

City of Carson City Agenda Report

Date Submitted: June 7, 2011

Agenda Date Requested: June 16, 2011

Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Public Works-Planning Division

Subject Title: Action to approve an Abandonment of Public Right-of-Way application from CSA Engineers (property owner: State of Nevada) to abandon the right-of-way on property located at Anderson Street between East Second and East Third Streets on property zoned Public (P), APN's 004-083-09 and -01, and authorize the mayor to sign the Order of Abandonment. (AB-11-026) (Jennifer Pruitt)

Summary: Pursuant to NRS 278.480 and CCMC Title 17, this request is to abandon the right-of-way adjacent to these parcels to accommodate future planned improvements to the adjacent State of Nevada property. The subject area of abandonment has not been improved as a street.

Type of Action Requested:

Resolution
 Formal Action/Motion

Ordinance
 Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Planning Commission Action: Recommended approval on May 25, 2011 by a vote of 7 ayes and 0 nays.

Recommended Board Action: I move to approve an Abandonment of Public Right-of-Way to abandon the right-of-way on property located at Anderson Street between East Second and East Third Streets, APN's 004-083-09 and -01, and authorize the mayor to sign the Order of Abandonment.

Explanation for Recommended Board Action: Pursuant to NRS 278.480 and CCMC Title 17, the Board of Supervisors take final action the right-of-way abandonments.

Applicable Statute, Code, Policy, Rule or Regulation: NRS 278.480 and CCMC Title 17.15

Fiscal Impact: N/A

Explanation of Impact: N/A

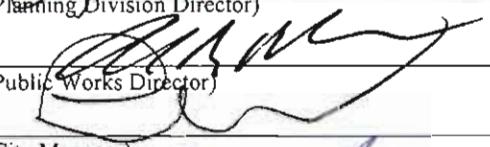
Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review

- 2) Approve request for abandonment

Supporting Material: 1) Order of Abandonment
2) Case Record
3) Staff Report and application packet

Prepared By: Janice Brod, Management Assistant V

Reviewed By: 
(Planning Division Director)

(Public Works Director)

(City Manager)
(District Attorney's Office)

Date: 6-7-11
Date: 6-7-11
Date: 6/7/11
Date: 6/2/11

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay _____
2) _____

(Vote Recorded By)

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: May 25, 2011

AGENDA ITEM NO.: H-1

APPLICANT(s) NAME: CSA Engineers
PROPERTY OWNER(s): State of Nevada

FILE NO. AB-11-026

ASSESSOR PARCEL NO(s):

ADDRESS: property located at Anderson Street between East Second and East Third Streets

APPLICANT'S REQUEST: Action to make a recommendation to the Board of Supervisors to abandon the right-of-way on property located at Anderson Street between East Second and East Third Streets.

COMMISSIONERS PRESENT: KIMBROUGH MULLET SATTLER
 DHAMI SHIRK VANCE WENDELL

STAFF REPORT PRESENTED BY: Kathe Green

[] REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL

[] DENIAL

APPLICANT REPRESENTED BY: Charles Reno

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

_0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

_0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Craig Mullett: Exhibits need amending

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO RECOMMEND ACTION TO APPROVE TO THE BOARD OF SUPERVISORS

MOVED: Mullett SECOND: Wendell PASSED: 7/AYE 0/NO 0/ABSTAIN 0/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: June 16, 2011

APN(s): 004-083-09 and 004-083-10

AN ORDER ABANDONING A 169 FOOT LONG, 30 FOOT WIDE PORTION OF EAST ANDERSON STREET AND A 203 FOOT LONG, 30 FOOT WIDE PORTION OF WEST ANDERSON STREET, LOCATED IN BLOCK 20 OF THE SEARS, THOMPSON AND SEARS DIVISION OF 1860 AND MUSSER DIVISION, WITHIN A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M, BEING A 11,100-SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED AT 500 EAST THIRD STREET AND 601 EAST SECOND STREET, ASSESSORS PARCEL NUMBERS 004-083-09 AND 004-083-10, IN CARSON CITY, NEVADA.

WHEREAS, on April 6, 2011, CSA Inc. Engineers duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the northeast $\frac{1}{4}$ of section 17, Township 15 North, Range 20 East, M.D.B & M. approximately 11,100 square feet, adjacent to, APN(s) 004-083-09 and 004-083-10, in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on May 25, 2011. At the public hearing public testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of June 16, 2011, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the

office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described on the attached Exhibit(s) "A", a map of the right-of-way abandonment is shown as the Display of Exhibit(s) "B", and the attached utility statements are shown as Exhibit(s) "C".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected by the abandonment.
3. That water, sewer, and storm drain facilities, which may presently exist within the areas affected by abandonment's, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City if requested.

ORDERED this ____ day of _____, 2011, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 25, 2011

FILE NUMBER: AB-11-026

AGENDA ITEM: H-1

STAFF AUTHOR: Kathe Green, Assistant Planner

APPLICANT: George J Georgeson/ CSA Inc. Engineers

OWNER: State of Nevada

REQUEST: Abandonment of the west and east portions of Anderson Street between East Second Street and East Third Street. The west half of Anderson Street is 30 foot wide by approximately 170 feet long. The east half of Anderson Street is 30 feet wide by approximately 200 feet long. The area is a total of 11,100 square feet, more or less, adjacent to properties located at 500 East Third Street and 601 East Second Street, Assessor's Parcel Numbers 004-083-09 and 004-083-10.

RECOMMENDED MOTION: I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-11-026, for an 30 foot by 170 foot portion on the west half of Anderson Street and a 30 by 200 foot portion on the east half of Anderson Street, totaling a 11,100-square-foot area, more or less, located between East Second and East Third Streets, adjacent to properties located at 500 East Third Street and 601 East Second Street, APNs 004-083-09 and 004-083-10, based on seven findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search materials if required by the Planning Division in order to fully complete the abandonment process.
2. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations (this Notice of Decision will be mailed to the applicant for signature after approval by the Board of Supervisors).
3. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
4. The only utility in this area is an 8 inch sewer main, and a 20 foot wide permanent access easement will be provided for maintenance and construction. Evidence must be submitted showing that no other utility companies have any interest in a permanent easement.
5. Since bearings and distances are not shown on the exhibit maps, proper reference to the record of survey for this area must be shown in the legal description. In addition to the information shown, please add that the Record of Survey map number is 287.
6. This abandonment pertains to:
 - APN: 004-083-09: The area of the proposed abandonment adjacent to this parcel is 5,100 square feet, more or less, being the west half of Anderson Street between East Second and East Third Streets.
 - APN: 004-083-10: The area of the proposed abandonment adjacent to this parcel is 6,000 square feet, more or less, being the east half of Anderson Street between East Second and East Third Streets.
7. Conditional approval for the requested abandonment shall expire four years after Board of Supervisor approval of the original application, unless an extension of time has been granted by the Board of Supervisors.

LEGAL REQUIREMENTS: Nevada Revised Statutes (NRS) 278.480 (Vacation or Abandonment of Streets, Easements or Maps; Reversion of Divided Land) and Carson City Municipal Code (CCMC) Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way.

MASTER PLAN DESIGNATION: Public/Quasi-Public

PRESENT ZONING: Public (P)

KEY ISSUES: Will the City or public be materially injured by the approval of subject abandonment?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public/Office and parking areas for State of Nevada
SOUTH: Public/Office and parking areas for State of Nevada
WEST: Public/Office and parking areas for State of Nevada
EAST: Public/Vacant

PREVIOUS REVIEWS:

None.

DISCUSSION:

This request is to allow the abandonment of two right-of-way areas of Anderson Street which are 30 foot wide and are 170 and 200 feet long, respectively, between East Second and East Third Streets, totaling a 11,100-square-foot area, more or less, adjacent to properties located at 500 East Third and 601 E Second Street, APNs 004-083-09 and 004-083-10.

The Planning Division staff conducted a site visit on May 11, 2011 and found the subject area to be relatively flat with no development in the area proposed to be abandoned. These portions of right-of-way are currently unimproved. The State of Nevada is proposing to utilize this area in the future for expansion of existing uses on adjacent sites.

The utility companies, Nevada Bell Telephone Company dba AT&T, NV Energy, Charter Communications and Southwest Gas have indicated they do not have utilities in the public roadway easement proposed for abandonment and do not want any reservation to be continued. See the attached plan provided by George Georgeson of Consulting Services Associates, Inc for detailed maps of the area to be abandoned. Carson City does have a public sewer located in this public right-of-way area and has requested that an easement be created for this sewer line. This document is to be recorded and will be reviewed by the Carson City Engineering Division with the submitted application paperwork.

Pursuant to NRS 278.480 Vacation or Abandonment of a Street or Easement: If upon public hearing by the Board of Supervisors, the Board is satisfied that the public will not be materially injured by the proposed vacation, shall order the street or easement vacated.

With the recommended conditions of approval and based on the findings of fact that the public will not be materially injured by the proposed vacation, it is recommended that the Planning Commission make a recommendation to the Board of Supervisors for approval of AB-11-026, subject to the recommended conditions of approval.

The Engineering Division has provided detail regarding the Chain of Title as follows: This portion of South Anderson Street is shown on the Sears, Thompson and Sears Division of 1860 and the Musser Division. There are no records indicating that the City ever paid for the right-of-way.

PUBLIC COMMENTS: A public notice was sent by certified mail to the two adjacent property owners per NRS. At the writing of this report, there have been no comments in opposition or support of the proposed abandonment.

CITY DEPARTMENT/OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division:

The Engineering Division recommends APPROVAL of the proposed abandonment, subject to the recommended conditions.

1. The only utility in this area is an 8 inch sewer main, and a 20 foot wide permanent access easement will be provided for maintenance and construction. Evidence must be submitted showing that no other utility companies have any interest in a permanent easement.

2. Since bearings and distances are not shown on the exhibit maps, proper reference to the record of survey for this area must be shown in the legal description. In addition to the information shown, please add that the Record of Survey map number is 287.

Building Division:

The Carson City Building Division does not have any comments or concerns regarding the requested road abandonment.

Fire Department:

We have no concern with the applicant's request.

Health Department:

Carson City Health and Human Services Department has no comments regarding the project as described in the packet received.

Environmental Control Authority:

No comments or requirements.

Parks and Recreation Department:

No comments.

RIGHT-OF-WAY ABANDONMENT FINDINGS: In accordance with the policy for right-of-way abandonments adopted by the Board of Supervisors on October 1, 1998, the staff recommendation is based upon the following findings, which are substantiated in the public record.

1. Will the public be materially injured or not?

Per the information provided by the applicant, the adjacent property owners will not be damaged by this abandonment application, nor will the public be materially injured by the abandonment.

Per the information provided by Rory Hogen of the Engineering Division, and the Planning Division, the public will not be materially injured by the proposed abandonment of the right of way.

There will be no landlocked parcels created as a result of the proposed abandonment.

2. Whether the street was dedicated or not?

Per Rory Hogen of the Engineering Division, the subject Anderson Street right-of-way was shown on the Sears, Thompson and Sears Division of 1860 and the Musser Division. There are no records indicating that the City ever paid for the right-of-way. Since Carson City did not pay for the right-of-way, it is staff's conclusion that no charge for the right-of-way be required.

3. What should the reasonable consideration be if the street was not dedicated?

It has been determined by the Engineering Division that there are no indications that the City of Carson City ever paid for the right-of-way in question. It is recommended that there be no charge in addition to the fee to apply and postage required to notify the adjacent property owners.

4. If abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?

No charge for this abandonment is recommended. Therefore, this item does not apply to this abandonment.

5. Applicability of the parking value analysis applied to this request.

There will be no elimination of on-street parking in the area of the proposed abandonment. This right-of-way area has not been developed. This item is not applicable to the proposed abandonment and will not result in elimination of on-street parking.

6. Should utilities easements be reserved, continued or vacated?

The utility companies, Nevada Bell Telephone Company dba AT&T, NV Energy, Charter Communication and Southwest Gas have indicated they do not have utilities in the public roadway proposed for abandonment and do not want a easement reservation. Carson City does have a sewer line in this area and is requiring an easement to be created and filed. The Carson City Engineering Division will review the documents and will verify the required information is recorded.

7. Imposition of any conditions of approval by the Board of Supervisors or recommended by the Planning Commission or staff.

Staff has included within this staff report conditions of approval, which relate to the responsibilities of the applicant in the event this application is approved.

Respectfully submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Kathe Green

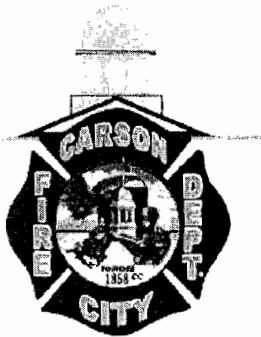
Kathe Green
Assistant Planner

Attachments:

Application (AB-11-026)
Building Division comments
Fire Department comments
Environmental Control Authority comments
Health Department comments
Engineering Division comments
Parks and Recreation comments
Draft Order of Abandonment

File # (Ex: MPR #07-111)	<i>AB-11-026</i>
Brief Description	<i>State of Nevada</i>
Project Address or APN	
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>May25, 2011</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS: No comments



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: May 9, 2011

SUBJECT: AGENDA ITEMS FOR MAY 25, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the Planning Commission Meeting and have the following comments:

- AB-11-026 State of Nevada We have no concern with the applicant's request.
- SUP-11-027 Carson City Schools
 - Fire Department access must be maintained to the building. One option is to install 2 ½" hose stations in the corridors on the west side of the school.
 - Currently a fire hydrant and post indicator valve exist in the round-about at the school entrance. Both of these items and the fire department connection must be moved to a location approved by this department.
 - All roads must be a minimum of 20' width, 13'-16" vertical clearance for fire department access.
- SUP-11-028 Gary Hitt, Kelly Clark The applicant must meet all codes and ordinances as they relate to this request.
- SUP-11-029 & ZMA-11-030 Carson City (Parks & Rec) The applicant must meet all codes and ordinances as they relate to this request.

DL/lb

RECEIVED
CARSON CITY
PLANNING DEPARTMENT

April 21, 2011

APR 21 2011

Major Project Review Committee

CARSON CITY
PLANNING DEPARTMENT

Re: # AB – 11 - 026

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the AB-11-026 (500 East 3rd St.) project:

1. ECA has no comments or requirements for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor
Ken Arnold, Public Works Environmental Manager

Kathe Green - Planning Commission Comments for May 25, 2011

From: Dustin Boothe
To: Kathe Green
Date: 5/9/2011 6:17 pm
Subject: Planning Commission Comments for May 25, 2011
CC: Brendan Schnieder

Kathe:

Please see comments below

AB-11-026

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Sup-11-027

Carson City Health and Human Services has the following comments regarding this project in regards to the building expansion:

1. Building plans must be submitted in accordance with Nevada Administrative Code (NAC) 444.56818 and any other applicable codes.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

SUP-11-028

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-029

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Sup-11-030

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Dustin Boothe, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.
dboothe@carson.org

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MEMORANDUM

DATE: April 29, 2011

TO: Kathe Green – Planning Division

FROM: Rory Hogen – Engineering Division

RE: AB 11-026 S. Anderson St. between Second and Third Sts.
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

SUBJECT TITLE: Request to allow the following abandonment:

Abandon S. Anderson St. between E. Second St. and E. Third St. to the State of Nevada. The west half is 30 feet by approximately 170 feet, and the east half is 30 feet by approximately 200 feet. All areas surrounding this are state land, and all other streets in here have been previously abandoned to the State of Nevada.

RECOMMENDATION:

The Engineering Division recommends APPROVAL of the proposed abandonment subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The only utility in this area is an 8" sewer main, and a 20 foot wide permanent access easement will be provided for maintenance and construction. Evidence must be submitted showing that no other utility companies have any interest in a permanent easement.
2. Since bearings and distances are not shown on the exhibit maps, proper reference to the record of survey for this area must be shown in the legal description. In addition to the information shown, please add that the Record of Survey map number is 287.

DISCUSSION: The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. The following discussion is offered.

1. Chain of Title: This portion of S. Anderson Street is shown on the Sears, Thompson and Sears Division of 1860 and the Musser Division. There are no records indicating that the City ever paid for the right of way.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

To: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Parks and Recreation Director *RM*
Scott Fahrenbruch, Director of Operations *SF*
Juan F. Guzman, Open Space Manager *JFG*
Vern L. Krahn, Park Planner *VK*

Subject: Parks and Recreation Department's comments for the Wednesday, May 25, 2011, Planning Commission meeting

Date: May 11, 2011

AB-11-026	No Comments
SUP-11-027	No Comments
VAR-11-031	No Comments
SUP-11-028	No Comments
SUP-11-029	<p>Over the past few months, our department has been working the AT&T representatives to locate a cellular communication facility on the top of Lone Mountain. Besides the public benefit of providing better coverage, this project will enhance the public access to the park property from the corner of Winnie Lane and Roop Street and a portion of the crest trail. Staff believes that the applicant has done a good job in addressing the project's potential visual, grading, and construction impacts. Our department requests that the Planning Commission impose the following conditions on the special use permit:</p> <ol style="list-style-type: none">1) The applicant is required to work with Parks and Recreation Department staff to construct an all weather access road on Cemetery property that connects the Cemetery's internal road system to the project site. Care must be exercised to minimize any impact to the adopted Cemetery Master Site Plan (Refer to Exhibit A).2) Construct a secondary path down to the corner of Roop Street and Winnie Lane to connect to the pedestrian facilities at the intersection.
ZMA-11-030	The Parks and Recreation Department supports this Zoning Map Amendment even if the Planning Commission does not approve SUP-11-029. Currently, Lone Mountain Park has PC zoning on the west side of the property and SF6 on the property's east side. Our department believes the entire park must have a zoning designation that reflects the City's ownership and is in compliance with the Master Plan Land Use Map.

