

## Due Diligence Property Worksheet

| Subject Property Information            |                                                                                                                                                                       |                                                                                                                  |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Field                                   | Information                                                                                                                                                           | Description                                                                                                      |
| Assessor Parcel Number                  | 011-205-033                                                                                                                                                           | The Assessor Parcel Number                                                                                       |
| Owner Name                              | GREEN PASTURES REALTY LLC                                                                                                                                             |                                                                                                                  |
|                                         | NV-233<br>Montello, NV 89830, USA                                                                                                                                     |                                                                                                                  |
|                                         | Head northeast on NV-233 E toward Wild W Rd                                                                                                                           |                                                                                                                  |
|                                         | 0.4 mi                                                                                                                                                                |                                                                                                                  |
|                                         | Turn left onto Mulholland Rd                                                                                                                                          |                                                                                                                  |
|                                         | 0.3 mi                                                                                                                                                                |                                                                                                                  |
|                                         | Slight left toward W Mulholland Rd                                                                                                                                    |                                                                                                                  |
|                                         | 0.1 mi                                                                                                                                                                |                                                                                                                  |
|                                         | Slight left onto W Mulholland Rd                                                                                                                                      |                                                                                                                  |
|                                         | 1.2 mi                                                                                                                                                                |                                                                                                                  |
|                                         | Turn left onto Cactus Dr                                                                                                                                              |                                                                                                                  |
|                                         | 0.9 mi                                                                                                                                                                |                                                                                                                  |
|                                         | Turn right onto Cedar St                                                                                                                                              |                                                                                                                  |
|                                         | 0.5 mi                                                                                                                                                                |                                                                                                                  |
|                                         | Turn left onto Heather Dr                                                                                                                                             |                                                                                                                  |
| Property Address                        | Destination will be on the left<br>220 ft                                                                                                                             | The Property Address -- If there is no street address, find the nearest one and note the distance and direction. |
| Property City                           | Wells                                                                                                                                                                 | The Property City                                                                                                |
| Property State                          | NV                                                                                                                                                                    | The Property State                                                                                               |
| Property Type                           | Vacant                                                                                                                                                                |                                                                                                                  |
| Zip                                     | 89835                                                                                                                                                                 | The Property Zip Code                                                                                            |
| Property County                         | Elko County                                                                                                                                                           | The Property County                                                                                              |
