

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF August 28, 2019

FILE NUMBER: AB-19-104

AGENDA ITEM: E..1

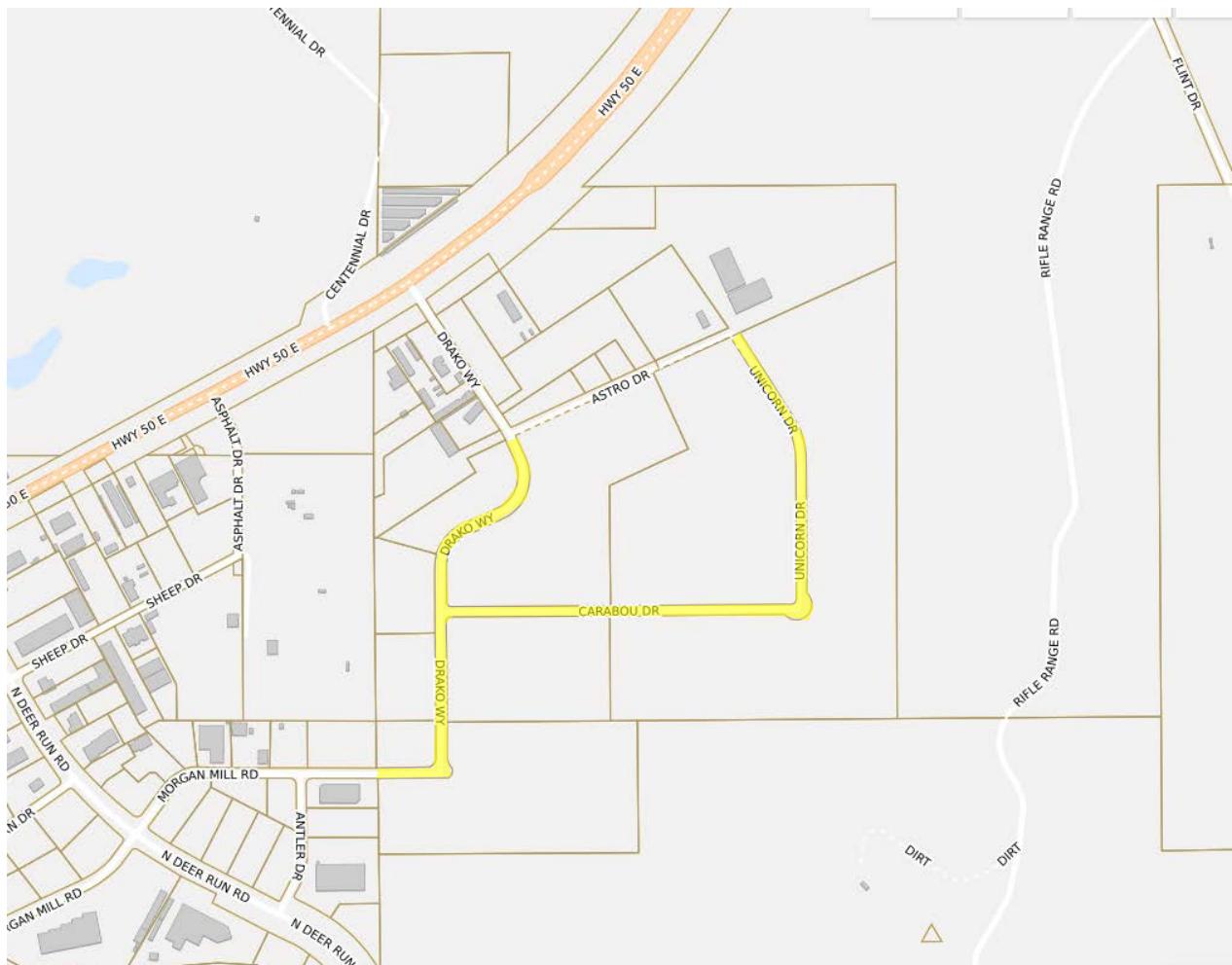
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for an abandonment of a Public Right-of-Way totaling approximately 6.706 acres in the following four specific areas: the portion of Morgan Mill Road located approximately 377 feet east of Antler Drive; the portion of Drako Way extending south of Astro Drive and all of Carabou Drive and Unicorn Drive. (Heather Ferris, h ferris@carson.org)

Summary: *The area of abandonment is within the Plateau Tentative Subdivision Map project area (TSM-18-154), which is currently vacant property. If approved, the entire right-of-way area would be abandoned. Per CCMC 17.15, the Planning Commission makes a recommendation to the Board of Supervisors regarding requests for right-of-way abandonment. The Board of Supervisors is authorized to abandon the right-of-way.*

RECOMMENDED MOTION: "I move to recommend that the Board of Supervisors approve AB-19-104, based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



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 as 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 may 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 Supervisor.
3. The land areas abandoned will be reverted to adjacent parcels, as the area to be abandoned originated entirely from these parcels.
4. Lot Line Adjustment (LLA-19-112) shall be processed concurrently with the abandonment, establishing public access and public utility easements for each parcel.
5. 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.

ADJACENT MASTER PLAN DESIGNATION: Mixed Use Residential (MUR)

ADJACENT ZONING: General Commercial (GC); Public Regional (PR); Multi-Family Apartment (MFA); and Single Family 6,000 (SF6).

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Industrial/Mix of commercial and industrial uses

SOUTH: Public Regional/Open space

EAST: Public Regional/Open space

WEST: General Industrial/Mix of commercial and industrial uses/public facilities

PREVIOUS REVIEWS (regarding adjacent parcels, known as the Plateau Development TSM-18-154):

- D-02/03-2; D-02/03-3; D-02/03-4: Drainage Easements
- AB-02/03-1: (October 17, 2002) Approval to abandon a portion of a public right-of-way along Morgan Mill Road and Drako Way.
- MPA-18-007: (March 15, 2018) Adoption of a Master Plan Map Amendment changing the land use designation to Mixed-Use Residential.
- CSM-18-035: (March 20, 2018) Review of a conceptual map for 339 single family lots on 81 acres, an 11 acre multi-family development, 3 acres of General Commercial, and 17 acres of open space.

- ZMA-18-155: (January 3, 2019) Approval of Zoning Map Amendment from General Industrial to Single Family 6,000 for approximately 68.3 acres; Multi-family Apartment for approximately 18.0 acres; General Commercial for approximately 13.9 acres; and Public Regional for approximately 18.9 acres in associate with TSM-18-154 (Plateau Development).
- TSM-18-154: (December 20, 2018) Approval of a Tentative Subdivision Map, known as the Plateau Development, resulting in the division of 119.1 acres into 270 single family residential lots, 9 common area parcels, 3 remainder parcels.

DISCUSSION:

This request is to allow for the abandonment of the portion of Drako Way south of Astro Way to Morgan Mill Road; the entirety of Unicorn Drive and Carabou Drive; and the portion of Morgan Mill Road that lies east of APN's 008-531-28 and 008-531-58 and south of APN 008-531-60, within the boundaries of the Plateau Development. The areas to be abandoned total 6.706+/- acres.

The rights-of-way were created by parcel map 880 for John Serpa with some changes in map 1824. The roads were offered for dedication but never officially accepted by the City. The area under review is vacant and unimproved. Therefore, abandonment of these rights-of-way areas are proposed to be reverted in their entirety to the adjacent parcels.

In addition to this abandonment, the applicant has concurrently applied for a Lot Line Adjustment which staff is reviewing. As part of the adjustment, staff is requiring the creation of new access and utility easements to ensure the parcels will continue to be provided with access. At the time a final map is recorded for the Plateau Development subdivision, the rights-of-ways will be created and offered for dedication to the City.

NV Energy, Southwest Gas and Charter Communications have indicated they do not have utilities in the rights-of-way proposed for abandonment and do not desire continuation of the easement in the present location. AT&T has indicated they do not have a utility in the rights-of-way proposed for abandonment and desire public utility easements along the future property line alignment. As noted above, the concurrent processing of the Lot Line Adjustment will result in the creation of access and public utility easements to serve each of the adjusted parcels. Additionally, when a final map for the Plateau Development Subdivision is recorded public utility easements will be created with that map. A condition of approval requires concurrent processing of the Lot Line Adjustment to ensure the access and public utility easements will be created.

CCMC 17.15 identifies the approval process for abandonment of rights-of way. The Planning Commission reviews the abandonment and makes recommendation to the Board. The Board has the authority to approve the abandonment. Pursuant to NRS 278.480 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 it shall order the street or easement vacated.

PUBLIC COMMENTS: A public notice was sent by certified mail to the adjacent property owners per Nevada Revised States on August 9, 2019. As of the writing of this report, there have been no comments received 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:

The Engineering Division recommends APPROVAL of the proposed abandonment.

- Carson City Public Works supports this request for abandonment contingent on concurrent processing of a Lot Line Adjustment and creation of new access and utility easements.

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. What is the chain of title of the right-of-way?

These roads were created by parcel map 880 for John Serpa with some changes in map 1824. These roads were offered for dedication but never officially accepted by the City. There are no improvements to any of these roads at this time.

2. Will the abandonment result in material injury to the public?

No. The section of right-of-way currently does not have utilities and serves as access to two landlocked parcels. This functionality will be preserved with private access and public utility easements.

3. What is the history regarding the street being dedicated or not?

Streets were offered for dedication but never officially accepted by the City. See item #1 above.

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

Development Engineering has no comment on this finding.

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

Development Engineering has no comment on this finding.

6. What is the applicability of the parking value analysis applied to this request?

The right-of-way is currently undeveloped with no paved parking.

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

Public utility easements (PUE) and access easements must be created with the lot line adjustment.

8. Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?

Please see above.

FIRE:

1. Project is in the identified wildland-urban interface area of Carson City.
2. Project must comply with the currently adopted edition of the International Wildland-Urban

Interface code and northern Nevada wildland-urban interface amendments as adopted by Carson City.

3. Project must comply with the currently adopted Carson City Fire Code and northern Nevada fire code amendments as adopted by Carson City.
4. If the abandonment creates any parcels without access to a public right-of-way, there must be a concurrent processing of Lot Line Adjustments and creation of new access easements.

RIGHT-OF-WAY ABANDONMENT FINDINGS: In accordance with Carson City Municipal Code Title 17.15.010, staff recommendation is based upon the following findings, which are substantiated in the public record.

1. Will the abandonment result in material injury to the public?

The abandonment will not result in material injury to the public. This request is to allow for the abandonment of the portion of Drako Way south of Astro Way to Morgan Mill Road; the entirety of Unicorn Drive and Carabou Drive; and the portion of Morgan Mill Road that lies east of APN's 008-531-28 and 008-531-58 and south of APN 008-531-60, within the boundaries of the Plateau Development. The areas to be abandoned total 6.706+/- acres.

The rights-of-way were created by parcel map 880 for John Serpa with some changes in map 1824. The roads were offered for dedication but never officially accepted by the City. The area to be abandoned is vacant and unimproved. Therefore, abandonment of these rights-of-way areas are proposed to be reverted in their entirety to the adjacent parcels.

In addition to this abandonment, the applicant has concurrently applied for a Lot Line Adjustment which staff is reviewing. As part of the adjustment, staff is requiring the creation of new access and utility easements to ensure the parcels will continue to be provided with access, and none are landlocked. Staff has incorporated a condition of approval requiring the concurrent processing of the lot line adjustment to ensure the access and utility easements are created.

2. What is the history regarding the street being dedicated or not?

These roads were created by parcel map 880 for John Serpa with some changes in map 1824. These roads were offered for dedication but never officially accepted by the City. There are no improvements to any of these roads at this time.

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

As noted in finding 2 above, there are no indications that Carson City ever officially accepted the rights-of-way in question. The roads were created with Parcel Map 880 or John Serpa with modifications made with map 1824. It is recommended there should be no charge.

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

It is recommended there be no charge for this abandonment. The abandonments are proposed to be reverted back to the adjacent parcels. Staff is recommending a condition of approval requiring concurrent processing of a lot line adjustment that will also result in the creation of public access and utility easements to serve each of the adjusted parcels. Additionally, if/when a final map for the Plateau Development subdivision is recorded public utility easement will be created with that map.

5. What is the applicability of the parking value analysis applied to this request?

There is no parking or improvements of any kind in the area of the proposed abandonment.

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

All easements are being vacated. The utility companies have stated they do not have utilities in the rights-of-way proposed for abandonments and they do not desire continuation of said easement in its present location. Staff is recommending a condition of approval requiring the concurrent processing of a lot line adjustment that will also result in the creation of public access and public utility easements to serve each of the adjusted parcels.

7. Are any conditions of approval by the Board of Supervisors or recommendations by the Planning Commission or staff included?

Staff has included a condition of approval requiring the concurrent processing of Lot Line Adjustment, LLA-19-112, to ensure the public access and utility easements are recorded in order to prevent the creation of any landlocked parcels.

Attachments:

Draft Order of Abandonment
Application (AB-19-104)

APN(s): 008-531-60; 008-521-16; 008-521-17; 008-521-18; 008-521-89; 008-521-54; 008-521-55; 008-521-90; and 008-531-59.

