

**EUREKA RESTORATION  
ENTERPRISE**

**Commission for  
Cultural Centers & Historic  
Preservation**

**Grant Application for**

**Charles Lautenschlager Building  
91 N. Main Street  
Eureka, NV 89316**

**Fiscal Year 2019-2020**

NEVADA COMMISSION FOR  
CULTURAL CENTERS AND HISTORIC PRESERVATION (CCCHP)  
**GRANT APPLICATION FOR FY2019-2020**

For SHPO use only  
Initials: CH  
Received: 02-26-20  
Postmarked:           
Delivery Svc: Hand delivered

**APPLICATION COVER PAGE** (This *unaltered* form must be submitted with the application.)

Applicant Organization: Eureka Restoration Enterprise  
EIN (Taxpayer Identification Number): 81-2159124  
Mailing Address: P O Box 742  
City: Eureka County: Eureka ZIP: 89316

Project Contact: Garney Damele Title: President  
Daytime Phone: 775-318-0305 Evening Phone: 775-318-0305

Fax: None Email: eurekarestorationenterprise@gmail.com

Project Title: Charles Lautenschlager Building  
Project Address: 91 N. Main Street  
City: Eureka County: Eureka ZIP: 89316

Project Type: ☒ Rehabilitation/Construction ☐ Planning/Construction ☐ Architectural/Engineering Study/Construction

Historic Property Name: Lani and Repetto Saloon and Eureka Brewery Date Built: 1879

Property Insured: ☒ Yes; please enclose one copy of policy ☐ No; please explain:                                 

**Project Synopsis (brief): This project includes restoring the rear portion of this building. The proposed use of this area includes approximately 225 sq ft to be used as a community meeting center; an upgrade of the plumbing to provide a kitchen that will serve tea/coffee and provide services to the meeting center; creation of a new ADA-compliant restroom; and the restoration of the existing wood wainscot and door (dated 1879) in the room at the rear of the building. This rear area will serve the community as a dance and art studio. The ceiling will be restored to the original wood plank. The floor will be a wood-look dance floor. Other upgrades to the building include opening up the rear door to the outside which will be used as an entrance to the dance studio (this original door was covered in stucco in 1980 and the door has been paneled up since that date and not in use). The front portion of the building has been restored and the planned use is a satellite pharmacy. This front portion was used as a bank from 1930 to 2016. The original teller walls that were installed in 1930 still exist and are an integral part of the planned pharmacy.**

Proposed Start Date: November 2020

Proposed End Date: February 2022

**Project Budget Summary:**

Amount Requested:	\$ <u>250,811.38</u>
Proposed Match: Cash	\$ <u>34,120.08</u>
In-Kind/Donations:	\$ <u>3000.00</u>
Total Project Budget:	\$ <u>287,931.46</u>

**Applicant's authorized signature:**

Garney Damele  
Name (please print): Garney Damele  
Title: President  
Date: February 24, 2020

**x I HAVE READ THE 2019-2020 CCCHP APPLICATION  
GRANTS MANUAL\***

**\*PLEASE NOTE—IF THIS PAGE IS NOT SIGNED, THE APPLICATION IS CONSIDERED  
INCOMPLETE, AND CANNOT MOVE FORWARD IN THE FUNDING PROCESS.\***

**I HAVE READ THE GRANTS MANUAL AND COMPLETED THIS CCCHP APPLICATION FOR  
2019-2020 AND CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT  
TO THE BEST OF MY KNOWLEDGE.**

**Applicant's authorized signature:**

Garney Damele

Title: President

Name (*please print*): Garney Damele

Date: February 24, 2020

**☒ I HAVE READ THE 2019-2020 CCCHP APPLICATION  
GRANTS MANUAL\***

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**Applicant's authorized signature:**

Garney Damele

Title: President

Name (please print): Garney Damele

Date: Feb. 24, 2020



## **1. Project Description – restoration of the Charles Lautenschlager building at 91 N. Main**

Eureka Restoration Enterprise (ERE) purchased this building, located at the corner of Main Street and Clark, in Eureka, Nevada, in August 2018 with plans to restore it for community use and to bring new businesses to our small town. This stone building was built in 1879 by Charles Lautenschlager. The original building purchased by Lautenschlager at this site burned down in the fire of April 1879 – the fire that destroyed most of Eureka's Main Street buildings. Lautenschlager erected this present building by October of that same year. A saloon operated in the front and the Old Corner Chop House was in the rear. Around 1912, the building housed the Lani and Repetto Saloon and Eureka Brewery. In 1930 the Farmers and Merchants Bank was moved to the location and a bank operated out of the building until 2016.

During the summer of 2019 ERE acquired funds and restored the front portion of the building which holds the original bank teller walls and vault. This area was originally renovated in 1930 with the help of Edna Covert Plummer, Farmers and Merchant bank founder who relocated that bank here. Ms. Plummer wanted to create the look of a city bank that would rival any bank in the State of Nevada at the time. Some of the historical significance of this building lies with Ms. Plummer herself. In 1918 she became not only the first woman to hold the office of district attorney (she was Eureka's first female DA) but also the first woman district attorney in the nation. In 1920 Ms. Plummer founded the Farmers and Merchants Bank due to the fact that Eureka was without a bank at that time. Ms. Plummer has been credited with the founding of the bank due to her organization, recruitment of funds and officers, and handling the legal work needed. Ms. Plummer was a very prominent citizen in Eureka at the time being active in many public endeavors that included chairing the County's Council of Defense during WWI.

Restoration to date includes upgrading the electrical system, the HVAC, repainting the ceiling and the walls and adding new flooring. The planned use of this area is a satellite pharmacy. We have completed the contract process with pharmacist Andrew Bath of Economy Drug of Ely, Nevada who will lease the space from ERE. Improvements already added and paid for by Economy Drug include installation of a security system, wireless internet, and new software and hardware.

The purpose of this restoration grant is to restore the center and rear of the building where the Old Corner Chop House and Eureka Brewery was housed. The original wainscoting and a wood door still remain. No original flooring or ceiling exist except for signs of a wood plank ceiling when viewing the exposed beams. The floor is currently plywood. The historical significance of this space is the original wood wainscoting and the 12' tall wood and glass door. This feature is the oldest remaining part of the building dating from the 1880s. We plan to use this area for a community art/ dance space. Plans include a "wood-look" dance floor, new light fixtures that replicate those found in an 1879 saloon, restoring the cracked walls, and adding a wood plank ceiling. The Eureka Opera House provides an example of light fixtures and ceiling style. Heating and cooling will be added to the rear room as well as a deep sink for art projects/workshops.

The center of the building is a restroom and an open area approximately 17'x12' and a bank-manager's office. We plan to convert this office space into a kitchen and add an ADA-compliant restroom. This kitchen will provide coffee and tea for community meetings.

Michael Allen, working with Prospect Peak Construction LLC, will be responsible for installing the flooring in these areas in addition to all construction in the restroom, kitchen, and community meeting area and installation of the dance floor. This portion should take approximately three months to complete.

The middle section, as stated, is the location of an existing restroom. This restroom has an air conduction flue, made out of brick, which prevents this room from becoming an ADA-compliant restroom. In addition to building a new restroom, the plumbing and septic lines have presented issues that include small leaks in the sewer. Chester Plumbing will be replacing sewer lines, adding new water lines to the kitchen area, and upgrading and adding new plumbing for the restrooms. This will take about one month. Construction in the middle room would be completed by Peak Construction LLC and would take approximately two months. Schell Creek Construction, a company with expertise in restoration in framing and walls, will restore the walls in the rear room which have several visible cracks. They will also open up two entrances to the building – one for the art studio which is the existing wood door, and one for the meeting room, which is an existing window. This portion is estimated at taking four to six weeks to repair

Alex Crouch, Millrite, Elko, Nevada, will be doing the wood restoration. He would be able to start the project when funds become available. He is also responsible for bringing the existing steps in the rear room (going to the basement) to code in addition to restoring the existing wood door, fabricating two doors that are missing, and adding a second door in the community space. This portion will take six months.

Another important part of the restoration process includes removing dirt in the basement which is piled up next to framing and concrete. Clearing this away was recommended by a structural engineer who also recommended adding more structural framework in the basement. This work will be done by Kip McAlexander and should take approximately three weeks for completion. Mr. McAlexander, working with Ahlvers Electric, will also be responsible for painting the interior of the dance space, the two restrooms, the ceiling in both rooms, and the community space in addition to structural upgrades in basement. He will also repair the existing concrete dock that borders the building on the north and east.

In order to increase accessibility to all three areas of the building, we want to utilize the concrete dock that borders both the north wall and the east wall. This dock will provide access via two new entry doors located on the north wall of the building. Schell Creek Construction will add reinforcements, railing, and steps to the exterior dock.

The project also includes two murals – one on the north exterior wall and one on the interior pharmacy wall. Each mural is historically-based – one highlights the Eureka-Palisade Railroad and one highlights the last pharmacy in Eureka – Schneider Drug Store. The interior mural is not part of this application.

## **2. Building Use/Community Involvement**

**USE:** The front portion of the building is to be a satellite pharmacy with an opening date in Spring 2020. Economy Drug of Ely, Nevada, will lease the space. The middle section will be used as a coffee shop and a community meeting space. The coffee shop will provide coffee for meetings held here. This space will also provide a business opportunity. The rear portion of the building is to be an art/dance studio. Mixed use of the building will provide new cultural experiences for the community and tourists without compromising the historical integrity of the building.

**MANAGEMENT:** ERE will be responsible for collecting rent from the tenants, for paying utilities, power, property taxes, insurance, trash service, cleaning, water and sewer. ERE is also responsible for implementing an art program for youth which will utilize the rear area and coordinating dance and exercise teachers for classes.

**COMMUNITY INVOLVEMENT/CONTINUATION OF COMMUNITY INVOLVEMENT:** Eureka's community and local businesses have made the purchase of the building and initial restoration possible. Community involvement includes financial contributions made by local mining companies, our power company, local businesses, and private individuals. \$30,000 was donated by several businesses and from local mining companies including Kinross Mining, Fiore Gold, and Barrick Goldstrike (now Nevada Mining Co.). This money helped with installation of new electrical wiring, an upgrade to the HVAC system, new paint and new flooring and other construction needed for compliance with State requirements for pharmacies. ERE worked with a community group that provided direction and support during this initial restoration phase. This group consisted of a County Commissioner, the local physician assistant, a representative from the local mining industry, and a member of the County's medical clinic advisory committee. ERE will continue to work with these members for the remaining portion of the restoration process of the building. Not only was the initial restoration made possible through donations, but the purchase of the building was made possible through community support with 100% of the purchase price donated to ERE by three local mines (See Contributions Already Made).

**COMMUNITY USE:** Planned programming includes a summer reading and art program in the art/dance studio. This area will also be available for use by the local Juvenile Probation's dance program. This program provides dance instruction for approximately 100 students from pre-school through 12<sup>th</sup> grade. When not in use by the dance program and the summer art program and other art workshops, this area will be open for use by anyone interested in holding an exercise class. We currently have three yoga teachers in Eureka who conduct classes at the football field's team rooms. These rooms have concrete floors and very little lighting. This planned exercise room will have a dance floor that accommodates all kinds of dance and exercise classes. This room, once restored to its original look as a saloon and brewery from the 1870s, will provide an art and dance space for the community. Eureka does not currently have such a space for public use. ERE is responsible for coordinating, scheduling, and collecting fees associated with this use.

**RESTORATION PLANS RELATED TO THE USE OF THE BUILDING:** The major part of the restoration process will take place in the back room that once housed the Old Corner Chop House and the Eureka Brewery. Plans include installing a wood-look dance floor and installation of a wood plank ceiling along with rehabilitation of the original wood wainscoting and wood door in this room. New light fixtures will be installed that represent the look of an 1879 saloon. The lighting and ceiling finish will be based on light fixtures found in the Opera House which was also built in 1879 and was restored to its original look. Retrospect Lighting, of Salt Lake City, have provided input on the type of light fixtures to use. The existing wood door will be restored and opened. The north wall was covered with stucco on the outside in the 1980s and this door has since been boarded up. Opening this door to the outside will create a new entrance for the rear room. The interior walls in the rear room present cracks and need repair. The antique wood door is separating from the wall and some wood framing around the door on the east end needs to be replicated. The restoration of the original wood and repairing the existing walls in this space is the most expensive part of this restoration process. We believe that bringing this wood back to life, along with a new opening to this space, provides a historical significance worth the extra funding. This will be the first time this space is open to the community since 1930 when the Farmers and Merchant Bank moved to the building. Few people in the community have been in this back room and don't realize what is here. Restoring the wood and making it a community space will bring the history of the building to life.

In the center of the building, where the coffee shop, the restrooms, and the meeting space are located, new flooring will be installed, new paint, and the plumbing fixtures will be added and sewer lines will be replaced. We also plan to add a door to the coffee/community space in the center. This will allow better ingress and egress to the space, is deemed a necessary addition for safety reasons, and will provide each business with its own entry and exit.

**IMPORTANCE TO TOURISM** The building will provide another opportunity for tourists to stop and visit Eureka's Historic District. The saloon originally located in the back of the building was closed in 1930 when the bank moved into the front portion. The rehabilitation of the original wainscoting and the opening of the rear and middle portion of this space in the building is an exciting opportunity for both tourists and the local community. The walls in this space will provide a space for art exhibits. We have collaborated with Wally Cuchine, owner of Wally's World, a highly prized and recognizable collection of Nevada art, who has agreed to display his art here. We also have plans for a historic-related mural on the exterior of the building. The exterior where the mural is planned was covered in stucco in the 1980s. The new mural will not cover any exposed exterior stone. The design for the mural centers around the Eureka & Palisade Railroad. The artist, Stephane Cellier, wanted to bring more emotion to the picture by showing the nostalgia left after the railroad's disappearance in 1938. This is the fourth mural installed by ERE. The interior painting will be installed by Abby Sweet, art instructor for the Eureka County School District. Her portion will take approximately one month as will the exterior mural.

The combination of art and restoration plays an important role in revitalization of our community. The long-term benefits include an increase in use of motels, restaurants, gas stations and grocery stores on Main Street.

### **3. Project Support/Financial**

**CONTRIBUTIONS ALREADY MADE** ERE purchased this property for \$50,000 from Nevada State Bank (NSB) with donations made to us by four local mining companies – Barrick Goldstrike (\$36,500), McEwen Mining (\$2,500), Newmont Gold Mines (\$1,000) and Ruby Hill Mining Company (\$10,000). ERE offered NSB \$100,000 for the property with the condition that NSB accept \$50,000 cash and donate the other \$50,000 to ERE as a write-off. ERE then worked to acquire the cash and six months later the building was deeded to the non-profit. ERE also applied for and received a \$36,400 grant from the U.S.D.A. Rural Development program. This money was a reimbursement for the purchase price. The U.S.D.A. committee was impressed with the plan for a multi-use building that would create at least two jobs in the pharmacy and another job in the coffee shop, in addition to creating a community meeting space and art/dance studio. ERE received another \$30,000 (see Community Involvement) in donations from local businesses including: Kinross Mining Co., Fiore Gold Mine, Mt. Wheeler Power Company, Interwest Construction, Bath Lumber, Economy Drug, Barrick Goldstrike, Ledcor, the Eureka Community Church, and Direct Force Maintenance. The combination of cash and the USDA grant helped us restore the pharmacy area and complete needed exterior work including paint, plaster, concrete work, and trim. ERE also contracted with two architects, J.P. Copoulos and Thomas Bath of Parallel Lines, for design plans. A structural engineer inspected and declared the building fit for occupancy. These plans are not part of this application.

### **GRANTS & ADDITIONAL FUNDING THE ORGANIZATION HAS RECEIVED**

In 2018 ERE was awarded a competitive grant from the USDA Rural Development program consisting of \$36,400. Additional funding has come from area-mines and from area-businesses. In addition to the \$30,000

in donations as mentioned above, ERE has received donations that included the use of a power lift for the exterior work on the building; and Parallel Lines, Thomas Bath, owner, provided architectural drawings of the pharmacy.

**ADDITIONAL CONTRIBUTIONS ARE PROJECTED FOR COMPLETION** Some additional contributions that we foresee include donations from, McEwen Mining, Kinross Mining Company, Nevada Gold Mines, and Fiore Gold Mining Company. Ormat Technologies has promised \$10,000 towards restoration and Olcese Waste Management gave \$500. We will again be provided a power lift for completion of the planned mural.

**FUTURE FINANCIAL SUSTAINABILITY** ERE will collect \$1,550 per month as rent from Economy Drug and will cover the cost to own the building: insurance, property tax, utilities, trash, cleaning and maintenance. Plans include a coffee shop which will also provide a monthly income of \$500 and the art/dance studio will provide potential income from art workshops, a summer kid's program, and exercise classes. Eureka is a very small town with a population of about 600 (2010 U.S. Census). Like most small-town Main Streets in America, we are also struggling with just a few businesses open on Main Street. ERE's mission includes helping revitalize our Main Street through the restoration and beautification of our downtown which, in turn, may attract new businesses to town.

#### **EVIDENCE THAT YOU CAN IMPLEMENT THE PROJECT & MAINTENANCE OF A FUTURE VIABLE PROGRAM**

ERE has successfully secured funds to purchase and partially renovate this building. We've partnered with Economy Drug to provide a pharmacy, services that Eureka has not had in at least nine decades (the last pharmacy open was Schneider Drug Store in the 1930s).

This building is the second building that ERE has restored. The first one, located at 180 N Main St, is now in its fourth year as a gallery which employs adults and students and sells Nevada art. We provide community workshops at the gallery. ERE also organizes an Art and Wine Fest with the latest one bringing in 150 people and raising \$7,000 for restoration projects.

We are a goal-oriented non-profit and believe that Eureka's best attractions are its buildings and history. We believe that utilizing what we already have with the installation of public art will create a sense of place for both locals and tourists. Restoration of the building, which is the literal cornerstone of Main Street, will help promote tourism, attract small business ventures, create a sense of pride in our community, and, with the murals and new art exhibit in the art/dance space, provide a new and needed cultural center to our community.

- 4. Planning** The planned use and layout of the building is complete. The architectural firm, Parallel Lines, created the design for the pharmacy. The design for the rest of the building was drawn by J.P. Copoulos, an architect from Carson City. Parallel Lines provided the pharmacy plans free of charge. Drawings are not part of this application. In addition, Brett McElhaney, McElhaney Structural Engineers, LLC, provided a structural assessment report on the building. Mr. McElhaney suggested that the rear door to the building, where the stone is exposed, be waterproofed. We repaired that area and the stone is no longer exposed to the weather and to water. We hope that the CCCHP committee will view this investment and commitment to this project favorably. This grant is an exciting opportunity for us to restore a historic and wonderful building. It provides us an opportunity to preserve our local history and plays an important role in helping our future economy grow and flourish. Instead of tearing down historic buildings, we are saving a 140-year old building and giving it another 140 years of life.



GRANT APPLICATION FOR 2019-2020  
 PART III BUDGET FORM

**Applicant:** Eureka Restoration Enterprise

**1. Personnel:**

	Position Title	Hours	Hourly Rate (HR)	✓ if HR includes Fringe Benefits	% of HR that is a fringe benefit	Amount of fringe benefit	Total Amt	State Share	Non-State Share
a.	Michael Allen Project Director	200	25			0.00	5,000.00	6000	6000
b.						0.00	0.00		
c.						0.00	0.00		
d.						0.00	0.00		
e.						0.00	0.00		
f.						0.00	0.00		
g.						0.00	0.00		
h.						0.00	0.00		
i.						0.00	0.00		
j.						0.00	0.00		
<b>Sub-total:</b>							<b>\$5,000.00</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>

**2. Travel:** (see GSA rates in the application document)

		Rate	Miles/# of days	Total Amount	State Share	Non-State Share
a.	<b>Mileage</b>					
	Ahlvers Electric	0.56	2200	1,232.00		
	2. Person #2-			0.00		
b.	<b>Per Diem (Breakfast)</b>			0.00		
	<b>Per Diem (Lunch)</b>			0.00		
	<b>Per Diem (Dinner)</b>			0.00		
c.	Transportation costs (parking fees, taxi, etc.)			0.00		
d.	<b>Lodging</b>					
	1. Weeknight (Sun-Th)			0.00		
	2. Weekend (Fri-Sat only)			0.00		
e.	Flat Rete per person - Alex Crouch	75	180	13,500.00		
f.	Other:			0.00		
<b>Sub-total:</b>				<b>\$14,732.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

and

**3. Contractual Services: Attach itemized lists or contractor quotes showing the breakdown of materials labor costs for all proposed work items**

	Contractual Service	Total Amount	State Share	Non-State
a.	<b>General Wood Restoration</b> - total restoration of existing west facing exterior double doors including jambs, molding and glass; all the wood restoration will be completed by Alex Crouch of Alex Crouch Millworks, Elko, Nevada;	14,500.00	14,500.00	
b.	<b>General Wood Restoration</b> - Fabrication and installation of new wooded ceiling 1"x2" slats approx 28'x40' room; this quote includes fabrication and installation of wood ceiling in art/dance studio. To be installed by Alex Crouch.	21,000.00	21,000.00	
c.	<b>General Wood Restoration</b> - Restoration of existing wainscoting. Repair and replicate as needed to replicate existing wainscoting including applying a tinted varnish to blend the older and newer work together. To be performed by Alex Crouch. Existing wainscoting to remain.	12,500.00	12,500.00	
d.	<b>General Wood Restoration</b> - Fabrication of new exterior door on north side of building as well as a matching interior door on south wall. These will be single doors to match existing doors with moldings and jambs to match. Work by Alex Crouch.	19,250.00	19,250.00	
e.	<b>Completion of staircase to basement.</b> Handrails and balusters to code. Work by Alex Crouch.	1,750.00	1,750.00	
f.	<b>General Wood Restoration</b> - Addition of a new bookcase/storage unit in a matching wood at north/west corner of room expanding approx 8' in each direction from corner. Work performed by Alex Crouch	5,700.00	5,700.00	
g.	<b>Fabrication of new exterior door</b> on the north side of the building. This will be a single door to match existing doors with moldings and jambs to match at the community meeting space/coffee shop. Work performed by Alex Crouch	10,200.00	10,200.00	0.00
h.	<b>Repair and replace existing wall mortar</b> when needed/material and labor; demo as needed for doorways; includes labor and materials. To be performed by Schell Creek Construction.	33,920.00	33,920.00	
i.	<b>Gallery System</b> - for hanging art - a wire hanging system for displaying a rotating collection of art (art to be provided by Wally Cuchine - a local collector of Nevada art)	1,877.98		1,823.00
j.	<b>Dance Floor Material</b> - a maple sprung floor from O'Mara Sprung Floors; this floor is both a subfloor and a finish floor. Quote includes flooring, clamp/cable sets, transitions for doorways & trim.	9,853.00	0.00	0.00

k.	<b>Flooring - <u>Materials</u></b> - this cost is an estimate for a commercial - grade flooring for the existing restroom and the new ADA compliant restroom, from JZ Floors, Inc.	627.97		627.97
l.	<b>Flooring - <u>Materials</u></b> - this cost is an estimate for a commercial - grade flooring for the community room, from JZ Floors, Inc.	1,689.56		1,689.56
m.	<b>Flooring - <u>Materials</u></b> - this cost is an estimate for a commercial - grade flooring for the kitchen, quote from JZ Floors, Inc.	803.57		803.57
n.	<b>Flooring - <u>Labor</u></b> to install -this is an estimate fo labor to install the flooring in the community meeting space, to be completed by Michael Allen, a local contractor	1,320.00	1,320.00	
o.	<b><u>Removing window</u></b> and saw cut stone, install structural support in opening, install hollow metal frame to be performed by Schell Creek Construction	9,800.00	9,800.00	
p.	<b><u>Plumbing</u></b> - rough-in handicap bathroom, kitchen sink, utility sink, install vent for existing toilet, install clean-out for handicap bathroom, connect drains in basement; to be performed by Charles Chester Plumbing & Heating	19,754.00	19,754.00	
q.	<b><u>Materials for ADA Restroom</u></b> - cost includes framing for a wall and ceiling, misc. supplies needed to create an ADA-compliant restroom	4,000.00	2,000.00	2,000.00
r.	<b><u>Labor -construction ADA Restroom</u></b> - to add a wall and ceiling, replace door and hardware as needed, includes interior paint; to be performed by Michael Allen	3,080.00	3,080.00	0.00
s.	<b><u>Labor -construction Existing restroom</u></b> - to set utility/mop sink, set flooring and trim; to be performed by Michael Allen	880.00	880.00	0.00
t.	<b><u>Labor -construction Kitchen</u></b> - to set countertops and cabinets, frame ceiling, set drywall, texture and top, set door and floor base; to be performed by Michael Allen	6,820.00	6,820.00	0.00
u.	<b><u>Labor -construction Dance/Art Studio</u></b> - to set O'Mara Sprung dance floor, trim, mold, finish work, includes sanding/varnish and all necessary ; to be performed by Michael Allen, local contractor	7,040.00	7,040.00	0.00

v.	<b>Interior Painting - materials</b> - to prep, repair, paint, and clean up; to be performed by Ahlvers Electric	4,778.00	0.00	4,778.00
w.	<b>Interior Painting - labor</b> - interior prep and paint walls and ceiling in <u>coffee shop/community meeting space</u> ; to be performed by Ahlvers Electric	4,500.00	4,500.00	
x.	<b>Interior Painting - labor</b> - interior prep and paint walls and ceiling in <u>art studio</u> ; to be performed by Ahlvers Electric	4,320.00	4,320.00	
y.	<b>Electrical - Materials &amp; Labor</b> : installation of new wiring/conduit, includes labor and materials; cost based on quote from JW Electrical	13,406.38	13,406.38	
z.	<b>Demolition</b> - cost of labor to remove an existing wall and an existing countertop in the middle space of the building. This space will create room for the kitchen. The existing countertop is not approved for use by the Health and Safety Department for food consumption. The countertop will be replaced with a stainless steel countertop. The new stainless steel counters are NOT part of this application. Demo to be performed by Michael Allen	440.00	0.00	440.00
aa.	<b>Light Fixtures</b> - addition of new, period-type chandeliers: Classic Schoolhouse, 18" schoolhouse shade on antique brass chain drop pendant, @ \$408 each, total 12; purchased from Retrospect Lighting, a business specializing in retro lighting	4,896.00	4,896.00	0.00
bb.	<b>Removal of dirt - basement</b> : clean up, repair and stabilize posts, remove debris; cost includes supplies needed and labor; to be completed by Ahlvers Electric	9,450.00	8,450.00	1,000.00
cc.	<b>Addition of a Duct Zone</b> - Heating/Cooling duct in the art/dance studio to include air supply and return; to be completed by Mt. Rose Heating & Air Conditioning Inc.	5,900.00	5,900.00	0.00
dd.	<b>Adding a handicap ramp</b> on west end of building to include saw cutting existing elevated concrete removing existing concrete end wall and removing existing sidewalk 20'x4'; excavate a ramp at slope and compact, install 6" type 2 base and install rebar for concrete sidewalks both sides of ramp, form ramp and 2 sidewalks, pour new ADA ramp and sidewalks. Quote includes cleanup, permits, travel and materials; to be completed by Schell Creek Construction	15,325.00	15,325.00	0.00
ee.	<b>Fixtures for ADA-compliant restroom &amp; fixtures for the kitchen</b> - toilet, hand railing/bars, faucets, sinks, countertops	0.00	0.00	6,000.00
ff.	<b>Realization of a Mural</b> on north exterior wall of building. Cost includes creation of design, supplies, travel expenses, & labor; to be completed by Stephane Cellier, Virginia City artist	10,338.00	5,000.00	5,338.00
Sub-total:		\$259,719.46	\$231,311.38	\$24,500.10

4. Operating: List estimated operating expenses relating to the proposed project.

		# of	Rate	Flat Rate	Amount	State Share	Non-State
a.	Photocopying						
b.	Film and Processing						
c.	Maps						
d.	Postage						
e.	Telephone						
f.	Utilities						
g.							
h.	Shipping for Dance Floor System			3565			3565
i.	Shipping for Gallery System			54.98			54.98
Sub-total:					\$0.00	\$0.00	\$3,619.98

5. Other (please specify or attach detailed budget):

		Rate	Amount	State Share	Non-State
a.					
b.					
c.					
d.					
e.					
f.					
g.					
h.					
Sub-total:			\$0.00	\$0.00	\$0.00



GRANT APPLICATION FOR 2019-2020  
PART III BUDGET FORM

6. Section #1- 5 Subtotals:

		Amounts	State Share	Non-State Share
1.	Personnel	5,000.00	6,000.00	6,000.00
2.	Travel	14,732.00	13,500.00	0.00
3.	Contractual Services	259,719.46	231,311.38	24,500.10
4.	Operating	0.00	0.00	3,619.98
5.	Other	0.00	0.00	0.00
Sub-total:		\$279,451.46	\$250,811.38	\$34,120.08

7.	Requested State Share Total:	Subtotal:	\$250,811.38
8.	Potential Non-State Share:	Subtotal:	\$34,120.08
10.	Proposed Project Costs Grand Total:		\$284,931.46



Ground Floor Lobby Facing  
East from Front Door. This —  
photo shows the pharmacy area  
that has been renovated.

