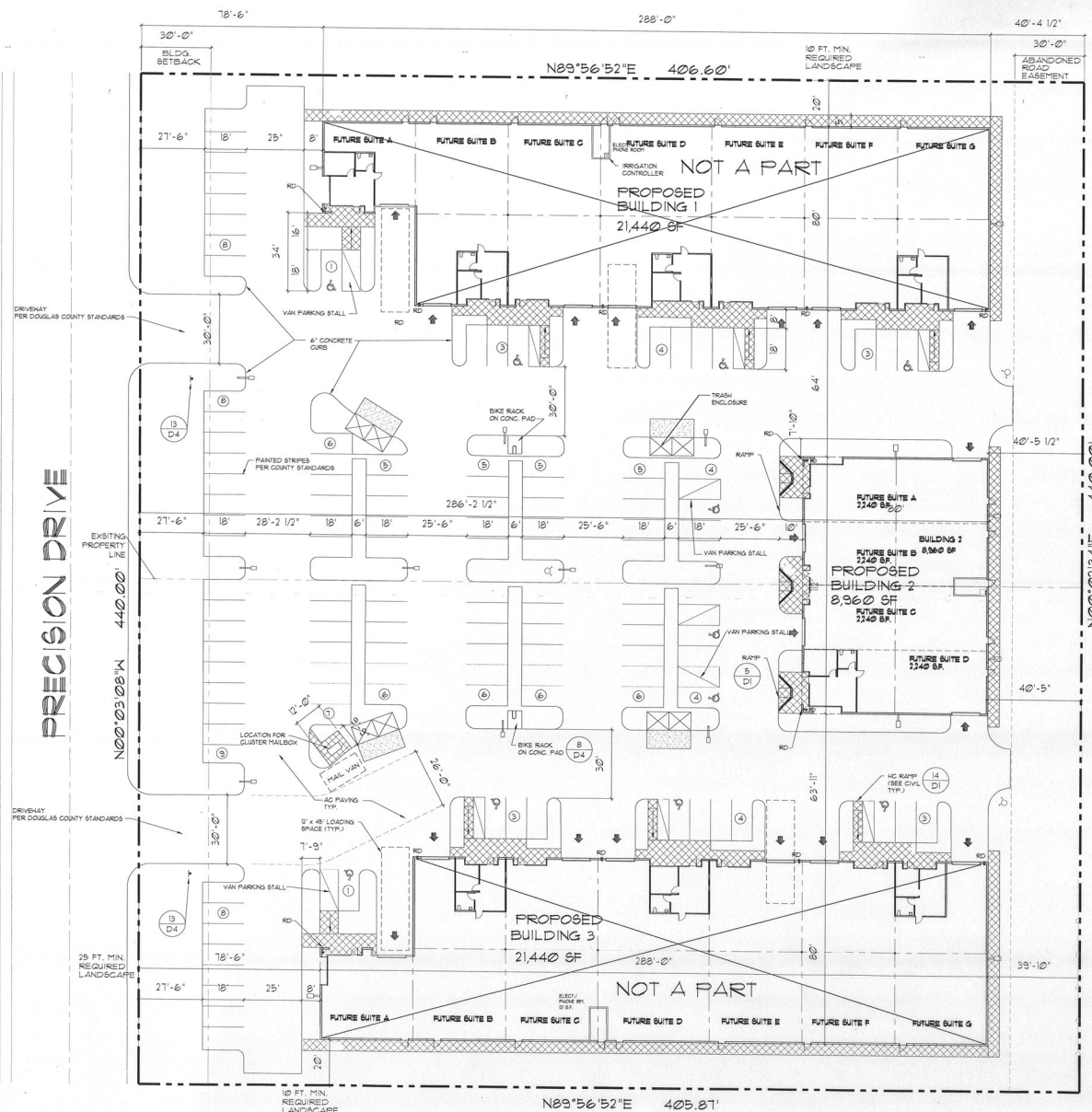
APN: 1320-04-001-061
1320-04-001-062

SITE PLAN NOTES:

1. REFER TO FLOOR PLAN FOR ALL DOOR OPENING DIMENSIONS AND LOCATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL PAVEMENT LOCATIONS.
3. FOR LANDSCAPING AND IRRIGATION PLANS REFER TO DRAWINGS PREPARED BY THE LANDSCAPE ARCHITECT.
4. FOR ALL SITE DRAINAGE, RETAINING WALLS, CATCH BASINS, CURBS AND GUTTER SHALES AND OTHER DETAILS REFER TO CIVIL ENGINEERING DWGS.
5. FOR TRANSFORMER LOCATIONS, SITE LIGHTING, SWITCH GEAR, AND ALL OTHER NECESSARY INFORMATION AND DETAILS REFER TO ELECTRICAL DRAWINGS.
6. FOR BUILDING FIRE SPRINKLER SYSTEM 1 DETAILS, REFER TO FIRE PROTECTION DRAWINGS.
7. PRIOR TO PROCEEDING WITH STAKING OR GRADING OPERATIONS, PARCEL OR LOT LOCATION AND DIMENSIONS SHALL BE VERIFIED BY A REGISTERED CIVIL ENGINEER.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER TO LANDSCAPE CONTROL BOX.
9. COLOR OR HC DENOTES HANDICAPPED PARKING STALL. SEE DETAIL 1 ON SHEET D1.
10. FIRE SPRINKLER PLANS SHALL BE SUBMITTED AND APPROVED BY THE FIRE PREVENTION BUREAU UNDER A SEPARATE PERMIT.
11. A SEPARATE PERMIT IS REQUIRED FOR SIGNS.
12. TRASH ENCLOSURE, GRADING PERMIT AND ROUGH GRADING APPROVAL ARE REQUIRED.
13. ALL STRUCTURAL CONCRETE WITH A FC GREATER THAN 2000 PSI HAVE CONTINUOUS SPECIAL INSPECTION.
14. BUILDINGS SHALL BE FULLY FIRE SPRINKLERED.
15. REGULAR PARKING STALLS ARE 9'-0" X 20'-0" (8'-7 1/2" OVERHANG).
16. ALL EXTERIOR SIDEWALKS MUST BE CONCRETE, AT LEAST 4" THICK.
17. AT FIRE LANES INSTALL SIGN PER (17) D4.

SYMBOLS

- LIGHT POLE STANDARD HEIGHT PER CITY REQUIREMENTS (SEE ELECTRICAL DRAWINGS)
- WALL PACK LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
- GRADE LEVEL TRUCK DOOR
- TRASH ENCLOSURE PER COUNTY REQUIREMENTS SEE 11/D4
- ③ NUMBER OF PARKING STALL
- HANDICAP PARKING STALL (1) D1
- HAND TROWELED SCORED CONCRETE
- DENOTES FIRE HYDRANT (NEW)
- DENOTES (2) BICYCLE RACKS
- DENOTES ROOF DRAIN
- 6-STATION IRRIGATION CONTROLLER (SEE LANDSCAPE DWG 5)



SITE PLAN
SCALE: 1"=20'-0"



1747 S. Douglass Rd., Ste. B
Anaheim, CA 92806
TEL (714) 938-0157
FAX (714) 634-3735



Owner:
WALLPORT LLC
P.O. BOX 10226
ZEPHYR COVE,
NEVADA 89448

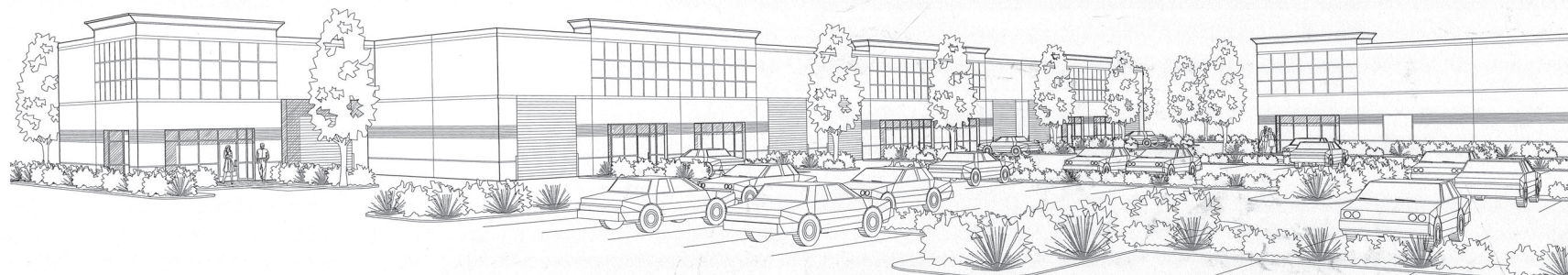
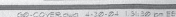
Revisions:

No.	Description	Date
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Sheet No. _____

GO



DRAWING LIST



PLUMBING:
JACKRABBIT PLUMBING
P.O. BOX 792
GARDNERVILLE, NY 89410
TEL* (715) 782-4274
FAX* (715) 782-2982

ACCESSORY USE AREA (SECT 302.2)	
BLDG. 4 AND 5 (NOT A PART)	
WAREHOUSE (5U) F.	19,304 S.F.
OFFICE (B)	
SOFFIT	421 S.F.
ELECT. RM	98 S.F.
TOTAL	21,440 S.F.

1671	* 75% < 10% AND OFFICE AREA < 9,000 S.F. THEREFORE O.K. NO FIRE BARRIER REQUIRED
21,440	

BLDG. 2	
WAREHOUSE (5U) F.	7,923 S.F.
OFFICE (B)	149 S.F.
SOFFIT	730 S.F.
ELECT. RM	58 S.F.
TOTAL	8,860 S.F.

749	* 83% < 10% AND OFFICE AREA < 9,000 S.F. THEREFORE O.K. NO FIRE BARRIER REQUIRED
8,860	

AFN: 1320-04-00|-061
1320-04-00|-062

STRUCTURAL

LANDSCAPE (BY OTHERS)



Archeion Nevada, L.L.C.

1747 S. Douglas Rd., Ste. B
Anaheim, CA 92806
TEL (714) 938-0157
FAX (714) 634-3735



Project Name:
WALLPORT
INDUSTRIAL PARK
2569 PRECISION DR.

Owner:
WALLPORT LLC
P.O. BOX 10226
ZEPHYR COVE,
NEVADA 89448

Sheet Title:
BUILDING 2
ELEVATIONS &
REFLECTED
CEIL'G PLAN
SCALE: 1"=10'-0"

Revisions:		
No.	Description	Date

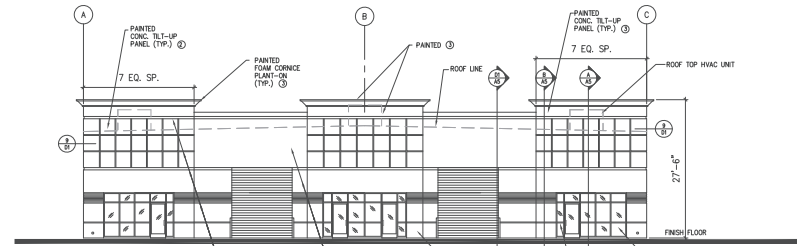
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Job Number: 25-005
Date: APRIL 8, 2005
Drawn:

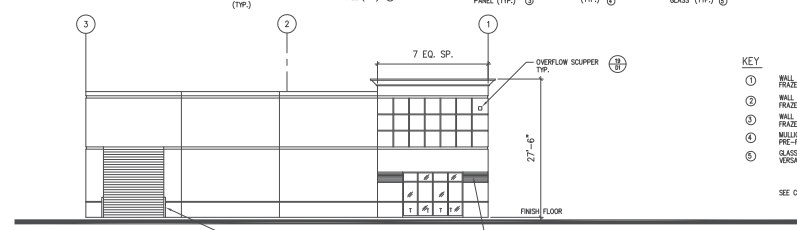
Sheet No.