APN(s): 004-083-09 and 004-083-10

AN ORDER ABANDONING A 170 FOOT LONG, 30 FOOT WIDE PORTION OF EAST ANDERSON STREET AND A 200 FOOT LONG, 30 FOOT WIDE PORTION OF WEST ANDERSON STREET, LOCATED IN BLOCK 20 OF THE SEARS, THOMPSON AND SEARS DIVISION OF 1860 AND MUSSER DIVISION, WITHIN A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M, BEING A 11,100-SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED AT 500 EAST THIRD STREET AND 601 EAST SECOND STREET, ASSESSORS PARCEL NUMBERS 004-083-09 AND 004-083-10, IN CARSON CITY, NEVADA.

WHEREAS, on April 6, 2011, CSA Inc. Engineers duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the northeast $\frac{1}{4}$ of section 17, Township 15 North, Range 20 East, M.D.B & M. approximately 11,100 square feet, adjacent to, APN(s) 004-083-09 and 004-083-10, in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on May 25, 2011. At the public hearing public testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of June 16, 2011, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described on the attached Exhibit(s) "A", a map of the right-of-way abandonment is shown as the Display of Exhibit(s) "B", and the attached utility statements are shown as Exhibit(s) "C".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected by the abandonment.
3. That water, sewer, and storm drain facilities, which may presently exist within the areas affected by abandonment's, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City if requested.

ORDERED this ____ day of _____, 2011, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

RECEIVED**STREET ABANDONMENT APPLICATION****APR 22 2011****CARSON CITY
PLANNING DIVISION**For:

Anderson Street Abandonment Between
Second and Third Streets.
Application to Carson City, Nevada.

Applicant:

Nevada State Lands
901 S. Stewart Street
Carson City, Nevada 89701-5246

Through:

State of Nevada Public Works Board
505 E. Musser Street Room 102
Carson City, NV 89701-4263

Date:

April 20, 2011

By:

CONSULTING
SERVICES
ASSOCIATES inc.

CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS

527 S. ARLINGTON AVE.
RENO, NEVADA 89509

PHONE (775) 323-0244

RECEIVED

APR 22 2011

CARSON CITY
PLANNING DIVISION**Carson City Planning Division****2621 Northgate Lane, Suite 62 - Carson City NV 89706**Phone: (775) 887-2180 • E-mail: planddept@ci.carson-city.nv.us**FILE # AB - 09 -****PROPERTY OWNER**

State of Nevada

MAILING ADDRESS, CITY, STATE, ZIP

901 S Stewart St # 5003, Carson City, NV 89701-5246

PHONE # (775) 684-2720**FAX #** (775) 684-2721**E-MAIL ADDRESS** dmarlow@lands.nv.gov**Name of Person to Whom All Correspondence Should Be Sent****APPLICANT/AGENT**

George J. Georgeson, P.E. / CSA Inc. Engineers

MAILING ADDRESS, CITY, STATE ZIP

527 S. Arlington Ave., Reno NV 89509

PHONE # 775-323-0244**FAX #** 775-323-0432**E-MAIL ADDRESS**csa@csaincengineers.com**Project's Assessor Parcel Number(s):****004-083-09 & 004-083-10****Street Address****ZIP Code**

500 E. Third Street (APN: 004-083-09) and east adjacent vacant lot (APN: 004-083-10), Carson City, NV 89701

Briefly describe location, width and length of the proposed abandonment: The west and east portions of Anderson St. between E. Second

Street and E. Third Street. The west half of Anderson Street is 30' wide by approx. 170' (situated within APN: 004-083-09).

The east half of Anderson Street is 30' wide by approx. 200' long (situated within APN: 004-083-10).

JUSTIFICATION: Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties:

The State owns both parcels and desires to make improvements within the area of the existing Anderson St. right-of-way.

If you are abandoning an access, explain how the parcel will be accessed: Access to existing and adjacent parcels are not impeded

by this request. This portion of Anderson Street has no physical street structure present.

PROPERTY OWNER'S AFFIDAVITI, James R. Lawrence, being duly deposed, do hereby affirm that I am the record owner of the subject property, and the information herewith submitted is in all respects true and correct to the best of my knowledge.

Signature

901 S. Stewart St., Ste 5003, Carson City NV 897011/20/11

Date

Use additional page(s) if necessary for other names.**STATE OF NEVADA****COUNTY (City of Carson City)**On January 20, 2011 James R. Lawrence, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who has acknowledged to me that he/she executed the foregoing document.

Notary Public



ELYSE R. ANDERSON
NOTARY PUBLIC
STATE OF NEVADA
WASHOE COUNTY
APPT. No. 08-7026-2

MY APPT. EXPIRES JUNE 9, 2012

***NOTES:** In order to facilitate the processing of your application, prior to submitting your application to the Planning Division, please contact Development Engineering at 2621 Northgate Lane, Suite 6, to ensure that department has no concerns with your application, and take your packet to the Utilities Department for signature. A signed utility statement, a typed legal description, and an 8 1/2 by 11 inch map prepared by a licensed surveyor describing the land to be abandoned are required to be submitted with this application. Please submit detailed and explicit plans, as they will be submitted for review by the Planning Commission and Board of Supervisors, and subsequently recorded.

PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

April 6, 2011

Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: ABANDONMENT OF A PORTION OF ANDERSON STREET, BETWEEN EAST SECOND STREET AND EAST THIRD STREET, CARSON CITY, NEVADA.

Ladies and Gentlemen:

This letter is in reference to a request by the State of Nevada to abandon that portion of Anderson Street from East Third Street to East Second Street located within the Capital Complex in Carson City, Nevada.

The portion of Anderson Street requested to be abandoned is more particularly described as; the west half of Anderson Street adjacent to 500 E. Third St. (APN: 004-083-09) and the east half of Anderson Street situated within a vacant parcel (APN: 004-083-10). The west half is approximately 170' long by 30' wide and the east half is approximately 203' long by 30' wide (see enclosed map). Total land area is approximately 12,000 square feet.

The State of Nevada is the owner of both adjacent parcels on the west and east side, and is contemplating future improvements to the Department of Employment Training and Rehabilitation (DETR) Services property (APN: 004-083-09). These future improvements will fall within the existing Anderson Street right-of-way. Currently the west half of Anderson Street abuts a paved parking lot used by DETR and the east side is adjacent to a vacant parcel also owned by the State of Nevada.

This portion of Anderson Street as it exists today is 60 feet wide, and has not been improved as a street for access, nor could any records be found, that it has existed as an improved street access in the past.

As part of this abandonment request in behalf of the State of Nevada, we contacted each utility company and Carson City Public Works to check for any public utilities that may currently be in use within this proposed abandonment portion of Anderson Street. Attached to this application are signatures and/or letters, commenting on the utilities. Carson City Public Works requested that a 20' wide easement be granted to Carson City, 10 feet on each side of the existing sanitary sewer line, to accommodate access to the sanitary sewer line for future replacement and maintenance.

Approving of this request, it will not adversely affect the traffic patterns or access to adjacent streets within Carson City.

We respectfully request approval of this abandonment within the Capital Complex, for use by the State of Nevada to accommodate future improvements within the Capital Complex.

Thank you for your consideration and please contact me if you have questions or require additional information.

Sincerely,

Charles Reno, PE
CSA Inc. Engineers

Anderson St Aban_Letter 4-6-11.ccc

Consulting Civil Engineers – Planners – Surveyors

527 S. Arlington Ave., Reno, NV 89509 • P.O. Box 7475, Reno, NV 89510 • (775) 323-0244 Fax 323-0432



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

January 18, 2011

Mr. George Georgeson, P.E.
CSA Engineers
527 S. Arlington Ave.
Reno, Nevada 89509

Re: Potential abandonment of S. Anderson St. between E. Second St. and E. Third St.

Dear Mr. Georgeson:

It was brought to our attention by Mr. Charles Reno of your office that you are in the process of working with Carson City to abandon any right of way we may have in what was S. Anderson St. between E. Second St. and E. Third St.

Since all the other streets in this area are already abandoned to the State of Nevada, we have no objection to also abandoning this section of roadway to the State. However, the abandonment must include a blanket public utility easement as we have storm drain and sewer improvements in this area, and the private utilities may have some as well.

If you have any questions, please contact me at 283-7082. Thank you.

Sincerely,

Rory Hogen, E.I.
Carson City Permit Engineering

Copy to: Correspondence File
Abandonment File

CSA

From: Rory Hogen <RHogen@carson.org>
Sent: Wednesday, February 09, 2011 2:50 PM
To: CSA
Subject: Re: Anderson Street Abandonment

Follow Up Flag: Follow up
Flag Status: Flagged

Charles - I just heard from Curt Horton, the head of utilities for Carson City. He said 15 feet by 15 feet for the manholes is minimum, but 20 feet by 20 feet would be better.

He also said we must have 10 feet on each side of the main. Rory

Rory Hogen
Assistant Engineer
108 E. Proctor St.
Carson City, Nevada 89701
office: (775) 283-7082
fax: (775) 887-2278

new email: rhogen@carson.org

>>> "CSA" <csa@csaincengineers.com> 2/8/2011 9:01 AM >>>

Rory,

Per our telephone conversation this morning we discussed the existing sewer line between East Second St. and East Third St. within the current Anderson St. right-of-way. We are in the process of abandoning Anderson St. from between East Second St. and East Third St.

We understand that a 20' easement is to be created for continuing access and maintenance rights for Carson City to maintain the existing sewer line. We spoke of providing an easement around the existing manhole as well on East Third St., possibly 15'x15'. We requested that the required easement for the existing sewer line be such that there will be 5' on the west side of the line and 15' on the east side of the line. You said that you would look into it along with the exact MH easement size requirements.

Please let me know how to proceed in providing the required easement at your earliest convenience.

Sincerely,

Charles Reno, PE

Portion of Anderson Street to be abandoned to Block 20

A portion of Anderson Street, as shown on Record of Survey for State of Nevada Planning Board of Capitol Complex, file No. 3043 as recorded in the office of the County Recorder, Ormsby County, Nevada. Said portion of Anderson Street being situate within the southwest quarter of Section 17, Township 15 North, Range 20 East, M.D.M. being more particularly described as follows:

Beginning at the intersection of Anderson Street and the northerly line of Third Street as shown on said Record of Survey;
Thence along said northerly line N 89°50'29" W, 30.00' to its intersection with the westerly line of said Anderson Street;
Thence along said westerly line N 00°10'47" E, 169.87' to its intersection with the southerly line of Second Street;
Thence along said southerly line S 89°48'27" E, 30.00' to its intersection with the centerline of said Anderson Street;
Thence along said centerline S 00°10'47" W, 169.88' to the point of beginning, having an area of 5097 square feet, more or less.

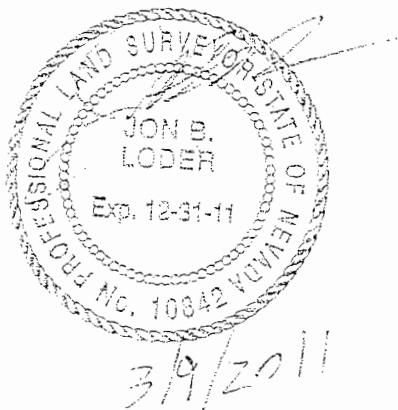
RESERVING THEREFROM

An easement being the easterly 10 feet for the continued use and maintenance of an existing sewer.

The basis of bearing for this description is said Record of Survey, file No. 3043.

Prepared by:

Jon B. Loder, PLS 10842
CSA Inc. Engineers
527 South Arlington Avenue
Reno, NV 89509
775-323-0544



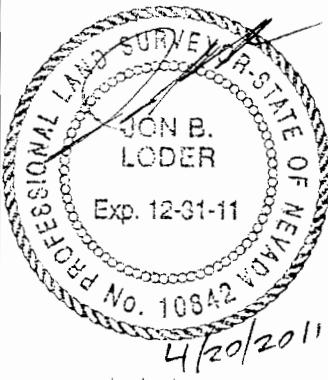
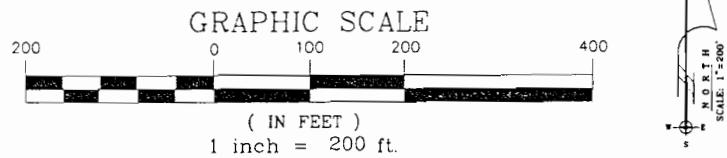


EXHIBIT "B"
PORTIONS OF ANDERSON ST.
ABANDONMENT
CARSON CITY, NEVADA



PORTION OF ANDERSON STREET TO BE ABANDONED TO BLOCK 20

SHEET: 1 0 F 1	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA APN: 004-083-09 & 004-083-10	SCALE 1"=200' PLOT DATE: 04-20-2011 DRAWING FILE: Abandonment_Exhibit Map.dwg	 inc. CONSULTING SERVICES ASSOCIATES inc. CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE. RENO, NEVADA 89509 PHONE: (775) 323-0244
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Portion of Anderson Street to be abandoned to block 75

The easterly portion of Anderson Street, between the centerline of Third Street and the southerly line of Second Street as shown on Record of Survey for State of Nevada Planning Board of Capitol Complex, file No. 3043 as recorded in the office of the County Recorder, Ormsby County, Nevada. Said portion of Anderson Street being situate within the southwest quarter of Section 17, Township 15 North, Range 20 East, M.D.M. being more particularly described as follows:

Beginning at the intersection of Anderson Street and Third Street as shown on said Record of Survey;

Thence along the centerline of said Anderson Street N 00°10'47" E, 202.89' to its intersection with the southerly line of said Second Street;

Thence along said southerly line S 89°48'27" E, 30.00' to its intersection with the easterly line of said Anderson Street;

Thence along said easterly line S 00°10'47" W, 202.89' to its intersection with the centerline of said Third Street;

Thence along said centerline N 89°50'29" W, 30.00' to the point of beginning, having an area of 6,082 square feet, more or less.

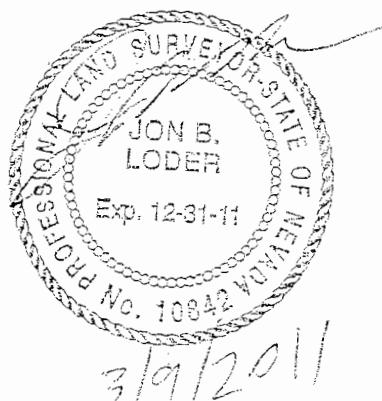
RESERVING THEREFROM

An easement being the westerly 10 feet for the continued use and maintenance of an existing sewer.

The basis of bearing for this description is said Record of Survey, file No. 3043.

Prepared by:

Jon B. Loder, PLS 10842
CSA Inc. Engineers
527 South Arlington Avenue
Reno, Nv 89509
775-323-0544



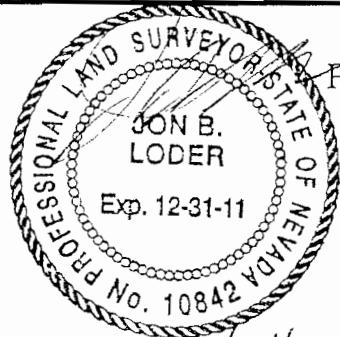
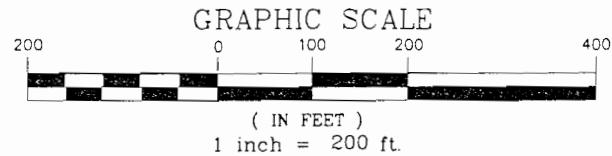


EXHIBIT "B"
PORTIONS OF ANDERSON ST.
ABANDONMENT
CARSON CITY, NEVADA



4/20/2011

SCALE: 1"=200'



SHEET:	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA APN: 004-083-09 & 004-083-10	SCALE 1"=200' PLOT DATE: 04-20-2011 DRAWING FILE: Abandonment_Exhibit Map.dwg	CONSULTING SERVICES ASSOCIATES inc. CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE. RENO, NEVADA 89509 PHONE: (775) 323-0244
1 O F 1			

Resulting parcel after abandonment of a portion of Anderson Street to Block 20

The parcel described in Grant, Bargain and Sale Deed recorded in Book 336, Page 520 being all of Block 20 of Sears, Thompson and Sears Division of Carson City, Ormsby County, Nevada as shown by records thereof on file in the Office of the Recorder, Ormsby County, Nevada.

TOGETHER WITH:

A portion of Anderson Street, as shown on Record of Survey for State of Nevada Planning Board of Capitol Complex, file No. 3043 as recorded in the office of the County Recorder, Ormsby County, Nevada. Said portion of Anderson Street being situate within the southwest quarter of Section 17, Township 15 North, Range 20 East, M.D.M. being more particularly described as follows:

Beginning at the intersection of Anderson Street and the northerly line of Third Street as shown on said Record of Survey;
Thence along said northerly line N 89°50'29" W, 30.00' to its intersection with the westerly line of said Anderson Street;
Thence along said westerly line N 00°10'47" E, 169.87' to its intersection with the southerly line of Second Street;
Thence along said southerly line S 89°48'27" E, 30.00' to its intersection with the centerline of said Anderson Street;
Thence along said centerline S 00°10'47" W, 169.88' to the point of beginning, having an area of 5097 square feet, more or less.