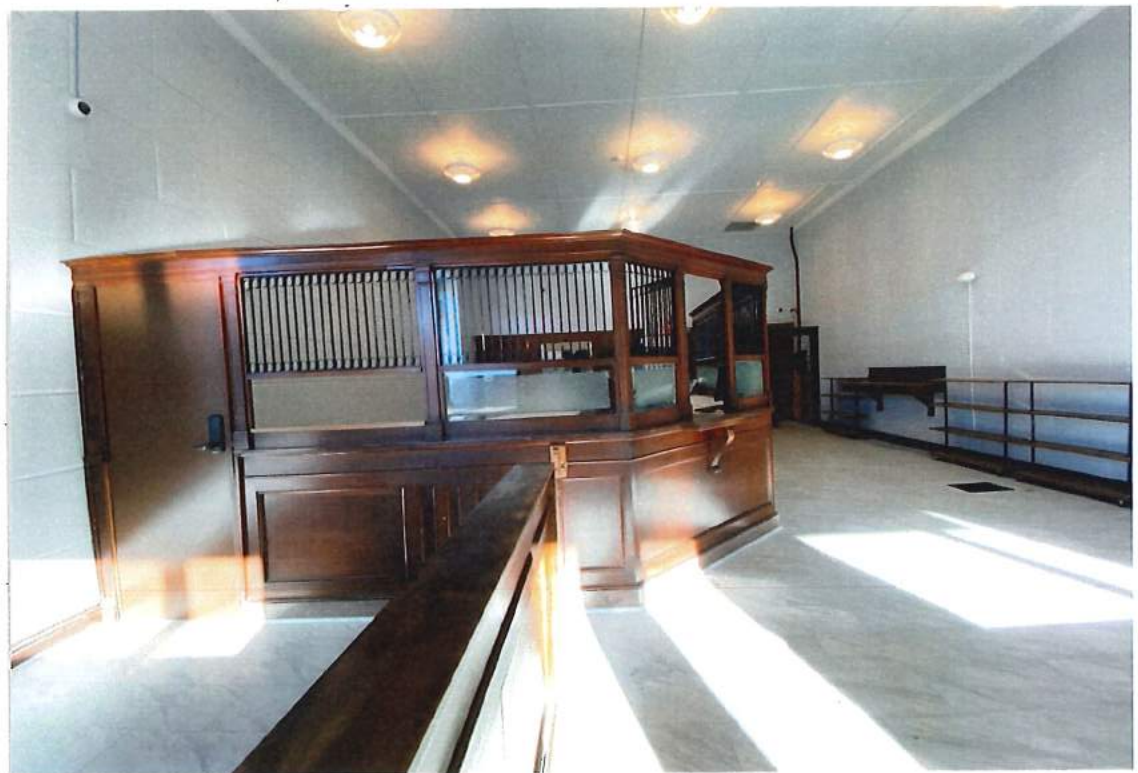
#1

011 9074 N1

Interior Lobby Facing  
East From Front Door —

This is space already  
renovated - pharmacy area —

— #2 —



— Behind historic teller  
walls Facing west towards —

— Front door, pharmacy  
area. Previously renovated —

— #3 —





Behind teller wall, facing  
west towards front door, —  
shows previously renovated  
space — Pharmacy area — #4 —

11.1.2007 3:14





FILE NO. 100-102891-2019-74



Existing historic shelving  
on South wall, pharmacy spec

Order ID C629581 F#0082 I#82 ©2019 PPH-UTurnbo, BS  
FN IMG\_7346\_82.jpg



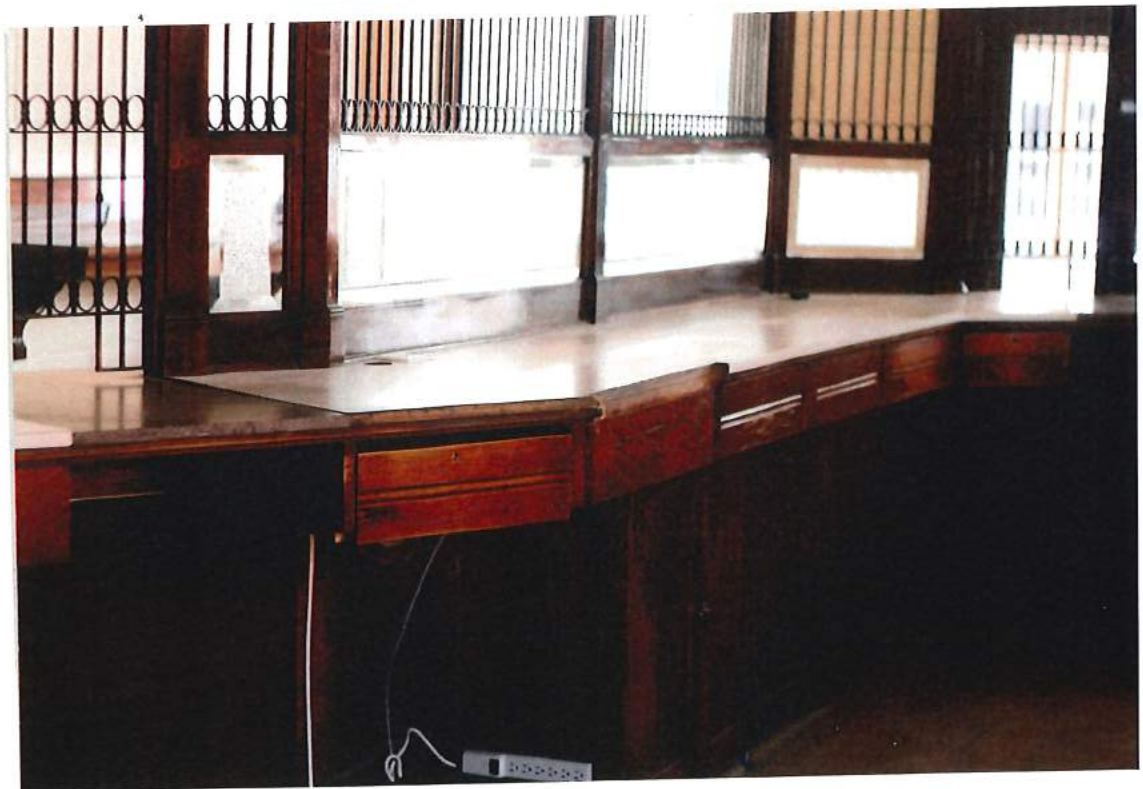
Close-up of glass & metal  
detail - teller wall, pharmacy  
space #7

Order ID: 6629001 F40000: 1450 @2019 12/11 01:40:00  
LN 1M1.2403.501.JPS



Behind teller wall, existing counter-  
top, pharmacy space #8

PHOTOGRAPHED BY J. L. BROWN





Historic teller walls,  
#9 View facing east,

PH 16-5749730K04577 20 Jan.





Proposed ADA Restroom space  
Facing West #10

EXHIBIT 101



Proposed Kitchen space, —  
Facing east #11

PHOTOGRAPHED BY THE STATE



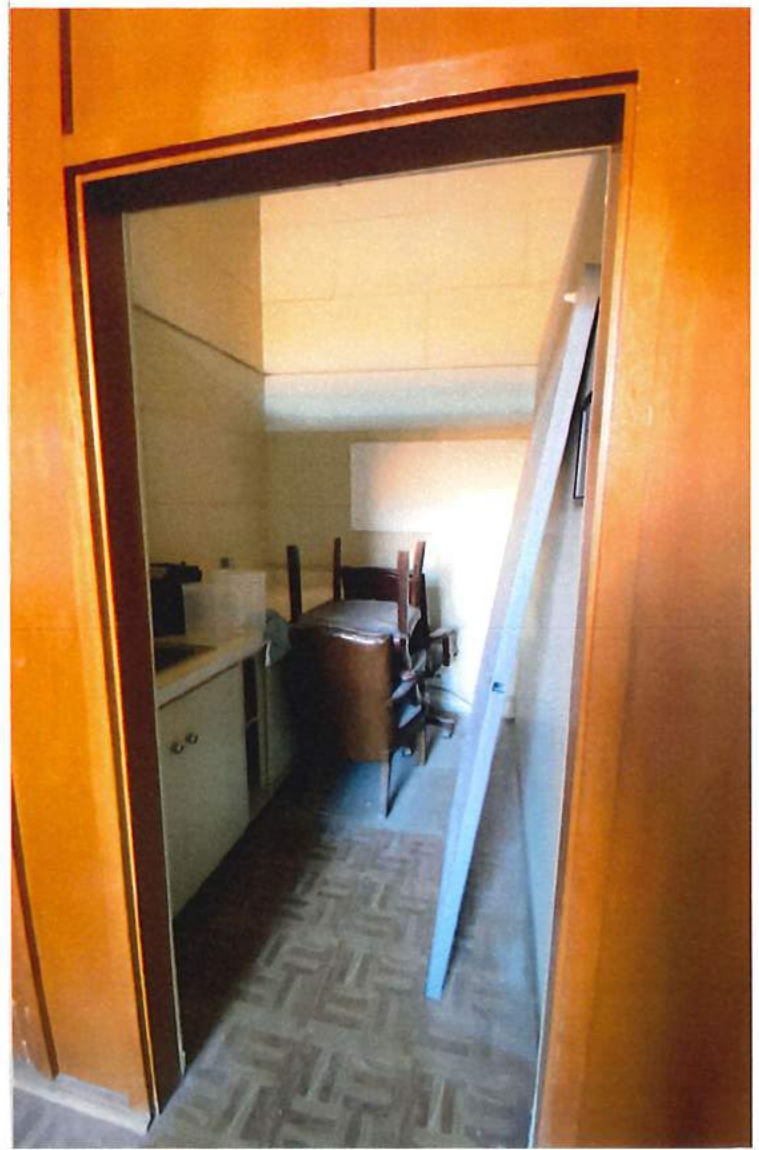
Hallway at proposed restroom  
facing east, #12



This space will be restored  
Into a kitchen space #13

Photo facing south

2007-10-10





— #14 Existing restroom  
to remain, update plumbing  
and flooring, update electrical  
photo facing south —



Proposed Community meeting space  
Photo Facing South-west, showing  
Proposed Kitchen & existing  
restroom, Also east wall of vault  
# 15



Flooring needs replacement,  
Proposed meeting space, # 16 -

FN 110.3172.CC-014





Photo facing west, Proposed  
meeting space, hallway #17 -

this photo also shows  
proposed window to be placed

15187015 H1

w/ a door to provide a  
new entrance to this space.





Photo facing north, community  
meeting space, shows proposed  
window to be replaced w/  
a door to provide entrance/exit  
for this space #18



#19 Picture of stairs to  
basement, facing south,  
@ proposed art/dance  
studio



Picture facing west,  
proposed art/dance studio

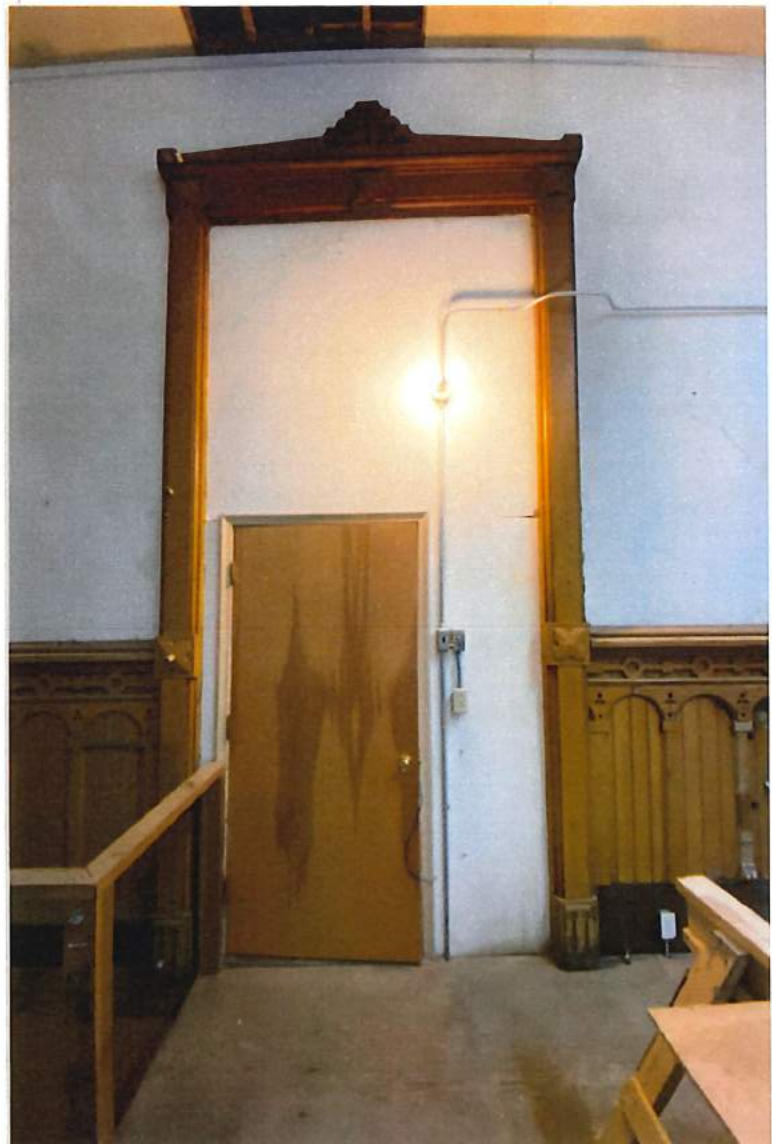
Shows wainscoting,  
exposed electrical wiring, —

and door to the community  
space #20

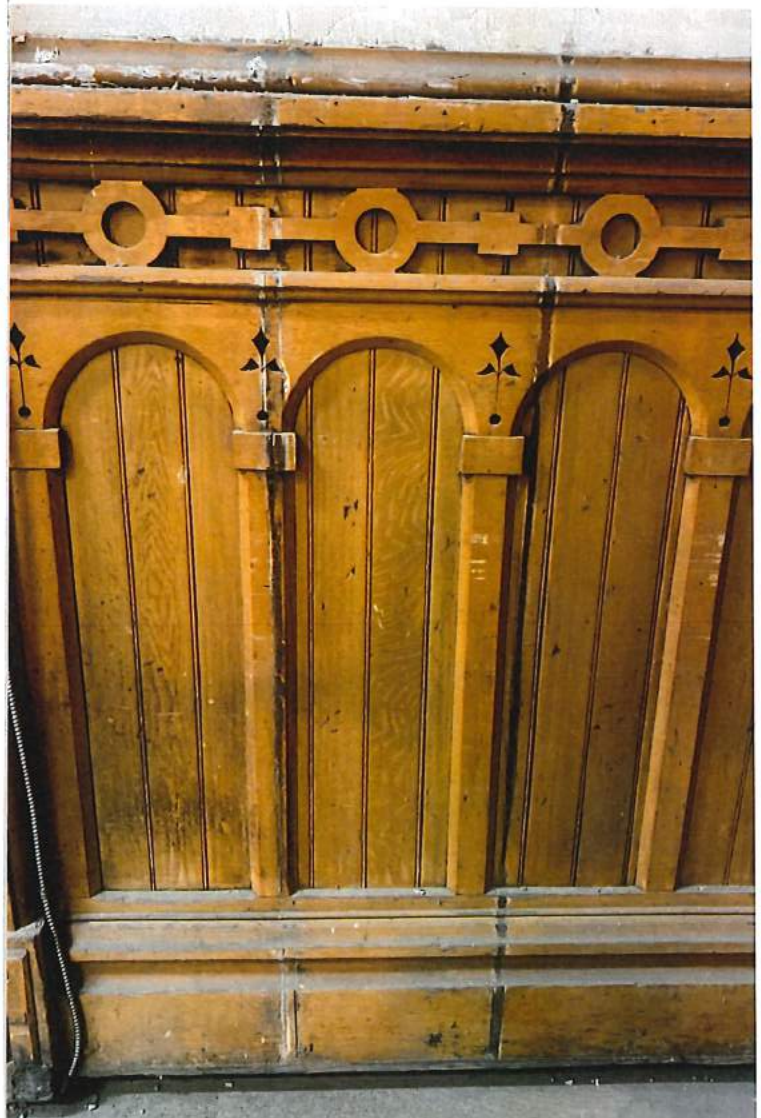




close-up view of existing  
wood frame to be restored  
photo facing west.  
# 21



close up of existing  
wainscoting, to be  
restored. This wainscoting  
is on the perimeter of  
the proposed dance/art  
studio, # 22



Picture facing west @  
art/dance studio

this pic shows the space  
that will be used for a sink

for the art studio. This area  
will also provide a space  
to hold the elec. wiring as  
this wall is not solid stone

#23







A close-up of the area  
in the dance part studio —  
to be used to install  
a sink + to hide the —  
electrical wiring. #24/—

Pic. facing northeast in  
art/dance studio, showing  
the exit door on the east  
wall & the door on the  
north wall to be an exit  
(currently covered on exterior)

- # 25





#26 Pic facing north of  
proposed art/dance studio—  
showing wood door to be  
restored and missing wainscoting



A closer view of the wood  
door to be restored —

Pic facing north a art/  
dance studio #27 —



A closer view of wood door  
to be restored, North view

Also shows cracks in  
mortar on walls. The door  
is held by a ladder as it  
is separating from the wall.

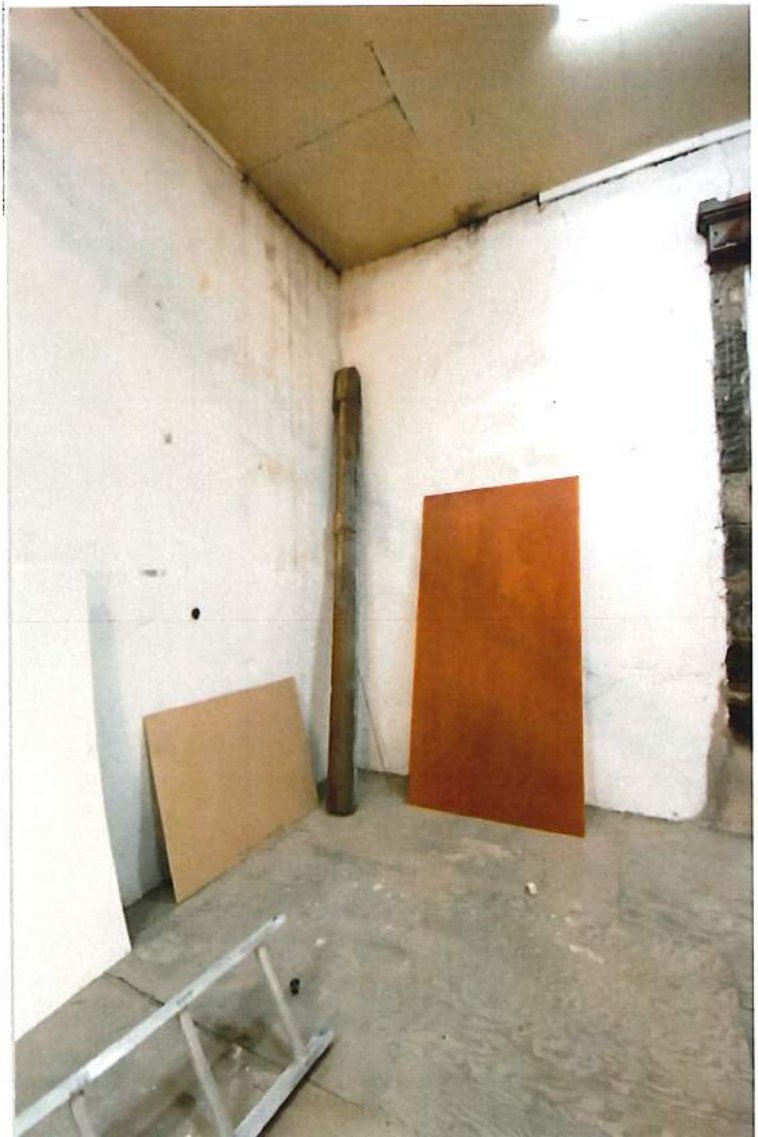
-#28



Picture facing northeast  
@ art/dance studio

showing walls that need  
repaired/painted & ceiling,

#29



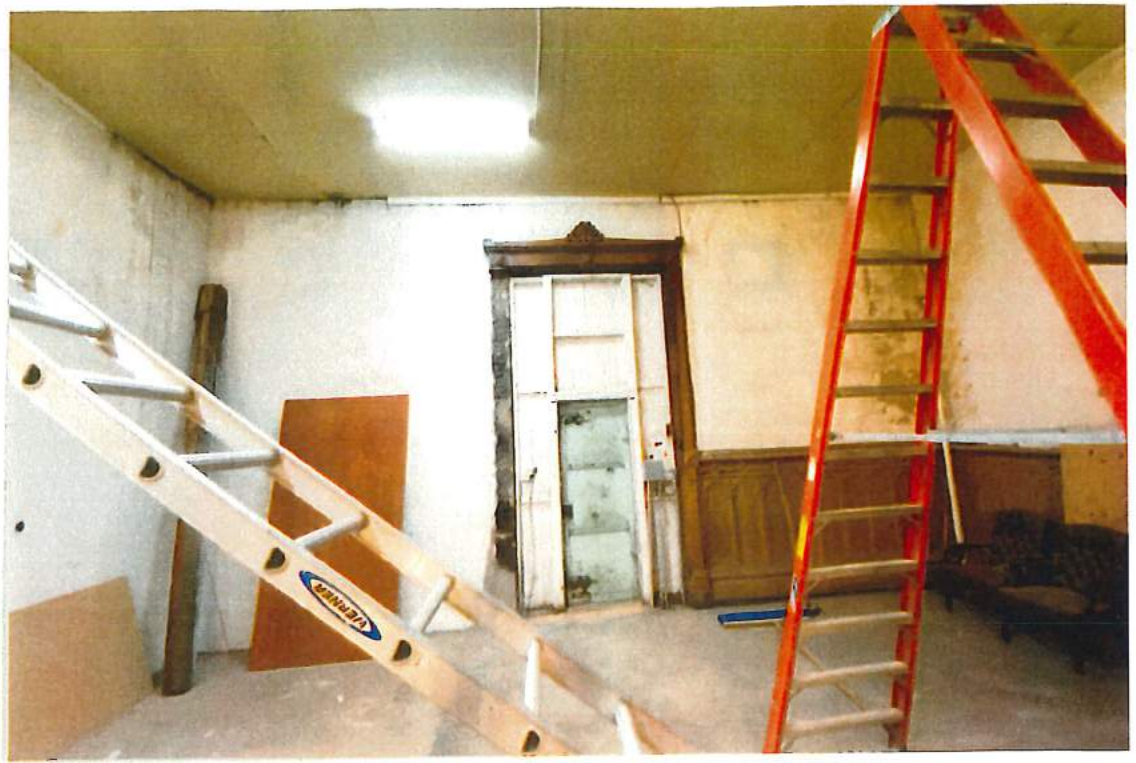


A Close up of NE corner, —  
art/dance room.

this beam needs restoration  
+ to be put back on wall  
@ exit door on east  
wall. Ceiling + wall damage.