2-A2

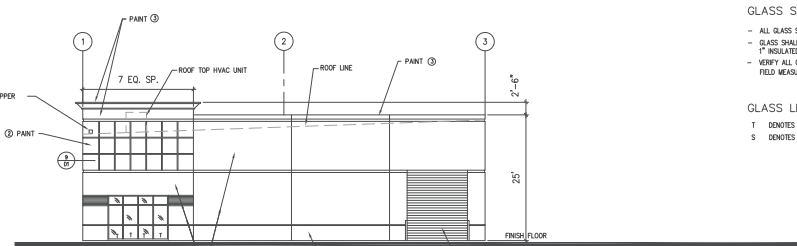
APN: 1320-04-001-061
1320-04-001-062



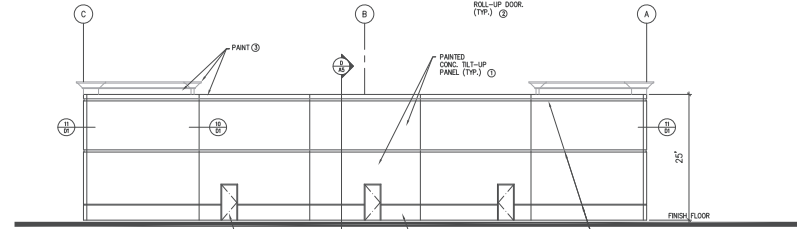
WEST ELEVATION



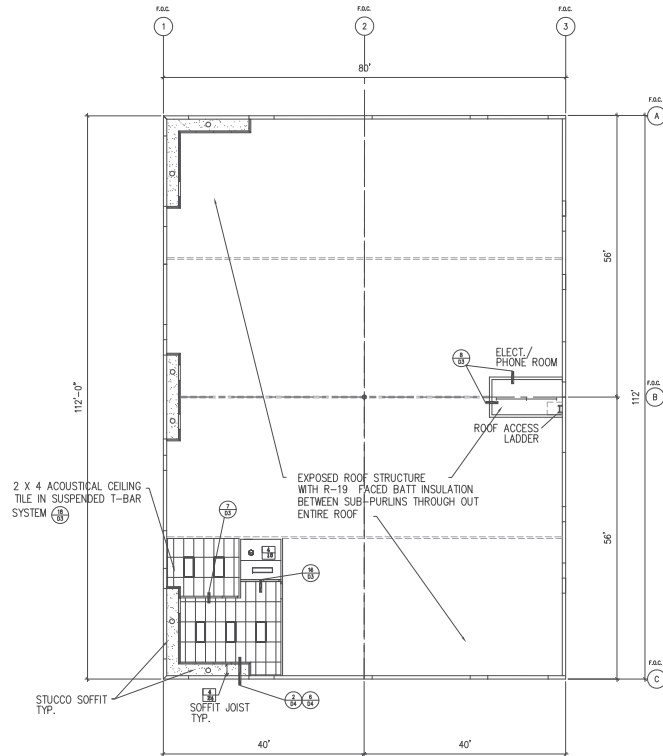
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



REFLECTED
CEILING PLAN
SCALE: 1"=10'-0"



SYMBOLS LEGEND:

- 2x4 RECESSED FLOURESCENT LIGHT FIXTURE WITH PRISMATIC LENS
- 1x4 SURFACE MOUNTED LIGHT FIXTURE
- RECESSED DOWN LIGHT
- 4 FT. FLOURESCENT LIGHT STRIP
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- ILLUMINATED EXIT SIGN
- DENOTES RESTROOM FAN
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- F.O.C. FACE OF CONCRETE
- C.O.C. CENTER OF COLUMN
- ROOF DRAIN

DRYWALL CLG. LEGEND:

- DENOTES 4 X 20 GA CLG. JOISTS AT 24" O.C. WITH 5/8 THICK DRYWALL



Archeion
Nevada, L.L.C.

1747 S. Douglas Rd., Ste. B
Anchheim, CA 92806
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FAX (714) 634-3735



Project Name:
WALLPORT INDUSTRIAL PARK
2569 PRECISION DR.
Owner:
WALLPORT LLC
P.O. BOX 10226
ZEPHYR COVE,
NEVADA 89448

Sheet Title:
BUILDING 2
FLOOR PLAN /
ROOF PLAN
& DOORS
SCALE: 1"=10'-0"

Revisions:

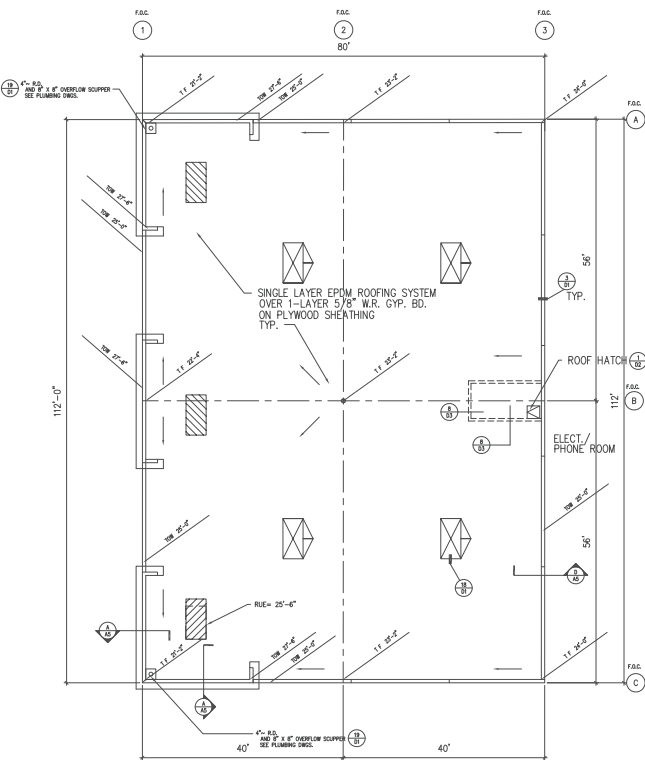
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Job Number: 25-005
Date: APRIL 8, 2005
Drawn:



Sheet No.
2-A1

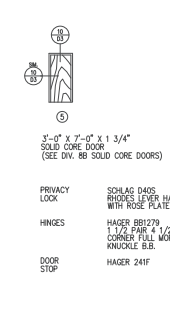
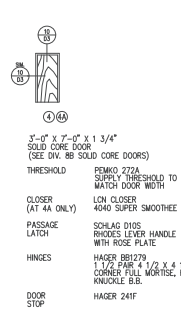
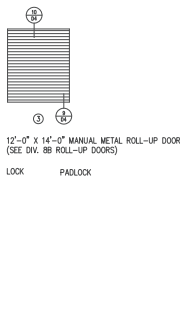
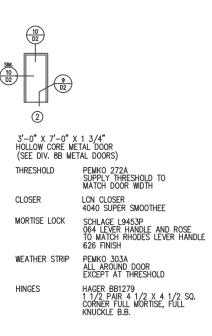
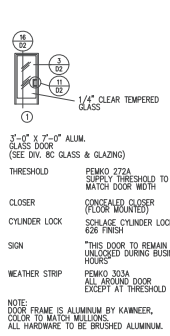


ROOF PLAN
SCALE: 1"=10'-0"

- ROOF NOTES:**
1. ALL ROOF HEIGHTS ARE TO TOP OF FRAMING MEMBER.
 2. FOR TYPICAL ROOF PENETRATIONS SEE DETAIL 12/D1.
 3. FOR ROOFING SPECIFICATION SEE GENERAL NOTES SHEET G3 DIVISION 7A.
 4. FOR MOUNTING OF HVAC EQUIPMENT ON ROOF SEE DETAIL 8/D2 AND HVAC DRAWINGS PREPARED BY OTHERS. COORDINATE ANY ADDITIONAL FRAMING REQUIRED WITH THE HVAC SUB-CONTRACTORS.
 5. SEE INSULATION REQUIREMENTS ON SHEET G4.
 6. ALL HVAC UNITS ARE 3'-8" WIDE X 6'-7" LONG X 2'-9" HIGH.

- F.O.C. FACE OF CONCRETE
C.O.C. CENTER OF COLUMN
T.O.W. TOP OF WALL
T.F. TOP OF FRAMING MEMBER
RUE ROOF UNIT EQUIPMENT
- INDICATES 1/4" MIN. SLOPE
- INDICATES 4' X 8' NON-VENTING SKYLIGHT PROVIDE CRICKET AS REQUIRED
- INDICATES HVAC PLATFORM SEE MECH. DRAWINGS FOR HVAC UNITS (WHERE IT OCCURS)

DOOR TYPES:



WALL LEGEND:

- 1 6" X 20 GA. METAL STUDS @ 16" O.C. FULL HEIGHT, TO UNDERSIDE OF STRUCTURE ABOVE.
- 2 3 5/8" GA. METAL STUDS @ 16" O.C. TO 10' HEIGHT.
- 3 6X GA. METAL STUDS @ 16" O.C. TO 8'-1" HEIGHT PLUMBING WALL.
- 4 3 5/8" GA. METAL STUDS @ 16" O.C. TO 8'-1" HEIGHT.