RESERVING THEREFROM

An easement being the easterly 10 feet for the continued use and maintenance of an existing sewer.

The basis of bearing for this description is said Record of Survey, file No. 3043.

Prepared by:

Jon B. Loder, PLS 10842
CSA Inc. Engineers
527 South Arlington Avenue
Reno, Nv 89509
775-323-0544

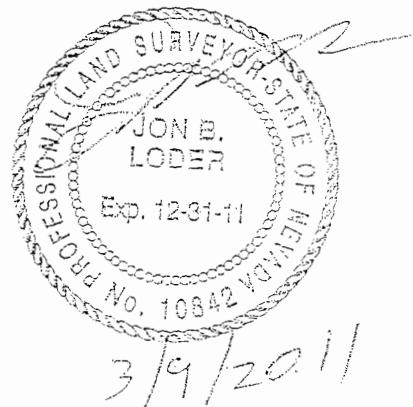
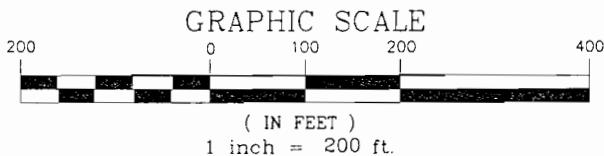
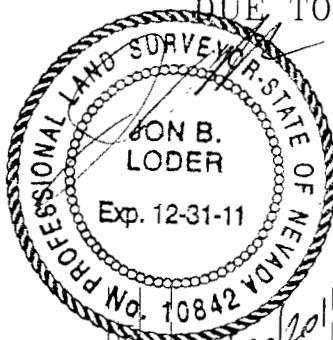


EXHIBIT "B"
RESULTING ABUTTING PARCEL
DUE TO ANDERSON STREET ABANDONMENT
CARSON CITY, NEVADA



N. O. R. T. N.
SCALE: 1"=200'



RESULTING PARCEL AFTER ABANDONMENT OF A PORTION OF ANDERSON STREET TO BLOCK 20

SHEET:	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA	SCALE 1"=200'	CONSULTING SERVICES ASSOCIATES inc.
1 O F 1	APN: 004-083-09 & 004-083-10	PLOT DATE: 04-20-2011 DRAWING FILE: Abandonment_Exhibit Map.dwg	CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE RENO, NEVADA 89509 PHONE (775) 323-0244

Resulting parcel after abandonment of a portion of Anderson Street to Block 75

The parcel described in Grant, Bargain and Sale Deed recorded in Book 88, Page 531 being all of Block 75 of Musser Division, together with the abandoned ally thereof and all of Carson City's interest in the abandoned abutting half streets on the West, South and East of said Block 75 of Musser Division, Carson City, Nevada,

TOGETHER WITH:

A portion of Anderson Street, as shown on Record of Survey for State of Nevada Planning Board of Capitol Complex, file No. 3043 as recorded in the office of the County Recorder, Ormsby County, Nevada. Said portion of Anderson Street being situate within the southwest quarter of Section 17, Township 15 North, Range 20 East, M.D.M. being more particularly described as follows:

Beginning at the intersection of Anderson Street and Third Street as shown on said Record of Survey;

Thence along the centerline of said Anderson Street N 00°10'47" E, 202.89' to its intersection with the southerly line of said Second Street;

Thence along said southerly line S 89°48'27" E, 30.00' to its intersection with the easterly line of said Anderson Street;

Thence along said easterly line S 00°10'47" W, 202.89' to its intersection with the centerline of said Third Street;

Thence along said centerline N 89°50'29" W, 30.00' to the point of beginning, having an area of 6,082 square feet, more or less.

RESERVING THEREFROM

An easement being the westerly 10 feet for the continued use and maintenance of an existing sewer.

The basis of bearing for this description is said Record of Survey, file No. 3043.

Prepared by:

Jon B. Loder, PLS 10842
CSA Inc. Engineers
527 South Arlington Avenue
Reno, Nv 89509
775-323-0544

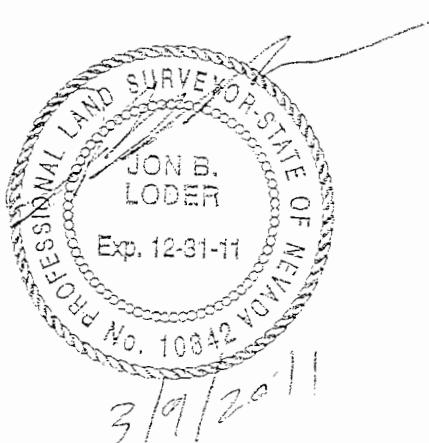
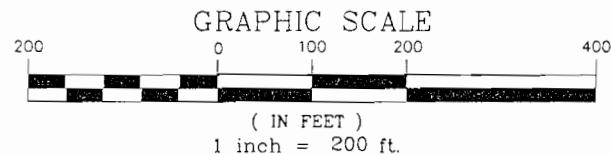
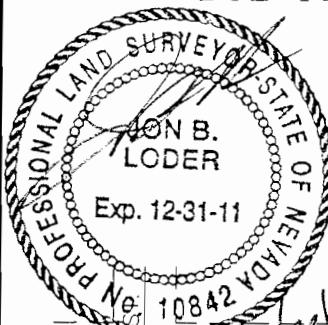


EXHIBIT "B"
RESULTING ABUTTING PARCEL
DUE TO ANDERSON STREET ABANDONMENT
CARSON CITY, NEVADA



NORTH
SCALE: 1" = 200'



RESULTING PARCEL AFTER ABANDONMENT OF A PORTION OF ANDERSON STREET TO BLOCK 75

SHEET:	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA	SCALE	CONSULTING SERVICES ASSOCIATES inc.
1 O F 1	APN: 004-083-09 & 004-083-10	1"=200' PLOT DATE: 04-20-2011 DRAWING FILE: Abandonment_Exhibit Map.dwg	CCSA inc. CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE RENO, NEVADA 89509 PHONE: (775) 323-0244

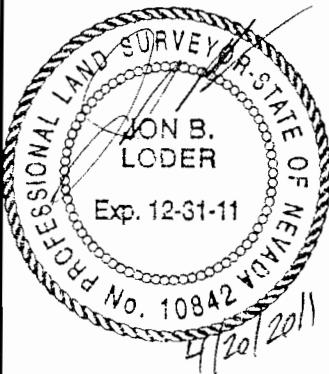
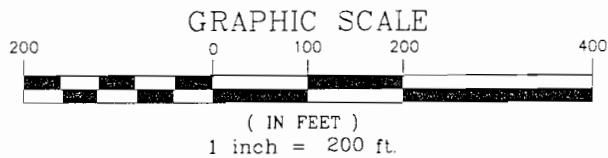


EXHIBIT "A"
PORTIONS OF ANDERSON ST.
ABANDONMENT
CARSON CITY, NEVADA

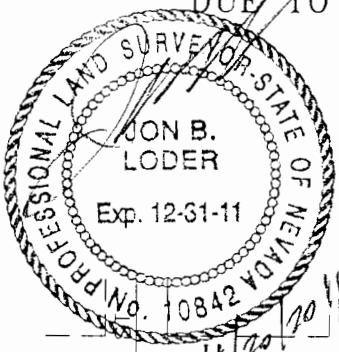


SCALE: 1"=200'



SHEET:	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA APN: 004-083-09 & 004-083-10	SCALE 1"=200' PLOT DATE: 04-20-2011 DRAWING FILE: Abandonment_Exhibit Map.dwg	CONSULTING SERVICES ASSOCIATES inc. CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE. RENO, NEVADA 89509 PHONE: (775) 323-0244
1 O F 1			

EXHIBIT "B"
RESULTING ABUTTING PARCELS
DUE TO ANDERSON STREET ABANDONMENT
CARSON CITY, NEVADA



A graphic scale bar with a black and white checkered pattern. Above the bar, the text "GRAPHIC SCALE" is centered. Below the bar, the text "(IN FEET)" is centered. At the far left, "200" is written. At the center, "0" is written. To the right of the center, "100", "200", and "400" are written in sequence. Below the scale bar, the text "1 inch = 200 ft." is centered.



RESULTING PARCELS BLOCK 20 & BLOCK 75 AFTER ABANDONMENT A PORTION OF ANDERSON STREET

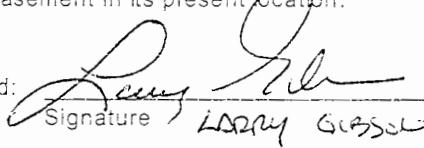
SHEET:		ANDERSON STREET	SCALE	
1	O	ABANDONMENT	1"=200'	
F		CARSON CITY, NEVADA	PLOT DATE:	
		APN: 004-083-09 &	04-20-2011	
		004-083-10	DRAWING FILE:	
			Abandonment_Exhibit Map.dwg	
			 inc. CONSULTING SERVICES ASSOCIATES inc.	
			CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE RENO, NEVADA 89509	
			PHONE (775) 323-0244	

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: 500 E. Third Street (APN: 004-083-09) and east adjacent vacant lot (APN: 004-083-10), Carson City, NV 89701

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signed:  Signature Larry Glass Company Southwest Gas Corp Date 1/19/11

Signed: _____ Signature _____ Company _____ Date _____

Signed: _____ Signature _____ Company _____ Date _____

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signed: _____ Signature _____ Company _____ Date _____

Signed: _____ Signature _____ Company _____ Date _____

Signed: _____ Signature _____ Company _____ Date _____

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____ Signature _____ Company _____ Date _____

Signed: _____ Signature _____ Company _____ Date _____

Signed: _____ Signature _____ Company _____ Date _____

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
Carson City Engineering (will sign during review)

Southwest Gas Corporation
AT&T Nevada
Carson City Utilities

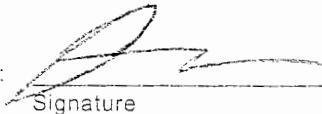
UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: 500 E. Third Street (APN: 004-083-09) and east adjacent vacant lot (APN: 004-083-10), Carson City, NV 89701

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signed:



Signature

Charter Comm

2/28/11

Company

Date

Signed:

Signature

Company

Date

Signed:

Signature

Company

Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signed:

Signature

Company

Date

Signed:

Signature

Company

Date

Signed:

Signature

Company

Date

3. OTHER: (Please type in a statement which applies to your situation):

Signed:

Signature

Company

Date

Signed:

Signature

Company

Date

Signed:

Signature

Company

Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy

Southwest Gas Corporation

Charter Communications

AT&T Nevada

Carson City Engineering (will sign during review)

Carson City Utilities

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

APN 004-083-09 + 004-083-10

LOCATED AT: West & east portions of Anderson St b/twn E. 2nd & E. 3rd St,
(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING Carson City
SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signed:  AT&T NEVADA 2-23-11
Signature Company Date

Signed: _____ Company _____ Date _____
Signature Company _____ Date _____
Signature Company _____ Date _____

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signed: _____ Company _____ Date _____
Signature Company _____ Date _____
Signature Company _____ Date _____
Signature Company _____ Date _____

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____ Company _____ Date _____
Signature Company _____ Date _____
Signature Company _____ Date _____
Signature Company _____ Date _____

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
Carson City Engineering (will sign during review)

Southwest Gas Corporation
AT&T Nevada
Carson City Utilities

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: 500 E. Third Street (APN: 004-083-09) and east adjacent vacant lot (APN: 004-083-10), Carson City, NV 89701

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signed: W.M. B. Jr. NV ENERGY 3/21/11
Signature Company Date

Signed: _____ Signature Company Date

Signed: _____ Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signed: _____ Signature Company Date

Signed: _____ Signature Company Date

Signed: _____ Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): _____

Signed: _____ Signature Company Date

Signed: _____ Signature Company Date

Signed: _____ Signature Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy
Charter Communications
Carson City Engineering (will sign during review)

Southwest Gas Corporation
AT&T Nevada
Carson City Utilities

TO RENO

50
595

E. COLLEGE PARKWAY

TO FALON

US
395

HIGHWAY 50

HIGHWAY 50

CARSON
CITY

W E
NORTH
S
NOT TO SCALE

SOUTH CARSON ST. (HIGHWAY 50)

US 395

STEWART

VALLEY

ROOP ST.

ROOP ST.

MUSSER

E. SECOND ST.

E. SECOND ST.

5TH ST.

5TH ST.

FAIRVIEW DR.

FAIRVIEW DR.

KOONTZ LN

KOONTZ LN

S. EDMONDS DR.

S. EDMONDS DR.

SNYDER

BIGELOW DR.

AVE.

TO SOUTH
LAKE TAHOE

HIGHWAY 50

US 395

TO MINDEN

VICINITY MAP
N.T.S.



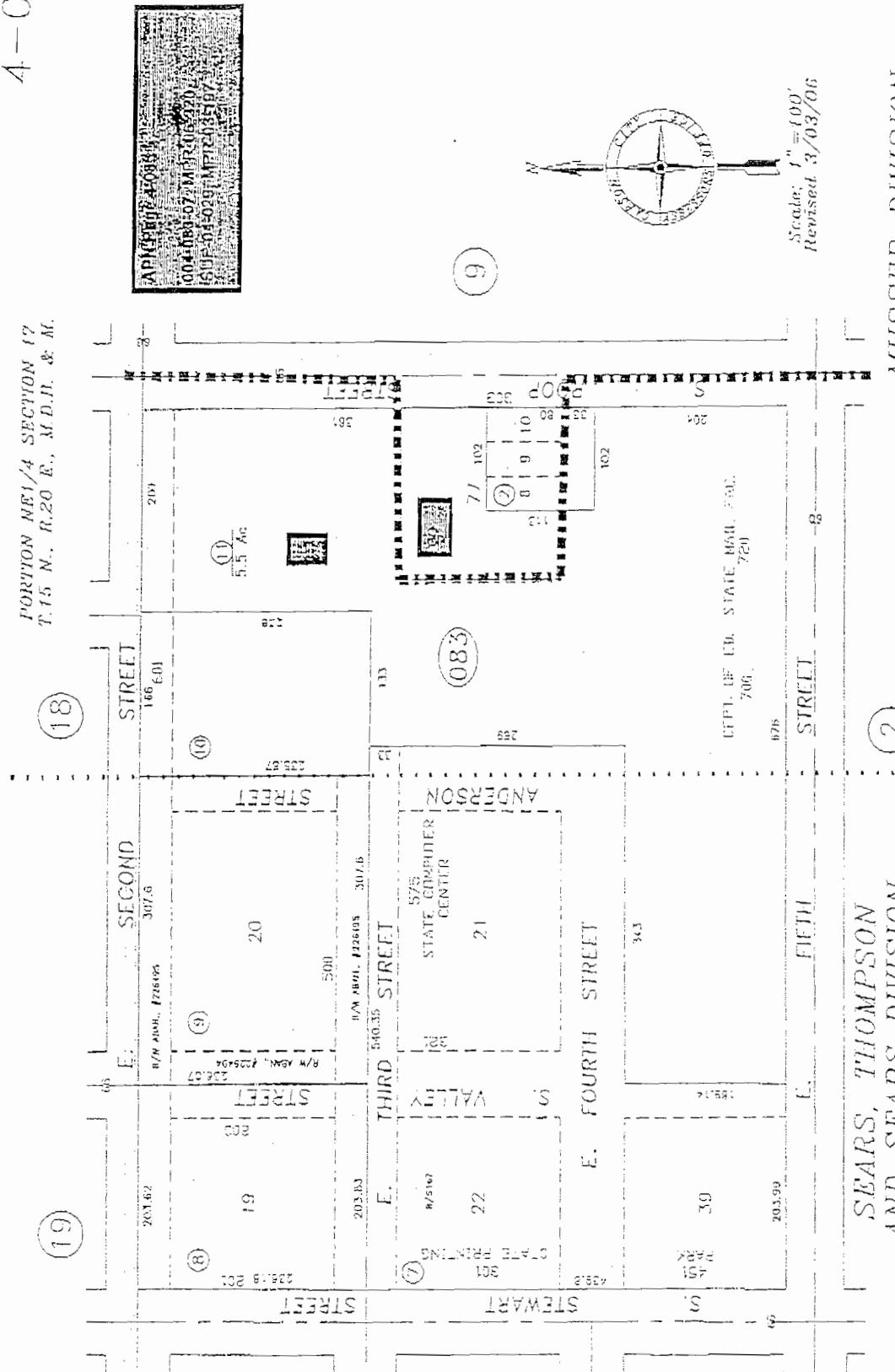
CONSULTING
SERVICES
ASSOCIATES Inc.

CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS
527 S. ARLINGTON AVE
RENO, NEVADA 89509
PHONE: (775) 323-0244

4 - 08

PORTION WEST 1/4 SECTION 17 T. 15 N., R. 28 E., M. D. & M.

