



March 14, 2024

Dale Way, Deputy Fire Chief
Truckee Meadows Fire Protection District
3663 Barron Way
Reno, Nevada 89511

Re: Offer to Purchase – Revised
Booster Pumpstation Parcel and Water Facilities and Access Easement
APN: 044-300-19

Dear Chief Way:

Thank you for meeting with us to discuss Truckee Meadows Water Authority's ("TMWA") desire to acquire a Booster Pumpstation Parcel and Water Facilities and Access Easement on the Truckee Meadows Fire Protection District's property located at 470 Foothill Road in Washoe County, Nevada 89511.

Per the appraisal report prepared by Johnson Perkins Griffin dated January 29, 2024, TMWA hereby offers a Purchase Price for the Property in the amount of Three Hundred Twelve Thousand Six Hundred Twenty-Five Dollars (\$312,625.00). This amount is comprised of Two Hundred and Forty Thousand Dollars (\$240,000.00) for the 12,000 square foot Booster Pumpstation Parcel and Sixty-Eight Thousand Six Hundred Twenty-Five Dollars (\$68,625.00) for the 4,575 square foot Water Facilities and Access Easement. The total amount also includes Four Thousand Dollars (\$4,000.00) for reimbursement of the appraisal costs. In addition, TMWA will agree to pay any closing and parcel mapping costs associated with the purchase.

This facility will benefit the region by enhancing and improving the Community's water system.

Please let me know if you have any questions or require further information. I can be reached at (775) 762-4162 or hedmunson@tmwa.com. Thank you for reviewing and considering this offer.

Sincerely,

Heather Edmunson, SR/WA, R/W-NAC
Lands Administrator

Cc: Dave Diegle, Engineering Manager