| Subdivision                             | Sunland Acres 1                                                                                                                                                       | The Property Subdivision                                                                                         |
| Lot Number                              | 233                                                                                                                                                                   | The Lot Number for the Property                                                                                  |
| Legal Description                       | SUNLAND ACRES UNIT NO 1 FILE 2646<br>SEC/LOT: 233 TWN/BLOCK: RNG: ACRES: 0.00<br>LOCATED IN THE SW4SE4 OF<br>SEC/LOT: 23 TWN/BLOCK: 39N RNG: 68E ACRES: 0.00<br>MDB&M | The Property Legal Description                                                                                   |
| TRS                                     | Town: 39N/ Range: 68E/ Sec: 23                                                                                                                                        | The Township Range and Section                                                                                   |
| Parcel Size (Acres)                     | 2.06                                                                                                                                                                  | The Size of the Property in Acres                                                                                |
| GPS Coordinates                         | 41.245722, -114.247194 (Center)                                                                                                                                       | The Property GPS Coordinates                                                                                     |
| GPS Coordinates for all 4 corners       | 41.246136, -114.247713;<br>41.246138, -114.246653;<br>41.245323, -114.246658;<br>41.245324, -114.247721                                                               | Identify the GPS Coordinates for the 4 corners of the property                                                   |
| Google Maps Short URL                   | <a href="https://maps.app.goo.gl/wyWE1tWGUwawHMx7">https://maps.app.goo.gl/wyWE1tWGUwawHMx7</a>                                                                       | The Shortened URL for the site location on Google Maps (maps.google.com)                                         |
| Assessed Value                          | \$630                                                                                                                                                                 | The Assessed Value                                                                                               |
| County Assessor Website Link            | <a href="https://www.elkocountynv.net/new_page/assessor1/index.php">https://www.elkocountynv.net/new_page/assessor1/index.php</a>                                     | The Link to the County Assessor for this Property                                                                |
| County Treasurer Website Link           | <a href="https://cms2.revize.com/revize/elkocounty/new_page/treasurer20/index.php">https://cms2.revize.com/revize/elkocounty/new_page/treasurer20/index.php</a>       | The Link to the County Treasurer for this Property                                                               |
| County Recorder Website Link            | <a href="https://cms2.revize.com/revize/elkocounty/new_page/recorder/index.php">https://cms2.revize.com/revize/elkocounty/new_page/recorder/index.php</a>             | The Link to the County Recorder for this Property                                                                |
| County GIS Website Link                 | <a href="https://elko-search.gsacorp.io/map#011205034">https://elko-search.gsacorp.io/map#011205034</a>                                                               | The Link to the County GIS for this Property                                                                     |
| County Assessor Contact Information     | Janet Iribarne<br>Phone: 775-738-5217<br>Email: <a href="mailto:assessor@elkocountynv.net">assessor@elkocountynv.net</a>                                              |                                                                                                                  |
| County Recorder Contact information     | D. Mike Smales<br>Phone: 775-738-6526<br>Email: <a href="mailto:recordersoffice@elkocountynv.net">recordersoffice@elkocountynv.net</a>                                |                                                                                                                  |
| County Treasurer Phone Number           | Cheryl Paul<br>Phone: 775-738-5694<br>Email: <a href="mailto:Treasurer@elkocountynv.net">Treasurer@elkocountynv.net</a>                                               |                                                                                                                  |
| Planning Department contact information | Corey L. Rice, PLS, WRS<br>Phone: 775-738-6816<br>Email: <a href="mailto:CommunityDevelopment@elkocountynv.net">CommunityDevelopment@elkocountynv.net</a>             |                                                                                                                  |
| Are there any Back Taxes?               | No                                                                                                                                                                    | Confirm if there are any back taxes owed on the property                                                         |
| Amount of Back Taxes                    | \$0                                                                                                                                                                   | Confirm the amount of back taxes owed on the property                                                            |
| Are there any Tax Liens?                | Not found                                                                                                                                                             | Confirm if there are any tax liens filed on the property                                                         |
| Annual Property Taxes                   | \$31.21                                                                                                                                                               | The amount of Annual Property Taxes Due for the Current Year                                                     |

| Property Characteristics |                                                                                                                                                                     |                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Field                    | Information                                                                                                                                                         | Description                                                 |
| Property Zoning          | R1 - One- and two-family residence                                                                                                                                  | The Zoning for the Property                                 |
| Zoning Link              | <a href="https://cms2.revize.com/revize/elkocounty/new_page/planning_and_zoning.php">https://cms2.revize.com/revize/elkocounty/new_page/planning_and_zoning.php</a> | The Link to the Zoning Page for the County                  |
| Property Use Code        | 120 Vacant - Single Family Residential                                                                                                                              | The County Use Code for the Property                        |