AN ORDER ABANDONING PORTIONS OF MORGAN MILL ROAD RIGHT-OF-WAY, PORTIONS DRAKO WAY RIGHT-OF-WAY; AND THE ENTIRETY OF CARABOU AND UNICORN DRIVE, AS SHOWN ON THE MAP OF DIVISION INTO LARGE PARCELS, FINAL MAP FOR JOHN C. SERPA, BEING MAP NO. 880, FILED IN BOOK 4, PAGE 880, DOCUMENT NO. 3079, ON MARCH 27, 1981, OFFICIAL RECORDS OF CARSON CITY, NEVADA, SITUATED WITHIN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 1 AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (N1/2 NW1/4 NW1/4) OF SECTION 12, TOWNSHIP 15 NORTH (T.15N.), RANGE 20 EAST (R.20E.), MOUNT DIABLO BASE AND MERIDIAN (M.D.B. & M.), CARSON CITY, NEVADA ON PROPERTIES LOCATED ADJACENT TO ASSESSOR'S PARCEL NUMBERS 008-531-60; 008-521-16; 008-521-17; 008-521-18; 008-521-89; 008-521-54; 008-521-55; 008-521-90; AND 008-531-59.

WHEREAS, on June 20, 2019, Manhard Consulting duly filed a written application seeking vacation and abandonment of Public Rights-of-Way totaling approximately 6.706 acres in the following four specific areas: the portion of Morgan Mill Road located approximately 377 feet east of Antler Drive; the portion of Drako Way extending south of Astro Drive, and all of Carabou Drive and Unicorn Drive; 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 August 28, 2019. At the public hearing testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject rights-of-way, access easement and roadway easement and 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 _____ 2019, 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 rights-of-way is more particularly described on the attached Exhibit "A" of written descriptions of abandonment, maps are shown as Exhibit "B", resultant parcels are described in Exhibit "C", and the attached utility statements are shown as Exhibit "D".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way and easements are 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 utility 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, as requested.
4. That this abandonment is contingent upon the concurrent processing and recording of Lot Line Adjustment (LLA) 19-112, establishing public access and public utility easements to serve each parcel.

ORDERED this ____ day of _____, 2019, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

RECEIVED

Carson City Planning Division 108 E. Proctor Street, Carson City, NV 89701 Phone: (775) 887-2180 Email: planning@carson.org	
FILE # AB -19-104	
APPLICANT Keith Serpa	PHONE #
MAILING ADDRESS, CITY, STATE, ZIP PO Box 1724 Carson City, NV 89702	
EMAIL ADDRESS kserpa@sbcglobal.net	PHONE #
PROPERTY OWNER Tahoe IV, LLC	775-267-9510 x204
MAILING ADDRESS, CITY, STATE, ZIP PO Box 1724 Carson City, NV 89702	
EMAIL ADDRESS kserpa@sbcglobal.net	PHONE #
APPLICANT AGENT/REPRESENTATIVE Manhard Consulting, Chris Baker 775-321-6539	PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 241 Ridge Street Ste.400 Reno, NV 89501	
EMAIL ADDRESS cbaker@manhard.com	
Project's Assessor Parcel Number(s):	Street Address

FOR OFFICE USE ONLY:

CCMC 17.15

JUN 28 2019

CARSON CITY
PLANNING DIVISION

ABANDONMENT OF PUBLIC RIGHT-OF-WAY

FEE*: \$2,450.00 + noticing fee

*Due after application is deemed complete by staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Written Project Description
- Justification Statement
- Site Map/Exhibit
- Legal Descriptions
- Development Engineering Memo of Support
- Utility Statements
- Title Report
- Documentation of Taxes Paid to Date

CD or USB DRIVE with complete application in PDF

Application Reviewed and Received By:

Submittal Deadline: Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail to adequately review the request. Additional information may be required.

Briefly describe the proposed right-of-way abandonment. If you are abandoning an access, explain how the parcel will be accessed:

Manhard Consulting is submitting the attached Abandonment of a Public Right-of-Way application for a portion of Drako Way, a portion of Morgan Mill Road, Carabou Drive and Unicorn Drive rights-of-way within the approved Plateau Tentative Map project area (TSM-18-154).

PROPERTY OWNER'S AFFIDAVIT

I, KEITH BRIAN SERPA, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

Address

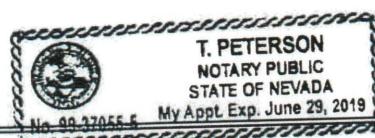
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA
- COUNTY DOUGLAS

On JUNE 10, 2019, KEITH BRIAN SERPA, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Keith Brian Serpa
Notary Public



PROPERTY OWNER'S CERTIFICATE

I/We, the undersigned owner(s) of the affected parcels as shown on this map do hereby state:

- 1) I/We have examined this plat and approve and authorize its recording;
- 2) I/We agree to execute the required documents creating any easement which is shown hereon;
- 3) I/We agree to execute the required documents abandoning any existing easement pursuant to the provisions of NRS 278.010 to 278.630, inclusive;
- 4) All property taxes on the land for the fiscal year have been paid;
- 5) Any lender with an impound account for the payment of taxes for this site has been notified of the adjustment of the boundary line or the transfer of the land.

Owner's Signature

KEITH BRIAN SERPA

06/10/19
Date

Print Name

Owner's Signature

Print Name

Date

Owner's Signature

Print Name

Date

STATE OF NEVADA)
COUNTY)

On _____, 2_____, _____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

(OR)

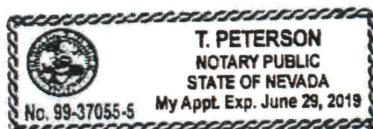
(The following is a certificate for an acknowledgment in a representative capacity)

STATE OF NEVADA)
COUNTY *DOUGLAS*)

This instrument was acknowledged before me on JUNE 10, 219, by
KEITH BRIAN SERPA (name of person) as MANAGER

(type of authority e.g. officer, trustee, etc) of TAHOE IV, LLC (name of party
on behalf of whom instrument was executed).

Notary Public



PLEASE MAINTAIN ONE INCH MARGIN

June 20, 2019

Ms. Hope Sullivan, AICP
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

RE: JUSTIFICATION FOR ABANDONMENT OF A PORTION OF DRAKO WAY, A PORTION OF MORGAN MILL ROAD, CARABOU DRIVE AND UNICORN DRIVE RIGHTS-OF-WAY.

Dear Ms. Sullivan:

On behalf of Tahoe IV, LLC, Manhard Consulting is submitting the attached Abandonment of a Public Right-of-Way application for a portion of Drako Way, a portion of Morgan Mill Road, Carabou Drive and Unicorn Drive rights-of-way within the approved Plateau Tentative Map project area (TSM-18-154). Please accept this letter as the project description and statement of justification for this abandonment request.

The proposed right-of-way abandonment is necessary to allow for the development of the approved Plateau Tentative Map (TSM-18-154).

This request is to abandon:

- A portion of Drako Way, south of Astro Drive
- A portion of Morgan Mill Road, east of the parcel boundary for APN 008-531-59
- The entirety of Carabou Drive
- The entirety of Unicorn Drive.

The Rights-of-Way were offered for dedication to Carson City in 1981 with a Map of Division of Land into Large Parcels but were never accepted. The area to be abandoned totals approximately +/- 6.706 acres and are highlighted on the diagram below for reference.

Please see attached legal descriptions and exhibits for further detail.



Pursuant to Carson City Municipal Code Section 17.15.035 the required findings are addressed below:

1. Will the abandonment result in material injury to the public?

The public right-of-way has never been developed as a roadway and does not have any other public use. It will not result in material injury to the public. No land locked parcels will be created as a result of this abandonment.

2. What is the history regarding the street being dedicated or not?

Unicorn Drive, Drako Way and Carabou Drive were offered for dedication to Carson City through a Map of Division of Land into Large Parcels recorded 3/27/1981. The roads were never constructed.

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

N/A

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

The abandonment does not have a public benefit so there should not be an offset against the determination of reasonable consideration.

5. What is the applicability of the parking value analysis applied to the request?

The abandonment will not result in the elimination of on-street parking. The subject area is not currently developed as a roadway or for parking area. The adjacent developed roadway (and any on-street parking) will remain as it currently exists.

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

Utility statements have been requested from NV Energy, Charter Communication, Southwest Gas, and AT&T and are included in the application package. The applicant will reserve utility easements requested.

7. Are any conditions of approval by the Board of Supervisors or recommendations by the planning commission or staff included?

The area of abandonment is within the Plateau Tentative Map project area (TSM-18-154). There are no known conditions at this time.

The following information is attached to this Abandonment of Public Right-of-Way Application:

- Application
- Title Report
- Documentation of Taxes Paid to Date
- Memo of Support from Development Engineering
- Legal Descriptions (proposed abandonment and resulting parcel)
- Site Map exhibits
- Utility Statements

Thank you for your consideration of this Abandonment of Public Right-of-Way application. Please contact me at 775-321-6545 or sdukes@manhard.com if you have any questions.

Sincerely,



Savannah Dukes
Project Coordinator

EXHIBIT A

ROADWAY ABANDONMENT

All the parcels of land being the roadways as shown on the Map of Division into Large Parcels, Final Map for John C. Serpa, being Map No. 880, filed in Book 4, Page 880, as File No. 3079 on March 27, 1981 in Official Records of Carson City, Nevada, situate within the Southwest One-Quarter (SW1/4) of Section 1 and the North One-Half of the Northwest One-Quarter of the Northwest One-Quarter (N1/2 NW1/4 NW1/4) of Section 12, Township 15 North (T.15N.), Range 20 East (R.20E.), Mount Diablo Base and Meridian (M.D.B. & M.), Carson City, Nevada, more particularly described as follows:

ABANDONMENT FOR A.P.N. 008-531-60

COMMENCING at the Northwest corner of said Section 12, as shown on the abovementioned Map No. 880;

THENCE along the north line of said Section 12, South 89°43'19" East, 300.01 feet, to the westerly right-of-way line of Drako Way as shown on the abovementioned Map No. 880, being the **POINT OF BEGINNING** for this description;

THENCE, leaving said POINT OF BEGINNING and continuing along the north line of said Section 12, South 89°44'28" East, 25.00 feet, to the centerline of said Drako Way;

THENCE leaving the north line of said Section 12 and along the centerline of said Drako Way, South 00°37'40" West, 255.00 feet, to the intersection with Morgan Mill Road as shown on the abovementioned Map No. 880;

THENCE along the centerline line of said Morgan Mill Road, North 89°44'28" West, 321.74 feet, to the west line of said Section 12, as shown on the abovementioned Map No. 880;

THENCE, leaving said centerline and along the west line of said Section 12, North 00°06'26" West, 25.00 feet, to the northerly right-of-way line of said Morgan Mill Road;

THENCE, leaving the west line of said Section 12, and along the northerly right-of-way line of Morgan Hill Road, South 89°44'28" East, 252.35 feet, to the beginning of a curve to the left;

THENCE leaving said northerly right-of-way line, Northeasterly, 70.40 feet along the arc of a curve, having a radius of 45.00 feet and through a central angle of 89°37'52", to the westerly right-of-way line of the abovementioned Drako Way;

THENCE North 00°37'40" East, 185.30 feet, to the abovementioned POINT OF BEGINNING;

Containing 14,225.99 square feet, more or less.

ABANDONMENT FOR PARCEL B OF MAP NO. 1824 - A.P.N. 008-521-16

BEGINNING at the Southeast corner of Parcel B as shown on the Parcel Map for John C. Serpa, being Map No. 1824, filed in Book 6, Page 1824, as File No. 001 04795, filed August 28, 1990 in the Official Records of Carson City, Nevada, being a point on the westerly right-of-way line of Drako Way as shown on the Map of Division into Large Parcels, Final Map for John C. Serpa, being Map No. 880, filed in Book 4, Page 880, as File No. 3079 on March 27, 1981 in Official Records of Carson City, Nevada, being the beginning of a non-tangent curve to the right, from which the radius point of said curve bears South 73°37'27" East ;

THENCE, along the westerly right-of-way line of said Drako Way and the easterly line of said Parcel B, northeasterly, 195.60 feet along the arc of a curve, having a radius of 225.00 feet, and through a central angle of 49°48'28";

THENCE, along the westerly right-of-way line of said Drako Way and the easterly line of said Parcel B, northeasterly, North 66°10'59" East, 201.75 feet, to the beginning of a curve to the left;

THENCE, along the westerly right-of-way line of said Drako Way and the easterly line of said Parcel B, northeasterly, northerly, 274.89 feet along the arc of a curve having a radius of 175.00 feet, through a central angle of 90°00'00";

THENCE, along the westerly right-of-way line of said Drako Way and the easterly line of said Parcel B, northeasterly, North 23°49'01" West, 125.00 feet, to the southerly right-of-way line of Astro Drive, as shown on said Map No. 880;

THENCE, leaving the westerly right-of-way line of said Drako Way and the easterly line of said Parcel B, and along the southerly right-of-way line of said Astro Drive, North 66°10'59" East, 25.00 feet, to the centerline of said Dranko Way;

THENCE, along the centerline of said Drako Way, South 23°49'01" East, 125.00 feet, to the beginning of a curve to the right;

THENCE, continuing along the centerline of said Drako Way, southerly, 314.16 feet along the arc of a curve, having a radius of 200.00 feet, through a central angle of 90°00'00";

THENCE, continuing along the centerline of said Drako Way, South 66°10'59" West, 201.75 feet, to the beginning of a curve to the right;

THENCE continuing along the centerline of said Drako Way, southwesterly, 173.86 feet along the arc of a radius of 200.00 feet, through a central angle of 49°48'28";

THENCE, leaving the centerline of said Drako Way, North 73°37'29" West, 25.00 feet to the **POINT OF BEGINNING**.