FLOOR PLAN NOTES:

- 1 DENOTES DOOR NUMBER. SEE DOOR TYPE ON THIS SHEET
 - ERT DENOTES ILLUMINATED EXIT SIGN. SEE ELECTRICAL DWGS.
 - DENOTES CONCRETE TILT-UP WALL PANEL. SEE STRUCTURAL DWGS.
 - DENOTES CONCRETE TILT-UP WALL PANEL WITH RIGID INSULATION.
 - DENOTES STUD WALL WITH R-11 BATT INSULATION.
 - 100 DENOTES ROOM NUMBER. SEE ROOM FINISH SCHEDULE ON SHEET A-6.
- NOTES:
1. FOR GENERAL NOTES REFER TO SHEETS G2 THROUGH G6
 2. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
 3. FOR HANDICAP REQUIREMENTS, SEE SHEET G2.
 4. AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE USED IN THIS BUILDING.
 5. OCCUPANCY SEPARATION WALLS WILL BE PROVIDED DURING TENANT IMPROVEMENT.
 6. ENERGY CONSERVATION DOCUMENTATION WILL BE SUBMITTED AT TIME OF TENANT IMPROVEMENT.

F.O.C. FACE OF CONCRETE
C.O.C. CENTER OF COLUMN
RD ROOF DRAIN

APN: 1320-04-001-061
1320-04-001-062



Archeion Nevada, L.L.C.

1747 S. Douglass Rd., Ste. B
Anahiem, CA 92806
TEL (714) 938-0157
FAX (714) 634-3735



Project Name:
WALLPORT INDUSTRIAL PARK
2569 PRECISION DR.

Owner:
WALLPORT LLC
P.O. BOX 10226
ZEPHYR COVE,
NEVADA 89448

Sheet Title:
BUILDING 3
ELEVATIONS
SCALE: 1"=10'-0"

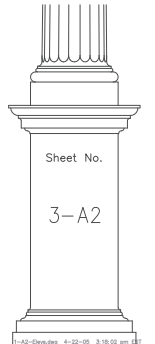
Revisions:		
No.	Description	Date

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Job Number: 25-005
Date: APRIL 8, 2005
Drawn:

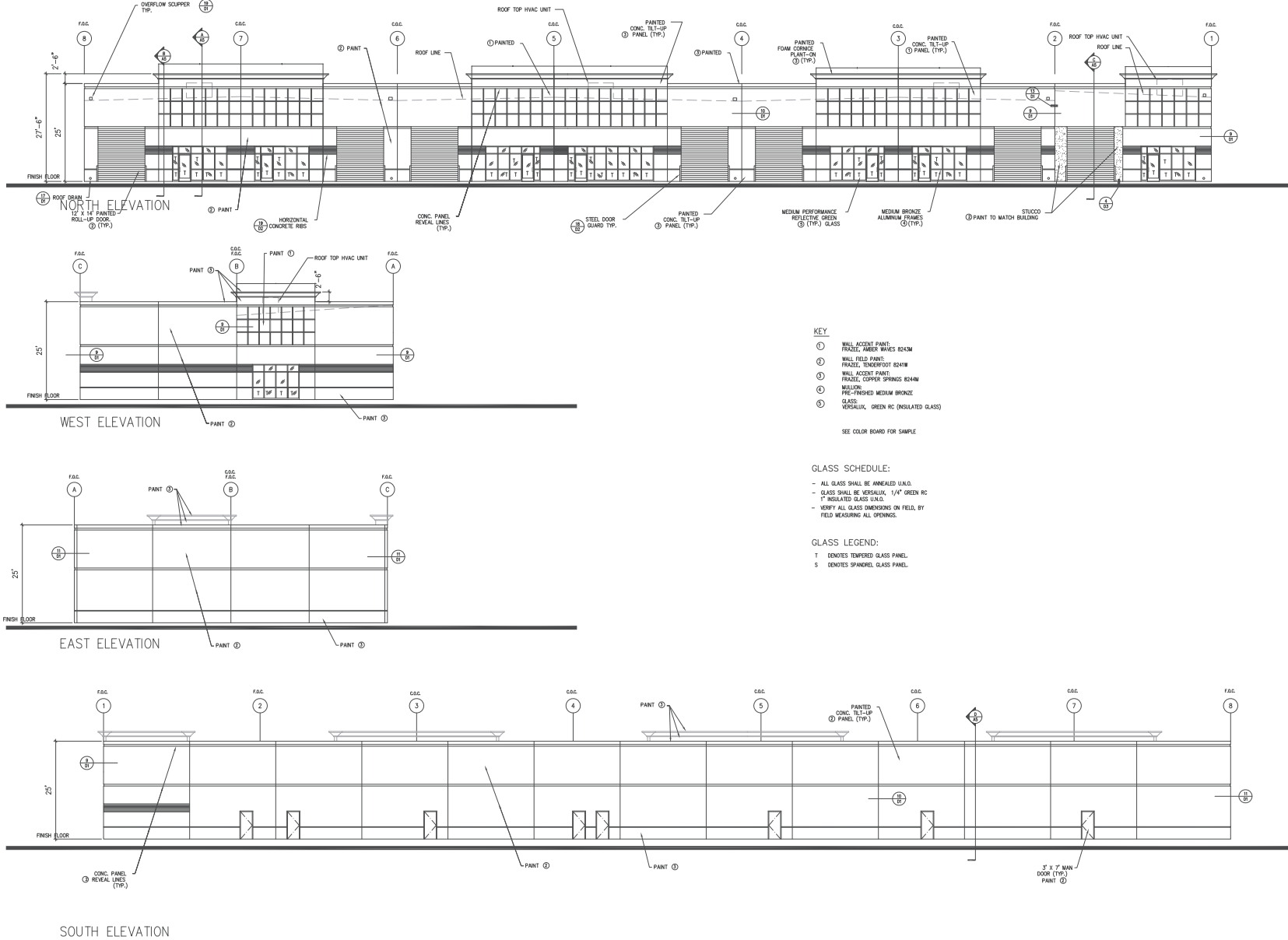


Sheet No.
3-A2



APN: 1320-04-001-061
1320-04-001-062

1-A2-Corridor 4'-00" x 3'-10 1/2" per 1"





1747 S. Douglass Rd., Ste. B
Anaheim, CA 92806
TEL (714) 938-0157
FAX (714) 634-3735



Owner:
WALLPORT LLC
P.O. BOX 10226
ZEPHYR COVE,
NEVADA 89448

Sheet Title:
BUILDING 3
FLOOR PLAN
SCALE: 1"=10'-0"

Revisions:		
No.	Description	Date
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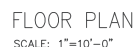
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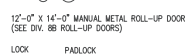


Sheet No.

3-A1

1=A1=Floor,dep 42205 121253





1 EXIT 100	1 DENOTES DOOR NUMBER. SEE DOOR TYPE ON THIS SHEET DENOTES ILLUMINATED EXIT SIGN. SEE ELECTRICAL DWGS. DENOTES CONCRETE TILT-UP WALL PANEL. SEE STRUCTURAL DWGS. DENOTES CONCRETE TILT-UP WALL PANEL WITH RIGID INSULATION. DENOTES STUD WALL WITH R-11 BATT INSULATION. DENOTES ROOM NUMBER. SEE ROOM FINISH SCHEDULE ON SHEET A-6.
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1. FOR GENERAL NOTES REFER TO SHEETS G2 THROUGH G6
2. ALL DIMENSIONS ARE TO THE FACE OF STUD U.N.O.
3. FOR HANDICAP REQUIREMENTS, SEE SHEET G2.
4. AN AUTOMATIC FIRE SPRINKLER SYSTEM
WILL BE USED IN THIS BUILDING.
5. OCCUPANCY SEPARATION WALLS WILL BE PROVIDED
DURING TENANT IMPROVEMENT.
6. ENERGY CONSERVATION DOCUMENTATION WILL BE
SUBMITTED AT TIME OF TENANT IMPROVEMENT.

F.O.C.	FACE OF CONCRETE
C.O.C.	CENTER OF COLUMN
RD	ROOF DRAIN

- 1 6" X 20 GA. METAL STUDS @ 16" O.C. FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE.
- 2 3 5/8 GA. METAL STUDS @ 16" O.C. TO 10' HEIGHT.
- 3 6X GA. METAL STUDS @ 16" O.C. TO 8'-1" HEIGHT PLUMBING WALL.
- 4 3 5/8 GA. METAL STUDS @ 16" O.C. TO 8'-1" HEIGHT.

Job Number: 25-005
Date: APRIL 8, 2005
Drawn:

APN: 1320-04-001-061
1320-04-001-062