| Shape of Property        | Square                                                                                                                                                              | The Shape of the Parcel                                     |
| Improvements             | No                                                                                                                                                                  | If there are any improvements or Structures on the property |
| Access                   | HEATHER DR/CEDAR ST                                                                                                                                                 | Confirm if there is access and if so, what type of access   |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                         |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Road Type/Surface                        | Dirt                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Confirm the Road Surface - Select either Blacktop/Asphalt, Gravel/Dirt, Oiled Gravel, or None                                                                                                                           |
| Road Frontage                            | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Confirm the Road Frontage - Select either Federal, Private, State, County, or None                                                                                                                                      |
| Who Maintains the Roads                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Confirm who Maintains the roads, if they are maintained                                                                                                                                                                 |
| Notes on Roads                           | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Add additional notes regarding access, type, frontage or maintenance if different from drop down options                                                                                                                |
| Terrain Type                             | Desert, Flat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Confirm the Terrain Type - Select either; Desert, Hillside, Level, Rolling, Sloped or Varied                                                                                                                            |
| Does the Property Border Public Land?    | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Confirm if the Property borders public land                                                                                                                                                                             |
| Adjacent Property Owners                 | B Scott Todd (11205034)<br>Adventure Raw Land Co Llc (11205048)<br>Pablo Carbajal (11205032)<br>Salvatore Russo (11205016)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Confirm who the Adjacent Property Owners are: Select either City, Federal , Park, Private, State or Don't Know                                                                                                          |
| What can you Build on the Property?      | One one-family dwelling on a lot, Garden, orchard, field crop; where no building is involved.<br>No dwelling in an R1 district shall have more than two and one-half (2 1/2) stories or a height in excess of thirty five feet (35'). No accessory building shall have a height in excess of fifteen feet (15').                                                                                                                                                                                                                                                                                                          | Confirm what can be built on the property per the Zoning Code                                                                                                                                                           |
| Time Limit To Build                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Confirm the Time Limit to Build if there is one                                                                                                                                                                         |
| Links to Building Information            | <a href="https://codelibrary.amlegal.com/codes/elkocountynv/latest/elkocounty_nv/0-0-1397">https://codelibrary.amlegal.com/codes/elkocountynv/latest/elkocounty_nv/0-0-1397</a>                                                                                                                                                                                                                                                                                                                                                                                                                                           | Links to building information, zoning code, or other useful links regarding building on the property                                                                                                                    |
| Activities Allowed on Property or Nearby | hunting, fishing, snowmobiling, off-roading (OHV), etc.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Confirm all that apply: Hiking, Hunting, Fishing, Boating, ATV, Skiing, Golfing, Horseback Riding, Family, Environmentally Conscious, Canoeing/Kayaking, Biking, Snowmobiling, Camping, R'Ving, Sailing, Tennis, Beach. |
| Is Camping Allowed on the Property       | Allowed but Permit Required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Confirm if Camping is allowed on the Property                                                                                                                                                                           |
| Notes on Camping on the Property         | A construction permit specifically for mobile home or RV parks is required before any conversion, erection, alteration, installation, addition, moving, or construction can occur.<br><br>All necessary permits must be obtained prior to construction, and the County Building Official will inspect all facilities and installations for compliance.<br><br>If approved, the Building Official issues written permits that must be displayed on the applicable property.<br><br>Permits are valid indefinitely, but work must start within 90 days and cannot pause for more than 6 months, or the permit becomes void. | Detail Notes regarding any limitations, restrictions or other items related to camping on the property                                                                                                                  |
| Are Mobile Homes & RVs Allowed?          | Allowed but Permit Required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Confirm if Mobile Homes/RV's are allowed                                                                                                                                                                                |
| Notes on Mobile Homes & RVs              | A construction permit specifically for mobile home or RV parks is required before any conversion, erection, alteration, installation, addition, moving, or construction can occur.<br><br>All necessary permits must be obtained prior to construction, and the County Building Official will inspect all facilities and installations for compliance.<br><br>If approved, the Building Official issues written permits that must be displayed on the applicable property.<br><br>Permits are valid indefinitely, but work must start within 90 days and cannot pause for more than 6 months, or the permit becomes void. | Detail Notes regarding length of time Mobile Homes are allowed, types, Etc.                                                                                                                                             |