Containing 20,150.09 square feet, more or less.

ABANDONMENT FOR PARCEL C OF MAP NO. 1824 - A.P.N. 008-521-17

COMMENCING at the Southwest corner of said Section 1, as shown on the abovementioned Map No. 880;

THENCE along the south line of said Section 1, South $89^{\circ}43'19''$ East, 300.01 feet, to the westerly right-of-way line of Drako Way as shown on the abovementioned Map No. 880, being the easterly line of Parcel D, being the easterly line of Parcel D of the Parcel Map for John C. Serpa, being Map No. 1824, filed in Book 6, Page 1824, as File No. 001 04795, filed August 28, 1990 in the Official Records of Carson City, Nevada;

THENCE, along the westerly right-of-way line of said Drako Way and the easterly line of said Parcel D, North $00^{\circ}37'40''$ East, 435.00 feet, to the Southeast corner of Parcel C as shown on said Map No. 1824, being **POINT OF BEGINNING** for this description,

THENCE, leaving said **POINT OF BEGINNING**, along the westerly right-of-way line of said Drako Way and the easterly line of said Parcel C, North $00^{\circ}37'40''$ East, 336.00 feet, to the beginning of a curve to the right;

THENCE northerly, continuing along the westerly right-of-way line of said Drako Way and the easterly line of said Parcel C, 61.84 feet along the arc of a curve having a radius of 225.00 feet and through a central angle of $15^{\circ}44'50''$;

THENCE, leaving the westerly right-of-way line of said Drako Way and the easterly line of said Parcel C, South $73^{\circ}37'27''$ East, 25.00 feet, to the centerline of the abovementioned Drako Way, to the beginning of a non-tangent curve to the left, from which the radius point of said curve bears South $73^{\circ}37'27''$ East;

THENCE along said centerline, southerly, 54.97 feet along the arc of a curve, having a radius of 200.00 feet and through a central angle of $15^{\circ}36'07''$;

THENCE continuing along said centerline, South $00^{\circ}37'40''$ West, 335.84 feet;

THENCE, leaving said centerline, North $89^{\circ}44'28''$ West, 25.00 feet, to the **POINT OF BEGINNING.ROAD**

Containing 14,225.99 square feet, more or less.

ABANDONMENT FOR PARCEL D OF MAP NO. 1824 - A.P.N. 008-521-18

COMMENCING at the Southwest corner of said Section 1, as shown on the abovementioned Map No. 880;

THENCE along the south line of said Section 1, South 89°43'19" East, 300.01 feet, to the westerly right-of-way line of Drako Way as shown on the abovementioned Map No. 880, being the **POINT OF BEGINNING** for this description;

THENCE, along the westerly right-of-way line of Drako Way, as shown on said Map of Division into Large Parcels, Final Map for John C. Serpa, being Map No. 880, filed in Book 4, Page 880, as File No. 3079 on March 27, 1981 in Official Records of Carson City, Nevada, being the easterly line of Parcel D of the Parcel Map for John C. Serpa, being Map No. 1824, filed in Book 6, Page 1824, as File No. 001 04795, filed August 28, 1990 in the Official Records of Carson City, Nevada, North 00°37'40" East, 435.00 feet;

THENCE, leaving said westerly right-of-way line and said easterly line, South 89°44'28" East, 25.00 feet, to the centerline of said Drako Way;

THENCE, along said centerline, South 00°37'40" West, 435.01 feet, to the south line of said Section 1;

THENCE leaving said centerline and along the south line of said Section 12, North 89°44'28" West, 25.00 feet to the **POINT OF BEGINNING**.

Containing 14,226 square feet, more or less.

ABANDONMENT FOR A PORTION OF PARCEL A OF MAP NO. 1824 - A.P.N. 008-521-89

COMMENCING at the Southeast corner of said Parcel A as shown on said Map of Division into Large Parcels, Final Map for John C. Serpa, being Map No. 880, filed in Book 4, Page 880, as File No. 3079 on March 27, 1981 in Official Records of Carson City, Nevada, from which the Southwest corner of the abovementioned Section 1 bears North 89°44'28" West, 1301.40 feet;

THENCE along the east line of said Parcel A North 00°37'40" East, 574.99 feet, to the **POINT OF BEGINNING** for this description, being a point on the north right-of-way line of Carabou Drive as shown on said Map No. 880;

THENCE, leaving said **POINT OF BEGINNING** and northerly right-of-way line, South 00°37'40" West, 25.00 feet, to the centerline of said Carabou Drive;

THENCE, along said centerline, North 89°44'28" West, 841.40 feet, to the intersection with Drako Way, as shown on said Map No. 880;

THENCE, continuing along said centerline of Drako Way, North 00°37'40" East, 220.85 feet, to the beginning of a curve to the right;

THENCE, continuing along said centerline, northeasterly, 228.83 feet along the arc of a curve, having a radius of 200.00 feet and through a central angle of 65°33'18";

THENCE, continuing along said centerline North 66°10'59" East, 201.75 feet, to the beginning of a curve to the left;

THENCE, continuing along said centerline, northerly, 314.16 feet along the arc of a curve, having a radius of 200.00 feet and through central angle of 90°00'00";

THENCE, continuing along said centerline North 23°49'01" West, 125.00 feet, to the southerly line of Astro Drive as shown on said Map No. 880;

THENCE, leaving said centerline and along the southerly line of said Astro Drive, North 66°10'59" East, 25.00 feet, to the easterly line of said Drako Way;

THENCE, along said easterly right-of-way line, South 23°49'01" East, 125.00 feet, to the beginning of a curve to the right;

THENCE, continuing along said easterly right-of-way line, southerly, 353.43 feet along the arc of a curve, having a radius of 225.00 feet and through a central angle of 90°00'00";

THENCE, continuing along said easterly right-of-way line, South 66°10'59" West, 201.75 feet, to the beginning of a curve to the left;

THENCE, continuing along said easterly right-of-way line, southwesterly, 200.23 feet along the arc of a curve, having a radius of 175.00 feet and through a central angle of 65°33'18";

THENCE, continuing along said easterly right-of-way line, South 00°37'40" West, 150.40 feet, to the beginning of a curve to the left;

THENCE, leaving said easterly right-of-way line, southeasterly, 70.98 feet along the arc of a curve, having a radius of 45.00 feet and a central angle of 90°22'08" to the northerly right-of-way line of the abovementioned Carabou Drive;

THENCE, along said northerly right-of-way line, South 89°44'28" East, 771.10 feet, to the **POINT OF BEGINNING**.

Containing 48,247 square feet, more or less.

ABANDONMENT FOR A PORTION OF PARCEL B OF MAP NO. 1824 - A.P.N. 008-521-54

COMMENCING at the Southwest corner of said Parcel B as shown on said Map of Division into Large Parcels, Final Map for John C. Serpa, being Map No. 880, filed in Book 4, Page 880, as File No. 3079 on March 27, 1981 in Official Records of Carson City, Nevada, from which the Southwest corner of the abovementioned Section 1 bears North 89°44'28" West, 1301.40 feet;

THENCE along the west line of said Parcel B North 00°37'40" East, 574.99 feet, to the **POINT OF BEGINNING** for this description, being a point on the north right-of-way line of Carabou Drive as shown on said Map No. 880;

THENCE, leaving said **POINT OF BEGINNING** and along the northerly right-of-way line of said

Carabou Drive, South 89°44'28" East, 906.42 feet, to the beginning of a curve to the left;

THENCE, leaving the northerly right-of-way line of said Carabou Drive, northeasterly, 46.94 feet along the arc of a curve, having a radius of 30.00 feet and through a central angle of 89°38'42", to the westerly right-of-way line of Unicorn Drive as shown on said Map No. 880;

THENCE, along the westerly right-of-way line of said Unicorn Drive, North 00°36'50" East, 682.72 feet, to the beginning of a curve to the left;

THENCE, continuing along said westerly right-of-way line, northerly, 216.04 feet along the arc of a curve, having a radius of 375.00 feet and a central angle of 33°00'29";

THENCE, continuing along said westerly right-of-way line, North 32°23'39" West, 491.44 feet, to the northerly line of the abovementioned Parcel B;

THENCE, leaving said westerly right-of-way line, and along the northerly line of said Parcel B North 66°10'59" East, 25.28 feet, to the centerline of said Unicorn Drive, as shown on said Map No. 880;

THENCE, leaving said northerly line and along the centerline of said Unicorn Drive, South 32°23'39" East, 487.67 feet, to the beginning of a curve to the right;

THENCE, continuing along said centerline, southerly, 230.44 feet along the arc of a curve, having a radius of 400.00 feet and through a central angle of 33°00'29";

THENCE, South 00°36'50" West, 737.38 feet, to the intersection with the centerline of the abovementioned Carabou Drive;

THENCE, along the centerline of Carabou Drive, North 89°44'28" West, 961.24 feet, to the west line of the abovementioned Parcel B;

THENCE, leaving said centerline and along said west line of Parcel B, North 00°37'40" East, 25.00 feet, to the **POINT OF BEGINNING**.

Containing 59,853 square feet, more or less.

ABANDONMENT FOR A PORTION OF PARCEL B OF MAP NO. 1824 - A.P.N. 008-521-55

COMMENCING at the Southwest corner of said Parcel B as shown on said Map of Division into Large Parcels, Final Map for John C. Serpa, being Map No. 880, filed in Book 4, Page 880, as File No. 3079 on March 27, 1981 in Official Records of Carson City, Nevada, from which the Southwest corner of the abovementioned Section 1 bears North 89°44'28" West, 1161.41 feet;

THENCE along the west line of said Parcel B North 00°37'40" East, 524.99 feet, to the **POINT OF BEGINNING** for this description, being a point on the south right-of-way line of Carabou Drive as shown on said Map No. 880;

THENCE, leaving said POINT OF BEGINNING and continuing along said west line, North 00°37'40" East, 25.00 feet, to the centerline of said Carabou Drive;

THENCE, along said centerline of Carabou Drive, South 89°44'28" East, 961.24 feet, to the intersection with the centerline of Unicorn Drive, as shown on said Map No. 880;

THENCE, along the centerline of said Unicorn Drive, North 00°36'50" East, 737.38 feet, to the beginning of a curve to the left;

THENCE, continuing along said centerline, northerly, 230.44 feet along the arc of a curve, having a radius of 400.00 feet and through a central angle of 33°00'29";

THENCE, continuing along said centerline, North 32°23'39" West, 487.67 feet, to the northerly line of said Parcel B;

THENCE, leaving centerline and along the northerly line of said Parcel B, North 66°10'59" East, 25.28 feet, to the easterly right-of-way line of said Unicorn Drive;

THENCE, leaving said northerly line and along the easterly right-of-way line of said Unicorn Drive, South 32°23'39" East, 483.90 feet, to the beginning of a curve to the right;

THENCE, continuing along the easterly right-of-way line of said Unicorn Drive, southerly, 244.84 feet along the arc of a curve, having a radius of 425.00 feet and through a central angle of 33°00'29";

THENCE, continuing along the easterly right-of-way line of said Unicorn Drive, South 00°36'50" West, 666.92 feet, to a point of cusp, being the beginning of a curve to the left;

THENCE, leaving said easterly right-of-way line of Unicorn Drive, southwesterly, 49.73 feet along the arc of a curve, having a radius of 45.00 feet and through a central angle of 33°19'02", to a point of reverse curvature;

THENCE, 59.68 feet along the arc of a curve, having a radius of 75.00 feet and through a central angle of 45°35'28", to the south right-of-way line of the abovementioned Morgan Mill Road;

THENCE, along the south right-of-way line of said Carabou Drive, North 89°44'28" West, 992.44 feet, to the POINT OF BEGINNING.

Containing 65,540 square feet, more or less.

ABANDONMENT FOR A PORTION OF PARCEL A OF MAP NO. 1824 - A.P.N. 008-521-90

COMMENCING at the Southeast corner of said Parcel A as shown on said Map of Division into Large Parcels, Final Map for John C. Serpa, being Map No. 880, filed in Book 4, Page 880, as File No. 3079 on

March 27, 1981 in Official Records of Carson City, Nevada, from which the Southwest corner of the abovementioned Section 1 bears North 89°44'28" West, 1161.41 feet;

THENCE along the east line of said Parcel A North 00°37'40" East, 524.99 feet, to the **POINT OF BEGINNING** for this description, being a point on the south right-of-way line of Carabou Drive as shown on said Map No. 880;

THENCE, along the south right-of-way line of said Carabou Drive, South 89°44'28" East, 841.40 feet, to the beginning of a curve to the left;

THENCE, leaving the south right-of-way line of said Carabou Drive, southwesterly, 70.44 feet along the arc of a curve, having a radius of 45.00 feet and through a central angle of 89°40'57", to the easterly right-of-way line of Drako Way, as shown on said Map No. 880;

THENCE, along said easterly right-of-way line, South 00°37'40" West, 480.28 feet, to the south line of the abovementioned Parcel A;

THENCE, leaving said easterly right-of-way line and along the south line of said Parcel A, North 89°44'28" West, 25.00 feet, to the centerline of said Drako Way;

THENCE, leaving said south line of Parcel A and along the centerline of said Drako Way, North 00°37'40" East, 549.99 feet, to the intersection of Carabou Drive;

THENCE, along the centerline of said Carabou Drive, South 89°44'28" East, 841.40 feet, to the east line of said Parcel A;

THENCE, leaving said centerline and along the east line of said Parcel A, South 00°37'40" West, 25.00 feet, to the **POINT OF BEGINNING**.

Containing 34,588 square feet, more or less.

ABANDONMENT FOR - A.P.N. 008-531-59

COMMENCING at the Northwest corner of said Section 12, as shown on the abovementioned Map No. 880;

THENCE along the north line of said Section 12, South 89°44'28" East, 350.01 feet, to the easterly right-of-way line of Drako Way as shown on the abovementioned Map No. 880, being the **POINT OF BEGINNING** for this description;

THENCE, leaving said north line of section 12 and along the easterly line of said Drako Way, South 00°37'40" West, 184.72 feet, to the beginning of a curve to the left;

THENCE, leaving the easterly right-of-way line of said Drako Way, southeasterly, 70.98 feet along the arc of a curve, having a radius of 45.00 feet and through a central angle of 90°22'08", to the northerly

right-of-way line of Morgan Mill Road;

THENCE, along the northerly right-of-way line of said Morgan Mill Road South $89^{\circ}44'28''$ East, 66.00 feet, to the easterly right-of-way line of said Morgan Mill Road;

THENCE, along said easterly right-of-way line, South $00^{\circ}15'32''$ West, 50.00 feet, to the southerly right-of-way line of said Morgan Mill Road;

THENCE, leaving said easterly right-of-way line and along the southerly right-of-way line of Morgan Mill Road, North $89^{\circ}44'28''$ West, 458.04 feet, to the west line of the abovementioned Section 12;

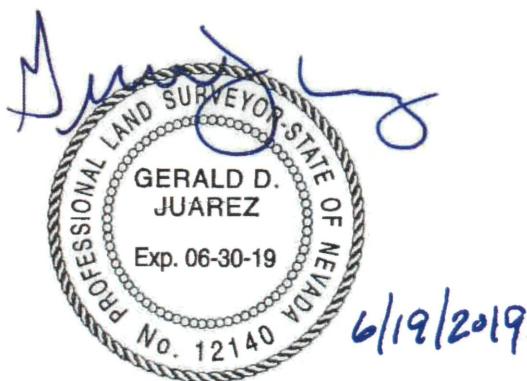
THENCE, leaving said southerly right-of-way line and along the west line of said Section 12, North $00^{\circ}06'26''$ West, 25.00 feet, to the centerline of said Morgan Mill Road;

THENCE, leaving the west line of said Section 12 and along the centerline of said Morgan Mill Road, South $89^{\circ}44'28''$ East, 321.74 feet, to the intersection of the abovementioned Drako Way;

THENCE, along the centerline of said Drako Way, North $00^{\circ}37'40''$ East, 255.00 feet, to the abovementioned north line of said Section 12;

THENCE, leaving said centerline of Drako Way and along the north line of said Section 12, South $89^{\circ}46'14''$ East, 25.00 feet, to the POINT OF BEGINNING.

Containing 21,053 square feet, more or less.



Gerald D. Juarez

Nevada PLS 14120

For and on behalf of



241 RIDGE STREET, SUITE 400

RENO, NEVADA 89501

(775) 746-3500

2
1
11 12

P.O.C.

N 89°44'37" W 300.01'

TAHOE IV LLC
APN 008-522-18

P.O.B.

TAHOE IV LLC
APN 008-531-60

L54'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C6	45.00'	70.40'	89°37'52"

ROADWAY DEDICATED
PER FM NO. 880
HEREBY ABANDONED
PER DOC NO. .

TAHOE IV LLC
APN 008-522-18

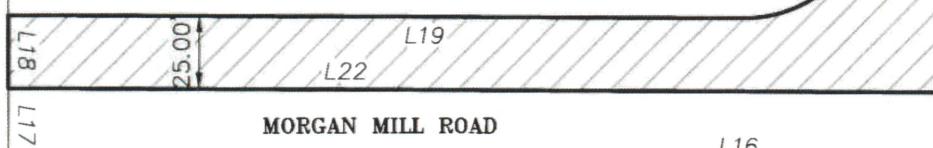
L12

C6

L21

L23

TAHOE IV LLC
APN 008-522-18



MORGAN MILL ROAD

L16

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L12	S00°37'40"W	184.72'	L21	N00°37'40"E	185.30'
L16	N89°44'28"W	458.04'	L22	N89°44'28"W	321.74'
L17	N00°06'26"W	25.00'	L23	S00°37'40"W	255.00'
L18	N00°06'23"W	25.00'	L49	S89°44'28"E	25.00'
L19	S89°44'28"E	252.35'			



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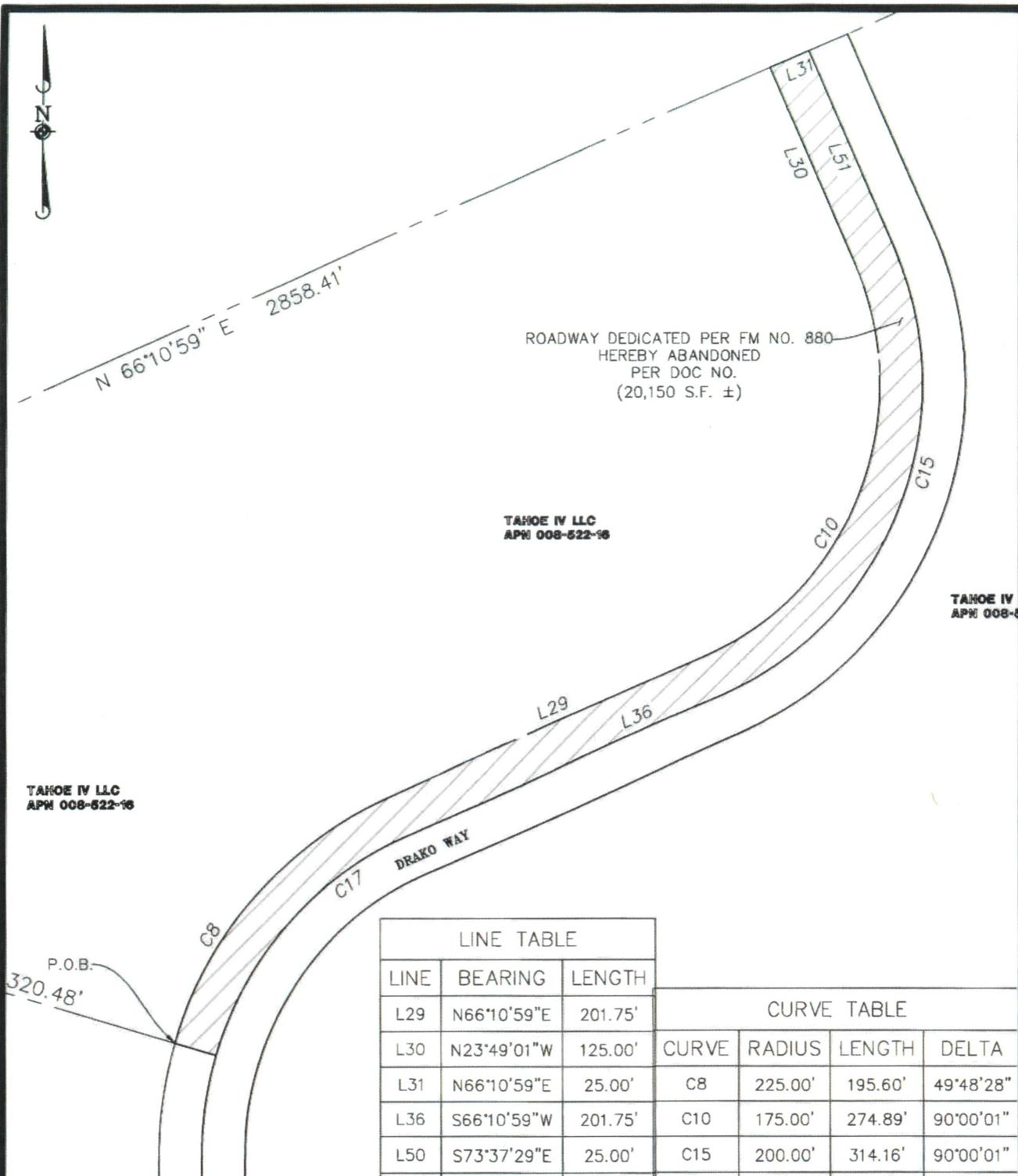
PLATEAU AREA A

CARSON CITY, NV

ROADWAY ABANDONMENT

PROJ. MGR.: GJ
DRAWN BY: HMF
DATE: 6/19/2019
SCALE: 1"-60'

SHEET
1 OF 9
TIVCCNV



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PLATEAU AREA B			
CARSON CITY, NV			
ROADWAY ABANDONMENT			
PROJ. MGR.:	GDJ	SHEET	
DRAWN BY:	HHF	2	OF
DATE:	6/19/2019		9
SCALE:	1"=80'	TIVCCNV	

ROADWAY DEDICATED PER FM NO. 880
HEREBY ABANDONED
PER DOC NO.
(9,858 S.F. ±)

TAHOE IV LLC
APN 008-521-89

LINE TABLE		
LINE	BEARING	LENGTH
L26	N00°37'40"E	336.00'
L27	S00°37'40"W	220.85'
L50	S73°37'29"E	25.00'
L52	N89°44'28"W	25.00'

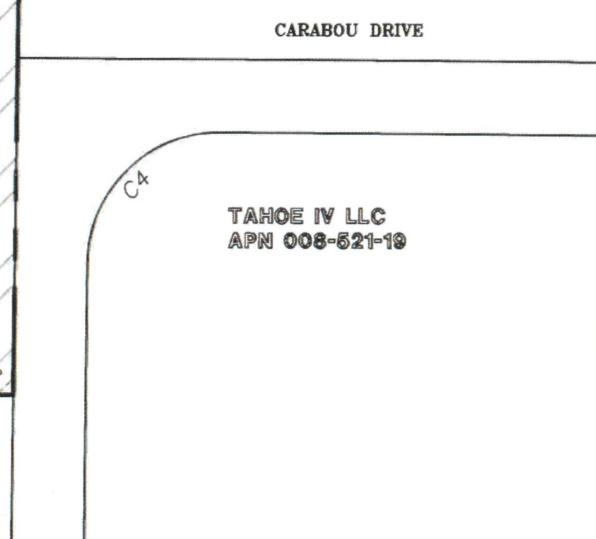
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C7	225.00'	61.84'	15°44'50"
C23	200.00'	54.97'	15°44'50"

TAHOE IV LLC
APN 008-522-17

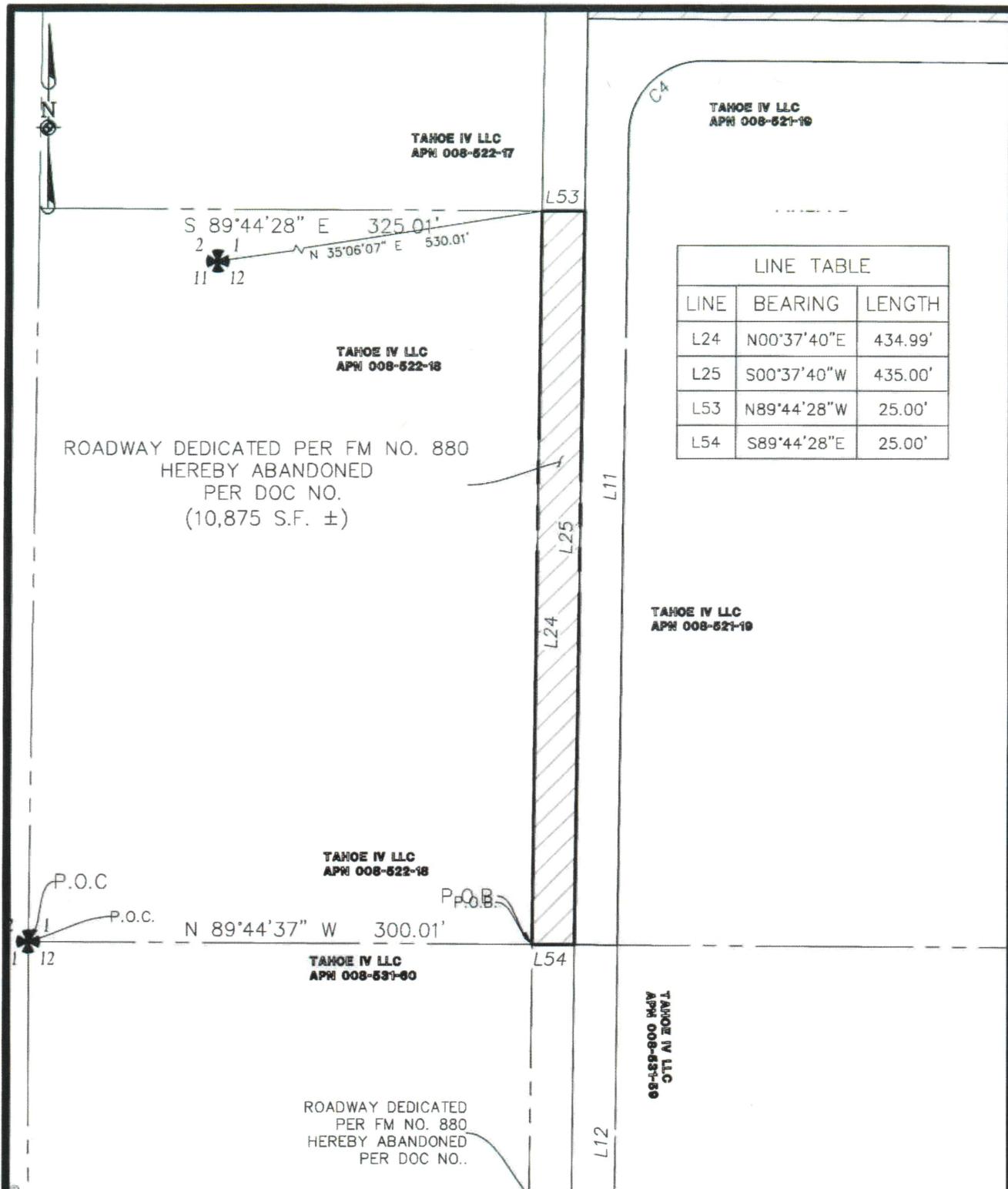
P.O.B.

S 89°44'28" E 325.01'
2 1 N 35°06'07" E 530.01'
II 12



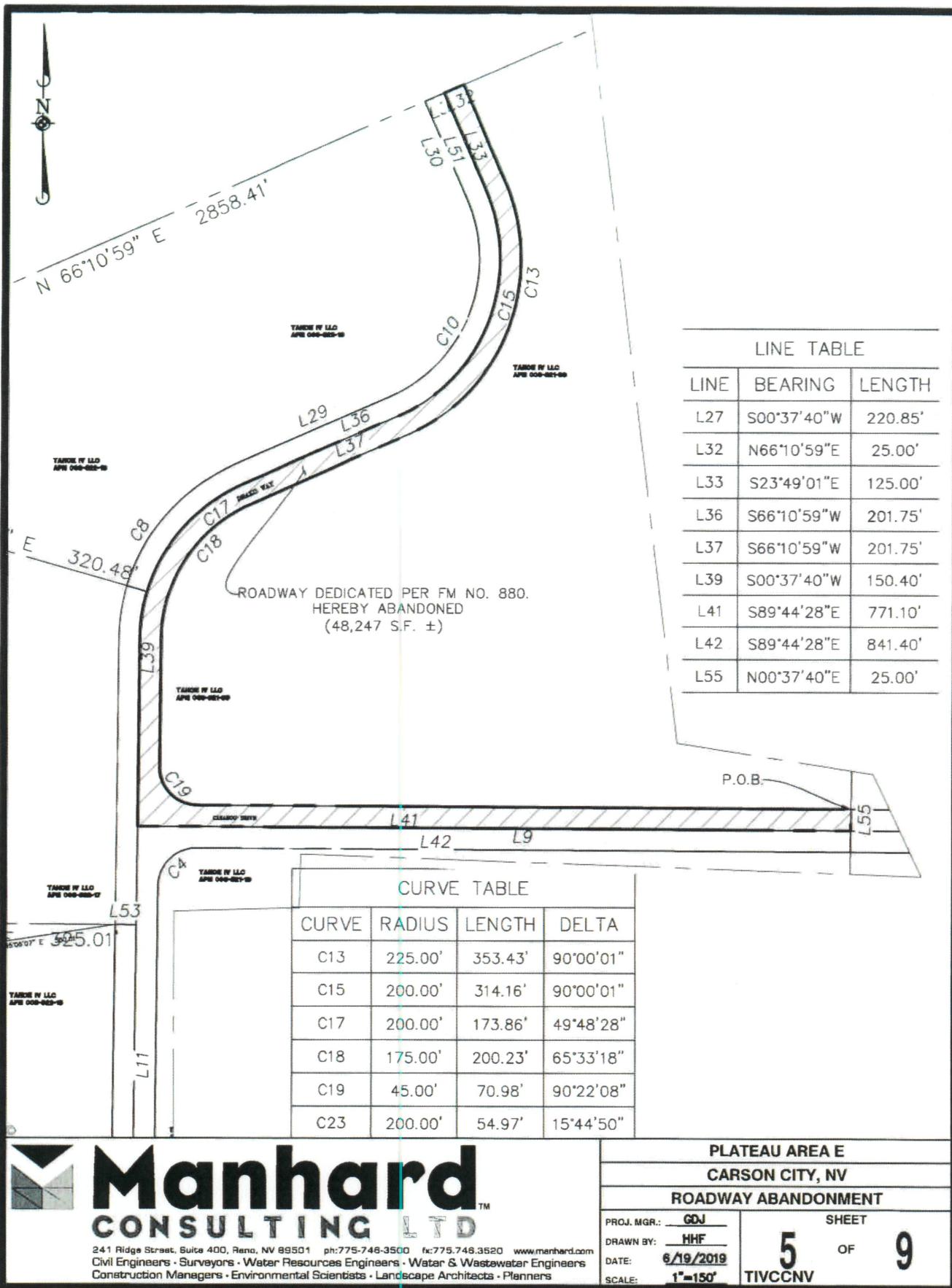
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PLATEAU AREA C		SHEET	
CARSON CITY, NV			
ROADWAY ABANDONMENT			
PROJ. MGR.:	GOJ		
DRAWN BY:	HHF		
DATE:	6/19/2019		
SCALE:	1"=60'		
	3	OF 9	
	TIVCCNV		



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PLATEAU		SHEET	
CARSON CITY, NV			
ROADWAY ABANDONMENT			
PROJ. MGR.:	GDJ		
DRAWN BY:	HMF		
DATE:	6/19/2019	4 OF 9	
SCALE:	1"=60'	TIVCCNV	



BASIS OF BEARINGS

MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CCO45 AND X357 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425. COMBINED GRID TO GROUND FACTOR = 1.0002, ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

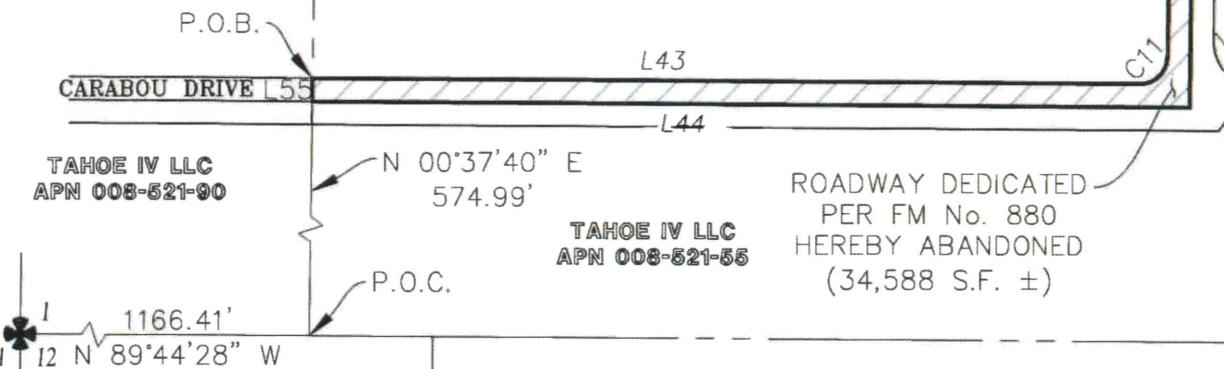


TAHOE IV LLC
APN 008-521-54

TAHOE IV LLC
APN 008-521-89

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°10'59"E	24.95'
L20	N32°23'39"W	487.67'
L43	S89°44'28"E	906.42'
L44	S89°44'28"E	961.24'
L45	N00°36'50"E	682.72'
L46	N00°36'50"E	737.38'
L48	N32°23'39"W	491.44'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C9	400.00'	230.44'	33°00'29"
C11	30.00'	46.94'	89°38'42"
C20	375.00'	216.04'	33°00'29"



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PLATEAU AREA F		SHEET	
CARSON CITY, NV			
ROADWAY ABANDONMENT			
PROJ. MGR.:	GDJ		
DRAWN BY:	SEW		
DATE:	6/19/2019		
SCALE:	1"=200'	TIVCCNV	
	6	OF 9	

BASIS OF BEARINGS

MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CC045 AND X357 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

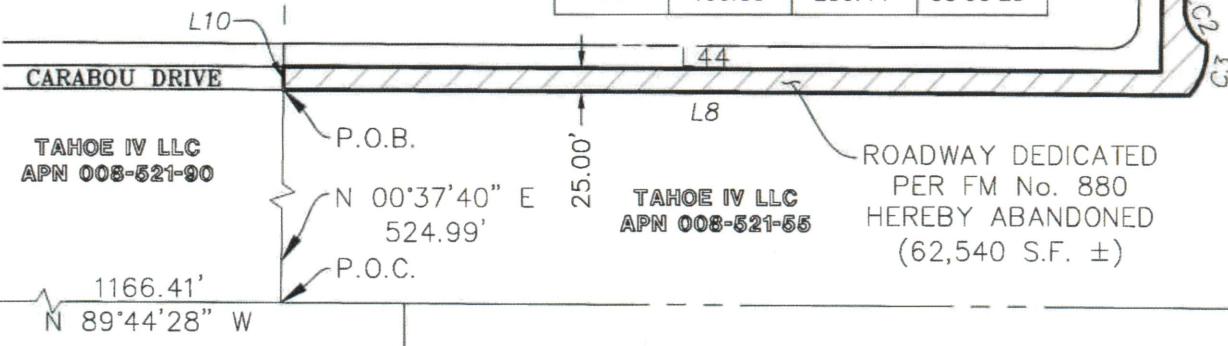
TAHOE IV LLC
APN 008-521-89

TAHOE IV LLC
APN 008-521-54

LINE TABLE		
LINE	BEARING	LENGTH
L2	N66°10'59"E	25.28'
L3	S32°23'39"E	483.90'
L5	S00°36'50"W	666.92'
L8	N89°44'28"W	992.44'
L10	N00°37'40"E	25.00'
L20	N32°23'39"W	487.67'
L44	S89°44'28"E	961.24'
L46	N00°36'50"E	737.38'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	425.00'	244.84'	33°00'29"
C2	45.00'	49.73'	63°19'02"
C3	75.00'	59.68'	45°35'28"
C9	400.00'	230.44'	33°00'29"

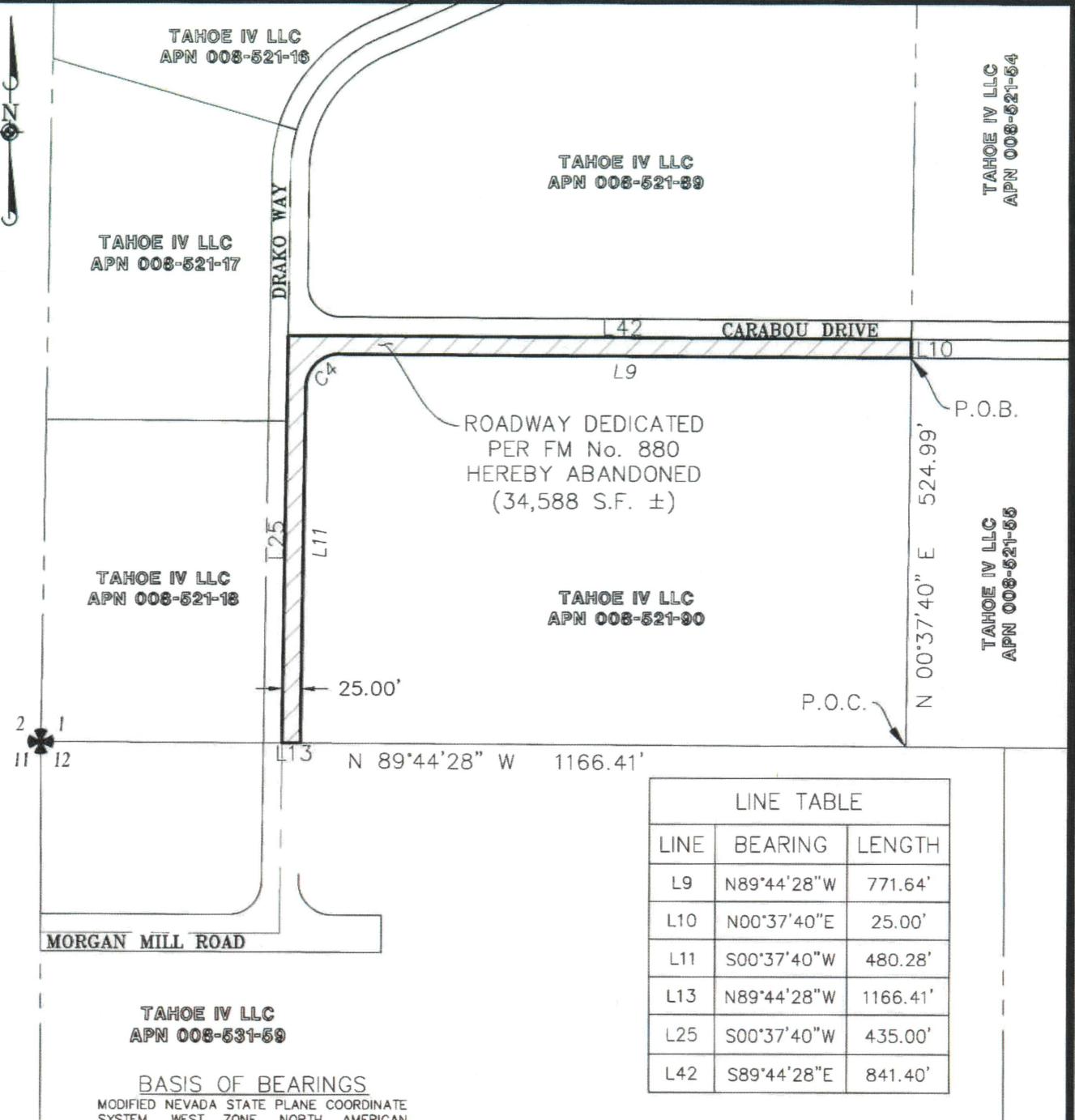


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PLATEAU AREA G		SHEET	
CARSON CITY, NV			
ROADWAY ABANDONMENT			
PROJ. MGR.:	GDJ		
DRAWN BY:	SEW		
DATE:	6/19/2019	7 OF 9	
SCALE:	1"-200'	TIVCCNV	



BASIS OF BEARINGS
MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CC045 AND X357 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

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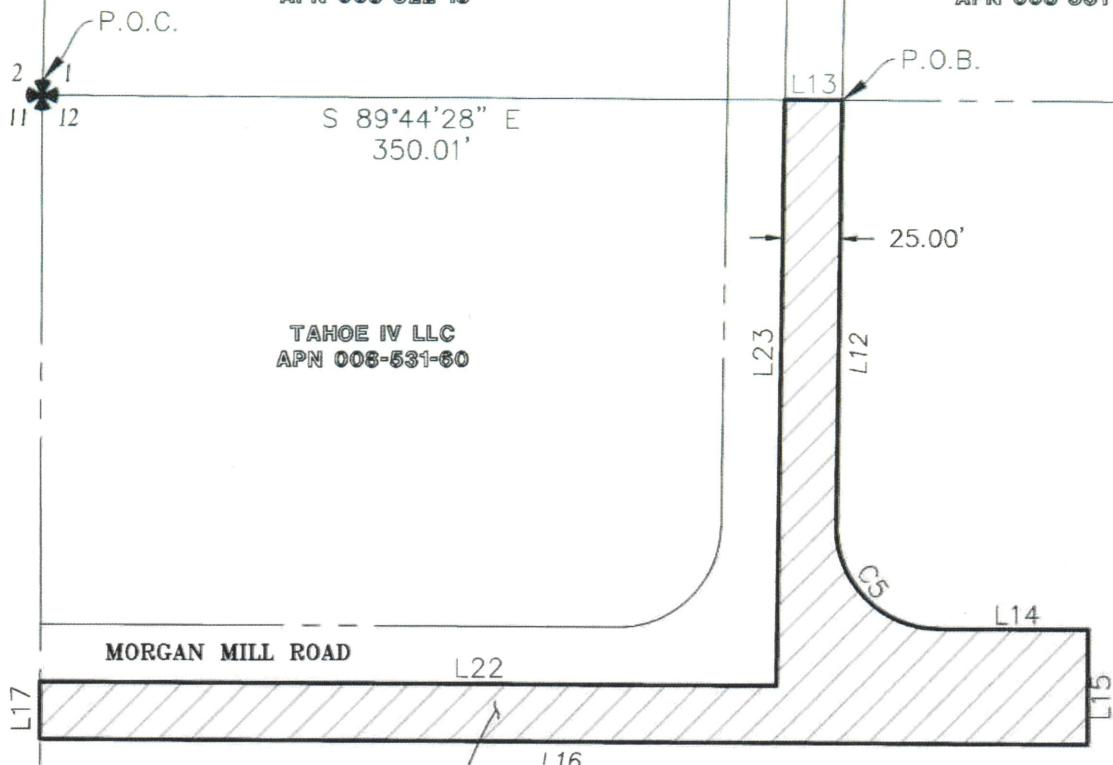
241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775-748-3520 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PLATEAU AREA H		SHEET	
CARSON CITY, NV			
ROADWAY ABANDONMENT			
PROJ. MGR.:	GDJ		
DRAWN BY:	SEW		
DATE:	6/19/2019	OF	
SCALE:	1"=200'	9	
	TIVCCNV		



TAHOE IV LLC
APN 008-522-18

TAHOE IV LLC
APN 008-531-59



ROADWAY DEDICATED
PER FM No. 880
HEREBY ABANDONED
(21,054 S.F. ±)

TAHOE IV LLC
APN 008-531-59

BASIS OF BEARINGS
MODIFIED NEVADA STATE PLANE COORDINATE
SYSTEM, WEST ZONE, NORTH AMERICAN
DATUM OF 1983/1994 (NAD 83/94)
DETERMINED USING REAL TIME KINEMATIC
GPS (RTK GPS) OBSERVATIONS OF CARSON
CITY CONTROL MONUMENTS C0045 AND X357
AS SHOWN ON RECORD OF SURVEY MAP NO.
2749 RECORDED AUGUST 11, 2010 IN THE
OFFICIAL RECORDS OF CARSON CITY NEVADA,
AS FILE NO. 403425. COMBINED GRID TO
GROUND FACTOR = 1.0002. ALL DISTANCES
SHOWN HEREIN ARE GROUND VALUES.

LINE TABLE		
LINE	BEARING	LENGTH
L12	S00°37'40"W	184.72'
L13	N89°44'28"W	1166.41'
L14	S89°44'28"E	66.00'
L15	S00°15'32"W	50.00'
L16	N89°44'28"W	458.04'
L17	N00°06'26"W	25.00'
L22	N89°44'28"W	321.74'
L23	S00°37'40"W	255.00'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C5	45.00'	70.98'	90°22'08"

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Manhard
CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775-748-3520 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PLATEAU AREA J		SHEET	
CARSON CITY, NV		9	
ROADWAY ABANDONMENT			
PROJ. MGR.:	GDJ		
DRAWN BY:	SEW		
DATE:	6/19/2019		
SCALE:	1"=80'		
		TIVCCNV	9

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APNs: 008-521-16, -17, -18, -54, -55, -89, -90, 008-531-59, -60

(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.

 Brandon Thompson Spectrum 6-7-19
Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name 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.

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

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

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APNs: 008-521-16, -17, -18, -54, -55, -89, -90, 008-531-59, -60

(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.

<u>Amanda Marcucci</u> Signature	<u>Amanda Marcucci</u> Print Name	<u>Southwest Gas Corp</u> Company	<u>6/19/19</u> Date
-------------------------------------	--------------------------------------	--------------------------------------	------------------------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	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.

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

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

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APNs: 008-521-16, -17, -18, -54, -55, -89, -90, 008-531-59, -60

(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.

 Matt Gingrich NV Energy 6-26-19
Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name 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.

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

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

Signature Print Name Company Date

Signature Print Name Company Date

Signature Print Name Company Date

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation
AT&T Nevada

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: APNs: 008-521-16, -17, -18, -54, -55, -89, -90, 008-531-59, -60

(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.

Signature _____ Print Name _____ Company _____ Date _____

Signature _____ Print Name _____ Company _____ Date _____

Signature _____ Print Name _____ Company _____ Date _____

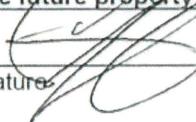
2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signature _____ Print Name _____ Company _____ Date _____

Signature _____ Print Name _____ Company _____ Date _____

Signature _____ Print Name _____ Company _____ Date _____

3. OTHER: (Please type in a statement which applies to your situation): We DO NOT have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the future property line alignment.



Signature _____ Print Name _____ Company _____ Date _____
Cliff Cooper _____ Nevada Bell Telephone CO _____
Print Name _____ dba AT&T Nevada _____ Date _____
Company _____ 06/10/19 _____

Signature _____ Print Name _____ Company _____ Date _____

Signature _____ Print Name _____ Company _____ Date _____

THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

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

Southwest Gas Corporation
AT&T Nevada



CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-521-54

Property Location: CARABOU DR & UNICORN DR
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000 Tax Year: 2018-19
Roll #: 017521
District: 2.1
Tax Service:
Land Use Code: 150 [Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	23.75		23.75	23.75	.00
10/01/18					
01/07/19					
03/04/19					

[Payment Cart](#)

[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	2	3.2	3.0
Abatement Amount			.21	.26	1.07



CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-521-55

Property Location: UNICORN DR
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000 Land Use Code: 150

Tax Year: 2018-19

Roll #: 017522

District: 2 1

Tax Service:

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	35.00		35.00	35.00	.00
10/01/18					
01/07/19					
03/04/19					

No Taxes Owing

[Payment Cart](#)[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount			.24	.31	1.51



CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-521-89

Property Location: DRAKO WY
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000

Tax Year: 2018-19

Roll #: 017523

District: 2.1

Tax Service:

Land Use Code: 150

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	23.03		23.03	23.03	.00
10/01/18					
01/07/19					
03/04/19					

[Payment Cart](#)

[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	1.07	1.91	2.11	2.16	2.91



CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-521-90

Property Location: DRAKO WY / CARABOU DR
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000 Tax Service:
Land Use Code: 150

Tax Year: 2018-19

Roll #: 017524

District: 2.1

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	13.91		13.91	13.91	.00
10/01/18					
01/07/19					
03/04/19					

No Taxes Owing

[Payment Cart](#)

[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	9.84	10.35	10.37	10.38	10.86



CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-522-16

Property Location: DRAKO WY
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000 Tax Service:
Land Use Code: 150

Tax Year: 2018-19

Roll #: 017525

District: 2.1

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	18.50		18.50	18.50	.00
10/01/18					
01/07/19					
03/04/19					

[Payment Cart](#)

[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0



CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-522-17

Property Location: DRAKO WY
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000 Tax Service:
Land Use Code: 150 [Code Table](#)

Tax Year: 2018-19

Roll #: 017526

District: 2 1

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	18.50		18.50	18.50	00
10/01/18					
01/07/19					
03/04/19					

[Payment Cart](#)

[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	2	3.2	3.0



CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-522-18

Property Location: DRAKO WY
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000

Tax Year: 2018-19

Roll #: 017527

District: 2.1

Tax Service:

Land Use Code: 150

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	18.15		18.15	18.15	00
10/01/18					
01/07/19					
03/04/19					

[Payment Cart](#)

[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0



CARSON CITY

Capital of Nevada

[Treasurer Home](#) [Assessor Data Inquiry](#) [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-531-59

Property Location: MORGAN MILL RD / DRAKO WY
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000

Tax Year: 2018-19
Roll #: 017528
District: 2.1
Tax Service:
Land Use Code: 150

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	16.25		16.25	16.25	00
10/01/18					
01/07/19					
03/04/19					

No Taxes Owing

[Payment Cart](#)

[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	2	3.2	3.0



CARSON CITY

Capital of Nevada

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-531-60

Property Location: MORGAN MILL RD / DRAKO WY
Billed to: TAHOE IV LLC
P O BOX 1724
CARSON CITY, NV 89702-0000

Tax Year: 2018-19
Roll #: 017529
District: 2.1
Tax Service:
Land Use Code: 150

[Code Table](#)**Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/20/18	16.25		16.25	16.25	.00
10/01/18					
01/07/19					
03/04/19					

[Payment Cart](#)[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	2	3.2	3.0



PRELIMINARY REPORT

Assessor's Parcel No.: 008-521-54, 008-521-55,
008-521-89
008-522-16, 17, 18
008-531-59, 60

Order No.: 105398-AMG

Property Address: 008-521-54, 55, 89, 90
008-522-16, 17, 18
008-531-59, 60
Carson City NV
89701

Escrow Officer Amy Gutierrez

Office Location: Western Title Company, LLC
Carson Office
2310 S. Carson St, Suite 5A
Carson City NV

Buyers/Borrowers: TO Follow

Reference No.:

In response to the above referenced application for a Policy of Title Insurance, **Westcor Land Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein, hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms. The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth on the attached cover. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth on the attached cover. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of 06/05/2019 at 07:30 am

Western Title Company, an authorized agent

By:

Jared Wiss

The form of Policy of Title Insurance contemplated by this report is:

ALTA 2006 Standard Owner's

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

Page 1 of 17

Color Code Yellow

Initial

Initial

Initial

Initial

Title to said estate or interest at the date hereof is vested in: **Tahoe IV, LLC, a Nevada limited liability company**

Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth on the attached cover of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Order No. 105398-AMG

EXCEPTIONS

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes for the fiscal year **July 1, 2019 to June 30, 2020**, a lien, not yet due and payable. (APNs **008-521-54, 008-521-55, 008-521-89, 008-521-90, 008-522-16, 008-522-17, 008-522-18, 008-531-59 and 008-531-60**) (NO AMOUNTS AVAILABLE AT THIS TIME)
2. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
3. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
4. Any additional liens which may be levied by reason of said premises being within the **Carson City Water and Sewer District**.
5. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
6. Water rights, claims or title to water, whether or not recorded.
7. Easement to construct, operate and maintain electric facilities, and incidental purposes, granted to **Sierra Pacific Power Company, by an instrument**, recorded on **February 14, 1962, in Book 97, Page 44** as Document No. **47617**, Miscellaneous Records of Carson City, Nevada.
8. Easement to construct, operate and maintain electric facilities, and incidental purposes, granted to **Sierra Pacific Power Company, by an instrument**, recorded on **September 6, 1966, in Book 55, Page 127** as Document No. **10560**, Official Records of Carson City, Nevada.
9. Easement to construct, operate and maintain electric facilities, and incidental purposes, granted to **Sierra Pacific Power Company, by an instrument**, recorded on **December 16, 1966, in Book 58, Page 306** as Document No. **15134**, Official Records of Carson City, Nevada.
10. Reservations and Rights-of-Way as contained in the Patent from the **United States of America**, recorded on **January 2, 1969, in Book 82, Page 69** as Document No. **47046**, Official Records of Carson City, Nevada.
11. An easement as set forth in an instrument, and incidental purposes, recorded on **November 12, 1974, in Book 165, Page 260** as Document No. **4399**, Official Records of Carson City, Nevada.
12. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Carson City, State of Nevada on **October 22, 1980**, as Document No. **99675**. Survey Map No. **849**.
13. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. **880**, filed in the office of the County Recorder of Carson City, State of Nevada, on **March 27, 1981**, as Document No. **3079**. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.

14. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. **1824**, filed in the office of the County Recorder of Carson City, State of Nevada, on **August 28, 1990**, as Document No. **104795**. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.
15. Covenants, conditions and restrictions as set forth in an instrument, recorded on **April 24, 1998**, as Document No. **216548**, Official Records of Carson City, Nevada; but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
16. The effect of a Right-of-Way Grant, dated **December 9, 2004**, by **United States Department of the Interior Bureau of Land Management**, to **Nevada Commission for the Reconstruction of the V & T Railway**, recorded on **January 10, 2005**, as Document No. **330468**, Official Records of Carson City, Nevada.
17. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on the subdivision map referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. If one is not included herewith, one will be furnished upon request.
18. The requirement that payment in full per demand and a release to follow or at close is required for a Deed of Trust which purports to secure an "Equity or Revolving Line of Credit" not to exceed the indebtedness in the amount of **\$2,000,000.00**, dated **August 1, 1996**, executed by **J. S Development Company, a Nevada general partnership, as to Parcel 1; John C. Serpa, John C. Serpa, an unmarried man, as to Parcel 2; John C. Serpa, a married man as his sole and separate property, as to Parcels 3, 4, 5 and 6; and John Serpa, as to Parcel 7**, as Trustor, to **First American Title Company of Nevada**, as Trustee, in favor of **Pioneer Citizens Bank of Nevada**, as Beneficiary, recorded on **August 19, 1996**, as Document No. **192868**, Official Records of Carson City, Nevada. Loan No.: **110000045**

The Deed of Trust set forth above is purported to be a "Credit Line" Deed of Trust Under NRS 106.500, it is a requirement that the Trustor/Grantor of said Deed of Trust either immediately provide the beneficiary with the "Borrower's Instruction to Suspend and Close Equity Line of Credit" or provide a satisfactory subordination of the Deed of Trust to the proposed Deed of Trust to be recorded at closing.

If the above credit line is being paid off, this Company will require that Escrow obtain written confirmation from the current Beneficiary that the account has been frozen prior to recording. Failure to do so will result in this Company holding funds at the close of Escrow until such confirmation is obtained from the Beneficiary.

Said Deed of Trust was re-recorded by an instrument, recorded on **October 6, 2000**, as Document No. **253574**, Official Records of Carson City, Nevada.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided, executed by **John C. Serpa; J. S. Development Company, a Nevada General Partnership; and Pioneer Citizens Bank of Nevada**, recorded on **March 12, 1998**, as Document No. **214686**, Official Records of Carson City, Nevada.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided, executed by **John C. Serpa; J. S. Development Company, a Nevada General Partnership; and Pioneer Citizens Bank of Nevada**, recorded on **October 25, 1999**, as Document No. **241620**, Official Records of Carson City, Nevada.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided, executed by **John C. Serpa; and Nevada State Bank**, recorded on **October 16, 2000**, as Document No. **253866**, Official Records of Carson City, Nevada.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided, executed by **John C. Serpa; and Nevada State Bank**, recorded on **July 12, 2005**, as Document No. **339456**, Official Records of Carson City, Nevada.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided, executed by **John C.**

Serpa; and Nevada State Bank, recorded on **May 31, 2007**, as Document No. **368311**, Official Records of Carson City, Nevada.

A Substitution of Trustee under said Deed of Trust which names **Western Title Company, Inc.**, as substituted Trustee, recorded on **November 10, 2008**, as Document No. **384219**, Official Records of Carson City, Nevada.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided, executed by **J.S. Devco Limited Partnership, a Nevada limited partnership, John C. Serpa and Nevada State Bank**, recorded on **March 10, 2010**, as Document No. **398650**, Official Records of Carson City County, Nevada.

Said document was re-recorded on **March 11, 2010**, as Document No. **398659**, Official Records of Carson City County, Nevada.

An agreement to modify the terms and provisions of said Deed of Trust as therein provided, executed by **J.S. Devco Limited Partnership, a Nevada limited partnership, John C. Serpa and Nevada State Bank**, recorded on **March 29, 2012**, as Document No. **420813**, Official Records of Carson City County, Nevada.

An Assignment of the beneficial interest under said Deed of Trust which names **Horse Creek, LLC**, as Assignee, recorded on **March 29, 2012**, as Document No. **420814**, Official Records of Carson City County, Nevada.

A Substitution of Trustee under said Deed of Trust which names **Stewart Title Company**, as substituted Trustee, recorded on **April 1, 2013**, as Document No. **432781**, Official Records of Carson City County, Nevada.

A Notice of Default and Election to Sell under the terms of said Deed of Trust, executed by **Horse Creek, LLC**, recorded on **April 1, 2013**, as Document No. **432782**, Official Records of Carson City County, Nevada.

A Notice of Trustee's Sale under said Deed of Trust, executed by **Stewart Title Company**, recorded on **July 10, 2013**, as Document No. **436221**, Official Records of Carson City County, Nevada. Date of Sale: **August 1, 2013 at 11:30 AM**.

19. A Hazardous Substances Certificate and Indemnity Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated **August 1, 1996**, by and between **John C. Serpa; J.S. Development Company, a Nevada general partnership; and Pioneer Citizens Bank of Nevada**, recorded on **August 19, 1996**, as Document No. **192869**, Official Records of Carson City, Nevada.
20. A certified copy of a Judgment in the amount of **\$1,203,183.72** plus interest, costs, attorney fees and any other amounts due from **John C. Serpa, individually and as Trustee of the John C. Serpa Trust, et al**, as Debtor, in favor of **First Financial Bank, N.A.**, as Creditor, in Carson City County of the in the **Second Judicial District Court of the State of Nevada in and for the County of Washoe**, as Case No. **CV11-01205**, recorded on **December 31, 2016**, as Document No. **460770**, Official Records of Carson City County, Nevada.
21. A Satisfaction of Judgment as to Lane Defendants Only issued out of said action was recorded on **July 31, 2017**, as Document No. **477298**, Official Records of Carson City County, Nevada.
22. Consequences of any attack on the estate or interest insured herein under any federal or state law dealing with bankruptcy, insolvency, or creditor's rights.
23. Ordinance No. 2019-2, Bill No. 125, recorded on **January 7, 2019**, as Document No. **491188**, Official Records of Carson City County, Nevada.
24. The requirement that an Owner's Declaration/Affidavit be completed, and supplied for review prior to the issuance of a policy of title insurance.

24. Prior to the issuance of any policy of title insurance, the following must be furnished to the Company with respect to **Tahoe IV, LLC, a Nevada limited liability company**:

This Company will require a copy of the articles of organization for **Tahoe IV, LLC, a Nevada limited liability company**, and any certificates of amendments filed with the Secretary of State, together with copies of any management agreements or operating agreements, together with a current list of all members of said limited liability company.

25. Rights of parties in possession.

26. A property inspection will be made prior to recording the trust deed to be insured. If such inspection discloses any evidence of commencement of a work of improvement, the coverage for mechanic's lien insurance will be deleted from the policy, unless all the necessary documents for indemnification have been submitted to the Company and such indemnification has been formally approved by the Company, prior to recording the trust deed.

27. Any liens that may be filed for work of improvement in progress or recently completed on said land. (NO NOTICE OF COMPLETION HAS BEEN RECORDED)

28. Pending disbursement of the loan secured by the mortgage described herein, the Company insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to the title, up to the face amount of the policy. Notwithstanding anything contained herein to the contrary, this policy does not guarantee the completion of the improvements, nor the sufficiency of funds for the completion thereof.

29. If the intended transaction involves a Construction Loan wherein the Proposed Lender is requesting ALTA Extended Coverage, including Mechanic's Lien Coverage, the ALTA 32 and ALTA 33 Endorsement procedure will be required to be approved for use by the Lender.

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$23.75** have been paid in full. (APN **008-521-54**)

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$35.00** have been paid in full. (APN **008-521-55**)

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$23.03** have been paid in full. (APN **008-521-89**)

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$13.91** have been paid in full. (APN **008-521-90**)

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$18.50** have been paid in full. (APN **008-522-16**)

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$18.50** have been paid in full. (APN **008-522-17**)

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$18.15** have been paid in full. (APN **008-522-18**)

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$16.25** have been paid in full. (APN **008-531-59**)

NOTE: Taxes for the fiscal year **2018-2019**, in the amount of **\$16.25** have been paid in full. (APN **008-531-60**)

Note: The following matters require special consideration and/or resolution prior to the close of escrow:

1. The Deed of Trust shown as Item **18**, is in default. Contact Trustee for status of foreclosure or for amounts necessary to bring current. (A copy of Notice of Default/Notice of Sale will be furnished upon request.)
2. New construction will require underwriter approval prior to close of escrow, see **Item(s) 26-29**, above.
3. Please see Notes to Closer

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

WESTERN TITLE COMPANY RESERVES THE RIGHT TO AMEND THIS COMMITMENT/REPORT AT ANY TIME.

*****ATTENTION LENDERS*****

THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE IS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE COMMITMENT/REPORT.

NOTE: Any notes following the legal description (if any) referencing NRS 111.312 are required for recording purposes only and will not be insured in any policy of title insurance.

NOTE: A search of the Official Records for the county referenced in the above order number, for the 24 months immediately preceding the date above discloses the following instruments purporting to convey the title to said land:
NONE

NOTE: If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Commitment/Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This commitment/report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this commitment/report or a resulting title policy for such rights or ownership.

NOTE: Notwithstanding anything to the contrary in this commitment/report, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this commitment/report. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

WESTERN TITLE COMPANY does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

Legal Description

All that certain real property situate in Carson City, State of Nevada, described as follows:

PARCEL 1:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 15 North, Range 20 East, M.D.B.&M., Carson City, Nevada.

EXCEPTING THEREFROM those portions as described in instruments recorded June 5, 1981 in Book 301, Page 379 as Document No. 4610, and November 8, 2002 as Document No. 286658, Official Records of Carson City, Nevada.

FURTHER EXCEPTING THEREFROM that portion lying Northerly of Morgan Mill Road and westerly of Drako Way as described in instrument recorded June 5, 1981 in Book 301, Page 379 as Document No. 4610, Official Records of Carson City.

PARCEL 1A:

All those certain parcels as described in the Abandonment recorded October 18, 2002 as Document No. 285463, Official Records of Carson City, Nevada.

Reference is further made to the hereinabove described property on Record of Survey filed for record in the office of the Carson City Recorder on October 22, 1980 in Book 4 of Maps, Page 849 as Document No. 99675.

PARCEL 2:

The North 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 15 North, Range 20 East, M.D.B.&M., Carson City, Nevada.

EXCEPTING THEREFROM those portions as described in instruments recorded June 5, 1981 in Book 301, Page 379 as Document No. 4610, and November 8, 2002 as Document No. 286658, Official Records of Carson City, Nevada.

FURTHER EXCEPTING THEREFROM that portion lying Southerly of Morgan Mill Road and easterly of Drako Way as described in instrument recorded June 5, 1981 in Book 301, Page 379 as Document 4610, Official Records of Carson City.

Reference is further made to the hereinabove described property on Record of Survey filed for record in the Office of the Carson City Recorder on October 22, 1980 in Book 4 of Maps, Page 849 as Document No. 99675.

PARCEL 3:

Parcels A and B as shown on Map of Division into Large Parcels for JOHN C. SERPA, filed for record in the Office of the Carson City Recorder on March 27, 1981 in Book 4 of Maps, Page 880 as Document No. 3079, Official Records of Carson City, State of Nevada.

EXCEPTING THEREFROM those portions as described in instruments recorded November 8, 2002 as Document No. 286659 and November 8, 2002 as Document No. 286660, Official Records of Carson City, Nevada.

PARCEL 4:

Parcels B, C and D as shown on the Parcel Map for JOHN C. SERPA, filed in the Office of the Carson City Recorder on August 28, 1990 in Book 6, Page 1824 as Document No. 104795, Official Records of Carson City, State of Nevada.

Assessor's Parcel Number(s):
008-521-54, 008-521-55, 008-521-89

Page 8 of 17
Color Code Yellow

Initial

Initial

Initial

Initial

008-522-16, 17, 18
008-531-59, 60

Exhibit A (Revised 02-07-14)

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990**

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which 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.
Proceedings by a public agency which 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 which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. 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 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. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:

- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
- b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 _____ (whichever is less)	\$ 10,000.00 _____
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 _____ (whichever is less)	\$25,000.00 _____
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 _____ (whichever is less)	\$25,000.00 _____
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 _____ (whichever is less)	\$ 5,000.00 _____

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

PART I

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

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. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

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 in 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 that are 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. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. Variable exceptions such as taxes, easements, CC&R's, etc. shown here.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or

(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

PRIVACY POLICY

The Financial Services Modernization Act recently enacted by Congress has brought many changes to the financial services industry, which includes insurance companies and their agents. One of the changes requires Western Title Company, LLC, a Nevada limited liability company, to explain to you how we collect and use customer information.

Western Title Company has always and will continue to adhere to strict standards of confidentiality when it comes to protecting the privacy, accuracy and security of customer information provided to us.

PERSONAL INFORMATION WE MAY COLLECT:

Western Title collects information about you (for instance, your name, address and telephone number), and information about your transaction, including the identity of the real property you are buying or refinancing. We obtain copies of deeds, notes or mortgages that may be involved in the transaction. We may obtain this information directly from you or from the lender, attorney, or real estate broker or agent that you have chosen. When we provide escrow, or settlement services, or mortgage loan servicing, we may obtain your social security number, along with other information from third parties including appraisals, credit reports, land surveys, loan account balances, and sometimes your bank account information in order to facilitate your transaction.

HOW WE USE THIS INFORMATION:

Western Title Company does *NOT* share your information with marketers outside our own family. There is *NO* need to tell us to keep your information to ourselves because we share your information only to provide the service requested by you, your lender or in other ways permitted by law. The privacy law permits some sharing of information without your approval. We may share your information internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control and to provide information to government and law enforcement agencies. Companies within a family may share certain information among themselves in order to identify and market their own products that they think may be useful to you. Credit information about you is shared only to facilitate your transaction or for some other purpose permitted by law.

HOW WE PROTECT YOUR INFORMATION:

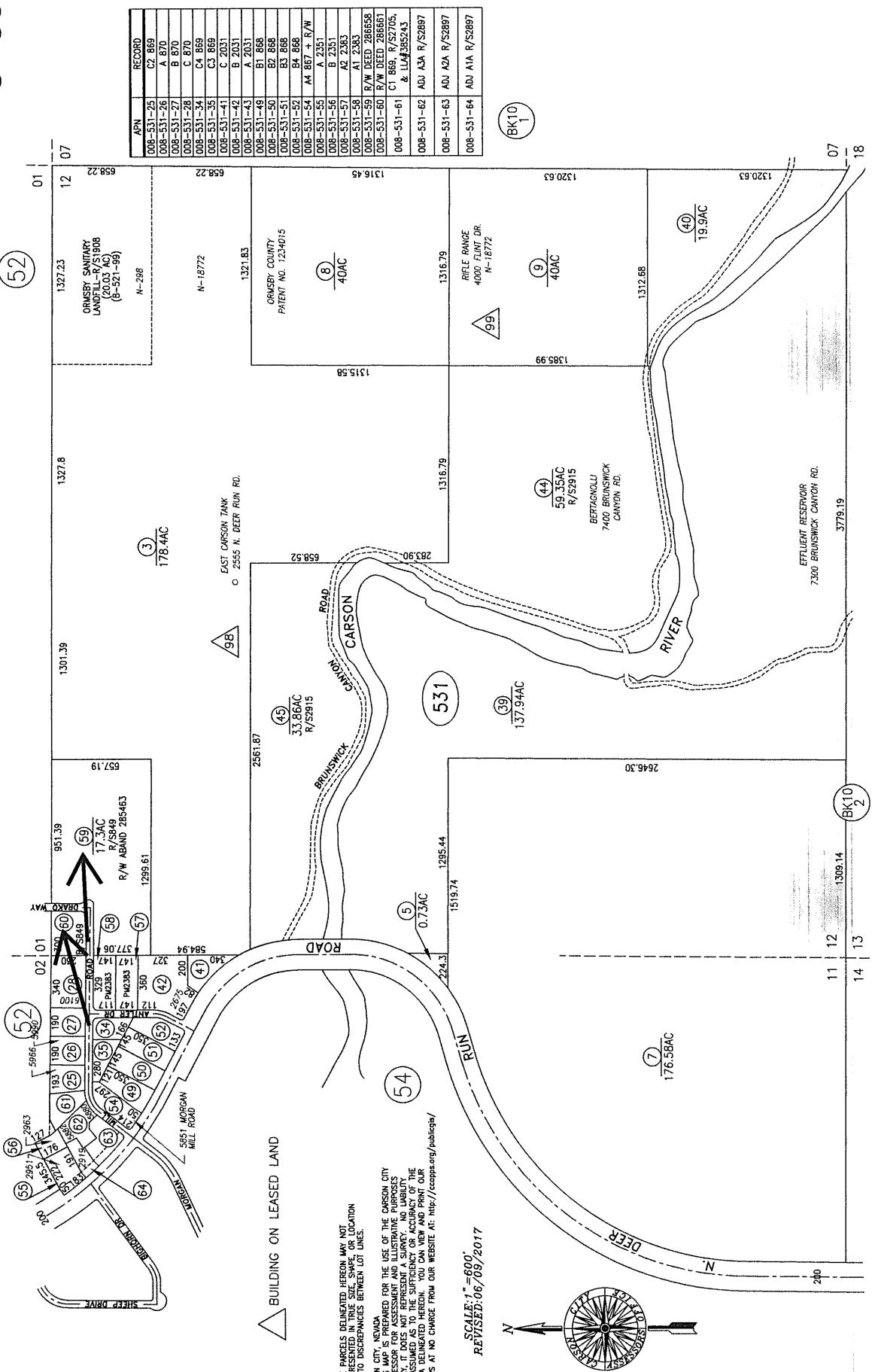
We restrict access to nonpublic information about you to our employees that need the information to provide products and services to you. We maintain physical, electronic and procedural safeguards that comply with the law to guard your nonpublic information. We reinforce Western Title's privacy policy with our employees.

You do not need to respond to this notice, unless you have concerns about any information we have obtained. You can write us at:

Western Title Company, LLC, a Nevada limited liability company
Attention: Operations Manager
P.O. Box 3059
Reno, NV 89505

Western Title Company, LLC, is an agent for Chicago Title Insurance, Westcor Land Title Insurance Company, Fidelity National Title Insurance Company, Old Republic National Title Insurance Company, Commonwealth Land Title, and Stewart Title Guaranty Company. You may receive additional Privacy Policy information from these companies.

SECTION 12, T.15 N., R.20 E., M.D.B. & M.



NOTE
SOME PARCELS DELINQUENT HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SCALE, OR LOCATION
TO DISREPUTABLES PERTAINING TO THE LOT UNLESSES
CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
AS TO THE LOT AND PARCELS OWNED AND
NOT OWNED BY THE CITY OF CARSON CITY.
IT IS NOT NECESSARY FOR THIS MAP TO BE
AS ACCURATE AS TO THE SURFACE OF THE EARTH
AS IS ASSUMED TO BE. THE ACCURACY OF THE
MAPS IS NOT GUARANTEED. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://cbs.org/publicis/>

CORRECTED DIMENSIONS & AREA TO PARCELS 008-531-44 & 45 R/S 2915

PORTION SECTION 1 & SECTION 2
T. 15 N., R. 20 E., M.D.B. & M.

BLOCK 321		ADDRESS
AFN	RECORD	
008-521-45	A PM859	ASTRO DR
008-521-46	B PM859	ASTRO DR
008-521-47	C PM859	6588 ASTRO DR
008-521-48	D PM859	6311 & 6321 HWY 50 E
008-521-78	R/W 209/ LESS #154446	HWY 50 E
008-521-81	R/W 154446	
008-521-81	LLD# 492429	6433 & 6441 HWY 50 E

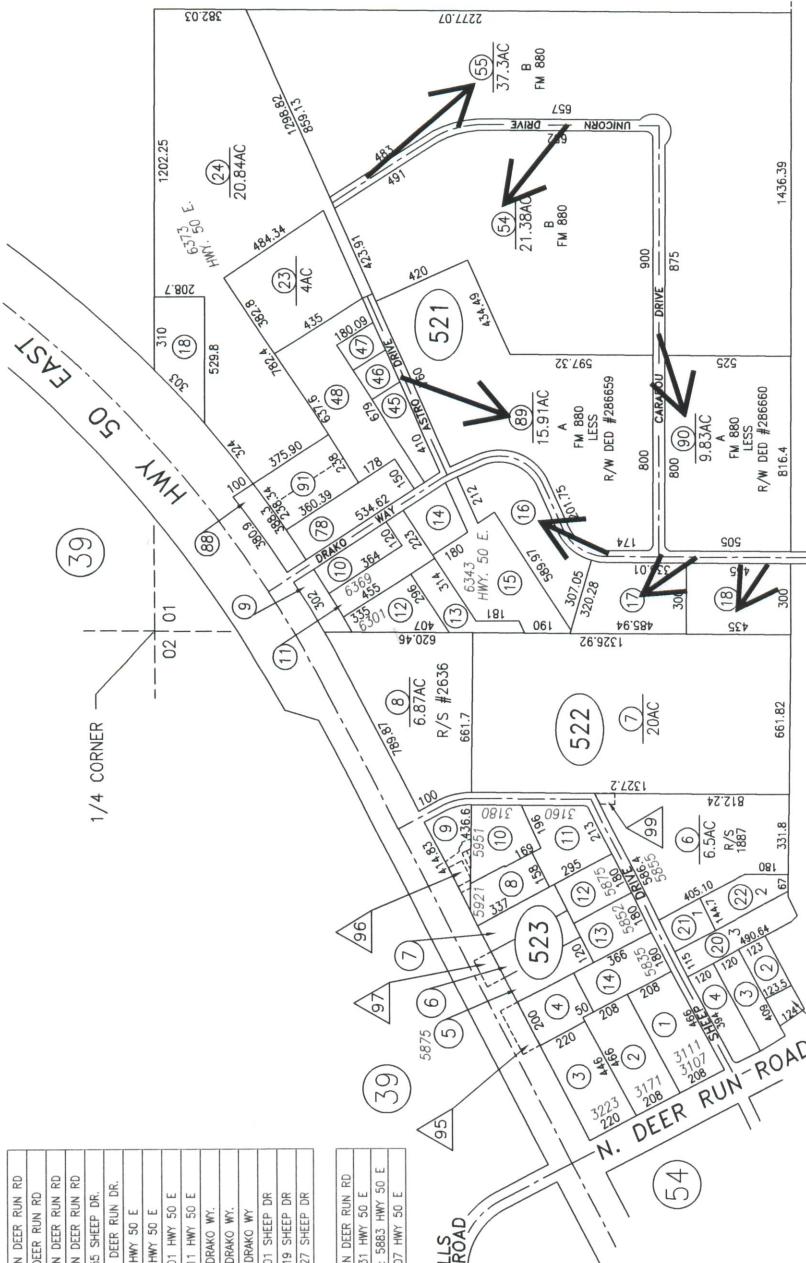
BLOCK 522

BLK/CNT	ST	ACRES	OWNER	ADDRESS	DIR	BLK/CNT	ST	ACRES	OWNER	ADDRESS	DIR
008-522-01	A	PM756		3003 N DEER RUN RD		008-522-02	B	PM756		9 N DEER RUN RD	
008-522-02						008-522-03	R/W	ABN 229445		3031 N DEER RUN RD	
008-522-03						008-522-04	R/W	ABN 229445		3051 N DEER RUN RD	
008-522-04						008-522-06	LL	ADU #116004		5885 SHEEP DR	
008-522-06						008-522-07	R/S	PM756		3175 DEER RUN DR.	
008-522-07						008-522-08	R/W	ABN #154446, R/S 2636		Hwy 50 E	
008-522-08						008-522-12	A	PM6866		Hwy 50 E	
008-522-12						008-522-13	B	PM6866		6301 HWY 50 E	
008-522-13						008-522-16	B	PM1824		6311 HWY 50 E	
008-522-16						008-522-17	C	PM1824		DRAKO WY.	
008-522-17						008-522-18	D	PM1824		DRAKO WY.	
008-522-18						008-522-20	3	PM2826		5801 SHEEP DR	
008-522-20						008-522-21	1	PM2826		5819 SHEEP DR	
008-522-21						008-522-22	2	PM2826		5827 SHEEP DR	
008-522-22						BLOCK 523					
008-523-02						A	PM840			3711 N DEER RUN RD	
008-523-02						LEASE #442901	008-523-95				
008-523-04						LEASE #442991	008-523-97				
008-523-04						LEASE #449036	008-523-97				
008-523-06						LEASE #443454	008-523-96				
008-523-06						3 PM579					
008-523-12						3 PM579					
008-523-12						1 PM579					
008-523-13						1 PM579					
008-523-14											
008-523-14											
MILLS ROAD											

PARCELS 008-521-79 & 80 IS NOW 008-521-91 PER LLD# 494249

NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

6 CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT: [HTTP://CCAPS.ORG/PUBLICGS/](http://CCAPS.ORG/PUBLICGS/)



SCALE: 1" = 500'

53

BUILDING ON LEASED LAND

EASED | AND

53

3