61



**SEARS, HUMPHSON
AND SEARS DIVISION**
RECORDED 2/19/60

2

MISSISSIPPI DIVISION

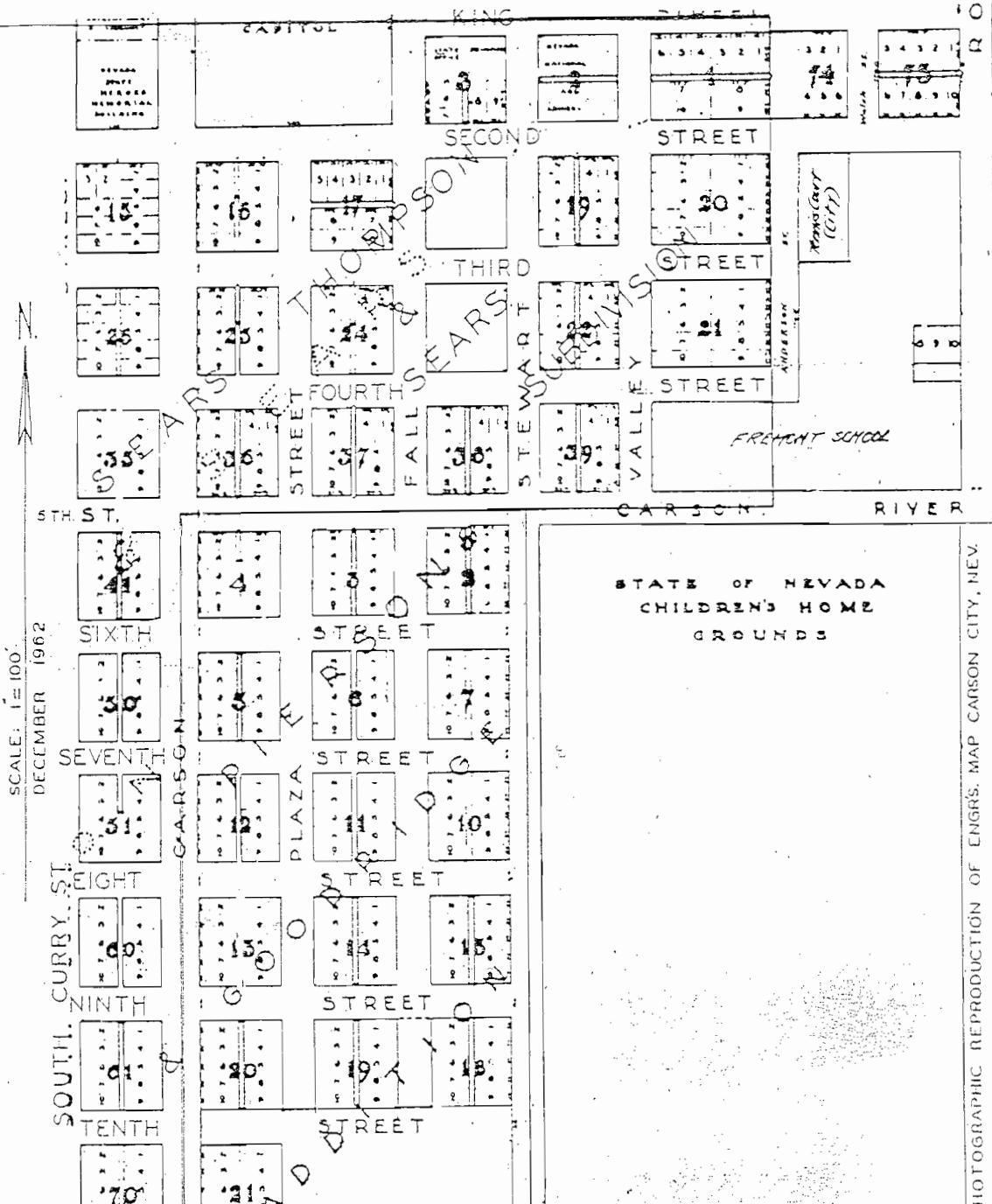
Corrected the *distances*

REVIEWED

REVIEWS

SCALE: 1=100'

DECEMBER 1962



PHOTOGRAPHIC REPRODUCTION OF ENGRS. MAP CARSON CITY, NEV.

OUTLINING: PLEISS & GOODRIDGE ADDITION &
EAST PART OF SEARS THOMPSON & SEARS SUBDIVISION

BY: HOWARD W. SQUIRES COUNTY ENGINEER

RECORDED
FILED
JAN 10 1963
CARSON CITY, NEVADA

PLAN HOLD

Title Report:
Block - 20
APN- 004-083-09

1. Commercial/Commitment

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407721
Page Number: 1
Property Address:
, NV



First American

First American Title Company of Nevada

**5310 Keitzke Lane, Suite 100
Reno, NV 89511-2043**

April 04, 2011

Dave Marlow
Nevada Division of State Lands
901 South Stewart Street, Suite 5003
Carson City, NV 89701

Title Officer: William Bernard
Phone: (775)823-6200

Order Number: 9015-2407721

Property: NV, 004-083-09

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407721
Page Number: 2
Property Address:
, NV

First American Title Company of Nevada

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

TABLE OF CONTENTS

	Page
Agreement to Issue Policy	3
Schedule A	
1. Commitment Date	4
2. Policies to be Issued, Amounts and Proposed Insured	4
3. Interest in the Land and Owner	4
4. Description of the Land	4
Schedule B-1 - Requirements	
Schedule B-2 - Exceptions	
Conditions	

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.
If you have any questions about the Commitment,
please contact the issuing office.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407721
Page Number: 3
Property Address:
, NV

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Company of Nevada

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

First American Title Insurance Company

BY *David J. Alpern* PRESIDENT

ATTEST *Michael J. Stenay* SECRETARY



By:

W. D. Leonard

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407721
Page Number: 4
Property Address:
, NV

Authorized Signatory

SCHEDULE A

1. Commitment Date: March 22, 2011 at 7:30 A.M.
2. Policy or Policies to be issued: Amount
 - a. ALTA Owner's Policy \$To Be Determined
Proposed Insured:
To Be Determined
 - b. ALTA Loan Policy \$To Be Determined
Proposed Insured:
To Be Determined
3. (A) The estate or interest in the land described in this Commitment is:
Fee
(B) Title to said estate or interest at the date hereof is vested in:
The State of Nevada
4. The land referred to in this Commitment is situated in the County of Carson City, State of Nevada, and is described as follows:

ALL OF BLOCK 20, OF SEARS, THOMPSON AND SEARS DIVISION, AS SHOWN BY RECORDS THEREOF ON FILE IN THE OFFICE OF THE RECORDER, CARSON CITY, NEVADA.

TOGETHER WITH THAT PORTION OF VALLEY STREET AS VACATED BY CARSON CITY IN AN ORDER OF VACATION RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 226494 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF EAST SECOND STREET AND EAST THIRD STREET AS VACATED BY CARSON CITY IN AN ORDER OF VACATION RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 226495 OF OFFICIAL RECORDS.

TOGETHER WITH THE WEST HALF OF ANDERSON STREET LYING EAST OF AND ADJACENT TO SAID BLOCK 20.

SCHEDULE B

SECTION ONE

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): N/A
- (F) Other:
- (G) You must give us the following information:
 1. Any off record leases, surveys, etc.
 2. Statement(s) of Identity, all parties.
 3. Other:

The following additional requirements, as indicated by "X", must be met:

- (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (I) An ALTA/ACSM survey of recent date, which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (J) The following LLC documentation is required from .
- (K) The following partnership documentation is required from :
- (L) The following documentation is required from corporation:
- (M) Based upon the Company's review of that certain partnership/operating agreement dated for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.
- (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.
- (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.
- (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
- (Q) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.
- (R) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
- (S) Financial statements from the appropriate parties must be submitted to the Company for review.
- (T) A copy of the construction contract must be submitted to the Company for review.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407721
Page Number: 8
Property Address:
, NV

(U) An inspection of the land must be performed by the Company for verification of the phase of construction.

SCHEDULE B

SECTION TWO

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Water rights, claims or title to water, whether or not shown by the public records.
7. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Carson City County Assessor, per Nevada Revised Statute 361.260.
8. Any lien which may be levied by the Carson City Utilities by reason of said land lying within its boundaries.
9. The property herein described is currently exempt from Carson City County Real Property Taxes, however, upon transfer to a non-exempt entity, taxes will be assessed for the remainder of the current year.
Assessor's Parcel Number: 004-083-09

10. Reservations and provisions as contained in Patent from the United States of America, recorded January 7, 1867, in Book 9, Page 616 of Deeds.
11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #174 . Reference is hereby made to said plat for particulars.
12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #186 . Reference is hereby made to said plat for particulars.
13. An Easement for public utilities and incidental purposes, recorded November 15, 1977 in Book No. 219, Page 411 as Instrument No. 74963 of Official Records.
Affects: A portion of the land
14. Any restrictions covering the future use of the land, as disclosed by a "Carson City Redevelopment Project Number One", recorded March 17, 1986 in Book 420, Page 435 , as Instrument No. 43774 of Official Records.
15. An Easement for public utility and drainage and incidental purposes, recorded February 20, 1990 in Book No. N/A as Instrument No. 96615 of Official Records.
Affects: A portion of the land
16. Any private easements or lesser rights together with the rights, if any, of the County of Carson City , public utilities or special districts, which may not have been affected by the proceedings vacating Valley Street as the same was recorded November 24, 1998 in Book N/A as Instrument No. 226494 of Official Records.
17. Any private easements or lesser rights together with the rights, if any, of the County of Carson City , public utilities or special districts, which may not have been affected by the proceedings vacating East Second Street and East Third Street as the same was recorded November 24, 1998 in Book N/A as Instrument No. 226495 of Official Records.
18. Any claim or loss by reason of that portion of Anderson Street to not be formally abandoned and any rights of the City, County, Public or Utility Companies to that portion of Anderson Street.
19. The lack of a right of access to and from the land.

NOTE: Vested Owner has access through ownership of adjacent properties.

20. Existing rights in use in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407721
Page Number: 11
Property Address:
, NV

21. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
22. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM Survey.
23. Rights of parties in possession of the land by reason of unrecorded leases and all parties claiming by, through or under said lessees or tenants, if any, that would be disclosed from an inquiry of the parties, or by an inspection of the land.

INFORMATIONAL NOTES

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407721
Page Number: 12
Property Address:
, NV

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument.
(b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One
or
eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

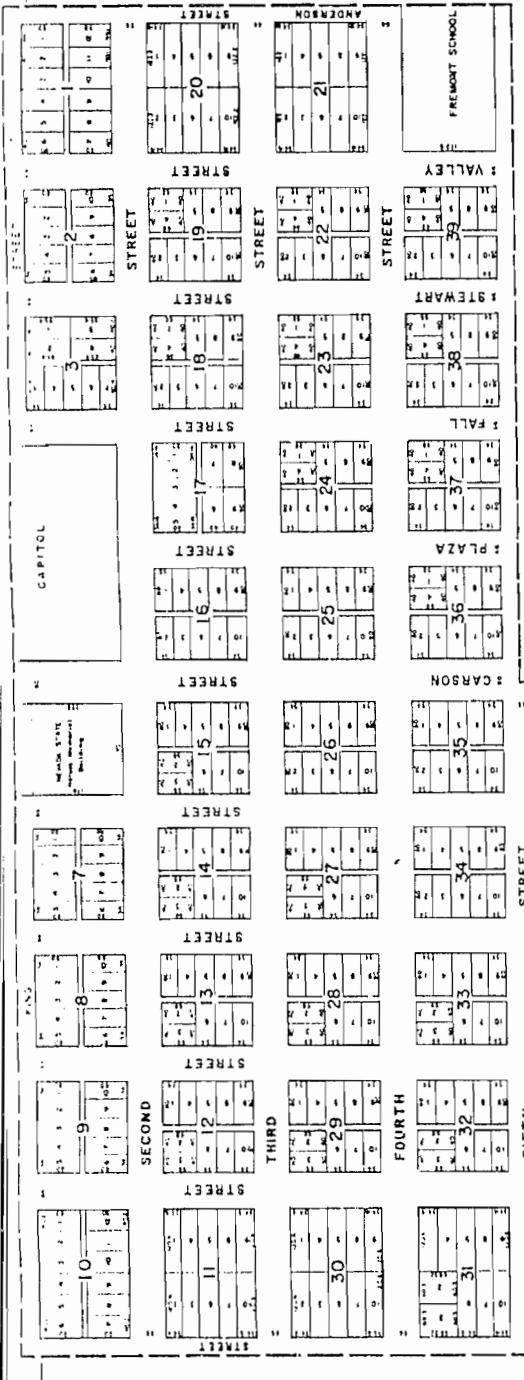
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



SEARS THOMPSON & SEARS SUBDIVISION

(COPY)
DRAWN FROM ENGR'S MAP-CARSON CITY, NEVADA
BY H. RODRIGUEZ FOR COUNTY RECORDER'S OFFICE
1963

File No. 1-62-2
Final record of the arrest of James Earl Ray for the murder of Dr. Martin Luther King
October 21, 1968, at the Omni Hotel, Memphis, Tennessee
Circuit Court
Court Clerk

PLAN HOLD

SEARCHED INDEXED SERIALIZED FILED
APR 10 1968

(816)

State of California
City & County of San Francisco \$ 50. On this first day of
December A.D. One thousand Eight hundred and Sixty Six, him-
self, Henry Knight, a Commissioner of Lands for the State of
Nevada, duly appointed, commissioned, and serving in
said City & County, personally appeared, the within named
James S. Field, who came to be submitted to the aforesaid
Instrument as party thereto, personally known to me to be the
individual described in and who executed the said aforesaid
Instrument, and who acknowledged to me that he executed
the same freely and voluntarily, and for the uses and purposes
therein mentioned. In witness whereof, I have affixed to
the aforesaid hand and affixed my official seal, in said
City & County, the day and year in this certificate
last past above written.

Henry Knight

Commissioner of Lands for the State of Nevada.

in a.s. 8th January 1867, and know by my affixing my
signature to this instrument, that the above named
Henry Knight is a citizen of the United States.

Henry Knight

The United States of America

Be it known whereof that present shall come, Greetings
Certificate of James S. Knight, District Judge of the
No 362 3rd judicial District of the State of Nevada in
trust for the single use and benefit of the occupant of the
Town of Carson City, Nevada, according to their respective
interests, by virtue of an Act of Congress, approved the
25th May 1844, entitled, An Act for the relief of the citizens
of towns upon the lands of the United States, under certain
circumstances, has deposited in the General Land Office
of the United States, a certificate of the Register of the
Land Office at Carson City, whereby it appears that full
payment has been made by the said James S. Knight,
judge as aforesaid, and in trust as aforesaid, according
to the provisions of the Act of Congress of the 24th of April, 1830,
entitled, An Act making further provision for the sale of
the public lands; for the first half of Section Sixteen
in Township Fifteen North of Range Twenty East, in
the District of lands subject to sale at Larapinta,
Nevada, containing three hundred and twenty acres
according to the official plat of the survey of the said
lands recorded in the General Land Office of the

017

day of
by Sir, to
to State of
giving in
is named
is named
me to be the
and annual
the exorbitant
and oppressive
amount
etc, in said
certificate

At
Macon,
on the
January
instant.

Very Greetings
The State of
Georgia
and of this
opportunity
had the
privilege
in certain
Court's Office
to of the
that first
H. Wright,
according
April, 1849,
a salary of
Seventeen
Each in
exorbitant

Supercers General, which said tract has been purchased by the said
Samuel H. Wright, judge as aforesaid, and in trust as aforesaid,
Now know ye, That the United States of America, in considera-
tion of the premises, and in conformity with the several
Agts of Congress in such case made and provided, I have
Given and Granted, and by these presents do Give and Grant,
unto the said Samuel H. Wright, judge as aforesaid, and in
trust for the several uses and benefit of the companies therof,
according to their respective interests, under the said Act
of 23d of May 1844, and to his successors and assigns to
trust as aforesaid, the said tract or above described; To
have and to hold the same, together with all the rights,
privileges, immunitiess, and appurtenances, of whatever
nature, thereto belonging, unto the said Samuel H.
Wright, judge as aforesaid, in trust for the several uses and
benefit of the companies therof, according to their respec-
tive interests under the said Act of 23d May 1844, and
to his successors and assigns, in trust as aforesaid,
having and retaining, however, in favor of the United States,
from the conveyances hereby made, all right, title and
interest of, in and to the following premises, to wit, Block
Number Sixty Five in Block and Green's addition
to the Town of Conover, known as the West Block,
and now held, used and occupied by the United States.