#30





East view, Art + dance studio  
#31

114 INCHES 41.00

close up of east wall  
w/ exit door. missing wood  
beam showing exposed stone  
#32

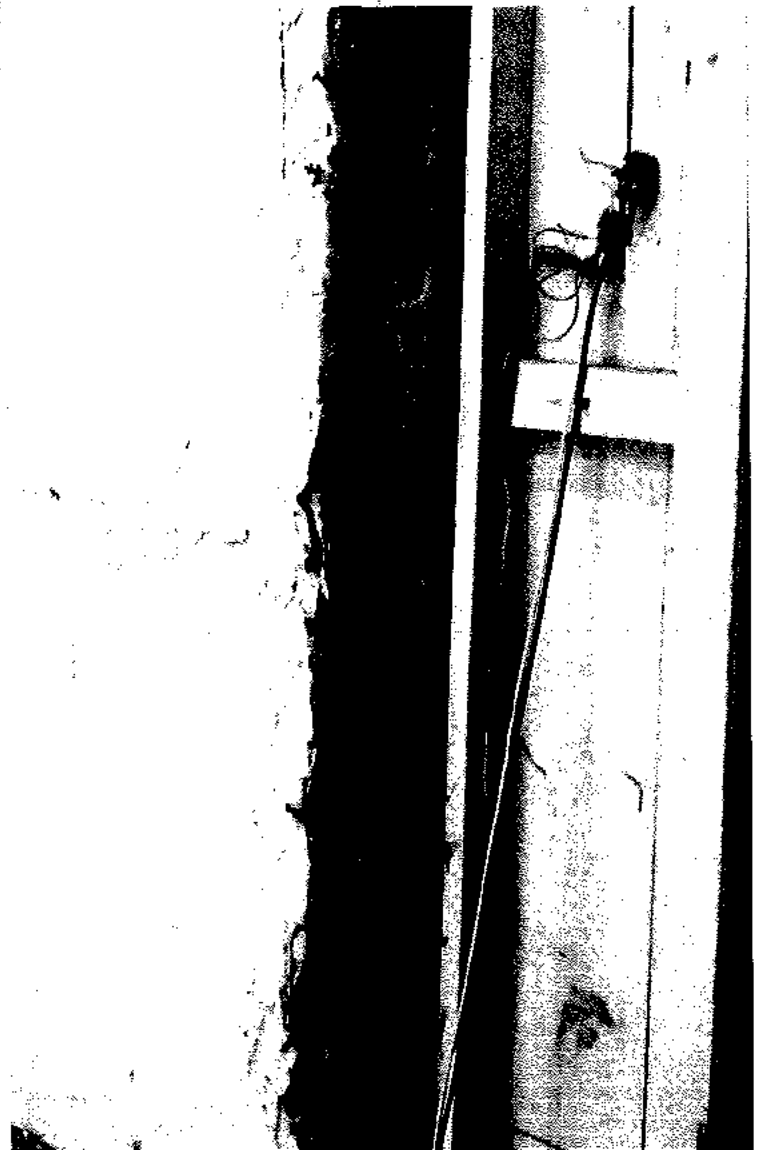




TO  
East view, Art/dance studio  
Close-up showing missing  
WD beam & exposed stone  
& existing mortar on wall

#33

6  
E#0019 1419 002019 NPP, STU



- #34 Exit door to east end  
of bldg. Showing some concrete  
fill & repair already  
completed.

PL 100-210412-001 214



View of south wall @  
Art/dance studio. Showing  
floor, wall & ceiling that  
all need repair. #35

IN THE SOUTH WALL



View of SE corner -  
Art/dance studio #36 -

EN 1000 1000 1000 1000





#37 Close Up - SE corner -  
Art/dance studio wall damage



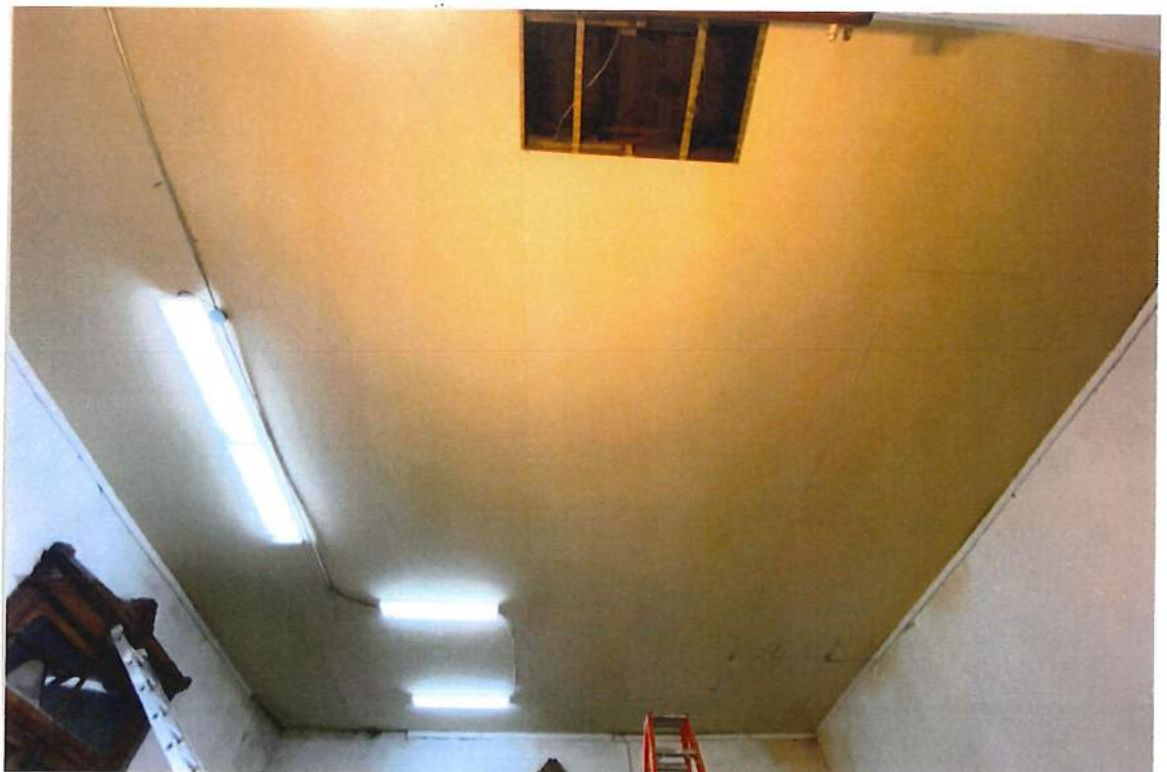
#38 Ply wood floor in  
Art/dance studio, Here is  
the location of the new,  
dance floor. Looking east.





#40 Plywd ceiling-dance/  
art studio, close-up shows  
lines from a former  
plank ceiling,

#40 - 20150515 (11:11)



#41 Ceiling & exposed  
wiring & Fluorescent Lighting.

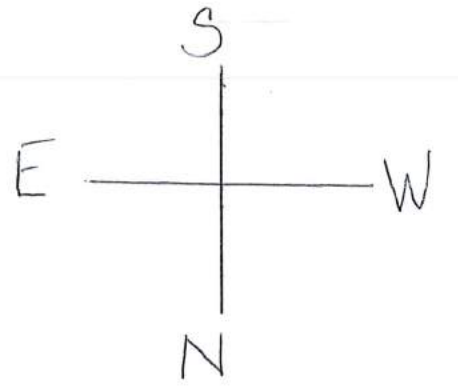
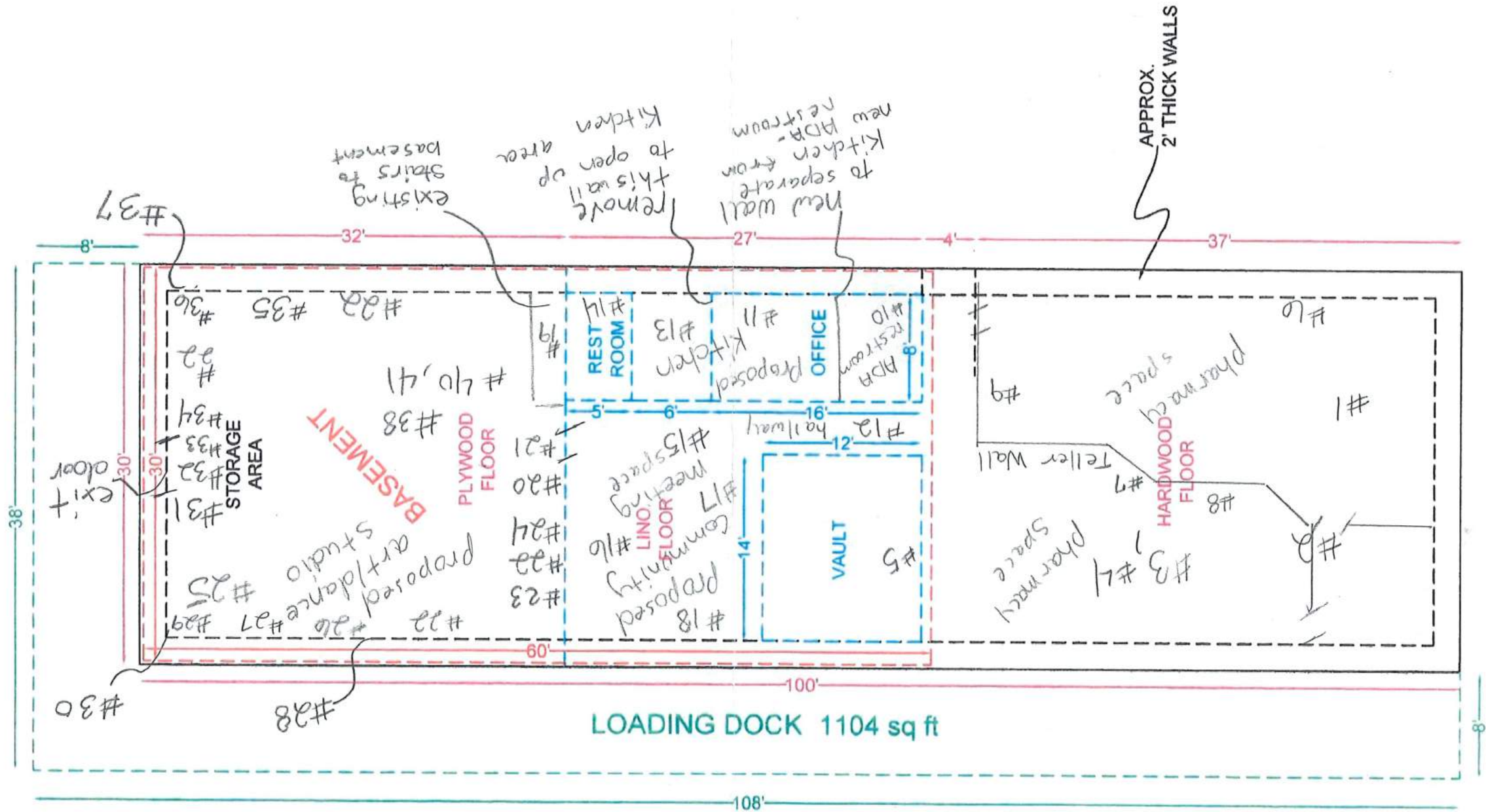
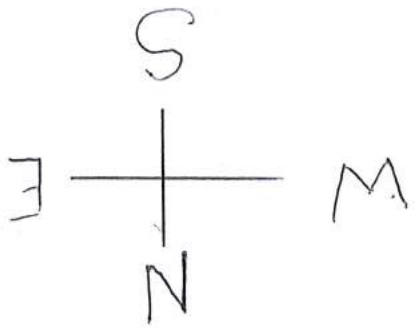
Replaced w/ period-lighting,  
plank ceiling, & looking west

Order ID C629501 F83414 1414 @ 2019 07:00:13.05  
FN IMG 2182-14.jpg



NEVADA STATE BANK  
01-102-01

## Interior Views





A. Pic of West (front) —  
showing existing porch roof

FILE: 67197146204571124-016





B. Front (west end) building —  
Newly painted

PM 1083179.68.01.9



C, Front (west end)  
showing painted front, entrance

FILED 127-32107-901E H.A.



D. Top of Building  
Front (west) view, newly painted

Order ID: C629501 F40913 I#13 © 2019 PLY GUMBO, LLC  
FN IMG1218413-04#





E. View of North wall

a planned handicapped ramp  
to be installed @ nw corner  
of concrete dock & rails

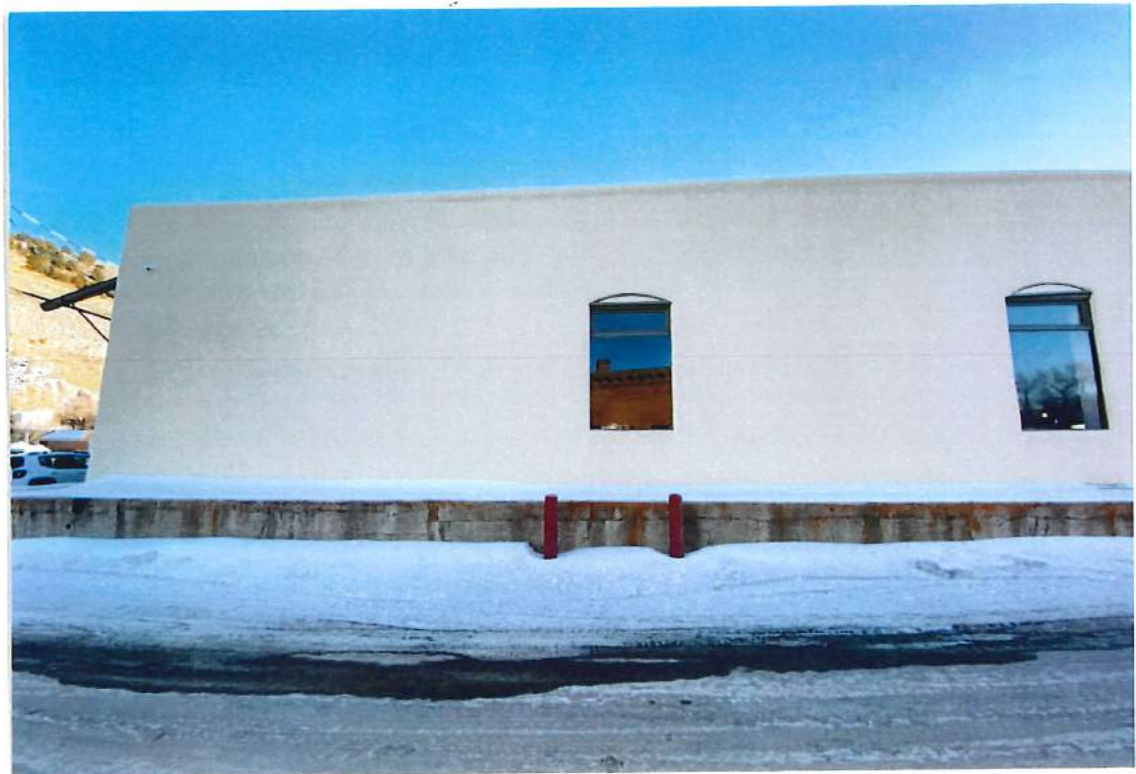
Order ID: C029001 F10041 1411 ©2012 FBI, Omaha, NE  
FN IMG7416-41-JPB





F. North wall, this is  
the wall for the mural  
stucco exterior from the  
1980 renovation to exterior

1980-215 12-18-80 WJ 341



- G. Window on left (east)  
- is the location of a  
- new door - providing a new  
- exit/entrance to middle rm.



H. North wall - area  
indicated by pink outline  
shows the location of  
the wood door in the art rm

PHOTOGRAPHED BY



70  
I, Middle window - NO.  
wall - this wall  
was repainted in 2019  
and this is where a mural will be.

2010 F#0000 1456 00/000 NIPPON





J. Rear (east end) of bldg

2004-12-10 10:00 AM



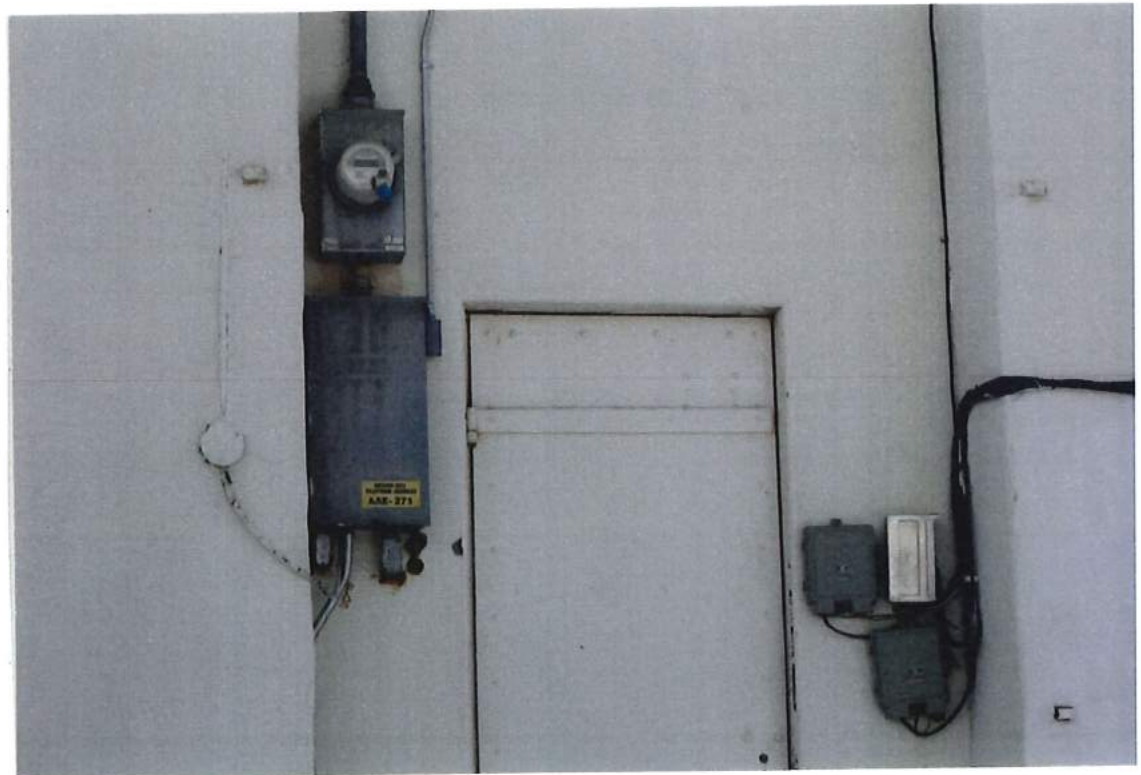
Top of rear (east) bldg.  
Heat tape needed where ice hangs

Order ID C58218 F#0063 I#63 ©2013 HPF-Turbo 05  
FN IMG-7427-63.jpg



L. Rear (east end) showing  
new breaker box installed 2019

Order ID C58218 F#8866 I#66 © 2019 NPL Studio, BS  
FN IMG\_2430-66.jpg



M. Bear (east end) concrete  
deck showing cracks that need  
repair

12/10/2018 11:00 AM







1990-1991 1991-1992 1992-1993



0. View from NE corner  
looking west



P. Concrete dock on North  
Side

REPORT - 12-11-11

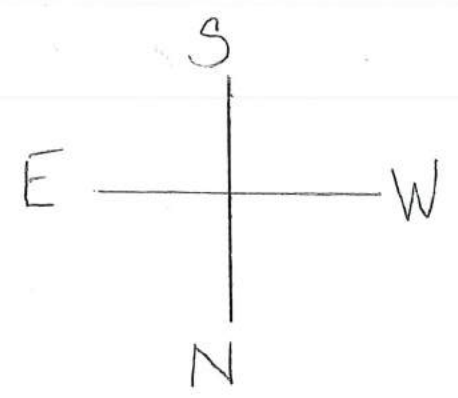




Q Concrete dock on No.  
side looking east. New railing  
to be installed for safety  
There is evidence of old  
metal rails along this  
dock

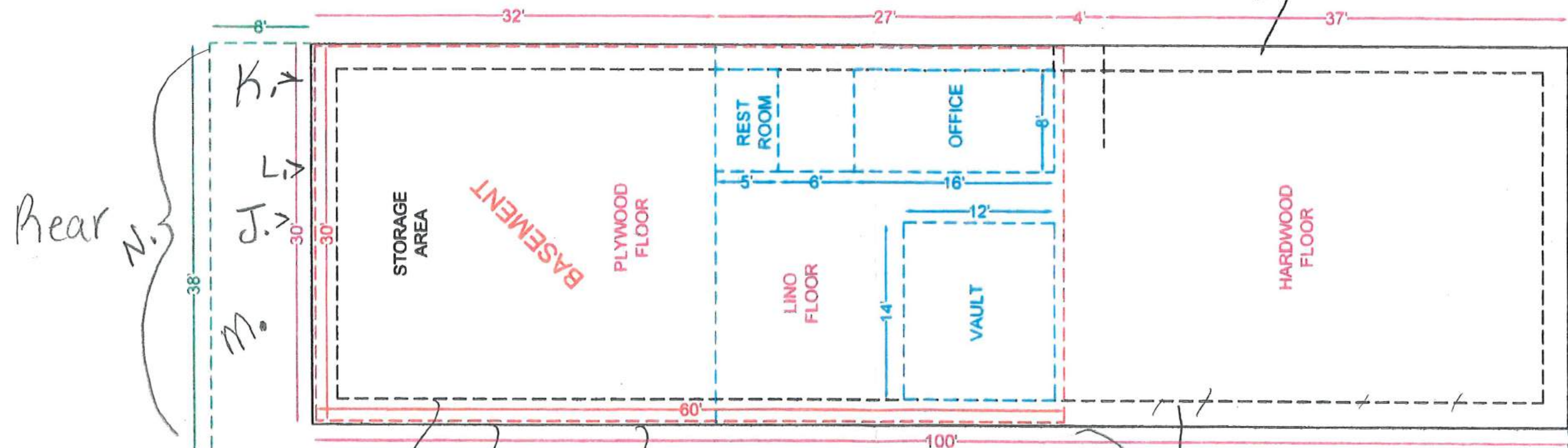






Exterior

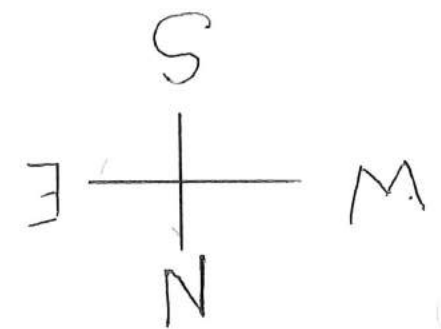
APPROX.  
2' THICK WALLS



A.  
Front  
B., C., D.

Installation of  
handicap ramp

NEVADA STATE BANK  
01-102-01



#1 water lines and  
water heater. This  
is where the water enters  
the building

Looking north beneath  
community space



#2 stairs to basement  
— these need to be widened —  
— Looking towards south wall —





#3 water, & sewage  
lines needing an upgrade

Location: South wall under  
existing restroom





#4 wider view of HVAC  
& water lines

Heating & cooling needs to  
be brought into Art/dance space

0 1 2 3 4 5 6 7 8 9 10 11 12



Close-up of sewer line going  
through concrete / stone wall

These walls have been previously  
re-inforced w/ gunnite #5

Location: SE. corner of  
building



#6 wider look at sewer  
lines exiting east wall





6-17-98 10:00 AM MI





#8 a wider view under  
concrete dock @ east-end bldg.

PHOTO 3154 34.07.04





#9 NE corner, Under  
concrete dock

PHOTO 02-01-15

#10 west end basement

shows dirt build up

10-19-2018 11:11



#11 Looking east under the  
art/dance studio  
Area needs bracing as do  
the posts

PH 11-11-2014 14:14





#12 Looking West Under  
the Art/dance studio.

