

SUMMARY OF COMPARABLE UNDEVELOPED VACANT LAND SALES - Carson City/Douglas County

| SALE NO. | LOCATION APN | AREA (Acres) ZONING | TOPOGRAPHY ACCESS | SALES PRICE SALE DATE | PRICE/ACRE |
|----------|--|--|--|-----------------------|------------|
| VLS-1 | 1.75 miles W. of Jacks Valley Rd., SE of James Canyon 1419-00-002-018 Genoa Area - Douglas County | 80.00± acres FR-19 Part Forested | Steep None Known | \$35,000 8-99 | \$ 438± |
| VLS-2 | 1.75 miles W. of US 395, South of Clear Creek Road 1419-00-001-018 (15-020-05) Clear Creek Area - Douglas County | 118.39± acres FR-19 Part Forested | Gradual to Steep None - Via Forest Service Property | \$144,000 5-01 | \$1,216± |
| VLS-3 | .5± miles southeast of Snow Valley Peak 7-031-19, 20 & 32 Carson City Mountain Area | 240.99± acres CR Part Forested | Moderate to Steep Fire roads - difficult | \$450,000 3-03 | \$1,868± |
| VLS-4 | WS of Jacks Valley Road, west of the Sierra Ranch Golf 15-060-88, 75 & 76 Genoa Area - Douglas County | 660.29± acres FR-19 High Desert/Forest | Gentle to Steep Jacks Valley Road | \$1,400,000 6-98 | \$2,120± |
| VLS-5 | 1.5 mi. W. of Jacks Valley Rd, 1 mile N. of Sierra Golf 15-040-03 (Now 1419-00-002-016) Jacks Valley Area - Douglas County | 100.00± acres FR-19 Forest | Moderate to Steep Private easement | \$235,000 12-98 | \$2,350± |
| VLS-6 | Kings Canyon Road, 3± Miles west of Carson City 7-031-27, 7-051-01, 11 & 57 Carson City Mountain Area | 610.09± acres CR Meadow/Forest | Gentle to Steep Kings Canyon Road | \$1,800,000 6-98 | \$2,950± |
| VLS-7 | SS of Old Clear Creek, south of the Youth Center 15-020-10 Clear Creek & Jacks Valley Area - Douglas County | 1,605.92± acres FR-19 & A-19 Meadow/Forest | Slight to Steep Old Clear Creek & dirt road off Jacks Valley | \$5,175,000 2-00 | \$3,222± |
| VLS-8 | 1.5 mi. W. of Jacks Valley Rd, 1 mile N. of Sierra Golf 1419-00-002-016 Jacks Valley Area - Douglas County | 100.00± acres FR-19 Forest | Moderate to Steep Private easement | \$575,000 5-04 | \$5,750± |
| VLS-9 | Just East of the Clear Creek Youth Center 7-051-23, 61, 62, & 63 Clear Creek Area - Carson City | 172.95± acres SF-5 Forest | Gentle to Steep Clear Creek + private easements | \$1,080,000 1-99 | \$6,245± |
| VLS-10 | Just east of the Kingsbury Grade Summit 1319-00-002-033 Kingsbury Grade Area - Douglas County | 40.00± acres FR-19 Forest | Moderate to Steep Private easement off Kingsbury Grade | \$272,000 11-01 | \$6,800± |
| VLS-11 | WS of Jacks Valley Road, 1.5 miles north of Genoa 1419-00-002-027 Genoa Area - Douglas County | 1,016.08± acres FR-19 High Desert/Forest | Gentle to Steep Jacks Valley Road | \$7,500,000 2-04 | \$7,381± |