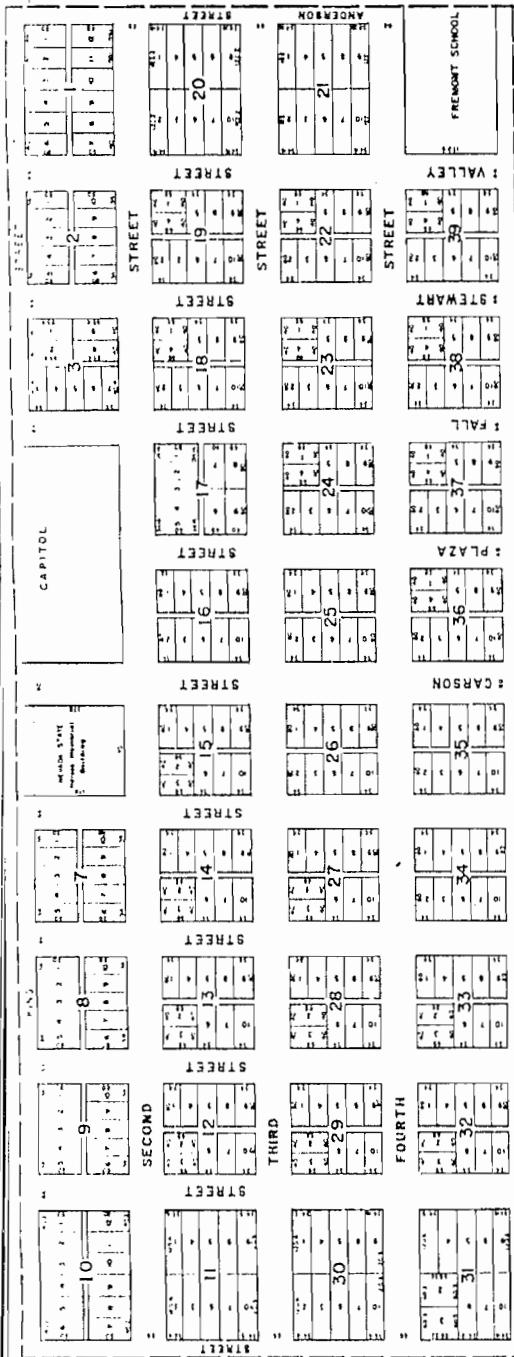
In Testimony whereof, I, Andrew Johnson,
President of the United States of America, have
caused to be made this certificate, to
of the Several State Officers to be recorded
in the Office of the Clerk of the
Treasurer of the State of Georgia on
the Second day of September in the year of our
Lord, One thousand eight hundred and forty six, and of
the Independence of the United States the Ninety
first. At the President's And so it is done.

By Edwd. McAll, Secretary
A. Johnson, President of the United States.

Records, Vol. 1, Page 271

Concord

April, 1850, 14, A. M., 7, having 107, and having 106.
Samuel H. Wright, Minister.



SEARS, THOMPSON & SEARS SUBDIVISION

(COPY)

DRAWN FROM ENGR'S MAP - CARSON CITY, NEVADA
BY H. RODRIGUEZ FOR COUNTY RECORDER'S OFFICE
1963

File No. 115-22
For the record or the records of the
City of Carson City, Nevada, or the
records of Clark County, Nevada,
or the records of the County Recorder
of Clark County, Nevada

PLAN HOLD

LAND NUMBER
1234567890
DRAWN BY H. RODRIGUEZ

CARSON CITY REDEVELOPMENT
PROJECT NUMBER ONE

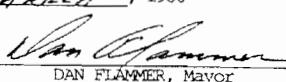
NOTICE IS HEREBY GIVEN pursuant to NRS 297.603(1) that the Carson City Board of Supervisors has instituted proceedings for the redevelopment of Carson City Redevelopment Project Number One by considering and adopting on first reading an ordinance adopting a final redevelopment plan at a duly noticed public meeting on February 6, 1986 and passed said ordinance on second reading at a duly noticed public meeting on February 20, 1986.

10 The land within the redevelopment area is described as
11 follows:

Beginning at the corner common to Sections 8, 9, 16
12 and 17, Township 15 North, Range 20 East, Mount
13 Diablo Meridian, Carson City, Nevada; thence South
14 along the Section Line between Sections 16 and 17 to
15 a point on the South line of U. S. Highway No. 50
16 (William Street) for the true point of beginning,
17 which is also the Northeast corner of Tax Lot 1,
18 Block 181, Book 2 of Tax Assessors Map, Carson City,
19 Nevada; thence clockwise around said Tax Lot 1
20 (Millis Park) to East Line of Roop Street; thence
21 South along said East line to the North line of
22 Musser Street; thence East along said North line to
23 the East line of Harbin Avenue; thence South along
24 said East line to the south line of Second Street;
25 thence West along said South line to the East line
26 of Roop Street; thence South along said East line to
27 the South line of Little Lane; thence West along
28 said South line and prolongation thereof to the West
29 line of Stewart Street; thence North along said West
30 line to the South line of Block 055, Assessor's Map
31 4-05; thence West along said South line and
32 prolongation thereof to the West line of Carson
33 Street; thence North along said West line to the
34 South line of Tenth Street; thence West along said
35 South line to the West line of Nevada Street; thence
36 north along said West line to the South line of
37 Fifth Street; thence West along said South line to
38 intersect the South prolongation of the West line of
39 Tax Lot 25, Block 133, Assessor's Map 3-13; thence
40 North along said West line to the South line of Tax
41 Lot 36 said Assessor's Map; thence West along said
42 South line of the Southeast corner of Tax Lot 37,
43 said Assessor's Map; thence North along East line
44 said Tax Lot 37 to the South line of Fourth Street;
45 thence West along said South line to the East line
46 of Tax Lot 38, said Assessor's Map 3-13; thence
47 clockwise around said Tax Lot to the south line of
48 King Street; thence North across said street; thence
49 East along North line of said Street to the
50 Southeast corner of Tax Lot 1, Block 203, Tax
Assessor's Map 3-20; thence North on the East line

1 of said Tax Lot 1 to the South line of Musser
2 Street; thence West on said South line to the West
3 line of Mountain Street; thence North along said
4 West line to intersect the West prolongation of the
5 North line of Fleishman Street; thence East along
6 the said North line to the West line of Carson
7 Street; thence North along said West line to
8 intersect the prolongation of the North line of
9 Corbett Street; thence East along said North line to
10 the West line of Fall Street; thence North along
11 said West line to the North line of Park Street;
12 thence East along said North line to the East Line
13 of Moody Street; thence South along said East line
14 to the North line of Corbett Street; thence East
15 along said North line to the West line of Block 441,
16 Tax Assessor's Map 2-44; thence clockwise around
17 said Tax Lot to the West line of Molly Drive thence
18 North along said West line to the North line of Long
19 Street; thence East to the East line of Molly Drive;
20 thence South along said East line to the North line
21 of Block 441, said Map; thence easterly along said
22 North line and prolongation thereof to the East line
23 of State Street; thence south along said East line
24 to the northerly line of U. S. Highway 50 (William
25 Street); thence northerly along said line to the
26 section line between Sections 8 and 9; thence South
27 on said section line to common corner of Sections 8,
28 9, 16 and 17; thence south to the point of
29 beginning, and including 488 acres more or less.

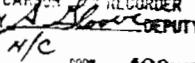
30 DATED this 17 day of March, 1986


31 DAN FLAMMER, Mayor

32 ATTEST:


33 TED P. THORNTON, Clerk

34 FILED FOR RECORD
35 AT THE REQUEST OF
36 CARSON CITY - COR. REC'D.
37 '86 MAR 17 P2:48

38 FILE NO. 43774
39 ALAN GLOVER
40 CARSON CITY RECORDER
41 BY 
42 DEPUTY
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7. Exception_15_96615

DIVISION OF
SUPERVISORS
CITY OF CARSON, STATE OF NEVADA
BOARD OF SUPERVISORS
'90 FEB 12 AM 10:30 FEBRUARY 1, 1990

NOTICE OF DECISION

ADMIN
PL II
PL II
RW II
RW I
TECH
MA
WP
CD
TABOR
FILE

A request, M-89/90-6, was received from the State of Nevada for abandonment of a portion of public right-of-way, namely Valley Street between Musser and Third Streets, pursuant to the requirements of the Carson City Municipal Code.

The Board of Supervisors conducted a public hearing on February 1, 1990, in conformance with City and State legal requirements, and the Board of Supervisors approved M-89/90-6, request from the State of Nevada for abandonment of a portion of public right-of-way, namely Valley Street between Musser and Third Streets, and based its decision on the following findings:

1. The proposed abandonment has been circulated for review and comment by applicable and responsible agencies and has been noticed as required by NRS. Responding agencies have provided evidence that the project meets their standards.
2. Pursuant to NRS 278.480(7), Carson City is to receive reasonable consideration as determined by the Board of Supervisors for the portion of Valley Street being abandoned. The State has indicated that they will agree to cooperate with Carson City in the development of public parking in the area of the Capitol Complex as may be mutually beneficial to both parties and within statutory and fiscal limitations.
3. The proposed abandonment will not materially injure the public should oil conditions be enforced.

And subject to the following conditions which are to be integrated into the project as it is to be carried out:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of necessary legal documentation and title search material as required by the Department of Public Works in order to fully complete the abandonment process.
2. All Department of Public Works requirements and conditions are incorporated into the report as general conditions of approval.
 - A. Minimum 15-foot wide public utility and drainage easements remain for each of the various utilities within the abandonment, to be centered on the centerline of

000 96615

NOTICE OF DECISION - BOARD OF SUPERVISORS
M-89/90-6 - REQUEST FOR ABANDONMENT - STATE OF NEVADA
February 1, 1990
Page 2

each facility with the documentation and description of said easements the responsibility of the applicant.

- B. All existing street returns from Valley Street onto the adjoining Carson City streets shall be properly closed off to Carson City standards at the time that the Valley Street facility is discontinued as an accessway at the expense of the applicant.
3. That the State cooperate with Carson City in the development of public parking in the area of the Capitol Complex as may be mutually beneficial to both parties and within statutory and fiscal limitations.

This decision was made on a vote of 5 ayes, 0 nayes, and 0 absent.



Walter A. Sullivan, Director
Community Development Department

Mailed 2/8/90 By TL

RECORDED IN THE OFFICE OF
NEV. DIVISION OF STATE LANDS
90 FEB 20 1990
FILE NO. 000 96615
SEARCHED INDEXED
BY Deborah RECORDER
N/A

000 96615

1 AN ORDER ABANDONING AN APPROXIMATE 66 FOOT WIDE BY 170
2 FOOT LONG PUBLIC RIGHT-OF-WAY LOCATED ON VALLEY STREET
3 BETWEEN THIRD STREET AND SECOND STREET, ADJACENT TO
4 APN 4-081-01 AND 4-083-01, AND AN ORDER ABANDONING AN
5 APPROXIMATE 66 FOOT WIDE BY 170.8 FOOT LONG RIGHT-OF-WAY
6 LOCATED ON VALLEY STREET BETWEEN SECOND STREET AND
7 KING STREET ADJACENT TO APN'S 4-187-01 AND 4-194-01; AND AN
8 ORDER ABANDONING AN APPROXIMATE 66 FOOT WIDE BY 170
9 FOOT LONG RIGHT-OF-WAY LOCATED ON VALLEY STREET
10 BETWEEN KING STREET AND MUSSER STREET, ADJACENT TO
11 APN'S 4-186-01 AND 4-193-01 IN CARSON CITY, NEVADA.

12 WHEREAS, on December 11, 1989, the State of Nevada, filed a written
13 application seeking vacation and abandonment of an approximate 66 foot wide
14 by 170 foot long public right-of-way, located on Valley Street between Third
15 Street and Second Street, adjacent to Assessor Parcel Numbers 4-081-01 and
16 4-083-01; and an order abandoning an approximate 66 foot wide by 170.8 foot
17 long public right-of-way, located on Valley Street between Second Street and
18 King Street adjacent to Assessor Parcel Numbers 4-187-01 and 4-194-01; and
19 an order abandoning an approximate 66 foot wide by 170 foot long right-of-way
20 located on Valley Street between King Street and Musser Street, adjacent to
21 Assessor Parcel Numbers 4-186-01 and 4-193-01 in Carson City, Nevada; and

22 WHEREAS, said application was thereafter referred to the Carson City
23 Regional Planning Commission; and

24 WHEREAS, the subject right-of-way was dedicated to Carson City in
25 January of 1875, by Sears and Thompson Subdivision map; and

26 WHEREAS, a public hearing was thereafter duly noticed and held before
27 the Carson City Regional Planning Commission on January 30, 1990, at which
28 time the Commission recommended approval of abandonment of the right-of-way
29 in question; and

30 WHEREAS, the Carson City Board of Supervisors, at their regularly and
31 duly noticed meeting of February 1, 1990, found that the public would not be
32 materially injured by the proposed vacation and accordingly ordered the
33 abandonment of the public right-of-way in question pursuant to the provisions of

1 NRS 278.480 which among its provisions requires a written order to be prepared
2 and recorded in the office of the Carson City Recorder; and

3 WHEREAS, the vacation and abandonment of the street right-of-way is
4 more particularly described on the attached Exhibit "A", and shown on Exhibit
5 "B".

6 NOW, THEREFORE, the Board of Supervisors hereby orders:

- 7 1. That the above-described right-of-way is hereby abandoned
8 according to the provisions of NRS 278.480
- 9 2. That if Carson City or a utility company has a utility or an easement
10 over or under the property hereby vacated and abandoned by this order, said
11 easement or easements shall be continued and shall not be affected by the
12 abandonment.

13 ORDERED this 1st day of February, 1990, by the
14 Carson City Board of Supervisors.

15 CARSON CITY,

16 By. Ray Masayko

17 RAY MASAYKO, Mayor

18
19 ATTEST:

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25 ALAN GLOVER, Clerk/Recorder

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28

2 OFFICE
3 1/14/90
4

EXHIBIT "A"

CARSON CITY
ROAD ABANDONMENT
VALLEY STREET
(PORTION)

All that portion of Sears, Thompson and Sears Subdivision and that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

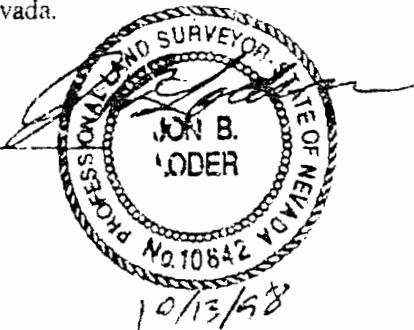
Beginning at the southeast corner of Block 19 of Sears, Thompson & Sears Subdivision, said point being on the westerly line of Valley Street; thence northerly along the easterly line of said Block 19 a distance of 170 feet to the northeast corner of said Block 19; thence northerly 66 feet to the southeast corner of Block 2 of said Sears, Thompson & Sears Subdivision; thence northerly along the easterly line of said Block 2 a distance of 170.8 feet to the northeast corner of said Block 2; thence northerly 80 feet to the southeast corner of Block 4 of said Musser Subdivision; thence northerly along the easterly line of said Block 4 a distance of 170 feet to the northeast corner of said Block 4; thence easterly, leaving the westerly line of said Valley Street, 66 feet to the northwest corner of Block 3 of said Musser Subdivision, said point being on the easterly line of said Valley Street; thence southerly along the westerly line of said Block 3 a distance of 170 feet to the southwest corner of said Block 3; thence southerly 80 feet to the northwest corner of Block 1 of said Sears, Thompson & Sears Subdivision; thence southerly along the westerly line of said Block 1 a distance of 170.8 feet to the southwest corner of said Block 1; thence southerly 66 feet to the northwest corner of Block 20 of said Sears, Thompson & Sears Subdivision; thence southerly along the westerly line of said Block 20 a distance of 170 feet to the southwest corner of said Block 20; thence westerly, leaving the easterly line of said Walsh Street; a distance of 66 feet to the point of beginning.

EXCEPTING THEREFROM:

That portion of the described area lying within East King Street & that portion lying within East Second Street.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Bence, January 1875" located in the Recorder's Office of Carson City, Nevada.

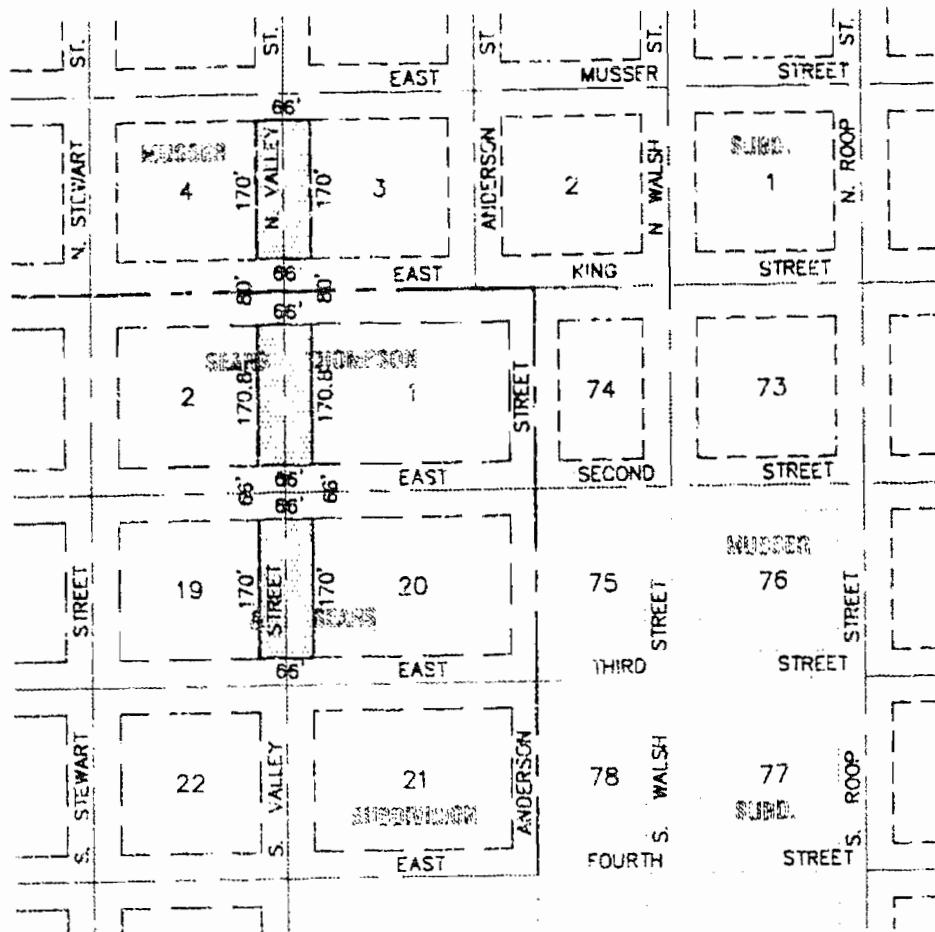
Jon B. Loder, PLS 10842



Revised October 8, 1998

EXHIBIT "B"
CARSON CITY
ROAD ABANDONMENT
VALLEY STREET

1" = 200'



Affiliate Content

226494

First American Title

FILED FOR RECORD
AT THE REQUEST OF
Carson City
98 NOV 24 1988 1:48

FILE NO. 226494
ALAN GLOVER
CARSON CITY REC'D BY
FEE \$10.00 DEP. *JKC*

226494

1 AN ORDER ABANDONING TO A PUBLIC AGENCY AN APPROXIMATE
2 66 FOOT WIDE BY 511 FOOT LONG PORTION OF THE PUBLIC
3 RIGHT-OF-WAY LOCATED ON EAST THIRD STREET BETWEEN SOUTH
4 STEWART STREET AND SOUTH ANDERSON STREET, ADJACENT TO
5 APN'S 4-081-01, 4-083-01 AND 4-083-06 IN CARSON CITY,
6 NEVADA.