Additional bracing needed  
(reinforcing)

PHOTOGRAPHED BY



#13 Looking south, under  
the Art/dance studio



- #14 Looking west towards concrete vault wall
- Shows WD Posts that
- need re-inforcement



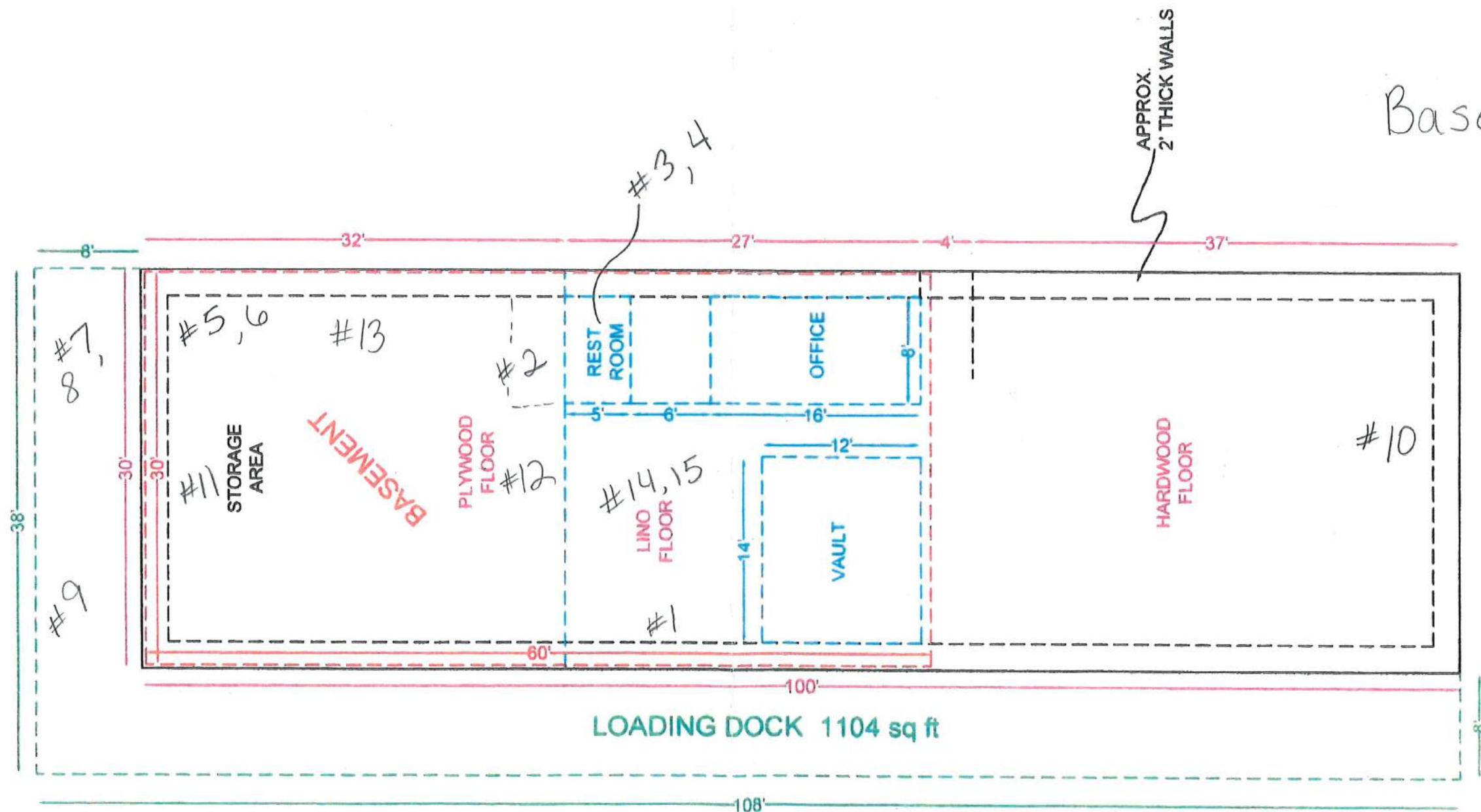


#15 closer look of  
wood posts near  
vault wall

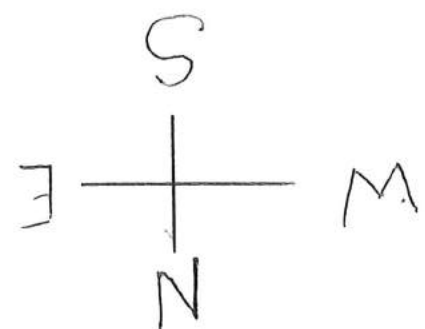
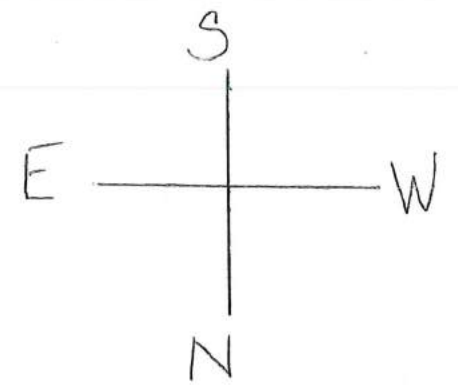




NEVADA STATE BANK  
01-102-01



Basement





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## *Eureka Restoration Enterprise*

*A 501c3 Organization*

### 3. Mission Statement, History, and Length of Time Established

We organized as a group in September 2015 and gained our official recognition as a 501C3 organization in April 2016. Please see the attached Nonprofit Articles of Incorporation that includes our mission statement/purpose (see item 4).

Signed: Garney Damele

Garney Damele, President



BARBARA K. CEGAVSKE  
Secretary of State  
202 North Carson Street  
Carson City, Nevada 89701-4201  
(775) 684-5708  
Website: www.nvsos.gov

1. NUMBER 0001 2. DATE 08/08/2016 3. TIME 1:15 PM 4. PAGE 1 OF 1  
\*040604\*

# Nonprofit Articles of Incorporation (PURSUANT TO NRS CHAPTER 82)

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number <b>20160161075-49</b> Filing Date and Time <b>04/08/2016 1:15 PM</b> Entity Number <b>E0162282016-9</b>
--	--

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

1. Name of Corporation:	EUREKA RESTORATION ENTERPRISE
2. Registered Agent for Service of Process: (check only one box)	<input checked="" type="checkbox"/> Commercial Registered Agent: <u>Shay L Wells</u> Name <input type="checkbox"/> Noncommercial Registered Agent (name and address below) <b>OR</b> <input type="checkbox"/> Office or Position with Entity (name and address below) Name of Noncommercial Registered Agent <b>OR</b> Name of Title of Office or Other Position with Entity Street Address City Nevada Zip Code Mailing Address (if different from street address) City Nevada Zip Code
3. Names and Addresses of the Board of Directors/Trustees: (each Director/Trustee must be a natural person at least 18 years of age; attach additional page if more than four directors/trustees)	1) <u>Garney Damele</u> Name 400 9th Street Eureka NV 89316 Street Address City State Zip Code 2) <u>Amanda Pearce</u> Name 11 N Spring Street Eureka NV 89316 Street Address City State Zip Code 3) _____ Name Street Address City State Zip Code 4) _____ Name Street Address City State Zip Code
4. Purpose: (required; continue on additional page if necessary)	The purpose of the corporation shall be: The purpose of the corporation will be to improve (continued in its entirety on the attached page)
5. Name, Address and Signature of Incorporator: (attach additional page if more than one incorporator)	I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State. <u>Garney Damele</u> Name 400 9th Street Eureka NV 89316 Address City State Zip Code Incorporator Signature
6. Certificate of Acceptance of Appointment of Registered Agent:	I hereby accept appointment as Registered Agent for the above named Entity. <u>X SL Wells</u> Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date <u>4/8/16</u>

**ATTACHMENT TO ARTICLES OF INCORPORATION OF  
EUREKA RESTORATION ENTERPRISE**

**ARTICLE 4**

**Purpose**

The purpose of the corporation will be to improve, restore and revitalize the blighted, deteriorating, and vacant areas of Main Street in Eureka, Nevada.

This organization intends to operate as a 501c3 non-profit in accordance with IRS regulations. The activities and functions of this organization center around historic preservation while maintaining Eureka's unique historic identity.

One of the corporation's key goals is to lessen the burden on our local government by raising funds for public improvement projects that the County cannot afford. These projects include creating more parking out of vacant lots, maintaining and enhancing open-spaces, and organizing and promoting various community-based beautification projects.

The corporation intends to work with local school children and educators to help create a historic display highlighting local community founding families. For example, a vacant lot will serve as a parking lot with the perimeter utilized as a walk-around museum with artifacts and educational displays that highlight Eureka's past mining era.

Through funding and logistical assistance from the corporation, a local art class will help turn an empty alley into a retreat for visitors complete with locally-made signs, sculptures, and benches. The corporation will coordinate efforts to encourage children to help plant, paint, and clean up some of the currently unused space in town.

Grants will allow the corporation to help maintain public buildings that the local government is currently unable and/or unwilling to maintain.

The corporation's purpose is to not only combat community deterioration through building preservation and clean-up, but also to educate the community and tourists with historic displays and monuments.

In these ways, the corporation will strive to educate, beautify, and preserve the local history of Eureka, Nevada, a once vibrant mining town in central Nevada. This corporation is a nonprofit corporation for public benefit and is not organized for the private gain of any person.





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## ***Eureka Restoration Enterprise***

*A 501c3 Organization*

4. Detailed report on current CCCHP grant status as well as outcome of previous CCCHP or CCA grants

Eureka Restoration Enterprise does not have a current CCCHP grant or CCA grant therefore this question is not applicable; there is no outcome or status to report.

Signed: Garney Damele

Garney Damele, President



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## *Eureka Restoration Enterprise*

### *Current List of All Grants & Additional Funding, last three years*

Fiscal Year runs April 1 thru March 31

2016-2017:

- \$5,000 Kinross Mining Co.
- \$5,000 GRP Pan Mine, LLC
- \$713 Nevada Arts Council
- \$6,086 fundraising, cleaning out building at 180 N. Main St. and selling its contents
- \$500 Eureka Lions Club
- \$100 Mt Wheeler Power
- \$500 Elko Federal Credit Union
- \$500 Rocky Mountain Agronomics
- \$50 Beverly Conley
- \$50 Diane Wise
- \$500 Laurel Marshall
- \$100 Leora Betschart
- \$200 General Moly
- \$500 income from raffle
- \$500 income from Art & Wine Festival

2017-2018:

- \$1,800 Eureka County Recreation Board (for Scavenger Hunt event)
- \$1,000 Ledcor Corporation
- \$600 GRP Pan Mine
- \$4,500 Nevada Humanities
- \$1,600 Eureka County Recreation Board (for Wine Walk Event)
- \$2,974 Eureka County Recreation Board (for Wine Walk Event)

- \$100 Mt. Wheeler Power
- \$3,170 Nevada Arts Council
- \$2,000 Barrick Gold Mines
- \$2,500 McEwen Mining
- \$500 Dea Bailey
- \$200 Eureka Supply
- \$7,000 Ithurralde Family
- \$1,000 revenue from 180, ERE's art gallery
- \$500 revenue from Art Wine Music Fest

2018-2019:

- \$13,050 Eureka County Recreation Board
- \$10,200 McEwen Mining Inc.
- \$10,000 Ruby Hill Mining Company
- \$36,500 Barrick Gold Corporation
- \$50,000 Nevada State Bank (in-kind donation)
- \$1,000 Direct Force Maintenance
- \$2,500 Pan Mine
- \$36,400 grant from the U.S.D.A. Rural Development
- \$2,000 revenue from 180, ERE's art gallery
- \$3,000 revenue from Art Wine Music Fest

2019-2020 (to date)

- \$5,000 Kinross Mining Company
- \$6,000 Barrick Goldstrike
- \$5,000 Mt. Wheeler Power
- \$4,000 Economy Drug
- \$500 Bath Lumber
- \$950 Interwest Supply Company
- \$1,000 Ledcor
- \$7,000 revenue from Art, Wine Music Fest

Signed: \_\_\_\_\_

*Garney Damele*

Garney Damele, President  
Eureka Restoration Enterprise

Date: \_\_\_\_\_

*2/24/20*



# COMMERCIAL INSURANCE APPLICATION

CSR: FS

## APPLICANT INFORMATION SECTION

DATE (MM/DD/YYYY)  
3/19/2019

<b>AGENCY</b> E.H. Hursh, Inc. 295 S. Maine Street Fallon, NV 89406 Fred A. Rogne		<b>CARRIER</b> Lloyd's of London		<b>NAIC CODE</b>
<b>CONTACT NAME:</b> Fred A. Rogne <b>PHONE (A/C, No, Ext):</b> 775-423-6501 <b>FAX (A/C, No):</b> 775-423-7539 <b>E-MAIL ADDRESS:</b>		<b>UNDERWRITER:</b>		<b>UNDERWRITER OFFICE:</b>
<b>CODE:</b>		<b>POLICIES OR PROGRAM REQUESTED</b> <b>GENERAL LIABILITY/PROPERTY</b>		<b>POLICY NUMBER</b> <b>APPLICATION</b>
<b>AGENCY CUSTOMER ID:</b> EUREK-2		<b>INDICATE SECTIONS ATTACHED</b>		<b>TRUCKERS/MOTOR CARRIER</b>
		<input type="checkbox"/> ACCOUNTS RECEIVABLE/ VALUABLE PAPERS		<input type="checkbox"/> UMBRELLA
		<input type="checkbox"/> BOILER & MACHINERY		<input type="checkbox"/> VEHICLE SCHEDULE
		<input type="checkbox"/> BUSINESS AUTO		<input type="checkbox"/> WORKERS COMPENSATION
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		<input type="checkbox"/> YACHT
		<input type="checkbox"/> CRIME/MISCELLANEOUS CRIME		
		<input type="checkbox"/> DEALERS		
		<input checked="" type="checkbox"/> DRIVER INFO SCHEDULE		
		<input type="checkbox"/> ELECTRONIC DATA PROC		
		<input type="checkbox"/> EQUIPMENT FLOATER		
		<input type="checkbox"/> GARAGE AND DEALERS		
		<input type="checkbox"/> GLASS AND SIGN		
		<input type="checkbox"/> INSTALLATION/BUILDERS RISK		
		<input type="checkbox"/> OPEN CARGO		
		<input checked="" type="checkbox"/> PROPERTY		
		<input type="checkbox"/> TRANSPORTATION/ MOTOR TRUCK CARGO		

### STATUS OF TRANSACTION

### PACKAGE POLICY INFORMATION

<input checked="" type="checkbox"/> QUOTE	<input checked="" type="checkbox"/> ISSUE POLICY	<input type="checkbox"/> RENEW	ENTER THIS INFORMATION WHEN COMMON DATES AND TERMS APPLY TO SEVERAL LINES, OR FOR MONOLINE POLICIES.				
<input checked="" type="checkbox"/> BOUND (Give Date and/or Attach Copy):			<b>PROPOSED EFF DATE</b>	<b>PROPOSED EXP DATE</b>	<b>BILLING PLAN</b>	<b>PAYMENT PLAN</b>	<b>AUDIT</b>
<b>CHANGE</b>	<b>DATE</b>	<b>TIME</b>	<input checked="" type="checkbox"/> AM		<input checked="" type="checkbox"/> DIRECT BILL		
<b>CANCEL</b>	04/01/19	12:00		04/01/20	<input type="checkbox"/> AGENCY BILL		
						<b>PACKAGE POLICY PREMIUM: \$</b>	

### APPLICANT INFORMATION

<b>NAME (First Named Insured &amp; Other Named Insureds)</b> Eureka Restoration Enterprise		<b>MAILING ADDRESS INCL ZIP+4 (of First Named Insured)</b> P O Box 742 Eureka, NV 89316	
<b>FEIN OR SOC SEC # (of First Named Insured):</b>		<b>PHONE (A/C, No, Ext):</b> 775-318-0305	
<b>E-MAIL ADDRESS(ES):</b> eureka restoration enterprise@gmail.com		<b>WEBSITE ADDRESS(ES):</b>	
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> CORPORATION	<input checked="" type="checkbox"/> SUBCHAPTER "S" CORPORATION NOT FOR PROFIT ORG	<input type="checkbox"/> LLC
<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> JOINT VENTURE	<b>NO. OF MEMBERS AND MANAGERS</b>	
<b>CR BUREAU NAME:</b>		<b>DATE BUS STARTED</b>	
<b>INSPECTION CONTACT: Garney Damele</b>		<b>ID NUMBER:</b>	
<b>PHONE (A/C, No, Ext):</b> 775-318-0305		<b>ACCOUNTING RECORDS CONTACT: same</b>	
<b>E-MAIL ADDRESS: l.com</b>		<b>PHONE (A/C, No, Ext):</b>	
<b>E-MAIL ADDRESS:</b>		<b>E-MAIL ADDRESS:</b>	

### PREMISES INFORMATION

ACORD 823 attached for additional premises

LOC #	BLD #	STREET, CITY, COUNTY, STATE, ZIP+4	CITY LIMITS	INTEREST	YR BUILT	# EMPLOYEES	ANNUAL REVENUES	% OCCUPIED
001	001	91 N Main Street Eureka NV 89316 Eureka	INSIDE OUTSIDE	<input checked="" type="checkbox"/> OWNER TENANT	1879			100
			INSIDE OUTSIDE	OWNER TENANT				
			INSIDE OUTSIDE	OWNER TENANT				
			INSIDE OUTSIDE	OWNER TENANT				

### NATURE OF BUSINESS/DESCRIPTION OF OPERATIONS BY PREMISE(S)

001 001 Tenant Occupied Commercial Building 1/3 Satellite Pharmacy, 1/3 Coffee Tea (no cooking), 1/3 Dance/Yoga/Art Studio. Prior owner Nevada State Bank



## GENERAL INFORMATION

AGENCY CUSTOMER ID:

EUREK-2

CSR: FS

## EXPLAIN ALL "YES" RESPONSES

1a. IS THE APPLICANT A SUBSIDIARY OF ANOTHER ENTITY ?	Y/N
	N
1b. DOES THE APPLICANT HAVE ANY SUBSIDIARIES?	N
2. IS A FORMAL SAFETY PROGRAM IN OPERATION?	N
3. ANY EXPOSURE TO FLAMMABLES, EXPLOSIVES, CHEMICALS?	N
4. ANY CATASTROPHE EXPOSURE?	N
5. ANY OTHER INSURANCE WITH THIS COMPANY OR BEING SUBMITTED?	N
6. ANY POLICY OR COVERAGE DECLINED, CANCELLED OR NON-RENEWED DURING THE PRIOR THREE (3) YEARS? (Not applicable in MO)	N
7. ANY PAST LOSSES OR CLAIMS RELATING TO SEXUAL ABUSE OR MOLESTATION ALLEGATIONS, DISCRIMINATION OR NEGLIGENT HIRING?	N
8. DURING THE LAST FIVE YEARS (TEN IN RI), HAS ANY APPLICANT BEEN INDICTED FOR OR CONVICTED OF ANY DEGREE OF THE CRIME OF FRAUD, BRIBERY, ARSON OR ANY OTHER ARSON-RELATED CRIME IN CONNECTION WITH THIS OR ANY OTHER PROPERTY? (In RI, this question must be answered by any applicant for property insurance. Failure to disclose the existence of an arson conviction is a misdemeanor punishable by a sentence of up to one year of imprisonment).	N
9. ANY UNCORRECTED FIRE CODE VIOLATIONS?	N
10. ANY BANKRUPTCIES, TAX OR CREDIT LIENS AGAINST THE APPLICANT IN THE PAST FIVE (5) YEARS?	N
11. HAS BUSINESS BEEN PLACED IN A TRUST? IF "YES", NAME OF TRUST:	N
12. ANY FOREIGN OPERATIONS, FOREIGN PRODUCTS DISTRIBUTED IN USA, OR US PRODUCTS SOLD/DISTRIBUTED IN FOREIGN COUNTRIES? (If "YES", attach ACORD 815 for Liability Exposure and/or ACORD 816 for Property Exposure)	N

REMARKS/PROCESSING INSTRUCTIONS (Attach additional sheets if more space is required)

COPY OF THE NOTICE OF INFORMATION PRACTICES (PRIVACY) HAS BEEN GIVEN TO THE APPLICANT. (Not applicable in all states, consult your agent or broker for your state's requirements.)

**NOTICE OF INSURANCE INFORMATION PRACTICES** - PERSONAL INFORMATION ABOUT YOU, INCLUDING INFORMATION FROM A CREDIT REPORT, MAY BE COLLECTED FROM PERSONS OTHER THAN YOU IN CONNECTION WITH THIS APPLICATION FOR INSURANCE AND SUBSEQUENT POLICY RENEWALS. SUCH INFORMATION AS WELL AS OTHER PERSONAL AND PRIVILEGED INFORMATION COLLECTED BY US OR OUR AGENTS MAY IN CERTAIN CIRCUMSTANCES BE DISCLOSED TO THIRD PARTIES WITHOUT YOUR AUTHORIZATION. YOU HAVE THE RIGHT TO REVIEW YOUR PERSONAL INFORMATION IN OUR FILES AND CAN REQUEST CORRECTION OF ANY INACCURACIES. A MORE DETAILED DESCRIPTION OF YOUR RIGHTS AND OUR PRACTICES REGARDING SUCH INFORMATION IS AVAILABLE UPON REQUEST. CONTACT YOUR AGENT OR BROKER FOR INSTRUCTIONS ON HOW TO SUBMIT A REQUEST TO US.

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND [NY: SUBSTANTIAL] CIVIL PENALTIES. (Not applicable in CO, FL, HI, MA, NE, OH, OK, OR, or VT; in DC, LA, ME, TN, VA and WA, insurance benefits may also be denied)

IN FLORIDA, ANY PERSON WHO KNOWINGLY AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE ANY INSURER FILES A STATEMENT OF CLAIM OR AN APPLICATION CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION IS GUILTY OF A FELONY OF THE THIRD DEGREE.

THE UNDERSIGNED IS AN AUTHORIZED REPRESENTATIVE OF THE APPLICANT AND REPRESENTS THAT REASONABLE ENQUIRY HAS BEEN MADE TO OBTAIN THE ANSWERS TO QUESTIONS ON THIS APPLICATION. HE/SHE REPRESENTS THAT THE ANSWERS ARE TRUE, CORRECT AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE.

PRODUCER'S SIGNATURE

PRODUCER'S NAME (Please Print)

Fred A. Rogne

STATE PRODUCER LICENSE NO  
(Required in Florida)

APPLICANT'S SIGNATURE

DATE

NATIONAL PRODUCER NUMBER

## PRIOR CARRIER INFORMATION

AGENCY CUSTOMER ID:

EUREK-2

CSR: FS

LINE	CATEGORY	NEW											
GENERAL COMMERCIAL LIABILITY	CARRIER												
	POLICY NUMBER												
	POLICY TYPE	CLAIMS MADE	OCCURRENCE	CLAIMS MADE	OCCURRENCE	CLAIMS MADE	OCCURRENCE	CLAIMS MADE	OCCURRENCE	CLAIMS MADE	OCCURRENCE	CLAIMS MADE	OCCURRENCE
	RETRO DATE												
	EFF-EXP DATE												
	GENERAL AGGREGATE												
	PRODUCTS COMP OP AGGREGATE												
	PERSONAL & ADV INJ												
	EACH OCCURRENCE												
	FIRE DAMAGE												
	MEDICAL EXPENSE												
	BODILY INJURY	OCCURRENCE				OCCURRENCE				OCCURRENCE			
		AGGREGATE				AGGREGATE				AGGREGATE			
	PROPERTY DAMAGE	OCCURRENCE				OCCURRENCE				OCCURRENCE			
		AGGREGATE				AGGREGATE				AGGREGATE			
COMBINED SINGLE LIMIT													
MODIFICATION FACTOR													
TOTAL PREMIUM													
AUTOMOBILITY	CARRIER												
	POLICY NUMBER												
	POLICY TYPE												
	EFF-EXP DATE												
	COMBINED SINGLE LIMIT												
	BODILY INJURY	EA PERSON				EA PERSON				EA PERSON			
		EA ACCIDENT				EA ACCIDENT				EA ACCIDENT			
	PROPERTY DAMAGE												
	MODIFICATION FACTOR												
	TOTAL PREMIUM												
PROPERTY	CARRIER												
	POLICY NUMBER												
	POLICY TYPE												
	EFF-EXP DATE												
	BUILDING	AMT				AMT				AMT			
	PERS PROP	AMT				AMT				AMT			
	MODIFICATION FACTOR												
TOTAL PREMIUM													
	CARRIER												
	POLICY NUMBER												
	POLICY TYPE												
	EFF-EXP DATE												
	LIMIT												
	MODIFICATION FACTOR												
TOTAL PREMIUM													

## LOSS HISTORY

ENTER ALL CLAIMS OR LOSSES (REGARDLESS OF FAULT AND WHETHER OR NOT INSURED) OR OCCURRENCES THAT MAY GIVE RISE TO CLAIMS FOR THE PRIOR 5 YEARS (3 YEARS IN KS &amp; NY)

DATE OF OCCURRENCE	LINE	TYPE/DESCRIPTION OF OCCURRENCE OR CLAIM	DATE OF CLAIM	AMOUNT PAID	AMOUNT RESERVED	CLAIM STATUS	
						OPEN	CLOS

REMARKS NOTE: FIDELITY REQUIRES A FIVE YEAR LOSS HISTORY

## ATTACHMENTS

STATE SUPPLEMENT(S) (If applicable)



# COMMERCIAL GENERAL LIABILITY SECTION

CSR: FS

DATE (MM/DD/YYYY)  
3/19/2019

AGENCY <b>E.H. Hursh, Inc.</b> 295 S. Maine Street Fallon, NV 89406 Fred A. Rogne	PHONE (A/C, No, Ext): <b>775-423-6501</b> FAX (A/C, No): <b>775-423-7539</b>	APPLICANT <b>Eureka Restoration Enterprise</b> (First Named Insured)
CODE: AGENCY CUSTOMER ID: <b>EUREK-2</b>	SUB CODE:	EFFECTIVE DATE <b>04/01/19</b> EXPIRATION DATE <b>04/01/20</b> <input checked="" type="checkbox"/> DIRECT BILL AGENCY BILL    PAYMENT PLAN    AUDIT
FOR COMPANY USE ONLY		

COVERAGES		LIMITS		PREMIUMS	
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		GENERAL AGGREGATE	\$ 2,000,000		
<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCURRENCE		PRODUCTS & COMPLETED OPERATIONS AGGREGATE	\$ 2,000,000		PREMISES/OPERATIONS
<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROTECTIVE		PERSONAL & ADVERTISING INJURY	\$ 1,000,000		\$
		EACH OCCURRENCE	\$ 1,000,000		PRODUCTS
DEDUCTIBLES		DAMAGE TO RENTED PREMISES (each occurrence)	\$ 100,000		\$
<input type="checkbox"/> PROPERTY DAMAGE \$		MEDICAL EXPENSE (Any one person)	\$ 5,000		OTHER
<input type="checkbox"/> BODILY INJURY \$		EMPLOYEE BENEFITS	\$		\$
					TOTAL
OTHER COVERAGES, RESTRICTIONS AND/OR ENDORSEMENTS (For hired/non-owned auto coverages attach the applicable state Business Auto Section, ACORD 137)					\$

## SCHEDULE OF HAZARDS

LOC #	HAZ #	CLASSIFICATION	CLASS CODE	PREMIUM BASIS	EXPOSURE	TERR	RATE		PREMIUM	
							PREM/OPS	PRODUCTS	PREM/OPS	PRODUCTS
001	01	Building or Premises - bank or office - mercantile or manufacturing - maintained by the insured lessor's risk only	61217	A	3000					

RATING AND PREMIUM BASIS  
 (S) GROSS SALES - PER \$1,000/SALES    (P) PAYROLL - PER \$1,000/PAY    (C) TOTAL COST - PER \$1,000/COST    (U) UNIT - PER UNIT  
 (A) AREA - PER 1,000/SQ FT    (M) ADMISSIONS - PER 1,000/ADM    (T) OTHER