| Water?                                   | Name: Wells Municipal Water Department<br>Phone Number: (775) 752-3355                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Confirm Source of Water: Select either; City, Well, Community, Shared Well or None                                                                                                                                      |
| Water Table                              | 5100 ft above the sea level                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Confirm the height of the water table                                                                                                                                                                                   |
| Sewer or Septic?                         | Not Available.<br>Name: Wells Municipal Water Department<br>Phone Number: (775) 752-3355<br>Email: citymanager@cityofwellsnv.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Confirm if Sewer or Septic is on Site: Select either; Sewer, Septic, or None                                                                                                                                            |
| Electricity?                             | Not Available.<br>Name: Wells Rural Electric Co. (WREC)<br>Phone Number: (775) 752-3328<br>Email: information@wrec.coop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Confirm Distance to Electricity: Select either: 0-0.4 miles, 0.5-1.9 miles, 2.0-3.9 miles, 4.0 or more miles, Available, Generator, On Property, or Not Available                                                       |
| Gas?                                     | Name: Wells Propane, Inc.<br>Phone Number: (775) 752-3421<br>Email: joel@wellspropane.net                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Confirm Distance to Gas - Select either: 0-0.4 miles, 0.5-1.9 miles, 2.0-3.9 miles, 4.0 or more miles, Available, Generator, On Property, or Not Available                                                              |
| Waste?                                   | Name: Elko Sanitation<br>Phone Number: (775) 738-3771<br>Email: N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Confirm if there is Waste Service - Select either City, Community, or None                                                                                                                                              |
| Telephone?                               | Name: Wells Community Internet Project (WCIP)<br>Phone Number: (433) 757-8009<br>Email: layla@wcip.biz                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Confirm if there is telephone line to the site                                                                                                                                                                          |
| Cable/Internet?                          | Name: Wells Community Internet Project (WCIP)<br>Phone Number: (433) 757-8009<br>Email: layla@wcip.biz                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Confirm if there is Cable/Internet to the site                                                                                                                                                                          |
| Fencing surrounding Property             | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Confirm if there is a fence surrounding the property                                                                                                                                                                    |
| Trees and Foliage                        | Light                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Select the Type of Tree Coverage as either; Light, Moderate, Heavy, Marketable Timber or None                                                                                                                           |
| Slope                                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Confirm the slope and grade of the site                                                                                                                                                                                 |
| Water Features                           | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Confirm if there are any water features on the site. If there are, Describe them                                                                                                                                        |
| Waterfront?                              | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Select either: Creek, Lake, Ocean, Pond, River, Seasonal, Other or None                                                                                                                                                 |
| Elevation                                | 5104.10 ft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Confirm the Elevation of the property                                                                                                                                                                                   |
| Closest Major Metro Area                 | Salt Lake City, Utah, USA (178 Miles; 2 hr 40 min)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Name the closest major metro area and driving distance from property                                                                                                                                                    |
| Closest Small Town                       | Wells, Nevada 89835, USA (53.2 Miles; 55 min)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Name the closest nearby town and driving distance from property                                                                                                                                                         |
| View                                     | Mountain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Select either; Lake, Meadow, Mountain, Trees, Valley, Ocean, Territorial, or Golf                                                                                                                                       |
| Secondary View (if Applicable)           | Desert                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | If there is an another view in addition to the views listed above, enter that here                                                                                                                                      |

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                     |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Nearby Attractions          | Wendover Will Neon Cowboy, West Wendover, NV 89883, United States (57.1 Miles; 58 min)<br>Nevada Sign, X8WJ+F6, Jackpot, NV 89825, United States (120 Miles; 1 hr 56 min)<br>Sun Tunnels, Little Pigeon Rd, Wendover, UT 84083, United States (26.2 Miles; 46 min)<br>Great Salt Lake, Utah, USA (163 Miles; 2 hr 29 min)<br>Balanced Rock Park, Balanced Rock Rd, Buhl, ID 83316, United States (179 Miles; 2 hr 59 min) | Note any specific nearby attractions                                                |
| Highlights                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                       | Describe the highlights after reviewing property photos and information             |
| Is this Property in an HOA? | No                                                                                                                                                                                                                                                                                                                                                                                                                        | Confirm if the property has an HOA                                                  |
| HOA (Dues)                  | None                                                                                                                                                                                                                                                                                                                                                                                                                      | Confirm the amount of HOA dues if any                                               |
| Mineral Rights              | N/A                                                                                                                                                                                                                                                                                                                                                                                                                       | Confirm if Mineral Rights convey with the property                                  |
| Deed Restrictions           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                       | Confirm if there are any deed restrictions on the property                          |
| Covenants                   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                       | Confirm if there are any Covenants with the Property                                |
| Overall Comments            |                                                                                                                                                                                                                                                                                                                                                                                                                           | Summarize the information obtained and add any other notes or pertinent information |

| Chain of Title      |                                                                |                                                                               |
|---------------------|----------------------------------------------------------------|-------------------------------------------------------------------------------|
| DEED #1             |                                                                |                                                                               |
| Document ID number  | 856952                                                         | The date of the last transfer                                                 |
| Date                | 11/10/2025                                                     | The value the property transferred/sold for                                   |
| Grantee             | TODD B SCOTT TRUSTEE<br>EVERLAND CAPITAL PARTNERS 2 LAND TRUST | Amount of the first loan                                                      |
| Grantor             | GREEN PASTURES REALTY LLC                                      | Amount of any other loans combined                                            |
| Vesting Type        | DEED                                                           | Details about the other liens or loans against the property                   |
| Legal Description   | N/A                                                            | Confirm if there are others on title                                          |
| DEED #2             |                                                                |                                                                               |
| Document ID number  | 797577                                                         | The date of the last transfer                                                 |
| Date                | 2021-11-17                                                     | The value the property transferred/sold for                                   |
| Grantee             | TODD, B SCOTT TTEE                                             | Amount of the first loan                                                      |
| Grantor             | JTML LAND HOLDINGS LLC                                         | Amount of any other loans combined                                            |
| Vesting Type        | N/A                                                            | Details about the other liens or loans against the property                   |
| Legal Description   | N/A                                                            | Confirm if there are others on title                                          |
| DEED #3             |                                                                |                                                                               |
| Document ID number  | 796259                                                         | The date of the last transfer                                                 |
| Date                | 21-10-2021                                                     | The value the property transferred/sold for                                   |
| Grantee             | JTML LAND HOLDINGS LLC                                         | Amount of the first loan                                                      |
| Grantor             | MCCUTCHEON D G MRS                                             | Amount of any other loans combined                                            |
| Vesting Type        | DEED                                                           | Details about the other liens or loans against the property                   |
| Legal Description   | N/A                                                            | Confirm if there are others on title                                          |
| Breaks in the Chain | Only 1st and 3rd Deed Documents are found.                     | Are there any discrepancies in Grantee/Grantor names, legal description, etc. |

| Comps              |          |
|--------------------|----------|
| Tax Assessed Value | ₹ 630.00 |

|         | SOURCE                                                                                                                                                                                | FOR SALE OR SOLD | LISTED DATE | SALE DATE  | ACRES | SALE PRICE | PER ACRE PRICE |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------|------------|-------|------------|----------------|
| COMP #1 | <a href="https://www.zillow.com/homedetails/Tbd-Angel-Lake-Rd-Wells-NV-89835/450432947_zpid/">https://www.zillow.com/homedetails/Tbd-Angel-Lake-Rd-Wells-NV-89835/450432947_zpid/</a> | Sold             | 2/14/2024   | 04-01-2024 | 2.3   | \$40,000   | ₹ 17,391.30    |
|         |                                                                                                                                                                                       |                  |             |            |       |            |                |
| COMP #2 | <a href="https://www.zillow.com/homedetails/Tbd-Angel-Lake-Rd-Wells-NV-89835/450432945_zpid/">https://www.zillow.com/homedetails/Tbd-Angel-Lake-Rd-Wells-NV-89835/450432945_zpid/</a> | Sold             | 2/14/2024   | 3-14-2024  | 2.04  | \$40,000   | ₹ 19,607.84    |
|         |                                                                                                                                                                                       |                  |             |            |       |            |                |
| COMP #3 | <a href="https://www.zillow.com/homedetails/93-Us-Hwy-Wells-NV-89835/248453757_zpid/">https://www.zillow.com/homedetails/93-Us-Hwy-Wells-NV-89835/248453757_zpid/</a>                 | Sold             | N/A         | 07-12-2023 | 2.89  | \$80,000   | ₹ 27,681.66    |