7 WHEREAS, on March 20, 1998, the State of Nevada filed a
8 written application seeking vacation and abandonment of an
9 approximate 66 foot wide by 511 foot long portion of the public
10 right-of-way, located on East Third Street between South Stewart
11 Street and South Anderson Street adjacent to APN's 4-081-01, 4-
12 083-01 and 4-083-06 in Carson City, Nevada; and

13 WHEREAS, said application was thereafter referred to the
14 Carson City Regional Planning Commission; and

15 WHEREAS, the application was submitted by a public agency
16 which seeks to use the property for the purpose of parking and
17 to allow for implementation of the State's Capitol Complex Plan,
18 which provides a public benefit to the citizens of Carson City;
19 and

20 WHEREAS, a public hearing was thereafter duly noticed and
21 held before the Carson City Regional Planning Commission on May
22 27, 1998, at which time the Commission recommended approval of
23 abandonment of the right-of-way in question; and

24 WHEREAS, the Carson City Board of Supervisors, at their
25 regularly and duly noticed meeting of September 17, 1998, found
26 that the public would not be materially injured by the proposed
27 vacation and accordingly ordered the abandonment of the public
28 right-of-way in question pursuant to the provisions of NRS
 278.480 which among its provisions requires a written order to
 be prepared and recorded in the office of the Carson City
 Recorder; and

1 WHEREAS, the vacation and abandonment of the street
2 right-of-way is more particularly described on the attached
3 Exhibit "A", shown on Exhibit "B", and attached utility
4 statements on Exhibit "C",

5 NOW, THEREFORE, the Board of Supervisors hereby orders:

6 1. That the above-described right-of-way is hereby
7 abandoned according to the provisions of NRS 278.480.

8 2. That if Carson City or a utility company has a
9 utility or an easement over or under the property hereby
10 vacated and abandoned by this order, said easement or
11 easements shall be continued and shall not be affected by
12 the abandonment.

13 3. That the abandonment set forth in this order is
14 conditional upon the use of the property as set forth above.
15 Any changes in that use must be approved by the Board of
16 supervisors after a hearing to determine the public benefit
17 of the proposed change in use.

18 4. That the failure of the applicant to use the
19 property for the approve purpose shall cause title to the
20 property to revert to Carson City.

21 ORDERED this 17th day of September, 1998.
22 by the Carson City Board of Supervisors.

CARSON CITY

By: Ray Masayko
RAY MASAYKO, Mayor

EXHIBIT "A"

CARSON CITY
ROAD ABANDONMENT
EAST THIRD STREET
(PORTION)

All that portion of Sears, Thompson and Sears Subdivision and that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the northwest corner of Block 22 of Sears, Thompson and Sears Subdivision, said point being on the southerly line of East Third Street; thence northerly 66 feet to the southwest corner of Block 19 of said Sears, Thompson and Sears Subdivision, being on the northerly line of said East Third Street; thence easterly along the southerly line of said block 19 a distance of 170.5 feet to the southeast corner of said Block 19; thence easterly 66 feet to the southwest corner of Block 20 of said Sears, Thompson and Sears Subdivision; thence easterly along the southerly line of said Block 20 a distance of 244.6 feet to the southeast corner of said Block 20; thence easterly along the projection of the southerly line of said Block 20 a distance of 30 feet to the centerline of Anderson Street; thence southerly along said centerline 33 feet to the centerline of said East Third Street; thence along said centerline easterly 30 feet to the northerly projection of the westerly line of Block 78 of Musser Subdivision; thence southerly 33 feet to the northwest corner of Block 78 of said Musser Subdivision, being on the southerly line of said East Third Street; thence westerly 60 feet to the northeast corner of Block 21 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 21 a distance of 244.6 feet to the northwest corner of said Block 21; thence westerly 66 feet to the northeast corner of Block 22 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 22 a distance of 170 feet to the point of beginning.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Bence, January 1875" located in the Recorder's Office of Carson City, Nevada.

Jon B. Loder, PLS 10842

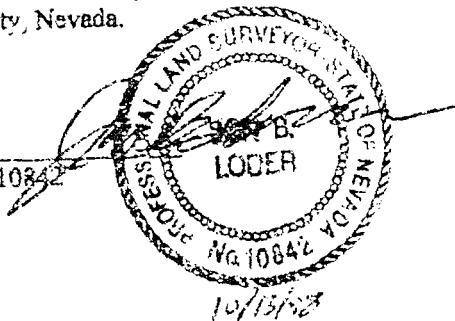
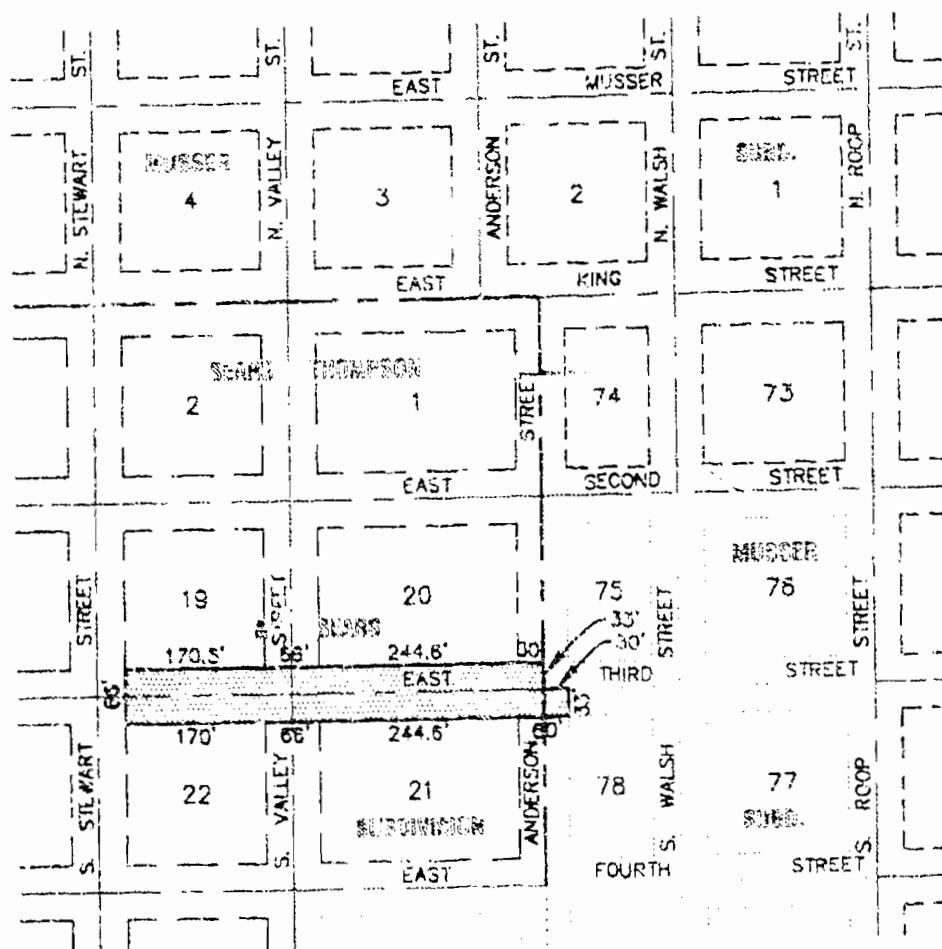


EXHIBIT "B"
CARSON CITY
ROAD ABANDONMENT
EAST THIRD STREET

1"=200'



1 AN ORDER ABANDONING TO A PUBLIC AGENCY AN APPROXIMATE
2 66 FOOT WIDE BY 420 FOOT LONG PUBLIC RIGHT-OF-WAY
3 LOCATED ON NORTH/SOUTH WALSH STREET BETWEEN EAST MUSSER
4 STREET AND EAST SECOND STREET, ON PROPERTY ZONED PUBLIC
5 (P), ADJACENT TO APN'S 4-185-03, 4-185-04, 4-184-01,
6 4-184-05, 4-187-02, 4-187-03, 4-188-01 AND 4-188-03, IN
7 CARSON CITY, NEVADA.

8 WHEREAS, on March 20, 1998, the State of Nevada, filed
9 a written application seeking vacation and abandonment of an
10 approximate 66 foot wide by 420 foot long public right-of-
11 way, located on North/South Walsh Street Between East Musser
12 Street and East Second Street, on property zoned Public (P),
13 adjacent to APN'S 4-185-03, 4-185-04, 4-184-01, 4-184-05,
14 4-187-02, 4-187-03, 4-188-01 and 4-188-03, in Carson City,
15 Nevada; and

16 WHEREAS, said application was thereafter referred to
17 the Carson City Regional Planning Commission; and

18 WHEREAS, the application was submitted by a public
19 agency which seeks to use the property for the purpose
20 of parking and to allow for implementation of the State's
21 Capitol Complex Plan, which provides a public benefit to the
22 citizens of Carson City; and

23 WHEREAS, a public hearing was thereafter duly noticed
24 and held before the Carson City Regional Planning Commission
25 on April 29, 1998, at which time the Commission recommended
26 approval of abandonment of the right-of-way in question; and

27 WHEREAS, the Carson City Board of Supervisors, at their
28 regularly and duly noticed meeting of September 3, 1998,
29 found that the public would not be materially injured by the
30 proposed vacation and accordingly ordered the abandonment of
31 the public right-of-way in question pursuant to the

1 provisions of NRS 278.480 which among its provisions
2 requires a written order to be prepared and recorded in the
3 office of the Carson City Recorder; and

4 WHEREAS, the vacation and abandonment of the street
5 right-of-way is more particularly described on the attached
6 Exhibit "A", shown on Exhibit "B", and attached utility
7 statements on Exhibit "C".

8 NOW, THEREFORE, the Board of Supervisors hereby orders:

9 1. That the above-described right-of-way is hereby
10 abandoned according to the provisions of NRS 278.480.

11 2. That if Carson City or a utility company has a
12 utility or an easement over or under the property hereby
13 vacated and abandoned by this order, said easement or
14 easements shall be continued and shall not be affected by
15 the abandonment.

16 3. That the abandonment set forth in this order is
17 conditional upon the use of the property as set forth above.
18 Any change in that use must be approved by the Board of
19 Supervisors after a hearing to determine the public benefit
20 of the proposed change in use.

21 4. The failure of the applicant to use the property
22 for the approved purpose shall cause title to the property
23 to revert to Carson City.

24 ORDERED this 3rd day of September, 1998,
25 by the Carson City Board of Supervisors.

26 CARS ON CITY,
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28 By: 
RAY MASAYKO, Mayor

1 ATTEST
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4 ALAN GLOVER, Clerk/Recorder
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EXHIBIT "A"

CARSON CITY
ROAD ABANDONMENT
WALSH STREET
(PORTION)

All that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the southeast corner of Block 74 of Musser Subdivision, said point being on the westerly line of Walsh Street; thence northerly along the easterly line of said Block 74 a distance of 170.8 feet to the northeast corner of said Block 74; thence northerly 80 feet to the southeast corner of Block 2 of said Musser Subdivision; thence northerly along the easterly line of said Block 2 a distance of 170 feet to the northeast corner of said Block 2; thence easterly, leaving the westerly line of said Walsh Street, 66 feet to the northwest corner of Block 1 of said Musser Subdivision, said point being on the easterly line of said Walsh Street; thence southerly along the westerly line of said Block 1 a distance of 170 feet to the southwest corner of said Block 1; thence southerly 80 feet to the northwest corner of Block 73 of said Musser Subdivision; thence southerly along the westerly line of said Block 73 a distance of 170.8 feet to the southwest corner of said Block 73; thence westerly, leaving the easterly line of said Walsh Street; a distance of 66 feet to the point of beginning.

EXCEPTING THEREFROM:

That portion of the described area lying within East King Street.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Bence, January 1875" located in the Recorder's Office of Carson City, Nevada.

Jon B. Loder, PLS 10942

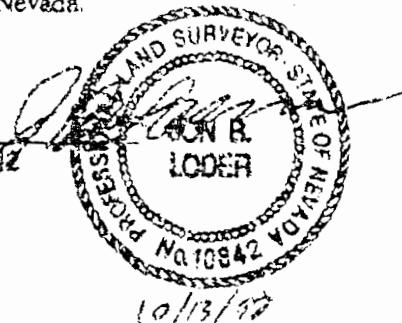
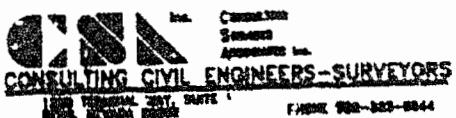
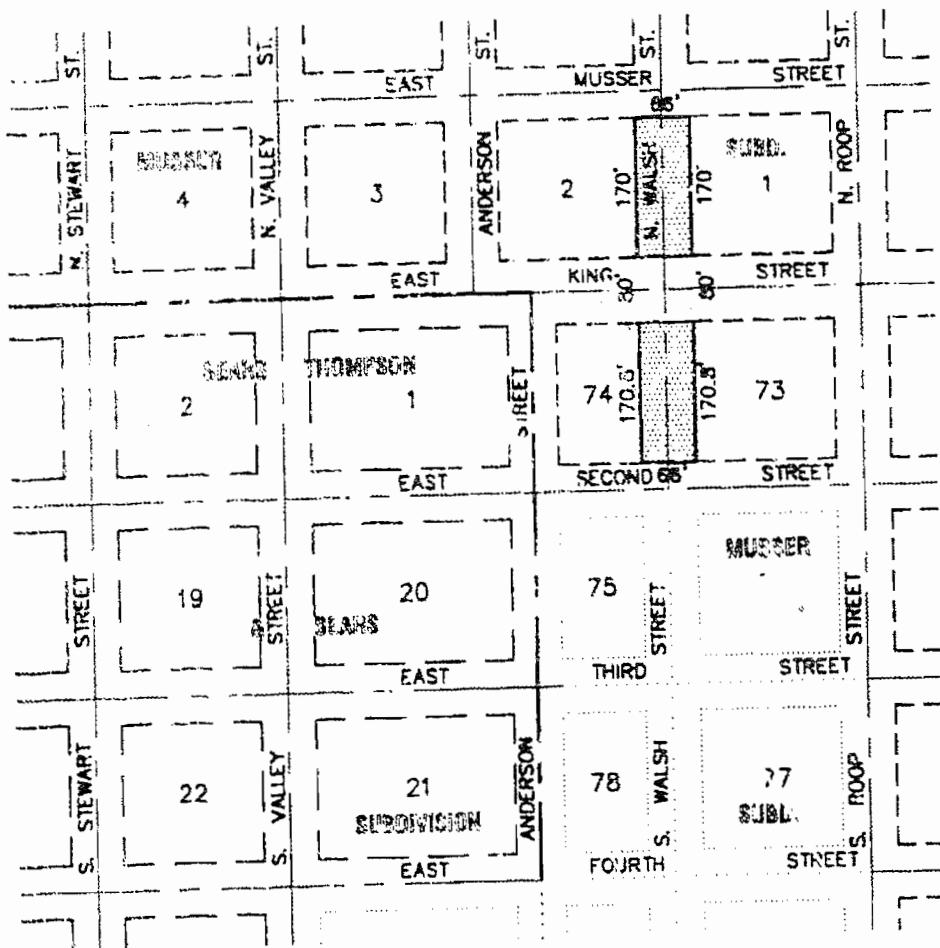


EXHIBIT "B"
CARSON CITY
ROAD ABANDONMENT
WALSH STREET

$i'' = 200^\circ$



1 AN ORDER ABANDONING TO A PUBLIC AGENCY AN APPROXIMATE
2 66 FOOT WIDE BY 879 FOOT LONG PUBLIC RIGHT-OF-WAY
3 LOCATED ON EAST SECOND STREET BETWEEN SOUTH STEWART
4 STREET AND SOUTH ROOP STREET, ON PROPERTY ZONED PUBLIC
(P), ADJACENT TO APN'S 4-194-01, 4-081-01, 4-083-01,
4-083-04, 4-083-03, 4-187-01, 4-187-03, 4-188-02 AND
4-188-03, IN CARSON CITY, NEVADA.