## CLAIMS MADE (Explain all "Yes" responses)

EXPLAIN ALL "YES" RESPONSES	Y/N
1. PROPOSED RETROACTIVE DATE:	
2. ENTRY DATE INTO UNINTERRUPTED CLAIMS MADE COVERAGE	
3. HAS ANY PRODUCT, WORK, ACCIDENT, OR LOCATION BEEN EXCLUDED, UNINSURED OR SELF-INSURED FROM ANY PREVIOUS COVERAGE?	<input type="checkbox"/>
4. WAS TAIL COVERAGE PURCHASED UNDER ANY PREVIOUS POLICY?	<input type="checkbox"/>

## EMPLOYEE BENEFITS LIABILITY

1. DEDUCTIBLE PER CLAIM: \$	3. NUMBER OF EMPLOYEES COVERED BY EMPLOYEE BENEFITS PLANS:
2. NUMBER OF EMPLOYEES:	4. RETROACTIVE DATE:

**CONTRACTORS**
**EUREK-2**
**CSR: FS**

EXPLAIN ALL "YES" RESPONSES (For past or present operations)				Y/N
1. DOES APPLICANT DRAW PLANS, DESIGNS, OR SPECIFICATIONS FOR OTHERS?				<input type="checkbox"/>
2. DO ANY OPERATIONS INCLUDE BLASTING OR UTILIZE OR STORE EXPLOSIVE MATERIAL?				<input type="checkbox"/>
3. DO ANY OPERATIONS INCLUDE EXCAVATION, TUNNELING, UNDERGROUND WORK OR EARTH MOVING?				<input type="checkbox"/>
4. DO YOUR SUBCONTRACTORS CARRY COVERAGES OR LIMITS LESS THAN YOURS?				<input type="checkbox"/>
5. ARE SUBCONTRACTORS ALLOWED TO WORK WITHOUT PROVIDING YOU WITH A CERTIFICATE OF INSURANCE?				<input type="checkbox"/>
6. DOES APPLICANT LEASE EQUIPMENT TO OTHERS WITH OR WITHOUT OPERATORS?				<input type="checkbox"/>
DESCRIBE THE TYPE OF WORK SUBCONTRACTED	\$ PAID TO SUB-CONTRACTORS:	% OF WORK SUBCONTRACTED:	# FULL-TIME STAFF:	# PART-TIME STAFF:

**PRODUCTS/COMPLETED OPERATIONS**

PRODUCTS	ANNUAL GROSS SALES	# OF UNITS	TIME IN MARKET	EXPECTED LIFE	INTENDED USE	PRINCIPAL COMPONENTS

EXPLAIN ALL "YES" RESPONSES (For any past or present product or operation) PLEASE ATTACH LITERATURE, BROCHURES, LABELS, WARNINGS, ETC.		Y/N
1. DOES APPLICANT INSTALL, SERVICE OR DEMONSTRATE PRODUCTS?		<input type="checkbox"/>
2. FOREIGN PRODUCTS SOLD, DISTRIBUTED, USED AS COMPONENTS? (If "YES", attach ACORD 815)		<input type="checkbox"/>
3. RESEARCH AND DEVELOPMENT CONDUCTED OR NEW PRODUCTS PLANNED?		<input type="checkbox"/>
4. GUARANTEES, WARRANTIES, HOLD HARMLESS AGREEMENTS?		<input type="checkbox"/>
5. PRODUCTS RELATED TO AIRCRAFT/SPACE INDUSTRY?		<input type="checkbox"/>
6. PRODUCTS RECALLED, DISCONTINUED, CHANGED?		<input type="checkbox"/>
7. PRODUCTS OF OTHERS SOLD OR RE-PACKAGED UNDER APPLICANT LABEL?		<input type="checkbox"/>
8. PRODUCTS UNDER LABEL OF OTHERS?		<input type="checkbox"/>
9. VENDORS COVERAGE REQUIRED?		<input type="checkbox"/>
10. DOES ANY NAMED INSURED SELL TO OTHER NAMED INSURED?		<input type="checkbox"/>



**ADDITIONAL INTEREST/CERTIFICATE RECIPIENT**
☐ ACORD 45 attached for additional names

**EUREK-2**
**CSR: FS**

INTEREST	RANK:	NAME AND ADDRESS	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER	
<input type="checkbox"/> ADDITIONAL INSURED					LOCATION:	BUILDING:
<input type="checkbox"/> LOSS PAYEE					VEHICLE:	BOAT:
<input type="checkbox"/> MORTGAGEE					SCHEDULED ITEM NUMBER:	
<input type="checkbox"/> LIENHOLDER					OTHER	
<input type="checkbox"/> EMPLOYEE AS LESSOR						
ITEM DESCRIPTION:						

**GENERAL INFORMATION**

EXPLAIN ALL "YES" RESPONSES (For all past or present operations)	Y/N
1. ANY MEDICAL FACILITIES PROVIDED OR MEDICAL PROFESSIONALS EMPLOYED OR CONTRACTED?	<input type="checkbox"/> N
2. ANY EXPOSURE TO RADIOACTIVE/NUCLEAR MATERIALS?	<input type="checkbox"/> N
3. DO/HAVE PAST, PRESENT OR DISCONTINUED OPERATIONS INVOLVE(D) STORING, TREATING, DISCHARGING, APPLYING, DISPOSING, OR TRANSPORTING OF HAZARDOUS MATERIAL? (e.g. landfills, wastes, fuel tanks, etc)	<input type="checkbox"/> N
4. ANY OPERATIONS SOLD, ACQUIRED, OR DISCONTINUED IN LAST FIVE (5) YEARS?	<input type="checkbox"/> N
5. MACHINERY OR EQUIPMENT LOANED OR RENTED TO OTHERS?	<input type="checkbox"/> N
6. ANY WATERCRAFT, DOCKS, FLOATS OWNED, HIRED OR LEASED?	<input type="checkbox"/> N
7. ANY PARKING FACILITIES OWNED/RENTED?	<input type="checkbox"/> N
8. IS A FEE CHARGED FOR PARKING?	<input type="checkbox"/> N
9. RECREATION FACILITIES PROVIDED?	<input type="checkbox"/> N
10. IS THERE A SWIMMING POOL ON THE PREMISES?	<input type="checkbox"/> N
11. SPORTING OR SOCIAL EVENTS SPONSORED?	<input type="checkbox"/> N
12. ANY STRUCTURAL ALTERATIONS CONTEMPLATED?	<input type="checkbox"/> N
13. ANY DEMOLITION EXPOSURE CONTEMPLATED?	<input type="checkbox"/> N
14. HAS APPLICANT BEEN ACTIVE IN OR IS CURRENTLY ACTIVE IN JOINT VENTURES?	<input type="checkbox"/> N
15. DO YOU LEASE EMPLOYEES TO OR FROM OTHER EMPLOYERS?	<input type="checkbox"/> N
16. IS THERE A LABOR INTERCHANGE WITH ANY OTHER BUSINESS OR SUBSIDIARIES?	<input type="checkbox"/> N

## GENERAL INFORMATION (continued)

EUREK-2

CSR: FS

EXPLAIN ALL "YES" RESPONSES (For all past or present operations)

17. ARE DAY CARE FACILITIES OPERATED OR CONTROLLED?

Y / N

N

18. HAVE ANY CRIMES OCCURRED OR BEEN ATTEMPTED ON YOUR PREMISES WITHIN THE LAST THREE (3) YEARS?

N

19. IS THERE A FORMAL, WRITTEN SAFETY AND SECURITY POLICY IN EFFECT?

N

20. DOES THE BUSINESSES' PROMOTIONAL LITERATURE MAKE ANY REPRESENTATIONS ABOUT THE SAFETY OR SECURITY OF THE PREMISES?

N

## REMARKS

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND [NY: SUBSTANTIAL] CIVIL PENALTIES. (Not applicable in CO, FL, HI, MA, NE, OH, OK, OR or VT. In DC, LA, ME, TN, VA and WA insurance benefits may also be denied).

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**ACORD<sup>TM</sup> PROPERTY SECTION**DATE (MM/DD/YYYY)  
3/19/2019

AGENCY <b>E.H. Hursh, Inc.</b> 295 S. Main Street Fallon, NV 89406 Fred A. Rogne	PHONE (A/C, No, Ext): <b>775-423-6501</b> FAX (A/C, No): <b>775-423-7539</b>	APPLICANT <b>Eureka Restoration Enterprise</b> (First Named Insured)
CODE: _____	SUB CODE: _____	EFFECTIVE DATE <b>04/01/19</b> EXPIRATION DATE <b>04/01/20</b> <input checked="" type="checkbox"/> DIRECT BILL    PAYMENT PLAN _____    AUDIT _____ <input checked="" type="checkbox"/> AGENCY BILL
AGENCY CUSTOMER ID: <b>EUREK-2</b>		FOR COMPANY USE ONLY

PREMISES #:	<b>001</b>	STREET ADDRESS:	<b>91 N Main Street Eureka NV 89316</b>
BUILDING #:	<b>001</b>	BLDG DESCRIPTION:	<b>Commercial Building Tenant Occupied</b>

SUBJECT OF INSURANCE	AMOUNT	COINS %	VALUATION	CAUSES OF LOSS	INFLATION GUARD %	DEDUCTIBLE	BLKT COV	FORMS AND CONDITIONS TO APPLY
<b>BUILDING</b>	<b>400,000</b>	<b>80</b>	<b>ACV</b>	<b>SPECIAL</b>		<b>1000</b>		

ADDITIONAL INFORMATION		BUSINESS INCOME / EXTRA EXPENSE		BUSINESS INCOME W/O EXTRA EXPENSE		EXTRA EXPENSE	
TYPE OF BUSINESS	ORDINARY PAYROLL	POWER/HEAT	EXT PERIOD	TUITION FEES	OFF PREM POWER	DEPEND PROP	
<input type="checkbox"/> NON MFG	<input type="checkbox"/> EXCL <input type="checkbox"/> INCL	\$ _____ DED _____ DAYS _____		\$ _____ STUDENTS _____	<input type="checkbox"/> POWER	<input type="checkbox"/> % COIN	
<input type="checkbox"/> MFG	<input type="checkbox"/> 90 DAYS	ELEC MEDIA _____	MO PERIOD _____	\$ _____ OTHER ED SERV/INC _____	<input type="checkbox"/> WATER	<input type="checkbox"/> CONT LOC	
<input type="checkbox"/> MINING	<input type="checkbox"/> 180 DAYS	_____ DAYS _____	LIMIT _____		<input type="checkbox"/> COMM (DESCR BELOW)	<input type="checkbox"/> REC LOC	
<input type="checkbox"/> % COINS	\$ _____	ORD OR LAW _____	MAX PERIOD _____			<input type="checkbox"/> MFG LOC	
NAME AND ADDRESS(ES) FOR OFF PREM POWER OR DEPEND PROP					EXTRA EXPENSE _____ DAYS PERIOD REST		
					LIMIT LOSS PAY _____ % _____ % _____ %		

ADDITIONAL COVERAGES, OPTIONS, RESTRICTIONS, ENDORSEMENTS AND RATING INFORMATION

CONSTRUCTION TYPE	DISTANCE TO HYDRANT	FIRE STAT	FIRE DISTRICT/CODE NUMBER	PROT CL	# STORIES	# BASMT'S	YR BUILT	TOTAL AREA
<b>MASONRY</b>	<b>50 FT</b>	<b>1 MI</b>	<b>Eureka/</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>1879</b>	<b>3,000</b>

BUILDING IMPROVEMENTS	BLDG CODE GRADE	TAX CODE	ROOF TYPE	OTHER OCCUPANCIES
<input checked="" type="checkbox"/> WIRING, YR: <b>90</b>	<input checked="" type="checkbox"/> PLUMBING, YR: <b>90</b>			
<input checked="" type="checkbox"/> ROOFING, YR: <b>09</b>	<input checked="" type="checkbox"/> HEATING, YR: <b>90</b>			
OTHER: _____	WIND CLASS			HEATING BOILER ON PREMISES? <input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> RESISTIVE <input type="checkbox"/> SEMI-RESISTIVE <input type="checkbox"/> OTHER			IF YES, IS INSURANCE PLACED ELSEWHERE? <input type="checkbox"/> YES <input type="checkbox"/> NO

RIGHT EXPOSURE & DISTANCE	LEFT EXPOSURE & DISTANCE	REAR EXPOSURE & DISTANCE
<b>Comm Bldg Adjacent</b>	<b>Street 25'</b>	<b>Parking</b>
BURGLAR ALARM TYPE	CERTIFICATE #	EXPIRATION DATE
BURGLAR ALARM INSTALLED AND SERVICED BY	# GUARDS/WATCHMEN	
PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO2/Chemical Systems)	% SPRNK	FIRE ALARM MANUFACTURER
		CENTRAL STATION
		WITH KEYS
		CLOCK HOURLY
		CENTRAL STATION
		LOCAL GONG

ADDITIONAL INTERESTS			
RANK:	NAME AND ADDRESS:	REFERENCE #:	CERTIFICATE REQUIRED
INTEREST	ITEM DESCRIPTION:		INTEREST IN ITEM NUMBER
<input type="checkbox"/> LOSS PAYEE			LOCATION: _____ BUILDING: _____
<input type="checkbox"/> MORTGAGEE			SCHEDULED ITEM NUMBER: _____
			OTHER: _____

VALUE REPORTING INFORMATION				
REPORTING FORM: PROVIDE AVERAGE VALUES FOR PAST 12 MONTHS	PREMISES/ BUILDING	ANY OTHER LOCATION DECLARED AT INCEPTION	ANY OTHER LOCATION ACQUIRED AFTER INCEPTION	PREMISES NOT OWNED OR ACQUIRED LIMIT
SUBJECT OF INSURANCE				

<b>PREMISES #:</b>	<b>STREET ADDRESS:</b>
<b>BUILDING #:</b>	<b>BLOG DESCRIPTION:</b>

[illegible]

EXTRA EXPENSE	
---------------	--

TYPE OF BUSINESS		ORDINARY PAYROLL		POWER/HEAT		EXT PERIOD		TUITION FEES		OFF PREM POWER		DEPEND PROP	
<input type="checkbox"/>	NON MFG	<input type="checkbox"/>	EXCL <input type="checkbox"/> INCL	\$	DED		DAYS	\$	STUDENTS	<input type="checkbox"/>	POWER		% COIN
<input type="checkbox"/>	MFG	<input type="checkbox"/>	90 DAYS	ELEC MEDIA			MO PERIOD	\$	OTHER ED SERV/INC	<input type="checkbox"/>	WATER	<input type="checkbox"/>	CONT LOG
<input type="checkbox"/>	MINING	<input type="checkbox"/>	180 DAYS	DAYS			LIMIT			<input type="checkbox"/>	COMM (DESCR BELOW)	<input type="checkbox"/>	REC LOC
_____ % COINS		<input type="checkbox"/>	\$	ORD OR LAW			MAX PERIOD					<input type="checkbox"/>	MFG LOC
				DAYS								<input type="checkbox"/>	LDR LOC (DESCR BELOW)

EXTRA EXPENSE		DAYS PERIOD REST	
LIMIT LOSS PAY			
%	%	%	%

CONSTRUCTION TYPE		DISTANCE TO HYDRANT FT MI		FIRE DISTRICT/CODE NUMBER		PROT CL	# STORIES	# BASMT'S	YR BUILT	TOTAL AREA				
BUILDING IMPROVEMENTS				BLDG CODE GRADE	TAX CODE	ROOF TYPE		OTHER OCCUPANCIES						
<input type="checkbox"/>	WIRING, YR:	<input type="checkbox"/>	PLUMBING, YR:	WIND CLASS		HEATING BOILER ON PREMISES?			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO		
<input type="checkbox"/>	ROOFING, YR:	<input type="checkbox"/>	HEATING, YR:						<input type="checkbox"/>	YES	<input type="checkbox"/>	NO		
<input type="checkbox"/>	OTHER:	<input type="checkbox"/>	RESISTIVE	<input type="checkbox"/>	SEMI-RESISTIVE	<input type="checkbox"/>	OTHER	IF YES, IS INSURANCE PLACED ELSEWHERE?			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
RIGHT EXPOSURE & DISTANCE				LEFT EXPOSURE & DISTANCE			REAR EXPOSURE & DISTANCE							
BURGLAR ALARM TYPE				CERTIFICATE #		EXPIRATION DATE		EXTENT	GRADE	<input type="checkbox"/>	CENTRAL STATION WITH KEYS			
BURGLAR ALARM INSTALLED AND SERVICED BY								# GUARDS/WATCHMEN		<input type="checkbox"/>	CLOCK HOURLY			
PREMISES FIRE PROTECTION (Sprinklers, Standpipes, CO2/Chemical Systems)					% SPRNK	FIRE ALARM MANUFACTURER					<input type="checkbox"/>	CENTRAL STATION LOCAL GONG		
											<input type="checkbox"/>			

RANK:		NAME AND ADDRESS:	REFERENCE #:	CERTIFICATE REQUIRED	INTEREST IN ITEM NUMBER	
INTEREST					LOCATION:	BUILDING:
LOSS PAYEE MORT- GAGEE					SCHEDULED ITEM NUMBER:	
					OTHER:	
ITEM DESCRIPTION:						

Premise 001

ANY PERSON WHO KNOWINGLY AND WITH INTENT TO DEFRAUD ANY INSURANCE COMPANY OR ANOTHER PERSON FILES AN APPLICATION FOR INSURANCE OR STATEMENT OF CLAIM CONTAINING ANY MATERIALLY FALSE INFORMATION, OR CONCEALS FOR THE PURPOSE OF MISLEADING INFORMATION CONCERNING ANY FACT MATERIAL THERETO, COMMITS A FRAUDULENT INSURANCE ACT, WHICH IS A CRIME AND SUBJECTS THE PERSON TO CRIMINAL AND (NY: SUBSTANTIAL) CIVIL PENALTIES. (Not applicable in CO, HI, NE, OH, OK, OR or VT; in DC, LA, ME, TN and VA, insurance benefits may also be denied)





## Eureka Restoration Enterprise

P O Box 742

Eureka, Nevada 89316

[eurekarestorationenterprise@gmail.com](mailto:eurekarestorationenterprise@gmail.com)

### 2018 – 2019 List of Officers

*(professional affiliation and residence follows name)*

**President:** Garney Damele, (Eureka County Assessor's Office, Appraiser, Eureka NV)

**Secretary:** Laurel Marshall, (Fiore Gold Mine, Purchasing Director, Eureka NV)

**Treasurer:** Laurel Marshall **Co-Director:** Garney Damele, Laurel Marshall

**Board Members:** Garney Damele and Laurel Marshall

**Committee Members (followed by the name of the committee and their position/residence):**

**Kim Russell**, Nevada State Fiddler's Contest, Chair  
(Eureka NV)

**Katherine Bowling**, Main Street Christmas, Chair  
(Personal Property Appraiser, Eureka NV)

**Patty Peek**, Main Street Christmas  
(Eureka County Opera House Director, Eureka NV)

**Garney Damele**, Restoration of bank building, Chair

**Rich McKay**, Restoration of bank building  
(self-employed; Eureka County Commissioner, Eureka NV)

**Jim Ithurralde**, Restoration of bank building  
(retired Eureka County Assessor, Eureka NV)

**Laurel Marshall**, Restoration of bank building

**Heather Mears**, Restoration of bank building  
(Dental Assistant, Eureka NV)

**Steve Beers**, Restoration of bank building  
(self employed, Eureka NV)

**Tamisha Pena**, Restoration of bank building (physician's assistant,  
Eureka)

**Garney Damele**, Art Wine & Music Fest, Committee Chair

**Laurel Marshall**, Art Wine & Music Fest, Chair

**Cassie Rantapaa**, Art Wine & Music Fest, member, self employed

**Allison Columb**, Art Wine & Music Fest, member, sm business owner

**Cher Hayward**, Art Wine & Music Fest, member, Nevada State Bank  
Manager

Eureka Restoration Enterprise (ERE) is a small, community-oriented non-profit that seeks to work with all residents of our community whom then serve as committee members for the various projects and events that ERE organizes and/or participates in.

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# GARNETH RACHEL DAMELE

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[EUREKARESTORATIONENTERPRISE@GMAIL.COM](mailto:EUREKARESTORATIONENTERPRISE@GMAIL.COM)

JDDAMELE@GMAIL.COM



(775)318-0305

P.O. BOX 784  
EUREKA, NV 89316

EUREKARESTORATION.ORG

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## OBJECTIVE

To continue to promote Eureka's  
Historic Main Street via Eureka  
Restoration Enterprise

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## SKILLS

Excel, MSWord, AS400 Query,  
Budgeting & Inventory using  
Quickbooks

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## EXPERIENCE

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### SENIOR APPRAISER/EUREKA COUNTY

November 1989 – present

As senior appraiser for the Eureka County Assessor's Office I am responsible for the completion of the annual property tax roll. I oversee that all aspects of the roll are completed in a timely manner per Nevada Statute.

### PRESIDENT & CO-FOUNDER /EUREKA RESTORATION ENTERPRISE (ERE)

October 2014 – present

ERE aims to revitalize and beautify Main Street, Eureka, Nevada. Specific duties include creating an annual budget, scheduling & organizing events, and maintaining an inventory at 180 (gallery).

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## EDUCATION

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### BACHELOR'S OF SCIENCE - JOURNALISM

Oregon State University  
1989

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## VOLUNTEER EXPERIENCE OR LEADERSHIP

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Eureka Co. Medical Clinic Advisory Committee, Chair, 2012 – 2019

Eureka County Insurance Committee, Co-Chair, 2010 – 2012

Volleyball Coach, Eureka County Jr. High School, 2010 – 2012

Organized a fundraiser for a community member in need - raising  
\$45,000 from a community of 600 in Eureka, Nevada

2014

# LAUREL MARSHALL

HC 62, BOX 62 138A, Eureka NV 89316 · (775) 750-4097  
lmarshall@fioregold.com

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## JOB PROFILE

Professional Profile: Superintendent of Material Management and Contracts,  
Fiore Gold Pan Mine, *June 2016 - Current*

The Pan Mine is a fully permitted and operating open-pit, heap-leach mine in White Pine County, Nevada along the prolific Battle Mountain-Eureka gold trend.

Duties include:

- Purchasing
- Inventory
- Manage bulk commodities
- Administer contracts

Public Affiliations:

- Public-Relations Committee, Member, Fiore Gold Pan Mine
- Board of Directors, National Merino Sheep Association
- CABNR, UNR, Advisory Board member

## PAST PROFESSIONAL EMPLOYMENT

### **EUREKA PRODUCERS COOPERATIVE, EUREKA NEVADA**

Manager; in charge of inventory and marketing hay for Cooperative – Members. Located buyers, promoted products which included alfalfa, timothy, oat, wheat, grass hays. Managed and organized payments to all members for their product. Kept an inventory of all hay including bale count. Located and organized truck drivers. Managed financial arrangements between buyers and sellers. Balanced the annual budget.

### **YUCCA MOUNTAIN COMMUNICATION REP, EUREKA COUNTY NEVADA**

Acted in a communications role between Eureka County officials and Yucca Mountain, a Federal project centered around storage of nuclear waste in Yucca Mountain, Nevada.



# J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907



**ARCHITECT JOHN P. COPOULOS**

**LICENSING** California, Nevada, New York, New Mexico  
NCARB Certified, LEED AP

**KEY AREAS OF EXPERIENCE** Public Works; Site Planning; Historic Preservation;  
Construction Administration and Management; Solar  
Design Background; Revit, CAD & Rendering Experience.

**TYPICAL PROJECTS**

Centro Market  
Herbert Muro  
Carson City, Nevada.

Comstock Office Building  
Nevada State Public Works Bd  
Virginia City, Nevada

Station 37  
Central Lyon County Fire  
Stage coach, Nevada

Farmers Bank Building Remodel  
Bently Enterprises  
Minden, Nevada

Seeliger School Remodel  
Carson City School District  
Carson City, Nevada

Performance Hall  
Brewery Arts Center  
Carson City, Nevada

**EDUCATIONAL HIGHLIGHTS**

Received B.F.A. Degree in Architecture,  
University of New Mexico, Albuquerque, New Mexico,  
August 1975. Emphasis on design with planning,  
engineering, and solar energy background.

Received B.S. Degree in Business Administration,  
Ithaca College, Ithaca, New York, June 1973. Majored  
in business administration with a minor in accounting.



# J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

## **WORK EXPERIENCE**

Principal, J.P. Copoulos, Architect, Carson City  
Nevada, June 1989 to Present.  
Architecture, Planning, and CAD Consulting firm.

Architect, Design Concepts West, Carson City,  
Nevada, January 1982 to May 1989.  
Architecture, landscape, and planning firm.

Project Manager, Resource Concepts Inc, Carson City,  
Nevada, November 1979 to January 1983. Architecture  
planning, and engineering firm using a multi-discip-  
linary approach to project design.

## **AWARDS**

Design team participation in master planning and park design  
for the Elmer H. Anderson Parks Excellence" first place award for  
Rancho San Rafael Park; Reno, Nevada. 2000 Award of Excellence in  
Design for Historic Preservation C.V.I.C. Hall; Douglas County  
Planning Commission; Minden, Nevada. Design participation and park  
design for the Elmer H. Anderson Parks Excellence" First place award  
for Fuji Park Rehabilitation; Carson City, Nevada. Merit Award, 2015  
AIA Nevada Design Awards for Bently Farmers Bank in association with  
Nichols Booth Architects

## **PROFESSIONAL AFFILIATIONS**

American Institute of Architects, Past President AIA Northern Nevada &  
AIA Nevada, National Trust for Historic Preservation, Member US  
Green Building Council, Member Rotary Club of Carson City, Member  
AHEPA, Boy Scouts of America.

## **PAST AFFILIATIONS**

Chairman Carson City Historic Commission, Member Comstock Historic  
District Commission, Member Nevada State Museum Board, Past  
President Carson City Rotary Club

## Resume for Alex Crouch

**March 1, 2017 to Current** - Owner at **"Alex Crouch Mill-Works"** located in Elko Nevada, specializing in custom cabinets, handmade furniture, interior woodworking and design as well as commercial cabnetry installation and finish. We also specialize in staircase fabrication and interior wood trim install.

831-331-8507

329 Court St. Elko NV 89801

**Jan 1, 2010 to Dec15, 2018** - Owner at **"Pacific Coast Fine Art Canvas"**, located in Santa Cruz California, specializing in custom wood art frames, hand carved wood frames, stretched canavasses and wood panels.

831-331-8507

174 Hagemann Ave. Santa Cruz CA 95062

**March 15,2009 to Jan 15 2012** - Partner at **"Chad Reitan Fine Woodworking"** located in Santa Cruz California. I was the Project Manager and CNC Programmer. Projects included large commercial interiors, hotel lobbies, kitchens, libraries, and custom furniture of all kinds. We also had the privilege of working with the Historical Society on the restoration of several Victorian homes in the area.

831-475-4269

800 Estates Dr. Unit #108 Aptos Ca 95003

**Oct 1 2005 to Jan 15 2009** - Owner at **"La Puerta Roja"** located in Todos Santos Baja Californina Mexico, specializing in custom doors and windows. This company built custom entry doors, interior doors and all wood windows for homes in and around the Cabo San Lucas area. We also did home maintenance and repair for vacation homes and rentals.

831-331-8507

#11 Las Palmas Ave, Pescadero BCS

**Feb 1 2000 to Aug 1 2005** - Lead fabricator at **"The S Gallery"** located in Saint George Utah. The S Gallery was a hands on cutom furniture store and art gallery that I worked at starting out in the milling department and working my way up to the lead fabricator on all specialty projects which included chairs, dinning tables,

beds, kitchens, vanities, stairs as well as much of the design work involved in these projects. I was also the shop floor manager of 12 employees.

435-673-9729

976 N 1400 W Saint George UT 84770

Alex Crouch

831-331-8507

329 Court St Elko NV 89801

# MICHAEL ALLEN

P.O. Box 974, Eureka NV 89316 · (775) 385-6645  
Britmarj09@gmail.com

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Professional Profile: Superintendent – Maintenance Skills  
Twenty-one years new and remodel construction

## EXPERIENCE

FRAMING AND FINISH – CARPENTRY  
ROOFING – ASPHALT, METAL  
CONCRETE BLOCK AND BRICK – PORCHES, PATIOS, DECKS  
WINDOW INSTALLATIONS  
FLOORING INSTALLATIONS  
CABINETRY  
DRYWALL, TAPE AND TEXTURE  
PAINTING – INDOOR AND OUTDOOR  
PLUMBING – UNDERGROUND INSTALL TO FINISH  
SMALL ELECTRICAL – APPLIANCE REPAIR

## PROFESSIONAL EMPLOYMENT

**SHELL CREEK CONSTRUCTION, ELKO NEVADA**  
Apprentice Carpentry

**GILMORE-MARTIN CONSTRUCTION, LAS VEGAS NEVADA**  
Apprentice Carpentry

**GARY G. DAY CONSTRUCTION, LAS VEGAS NEVADA**  
Construction Superintendent

**REYMAN BROS. CONSTRUCTION, EUREKA NEVADA**  
Construction Superintendent

*References available upon request*





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## *Eureka Restoration Enterprise*

*A 501c3 Organization*

Our organization's long range plan and how often we update this plan:

We have included here a copy of our Business Plan and Long-Range Goals/Mission Statement;

We update this plan once every two to three years as needed. This plan was recently reviewed and we updated our goals on page 5 with the addition of 'provide employment through small business enterprises'.

Signed: Garney Damele

Garney Damele, President



# ***Eureka Restoration Enterprise***

## **Business Plan & Long-Range Goals/Mission Statement**

Eureka Restoration Enterprise believes in the value of a culturally rich community that embraces the arts as a way to preserve the historic significance of our local community and diverse heritage in meaningful ways. This plan is updated as needed and/or when a Board Members deems it necessary. This is the second update (2019).

### **EXECUTIVE SUMMARY**

Eureka Restoration Enterprise encourages local and regional artists to flourish and acts as a catalyst to identify and fulfill various interests of the community that we serve. The non-profit works to preserve and restore existing buildings in the community, thus bringing the past to life through art and art installations, education, restoration and preservation. The goal is to increase tourism to our town. We believe that tourism drives the local economy, creates cultural diversity in the area, and helps maintain an economic base so that local businesses can thrive and grow.

### **MISSION & PURPOSE**

To promote the beautification and restoration of Main Street in Eureka, Nevada, from 'slag pile to slag pile'; to raise revenue to install public art exhibits including murals; to promote education of the rich history of Eureka aka 'Pittsburg of the West'; and to engage in any other activity related hereto. The Eureka Historic District was included in the National Historic Registry in April 1973 and this District is known as one of the best preserved of Nevada's mining boom towns. During the 1880's this now quiet town was second in importance in Nevada only to Virginia City. It was during this time that Eureka became known as 'Pittsburgh of the West' due to the heavy cloud of black smoke which hung over the narrow canyon in which the town is situated. The air, containing the smoke produced by the ten smelters of the town, was so poisoned by



this smoke that the town was in danger. Ditches were dug up the canyon sides and tall smokestacks laid in them to deliver the smoke high into the air to carry it away. Huge slag heaps, resembling piles of black glass, lie at either end of the town marking the sites of the smelters. The very gradual decline in the town's fortunes is primarily the reason for the unusual state of preservation of the town. There was always just a little money coming in to keep things in repair; but not enough money to tear down the old buildings and replace them with new ones.

It is the belief of ERE that public art installations along with the continued preservation of our buildings, structures, and sites will create a boon for tourism; educate our community, region, and state; increase awareness of our heritage; and promote the natural elements of the area in which we live.

## BACKGROUND AND STRUCTURE

Eureka Restoration Enterprise is a non-profit corporation that received recognition as a tax-exempt public charity under section 501© 3 of the Internal Revenue Code (IRS), effective April 8, 2016. We also received public charity status under IRS Code 509 (a) (2) on May 19, 2016. The impetus to start the non-profit can be attributed to the many vacant lots along historic Highway 50 in the Townsite of Eureka, Nevada. Many businesses were either closing their doors or re-locating to a new site other than Main Street.

## MARKET ANALYSIS

Eureka, Nevada is a small town in east-central Nevada, population 600 (2014 census). Eureka County is a sparsely populated County with about 1,600 residents total. Eureka County is part of Nevada's fourteen rural counties, which account for roughly 87 percent of its 110,567 square -mile territory, and home to just over 10 percent of the state's population. Since its birth in the 1860's mining has been the economic mainstay. Agriculture and tourism add to today's economy. The County government has historically been the greatest beneficiary of the mining industry. The County's northern end boasts the world's largest gold producing corporation (Nevada Gold Mines circa 2019). While the local county government have received much revenue from the mining industry and have maintained and created a strong infrastructure in Eureka, many private business and property owners have suffered with the declining economy. Most of the northern - end mining employees work and live in neighboring Elko County because of close proximity to Elko, a larger town. Many of Eureka's private businesses have suffered and as our population is small, it makes for a difficult financial atmosphere for local business growth. Tourism is, and always has been, an important part of our economic development.

## PRODUCTS & SERVICES

The products and services centered around the arts that we offer can be broadly segregated into two categories, those directed at consumers of the arts and those directed at producers of the arts. The second service we provide can be broadly stated as the promotion and preservation of our existing structures and lots. With both, our goal is to increase tourism in our community and educate our community through the arts about our unique historic past.

The products and services we direct to the consumers of arts include, but are not limited to, the following areas:

- Promoting community involvement in the arts
- Providing education in the arts
- Exhibiting the works of painters, photographers, sculptors, and crafts-people
- Presenting lectures and workshops

The products and services we direct to the producers of arts include, but are not limited to, the following areas:

- Providing a facility for display and sale of artist's goods
- Helping facilitate gallery displays at the Courthouse Gallery
- Promotion and marketing of artist's goods

The products and services related to preserving, restoring, and improving our downtown include, but are not limited to, the following:

- Helping facilitate musical venues
- Helping facilitate the creation of a Bike and Hiking Trailhead on Main Street
- Encouraging volunteerism through activities and events

The gallery (180) is the headquarters of our non-profit and also a place to exhibit and sell artisan products from around the region and state. This is a unique site in northern Nevada in that we feature products from locales statewide. We restored an old, vacant building for the purpose of creating a community-centered space that is free for use by the community.

## OPERATIONS

Our non-profit has two voting members and a Board of Directors that began with three other members. This number shall increase as the number of projects the non-profit



becomes involved with increases. The non-profit meets as necessary to complete projects.

Through funding and logistical assistance from corporations, governmental agencies, and art foundations, we have been able to complete three mural projects as of December 2019.

Applying for grants and donations is key, but not the only factor, to our success. We will operate the store (180) as a way to both provide artists with a location to buy and sell their goods. 180 also provides an income stream for our non-profit's activities.

Our headquarters at 180 is provided to us rent-free by the property owner as long as we are conducting our non-profit business out of it. We have volunteered over 700 hours collectively, cleaning out and restoring the building. The building serves two purposes: the location of our headquarters in which we conduct business and a locale for Nevada artists to display and sell their goods.

## **EVALUATION**

### **Quantifiable financial goals:**

Have we successfully

- procured grants for projected projects
- collected donations from the gallery '180' which allows us to continue adding on to our project list

### **Quantifiable mission goals:**

Have we successfully

- created at least one mural per year or another similar public art installation
- collaborated with a private property owner in helping restore or preserve a building or vacant lot
- collaborated with local school children on a volunteer project that helped maintain or improve an area on Main Street or in the community
- created a venue and / or activity centered around music, art, or humanities that educated our audience
- purchased the building at 91 N. Main Street and are in the process of restoration and occupancy

### **Monitoring and Evaluation Strategies:**

Our non-profit uses social media to connect with audiences and to market and measure the success of various projects. We utilize questionnaires and surveys through this medium. The input we receive from our audience influences our decision making for future projects.

## LONG RANGE GOALS

- Work with our local VFW group to help implement a new War Memorial Park
- Preserve and restore buildings
- Provide employment through small business enterprises
- Hold artisan workshops
- Commission a muralist and plan a historical-themed mural as a public art installation project
- Provide support for the Nevada State Fiddler's Contest
- Promote cultural education through art
- Encourage pride in our Main Street with the goal of attracting tourism
- Promote and plan a hiking and biking trail system



## *Eureka Restoration Enterprise*

### **Activities for the past fiscal year (April 1, 2018 thru March 31, 2019)**

#### **Events**

- Nevada State Fiddler's Contest, May, 2018 @ Eureka Opera House
- 3rd Eureka Wine Art & Music Fest, Sept 22, 2018 @ Main Street, Eureka
- Main Street Christmas Decorating, Main Street, Eureka, 2018
- Worked on the Louise Bateman Fundraiser, a benefit to help with medical expenses, February 2019

#### **Fundraisers**

- Nevada Regional Grazing Board, luncheon, June
- July 4<sup>th</sup> BBQ
- Eureka County Fair, food booth, August

#### **Projects**

- Eureka Trails Project
  - This is an ongoing project (started in 2017) which ERE recruited community assistance with a plan to identify, map, and increase public accessibility to Eureka's trail system; we successfully garnered a grant through Great Basin Institute and produced a long-term plan for a trail system in Eureka; we are working with Eureka's Natural Resource Department and the Eureka County Cooperative Extension
- Completed a Basque Mural
  - We worked in collaboration with the family of James P. Ithurralde, a local Basque sheepherder and businessman to create a mural depicting Eureka's Basque sheepherding heritage, completed August 2018
- Completed purchase of building at 91 N. Main Street, August 2018 & began restoration process of this building, fall 2018 and spring 2019
  1. ongoing discussion with Andrew Bath, pharmacist, Economy Drug, Ely, NV

2. contacted JP Copoulos, architect to help assist with plans for building
  3. contacted a structural engineer to assist with a study to determine occupancy level
- Gallery at 180 N. Main St.
    - Continuation of collaboration with Nevada and regional artists to display and sell their goods at this store
    - Completed new inventory for the store
    - This gallery open for business between May and September, and again in December for Christmas shopping

Signed: \_\_\_\_\_

Garney Damele, President  
Eureka Restoration Enterprise

Date: \_\_\_\_\_

Feb. 24, 2020





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## *Eureka Restoration Enterprise*

*A 501c3 Organization*

11. One copy of our latest audit

Eureka Restoration Enterprise does not have an audit to report. We do have our latest tax return if necessary.

Signed: *Garney Damele*

Garney Damele, President

**Eureka Restoration Enterprise  
FINANCIAL STATEMENT**

**Fiscal Year April 1, 2018 - March 31, 2019**

as of January 15, 2019

<b>BEGINNING BALANCE:</b>		<b>\$17,000.00</b>
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**Income:**

Private Donations (Corporate Sponsorship)	\$67,600.00	
Local Government (County Support)	\$18,050.00	
Federal Government (Nevada Art Council, Travel Nevada)	\$9,400.00	
Gross Sales (income from Gallery)	\$14,663.00	
Private Donations (Individuals)	<u>\$7,200.00</u>	
<b>TOTAL INCOME:</b>	<b>\$116,913.00</b>	<b>\$133,913.00</b>

**Expenses:**

Inventory	\$11,926.96	
Supplies	\$3,874.87	
Commission	\$5,506.40	
Wine Music and Art Fest	\$3,296.23	
Mural	\$10,124.00	
Scholarship Fund	\$1,100.00	
Labor/Staff	\$2,727.75	
Permits/License	\$1,409.01	
Art Commissions	\$2,600.00	
Travel	\$1,051.30	
Christmas Décor - Main Street	\$5,888.00	
Nevada State Fiddler's Contest	<u>\$9,740.00</u>	
<b>TOTAL:</b>		<b>\$59,244.52</b>

**CAPITAL/REAL PROPERTY**

purchase building at 91 N. Main Street	<u><b>\$54,369.07</b></u>
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<b>ENDING BALANCE</b>	<b>\$20,299.41</b>
-----------------------	--------------------

Alex Crouch Mill-Works

License #0085353

1907 Eagle Dr

Elko, NV 89801

831-331-8507

alexraycrouch@gmail.com



## Estimate

### ADDRESS

Garney Damele

ESTIMATE # 1007

DATE 12/20/2019

DATE	ACTIVITY	DESCRIPTION	RATE	AMOUNT
	General Woodworking	This Estimate covers all restoration as well as new work that was discussed with Garney Damele	0.00	0.00
	General Woodworking	Total Restoration of existing West facing exterior double doors including Jambes, molding and glass	14,500.00	14,500.00T
	General Woodworking	Fabrication and installation of New wooded ceiling in either a stain grade material or a paint grade material including installation and finish. 1" x 2" slats approx 28' x 40'	21,000.00	21,000.00T
	General Woodworking	Restoration of wainscoting. Repair and replace as needed to replicate existing wainscoting including applying a tinted varnish to blend the older and newer work together.	12,500.00	12,500.00T
	General Woodworking	Fabrication of New Exterior Door an the North side of the building as well as a matching interior door on South wall These will be single doors to match existing doors with moldings and Jambes to match	19,250.00	19,250.00T
	General Woodworking	Completion of Staircase leading to Basement. Handrail and balusters to code	1,750.00	1,750.00T
	Cabinets	Addition of a New bookcase/Storage Unit in a matching wood at North/West corner of building expanding approx 8 feet in each direction from the corner	5,700.00	5,700.00T
	General Service	Travel Time, Hotels and Per-diem for Employees for the estimated project time of	13,500.00	13,500.00

DATE	ACTIVITY	DESCRIPTION	RATE	AMOUNT
		60 days. 3 Employees at a total of \$75.00 per day per Employee		
	<b>General Woodworking</b>	Fabrication of New Exterior Door an the West side of the building. This will be a single doors to match existing doors with moldings and Jambs to match	10,200.00	10,200.00T

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SUBTOTAL	98,400.00
TAX	6,027.90
<b>TOTAL</b>	<b>\$104,427.90</b>

Accepted By

Accepted Date



## Schell Creek Construction

Mailing: P.O. Box 2258      Office Locations Fernley  
Fernley, Nevada 89408      & Elko  
P 775-835-8657 P 775-753-8966  
F 775-835-8655

# PROPOSAL

DATE: January 27, 2020

Contact: Garney Damele, President, ERE (775) 318-0305  
Project : Charles Lautenschlager Building Restoration  
Location: 91 N. Main Street, Eureka, NV 89316  
Owner: Eureka Restoration Enterprise (ERE),  
a 501C3 Organization  
P.O. Box 742 Eureka, NV 89316

Email: [eureka restoration enterprise@gmail.com](mailto:eureka restoration enterprise@gmail.com)  
Phone: 775-318-0305

Email: [jerry@schellcreek.com](mailto:jerry@schellcreek.com)  
Estimated By: Jerry Ricci

Bus. Phone :775-753-8966  
Cell :775-722-1864

Nv. License B-27297A C-5 0031022A  
MHD NSCB-B # R1011

### JOB DESCRIPTION

Proposal consists of furnishing the materials and labor necessary for the completion of repair to interior existing plaster walls (1,300 sq. ft.). Lath or net as required, skim and texture semi-smooth, with Freestyle-Elastomeric finish. Demolition to existing framing and plaster or drywall in doorways as needed. Framing repairs in doorways as needed. Reset existing double door as needed.

### NOTES:

<b>TOTAL ESTIMATED JOB COST</b>	.....\$33,920.00
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**EXCLUSIONS:** Prevailing Wage for Labor performed on this project.

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN COMPENSATION INSURANCE. ALL CHANGES IN SCOPE OF WORK DUE TO REVISION BY PLAN REVIEW PROCESS OR GOVERNMENT ENTITY, UTILITY COMPANIES, OWNERS OR OWNERS REPRESENTATIVES WILL RESULT IN A CHANGE ORDER TO CONTRACT. MATERIAL MARKET IS VERY VOLATILE THROUGHOUT THE SEASONS, DELAYS IN ACCEPTANCE OF THE PROPOSAL WILL RESULT IN A MATERIAL COST REVIEW THAT MAY RESULT IN A CHANGE ORDER.

TERMS: This proposal may be withdrawn if not accepted within 15 days.  
A 15% overhead and administrative charge will be added to any changes made to this proposal.  
2% interest will be charged after 30 days.  
Payment schedule to be progressive.

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Acceptance Signature \_\_\_\_\_ Date \_\_\_\_\_

# Schell Creek Construction

Mailing: P.O. Box 2258      Office Locations Fernley  
Fernley, Nevada 89408      & Elko  
P 775-835-8657 P 775-753-8966  
F 775-835-8655

# PROPOSAL

DATE: January 27, 2020

Contact: Garney Damele, President, ERE (775) 318-0305  
Project : Charles Lautenschlager Building Restoration  
Location: 901 N. Main Street, Eureka, NV 89316  
Owner: Eureka Restoration Enterprise (ERE),  
a 501C3 Organization  
P.O. Box 742 Eureka, NV 89316

Email: [eurekarestorationenterprise@gmail.com](mailto:eurekarestorationenterprise@gmail.com)  
Phone: 775-318-0305

Email: [jerry@schellcreek.com](mailto:jerry@schellcreek.com)  
Estimated By: Jerry Ricci

Bus. Phone :775-753-8966  
Cell :775-722-1864

Nv. License B-27297A C-5 0031022A  
MHD NSCB-B # R1011

## JOB DESCRIPTION

Proposal consists of removing window,saw cut stone,install structural support in opening, install hollow metal frame and door with a small window on top ,also with panic hardware,knob and closer,paint door,install threshold.

## NOTES:

TOTAL ESTIMATED JOB COST	\$9800.00
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EXCLUSIONS: Prevailing Wage for Labor performed on this project.

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Payment schedule to be progressive.

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Acceptance Signature \_\_\_\_\_ Date \_\_\_\_\_



# Schell Creek Construction

Mailing: P.O. Box 2258      Office Locations Fernley  
Fernley, Nevada 89408      & Elko  
P 775-835-8657 P 775-753-8966  
F 775-835-8655

# PROPOSAL

DATE: January 27, 2020

Contact: Garney Damele, President, ERE (775) 318-0305  
Project : Charles Lautenschlager Building Restoration  
Location: 901 N. Main Street, Eureka, NV 89316  
Owner: Eureka Restoration Enterprise (ERE),  
a 501C3 Organization  
P.O. Box 742 Eureka, NV 89316

Email: [eureka restoration enterprise@gmail.com](mailto:eureka restoration enterprise@gmail.com)  
Phone: 775-318-0305

Email: [jerry@schellcreek.com](mailto:jerry@schellcreek.com)  
Estimated By: Jerry Ricci

Bus. Phone :775-753-8966  
Cell :775-722-1864

Nv. License B-27297A C-5 0031022A  
MHD NSCB-B # R1011

## JOB DESCRIPTION

**ADA Ramp Install :** Proposal consists of saw cutting existing elevated sidewalk, removing existing concrete end wall street side 4', remove existing sidewalk 20'x4', excavate ramp at slope of 1/12 and compact, install 6" type 2 base and compact, install rebar for concrete sidewalks both sides of ramp, form ramp and 2 sidewalks, pour new ADA ramp and sidewalks. also Included in price cleanup, sanihut, rooms, food, mobilization, equipment, materials.

**Total Price of Concrete ADA Ramp :.....\$15,325.00**

## NOTES:

<b>TOTAL ESTIMATED JOB COST</b>	<b>.....\$15,325.00</b>
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**EXCLUSIONS:** Prevailing Wage for Labor performed on this project.

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TERMS: This proposal may be withdrawn if not accepted within 15 days.  
A 15% overhead and administrative charge will be added to any changes made to this proposal.  
2% interest will be charged after 30 days.  
Payment schedule to be progressive.

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

Acceptance Signature \_\_\_\_\_ Date \_\_\_\_\_

Please find the revised Price quote for Woodstep Oak for the room with dimensions:

28x40

1120 sq.ft

SSIV Subfloor	312 panel	14.50/each	\$4524.00
Woodstep	4 rolls@40 feet		\$4432.00
	1 roll@20 feet		\$554.00
4" Seam Tape	7 rolls	40/each	\$280.00
Top Vinyl Clear tape	7 rolls	9/each	\$63.00

Shipping cost to 89316 will be \$3565.00

Trust this helps.

*Ramya*  
*Inside Sales*  
*STAGESTEP INC.*  
*Philadelphia, PA 19137*  
*215-636-9000 Ext:115*  
[ramya@stagestep.com](mailto:ramya@stagestep.com)  
[www.stagestep.com](http://www.stagestep.com)



**JZ FLOORS, INC.**  
**NATIONAL WHOLESALE FLOORING**  
**1180 S. ROCK BLVD**  
**SPARKS, NV 89431**  
**Telephone: 775-331-6388 Fax: 775-331-3848**

Page 1

**ES001728**

**QUOTE**

Sold To	Ship To
EUREKA RESTORATION ENTERPRISE 180 MAIN ST. EUREKA, NV 89316	REST ROOMS

Quote Date	Tele #1	PO Number	Quote Number
01/10/20	775-318-0305		ES001728

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
RUBY COLLECTION	GEMCORE RUBY COLLECTION	VICTORIA REWLVTGC28VA	110.28 SF	3.79	417.96
RUBY T-MOLDING	GEMCORE RUBY T-MOLDING	VICTORIA ZMA0479227389	1.00 EA	36.49	36.49
RUBY QUARTER ROUND	GEMCORE RUBY QUARTER ROUND	VICTORIA ZMA0439147389	8.00 EA	16.69	133.52

Our Goal is to Sell High Quality at Low Prices. A list of installers is available for our customers' convenience. Installers are not employees of NWF, nor is NWF responsible (legally or morally) for what they say or their actions. A minimum of 25% restocking fee will be charged on all cancelled or returned special orders and in stock cuts. 5 carton min on boxed goods. Special Order transitions are non refundable. ALL OTHER RETURNS WITHIN 30 DAYS OF PURCHASE.

**ALL ORDERS MUST BE PAID IN FULL BEFORE THEY ARE PICKED UP.** We provide material only, Labor is NOT included.

— 01/10/20 —

Sales Representative(s):  
 BARBARA OSBORNE

9:32AM —

Material:	587.97
Service:	0.00
Misc. Charges:	40.00
Sales Tax:	0.00
Misc. Tax:	0.00

**QUOTE TOTAL: \$627.97**

JZ FLOORS, INC.  
NATIONAL WHOLESALE FLOORING  
1180 S. ROCK BLVD  
SPARKS, NV 89431  
Telephone: 775-331-6388 Fax: 775-331-3848

Page 1

ES001727

**QUOTE**

Sold To	Ship To
EUREKA RESTORATION ENTERPRISE 180 MAIN ST. EUREKA, NV 89316	COMMUNITY ROOM

Quote Date	Tele #1	PO Number	Quote Number
01/10/20	775-318-0305		ES001727

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
RUBY COLLECTION	GEMCORE RUBY COLLECTION	VICTORIA REWLVTGC28VA	385.98 SF	3.79	1,462.86
RUBY T-MOLDING	GEMCORE RUBY T-MOLDING	VICTORIA ZMA0479227389	1.00 EA	36.49	36.49
RUBY QUARTER ROUND	GEMCORE RUBY QUARTER ROUND	VICTORIA ZMA0439147389	9.00 EA	16.69	150.21

Our Goal is to Sell High Quality at Low Prices. A list of installers is available for our customers' convenience. Installers are not employees of NWF, nor is NWF responsible (legally or morally) for what they say or their actions. A minimum of 25% restocking fee will be charged on all cancelled or returned special orders and in stock cuts. 5 carton min on boxed goods. Special Order transitions are non refundable. ALL OTHER RETURNS WITHIN 30 DAYS OF PURCHASE.

**ALL ORDERS MUST BE PAID IN FULL BEFORE THEY ARE PICKED UP. We provide material only, Labor is NOT included.**

— 01/10/20 —  
Sales Representative(s):  
BARBARA OSBORNE

9:31AM —  
Material: 1,649.56  
Service: 0.00  
Misc. Charges: 40.00  
Sales Tax: 0.00  
Misc. Tax: 0.00

**QUOTE TOTAL: \$1,689.56**

JZ FLOORS, INC.  
NATIONAL WHOLESALE FLOORING  
1180 S. ROCK BLVD  
SPARKS, NV 89431  
Telephone: 775-331-6388 Fax: 775-331-3848

Page 1

ES001729

QUOTE

Sold To	Ship To
EUREKA RESTORATION ENTERPRISE 180 MAIN ST. EUREKA, NV 89316	KITCHEN

Quote Date	Tele #1	PO Number	Quote Number
01/10/20	775-318-0305		ES001729

Inventory	Style/Item	Color/Description	Quantity Units	Price	Extension
RUBY COLLECTION	GEMCORE RUBY COLLECTION	VICTORIA REWLVTGC28VA	165.42 SF	3.79	626.94
RUBY T-MOLDING	GEMCORE RUBY T-MOLDING	VICTORIA ZMA0479227389	1.00 EA	36.49	36.49
RUBY QUARTER ROUND	GEMCORE RUBY QUARTER ROUND	VICTORIA ZMA0439147389	6.00 EA	16.69	100.14

Our Goal is to Sell High Quality at Low Prices. A list of installers is available for our customers' convenience. Installers are not employees of NWF, nor is NWF responsible (legally or morally) for what they say or their actions. A minimum of 25% restocking fee will be charged on all cancelled or returned special orders and in stock cuts. 5 carton min on boxed goods. Special Order transitions are non refundable. ALL OTHER RETURNS WITHIN 30 DAYS OF PURCHASE.

**ALL ORDERS MUST BE PAID IN FULL BEFORE THEY ARE PICKED UP.** We provide material only, Labor is NOT included.

— 01/10/20 —  
Sales Representative(s):  
BARBARA OSBORNE

9:32AM —  
Material: 763.57  
Service: 0.00  
Misc. Charges: 40.00  
Sales Tax: 0.00  
Misc. Tax: 0.00

QUOTE TOTAL: \$803.57

## **Gallery System *Art Displays, Inc.***

**88 Milk Street, Westwood, MA 02090**

**Phone 781-237-8856 Facsimile 781-237-8859**

1/17/2020

Ms. Garney Damele  
Eureka Restoration Enterprise  
P.O. Box 742  
Eureka, NV 89316

Dear Ms. Damele,

Thank you for your call for a Gallery System quote. We can supply the Stainless Steel Cable system for your application as follows:

**Your Hanging Requirements:** 120 feet of hanging wall for displaying artwork

### **Gallery Stainless Steel Cable System**

#### Proposed arrangement:

19 x 2 meter white tracks @ \$29.00 each	\$551.00
6 boxes stainless 3 meter steel cable hangers (10 per box) @ \$82.00 each box	492.00
10 boxes push button hooks (10 per box) @ \$78.00 each box	<u>780.00</u>
SUBTOTAL	\$1,823.00
Packing and Shipping	<u>54.98</u>
TOTAL	\$1,877.98

### **Notes**

1. Tracks are not pre-drilled and mounting hardware is not supplied because this depends on the nature of the wall/partition.
2. Installation is not included. Tracks are to be attached to the wall. Hangers and hooks are attachments that should be installed when pictures are hung.

### **Delivery**

All items are in stock at present and could be delivered within a week by UPS.

Thank you for the opportunity to present this quote. I look forward to working with you. Please call if you have any questions.





# CHESTER

**Charles Chester Plumbing & Heating**

Phone: (775) 738-6125 • Fax: (775) 738-6954

Nevada Contractors License #7377CDE Unlimited

February 4, 2020

Eureka Restoration Enterprise  
91 North Main  
Eureka NV 89316

Re: Plumbing

Thank you for the opportunity to bid the plumbing work at 91 North Main. Our scope of work will include: Rough in handicap bathroom, kitchen sink, utility sink, install vent for existing toilet, install clean-out for handicap bathroom, connect drains in basement, take necessary vents out roof, set customer supplied fixtures that are there. Chester Plumbing does not install cabinets.

**BID PRICE: \$19,754.00**

- **Exclusions-** piping outside scope of work, faucets, sinks, fixtures, painting, patching, drywall, any unknowns.
- **Terms of payment-** 50% down 50% due upon completion.
- If accepted, please sign and return to Chester Plumbing with deposit.

Respectfully Submitted by

Accepted

Joe Adams  
Service Manager

---

P.O. Box 278 • Mountain City Highway • Elko, Nevada 89803

Ahlvers Electric  
870 Alpine Dr.  
Spring Creek, NV 89815 US  
+1 7759340240  
jacob.ahlvers@gmail.com

## Estimate

### ADDRESS

Garney Damele  
Eureka Restoration Enterprise  
180 N Main St  
Eureka, NV 89316  
United States

ESTIMATE # 1012

DATE 02/07/2020

EXPIRATION DATE 03/06/2020

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Coffee Shop interior prep and paint walls and ceiling	25	180.00	4,500.00
Labor	Art Studio interior prep and paint walls and ceiling	24	180.00	4,320.00
Labor	Basement clean up and repairs.	52.50	180.00	9,450.00
Travel expense	Round trip from Elko, NV to Eureka, NV (220 miles at \$.56 a mile X 10 days)	10	123.20	1,232.00
Material Estimate	Materials to prep, repair, paint, and clean up.	1	4,778.00	4,778.00

Project address

Bank Building at 91 North Main, Eureka NV, 89813

Coffee Shop room paint walls and ceiling

Art Studio room paint walls and ceiling

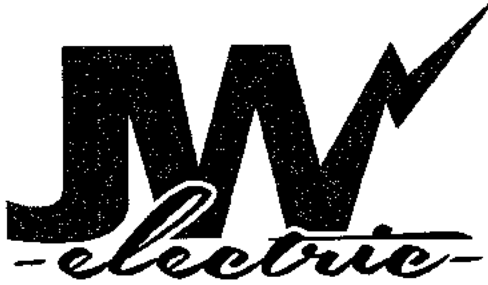
Basement clean up and repairs needed

TOTAL

**\$24,280.00**

Accepted By

Accepted Date



JW Electric  
775-289-6661  
90 Aultman St  
Ely NV 89301  
Lic # 0081011

---

8/9/19

*Quote: Eureka Pharmacy*

This quote is for the Installation of Electrical upgrades

*Labor/Material/Tax*

*Total    \$ 13,406.38*

# MICHAEL ALLEN

P.O. Box 974, Eureka NV 89316 · (775) 385-6645

[Britmarj09@gmail.com](mailto:Britmarj09@gmail.com)

Date: Feb-20

TO: Eureka Restoration Enterprise

Quote for Work at 91 N. Main Street (C Lautenschlager Building)  
Eureka, NV 89316

<u>Description</u>	<u>Hours</u>	<u>Rate Per Hour</u>	<u>Total</u>
Flooring - Community Meeting Room set floor base, finish,	24	\$55.00	\$1,320.00
ADA Compliant Restroom #1 Lay Floor, trim, finish work Set toilet, sink, Frame wall, trim and finish Set and frame wall and ceiling, drywall, prime	56	\$55.00	\$3,080.00
Demolition ceiling, wall, door, and countertop in kitchen area	8	\$55.00	\$440.00
Bathroom #2 Set utility sink, flooring	16	\$55.00	\$880.00
Kitchen - Set cabinets and countertops Frame ceiling, set drywall, texttrue and top, set door Set floor base, finish and lay floor	124	\$55.00	\$6,820.00
Dance/Art Studio Labor - set floor, trim, mold, finish work	80	\$55.00	\$4,400.00
FDR	32	\$55.00	\$1,760.00
Logistics	16	\$55.00	\$880.00
Total			\$19,580.00

This quote is for labor only, materials and supplies to be purchased separately





QUOTE: EUREKA RESTORATION OLD BANK

DATE: 1.31.2020

PROPOSED FIXTURES FOR PROJECT TO BE EITHER A CLASSIC WAREHOUSE PENDANT OR CLASSIC SCHOOLHOUSE PENDANT

CLASSIC WAREHOUSE: \$397.80 EACH

24" WAREHOUSE SHADE WITH CORD SUPPORT. COLOR TBD

CLASSIC SCHOOLHOUSE: \$408.00 EACH

18" SCHOOLHOUSE SHADE ON ANTIQUE BRASS CHAIN DROP PENDANT.

QUOTE IS VALID FOR 60 DAYS.

VINTAGE FIXTURES • HARDWARE • DECORATIVE MISCELLANY

68 EAST 700 SOUTH, SALT LAKE CITY, UTAH 84111

TELEPHONE 801-517-3876 OR 51-RETRO

FACSIMILE 801-517-3877

## School House Fixtures

## Finishes

NEW!  
Antique Brass  
Finish



See Pages G66 - G72 in  
the 2012 Lamp Glass  
Catalog for a complete  
listing of our School-  
house and Pendant  
Shades to compliment  
these fixtures!

shown w/08816 -  
" dia. shade

6" fitter shown w/08817  
- 14" dia. shade

School House  
Light Fixtures

from Retrospect  
Lighting

\$ 408<sup>06</sup> ea

# Mt. Rose Heating & Air Conditioning Inc.

---

310 Sunshine Ln.  
Reno, NV 89502  
(775) 329-8384  
FAX (775) 329-8502  
NV Lic. #32146  
CA Lic. #770236  
ID Lic. #RCE-22367  
ID Lic. #HVC-C-10037

July 1, 2019

Eureka Restoration Enterprise  
91 N. Main Street  
Eureka NV

Attn: Garney Damele

Job: HVAC at 91 N. Main Street

We are pleased to offer the following proposal for your consideration.

## FURNISH AND INSTALL

(2) Ducted zone systems tied back to existing oil furnace.

Also included: (2) Honeywell set back type thermostats, control wiring, duct modifications, service existing furnace/AC, startup and adjustment.

We Do Not Include: Asbestos abatement/demolition, state of Nevada Pharmacy permits/fees, structural supports/frame outs or cutting of existing stem wall.

**FOR THE TOTAL SUM OF:**

**\$ 11,900.00**

To add duct/zones to future Art/Dance studio please add \$5,900.00

or

Add 4-ton ceiling type concentric heat pump please add \$8,900.00

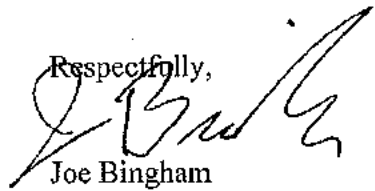
To relocate all supply registers to exterior of building please add \$3,750.00

To extend return air duct straight up to ceiling please add \$590.00

To relocate existing flue to corner of bathroom please add \$1,970.00

If you have any questions, please call.

Respectfully,



Joe Bingham  
Vice President  
Mt. Rose Heating and Air-Conditioning  
src

**Stephane Cellier**

**ARTIST**

130 North C street po box 853

VIRGINIA CITY – NV 89440

cellierstephan@gmail.com

phone : 775 583 7001

website: [www.stephane-cellier.com](http://www.stephane-cellier.com)

**EUREKA RESTORATION  
ENTERPRISE**

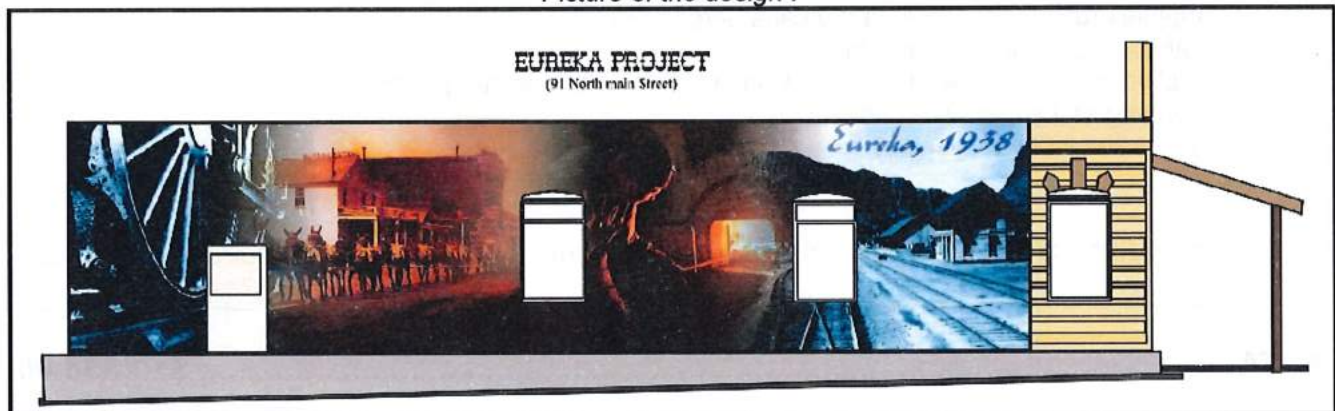
**Date : 29/12/2019**

**QUOTE**

**DESCRIPTION**

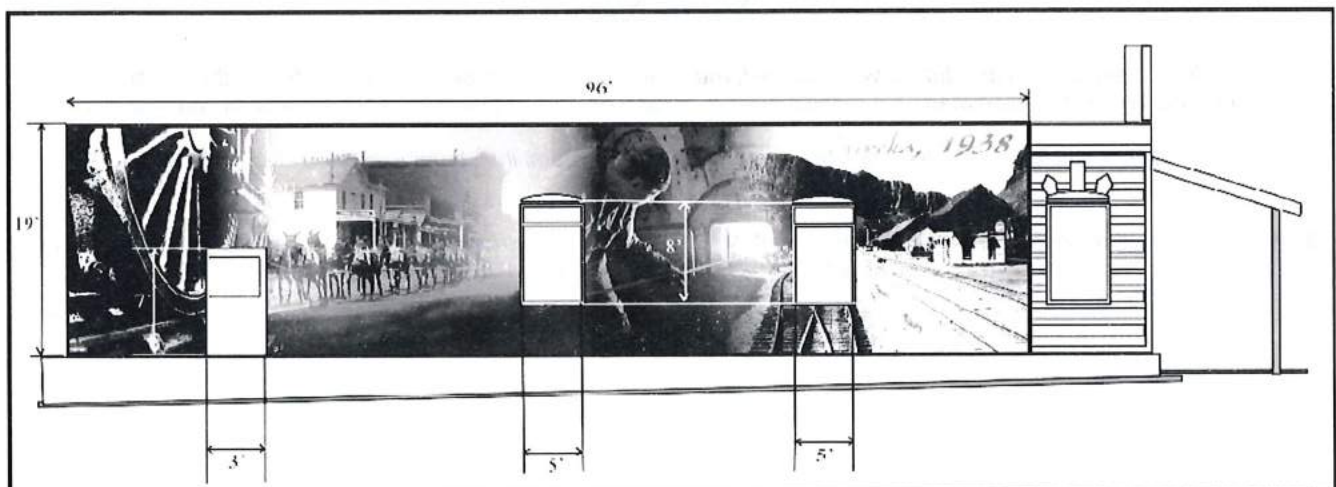
*Realization of the following mural on a building located 91 North Main street EUREKA - NV 89316*

*Picture of the design :*



Copyrights Stephane Cellier

**DIMENSIONS OF THE MURAL**





squarefootage of the wall : 96' x 19' = 1,824 sqft  
 minus 2 windows : (8' x 5') x 2 = -80 sqft  
 minus 1 door : 7' x 3' = -21 sqft

**TOTAL SQUARE FOOTAGE OF THE MURAL = 1,723 sqft**

### **ESTIMATED COST**

The present quote is based on the specific elements of the wall (localization, size and texture of the wall, level of details, number of colors and estimated number of workdays...etc).

**Estimated duration : 4 weeks**

**REALIZATION OF THE ARTWORK – 1,723sqft x \$ 6.00\* .....\$ 10,338.00**

(\*) - Very rough wall or textured.

(includes)

- Creation of that special design
- Supplies (paints, brushes, spray cans, tarps..etc)
- Transportation and accomodation
- Realization of the artwork and application of a sealer/weather protection,
- Cleaning of the site after completion
- fuel for the lift (if applicable)

**LIFTING EQUIPMENT RENTAL (SCISSOR LIFT 19' minimum).....provided by Eureka Restoration Ent.**

**TOTAL..... \$10,338.00**

### **Special Notes**

1)-The wall is covered by an old stucco, very textured, rough and absorbant, making the realization of the mural a lot more technical and time consuming than on a smooth surface, especially considering the level of details on some parts of the design.

*That's why the estimated time needed to complete the mural ihas been estimated at 4 weeks.*

2)- If Eureka Restoration Enterprise can't provide a lift for the duration of the realization of the mural, the present quote could be re-estimated in order to incorporate the extra cost of a scissor lift rental.

## NON-BINDING LETTER OF INTENT TO LEASE

Date: 4/5/2019

Between: **Eureka Restoration Enterprise, (Landlord)**

And: **Andy Bath, Economy Drug (Tenant)**

### RE: Letter of Intent to Lease

This correspondence shall serve as a Non-binding Letter of Intent to lease (rent) the property located at 91 N. Main Street, Eureka, Nevada.

### Proposed Terms and Conditions:

**Property:** Legal Description: Lot 1 (one), Block 22 (twenty-two), Townsite of Eureka, Nevada

Square Footage used by Tenant named above: approximately 908 square feet (this includes the vault which can be used for secure storage)

**Intended Use:** The intended use of the portion of the building located at 91 N. Main Street is a satellite pharmacy with retail space.

**Lease Term:** Primary term of the Lease to be one year commencing on August 1, 2019 or upon completion of the premises' construction or Tenant's improvements the latter of which shall be the determining date. Tenant to be granted a renewal option each year for a period up to five years at the discretion of both the Tenant and the Landlord.

**The Landlord shall pay:** water, sewer, power, trash, building liability insurance, real property taxes, cleaning and cleaning supplies, heating

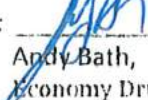
**The Tenant shall pay:** internet, personal property taxes (if any), Renter's insurance (if any)

**Tenant responsibilities:** include installing equipment necessary to business (if any) such as alarm system, and will provide all cleaning in the secured pharmacy section of the building

**Eureka Restoration Enterprise** will follow up with a formal lease agreement once all required improvements to the building have been completed.

**Property Access:** Tenant to have full and complete access to the Property two months prior to Lease Commencement date in order for Tenant to initiate and complete Tenant improvements necessary for the intended use of the premises. Details are to be determined between Tenant and Landlord.

**Lease Rate:** 12 months \$1.70/square foot \$1,550.00 monthly rent

Signed:   
Andy Bath,  
Economy Drug

  
Garney Damele, President  
Eureka Restoration Enterprise

# Nevada Commercial Lease Agreement

In consideration of the Landlord's leasing of the premises to the Tenant, the Tenant's leasing from the Landlord the premises, and the mutual benefits and obligations conferred by this lease on the Parties, and in recognition of the receipt and sufficiency of said consideration, the Parties hereby agree to the following terms and conditions:

**I. The Parties** – Lease agreement is between Lessor under the individual/entity (hereinafter known as the "Landlord") known as Eureka Restoration Enterprise and the Lessee under the individual/entity (hereinafter referred to as the "Tenant") known as Economy Drug.

**II. Premises** – The space/property being leased shall be described as:

91 N. Main Street, Eureka, Nevada or a portion as described in attached building layout  
(Hereinafter referred to as the "Premises").

**III. Space Rented** - The space described equals: approx. 1000 Square Feet (SF)

**IV. Term** – The term of the lease shall be one years beginning on the 1st day of April, 2020 and ending on the 31 day of March, 2021.

**V. Rent** – Rent shall be paid on the 1st of every month in the amount of One thousand five hundred fifty and no/100 Dollars (\$1,550.00) which equates to \$1.55 Per Square Foot (\$/SF).

Check One

☐ - Rent shall increase \_\_\_\_\_ percent (\_\_\_\_%) on an annual basis.

☐ - Rent shall increase \_\_\_\_\_

☒ - Rent shall remain fixed for the lease term.

**VI. Common Areas** – The Tenant, along with any of their employees, may use the following common area(s) along with other inhabitants:

☐ \_\_\_\_\_ Parking Space(s) ☐ All Parking Space(s)

☒ Restroom(s)

☒ Storage Area(s)

☒ Entrance(s) (Incl. Stairs & Elevators)

☒ Conference/Meeting Room(s)

☒ Trash Area(s)

☐ Kitchen(s)

☐ Other \_\_\_\_\_

## VII. Renewals

### Check One

☒ - Tenant shall have the option to renew the lease for one year(s) under the following conditions:  
monthly fee may not increase more than 3% or it may be reduced TBD.

☐ - Tenant does not have the right to renew the lease.

**VIII. Security Deposit** - The Tenant is required pay NONE Dollars (\$ ) as a Security Deposit. If the Tenant follows the terms and conditions of this agreement in good faith and without damaging the Premises, the Security Deposit will be returned within ten (10) business days. Otherwise, any repairs needed for the Premises will be deducted from the Security Deposit.

## IX. Condition Upon Move-In

### Check One

☐ - The Tenant agrees to take tenancy of the property on an "as is" basis, willing to make all fit-ups (if needed) on the Premises at the expense of the Tenant.

☒ - The Landlord accepts building the fit-ups for the Tenant that includes improvements to be made ☐ as an addendum ☐ described below:

ERE will continue to restore this building as determined appropriate by Landlord in its sole and

absolute discretion, and construction may occur on an ongoing basis. By signing below, Tenant

acknowledges that construction will be ongoing.

All fixtures shall ☒ remain ☐ not remain on the premises at the end of the lease term.

**X. Improvements During Lease Term** - The Tenant, with written approval of the Landlord that may not be unreasonably withheld, shall be able to make any type of improvement to the Premises.

**XI. Use** - The Tenant will occupy the Premises for the following use:

Satellite Pharmacy with retail along with prescription and OTC medications



Note the Americans with Disabilities Act (ADA): All businesses that are open to the public or employ 15 or more people require that the premises be accessible by persons with disabilities. In the event that the premises must be altered for ADA compliance, the cost of improvements, alterations, and/or modifications necessary for compliance with the ADA shall be the responsibility of:

(Check one)

☐ - Tenant

☒ - Landlord

☐ - Cost to be split equally between Landlord and Tenant.

## **XII. Utilities and Other Expenses**

### Check Who Pays

☒ Landlord ☐ Tenant - **Air Conditioning (AC)**

☐ Landlord ☐ Tenant - **Cable** N/A

☒ Landlord ☐ Tenant - **Electricity**

☒ Landlord ☐ Tenant - **Gas**

☒ Landlord ☐ Tenant - **Heat**

☐ Landlord ☒ Tenant - **Internet**

☒ Landlord ☐ Tenant - **Oil**

☒ Landlord ☐ Tenant - **Sewer**

☒ Landlord ☐ Tenant - **Water**

☐ Landlord ☐ Tenant - **Other:** \_\_\_\_\_

☐ Landlord ☒ Tenant - **Other:** Daily: floors swept, front entrance swept w/ snow removed

☐ Landlord ☒ Tenant - **Other:** Trash Service with Olcese Waste Services

**XIII. Landlord's Representations** – At the time of lease signing, the Premises shall be properly zoned for the Tenant's stated use as stated in Section XI and will be in compliance with all applicable state and federal laws and regulations. The Premises shall not have been used for the storage or disposal of any toxic or hazardous substances, and the Landlord has received no notice from any governmental authority concerning removal of any toxic or hazardous substances from the property.

## **XIV. Landlord's Responsibility**

- Landlord shall maintain and make any and all necessary repairs to: (1) the roof, structural components, exterior walls, and interior common walls of the premises, and (2) the plumbing, electrical, heating, ventilating, and air-conditioning systems.

- Landlord will regularly clean and maintain (including snow removal) the parking areas, yards, common areas, and exterior of the building and remove all litter so that the premises will be kept in an attractive condition.

#### **XV. Tenant's Responsibility**

- Tenant shall keep the Premises clean and well maintained at all times, so that the Premises shall be in marketable condition.

#### **XVI. Insurance**

Landlord agrees to carry fire and hazard related coverage insurance for the Premises. Tenant agrees to carry public liability insurance that includes the Landlord as an insured party for personal injury.

The coverage the Tenant shall provide will be in the amount(s) of:

Check All That Apply

- ☒ - \$ 1,000,000 per occurrence  
☐ - \$ \_\_\_\_\_ per year

This agreement automatically releases the Landlord and Tenant from each other in reference to liability for property, loss, damage, personal injury, or anything else covered by the insurance plan.

#### **XVII. Taxes**

Check Who Pays

- ☒ Landlord ☒ \*Tenant - **Real Property Taxes**  
☐ Landlord ☐ Tenant - **Personal Property Taxes**

\*For Properties With Multiple Tenants - If the Tenant pays for the real property taxes it should be noted that the calculation should be equal to that Tenant's portion of the property/total square feet.

**XVIII. Subletting** - The Tenant ☐ does ☒ does not have the right to sublet the Premises. Any new Tenant under a sublease must meet the approval of the Landlord and such approval shall not be unreasonably withheld.

**XIX. Damage to the Premises** - The Tenant may terminate the lease agreement if necessary repairs to the Premises due to fire, flood, or any natural catastrophe keep the Tenant from being open for over ninety (90) days.

- If the Tenant is not able to be open for the ninety (90) day period due to damage to the Premises, there will be no rent paid during said period.

**XX. Default** – If the Tenant defaults on the lease agreement for non-payment of rent or for any other reason, the Landlord agrees to give notice to the Tenant giving the Tenant the right to cure the issue(s). If the Tenant does not cure the issue(s) within the amount of time stated in the notice, then the Landlord has the right to take legal action.

**XXI. Notice of Quiet Enjoyment** – During the term of the lease agreement, the Tenant has the right of quiet enjoyment of the Premises.

**XXII. Eminent Domain** – The lease automatically becomes void if the Premises are taken by eminent domain. During the process, the Tenant will have to right to claim:

- Value of the Lease Agreement
- Loss of Business Revenue
- Moving and Relocation Expenses

**XXIII. Holding Over** – If the Tenant remains in possession of the Premises after the lease agreement ends, the tenancy shall continue on a month-to-month, or "Tenancy at Will," basis unless the Landlord gives notice for the Tenant to vacate.

**XXIV. Disagreements During the Lease Period** – If a disagreement arises during the lease period, the following actions shall take place:

Check All That Apply

☒ – **Litigation** - If a dispute arises from either the Landlord or Tenant; the parties have the right to take the matter to the court under the Premises' jurisdiction.

☐ - **Mediation with Possible Litigation** – If there is a dispute between the Landlord and Tenant, all parties agree to attempt to come to an agreement through the use of an agreed upon mediator.

- It is agreed that the cost(s) involved in hiring the mediator shall be shared equally and that each party shall cooperate in a good faith attempt to reach a resolution. Both parties agree that they shall allow the mediator thirty (30) days from the first (1<sup>st</sup>) meeting to reach a compromise before going to court.

☐ - **Mediation with Possible Arbitration** – If there is a dispute between the Landlord and Tenant, all parties agree to attempt to come to an agreement through the use of an agreed upon mediator.

- It is agreed that the cost(s) involved in hiring the mediator shall be shared equally and that each party shall cooperate in a good faith attempt to reach a resolution. Both parties agree that they shall allow the mediator thirty (30) days from the first (1<sup>st</sup>) meeting to reach a compromise before going to the arbitrator.
- The arbitrator selected will be a third (3<sup>rd</sup>) party to be mutually agreed upon. The arbitrator shall decide all costs directed towards hiring the arbitrator.

The Landlord shall not have to attend the mediation or arbitration process unless Tenant is current with the rental payments, either submitting to the Landlord directly or depositing the funds in an escrow account.

**XXV. Additional Agreements** – Landlord and Tenant additionally agree to the following:

Two months beginning February 1, and ending March 31, 2020 are provided free of cost to the Tenant

to stock inventory. Beginning April 1, 2020 the Tenant agrees to begin payment per this lease agreement.

The Tenant also agrees to provide a clean entrance free of dirt/snow; also clean interior pharmacy floors/restroom.

**XXVI. Entire Lease Agreement** – This document supersedes any other writings in relation to the Premises and has authority over any oral agreements made between the Landlord and Tenant.

**XXVII. Successors and Assignees** – All assignees of the parties including heirs, successors, or anyone else that may be considered is mutually bound by this lease agreement.

**XXVIII. Notices** – All notices in relation to the Premises or this lease agreement shall be in writing and delivered to the following address below via Certified Mail with Return Receipt:

**Landlord**

Eureka Restoration Enterprise

P.O. Box 742

Eureka, NV 89316

**Tenant**

Economy Drug

696 Anthony St.

Ely, NV

**XXIX. Governing Law** – This lease agreement will be governed by and construed in accordance with the laws in the State of Nevada.

**XXX. Counterparts and Modifications**

- The Landlord and Tenant agree that they shall sign several identical counterparts of this lease and any fully signed counterpart shall be treated as an original.
- Only writing(s) signed by the party against whom such a modification is sought to be enforced shall modify this lease.

**XXXI. Waiver** - If either Landlord or Tenant waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.



**XXXII. Early Termination** - The tenant ☒ \*has ☐ does not have the option to terminate the lease.

\*The landlord shall allow the tenant to quit or terminate the lease via a penalty of 1,000.00 dollars (\$1000,00). In addition, the tenant must provide written notice to the address stated in Section XXVIII within least 90 ☒ days ☐ months of the intended end date.

**XXXIII. Severability** - If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision. It will not make any other provision of this lease invalid or unenforceable, and shall be modified, amended, or limited only to the extent necessary to render it valid and enforceable.

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### Signatures

**Landlord** *Eurela Restoration*  
*Garney Damele Enterprise*  
Name: Garney Damele, President  
Date: 2/27/2020

**Tenant**  
*[Signature]*  
Name: Andrew Bath  
Date: 2/27/20

☐ - Broker(s)

n/a

Name: \_\_\_\_\_

Date: \_\_\_\_\_

n/a

Name: \_\_\_\_\_

Date: \_\_\_\_\_

☐ - Personal Guaranty - Upon my authorization of this agreement, I personally guarantee the performance of all financial obligations under this lease.

\_\_\_\_\_  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

# Notary Acknowledgment

State of: Nevada

County of: Eureka

On 2/27/2020, before me, Diane D. Podborny  
(notary)

Personally appeared,

by **Landlord** Eureka Restoration Enterprise **Tenant**  
Garny Demele President  
Name: Garny Demele Name: Amy B. K.  
Date: 2/27/2020 Date: 2/27/2020  
696 Aultman St.  
ELY, NV. 89301

☒ Personally known to me

OR

☒ Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and has hereby acknowledged to me that he/she/they have executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

**Witness my hand and official seal**

Diane D. Podborny  
Notary Signature

Diane D. Podborny  
Print Name



**WALLY CUCHINE  
P.O. BOX 242  
EUREKA, NEVADA 89316  
775-237-5386**

December 15, 2019

To Whom it May Concern,

I am writing in support of the restoration of the rooms at the rear of the old bank building on Main Street in Eureka, Nevada. It has been exciting to see this building come back to life under the care of the Eureka Restoration Enterprise. As a collector of Nevada art it is exciting to hear that a part of this space will be used for displaying art from the community. I would be happy to work with Eureka Restoration Enterprise to bring some of my collection to the old bank building so that the public would have a chance to see some of my collection.

I have been collecting art since I arrived in Nevada in 1970. It has always been my goal to make this massive collection available to the public and this project by Eureka Restoration Enterprise will be a perfect way for me to share the collection here in Eureka.

Sincerely,

A handwritten signature in cursive script that reads "Wally Cuchine". The signature is written in dark ink and is positioned below the word "Sincerely,".

Wally Cuchine

February 16, 2020,

Eureka Restoration Enterprises,

I would like to commend you for your desire to restore the historic bank building. Adding a dance/art studio to the back of the building would be a great asset to the community. As a yoga instructor in the community it can be a struggle to find a good location to host classes. There is definitely an interest in having other classes such as Zumba and kickboxing offered as well. I would like to offer yoga classes at the bank building when it becomes available for use. I would also attend classes offered by other instructors.

Thank You,

A handwritten signature in blue ink that reads "Heather Mears". The signature is fluid and cursive, with the first name "Heather" and last name "Mears" clearly distinguishable.

Heather Mears



**Rich McKay**

Eureka Business Network

Vice Chairman

Richmckay.eureka@yahoo.com



February 20, 2020

State Historic Preservation Office

To: Whom it may concern,

I am writing this letter on behalf of the Eureka Business Network and myself to express my support to Garney Damele and her ongoing restoration of the historic building in Eureka, Nevada formerly known as the Nevada State Bank building.

Thru Garney's efforts, the building has been transformed from a closed, degrading property to a viable part of our Historic downtown. She has held local fund raisers, solicited donations from neighboring mines and other business entities and has poured many of her own resources into the restoration of the building.

Garney was able to facilitate the opening of a satellite pharmacy (Economy Drug) in the front portion of the building. This brings a critically needed service to the citizens of Eureka. There is no local pharmacy and next day mail service is absolute best case scenario in getting prescriptions to our citizens provided that the roads are passable given our remote location. This pharmacy will improve medical services in our community as well as allow for hospice/palliative services to be provided in Eureka. This is a big win for our community and we couldn't have done it without Garney!!

The Pharmacy is open but there is still more work to be done on the building. There is a large room towards the back of the building that was last used as part of a turn of the century (20<sup>th</sup> Century) brewery. IT would be wonderful if this room could be part of a community center/meeting room/dance studio.

Garney has also acted as the general contractor on the improvements to date. She is very frugal and conscientious and gets multiple bids and options when doing any of her projects. I am confident in her ability to continue the restoration process and make the building a showcase for Eureka that our citizens and visitors can enjoy. I hope you consider her for the grant she is applying for via SHPO.

Regards,

Rich McKay



Tuesday, February 20, 2018

Economy Drug  
696 Aultman St  
Ely, NV. 89301  
P: 775.289.4929  
Email: [abath@economydrug.org](mailto:abath@economydrug.org)

Eureka Restoration Enterprise  
Garney Damele and Amanda Pearce, Co-Directors  
PO Box 742  
Eureka, NV. 89316:

Economy Drug has been providing medications to community members of Eureka County for over 30 years via mail. Through the Eureka Restoration Enterprise, Garney Damele has reached out to me to see if we could better pave the path for Eureka's medical needs. The State of Nevada has proactively allowed pharmacies to better reach rural areas that, possibly couldn't support a full-time pharmacy, by allowing for satellite pharmacies. This would allow community members to get the medications, such as antibiotics and the like, the same day as prescribed.

One of Economy Drug's roadblocks to this is needing a location that is secure and accessible to all individuals of the community. The Eureka Restoration Enterprise has identified a building that would meet and exceed that roadblock. By working with the Eureka Restoration Enterprise on the old bank building in the heart of downtown Eureka, this could make the Satellite pharmacy a reality for Eureka County. The benefit would not only show up medically allowing for better access to medications, but also economically. Economy Drug would fill two positions for this business venture with the possibility of more in the future.

The future of rural Nevada is bigger and better than it has been in years. Programs such as Eureka Restoration Enterprise will help to encourage that growth in the right direction for the success of their community. If you would like additional information or have questions, please feel to reach out to me. Thank you very much for considering this letter.

Andy Bath, President  
Economy Drug

Theodocia Swecker  
155 McCoy St.  
Winnemucca, NV 89445

February 20, 2020

To Whom It May Concern:

My name is Teddy Swecker. I'm an artist from Winnemucca, Nevada. It is with great pleasure that I write this letter in support of Eureka Restoration Enterprise.

I was an art instructor at Winnemucca's Great Basin College for 28 years. Since then I have been teaching community oil painting classes to adults. For the past thirty years I've shown my paintings in many art shows throughout Nevada. I'm also a muralist and have painted murals in homes, hospitals, homeless shelters, libraries and over thirty schools in Reno, Sparks, Ely and Winnemucca.

Teaching children has been one of my loves. Not only have I taught children's art in Reno, Lovelock and Battle Mountain through Very Special Arts of Nevada, a non-profit organization that brings art into Nevada's elementary schools but also I have volunteered to teach art in many Winnemucca classrooms. I taught an art class for children in Winnemucca from 2006-2014.

I have five Children's books published. I illustrated *Mommi Watta*, *Spirit of the River* written by Virginia Castleman, *Under Open Skies* by Keeli McClintick, and *Children In Distress*, an art therapy book for medical students written by Linda Whitney Peterson and Milton Edward Hardin. I wrote and illustrated *Spirit Walkers* and *Ducks Ducks*. Baobab Press in Reno, Nevada released the second printing of *Ducks Ducks* in April 2017.

Garney is a gem and such a hard worker. She is very generous and has given so much time, energy and money to a community that she loves. I was first in touch with her two years ago. She invited my students and I to come to Eureka. We put on an art exhibit in the old Meeker's Grocery Store that Garney had restored and turned into a gallery for the locals to show and sell their art and crafts. She did a fantastic job. It's a quaint and beautifully restored building, a perfect spot for a gallery. We put together an art reception and a watercolor class. She set a fee for the class. The public was invited. The proceeds went to the restoration of her new project the Old Bank Building. After the class was over she gave us a tour of the town. She showed us renewed buildings and ones that needed her touch. She explained her vision of Main Street.

Last fall we were invited back to Eureka for another fundraiser. It was a four-day Wine and Art Festival for the renovation of the Old Bank Building. I was delighted to be a part of that. We put up our art show a month in advance of the happening so the community would have time to view our paintings. Then during the festival I gave two pastel classes on separate days. All proceeds went to the renovation of the Old Bank Building. She showed us what had been done. It's amazing. It's been partially restored to its original beauty. Now She wants to restore the middle room and back area for the arts. Her vision is to turn it into a dance studio for performing arts and a place for art workshops. She wants to invite guest artists to come and give classes. I would love to come back to Eureka and offer community art classes in the new Bank Building.

Art is the soul of a community. Art inspires and encourages people to find their passion. That passion is a channel of happiness that can manifest in so many different ways, theater, dance, visual arts, all of which influences by touching the hearts of its viewers. I have seen art taken out of our schools and replaced by academia. If art is not valued then the imagination of children and adults is not nourished. We need more opportunity to offer art to people. I see it happening in Eureka because of Garney's dream.

Sincerely yours,  
Theodocia Swecker

# Eureka County Assessor's Office

MICHAEL A. MEARS, ASSESSOR

EUREKA COUNTY COURTHOUSE  
20 SOUTH MAIN STREET  
P.O. BOX 88 EUREKA, NEVADA 89316



PHONE: (775) 237-5270  
FAX: (775) 237-6124  
www.co.eureka.nv.us

March 15, 2018

Eureka Restoration Enterprise  
180 N Main Street  
Eureka, NV 89316

Dear Garney and Amanda,

You recently inquired of me regarding the current state of commercial business on Main Street in downtown Eureka.

When I moved to Eureka in 1996, every commercial property on Main Street was occupied and in business. Additionally, there were other properties throughout the Townsite that were being utilized for commercial ventures.

Today, less than half of those properties are occupied and operating. With so many "dark" buildings, Main Street is experiencing a significant economic downturn. I believe there are several reasons for this downturn and the lack of occupancy.

First, the Main Street business corridor has struggled to acquire high speed broadband internet. A lack of providers and some line of sight challenges have contributed to this problem. Nonetheless, it is a deterrent to businesses considering moving into Eureka and it has also led to businesses leaving Eureka.

Second, the county rides the economic waves of the mining industry. With the recent closing of the Ruby Hill Mine and a downward trend in the price of gold, many former members of our community have moved to other areas to follow employment opportunities. Obviously, less people in the community makes it more difficult for businesses to survive; especially during the winter months when tourism is at a minimum.

Third, the movement of Raine's Market and Nevada State Bank away from the Main Street corridor to a location north of town, has definitely had an impact on downtown. Not only did this move result in the vacancy of two buildings, but it also moved the focus of commerce away from downtown.

Finally, although we currently have new mine projects either beginning construction or in early operation, the county has failed to incentivize these mining companies to invest in the Eureka community. If the county were able to entice these mining companies to house their employees here and support the existing businesses, I believe other commercial interests would begin to sprout.

DEPARTMENT OF MOTOR VEHICLES

GARNEY DAMELE, APPRAISAL SUPERVISOR

KATHY BACON-BOWLING, APPRAISER II

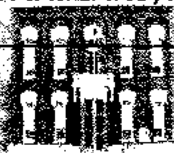
AMANDA PEARCE, DEPARTMENT ASSISTANT



# Eureka County Assessor's Office

MICHAEL A. MEARS, ASSESSOR

EUREKA COUNTY COURTHOUSE  
20 SOUTH MAIN STREET  
P.O. BOX 89 EUREKA, NEVADA 89316



PHONE: (775) 237-5270  
FAX: (775) 237-6124  
[www.co.eureka.nv.us](http://www.co.eureka.nv.us)

The bottom line is Main Street in Eureka is in need of help. In my opinion, it is time for the county and the community to work together to boost interest in both our business community and our community as a whole.

I am aware of an effort to open a pharmacy in one of the vacant Main Street buildings. Not only would this endeavor help our current economic distress by filling an empty building and adding jobs to Eureka, but it also has the potential of kick-starting additional commercial ventures in the downtown business corridor.

Thank you for considering my comments and please feel free to contact me if I can be of additional assistance.

Best Regards,

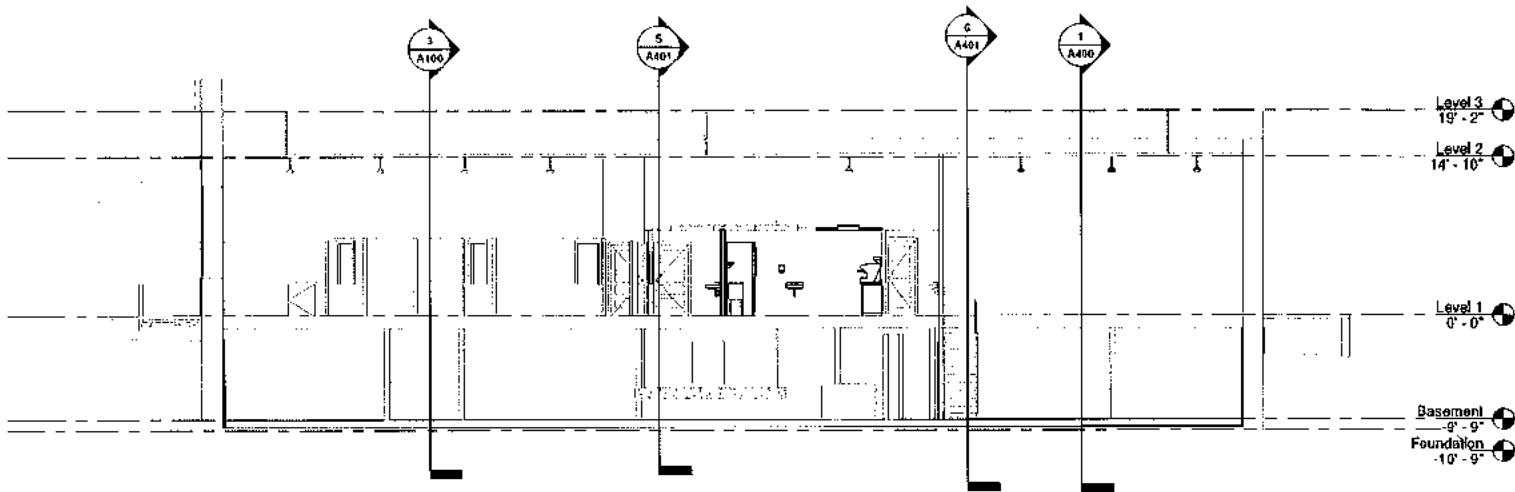
Michael A. Mears  
Eureka County Assessor

DEPARTMENT OF MOTOR VEHICLES

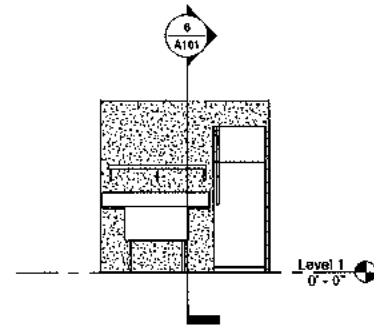
GARNEY DAMELE, APPRAISAL SUPERVISOR

KATHY BACON-BOWLING, APPRAISER II

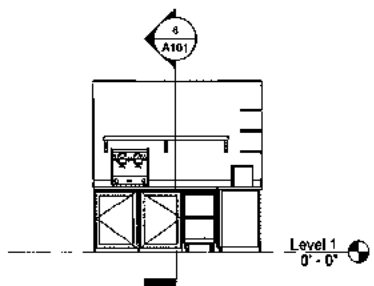
AMANDA PEARCE, DEPARTMENT ASSISTANT



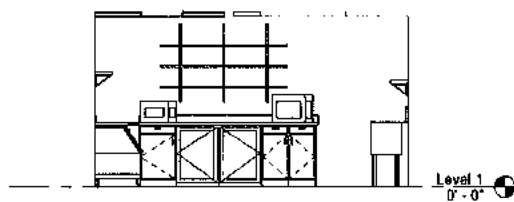
Section 3  
1/8" = 1'-0"



Elevation 1-b  
1/4" = 1'-0"



Elevation 1-d  
1/4" = 1'-0"



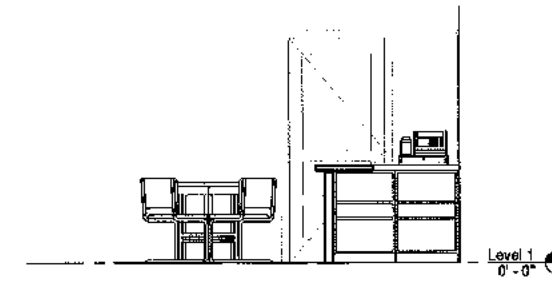
Elevation 1-a  
1/4" = 1'-0"

ITEM	FINISH	QAS	ELECTRIC				DIRECT WASTE	INDIRECT WASTE	PLUMBING			MECHANICAL	
			VOLTS	AMPS	PHASE	H.P.			SIZE	DESCRIPTION	SIZE	DESCRIPTION	
1 COFFEE BREWER	SS												
2 BLENDER			120	15	1	3.5							
3 CONVECTION OVEN	SS		120		1								
4 EXPRESSO GRINDER	SS		120	3	1	0.5							
5 EXPRESSO MACHINE			110		1								
6 WALL SHELF	SS												
7 UNDER COUNTER ICE MAKER	SS		115		1				3/8"				
8 MICROWAVE	SS		120		1								
9 MIXER	SS		120		1	1.3							
10 MOP SINK									1/2"	1/2"			
11 FREEZER			115	2.6	1	1/5							
12 HAND SINK	SS								1/2"	1/2"			
13 THREE COMP SINK	SS								1/2"	1/2"			
14 SOAP DISPENSER													
15 UNDER COUNTER FREEZER	SS		115	4.5	1	1/4							
16 UNDER COUNTER REFRIG	SS		115	2.7	1	1/5							
17 WATER FILTER									1/2"				
18 NOT USED													
19 FRP TO 84" AFF													
20 SERVING COUNTER	PL												
21 CASH REGISTER													
22 COUNTER & CABINET	PL												
23 SS WORK TABLE	SS												
24 SHELVING	PL												

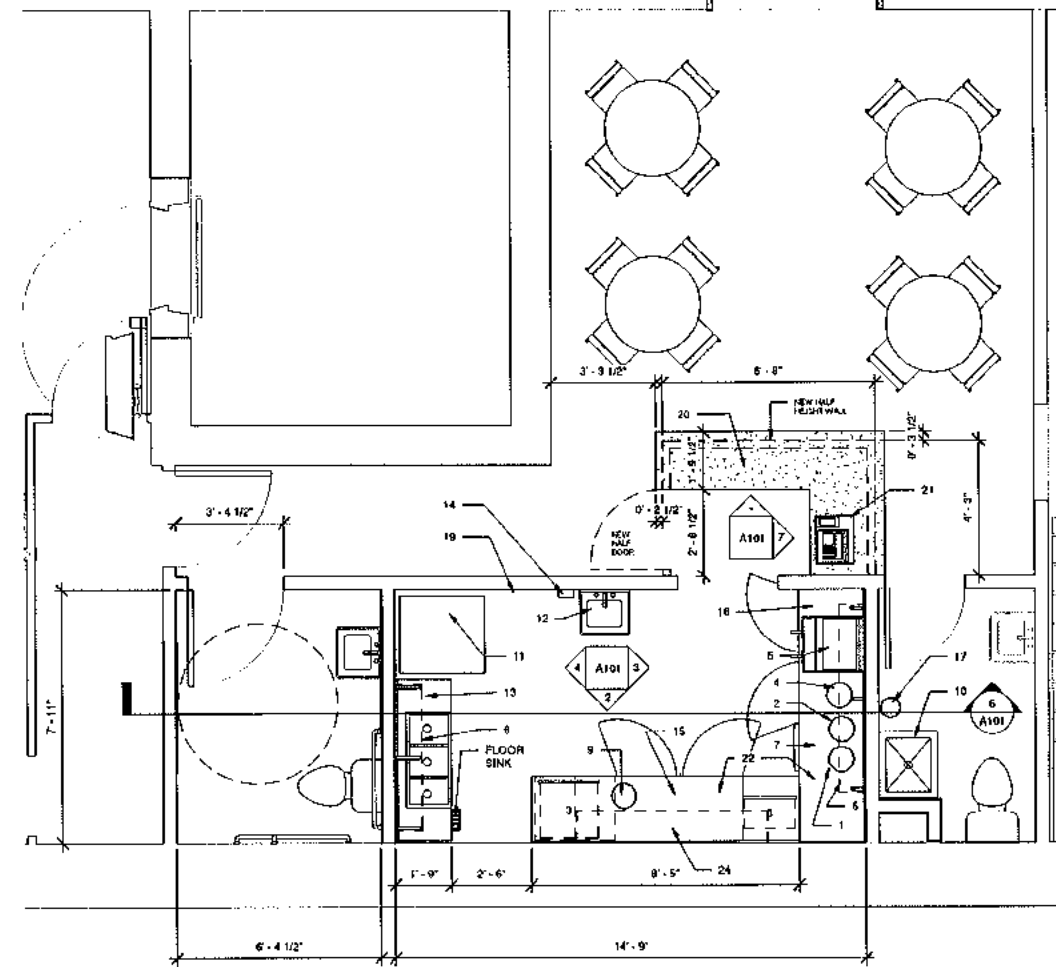
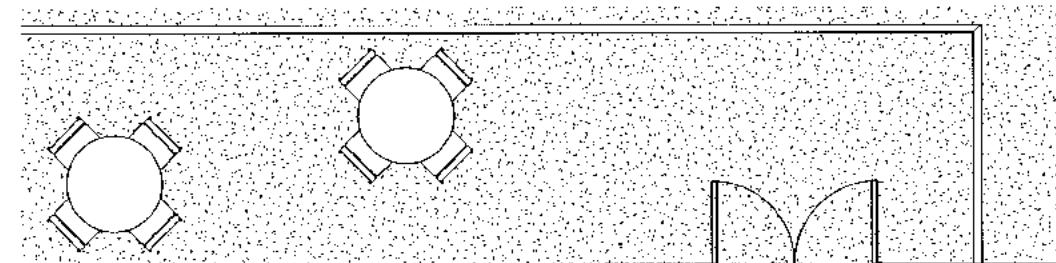
FINISHES LEGEND  
SS STAINLESS STEEL  
PL PLASTIC LAMINATE

ALL EQUIPMENT TO BE NSF  
AND INSTALLED AS PER  
NSF STANDARDS.

Equipment Schedule  
1/8" = 1'-0"



Elevation 2-b  
3/8" = 1'-0"



Level 1 - Enlarged Kitchen  
3/8" = 1'-0"

jpc *opoul's*  
ARCHITECT ©

P.O. Box 2517  
Carson City  
Nevada  
89702

T 775-720-4051  
info@jpcarchitect.com

www.jpcarchitect.com

Property Owner:  
Eureka Restoration Enterprises  
180 N Main St  
Eureka, Nevada 89316

Project Address:  
Bank Building  
Eureka, Nevada 89316  
A.P.N. 01-102-01

#### Revision Schedule

Revision Number	Revision Date

Eureka Bank  
Building

Enlarged Plans

Project number  
Date 1-18-00  
Drawn by JPC  
Checked by JPC

A101

Scale As Indicated