5 WHEREAS, on March 20, 1998, the State of Nevada, filed
6 a written application seeking vacation and abandonment of an
7 approximate 66 foot wide by 879 foot long public right-of-
8 way, located on East Second Street between South Stewart
9 Street and South Roop Street, on property zoned Public (P),
10 adjacent to APN's 4-194-01, 4-081-01, 4-083-01, 4-083-04,
11 4-083-03, 4-187-01, 4-187-03, 4-188-02 and 4-188-03, in
12 Carson City, Nevada; and

13 WHEREAS, said application was thereafter referred to
14 the Carson City Regional Planning Commission; and

15 WHEREAS, the application was submitted by a public
16 agency which seeks to use the property for the purpose of
17 parking and to allow for implementation of the State's
18 Capitol Complex Plan, which provides a public benefit to the
19 citizens of Carson City; and

20 WHEREAS, a public hearing was thereafter duly noticed
21 and held before the Carson City Regional Planning Commission
22 on April 29, 1998, at which time the Commission recommended
23 approval of abandonment of the right-of-way in question; and

24 WHEREAS, the Carson City Board of Supervisors, at their
25 regularly and duly noticed meeting of September 3,
26 found that the public would not be materially injured by the
27 proposed vacation and accordingly ordered the abandonment of
28 the public right-of-way in question pursuant to the

1 provisions of NRS 278.480 which among its provisions
2 requires a written order to be prepared and recorded in the
3 office of the Carson City Recorder; and

4 WHEREAS, the vacation and abandonment of the street
5 right-of-way is more particularly described on the attached
6 Exhibit "A", shown on Exhibit "B", and attached utility
7 statements on Exhibit "C".

8 NOW, THEREFORE, the Board of Supervisors hereby orders:

9 1. That the above-described right-of-way is hereby
10 abandoned according to the provisions of NRS 278.480.

11 2. That if Carson City or a utility company has a
12 utility or an easement over or under the property hereby
13 vacated and abandoned by this order, said easement or
14 easements shall be continued and shall not be affected by
15 the abandonment.

16 3. That the abandonment set forth in this order is
17 conditional upon the use of the property as set forth above.
18 Any change in that use must be approved by the Board of
19 Supervisors after a hearing to determine the public benefit
20 of the proposed change in use.

21 4. The failure of the applicant to use the property
22 for the approved purpose shall cause title to the property
23 to revert to Carson City.

24 ORDERED this 3rd day of September, 1993,
25 by the Carson City Board of Supervisors.

26 CARSON CITY,

27
28 By: Ray Masayko
RAY MASAYKO, Mayor

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ATTEST:

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ALAN GLOVER, Clerk/Recorder

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EXHIBIT "A"

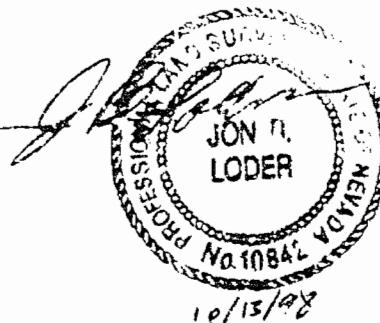
CARSON CITY
ROAD ABANDONMENT
EAST SECOND STREET
(PORTION)

All that portion of Sears, Thompson and Sears Subdivision and that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mo. Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the northwest corner of Block 19 of said Sears, Thompson and Sears Subdivision, said point being on the southerly line of said East Second Street; thence northerly 66 feet to the southwest corner of Block 2 of said Sears, Thompson and Sears Subdivision, being on the northerly line of said East Second Street; thence easterly along the southerly line of said Block 2 a distance of 170.5 feet to the southeast corner of said Block 2; thence easterly 66 feet to the southwest corner of Block 1 of said Sears, Thompson and Sears Subdivision; thence easterly along the southerly line of said Block 1 a distance of 244.6 feet to the southeast corner of said Block 1; thence easterly 60 feet to the southwest corner of Block 74 of Musser Subdivision; thence easterly along the southerly line of said Block 74 a distance of 102 feet to the southeast corner of said Block 74; thence easterly 66 feet to the southwest corner of Block 73 of said Musser Subdivision; thence easterly along the southerly line of said Block 73 a distance of 170 feet to the southeast corner of said Block 73; thence southerly, leaving said northerly line of East Second Street, 66 feet to the northeast corner of Block 76 of said Musser Subdivision, being on the southerly line of said East Second Street; thence westerly along the northerly line of said Block 76 a distance of 170 feet to the northwest corner of said Block 76; thence westerly 66 feet to the northeast corner of Block 75 of said Musser Subdivision; thence westerly along the northerly line of said Block 75 a distance of 102 feet to the northwest corner of said Block 75; thence westerly 60 feet to the northeast corner of Block 20 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 20 a distance of 244.6 feet to the northwest corner of said Block 20; thence westerly 66 feet to the northeast corner of Block 19 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 19 a distance of 170.5 feet to the point of beginning.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Beck, January 1875" located in the Recorder's Office of Carson City, Nevada.

John B. Loder, PLS 10842

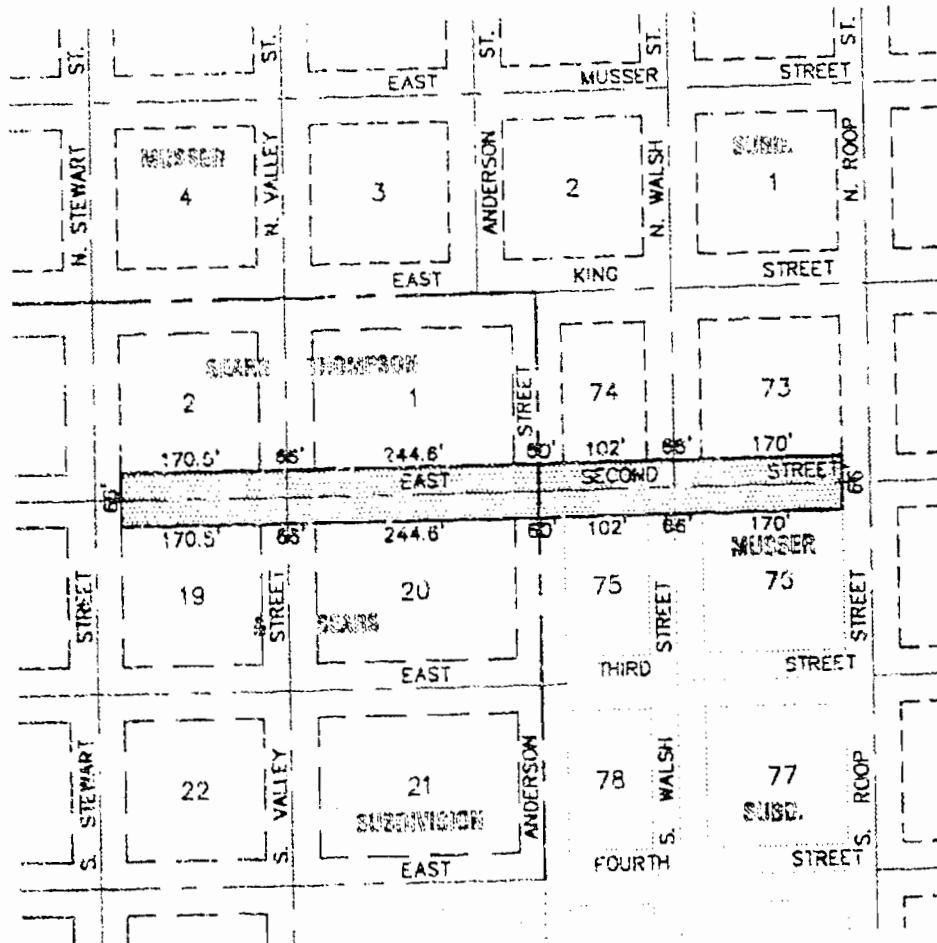


Revised October 8, 1998

236485

EXHIBIT "B"
CARSON CITY
ROAD ABANDONMENT
EAST SECOND STREET

1" = 200'




CONSULTING CIVIL ENGINEERS-SURVEYORS
1200 FERNDALE ROAD, SUITE 1
RENO, NEVADA 89502
PHONE 702-323-0844

1 AN ORDER ABANDONING TO A PUBLIC AGENCY AN APPROXIMATE
2 80 FOOT WIDE BY 879 FOOT LONG PUBLIC RIGHT-OF-WAY
3 LOCATED ON EAST KING STREET BETWEEN NORTH/SOUTH STEWART
4 STREET AND NORTH/SOUTH ROOP STREET, ON PROPERTY ZONED
5 PUBLIC (P), ADJACENT TO APN'S 4-193-01, 4-194-01,
6 4-187-01, 4-185-04, 4-186-01, 4-187-02, 4-184-04,
7 4-184-05, 4-188-01 AND 4-188-02, IN CARSON CITY,
8 NEVADA.

9
10 WHEREAS, on March 20, 1998, the State of Nevada filed a
11 written application seeking vacation and abandonment of an
12 approximate 80 foot wide by 879 foot long public right-of-
13 way located on East King Street between North/South Stewart
14 Street and North/South Roop Street, on property zoned Public
15 (P), adjacent to APN'S 4-193-01, 4-194-01, 4-187-01,
16 4-185-04, 4-186-01, 4-187-02, 4-184-04, 4-184-05, 4-188-01
17 and 4-188-02 in Carson City, Nevada; and

18 WHEREAS, said application was thereafter referred to
19 the Carson City Regional Planning Commission; and

20 WHEREAS, the application was submitted by a public
21 agency which seeks to use the property for the purpose of
22 parking and to allow for implementation of the State's
23 Capitol Complex Plan, which provides a public benefit to the
24 citizens of Carson City; and

25 WHEREAS, a public hearing was thereafter duly noticed
26 and held before the Carson City Regional Planning Commission
27 on April 29, 1998, at which time the Commission recommended
28 approval of abandonment of the right-of-way in question; and

29 WHEREAS, the Carson City Board of Supervisors, at their
30 regularly and duly noticed meeting of September 3, 1998,
31 found that the public would not be materially injured by the
32 proposed vacation and accordingly ordered the abandonment of

1 the public right-of-way in question pursuant to the
2 provisions of NRS 278.480 which among its provisions
3 requires a written order to be prepared and recorded in the
4 office of the Carson City Recorder; and

5 WHEREAS, the vacation and abandonment of the street
6 right-of-way is more particularly described on the attached
7 Exhibit "A", shown on Exhibit "B", and attached utility
8 statements on Exhibit "C".

9 NOW, THEREFORE, the Board of Supervisors hereby orders:

10 1. That the above-described right-of-way is hereby
11 abandoned according to the provisions of NRS 278.480.

12 2. That if Carson City or a utility company has a
13 utility or an easement over or under the property hereby
14 vacated and abandoned by this order, said easement or
15 easements shall be continued and shall not be affected by
16 the abandonment.

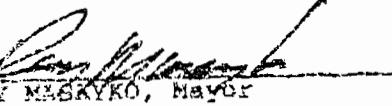
17 3. That the abandonment set forth in this order is
18 conditional upon the use of the property as set forth above.
19 Any change in that use must be approved by the Board of
20 Supervisors after a hearing to determine the public benefit
21 of the proposed change in use.

22 4. The failure of the applicant to use the property
23 for the approved purpose shall cause title to the property
24 to revert to Carson City.

25 ORDERED this 3rd day of September, 1998,
26 by the Carson City Board of Supervisors.

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CARSON CITY,

By: 
RAY MASAYKO, Mayor

ATTEST:


ALAN GLOVER, Clerk/Recorder

EXHIBIT "A"

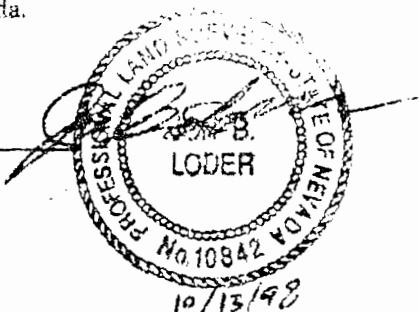
CARSON CITY
ROAD ABANDONMENT
EAST KING STREET
(PORTION)

All that portion of Sears, Thompson and Sears Subdivision and that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the northwest corner of Block 2 of Sears, Thompson and Sears Subdivision, said point being on the southerly line of East King Street; thence northerly 80 feet to the southwest corner of Block 4 of Musser Subdivision being on the northerly line of said East King Street; thence easterly along said southerly line of said Block 4 a distance of 170 feet to the southeast corner of said Block 4; thence easterly 66 feet to the southwest corner of Block 3 of said Musser Subdivision; thence easterly along the southerly line of said Block 3 a distance of 170 feet to the southeast corner of said Block 3; thence easterly 66 feet to the southwest corner of Block 2 of said Musser Subdivision; thence easterly along the southerly line of said Block 2 a distance of 170 feet to the southeast corner of said Block 2; thence easterly 66 feet to the southwest corner of Block 1 of said Musser Subdivision; thence easterly along the southerly line of said Block 1 a distance of 170 feet to the southeast corner of said Block 1; thence southerly, leaving said northerly line of East King Street a distance of 80 feet to the northeast corner of Block 73 of said Musser Subdivision, being on the southerly line of East King Street; thence westerly along the northerly line of said Block 73 a distance of 170.2 feet to the northwest corner of said Block 73; thence westerly 66 feet to the northeast corner of Block 74 of said Musser Subdivision; thence westerly along said northerly line of said Block 74 a distance of 102.4 feet to the northwest corner of said Block 74; thence westerly 60 feet to the northeast corner of Block 1 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 1 a distance of 244.6 feet to the northwest corner of said Block 1; thence westerly 66 feet to the northeast corner of Block 2 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 2 a distance of 170.5 feet to the point of beginning.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Bence, January 1875" located in the Recorder's Office of Carson City, Nevada.

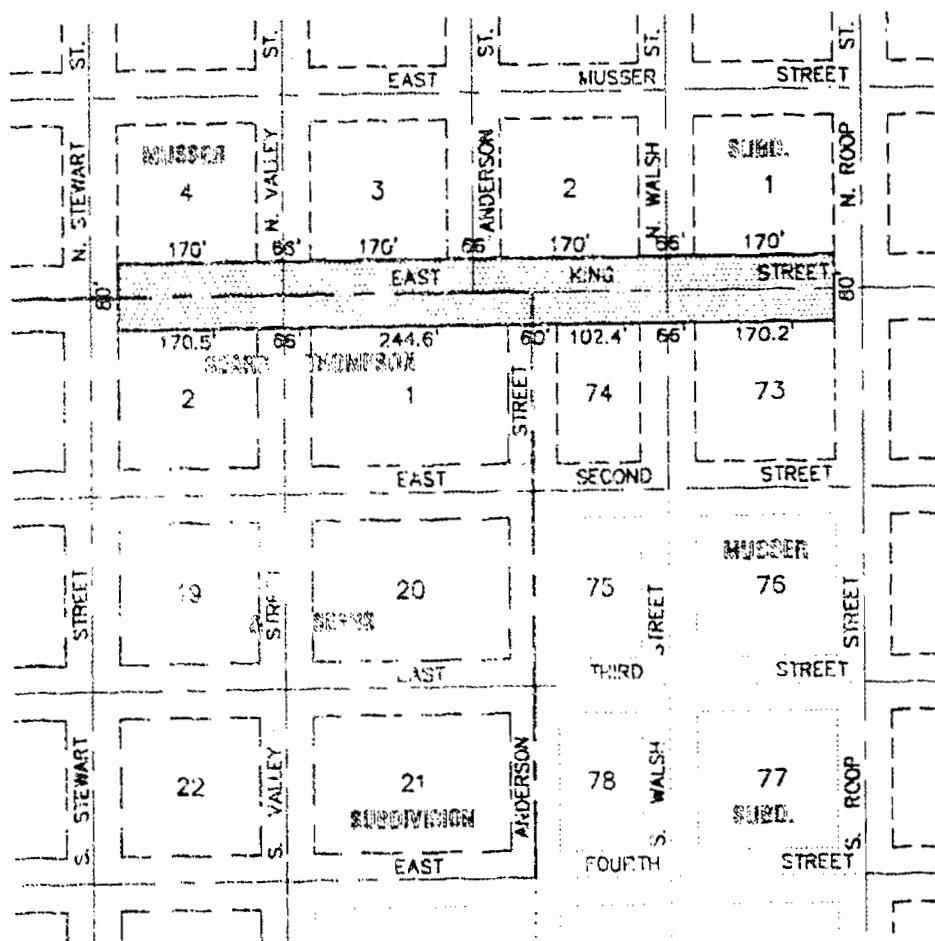
Jon B. Loder, PLS 10842



Revised October 8, 1998

EXHIBIT "B"
CARSON CITY
ROAD ABANDONMENT
EAST KING STREET

$$1'' = 200'$$



CONSULTING CIVIL ENGINEERS-SURVEYORS

REVISED 03/15/98

226495

STATEMENT OF RIGHT-OF-WAY ABANDONMENT LOCATED AT

POSITIONS OF E. THIRD, EAST SECOND, E. KING & WASHST.
CARSON CITY, NEVADA.

1. We do not have a utility in the right-of-way being abandoned.

SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date

2. We do have utility in the right-of-way being abandoned and desire a continuation of said easement in its present location.

SIGNED:	<u>Joseph Murphy</u> Signature	<u>Sierra Onyx Pipeline Co.</u> Company	<u>3-7-98</u> Date
SIGNED:	<u>Mark Wilson</u> Signature	<u>SWG Corp.</u> Company	<u>3-9-98</u> Date
SIGNED:	<u>Jeff Johnson</u> Signature	<u>TCI</u> Company	<u>3/10/98</u> Date
SIGNED:	<u>Dick Gandy</u> Signature	<u>NEVADA BELL</u> Company	<u>3/10/98</u> Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date

3. Other (Please type in a statement which applies to your situation): See Conditions of Approval
Concerning Storm Drain Easements on 2nd & 3rd St.

SIGNED:	<u>Sierra Onyx</u> Signature	<u>CC Dev. Eng. Services</u> Company	<u>3/10/98</u> Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS:

Sierra Pacific Power Company
Carson City Utilities Department
Carson City Public Works Dept. (will sign during review process)

Southwest Gas Corporation
Nevada Bell Telephone Company
TCI Cablevision

EXHIBIT C

UTILITY STATEMENTS FOR RIGHT-OF-WAY ABANDONMENT LOCATED AT

PARTIES OF: E. THIRD, EAST SEQUOIA, E. KING & WASH ST.
CARSON CITY, NEVADA.

1. We do not have a utility in the right-of-way being abandoned.

SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date

2. We do have utility in the right-of-way being abandoned and desire a continuation of said easement in its present location.

SIGNED:	<u>Sierra Pacific Power Co.</u> Signature	<u>Sierra Pacific Power Co.</u> Company	<u>3-2-98</u> Date
SIGNED:	<u>SWG Corp.</u> Signature	<u>SWG Corp.</u> Company	<u>3-9-98</u> Date
SIGNED:	<u>TEC</u> Signature	<u>TEC</u> Company	<u>3-10-98</u> Date
SIGNED:	<u>NEVADA BELL</u> Signature	<u>NEVADA BELL</u> Company	<u>3/10/98</u> Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date

3. Other (Please type in a statement which applies to your situation): Carson City Has A Storm Drain In
The Lot, It Will Require An Easement For This Line.

SIGNED:	<u>C.C. Dev. Eng. Services Dept.</u> Signature	<u>C.C. Dev. Eng. Services Dept.</u> Company	<u>3/24/98</u> Date
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SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date
SIGNED:	Signature	Company	Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS:

Sierra Pacific Power Company
Carson City Utilities Department
Carson City Public Works Dept. (will sign during review process)

Southwest Gas Corporation
Nevada Bell Telephone Company
TCI Cablevision

FILED FOR RECORD
AT THE READER
20150114
20150124 160755

FILE NO. 228495
ALAN GLOVER
CARMICHAEL RECORD
FEE \$10.00

10. Invoice - 901540624



First American Title Insurance Company
2490 Paseo Verde Parkway, Suite 100
Henderson, NV 89074
Phone: (702)731-4131 / Fax: (866)236-4288

PR: 32004

Ofc: 99015 (129)

Final Invoice

To: Nevada Division of State Lands
901 South Stewart Street
Suite 5003
Carson City, NV 89701
Invoice No.: 129 - 901540624
Date: 03/23/2011
Our File No.: 9015-2407721
Title Officer: William Bernard
Escrow Officer:
Customer ID: 688129
Attention: Dave Marlow

Your Reference No.:

RE: Property:
, NV
Buyers:
Sellers: State of Nevada
Liability Amounts
Owners:
Lenders:

Description of Charge	Invoice Amount
Commitment	\$360.00
INVOICE TOTAL	\$360.00

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:
Attention: Accounts Receivable Department
First American Title Insurance Co, Southwest Region, PO Box 730666
Dallas, TX 75373-0666

Title Report:
Block - 75
APN- 004-083-10

First American Title

1. Commercial/Commitment

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407720
Page Number: 1
Property Address:
, NV



First American

First American Title Company of Nevada

**5310 Keitzke Lane, Suite 100
Reno, NV 89511-2043**

April 04, 2011

Dave Marlow
Nevada Division of State Lands
901 South Stewart Street, Suite 5003
Carson City, NV 89701

Title Officer: William Bernard
Phone: (775)823-6200

Order Number: 9015-2407720

Property: NV, 004-083-10

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

Customer First!

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407720
Page Number: 2
Property Address:
, NV

First American Title Company of Nevada

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

TABLE OF CONTENTS

	Page
Agreement to Issue Policy	3
Schedule A	
1. Commitment Date	4
2. Policies to be Issued, Amounts and Proposed Insured	4
3. Interest in the Land and Owner	4
4. Description of the Land	4
Schedule B-1 - Requirements	
Schedule B-2 - Exceptions	
Conditions	

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.
If you have any questions about the Commitment,
please contact the issuing office.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407720
Page Number: 3
Property Address:
, NV

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Company of Nevada

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

First American Title Insurance Company

BY *Don J. Hansen* PRESIDENT

ATTEST *Misty R. Steng* SECRETARY



By:

W. Bernard

First American Title

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407720
Page Number: 4
Property Address:
, NV

Authorized Signatory

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407720
Page Number: 5
Property Address:
, NV

SCHEDULE A

1. Commitment Date: March 22, 2011 at 7:30 A.M.
2. Policy or Policies to be issued: Amount
 - a. ALTA Owner's Policy \$To Be Determined
Proposed Insured:
To Be Determined
 - b. ALTA Loan Policy \$To Be Determined
Proposed Insured:
To Be Determined, its successors and assigns as their interests may appear
3. (A) The estate or interest in the land described in this Commitment is: Fee
(B) Title to said estate or interest at the date hereof is vested in:
The State of Nevada
4. The land referred to in this Commitment is situated in the County of Carson City, State of Nevada, and is described as follows:

ALL OF BLOCK 75, OF MUSSER DIVISION, AS SHOWN BY RECORDS THEREOF ON FILE IN THE OFFICE OF THE RECORDER, CARSON CITY, NEVADA.

TOGETHER WITH THOSE PORTIONS OF WALSH STREET AND THIRD STREET AS VACATED BY CARSON CITY IN AN ORDER VACATING STREETS RECORDED JUNE 29, 1953 IN BOOK 62 OF POWERS, PLATS AND MISCELLANEOUS, PAGE 118 AND RESOLUTION RECORDED OCTOBER 25, 1962 IN BOOK 4, PAGE 59 AS INSTRUMENT NO. 55493 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF EAST SECOND STREET AS VACATED BY CARSON CITY IN AN ORDER OF VACATION RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 226495 OF OFFICIAL RECORDS.

TOGETHER WITH THE EAST HALF OF ANDERSON STREET LYING WEST OF AND ADJACENT TO SAID BLOCK 75.

SCHEDULE B

SECTION ONE

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): N/A
- (F) Other:
- (G) You must give us the following information:
 1. Any off record leases, surveys, etc.
 2. Statement(s) of Identity, all parties.
 3. Other:

The following additional requirements, as indicated by "X", must be met:

- [X] (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- [X] (I) An ALTA/ACSM survey of recent date, which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- (J) The following LLC documentation is required from .
- (K) The following partnership documentation is required from :
- (L) The following documentation is required from corporation:
- (M) Based upon the Company's review of that certain partnership/operating agreement dated for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

- (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.
- (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.
- (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

- (Q) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.
- (R) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
- (S) Financial statements from the appropriate parties must be submitted to the Company for review.
- (T) A copy of the construction contract must be submitted to the Company for review.

First American Title

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407720
Page Number: 8
Property Address:
, NV

(U) An inspection of the land must be performed by the Company for verification of the phase of construction.

SCHEDULE B

SECTION TWO

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Water rights, claims or title to water, whether or not shown by the public records.
7. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Carson City County Assessor, per Nevada Revised Statute 361.260.
8. Any lien which may be levied by the Carson City Utilities by reason of said land lying within its boundaries.
9. The property herein described is currently exempt from Carson City County Real Property Taxes, however, upon transfer to a non-exempt entity, taxes will be assessed for the remainder of the current year.
Assessor's Parcel Number: 004-083-10

10. Reservations and provisions as contained in Patent from the United States of America, recorded January 7, 1867, in Book 9, Page 616 of Deeds, as Instrument No. N/A.
11. An Easement for sewer line and incidental purposes, recorded December 24, 1913 in Book No. 34 of Powers, Plats & Miscellaneous, Page 125 as Instrument No. N/A of Official Records.
Affects: A portion of the land
 - (The exact location thereof cannot be ascertained from the record)
12. Any private easements or lesser rights together with the rights, if any, of the County of Carson City, public utilities or special districts, which may not have been affected by the proceedings vacating Walsh Street and Third Street as the same was recorded June 29, 1953 in Book 62 of Powers, Plats and Miscellaneous, Page 118 and Resolution recorded October 25, 1962 in Book 4, Page 59 as Instrument No. 55493 of Official Records.
13. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #172 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
14. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #181 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
15. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #187 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
16. An Easement for public utilities and incidental purposes, recorded November 15, 1977 in Book No. 219, Page 411 as Instrument No. 74963 of Official Records.
Affects: A portion of the land
 - At the date of recording of the document, the grantor had no record interest in the land.
17. Any restrictions covering the future use of the land, as disclosed by a "Carson City Redevelopment Project Number One", recorded March 17, 1986 in Book 420, Page 435 , as Instrument No. 43774 of Official Records.
18. Any private easements or lesser rights together with the rights, if any, of the County of Carson City , public utilities or special districts, which may not have been affected by the proceedings vacating East Second Street as the same was recorded November 24, 1998 in Book N/A as Instrument No. 226495 of Official Records.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407720
Page Number: 11
Property Address:
, NV

19. Any claim or loss by reason of that portion of alley and Anderson Street to not be formally abandoned and any rights of the City, County, Public or Utility Companies to that portion of alley and Anderson Street.
20. The lack of a right of access to and from the land.

NOTE: Vested Owner has access through ownership of adjacent properties.

21. Existing rights in use in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.
22. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.
23. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM Survey.
24. Rights of parties in possession of the land by reason of unrecorded leases and all parties claiming by, through or under said lessees or tenants, if any, that would be disclosed from an inquiry of the parties, or by an inspection of the land.

INFORMATIONAL NOTES

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No. 9015-2407720
Page Number: 12
Property Address:
, NV

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument.
(b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One
or
eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

Privacy Policy

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

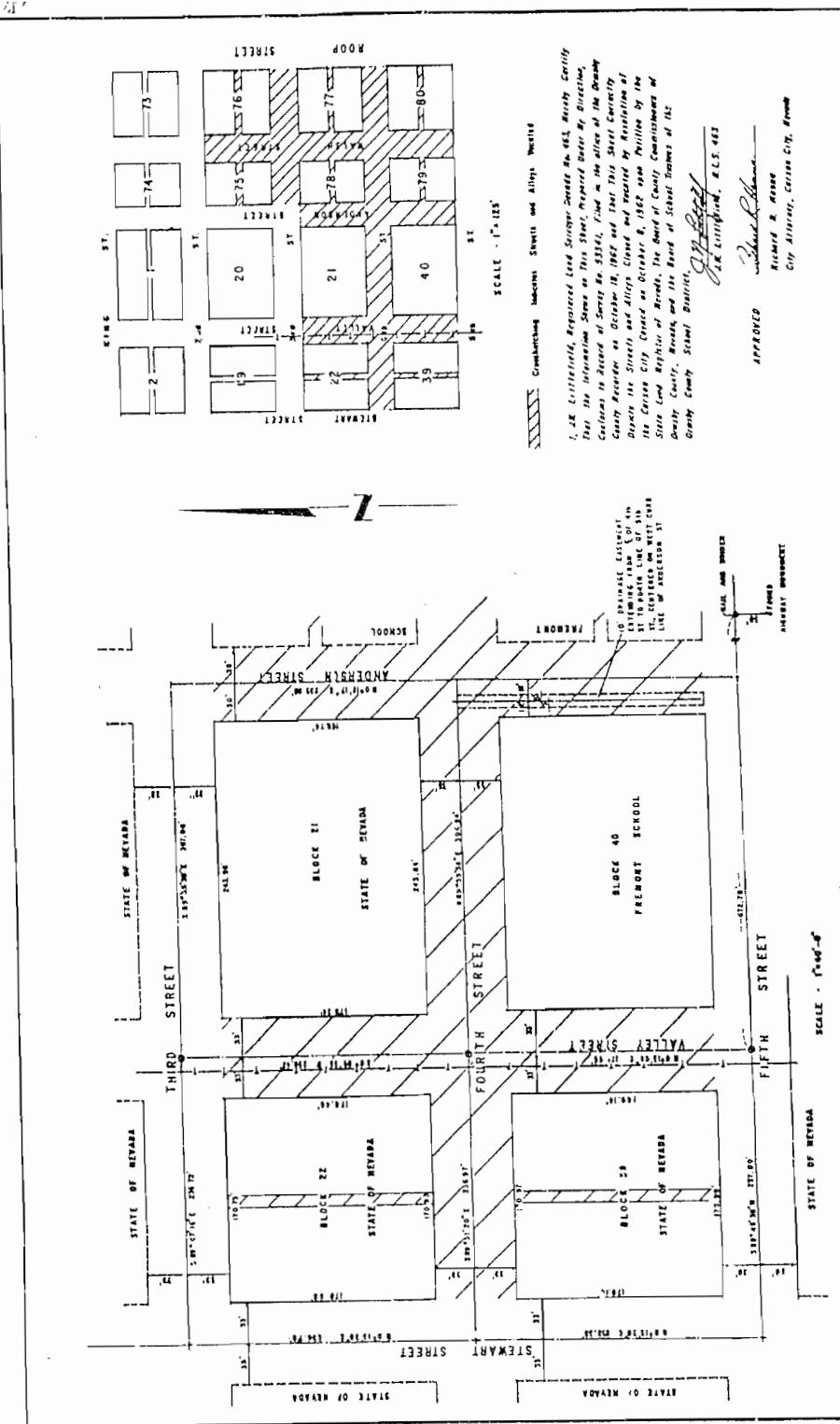
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



MAP SHOWING STREETS AND ALLEYS LOCATED.
 DEFINING STREET CENTERLINES, AND
 FIXING DRAINAGE EASEMENT
 PREMONT SCHOOL AREA, CARSON CITY,
 ORSBY COUNTY, NEVADA

At their meeting on December 10, 1962, the Board of School Directors of the Orange County School District accepted the resignation of Peter C. Johnson and appointed the former assistant superintendent, George S. Gandy, to succeed Johnson, as shown on this page. George S. Gandy
George S. Gandy
H. E. Miller
John C. Moore
John C. Moore
John C. Moore

PLAN HOLD

SCALE: 1' = 100'
DECEMBER 1962

DECEMBER 1862

PHOTOGRAPHIC REPRODUCTION OF ENGINEER'S MAP OF CARSON CITY, NEVADA

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BY: HOWARD W. SQUIRES. COUNTY ENGINEER
SOUTHERN MODERN PLUMBING.

PL/

100

DRIVING NUMBER
MAP
Husser UltraDivision

PLAN HOLE

(COPY) DRAWN FROM ENGR'S MAP-CARSON CITY NEVADA
BY H. RODRIGUEZ FOR COUNTY RECORDER'S OFFICE

3. Invoice - 901540623



First American Title Insurance Company
2490 Paseo Verde Parkway, Suite 100
Henderson, NV 89074
Phone: (702)731-4131 / Fax: (866)236-4288

PR: 32004

Ofc: 99015 (129)

Final Invoice

To: Nevada Division of State Lands Invoice No.: 129 - 901540623
901 South Stewart Street Date: 03/23/2011
Suite 5003 Our File No.: 9015-2407720
Carson City, NV 89701 Title Officer: William Bernard
Escrow Officer:
Customer ID: 688129

Attention: Dave Marlow

Your Reference No.:

RE: Property: Liability Amounts
, NV Owners:
Buyers:
Sellers: State of Nevada Lenders:

Description of Charge	Invoice Amount
Commitment	\$360.00

INVOICE TOTAL \$360.00

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:
Attention: Accounts Receivable Department
First American Title Insurance Co, Southwest Region, PO Box 730666
Dallas, TX 75373-0666

APN(s): 004-083-09 and 004-083-10

AN ORDER ABANDONING A 170 FOOT LONG, 30 FOOT WIDE PORTION OF EAST ANDERSON STREET AND A 200 FOOT LONG, 30 FOOT WIDE PORTION OF WEST ANDERSON STREET, LOCATED IN BLOCK 20 OF THE SEARS, THOMPSON AND SEARS DIVISION OF 1860 AND MUSSER DIVISION, WITHIN A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M, BEING A 11,100-SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED AT 500 EAST THIRD STREET AND 601 EAST SECOND STREET, ASSESSORS PARCEL NUMBERS 004-083-09 AND 004-083-10, IN CARSON CITY, NEVADA.

WHEREAS, on April 6, 2011, CSA Inc. Engineers duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the northeast $\frac{1}{4}$ of section 17, Township 15 North, Range 20 East, M.D.B & M. approximately 11,100 square feet, adjacent to, APN(s) 004-083-09 and 004-083-10, in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on May 25, 2011. At the public hearing public testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly noticed meeting of June 16, 2011, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared and recorded in the office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described on the attached Exhibit(s) "A", a map of the right-of-way abandonment is shown as the Display of Exhibit(s) "B", and the attached utility statements are shown as Exhibit(s) "C".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected by the abandonment.
3. That water, sewer, and storm drain facilities, which may presently exist within the areas affected by abandonment's, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City if requested.

ORDERED this ____ day of _____, 2011, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder