



YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT
ROBERT ARIGONI, VICE PRESIDENT
TRAVIS CROWDER
ERIC BODENSTEIN
JOAN BLAKE
GEORGE O'KEEFE
RICHARD FABER

YERINGTON PLANNING COMMISSION
MEETING AGENDA
JANUARY 4th at 4:00 PM – CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. For Possible Action: Review and Approve the Agenda.
NOTICE RE: NRS 237: When the Planning Commission approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda, and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.

Public Comment on any item not on this agenda, and pertinent to the Planning Commission, will be received during the Public Participation/Comment portion of this meeting. This presiding officer will invite public comment pertaining to those matters on today's agenda during the planning commission's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted, by the presiding officer.
3. For Possible Action: Approve the Planning Commission Minutes of October 19th 2015.
4. For Possible Action: Election of Planning Commission Officers.
5. For Possible Action: Appointment of a Planning Commission Secretary.
6. For Possible Action: Parcel Map Application – Frade Ranches Inc. The applicant is requesting approval of a parcel map that divides APN# 001-671-01, a 155± acre parcel, into three parcels. The first new parcel will be 2.0 acres, the second will be 2.0 acres and the remaining parcel will be 150.20 acres. The current parcel is zoned AG and the three subsequent parcels shall be zoned AG.
7. For Possible Action: Parcel Map Application – Frade Ranches Inc. The applicant is requesting approval of a parcel map that divides APN# 001-671-03, a 317± acre parcel, into four parcels. The first new parcel will be 183.66 acres, the second 3.78 acres, the third 126.42 acres and the fourth 2.29 acres. The current parcel is zoned AG and the three subsequent parcels shall be zoned AG.
8. For Possible Action: Street Abandonment Application – South Lyon County Hospital District. The applicant is requesting to abandon South Whitacre Street between Surprise Avenue and West Bridge Street. The applicant also intends to abandon 120.22' of Cuprite Street from the intersection of South Whitacre Street and the West edge of the alley running perpendicular to South Whitacre and South West Streets. The application includes a request to abandon 288.00' of alley that currently lies underneath the South



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Lyon Medical Center Complex between South Whitacre Street and South Mountain View Streets in block 82.

This is a tentative schedule for the meeting. The board reserves the right to take items in a different order to accomplish business in the most efficient manner and they may combine two or more agenda items for consideration. Items may also be removed from this agenda or delayed for later discussion.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Interim City Clerk at 463-3511 in advance so that arrangements may be conveniently made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

I, Jay Flakus, do certify that the foregoing agenda was duly posted December 29th 2015 at the following locations:

Yerington City Hall, Yerington Post Office, Lyon County Court House and the Lyon County Administrative Complex.

For questions or supporting materials regarding this agenda, please contact Jay Flakus at (775) 463-3511.

Public Works Director

October 19, 2015

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

Steve Douglas – President
Robert Arigoni – Vice President
Joan Blake - Commissioner
Travis Crowder –Commissioner
Eric Bodenstein – Commissioner
Richard Faber - Commissioner

Absent:
George O' Keefe - Commissioner

Staff:
Dan Newell, Yerington City Manager
Grace Contreras, Planning Commission Secretary
Jay Flakus, Public Works Director

Guests:
John Mattice, Prime West Construction

Meeting was called to order at 4:03 pm by President Steve Douglas, roll call was taken and the pledge of allegiance was led by Commissioner Eric Bodenstein.

Agenda Approval

Commissioner Eric Bodenstein made a motion to accept the agenda for the October 19, 2015 meeting as presented, seconded by Commissioner Travis Crowder and passed unanimously.

There was no public comment.

Minutes

Commissioner Joan Blake made a motion to accept the minutes of the September 21, 2015 meeting, seconded by Commissioner Richard Faber and passed unanimously.

There was no public comment.

Special Use Permit Application - Peri & Sons – The owner has submitted an application for a special use permit in accordance with Yerington City Code Title 10 Chapter 8. The applicant is installing a private LPG storage and distribution facility at 102 McLeod Street, APN 001-541-22, and is Zoned M1 Industrial.

John Mattice with Prime West Construction representing Peri and Sons; A complete set of plans was presented to Commissioners.

John Mattice pointed tank location. All designs and specifications have been met by L.P. Board and Building requirements.

President Steve Douglas asked if there were any issues with adjoining neighbors, Building Dept., or Fire Dept. John Mattice stated; they have all been notified and have met all requirements.

Commissioner Eric Bodenstein asked why they were vertical. It was explained this takes less Real Estate. Tanks will be used for liquid propane.

There was no public comment.

A motion was made by Commissioner Richard Faber to approve Special Use permit as presented.

A motion was seconded by Commissioner Robert Arigoni.

The vote was conducted with all commissioners in favor, none opposed.

With no further business the meeting was adjourned at 4:35 pm.

GRACE CONTRERAS
Planning Commission Secretary

STEVE DOUGLAS
Planning Commission Chairman

DRAFT



PARCEL MAP APPLICATION
CITY OF YERINGTON
227 S. MAIN STREET
YERINGTON NV 89447
(775) 463-2729

RECEIVED
NOV 17 2015
BY: [Signature]

Owner: FRADE RANCHES, INC Surveyor: DENSON SURVEYING, INC
Address: 123 MCKENZIE LANE Address: P.O. Box 528
City/State/Zip: YERINGTON, NV. 89447 City/State/Zip: YERINGTON, NV. 89447
Telephone: 775-463-2923 Telephone: 775-463-3011
Assessor's Parcel Number: 01-671-01 Zoning: AG

REQUIRED ITEMS FOR APPLICATION

1. Nine (9) copies of Parcel Map.
 - a. Eight sets to be a minimum size of twenty four inches by thirty two inches (24"x 32")
 - b. One set to be a minimum size of eleven inches by seventeen inches (11" x 17") or half size.
 2. One (1) copy of the Deed.
 3. One (1) copy of the Metes and Bounds description.
 4. Application fee of \$250.00. Non-refundable.
- Note: Map must be prepared by a registered Nevada Land Surveyor.

OWNERS OR REPRESENTATIVE'S CERTIFICATE:

All the facts as stated herein are correct to the best of my knowledge and belief.

[Signature]
Signature of Owner or Representative



State of Nevada
County of Lyon
On the 17 day of November, 2015 personally appeared before me
S. Turner, a Notary Public,
Jeff J. Rife who acknowledged that he executed the
above instrument.

[Signature]
Notary Public



Tax Verification

The City of Yerington requires the following property tax statement to be filled out by the Lyon County Clerk's Office before issuing any permit:

Property Tax Statement: a signature is required from the County Clerk's office showing taxes are paid current on subject property.

I, Nikki Bryan, hereby certify that all required property taxes are paid current on A.P.N. 01-671-01

Nikki Bryan, Lyon County Clerk

11-18-15

Date

BY: Lura Panici

Deputy Clerk



TITLE SERVICE and ESCROW COMPANY

P.O. BOX 833 • 215 W. BRIDGE STREET STE. 1 • YERINGTON, NV 89447
PHONE: (775) 463-3518 • (775) 882-7341 • FAX: (775) 463-5144

PRELIMINARY TITLE REPORT

January 6, 2015

Your No.:

Our Order No.: TSL-37673-SL

Property Type: Non-Residential

APN: 14-501-01 & 14-501-03

Physical Address: 733 E Bridge Street, Yerington, NV 89447 (01) &
111 MacKenzie Lane, Yerington, NV 89447 (03)

The form of policy of title insurance contemplated by this report is: Report Only

In response to the above referenced application for a policy of title insurance, this 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 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.


Joy Manfred, Title Agent

Dated as of December 31, 2014 at 7:30 a.m.

Title to said estate or interest at the date hereof is vested in:

FRADE RANCHES, INC., a Nevada Corporation

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

Fee Simple

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

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.

Exceptions 1-5 will be omitted on Extended Coverage Policies

6. Water rights, claims or title to water, whether shown by the public record or not.
7. Any taxes which may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls in the office of the County Assessor, per Nevada Revised Statute 361.260.
8. Any lien, claim or charge which may be levied or imposed by any utility company, public or county or city or general improvement, by reason of said land lying within its boundaries.
9. Any taxes that may be due, but not assessed as provided in NRS Chapter 361.471 through 361.4735 both inclusive.
10. Possible Rights of Ways granted by Congress over Public Lands of The United States for "Open Range" purposes and any damage to private property which may occur by the use thereof.

11. Taxes for the fiscal year July 1, 2014 to June 30, 2015, including any district assessments collected therewith.

Roll # 10208

APN # 14-501-01

1st Installment:	\$1,789.92	-	Due August 18, 2014	-	PAID
2nd Installment:	\$1,758.00	-	Due October 6, 2014	-	PAID
3rd Installment:	\$1,758.00	-	Due January 1, 2015	-	PAID
4th Installment:	\$1,758.00	-	Due March 2, 2015	-	OPEN
Total:	\$7,063.92				

Roll # 10210

APN # 14-501-03

1st Installment:	\$2,672.67	-	Due August 18, 2014	-	PAID
2nd Installment:	\$2,617.00	-	Due October 6, 2014	-	PAID
3rd Installment:	\$2,617.00	-	Due January 1, 2015	-	PAID
4th Installment:	\$2,617.00	-	Due March 2, 2015	-	OPEN
Total:	\$10,523.67				

****Exceptions 12-16 affect Parcel A****

12. Liens for deferred taxes and/or penalties which may become due by an Application of Agricultural Use Assessment:

Recorded: February 15, 2012

Document No.: 487540, Official Records of Lyon County, Nevada

13. Reservations contained in Patent:

From: United States of America

To: John Jacob

Recorded: April 15, 1892, In Book L of Deeds, page 245, Lyon County, Nevada

Reservation: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States. The right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

14. Easement as contained in Deed:

Affects: The free and uninterrupted use, liberty and privilege of and passage in and along a certain strip of land sixty (60) feet wide, the same to be used by the Walker River Irrigation District as right-of-way for construction and maintenance of a drain ditch, same extending across and upon the West side of East one half of the North East quarter Section 23
To: Walker River Irrigation District
Recorded: October 22, 1927, In Book Y of Deeds, page 271, Lyon County, Nevada

15. Reservations contained in the Deed:

From: Flora A. Kingsley
To: Arthur W. Reymers
Recorded: November 1, 1933, In Book 27 of Deeds, page 187, Lyon County, Nevada
Reservation: Excepting and reserving therefrom the right of way for a County Road along the Northerly boundary line of said quarter section.

16. Right of Way as contained therein:

Purposes: To construct, operate and maintain overhead and underground electric power and communication lines.
Affects: As Shown
To: Sierra Pacific Power Company, A Nevada Corporation, it's successors and/or assigns
Recorded: March 25, 1969, In Book 52 of Deeds, page 413, Lyon County, Nevada

**** Exceptions 17-24 affect Parcel B ****

17. Liens for deferred taxes and/or penalties which may become due by an Application of Agricultural Use Assessment:

Recorded: February 15, 2012
Document No.: 487539, Official Records of Lyon County, Nevada

18. Reservations contained in the Patent:

From: The United States of America
To: Bernhard H. Reymers
Recorded: January 30, 1913, In Book S of Deeds, page 80,
Lyon County, Nevada
Reservation: The right of the proprietor of a vein or lode
to extract and remove his ore therefrom, should
the same be found to penetrate or intersect the
Premises hereby granted, as provided by law.
Affects: E 1/2 of SW 1/4 of Section 24

19. Reservations contained in the Deed:

From: B.H. Reymers
To: Herman F. Luhrs
Recorded: April 13, 1912, In Book R of Deeds, page 483,
Lyon County, Nevada
Reservation: A right of way in and through that certain
water ditch situated upon said lands known as
"the back ditch", for the passage of the water
apportioned to ten (10) shares of the
subscribed capital tock of the Fox Ditch
Company, a Corporation owing and operating a
water ditch through said lands; and also,
excepting from this conveyance all rights in
and to said lands now owned and controlled by
said Fox Ditch Company.

20. Reservations contained in the Deed:

From: Anna Reymers, (widow) of Mason Valley, Lyon
County, Nevada, Elvina Duncan, May Nichols,
Edith Jones, Alice Guild, Julius Reymers, Flora
Nicholas and Arthur Reymers, by Anna Reymers,
their Attorney-in-fact
To: John F. Seyden, F.J. Seyden, and W. Seyden
Recorded: February 8, 1927, In Book Y of Deeds, page 68,
Lyon County, Nevada
Reservation: An easement of one acre, more or less,
heretofore granted to Henry Guild, heretofore
and now used for a station for bees, with the

Continued..

Continued...

right of ingress and egress to and from the same. This Conveyance is also granted subject to any rights heretofore specifically granted for public Highways or Ditches.

21. Easement as contained in Deed:

Affects: The free and uninterrupted use, liberty and privilege of and passage in and along a certain strip of land sixty (60) feet wide, the same to be used by the Walker River Irrigation District as right-of-way for construction and maintenance of a drain ditch, same extending across and upon the West side of the East half of the South East quarter Sec. 23.
To: Walker River Irrigation District
Recorded: October 22, 1927, In Book Y of Deeds, page 272, Lyon County, Nevada

22. Easement as contained in Deed and Right-of-way Agreement:

Affects: 30 or 35 Ft. or right of way along the present road to the cemetery to the North for about 1/4 mile running East and West or to make the present road a 60 foot road.
To: The County of Lyon
Recorded: July 30, 1935, In Book 28 of Deeds, page 334, Lyon County, Nevada

23. Easement as contained in Easement:

Affects: A perpetual easement and right of way for the construction, maintenance and operation of an irrigation ditch along the line as the same is presently laid out.
To: A. J. Zwiebel and Amy E. Zwiebel
Recorded: February 15, 1965, In Book 47 of Deeds, page 543, Lyon County, Nevada

24. Right of Way as contained therein:

Purposes: To construct, operate and maintain overhead and underground electric power and communication lines.
To: Sierra Pacific Power Company, a Nevada Corporation
Recorded: March 25, 1969, In Book 52 of Deeds, page 413, Lyon County, Nevada

25. Rights of way for any existing roads, trails, canals, ditches, flumes, conduits, pipe, pole or transmission lines on, under, over, through or across said premises.

26. Easements for Public Roads as now established including but not limited to the rights of the public to that portion of the property herein described known as Bridge and McKenzie.

NOTE:

THIS REPORT MAKES NO REPRESENTATION AS TO WATER, WATER RIGHTS, MINERALS OR MINERAL RIGHTS AND NO RELIANCE CAN BE MADE UPON THIS REPORT, OR OF A RESULTING POLICY OF TITLE INSURANCE, FOR SUCH MATTERS.

LEGAL DESCRIPTION

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Parcel A:

Township 13 North, Range 25 East, M.D.B.&M

Section 23: Northeast Quarter

Excepting therefrom the following two parcels:

Parcel 1:

Beginning at the point of intersection of the Northerly line of said Section Twenty-three (23) with the quarter section line running North and South through said section, running thence Easterly along said section line a distance of eight hundred and ten (810) feet to a point; thence at a right Angle South a distance of two hundred and seventy five (275) feet to a point; thence in a Westerly direction a

Continued..

Continued...

distance of eight hundred and twenty (820) feet, more or less, to a point in said North and South quarter section line distant three hundred and ten (310) feet South of said Northerly section line; thence Northerly along said quarter section line a distance of three hundred and ten (310) feet to the point of beginning.

Legal Description appeared previously in Book U, page 132 of Deeds, Lyon County, Nevada.

Excepting therefrom a parcel of land located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, T. 13 N., R. 25 E., M.D.B.&M., In Lyon County, Nevada, more particularly described as follows:

Beginning at a point on the fence line on the South side of Bridge Street extended from which the Northwest Corner of said Section 23 bears N. $89^{\circ}38'40''$ W., 3385.22 feet; thence following a fence S. $5^{\circ}23'38''$ W., 195.43 feet; thence S. $80^{\circ}51'45''$ W., 534.75 feet; thence N. $87^{\circ}27'30''$ E., 605.10 feet; thence N. $2^{\circ}05'10''$ W., 254.00 feet; thence West 49.00 feet to the point of beginning.

Legal Description appeared previously in Book 43, Page 90 of Deeds, Lyon County, Nevada.

Parcel 2:

A triangular parcel of land lying North of the fence on the North boundary of the Frade property in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 23, T.13 N., R. 25 E., M.D.B.&M., in Lyon County, Nevada, more particularly described as follows:

BEGINNING at a point on the West boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 23, where the fence intersects from which the Northwest corner of Section 23 bears N. $82^{\circ}43'30''$ W., 2645.62 feet, thence N. $80^{\circ}51'45''$ E., 217.44 feet; thence S. $87^{\circ}27'30''$ W., 214.90 feet; thence South 25.00 feet to the point of beginning.

Legal Description appeared previously in Book 43 of Deeds, Page 96 Lyon County, Nevada.

Said parcels are further delineated on Lyon County Record of Survey Map, recorded on MAY 19, 1960 as Document No. 77683.

Continued...

Continued..

Parcel B:

Township 13 North, Range 25 East, M.D.B.&M.

Section 23: Southeast Quarter

Section 24: Southwest Quarter

Note: This order for Title Insurance () does (X) does not qualify for a short term rate on the premium to be charged. If it does then said rate shall remain in effect until N/A.

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable 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. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

NOTE: IF THIS TRANSACTION QUALIFIES FOR AN ALTA HOMEOWNER (EAGLE) POLICY, THE BUYER SHOULD REVIEW ADDITIONAL COVERAGE AND PREMIUM.

DISCLAIMER

The liability assumed by the Company issuing this report shall not exceed the next aggregate of \$100.00 above fee paid. If the recipient of this report wished liability and/or title coverage in excess of this amount then a policy of title insurance can be purchased.

Note: If funds are to be transferred to issuing Company by wire, please use the following information:

Receiving Bank Wells Fargo Bank, NA
 420 Montgomery St.
 San Francisco, CA 94104
 (ABA No.) Routing No. 121000248

Beneficiary Info Account No. 8250780641
 TITLE SERVICE AND ESCROW CO. TRUST ACCOUNT

Please include File No. and Reference Name

Note: If funds are to be transferred to issuing Company by wire, please use the following information:

Receiving Bank Wells Fargo Bank, NA
 420 Montgomery St.
 San Francisco, CA 94104
 (ABA No.) Routing No. 121000248

Beneficiary Info Account No. 8250780641
 TITLE SERVICE AND ESCROW CO. TRUST ACCOUNT

Please include File No. and Reference Name

PARCEL 1
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -4235.46, E = -2908.68
Ending at N = -4480.82, E = -2910.65
S0d27'37"W Length = 245.37'

Line:
Beginning at N = -4480.82, E = -2910.65
Ending at N = -4477.92, E = -3271.88
N89d32'23"W Length = 361.24'

Line:
Beginning at N = -4477.92, E = -3271.88
Ending at N = -4425.48, E = -3271.88
N00d00'00"E Length = 52.44'

Line:
Beginning at N = -4425.48, E = -3271.88
Ending at N = -4232.69, E = -3253.70
N5d23'09"E Length = 193.65'

Line:
Beginning at N = -4232.69, E = -3253.70
Ending at N = -4235.46, E = -2908.68
S89d32'23"E Length = 345.03'

Boundary is closed.

Total length = 1197.7349'

Total area = 87126.48 Sq.Ft.
Total area = 2.00 Acres



EXP 12/31/16

TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -4236.95, E = -2722.78
Ending at N = -4706.01, E = -2726.55
S0d27'37"W Length = 469.07'

Line:
Beginning at N = -4706.01, E = -2726.55
Ending at N = -4704.51, E = -2912.45
N89d32'23"W Length = 185.91'

Line:
Beginning at N = -4704.51, E = -2912.45
Ending at N = -4235.46, E = -2908.68
N0d27'37"E Length = 469.07'

Line:
Beginning at N = -4235.46, E = -2908.68
Ending at N = -4236.95, E = -2722.78
S89d32'23"E Length = 185.91'

Boundary is closed.

Total length = 1309.9528'

Total area = 87203.11 Sq.Ft.
Total area = 2.00 Acres



CRP 12/31/14

PARCEL 3
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -4247.81, E = -1370.82
Ending at N = -6862.75, E = -1396.77
S0d34'07"W Length = 2615.06'

Line:
Beginning at N = -6862.75, E = -1396.77
Ending at N = -6840.62, E = -4036.77
N89d31'12"W Length = 2640.10'

Line:
Beginning at N = -6840.62, E = -4036.77
Ending at N = -4540.50, E = -4016.81
N0d29'50"E Length = 2300.21'

Line:
Beginning at N = -4540.50, E = -4016.81
Ending at N = -4425.48, E = -3271.88
N81d13'23"E Length = 753.76'

Line:
Beginning at N = -4425.48, E = -3271.88
Ending at N = -4477.92, E = -3271.88
S00d00'00"W Length = 52.44'

Line:
Beginning at N = -4477.92, E = -3271.88
Ending at N = -4480.82, E = -2910.65
S89d32'23"E Length = 361.24'

Line:
Beginning at N = -4480.82, E = -2910.65
Ending at N = -4704.51, E = -2912.45
S0d27'37"W Length = 223.70'

Line:
Beginning at N = -4704.51, E = -2912.45
Ending at N = -4706.01, E = -2726.55
S89d32'23"E Length = 185.91'

Line:
Beginning at N = -4706.01, E = -2726.55
Ending at N = -4236.95, E = -2722.78
N0d27'37"E Length = 469.07'

Line:
Beginning at N = -4236.95, E = -2722.78
Ending at N = -4247.81, E = -1370.82
S89d32'23"E Length = 1352.00'

Total length = 10953.4850'

Total area = 6542602.87 Sq.Ft.
Total area = 150.20 Acres

Closure distance 0.00' at N00d00'00"E
Error of closure 1:1.20E+16



Exp 12/31/16

14041 pm 1 ROAD DEDICATION

ROAD DEDICATION
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -4217.81, E = -1370.52
Ending at N = -4247.81, E = -1370.82
S0d34'07"W Length = 30.00'

Line:
Beginning at N = -4247.81, E = -1370.82
Ending at N = -4232.69, E = -3253.70
N89d32'23"W Length = 1882.94'

Line:
Beginning at N = -4232.69, E = -3253.70
Ending at N = -4223.69, E = -3252.85
N5d23'09"E Length = 9.03'

Line:
Beginning at N = -4223.69, E = -3252.85
Ending at N = -4224.09, E = -3203.86
S89d32'26"E Length = 49.00'

Line:
Beginning at N = -4224.09, E = -3203.86
Ending at N = -4203.09, E = -3203.86
N00d00'00"E Length = 21.00'

Line:
Beginning at N = -4203.09, E = -3203.86
Ending at N = -4217.81, E = -1370.52
S89d32'23"E Length = 1833.39'

Boundary is closed.

Total length = 3825.3652'

Total area = 55442.09 Sq.Ft.

Total area = 1.27 Acres



EXP 12/31/16

14041 pm 1 EXTERIOR BNDRY

TOTAL EXTERIOR BOUNDARY
TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -4217.81, E = -1370.52
Ending at N = -6862.75, E = -1396.77
S0d34'07"W Length = 2645.06'

Line:

Beginning at N = -6862.75, E = -1396.77
Ending at N = -6840.62, E = -4036.77
N89d31'12"W Length = 2640.10'

Line:

Beginning at N = -6840.62, E = -4036.77
Ending at N = -4540.50, E = -4016.81
N0d29'50"E Length = 2300.21'

Line:

Beginning at N = -4540.50, E = -4016.81
Ending at N = -4425.48, E = -3271.88
N81d13'23"E Length = 753.76'

Line:

Beginning at N = -4425.48, E = -3271.88
Ending at N = -4223.69, E = -3252.85
N5d23'09"E Length = 202.68'

Line:

Beginning at N = -4223.69, E = -3252.85
Ending at N = -4224.09, E = -3203.86
S89d32'26"E Length = 49.00'

Line:

Beginning at N = -4224.09, E = -3203.86
Ending at N = -4203.09, E = -3203.86
N00d00'00"E Length = 21.00'

Line:

Beginning at N = -4203.09, E = -3203.86
Ending at N = -4217.81, E = -1370.52
S89d32'23"E Length = 1833.39'

Boundary is closed.

Total length = 10445.2080'

Total area = 6772374.54 Sq.Ft.

Total area = 155.47 Acres



EXP 12/31/16

PARCEL 1
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -4235.46, E = -2908.68
Ending at N = -4480.82, E = -2910.65
S0d27'37"W Length = 245.37'

Line:
Beginning at N = -4480.82, E = -2910.65
Ending at N = -4477.92, E = -3271.88
N89d32'23"W Length = 361.24'

Line:
Beginning at N = -4477.92, E = -3271.88
Ending at N = -4425.48, E = -3271.88
N00d00'00"E Length = 52.44'

Line:
Beginning at N = -4425.48, E = -3271.88
Ending at N = -4232.69, E = -3253.70
N5d23'09"E Length = 193.65'

Line:
Beginning at N = -4232.69, E = -3253.70
Ending at N = -4235.46, E = -2908.68
S89d32'23"E Length = 345.03'

Boundary is closed.

Total length = 1197.7349'

Total area = 87126.48 Sq.Ft.
Total area = 2.00 Acres



EXP 12/31/16

TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -4236.95, E = -2722.78
Ending at N = -4706.01, E = -2726.55
S0d27'37"W Length = 469.07'

Line:

Beginning at N = -4706.01, E = -2726.55
Ending at N = -4704.51, E = -2912.45
N89d32'23"W Length = 185.91'

Line:

Beginning at N = -4704.51, E = -2912.45
Ending at N = -4235.46, E = -2908.68
N0d27'37"E Length = 469.07'

Line:

Beginning at N = -4235.46, E = -2908.68
Ending at N = -4236.95, E = -2722.78
S89d32'23"E Length = 185.91'

Boundary is closed.

Total length = 1309.9528'

Total area = 87203.11 Sq.Ft.
Total area = 2.00 Acres



EXP 12/31/16

PARCEL 3
 TRAVERSE AND CLOSURE REPORT

Line:
 Beginning at N = -4247.81, E = -1370.82
 Ending at N = -6862.75, E = -1396.77
 S0d34'07"W Length = 2615.06'

Line:
 Beginning at N = -6862.75, E = -1396.77
 Ending at N = -6840.62, E = -4036.77
 N89d31'12"W Length = 2640.10'

Line:
 Beginning at N = -6840.62, E = -4036.77
 Ending at N = -4540.50, E = -4016.81
 N0d29'50"E Length = 2300.21'

Line:
 Beginning at N = -4540.50, E = -4016.81
 Ending at N = -4425.48, E = -3271.88
 N81d13'23"E Length = 753.76'

Line:
 Beginning at N = -4425.48, E = -3271.88
 Ending at N = -4477.92, E = -3271.88
 S00d00'00"_w Length = 52.44'

Line:
 Beginning at N = -4477.92, E = -3271.88
 Ending at N = -4480.82, E = -2910.65
 S89d32'23"E Length = 361.24'

Line:
 Beginning at N = -4480.82, E = -2910.65
 Ending at N = -4704.51, E = -2912.45
 S0d27'37"W Length = 223.70'

Line:
 Beginning at N = -4704.51, E = -2912.45
 Ending at N = -4706.01, E = -2726.55
 S89d32'23"E Length = 185.91'

Line:
 Beginning at N = -4706.01, E = -2726.55
 Ending at N = -4236.95, E = -2722.78
 N0d27'37"E Length = 469.07'

Line:
 Beginning at N = -4236.95, E = -2722.78
 Ending at N = -4247.81, E = -1370.82
 S89d32'23"E Length = 1352.00'

Total length = 10953.4850'

Total area = 6542602.87 Sq.Ft.
 Total area = 150.20 Acres

Closure distance 0.00' at N00d00'00"E
 Error of closure 1:1.20E+16



Exp 12/31/16

14041 pm 1 ROAD DEDICATION

ROAD DEDICATION
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -4217.81, E = -1370.52
Ending at N = -4247.81, E = -1370.82
S0d34'07"W Length = 30.00'

Line:
Beginning at N = -4247.81, E = -1370.82
Ending at N = -4232.69, E = -3253.70
N89d32'23"W Length = 1882.94'

Line:
Beginning at N = -4232.69, E = -3253.70
Ending at N = -4223.69, E = -3252.85
N5d23'09"E Length = 9.03'

Line:
Beginning at N = -4223.69, E = -3252.85
Ending at N = -4224.09, E = -3203.86
S89d32'26"E Length = 49.00'

Line:
Beginning at N = -4224.09, E = -3203.86
Ending at N = -4203.09, E = -3203.86
N00d00'00"E Length = 21.00'

Line:
Beginning at N = -4203.09, E = -3203.86
Ending at N = -4217.81, E = -1370.52
S89d32'23"E Length = 1833.39'

Boundary is closed.

Total length = 3825.3652'

Total area = 55442.09 Sq.Ft.
Total area = 1.27 Acres



ELP 12/31/16

14041 pm 1 EXTERIOR BNDRY

TOTAL EXTERIOR BOUNDARY
TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -4217.81, E = -1370.52
Ending at N = -6862.75, E = -1396.77
S0d34'07"W Length = 2645.06'

Line:

Beginning at N = -6862.75, E = -1396.77
Ending at N = -6840.62, E = -4036.77
N89d31'12"W Length = 2640.10'

Line:

Beginning at N = -6840.62, E = -4036.77
Ending at N = -4540.50, E = -4016.81
N0d29'50"E Length = 2300.21'

Line:

Beginning at N = -4540.50, E = -4016.81
Ending at N = -4425.48, E = -3271.88
N81d13'23"E Length = 753.76'

Line:

Beginning at N = -4425.48, E = -3271.88
Ending at N = -4223.69, E = -3252.85
N5d23'09"E Length = 202.68'

Line:

Beginning at N = -4223.69, E = -3252.85
Ending at N = -4224.09, E = -3203.86
S89d32'26"E Length = 49.00'

Line:

Beginning at N = -4224.09, E = -3203.86
Ending at N = -4203.09, E = -3203.86
N00d00'00"E Length = 21.00'

Line:

Beginning at N = -4203.09, E = -3203.86
Ending at N = -4217.81, E = -1370.52
S89d32'23"E Length = 1833.39'

Boundary is closed.

Total length = 10445.2080'

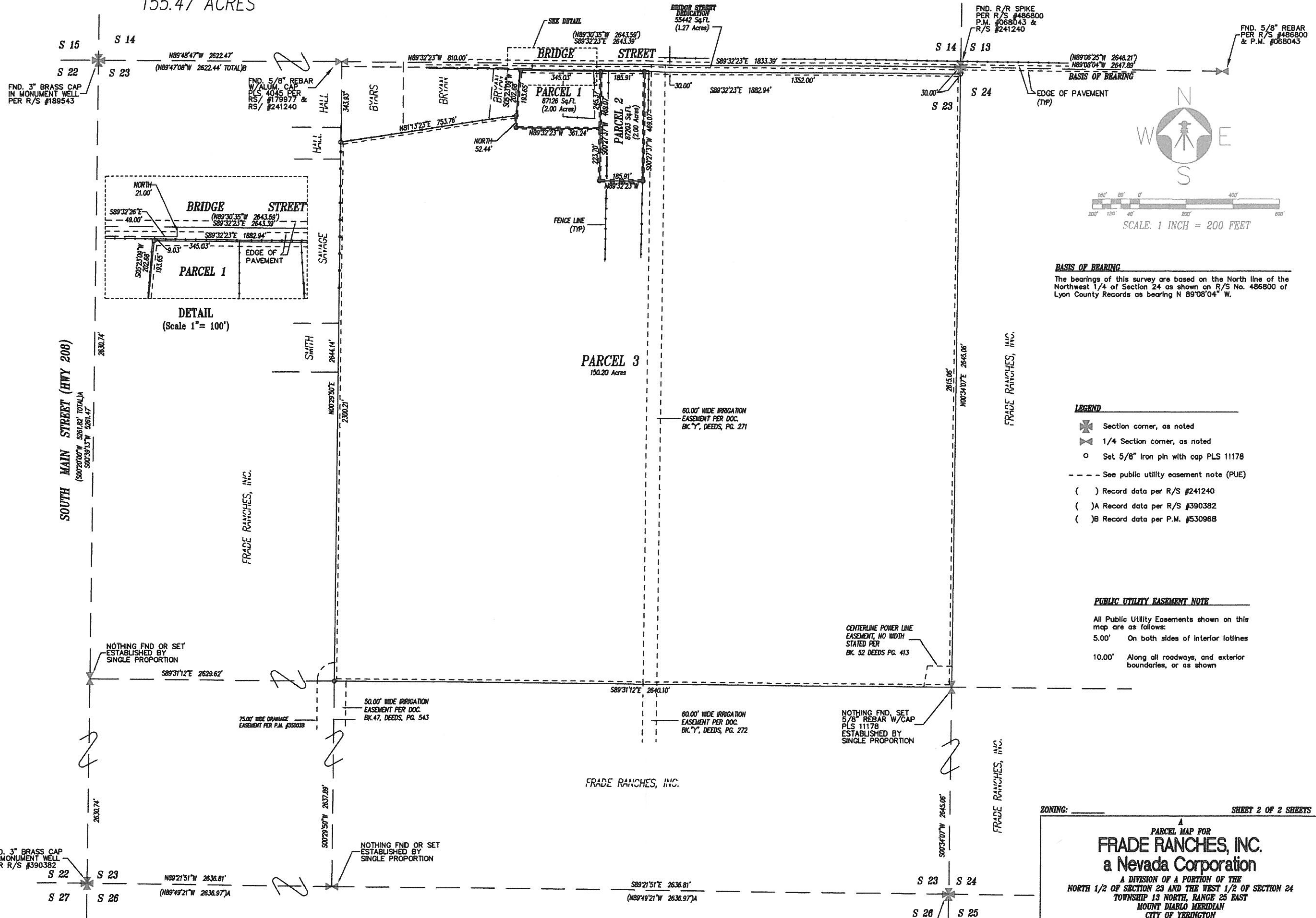
Total area = 6772374.54 Sq.Ft.

Total area = 155.47 Acres



EXP 12/31/16

TOTAL AREA DIVIDED
155.47 ACRES



BASIS OF BEARING
The bearings of this survey are based on the North line of the Northwest 1/4 of Section 24 as shown on R/S No. 486800 of Lyon County Records as bearing N 89°08'04" W.

- LEGEND**
- ✦ Section corner, as noted
 - ✧ 1/4 Section corner, as noted
 - Set 5/8" iron pin with cap PLS 11178
 - See public utility easement note (PUE)
 - () Record data per R/S #241240
 - (A) Record data per R/S #390382
 - (B) Record data per P.M. #530968

PUBLIC UTILITY EASEMENT NOTE
All Public Utility Easements shown on this map are as follows:
5.00' On both sides of interior lotlines
10.00' Along all roadways, and exterior boundaries, or as shown

ZONING: _____ SHEET 2 OF 2 SHEETS

A
PARCEL MAP FOR
FRADE RANCHES, INC.
a Nevada Corporation
A DIVISION OF A PORTION OF THE
NORTH 1/2 OF SECTION 23 AND THE WEST 1/2 OF SECTION 24
TOWNSHIP 13 NORTH, RANGE 25 EAST
MOUNT DIABLO MERIDIAN
CITY OF YERINGTON
LYON COUNTY, NEVADA

	Drawing #	MAP #	DRAWN BY
	14041 pm1	14041 pm1	RICK CHRISTIAN
	DATE	CHECKED BY	
	6/25/2015		



PARCEL MAP APPLICATION
CITY OF YERINGTON
227 S. MAIN STREET
YERINGTON NV 89447
(775) 463-2729

RECEIVED
NOV 17 2015
BY: [Signature]

Owner: FRADE RANCHES, INC Surveyor: DENSON SURVEYING, INC
Address: 123 MCKENZIE LANE Address: P.O. Box 528
City/State/Zip: YERINGTON, NV. 89447 City/State/Zip: YERINGTON, NV. 89447
Telephone: 775-463-2923 Telephone: 775-463-3611
Assessor's Parcel Number: 01-671-03 Zoning: AG

REQUIRED ITEMS FOR APPLICATION

1. Nine (9) copies of Parcel Map.
 - a. Eight sets to be a minimum size of twenty four inches by thirty two inches (24"x 32")
 - b. One set to be a minimum size of eleven inches by seventeen inches (11" x 17") or half size.
2. One (1) copy of the Deed.
3. One (1) copy of the Metes and Bounds description.
4. Application fee of \$250.00. Non-refundable.
Note: Map must be prepared by a registered Nevada Land Surveyor.

OWNERS OR REPRESENTATIVE'S CERTIFICATE:

All the facts as stated herein are correct to the best of my knowledge and belief.

[Signature]
Signature of Owner or Representative



State of Nevada
County of Lyon

On the 17 day of November, 2015 personally appeared before me
S. Turner, a Notary Public,
Jeff S. Rife who acknowledged that he executed the
above instrument.

[Signature]
Notary Public



Tax Verification

The City of Yerington requires the following property tax statement to be filled out by the Lyon County Clerk's Office before issuing any permit:

Property Tax Statement: a signature is required from the County Clerk's office showing taxes are paid current on subject property.

I, Nikki Bryan, hereby certify that all required property taxes are

paid current on A.P.N. 01-671-03

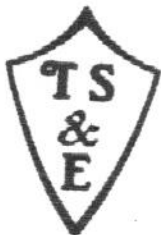
Nikki Bryan, Lyon County Clerk

11-18-15

Date

BY: Lura Ranieri

Deputy Clerk



TITLE SERVICE and ESCROW COMPANY

P.O. BOX 833 • 215 W. BRIDGE STREET STE. 1 • YERINGTON, NV 89447
PHONE: (775) 463-3518 • (775) 882-7341 • FAX: (775) 463-5144

PRELIMINARY TITLE REPORT

January 6, 2015

Your No. :

Our Order No.: TSL-37673-SL

Property Type: Non-Residential

APN: 14-501-01 & 14-501-03

Physical Address: 733 E Bridge Street, Yerington, NV 89447 (01) &
111 MacKenzie Lane, Yerington, NV 89447 (03)

The form of policy of title insurance contemplated by this report is: Report Only

In response to the above referenced application for a policy of title insurance, this 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 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 December 31, 2014 at 7:30 a.m.


Joy Manfred, Title Agent

Title to said estate or interest at the date hereof is vested in:

FRADE RANCHES, INC., a Nevada Corporation

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

Fee Simple

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

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.

Exceptions 1-5 will be omitted on Extended Coverage Policies

6. Water rights, claims or title to water, whether shown by the public record or not.
7. Any taxes which may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls in the office of the County Assessor, per Nevada Revised Statute 361.260.
8. Any lien, claim or charge which may be levied or imposed by any utility company, public or county or city or general improvement, by reason of said land lying within its boundaries.
9. Any taxes that may be due, but not assessed as provided in NRS Chapter 361.471 through 361.4735 both inclusive.
10. Possible Rights of Ways granted by Congress over Public Lands of The United States for "Open Range" purposes and any damage to private property which may occur by the use thereof.

11. Taxes for the fiscal year July 1, 2014 to June 30, 2015, including any district assessments collected therewith.

Roll # 10208
APN # 14-501-01
1st Installment: \$1,789.92 - Due August 18, 2014 - PAID
2nd Installment: \$1,758.00 - Due October 6, 2014 - PAID
3rd Installment: \$1,758.00 - Due January 1, 2015 - PAID
4th Installment: \$1,758.00 - Due March 2, 2015 - OPEN
Total: \$7,063.92

Roll # 10210
APN # 14-501-03
1st Installment: \$2,672.67 - Due August 18, 2014 - PAID
2nd Installment: \$2,617.00 - Due October 6, 2014 - PAID
3rd Installment: \$2,617.00 - Due January 1, 2015 - PAID
4th Installment: \$2,617.00 - Due March 2, 2015 - OPEN
Total: \$10,523.67

****Exceptions 12-16 affect Parcel A****

12. Liens for deferred taxes and/or penalties which may become due by an Application of Agricultural Use Assessment:

Recorded: February 15, 2012
Document No.: 487540, Official Records of Lyon County, Nevada

13. Reservations contained in Patent:

From: United States of America
To: John Jacob
Recorded: April 15, 1892, In Book L of Deeds, page 245, Lyon County, Nevada
Reservation: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States. The right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

14. Easement as contained in Deed:

Affects: The free and uninterrupted use, liberty and privilege of and passage in and along a certain strip of land sixty (60) feet wide, the same to be used by the Walker River Irrigation District as right-of-way for construction and maintenance of a drain ditch, same extending across and upon the West side of East one half of the North East quarter Section 23 Walker River Irrigation District

To: Walker River Irrigation District

Recorded: October 22, 1927, In Book Y of Deeds, page 271, Lyon County, Nevada

15. Reservations contained in the Deed:

From: Flora A. Kingsley

To: Arthur W. Reymers

Recorded: November 1, 1933, In Book 27 of Deeds, page 187, Lyon County, Nevada

Reservation: Excepting and reserving therefrom the right of way for a County Road along the Northerly boundary line of said quarter section.

16. Right of Way as contained therein:

Purposes: To construct, operate and maintain overhead and underground electric power and communication lines.

Affects: As Shown

To: Sierra Pacific Power Company, A Nevada Corporation, it's successors and/or assigns

Recorded: March 25, 1969, In Book 52 of Deeds, page 413, Lyon County, Nevada

**** Exceptions 17-24 affect Parcel B ****

17. Liens for deferred taxes and/or penalties which may become due by an Application of Agricultural Use Assessment:

Recorded: February 15, 2012

Document No.: 487539, Official Records of Lyon County, Nevada

18. Reservations contained in the Patent:

From: The United States of America
To: Bernhard H. Reymers
Recorded: January 30, 1913, In Book S of Deeds, page 80,
Lyon County, Nevada
Reservation: The right of the proprietor of a vein or lode
to extract and remove his ore therefrom, should
the same be found to penetrate or intersect the
Premises hereby granted, as provided by law.
Affects: E 1/2 of SW 1/4 of Section 24

19. Reservations contained in the Deed:

From: B.H. Reymers
To: Herman F. Luhrs
Recorded: April 13, 1912, In Book R of Deeds, page 483,
Lyon County, Nevada
Reservation: A right of way in and through that certain
water ditch situated upon said lands known as
"the back ditch", for the passage of the water
apportioned to ten (10) shares of the
subscribed capital stock of the Fox Ditch
Company, a Corporation owing and operating a
water ditch through said lands; and also,
excepting from this conveyance all rights in
and to said lands now owned and controlled by
said Fox Ditch Company.

20. Reservations contained in the Deed:

From: Anna Reymers, (widow) of Mason Valley, Lyon
County, Nevada, Elvina Duncan, May Nichols,
Edith Jones, Alice Guild, Julius Reymers, Flora
Nicholas and Arthur Reymers, by Anna Reymers,
their Attorney-in-fact
To: John F. Seyden, F.J. Seyden, and W. Seyden
Recorded: February 8, 1927, In Book Y of Deeds, page 68,
Lyon County, Nevada
Reservation: An easement of one acre, more or less,
heretofore granted to Henry Guild, heretofore
and now used for a station for bees, with the

Continued...

Continued...

right of ingress and egress to and from the same. This Conveyance is also granted subject to any rights heretofore specifically granted for public Highways or Ditches.

21. Easement as contained in Deed:

Affects: The free and uninterrupted use, liberty and privilege of and passage in and along a certain strip of land sixty (60) feet wide, the same to be used by the Walker River Irrigation District as right-of-way for construction and maintenance of a drain ditch, same extending across and upon the West side of the East half of the South East quarter Sec. 23.
To: Walker River Irrigation District
Recorded: October 22, 1927, In Book Y of Deeds, page 272, Lyon County, Nevada

22. Easement as contained in Deed and Right-of-way Agreement:

Affects: 30 or 35 Ft. or right of way along the present road to the cemetery to the North for about 1/4 mile running East and West or to make the present road a 60 foot road.
To: The County of Lyon
Recorded: July 30, 1935, In Book 28 of Deeds, page 334, Lyon County, Nevada

23. Easement as contained in Easement:

Affects: A perpetual easement and right of way for the construction, maintenance and operation of an irrigation ditch along the line as the same is presently laid out.
To: A. J. Zwiebel and Amy E. Zwiebel
Recorded: February 15, 1965, In Book 47 of Deeds, page 543, Lyon County, Nevada

24. Right of Way as contained therein:

Purposes: To construct, operate and maintain overhead and underground electric power and communication lines.
To: Sierra Pacific Power Company, a Nevada Corporation
Recorded: March 25, 1969, In Book 52 of Deeds, page 413,
Lyon County, Nevada

25. Rights of way for any existing roads, trails, canals, ditches, flumes, conduits, pipe, pole or transmission lines on, under, over, through or across said premises.

26. Easements for Public Roads as now established including but not limited to the rights of the public to that portion of the property herein described known as Bridge and McKenzie.

NOTE:

THIS REPORT MAKES NO REPRESENTATION AS TO WATER, WATER RIGHTS, MINERALS OR MINERAL RIGHTS AND NO RELIANCE CAN BE MADE UPON THIS REPORT, OR OF A RESULTING POLICY OF TITLE INSURANCE, FOR SUCH MATTERS.

LEGAL DESCRIPTION

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Parcel A:

Township 13 North, Range 25 East, M.D.B.&M

Section 23: Northeast Quarter

Excepting therefrom the following two parcels:

Parcel 1:

Beginning at the point of intersection of the Northerly line of said Section Twenty-three (23) with the quarter section line running North and South through said section, running thence Easterly along said section line a distance of eight hundred and ten (810) feet to a point; thence at a right Angle South a distance of two hundred and seventy five (275) feet to a point; thence in a Westerly direction a

Continued..

Continued..

distance of eight hundred and twenty (820) feet, more or less, to a point in said North and South quarter section line distant three hundred and ten (310) feet South of said Northerly section line; thence Northerly along said quarter section line a distance of three hundred and ten (310) feet to the point of beginning.

Legal Description appeared previously in Book U, page 132 of Deeds, Lyon County, Nevada.

Excepting therefrom a parcel of land located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, T. 13 N., R. 25 E., M.D.B.&M., In Lyon County, Nevada, more particularly described as follows:

Beginning at a point on the fence line on the South side of Bridge Street extended from which the Northwest Corner of said Section 23 bears N. $89^{\circ}38'40''$ W., 3385.22 feet; thence following a fence S. $5^{\circ}23'38''$ W., 195.43 feet; thence S. $80^{\circ}51'45''$ W., 534.75 feet; thence N. $87^{\circ}27'30''$ E., 605.10 feet; thence N. $2^{\circ}05'10''$ W., 254.00 feet; thence West 49.00 feet to the point of beginning.

Legal Description appeared previously in Book 43, Page 90 of Deeds, Lyon County, Nevada.

Parcel 2:

A triangular parcel of land lying North of the fence on the North boundary of the Frade property in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 23, T.13 N., R. 25 E., M.D.B.&M., in Lyon County, Nevada, more particularly described as follows:

BEGINNING at a point on the West boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 23, where the fence intersects from which the Northwest corner of Section 23 bears N. $82^{\circ}43'30''$ W., 2645.62 feet, thence N. $80^{\circ}51'45''$ E., 217.44 feet; thence S. $87^{\circ}27'30''$ W., 214.90 feet; thence South 25.00 feet to the point of beginning.

Legal Description appeared previously in Book 43 of Deeds, Page 96 Lyon County, Nevada.

Said parcels are further delineated on Lyon County Record of Survey Map, recorded on MAY 19, 1960 as Document No. 77683.

Continued..

Continued..

Parcel B:

Township 13 North, Range 25 East, M.D.B.&M.

Section 23: Southeast Quarter

Section 24: Southwest Quarter

Note: This order for Title Insurance () does (X) does not qualify for a short term rate on the premium to be charged. If it does then said rate shall remain in effect until N/A.

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable 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. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

NOTE: IF THIS TRANSACTION QUALIFIES FOR AN ALTA HOMEOWNER (EAGLE) POLICY, THE BUYER SHOULD REVIEW ADDITIONAL COVERAGE AND PREMIUM.

DISCLAIMER

The liability assumed by the Company issuing this report shall not exceed the next aggregate of \$100.00 above fee paid. If the recipient of this report wished liability and/or title coverage in excess of this amount then a policy of title insurance can be purchased.

Note:

If funds are to be transferred to issuing Company by wire, please use the following information:

Receiving Bank

Wells Fargo Bank, NA
420 Montgomery St.
San Francisco, CA 94104
(ABA No.) Routing No. 121000248

Beneficiary Info

Account No. 8250780641
TITLE SERVICE AND ESCROW CO. TRUST ACCOUNT

Please include File No. and Reference Name

Note: If funds are to be transferred to issuing Company by wire, please use the following information:

Receiving Bank

Wells Fargo Bank, NA
420 Montgomery St.
San Francisco, CA 94104
(ABA No.) Routing No. 121000248

Beneficiary Info

Account No. 8250780641
TITLE SERVICE AND ESCROW CO. TRUST ACCOUNT

Please include File No. and Reference Name

PARCEL 1 11-12-15
 TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -6867.39, E = -708.89
 Ending at N = -8052.19, E = -931.40
 S10d38'12"W Length = 1205.51'

Line:

Beginning at N = -8052.19, E = -931.40
 Ending at N = -7952.79, E = -1952.71
 N84d26'28"W Length = 1026.14'

Line:

Beginning at N = -7952.79, E = -1952.71
 Ending at N = -8231.83, E = -1979.87
 S5d33'32"W Length = 280.36'

Line:

Beginning at N = -8231.83, E = -1979.87
 Ending at N = -8275.13, E = -1534.98
 S84d26'28"E Length = 447.00'

Line:

Beginning at N = -8275.13, E = -1534.98
 Ending at N = -8062.64, E = -1495.07
 N10d38'12"E Length = 216.21'

Line:

Beginning at N = -8062.64, E = -1495.07
 Ending at N = -8116.32, E = -943.45
 S84d26'28"E Length = 554.23'

Line:

Beginning at N = -8116.32, E = -943.45
 Ending at N = -9359.09, E = -1176.85
 S10d38'12"W Length = 1264.50'

Arc:

Beginning at N = -9359.09, E = -1176.85
 Ending at N = -9451.89, E = -1215.21
 Delta = 23d39'03" Tangent = 51.30'
 Radius = 245.00' Arc length = 101.13'
 Chord bearing = S22d27'43"W Chord length = 100.42'

Line:

Beginning at N = -9451.89, E = -1215.21
 Ending at N = -9509.59, E = -1254.56
 S34d17'15"W Length = 69.83'

Line:

Beginning at N = -9509.59, E = -1254.56
 Ending at N = -9507.68, E = -1423.02
 N89d21'05"W Length = 168.47'

Line:

Beginning at N = -9507.68, E = -1423.02
 Ending at N = -9478.42, E = -4059.66
 N89d21'51"W Length = 2636.81'

Line:

Beginning at N = -9478.42, E = -4059.66

Ending at N = -6840.62, E = -4036.77
N0d29°50"E Length = 2637.89'

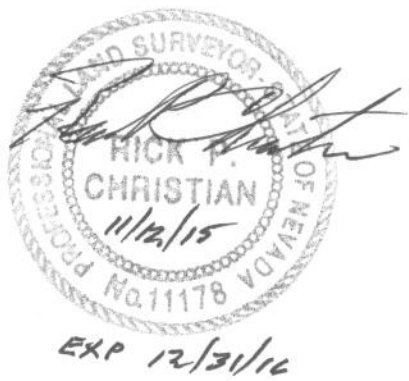
Line:
Beginning at N = -6840.62, E = -4036.77
Ending at N = -6862.75, E = -1396.77
S89d31°12"E Length = 2640.10'

Line:
Beginning at N = -6862.75, E = -1396.77
Ending at N = -6867.39, E = -708.89
S89d36°48"E Length = 687.90'

Boundary is closed.

Total length = 13936.0734'

Total area = 8000074.27 Sq.Ft.
Total area = 183.66 Acres



PARCEL 2 11-12-15
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -8052.19, E = -931.40
Ending at N = -8116.32, E = -943.45
S10d38'12"W Length = 65.26'

Line:
Beginning at N = -8116.32, E = -943.45
Ending at N = -8062.64, E = -1495.07
N84d26'28"W Length = 554.23'

Line:
Beginning at N = -8062.64, E = -1495.07
Ending at N = -8275.13, E = -1534.98
S10d38'12"W Length = 216.21'

Line:
Beginning at N = -8275.13, E = -1534.98
Ending at N = -8231.83, E = -1979.87
N84d26'28"W Length = 447.00'

Line:
Beginning at N = -8231.83, E = -1979.87
Ending at N = -7952.79, E = -1952.71
N5d33'32"E Length = 280.36'

Line:
Beginning at N = -7952.79, E = -1952.71
Ending at N = -8052.19, E = -931.40
S84d26'28"E Length = 1026.14'

Boundary is closed.

Total length = 2589.1848'

Total area = 164836.37 Sq.Ft.

Total area = 3.78 Acres



EXP 12/31/16

PARCEL 3 11-12-15
 TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -6867.80, E = -647.92
 Ending at N = -6880.65, E = 1256.24
 S89d36'48"E Length = 1904.20'

Line:

Beginning at N = -6880.65, E = 1256.24
 Ending at N = -9537.78, E = 1235.14
 S0d27'18"W Length = 2657.21'

Line:

Beginning at N = -9537.78, E = 1235.14
 Ending at N = -9525.95, E = 190.88
 N89d21'05"W Length = 1044.32'

Line:

Beginning at N = -9525.95, E = 190.88
 Ending at N = -9497.05, E = 116.91
 N68d39'28"W Length = 79.42'

Arc:

Beginning at N = -9497.05, E = 116.91
 Ending at N = -9463.14, E = -57.63
 Delta = 20d41'37" Tangent = 90.37'
 Radius = 495.00' Arc length = 178.78'
 Chord bearing = N79d00'16"W Chord length = 177.81'

Line:

Beginning at N = -9463.14, E = -57.63
 Ending at N = -9458.64, E = -455.01
 N89d21'05"W Length = 397.40'

Line:

Beginning at N = -9458.64, E = -455.01
 Ending at N = -9187.65, E = -401.76
 N11d07'01"E Length = 276.16'

Line:

Beginning at N = -9187.65, E = -401.76
 Ending at N = -9142.52, E = -745.01
 N82d30'34"W Length = 346.20'

Line:

Beginning at N = -9142.52, E = -745.01
 Ending at N = -9454.88, E = -786.96
 S7d38'58"W Length = 315.16'

Line:

Beginning at N = -9454.88, E = -786.96
 Ending at N = -9451.25, E = -1107.65
 N89d21'05"W Length = 320.71'

Arc:

Beginning at N = -9451.25, E = -1107.65
 Ending at N = -9417.74, E = -1130.87
 Delta = 109d15'40" Tangent = 35.22'
 Radius = 25.00' Arc length = 47.67'
 Chord bearing = N34d43'15"W Chord length = 40.77'

14041 pm 2 PCL 3

Arc:

Beginning at N = -9417.74, E = -1130.87

Ending at N = -9370.17, E = -1117.88

Delta = $9d16'23''$ Tangent = 24.74'

Radius = 305.00' Arc length = 49.36'

Chord bearing = $N15d16'24''E$ Chord length = 49.31'

Line:

Beginning at N = -9370.17, E = -1117.88

Ending at N = -6867.80, E = -647.92

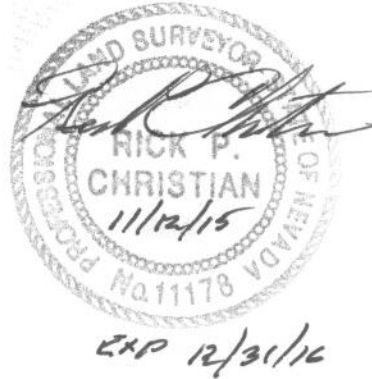
$N10d38'12''E$ Length = 2546.12'

Boundary is closed.

Total length = 10162.7142'

Total area = 5506911.72 Sq.Ft.

Total area = 126.42 Acres



PARCEL 4 11-12-15
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -9454.88, E = -786.96
Ending at N = -9142.52, E = -745.01
N7d38'58"E Length = 315.16'

Line:
Beginning at N = -9142.52, E = -745.01
Ending at N = -9187.65, E = -401.76
S82d30'34"E Length = 346.20'

Line:
Beginning at N = -9187.65, E = -401.76
Ending at N = -9458.64, E = -455.01
S11d07'01"W Length = 276.16'

Line:
Beginning at N = -9458.64, E = -455.01
Ending at N = -9454.88, E = -786.96
N89d21'05"W Length = 331.97'

Boundary is closed.

Total length = 1269.4982'

Total area = 99630.73 Sq.Ft.

Total area = 2.29 Acres



EXP 12/31/16

14041 pm 2 ROAD DEDICATION

ROAD DEDICATION
TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -6867.80, E = -647.92
Ending at N = -9370.17, E = -1117.88
S10d38'12"W Length = 2546.12'

Arc:

Beginning at N = -9370.17, E = -1117.88
Ending at N = -9417.74, E = -1130.87
Delta = 9d16'23" Tangent = 24.74'
Radius = 305.00' Arc length = 49.36'
Chord bearing = S15d16'24"W Chord length = 49.31'

Arc:

Beginning at N = -9417.74, E = -1130.87
Ending at N = -9451.25, E = -1107.65
Delta = 109d15'40" Tangent = 35.22'
Radius = 25.00' Arc length = 47.67'
Chord bearing = S34d43'15"E Chord length = 40.77'

Line:

Beginning at N = -9451.25, E = -1107.65
Ending at N = -9463.14, E = -57.63
S89d21'05"E Length = 1050.08'

Arc:

Beginning at N = -9463.14, E = -57.63
Ending at N = -9497.05, E = 116.91
Delta = 20d41'37" Tangent = 90.37'
Radius = 495.00' Arc length = 178.78'
Chord bearing = S79d00'16"E Chord length = 177.81'

Line:

Beginning at N = -9497.05, E = 116.91
Ending at N = -9525.95, E = 190.88
S68d39'28"E Length = 79.42'

Line:

Beginning at N = -9525.95, E = 190.88
Ending at N = -9509.59, E = -1254.56
N89d21'05"W Length = 1445.53'

Line:

Beginning at N = -9509.59, E = -1254.56
Ending at N = -9451.89, E = -1215.21
N34d17'15"E Length = 69.83'

Arc:

Beginning at N = -9451.89, E = -1215.21
Ending at N = -9359.09, E = -1176.85
Delta = 23d39'03" Tangent = 51.30'
Radius = 245.00' Arc length = 101.13'
Chord bearing = N22d27'43"E Chord length = 100.42'

Line:

Beginning at N = -9359.09, E = -1176.85
Ending at N = -6867.39, E = -708.89
N10d38'12"E Length = 2535.27'

Line:

14041 pm 2 ROAD DEDICATION

Beginning at N = -6867.39, E = -708.89
Ending at N = -6867.80, E = -647.92
S89d36'48"E Length = 60.97'

Boundary is closed.

Total length = 8164.1680'

Total area = 238549.99 Sq.Ft.
Total area = 5.48 Acres



ELP 12/31/16

14041 pm 2 EXTERIOR BNDRY

TOTAL EXTERIOR BOUNDARY
TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -9537.78, E = 1235.14
Ending at N = -9507.68, E = -1423.02
N89d21'05"W Length = 2658.33'

Line:

Beginning at N = -9507.68, E = -1423.02
Ending at N = -9478.42, E = -4059.66
N89d21'51"W Length = 2636.81'

Line:

Beginning at N = -9478.42, E = -4059.66
Ending at N = -6840.62, E = -4036.77
N0d29'50"E Length = 2637.89'

Line:

Beginning at N = -6840.62, E = -4036.77
Ending at N = -6862.75, E = -1396.77
S89d31'12"E Length = 2640.10'

Line:

Beginning at N = -6862.75, E = -1396.77
Ending at N = -6880.65, E = 1256.24
S89d36'48"E Length = 2653.07'

Line:

Beginning at N = -6880.65, E = 1256.24
Ending at N = -9537.78, E = 1235.14
S0d27'18"W Length = 2657.21'

Boundary is closed.

Total length = 15883.4032'

Total area = 14010003.08 Sq.Ft.

Total area = 321.63 Acres



EXP 12/31/16

PARCEL 1 11-12-15
 TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -6867.39, E = -708.89
 Ending at N = -8052.19, E = -931.40
 S10d38'12"W Length = 1205.51'

Line:

Beginning at N = -8052.19, E = -931.40
 Ending at N = -7952.79, E = -1952.71
 N84d26'28"W Length = 1026.14'

Line:

Beginning at N = -7952.79, E = -1952.71
 Ending at N = -8231.83, E = -1979.87
 S5d33'32"W Length = 280.36'

Line:

Beginning at N = -8231.83, E = -1979.87
 Ending at N = -8275.13, E = -1534.98
 S84d26'28"E Length = 447.00'

Line:

Beginning at N = -8275.13, E = -1534.98
 Ending at N = -8062.64, E = -1495.07
 N10d38'12"E Length = 216.21'

Line:

Beginning at N = -8062.64, E = -1495.07
 Ending at N = -8116.32, E = -943.45
 S84d26'28"E Length = 554.23'

Line:

Beginning at N = -8116.32, E = -943.45
 Ending at N = -9359.09, E = -1176.85
 S10d38'12"W Length = 1264.50'

Arc:

Beginning at N = -9359.09, E = -1176.85
 Ending at N = -9451.89, E = -1215.21
 Delta = 23d39'03" Tangent = 51.30'
 Radius = 245.00' Arc length = 101.13'
 Chord bearing = S22d27'43"W Chord length = 100.42'

Line:

Beginning at N = -9451.89, E = -1215.21
 Ending at N = -9509.59, E = -1254.56
 S34d17'15"W Length = 69.83'

Line:

Beginning at N = -9509.59, E = -1254.56
 Ending at N = -9507.68, E = -1423.02
 N89d21'05"W Length = 168.47'

Line:

Beginning at N = -9507.68, E = -1423.02
 Ending at N = -9478.42, E = -4059.66
 N89d21'51"W Length = 2636.81'

Line:

Beginning at N = -9478.42, E = -4059.66

Ending at N = -6840.62, E = -4036.77
N0d29°50"E Length = 2637.89'

Line:

Beginning at N = -6840.62, E = -4036.77
Ending at N = -6862.75, E = -1396.77
S89d31'12"E Length = 2640.10'

Line:

Beginning at N = -6862.75, E = -1396.77
Ending at N = -6867.39, E = -708.89
S89d36'48"E Length = 687.90'

Boundary is closed.

Total length = 13936.0734'

Total area = 8000074.27 Sq.Ft.
Total area = 183.66 Acres



PARCEL 2 11-12-15
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -8052.19, E = -931.40
Ending at N = -8116.32, E = -943.45
S10d38'12"W Length = 65.26'

Line:
Beginning at N = -8116.32, E = -943.45
Ending at N = -8062.64, E = -1495.07
N84d26'28"W Length = 554.23'

Line:
Beginning at N = -8062.64, E = -1495.07
Ending at N = -8275.13, E = -1534.98
S10d38'12"W Length = 216.21'

Line:
Beginning at N = -8275.13, E = -1534.98
Ending at N = -8231.83, E = -1979.87
N84d26'28"W Length = 447.00'

Line:
Beginning at N = -8231.83, E = -1979.87
Ending at N = -7952.79, E = -1952.71
N5d33'32"E Length = 280.36'

Line:
Beginning at N = -7952.79, E = -1952.71
Ending at N = -8052.19, E = -931.40
S84d26'28"E Length = 1026.14'

Boundary is closed.

Total length = 2589.1848'

Total area = 164836.37 Sq.Ft.
Total area = 3.78 Acres



PARCEL 3 11-12-15
 TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -6867.80, E = -647.92
 Ending at N = -6880.65, E = 1256.24
 S89d36'48"E Length = 1904.20'

Line:

Beginning at N = -6880.65, E = 1256.24
 Ending at N = -9537.78, E = 1235.14
 S0d27'18"W Length = 2657.21'

Line:

Beginning at N = -9537.78, E = 1235.14
 Ending at N = -9525.95, E = 190.88
 N89d21'05"W Length = 1044.32'

Line:

Beginning at N = -9525.95, E = 190.88
 Ending at N = -9497.05, E = 116.91
 N68d39'28"W Length = 79.42'

Arc:

Beginning at N = -9497.05, E = 116.91
 Ending at N = -9463.14, E = -57.63
 Delta = 20d41'37" Tangent = 90.37'
 Radius = 495.00' Arc length = 178.78'
 Chord bearing = N79d00'16"W Chord length = 177.81'

Line:

Beginning at N = -9463.14, E = -57.63
 Ending at N = -9458.64, E = -455.01
 N89d21'05"W Length = 397.40'

Line:

Beginning at N = -9458.64, E = -455.01
 Ending at N = -9187.65, E = -401.76
 N11d07'01"E Length = 276.16'

Line:

Beginning at N = -9187.65, E = -401.76
 Ending at N = -9142.52, E = -745.01
 N82d30'34"W Length = 346.20'

Line:

Beginning at N = -9142.52, E = -745.01
 Ending at N = -9454.88, E = -786.96
 S7d38'58"W Length = 315.16'

Line:

Beginning at N = -9454.88, E = -786.96
 Ending at N = -9451.25, E = -1107.65
 N89d21'05"W Length = 320.71'

Arc:

Beginning at N = -9451.25, E = -1107.65
 Ending at N = -9417.74, E = -1130.87
 Delta = 109d15'40" Tangent = 35.22'
 Radius = 25.00' Arc length = 47.67'
 Chord bearing = N34d43'15"W Chord length = 40.77'

14041 pm 2 PCL 3

Arc:

Beginning at N = -9417.74, E = -1130.87

Ending at N = -9370.17, E = -1117.88

Delta = 9d16'23" Tangent = 24.74'

Radius = 305.00' Arc length = 49.36'

Chord bearing = N15d16'24"E Chord length = 49.31'

Line:

Beginning at N = -9370.17, E = -1117.88

Ending at N = -6867.80, E = -647.92

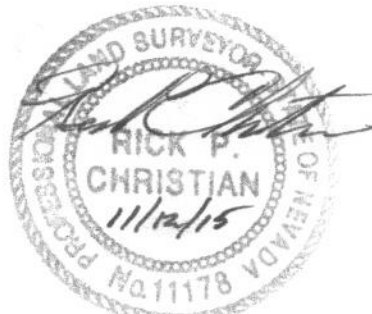
N10d38'12"E Length = 2546.12'

Boundary is closed.

Total length = 10162.7142'

Total area = 5506911.72 Sq.Ft.

Total area = 126.42 Acres



EXP 12/31/16

PARCEL 4 11-12-15
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -9454.88, E = -786.96
Ending at N = -9142.52, E = -745.01
N7d38'58"E Length = 315.16'

Line:
Beginning at N = -9142.52, E = -745.01
Ending at N = -9187.65, E = -401.76
S82d30'34"E Length = 346.20'

Line:
Beginning at N = -9187.65, E = -401.76
Ending at N = -9458.64, E = -455.01
S11d07'01"W Length = 276.16'

Line:
Beginning at N = -9458.64, E = -455.01
Ending at N = -9454.88, E = -786.96
N89d21'05"W Length = 331.97'

Boundary is closed.

Total length = 1269.4982'

Total area = 99630.73 Sq.Ft.
Total area = 2.29 Acres



EXP 12/31/16

14041 pm 2 ROAD DEDICATION

ROAD DEDICATION
TRAVERSE AND CLOSURE REPORT

Line:

Beginning at N = -6867.80, E = -647.92
Ending at N = -9370.17, E = -1117.88
S10d38'12"W Length = 2546.12'

Arc:

Beginning at N = -9370.17, E = -1117.88
Ending at N = -9417.74, E = -1130.87
Delta = 9d16'23" Tangent = 24.74'
Radius = 305.00' Arc length = 49.36'
Chord bearing = S15d16'24"W Chord length = 49.31'

Arc:

Beginning at N = -9417.74, E = -1130.87
Ending at N = -9451.25, E = -1107.65
Delta = 109d15'40" Tangent = 35.22'
Radius = 25.00' Arc length = 47.67'
Chord bearing = S34d43'15"E Chord length = 40.77'

Line:

Beginning at N = -9451.25, E = -1107.65
Ending at N = -9463.14, E = -57.63
S89d21'05"E Length = 1050.08'

Arc:

Beginning at N = -9463.14, E = -57.63
Ending at N = -9497.05, E = 116.91
Delta = 20d41'37" Tangent = 90.37'
Radius = 495.00' Arc length = 178.78'
Chord bearing = S79d00'16"E Chord length = 177.81'

Line:

Beginning at N = -9497.05, E = 116.91
Ending at N = -9525.95, E = 190.88
S68d39'28"E Length = 79.42'

Line:

Beginning at N = -9525.95, E = 190.88
Ending at N = -9509.59, E = -1254.56
N89d21'05"W Length = 1445.53'

Line:

Beginning at N = -9509.59, E = -1254.56
Ending at N = -9451.89, E = -1215.21
N34d17'15"E Length = 69.83'

Arc:

Beginning at N = -9451.89, E = -1215.21
Ending at N = -9359.09, E = -1176.85
Delta = 23d39'03" Tangent = 51.30'
Radius = 245.00' Arc length = 101.13'
Chord bearing = N22d27'43"E Chord length = 100.42'

Line:

Beginning at N = -9359.09, E = -1176.85
Ending at N = -6867.39, E = -708.89
N10d38'12"E Length = 2535.27'

Line:

14041 pm 2 ROAD DEDICATION

Beginning at N = -6867.39, E = -708.89
Ending at N = -6867.80, E = -647.92
S89d36'48"E Length = 60.97'

Boundary is closed.

Total length = 8164.1680'

Total area = 238549.99 Sq.Ft.
Total area = 5.48 Acres



ELP 12/31/16

14041 pm 2 EXTERIOR BNDRY

TOTAL EXTERIOR BOUNDARY
TRAVERSE AND CLOSURE REPORT

Line:
Beginning at N = -9537.78, E = 1235.14
Ending at N = -9507.68, E = -1423.02
N89d21'05"W Length = 2658.33'

Line:
Beginning at N = -9507.68, E = -1423.02
Ending at N = -9478.42, E = -4059.66
N89d21'51"W Length = 2636.81'

Line:
Beginning at N = -9478.42, E = -4059.66
Ending at N = -6840.62, E = -4036.77
N0d29'50"E Length = 2637.89'

Line:
Beginning at N = -6840.62, E = -4036.77
Ending at N = -6862.75, E = -1396.77
S89d31'12"E Length = 2640.10'

Line:
Beginning at N = -6862.75, E = -1396.77
Ending at N = -6880.65, E = 1256.24
S89d36'48"E Length = 2653.07'

Line:
Beginning at N = -6880.65, E = 1256.24
Ending at N = -9537.78, E = 1235.14
S0d27'18"W Length = 2657.21'

Boundary is closed.

Total length = 15883.4032'

Total area = 14010003.08 Sq.Ft.

Total area = 321.63 Acres



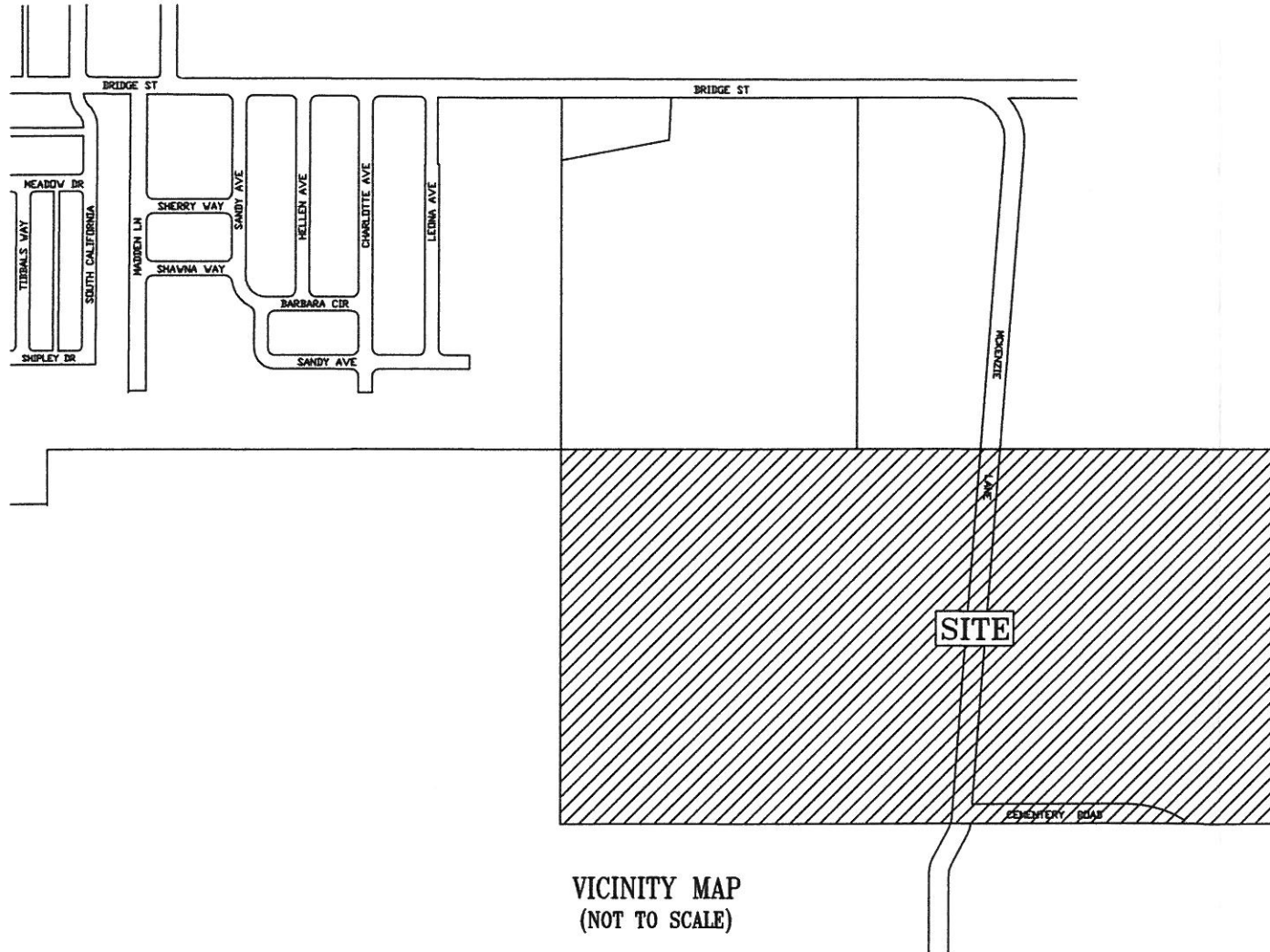
exp 12/31/16

**TOTAL AREA DIVIDED
321.63 ACRES**



NOTES:

1. Roads designated as public roads as shown upon this map will not be eligible for city maintenance until they are improved (at no cost to the city) to public maintenance road standards approved by the City Council and are in effect at such time that the roads are considered for acceptance into the city's road system.
2. Acceptance by City Council of this parcel map is not a commitment that any or all of the lots are eligible for a city building permit.
3. The city, county, school district and special districts are not obligated to furnish any service, specifically mentioning fire protection and roads, to the land so divided and that any public utility may be similarly free of obligation.
4. A portion of this property may be subject to an easement of one (1) acre, more or less, as granted per Book "Y", deeds Page 68, Lyon County Records.



W.R.I.D. CERTIFICATE

The Irrigation and Drainage Easements shown on this map have been checked and approved together with a review and confirmation of appurtenant water right acres within the boundaries of the Walker River Irrigation District.

By: _____ Date: _____
Walker River Irrigation District

GIS NOTE:

A DIGITAL COPY OF THE PLAT HAS BEEN SENT TO THE LYON COUNTY G.I.S. DEPARTMENT.

G.I.S. COORDINATOR

OWNER'S CERTIFICATE

This is to certify that the undersigned, Frade Ranches, Inc. A Nevada Corporation is the owners of that tract of land represented on this plat and have consented to the preparation and recordation of this plat and that the same is executed in compliance with the subject to the provisions of the Nevada Revised Statutes, Chapter 278 and City of Yerington Code Title 11.

The area to which lies within McKenzie Lane and Cemetery Road as shown hereon are hereby dedicated to the City of Yerington for a permanent right of way.

The owners of this Parcel Map and thier heirs, assigns and successors, agree to provide notice of the provisions of NRS 40.140 and chapter 10.15 of Lyon County Code to any and all subsequent purchasers.

We declare that we executed this certificate for the purpose stated herein. In witness whereof, the undersigned have affixed their names.

FRADE RANCHES, INC.
a Nevada Corporation

STATE OF _____)
COUNTY OF _____) SS

On this ____ day of _____ 2015, did personally appear
before me, a notary public, _____
who acknowledged _____ executed

In witness whereof I have set my hand and seal the day
and year in the certificate first written above.

STATE OF _____)
COUNTY OF _____) SS

On this ____ day of _____ 2015, did personally appear
before me, a notary public, _____
who acknowledged _____ executed

In witness whereof I have set my hand and seal the day
and year in the certificate first written above.

NOTARY PUBLIC

CITY COUNCIL'S APPROVAL

I, George Dini, Mayor, The City of Yerington, State of Nevada, do hereby certify that this Parcel Map is approved and accepted this ____ day of _____, 2015, by the City Council of Yerington, Nevada.

GEORGE DINI, MAYOR CITY OF YERINGTON DATE

CITY CLERK DATE

PLANNING COMMISSION APPROVAL

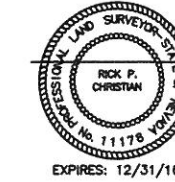
Approved and accepted by the Planning Commission of the City of Yerington, Nevada.

Dated this ____ day of _____, 2015.

CHAIRMAN

SURVEYOR'S CERTIFICATE

1. Rick P. Christian, a Professional Land Surveyor Licensed in the State of Nevada, certify that:
1. This plat represents the results of a survey conducted under my supervision at the instance of Frade Ranches, Inc.
2. The lands surveyed lie within the SE1/4 of Section 23 and the SW1/4 of Section 24 Township 13 North Range 25 East M.D.M. and the survey was completed on _____
3. This plat complies with the applicable State statutes and any local ordinance in effect on the date that the governing body gave its final approval.
4. The monuments depicted on the plan are of the character shown and occupy the positions indicated and are of sufficient number and durability.



Rick P. Christian, PLS 11178

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined this plat being a division of a part of the NE1/4 of Section 23 and the SW1/4 of Section 24 Township 13 North, Range 25 East Mount Diablo Meridian, and am satisfied that it is technically correct.

BRENT FARR Date
CITY ENGINEER

COUNTY CLERK'S CERTIFICATE

I, Nikki Byran, Lyon County Clerk/treasurer hereby certify that there are no liens for unpaid state, county, city or local taxes or special assessments and that all taxes for the fiscal year have been paid on the property the subject of this map. (APN 014-501-03)

Nikki Byran, Lyon County Clerk/treasurer

RECORDER'S CERTIFICATE

Filed for record at the request of _____
on this ____ day of _____, 2015 at
_____ minutes past _____ o'clock _____ M in the official
records of Lyon County, Nevada.

Fee _____ COUNTY RECORDER
FILE NO. _____ BY: _____ DEPUTY

ZONING: _____ SHEET 1 OF 2 SHEETS

**PARCEL MAP FOR
FRADE RANCHES, INC.
a Nevada Corporation**

A DIVISION OF THE
SOUTHEAST 1/4 OF SECTION 23 AND THE SOUTHWEST 1/4 OF SECTION 24
TOWNSHIP 13 NORTH, RANGE 25 EAST
MOUNT DIABLO MERIDIAN
CITY OF YERINGTON
LYON COUNTY, NEVADA

	Drawing #	MAP #	DRAWN BY
	14041 pm2	14041 pm2	RICK CHRISTIAN
	Calculation File	DATE	CHECKED BY
	14041 pm2	6/25/2015	

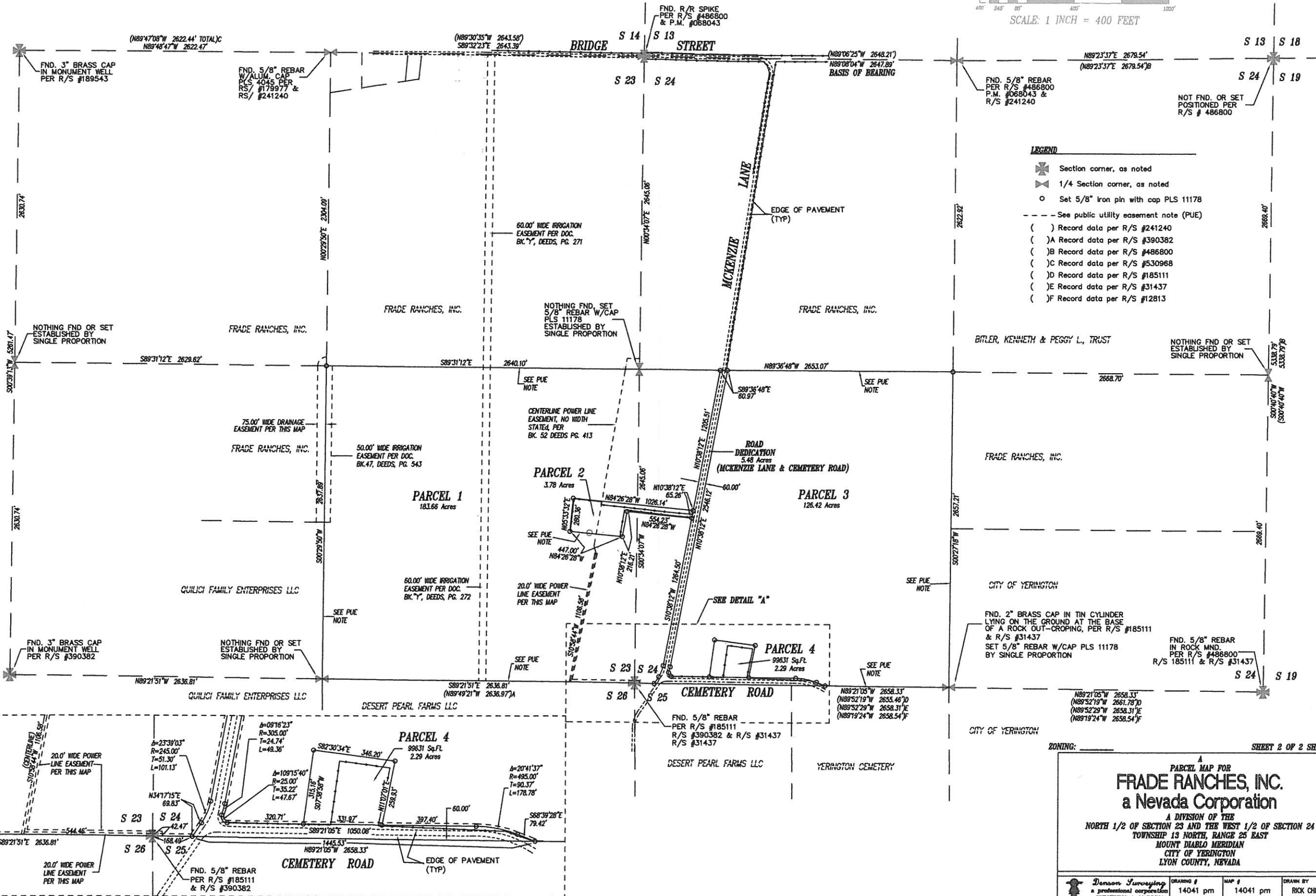
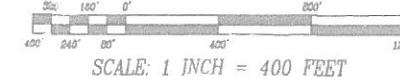
TOTAL AREA DIVIDED
321.63 ACRES

PUBLIC UTILITY EASEMENT NOTE

All Public Utility Easements shown on this map are as follows:
5.00' On both sides of interior lotlines
10.00' Along all roadways, and exterior boundaries, or as shown

BASIS OF BEARING

The bearings of this survey are based on the North line of the Northwest 1/4 of Section 24 as shown on R/S No. 486800 of Lyon County Records as bearing N 89°08'04" W.



LEGEND

- ✱ Section corner, as noted
- ✱ 1/4 Section corner, as noted
- Set 5/8" Iron pin with cap PLS 11178
- See public utility easement note (PUE)
- () Record data per R/S #241240
- () A Record data per R/S #390382
- () B Record data per R/S #486800
- () C Record data per R/S #530968
- () D Record data per R/S #185111
- () E Record data per R/S #31437
- () F Record data per R/S #12813

ZONING: _____ SHEET 2 OF 2 SHEETS

**A PARCEL MAP FOR
FRADE RANCHES, INC.
a Nevada Corporation**

A DIVISION OF THE
NORTH 1/2 OF SECTION 23 AND THE WEST 1/2 OF SECTION 24
TOWNSHIP 13 NORTH, RANGE 25 EAST
MOUNT DIABLO MERIDIAN
CITY OF YERINGTON
LYON COUNTY, NEVADA

Danson Surveying a professional corporation SURVEYING & MAPPING Yerington, Nevada (775) 465-3811	DRAWING #	MAP #	DRAWN BY
	14041 pm	14041 pm	RICK CHRISTIAN
	CALCULATION FILE	DATE	CHECKED BY
	14041 pm	6/25/2015	

DETAIL "A" (Scale: 1" = 200')



VACATION OR ABANDONMENT OF STREET OR EASEMENT
CITY OF YERINGTON
227 SOUTH MAIN STREET
YERINGTON, NV 89447
(775) 463-2729



Owner: SOUTH LYON COUNTY HOSPITAL DISTRICT Applicant: SAME
Address: P.O. Box 940 Address: _____
City/State/Zip: YERINGTON, NV 89447 City/State/Zip: _____
Telephone: (775) 463-6404 Telephone: _____

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 01-211-01, 01-212-01 #06, 01-213-01 & 01-214-01
If within a subdivision, Name: BARTON TRACT Lot 1, 2, 3 Block 82, 83, 84
Section 15 Township 13 N Range 25 E MDB&M.

REQUIRED ITEMS FOR APPLICATION

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways, and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. List Containing Names and Addresses of Abutting Property Owners: (City staff will procure this list.)
3. Utility Statements for abandonment.
4. Application Fee: The fee shall be \$300.00 payable at the time of filing application. Legal Description: Please attach a detailed metes and bounds description of subject property.
5. Property Tax: Showing taxes are paid current on subject property.

The City of Yerington is an equal opportunity provider

OWNER'S CERTIFICATE

I Carolyn Streb-Smith, Owner in fee of the described property, state that this application for Reversion to Acreage or Vacation or Abandonment of Street or Easement has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Carolyn Streb-Smith SMCBT Chairman
Signature of Owner

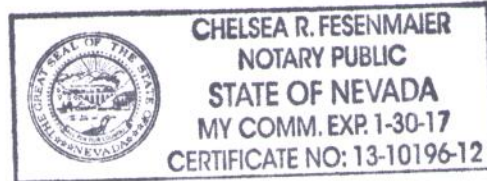
State of Nevada

County of Lyon

On the 10th day of November, 2015 personally appeared before me

Chelsea R. Fesenmaier a Notary Public, for said county
(Name of Notary) and State who acknowledged that he executed the above instrument.

Chelsea R. Fesenmaier
Notary Public Seal:



APPLICANT'S CERTIFICATE

All the facts as stated herein are correct to the best of my knowledge and belief.

Carolyn Streb-Smith, SMCBT Chairman
Signature of Applicant

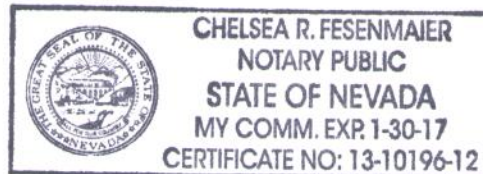
State of Nevada

County of Lyon

On the 10th day of November, 2015 personally appeared before me

Chelsea R. Fesenmaier a Notary Public, for said county
(Name of Notary) and State who acknowledged that he executed the above instrument.

Chelsea R. Fesenmaier
Notary Public Seal:





Tax Verification

The City of Yerington requires the following property tax statement to be filled out by the Lyon County Clerk's Office before issuing any permit:

Property Tax Statement: a signature is required from the County Clerk's office showing taxes are paid current on subject property.

I, Nikki Bryan, hereby certify that all required property taxes are

paid current on A.P.N. 01-211-01, 01-212-01 #06, 01-213-01 # 01-214-01

Nikki Bryan, Lyon County Clerk

Date

BY: _____

Deputy Clerk

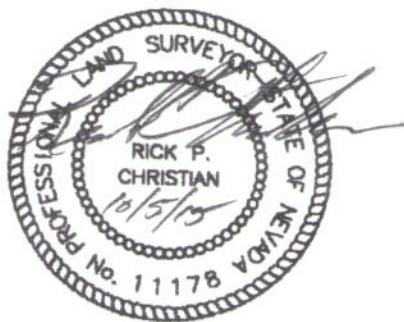
EXHIBIT "A"
ABANDONMENT OF A PORTION
OF WHITACRE STREET & CUPRITE STREET

ALL THAT CERTAIN REAL PROPERTY KNOWN AS WHITACRE STREET LYING SOUTH OF SURPRISE STREET AND NORTH OF BRIDGE STREET AND A PORTION OF CUPRITE STREET LYING WEST OF THE ALLEY WHICH LIES IN BLOCK 83 & BLOCK 94 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.", FILED IN BOOK "B" OF SURVEYS PAGE 345, LYON COUNTY RECORDS, STATE OF NEVADA, LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 83 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.", THENCE FROM SAID **POINT OF BEGINNING** AND ALONG THE WESTERLY LINE OF SAID BLOCK 83, SOUTH 0°39'12" WEST A DISTANCE OF 286.35 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 83; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 83, SOUTH 89°19'51" EAST A DISTANCE OF 120.22 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE ALLEY AS SHOWN IN BLOCK 83; THENCE LEAVING SAID SOUTHERLY LINE OF BLOCK 83, SOUTH 0°39'48" WEST A DISTANCE OF 50.00 FEET TO A POINT OF WHICH IS A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID BLOCK 94 AS SHOWN ON SAID CERTAIN MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV." AND THE WESTERLY LINE OF THE ALLEY AS SHOWN IN BLOCK 94 RUNNING IN A NORTH – SOUTH DIRECTION; THENCE ALONG SAID NORTHERLY LINE OF SAID BLOCK 94, NORTH 89°19'51" WEST A DISTANCE OF 120.21 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 94; THENCE ALONG THE WESTERLY LINE OF SAID BLOCK 94 AND THE PROLONGATION THEREOF, SOUTH 1°58'13" WEST A DISTANCE OF 289.21 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF BRIDGE STREET AS IT NOW EXIST; THENCE ALONG SAID NORTHERLY RIGHT OF WAY, NORTH 89°52'20" WEST A DISTANCE OF 53.30 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF BLOCK 82 AS SHOWN ON SAID CERTAIN MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV." AND THE PROLONGATION THEREOF; THENCE ALONG SAID WESTERLY LINE AND THE PROLONGATION THEREOF, NORTH 0°38'35" EAST A DISTANCE OF 626.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 82; THENCE SOUTH 89°21'22" EAST A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 83, BEING THE **POINT OF BEGINNING**.

CONTAINING 42,583 SQ. FT. (0.98 ACRES) MORE OR LESS.

SEE PLAT ATTACHED HERETO AND MADE APART HEREOF.



EXPIRES: 12/31-2016

Prepared By:
Denson Surveying, Inc.
P.O. Box 528
Yerington, Nevada 89447

EXHIBIT "B"
ALLEY ABANDONMENT

ALL THAT CERTAIN REAL PROPERTY SHOWN AS AN ALLEY LYING IN BLOCK 82 AS SHOWN ON THAT CERTAIN MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.", FILED IN BOOK "B" OF SURVEYS PAGE 345, LYON COUNTY RECORDS, STATE OF NEVADA, LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18, BLOCK 82, SAID COIRNER LYING ON THE SOUTHERLY RIGHT OF WAY OF SURPRISE STREET AS SHOWN ON THE AFOREMENTIONED MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.", THENCE FROM SAID **POINT OF BEGINNING** AND ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 89°21'22" EAST A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN ON THE AFOREMENTIONED MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.;" THENCE ALONG THE WESTERLY BOUNDARY OF LOTS 1 THROUGH 9 AS SHOWN ON THE AFOREMENTIONED MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.", SOUTH 0°43'46" WEST A DISTANCE OF 288.00 FEET; THENCE NORTHWEST 89°21'21" WEST A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF LOT 10 AS SHOWN ON THE AFOREMENTIONED MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.;" THENCE ALONG THE EASTERLY BOUNDARY OF LOTS 10 THROUGH 18 AS SHOWN ON THE AFOREMENTIONED MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.", NORTH 0°43'46" EAST A DISTANCE OF 288.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,760 SQ. FT. (0.13 ACRES) MORE OR LESS.

SEE PLAT ATTACHED HERETO AND MADE APART HEREOF.

THE PURPOSE IS TO ABANDONE THE ALLEY LYING WITHIN BLOCK 82 AS SHOWN ON THE AFOREMENTIONED MAP ENTITLED "PLAT OF BARTON TRACT CITY OF YERINGTON NEV.".



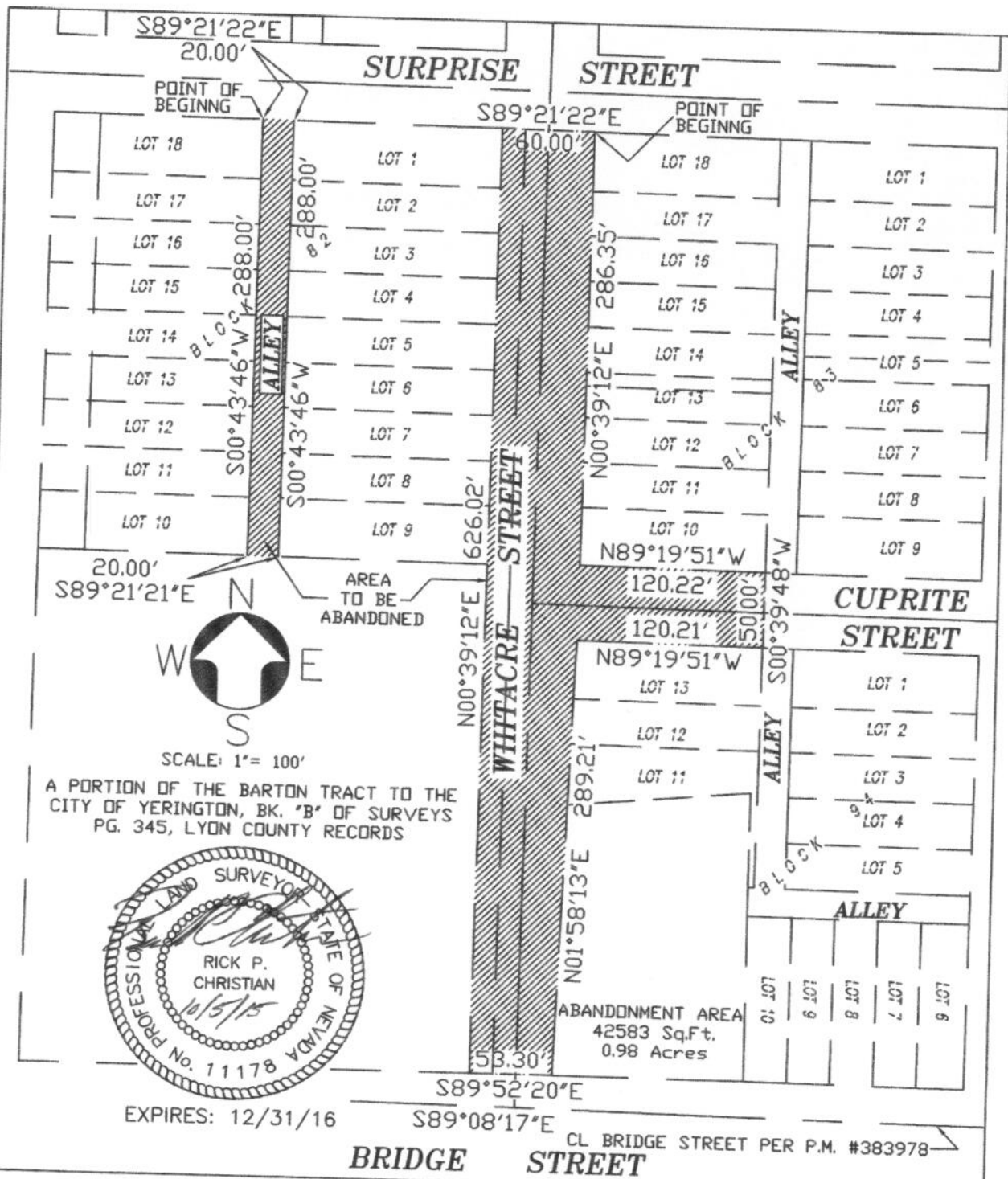
EXPIRES: 12/31-2016

Prepared By:

Denson Surveying, Inc.

P.O. Box 528

Yerington, Nevada 89447



A PORTION OF THE BARTON TRACT TO THE CITY OF YERINGTON, BK. "B" OF SURVEYS PG. 345, LYON COUNTY RECORDS



EXPIRES: 12/31/16

ABANDONMENT AREA
42583 Sq.Ft.
0.98 Acres

EXHIBIT "C" STREET ABANDONMENT PLAT MAP

Denson Surveying
a professional corporation
SURVEYING & MAPPING
Yerington, Nevada
(775) 463-3611

FOR: **SOUTH LYON COUNTY HOSPITAL DISTRICT, a political subdivision**

DATE: 5/29/2015 DRAWN BY: RICK CHRISTIAN

JOB NO. 15013 CHECKED BY: R.P.C.

IN WITNESS WHEREOF, this DECLARATION OF EASEMENT was executed by the undersigned on this ___ day of October, 2015.

GRANTOR:
SOUTH LYON COUNTY HOSPITAL DISTRICT

Name: _____
Title: Trustee

GRANTEE:
CITY OF YERINGTON, NEVADA

Name: _____
Title: Trustee

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

This instrument was acknowledged before me on the ___ day of October, 2015, by _____, a member of the Board of Trustees for the South Lyon County Hospital District.

Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

This instrument was acknowledged before me on the ____ day of October, 2015, by _____, as the _____ of the City of Yerington, Nevada.

Notary Public

EXHIBIT "A"
WATERLINE
EASEMENT

A STRIP OF LAND 10.00 FEET IN WIDTH OVER, UNDER AND ACROSS A PORTION OF FORMER WHITACRE STREET LYING BETWEEN BRIDGE STREET AND SURPRISE STREET BEING A PORTION OF THAT CERTAIN MAP ENTITLED "BARTON TRACT TO THE CITY OF YERINGTON" IN BOOK "B" OF SURVEYS PAGE 345, LYON COUNTY RECORDS, STATE OF NEVADA, LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID SURPRISE STREET FROM WHICH THE NORTHEAST CORNER OF LOT 1, BLOCK 82 OF THE AFOREMENTIONED BARTON TRACT TO THE CITY OF YERINGTON BEARS NORTH 89°21'22" WEST A DISTANCE OF 26.63 FEET; THENCE FROM SAID **POINT OF BEGINNING** AND ALONG SAID SOUTHERLY RIGHT OF WAY OF SURPRISE STREET, SOUTH 89°21'22" EAST A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 0°55'46" WEST A DISTANCE OF 205.35 FEET; THENCE SOUTH 1°38'02" EAST A DISTANCE OF 420.64 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF BRIDGE STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 89°52'20" WEST A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 1°38'02" WEST A DISTANCE OF 16.31 FEET; THENCE SOUTH 89°51'32" WEST A DISTANCE OF 26.01 FEET; THENCE NORTH 0°08'28" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 89°51'32" EAST A DISTANCE OF 25.75 FEET; THENCE NORTH 1°38'02" WEST A DISTANCE OF 394.24 FEET; THENCE NORTH 0°55'46" EAST A DISTANCE OF 205.52 FEET TO THE **POINT OF BEGINNING**.

SEE PLAT ATTACHED HERETO AND MADE APART HEREOF.



EXPIRES: 12/31/2016

Prepared By:
Denson Surveying, Inc.
P.O. Box 528/
Yerington, Nevada 89447

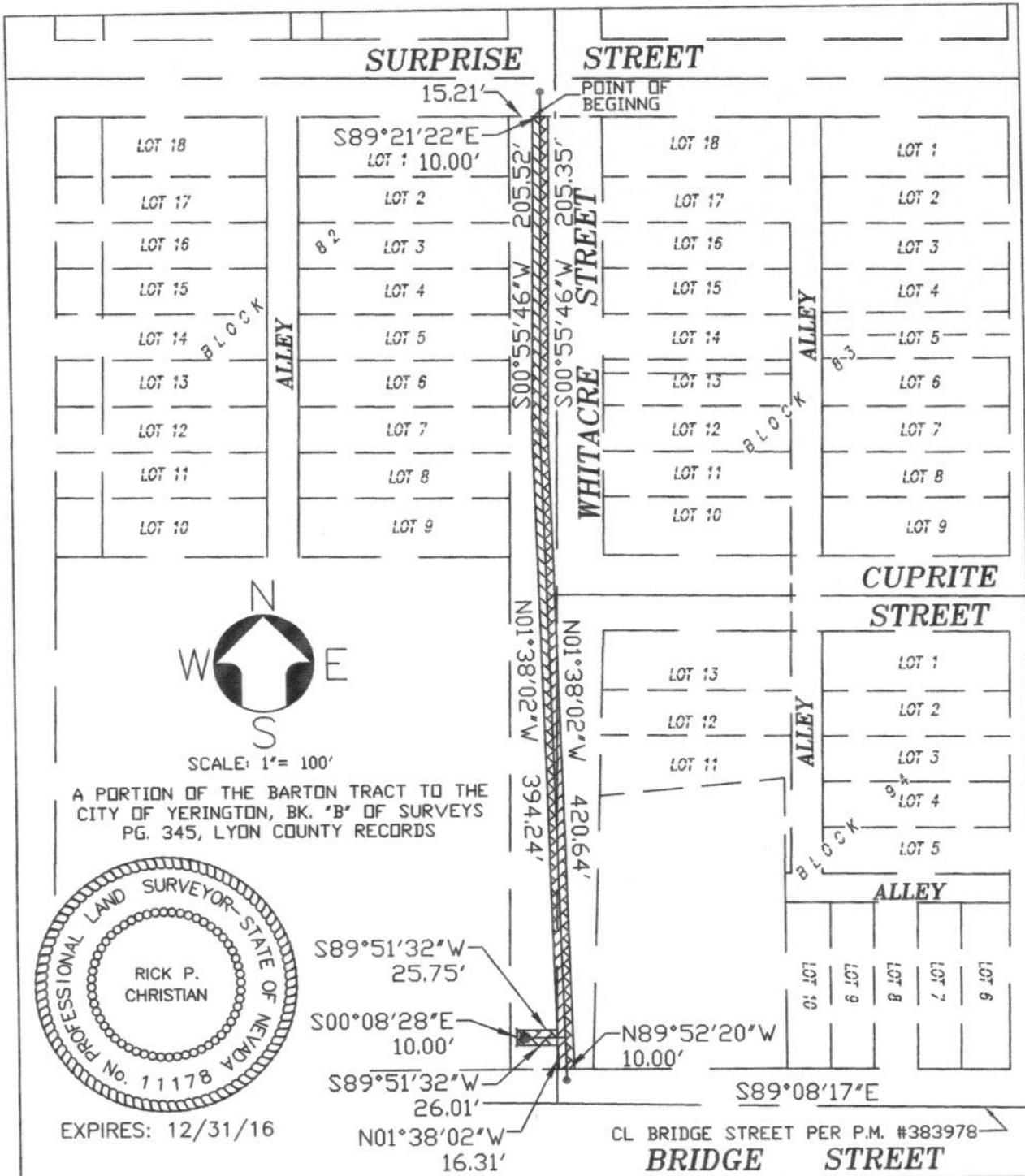


EXHIBIT "B" 10.00' WIDE WATERLINE EASEMENT



Denson Surveying
a professional corporation
SURVEYING & MAPPING
Yerington, Nevada
(775) 463-3611

FOR:	SOUTH LYON COUNTY HOSPITAL DISTRICT, a political subdivision	
DATE:	5/29/2015	DRAWN BY: RICK CHRISTIAN
JOB NO. 15013	CHECKED BY: R.P.C.	

IN WITNESS WHEREOF, this DECLARATION OF EASEMENT was executed by the undersigned on this ___ day of October, 2015.

GRANTOR:
SOUTH LYON COUNTY HOSPITAL DISTRICT

Name: _____
Title: Trustee

GRANTEE:
CITY OF YERINGTON, NEVADA

Name: _____
Title: Trustee

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

This instrument was acknowledged before me on the ___ day of October, 2015, by _____, a member of the Board of Trustees for the South Lyon County Hospital District.

Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

This instrument was acknowledged before me on the ____ day of October, 2015, by _____, as the _____ of the City of Yerington, Nevada.

Notary Public

EXHIBIT "A"
SEWER LINE
EASEMENT

A STRIP OF LAND 10.00 FEET IN WIDTH OVER, UNDER AND ACROSS A PORTION OF FORMER WHITACRE STREET LYING BETWEEN BRIDGE STREET AND SURPRISE STREET BEING A PORTION OF THAT CERTAIN MAP ENTITLED "BARTON TRACT TO THE CITY OF YERINGTON" IN BOOK "B" OF SURVEYS PAGE 345, LYON COUNTY RECORDS, STATE OF NEVADA, LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

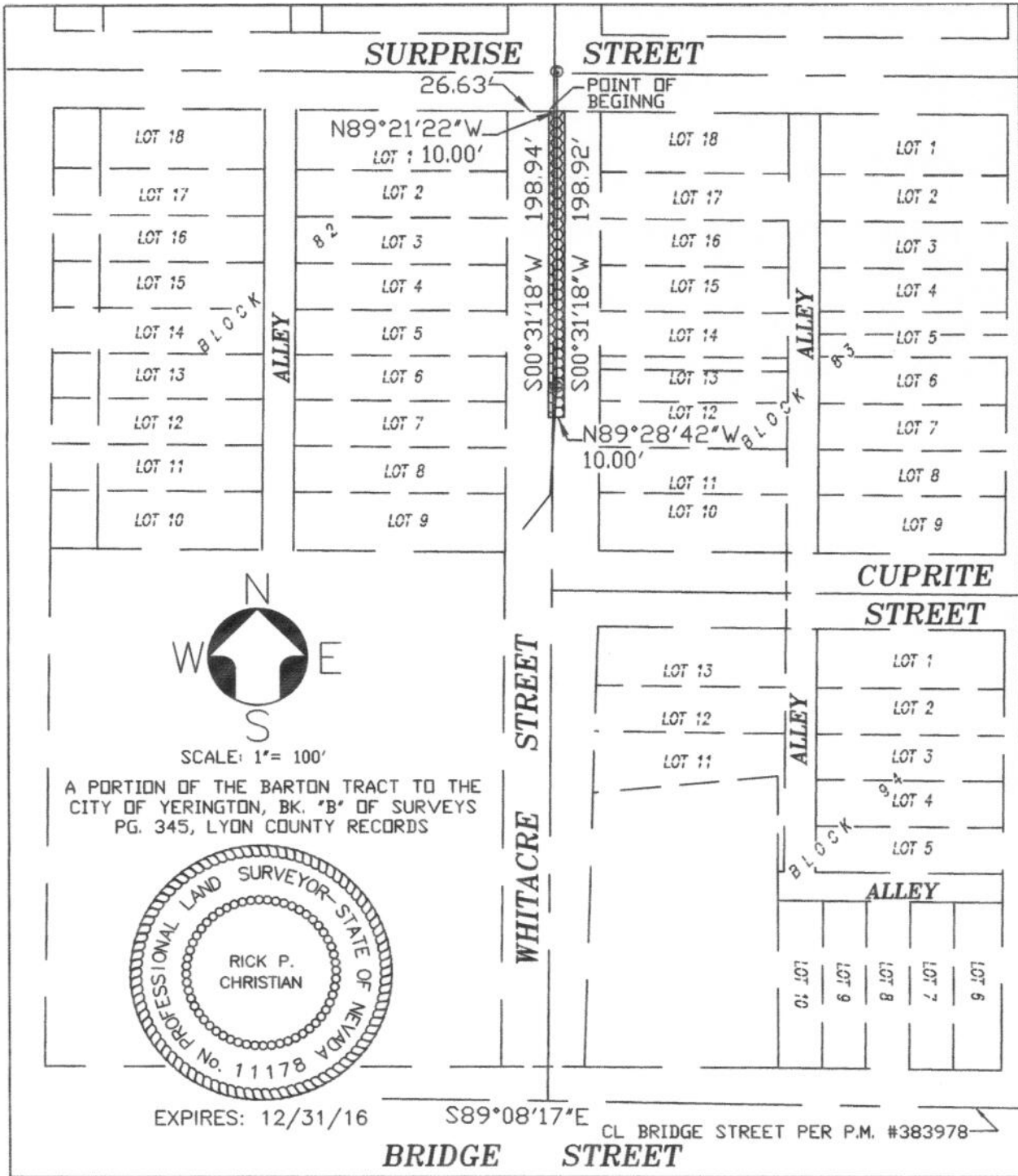
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID SURPRISE STREET FROM WHICH THE NORTHEAST CORNER OF LOT 1, BLOCK 82 OF THE AFOREMENTIONED BARTON TRACT TO THE CITY OF YERINGTON BEARS NORTH 89°21'22" WEST A DISTANCE OF 26.63 FEET; THENCE FROM SAID **POINT OF BEGINNING** AND ALONG SAID SOUTHERLY RIGHT OF WAY OF SURPRISE STREET, SOUTH 89°21'22" EAST A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 0°31'18" WEST A DISTANCE OF 198.92 FEET; THENCE NORTH 89°28'42" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 0°31'18" EAST A DISTANCE OF 198.94 FEET TO THE **POINT OF BEGINNING**.

SEE PLAT ATTACHED HERETO AND MADE APART HEREOF.



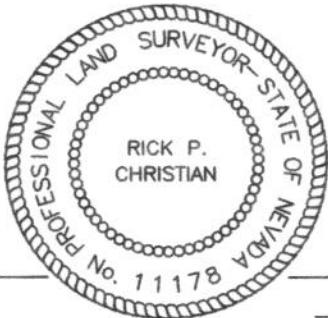
EXPIRES: 12/31/2016

Prepared By:
Denson Surveying, Inc.
P.O. Box 528/
Yerington, Nevada 89447



SCALE: 1" = 100'

A PORTION OF THE BARTON TRACT TO THE CITY OF YERINGTON, BK. "B" OF SURVEYS PG. 345, LYON COUNTY RECORDS



EXPIRES: 12/31/16

S89°08'17"E

CL BRIDGE STREET PER P.M. #383978

EXHIBIT "B" 10.00' WIDE SEWER LINE EASEMENT



Denson Surveying
 a professional corporation
SURVEYING & MAPPING
Yerington, Nevada
 (775) 463-3611

FOR: **SOUTH LYON COUNTY HOSPITAL DISTRICT, a political subdivision**

DATE: 6/12/2015

DRAWN BY: RICK CHRISTIAN

JOB NO. 15013

CHECKED BY: R.P.C.

IN WITNESS WHEREOF, this DECLARATION OF EASEMENT was executed by the undersigned on this ___ day of October, 2015.

GRANTOR:
SOUTH LYON COUNTY HOSPITAL DISTRICT

Name: _____
Title: Trustee

GRANTEE:
CITY OF YERINGTON, NEVADA

Name: _____
Title: Trustee

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

This instrument was acknowledged before me on the ___ day of October, 2015, by _____, a member of the Board of Trustees for the South Lyon County Hospital District.

Notary Public

STATE OF NEVADA)
) ss.
COUNTY OF LYON)

This instrument was acknowledged before me on the ____ day of October, 2015, by _____, as the _____ of the City of Yerington, Nevada.

Notary Public

EXHIBIT "A"
PUBLIC UTILITY
EASEMENT

A STRIP OF LAND 15.00 FEET IN WIDTH OVER, UNDER AND ACROSS A PORTION OF FORMER WHITACRE STREET LYING BETWEEN BRIDGE STREET AND SURPRISE STREET BEING A PORTION OF THAT CERTAIN MAP ENTITLED "BARTON TRACT TO THE CITY OF YERINGTON" FILED IN BOOK "B" OF SURVEYS PAGE 345, LYON COUNTY RECORDS, STATE OF NEVADA, LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID SURPRISE STREET ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 82 OF THE AFOREMENTIONED BARTON TRACT TO THE CITY OF YERINGTON; THENCE FROM SAID **POINT OF BEGINNING** AND ALONG SAID SOUTHERLY RIGHT OF WAY OF SURPRISE STREET, SOUTH 89°21'22" EAST A DISTANCE OF 15.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 0°39'12" WEST A DISTANCE OF 625.88 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF BRIDGE STREET; THENCE ALONG SAID RIGHT OF WAY, NORTH 89°52'20" WEST A DISTANCE OF 15.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID BLOCK 82 OF SAID BARTON TRACT TO THE CITY OF YERINGTON; THENCE ALONG SAID PROLONGATION OF THE EAST LINE, NORTH 0°39'12" EAST A DISTANCE OF 626.02 FEET TO THE **POINT OF BEGINNING**.

SEE PLAT ATTACHED HERETO AND MADE APART HEREOF.



EXPIRES: 12/31/2016

Prepared By:
Denson Surveying, Inc.
P.O. Box 528/
Yerington, Nevada 89447

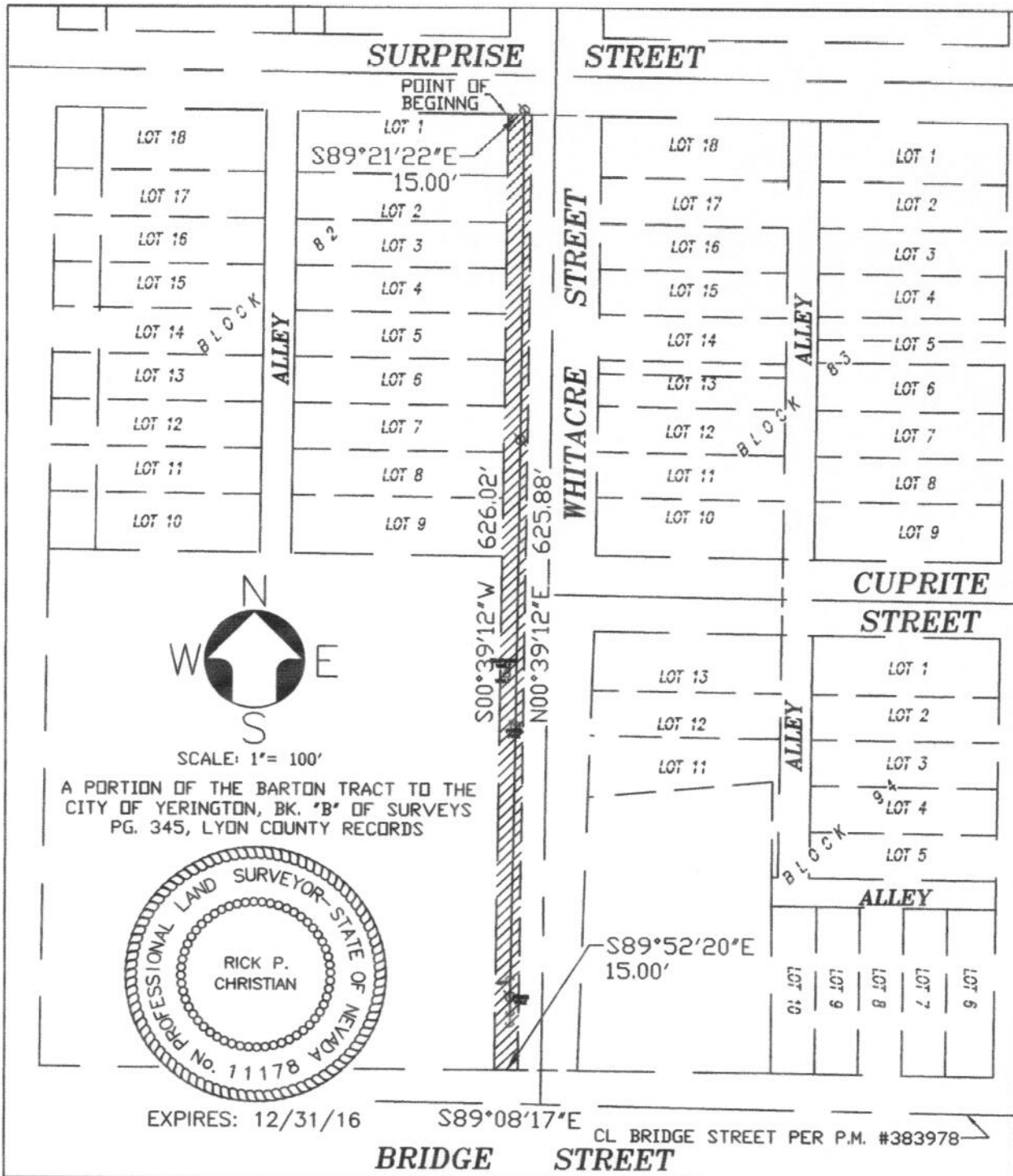


EXHIBIT "B" 15.00' WIDE PUBLIC UTILITY EASEMENT



Denson Surveying
a professional corporation
SURVEYING & MAPPING
Yerington, Nevada
(775) 463-3611

FOR: **SOUTH LYON COUNTY HOSPITAL DISTRICT, a political subdivision**

DATE: 6/12/2015

DRAWN BY: RICK CHRISTIAN

JOB NO. 15013

CHECKED BY: R.P.C.

APN # 001-211-01 and 001-213-01

Recording Requested By/Return To:
Southwest Gas Corporation

P.O. Box 1190

Carson City, Nevada 89702-1190

Att: Theresa Economy 24A-580

DOCUMENTARY TRANSFER TAX \$

- () Computed on full value of property conveyed.
() Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of individual determining tax



SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

Prepared By	<u>TME3</u>	Reviewed By	<u>N/A</u>
Sec. <u>15</u>	<u>T 13 N R 25 E</u>	Meridian	<u>Mount Diablo</u>
County	<u>Lyon</u>	State	<u>Nevada</u>
W.R. No.	<u>N/A</u>	W.O. No.	<u>N/A</u>

I (We) SOUTH LYON COUNTY HOSPITAL DISTRICT, a political subdivision of
Lyon County, Nevada

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto **SOUTHWEST GAS CORPORATION**, a California Corporation, its successors and assigns hereinafter referred to as Grantee, a perpetualeasement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit:

SEE ATTACHED EXHIBIT(s) "A" and "B"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.

Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

W.R. No. N/A

W.O. No. N/A

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors and assigns, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

_____ day of _____, _____.

SOUTH LYON COUNTY HOSPITAL DISTRICT

Grantor _____

Signature and Title

Grantor _____

Print Name and Title

ACKNOWLEDGMENT

STATE OF _____)

)

COUNTY OF _____)

On _____, before me, _____
(here insert name of the officer)

a notary public, personally appeared _____

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

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT "A"
GAS LINE
EASEMENT

A STRIP OF LAND 10.00 FEET IN WIDTH OVER, UNDER AND ACROSS A PORTION OF FORMER WHITACRE STREET LYING BETWEEN BRIDGE STREET AND SURPRISE STREET BEING A PORTION OF THAT CERTAIN MAP ENTITLED "BARTON TRACT TO THE CITY OF YERINGTON" IN BOOK "B" OF SURVEYS PAGE 345, LYON COUNTY RECORDS, STATE OF NEVADA, LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID SURPRISE STREET FROM WHICH THE NORTHEAST CORNER OF LOT 1, BLOCK 82 OF THE AFOREMENTIONED BARTON TRACT TO THE CITY OF YERINGTON BEARS NORTH 89°21'22" WEST A DISTANCE OF 11.80 FEET; THENCE FROM SAID **POINT OF BEGINNING** AND ALONG SAID SOUTHERLY RIGHT OF WAY OF SURPRISE STREET, SOUTH 89°21'22" EAST A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 0°05'10" WEST A DISTANCE OF 325.35 FEET ; THENCE SOUTH 89°20'28" EAST A DISTANCE OF 155.74 FEET TO A POINT OF INTERSECTION WITH THE WEST PROLONGATION OF THE ALLEY LYING IN BLOCK 83 AND BLOCK 94 OF SAID BARTON TRACT TO THE CITY OF YERINGTON; THENCE ALONG SAID WESTERLY LINE, SOUTH 0°39'48" WEST A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 89°20'28" WEST A DISTANCE OF 155.64 FEET; THENCE SOUTH 0°05'10" WEST A DISTANCE OF 290.39 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF BRIDGE STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 89°52'20" WEST A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 0°05'10" EAST A DISTANCE OF 625.84 FEET TO THE **POINT OF BEGINNING**.

SEE PLAT ATTACHED HERETO AND MADE APART HEREOF.



EXPIRES: 12/31/2016

Prepared By:
Denson Surveying, Inc.
P.O. Box 528/
Yerington, Nevada 89447

UTILITY STATEMENTS FOR ROADWAY/EASEMENT ABANDONMENT

Location: Whitacre and Cuprite

Please have the below utilities sign off on the utility easements in the easement/roadway abandonment.

1. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

City of Yerington _____ Date _____
Signature

2. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Charter Communications _____ Date _____
Signature

3. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Verizon of California _____ Date _____
Signature

4. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned. *Facilities will be covered by new PUE granted to the city of Yerington.*

Sierra Pacific Power  _____ Date 10-13-15
Signature

5. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Southwest Gas Corp _____ Date _____
Signature

Other (Comments which apply to your situation.)

UTILITY STATEMENTS FOR ROADWAY/EASEMENT ABANDONMENT

Location: _____

Please have the below utilities sign off on the utility easements in the easement/roadway abandonment.

1. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

City of Yerington _____ Date _____
Signature

2. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Charter Communications _____ Date _____
Signature

3. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Frontier Verizon of California _____ Date 10/6/15
Signature

4. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Sierra Pacific Power _____ Date _____
Signature

5. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Southwest Gas Corp _____ Date _____
Signature

Other (Comments which apply to your situation.)

UTILITY STATEMENTS FOR ROADWAY/EASEMENT ABANDONMENT

Location: _____

Please have the below utilities sign off on the utility easements in the easement/roadway abandonment.

- 1. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

City of Yerington _____ Date _____
Signature

- 2. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Charter Communications _____ Date _____
Signature

- 3. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Verizon of California _____ Date _____
Signature

- 4. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

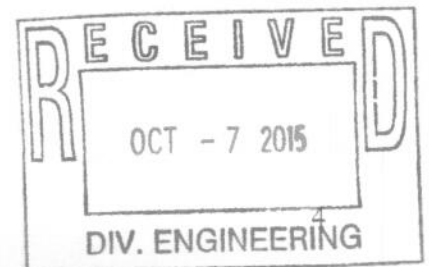
Sierra Pacific Power _____ Date _____
Signature

- 5. We do do not (Circle one) have a utility easement in the easement/roadway being abandoned.

Southwest Gas Corp _____ Date 10-7-15
Signature

Other (Comments which apply to your situation.)

SOUTHWEST GAS WILL REQUIRE A EASEMENT FOR OUR FACILITIES IN THE ROADWAY BEING ABANDONED.





TITLE SERVICE and ESCROW COMPANY

P.O. BOX 833 • 215 W. BRIDGE STREET STE. 1 • YERINGTON, NV 89447
PHONE: (775) 463-3518 • (775) 882-7341 • FAX: (775) 463-5144

PRELIMINARY TITLE REPORT

March 25, 2015

To: Denson Surveying

Our Order No.: TSL-37780-TO

Property Type: Non-residential

APN: 1-184-05, 1-211-01, 1-212-06, 1-213-01 and 1-214-01

Physical Address: 306 Surprise Street, Yerington, Nevada 89447 (1-184-05),
311 Surprise Street, Yerington, Nevada 89447 (1-211-01),
210 S Whitacre Street, Yerington, Nevada 89447 (1-212-01),
216 S Whitacre Street, Yerington, Nevada 89447 (1-212-06),
None available (1-213-01) and
218 W. Bridge Street, Yerington, Nevada 89447(1-214-01)

The form of policy of title insurance contemplated by this report is: Report Only

In response to the above referenced application for a policy of title insurance, this 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 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.

JAY MANFORD, Title Agent

Dated as of March 23, 2015 at 7:30 a.m.

Title to said estate or interest at the date hereof is vested in:

SOUTH LYON COUNTY HOSPITAL DISTRICT, a political subdivision

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

Fee Simple

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

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.

Exceptions 1-5 will be omitted on Extended Coverage Policies

6. Water rights, claims or title to water, whether shown by the public record or not.
7. Any taxes which may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls in the office of the County Assessor, per Nevada Revised Statute 361.260.
8. Any lien, claim or charge which may be levied or imposed by any utility company, public or county or city or general improvement, by reason of said land lying within its boundaries.
9. Any taxes that may be due, but not assessed as provided in NRS Chapter 361.471 through 361.4735 both inclusive.
10. Possible Rights of Ways granted by Congress over Public Lands of The United States for "Open Range" purposes and any damage to private property which may occur by the use thereof.

11. Taxes for the fiscal year July 1, 2014 to June 30, 2015, including any district assessments collected therewith: None assessed.
12. Rights of way for any existing roads, trails, canals, ditches, flumes, conduits, pipe, pole or transmission lines on, under, over, through or across said premises.
13. Easements for Public Roads as now established.
14. An alleyway as shown on the Plat of Barton Tract, filed in Book B of Surveys, Pages 348 - 349, on May 6, 1907, affecting Parcel B.
15. Reservations contained in the Order of Abandonment:

Recorded: March 8, 1995
 Document No.: 180011, Official Records of Lyon County, Nevada
 Reservation: An easement on, over, and across the West 10.00 feet thereof for public utility purposes.
 Affects: Parcel B

16. Easement as contained in Order of Abandonment:

To: Robert J. Smith
 Recorded: August 3, 1995
 Document No.: 184546, Official Records of Lyon County, Nevada
 Affects: Parcel A:2

17. All terms and provisions as contained in a Deed of Trust:

Amount: \$1,200,000.00
 \$ 460,000.00
 Dated: October 19, 2010
 Trustor: South Lyon County Hospital District, a Political Subdivision of Lyon County, Nevada
 Trustee: Title Service and Escrow Company, a NV Corp.
 Beneficiary: THE UNITED STATES OF AMERICA, ACTING THROUGH THE UNITED STATES DEPARTMENT OF AGRICULTURE
 Recorded: November 5, 2010
 Document No.: 467599, Official Records of Lyon County, Nevada
 Affects: Parcels B and D

The above document was re-recorded for the purposes so stated therein on January 12, 2011 as Document No. 470575.

18. Any conveyance of title or request for title Insurance must be accompanied by a resolution from the Board of Lyon County Commissioners approving the transaction.

NOTE:

THIS REPORT MAKES NO REPRESENTATION AS TO WATER, WATER RIGHTS, MINERALS OR MINERAL RIGHTS AND NO RELIANCE CAN BE MADE UPON THIS REPORT, OR OF A RESULTING POLICY OF TITLE INSURANCE, FOR SUCH MATTERS.

LEGAL DESCRIPTION

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Parcel A:

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Lots 9 and 10 in Block 77 of the Barton Tract, City of Yerington, according to the Plat thereof recorded in the Official Records of Lyon County, Nevada on May 6, 1907, in Book B of Surveys as pages 348 and 349.

Parcel 2:

All that certain real property as conveyed by Order of Abandonment recorded in the Official Records of Lyon County, Nevada on August 3, 1995 as Document No. 184546 and more particularly described as follows:

Beginning at a point located, West, 120.00 feet from the Southeast corner of Lot 9 of the Barton Tract, recorded in the Office of the Lyon County Recorder. Thence from said point of beginning, and continuing West along the North right of way line of Surprise Street to it's intersection with the East right of way line of Mountain View Avenue; thence Northerly on a curve to the East right of way of Mountain Avenue to it's intersection with the projected North lot line of Lot 10 of the Barton Tract; thence, East along the said projected North lot line of Lot 10 to the Northwest corner of said Lot 10; thence South along the West lot line of said Lot 10 and Lot 9, to the point of beginning.

Legal Description appeared previously in Document No. August 3, 1995, recorded on 184546, Official Records of Lyon County, Nevada.

Parcel B:

All that certain real property in the City of Yerington being a portion of the SE 1/4 of the SE 1/4 of Section 15, T 13 N, R 25 E, M.D.B.&M., Lyon County, Nevada, described as follows:

continued . . .

continued . . .

All of Block 82 of Barton Tract as shown on the City of Yerington Map recorded in the Official Records of Lyon County, Nevada on May 5, 1976 as Document No. 26088.

Together with that portion of Mountain View Street, as described in the Order of Abandonment, recorded in the Official Records of Lyon County, Nevada, on March 8, 1995 as Document No. 180011.

Parcel C:

North 9 feet of Lot 13, Lots 14, 15, 16, 17 and 18, Block 83, BARTON TRACT, in the City of Yerington, as shown on the map filed in Book B of Surveys, pages 348 and 349, in the office of the County Recorder, Lyon County, Nevada.

Parcel D:

Beginning at the SE corner of Block 82 of Barton Tract as shown on the City of Yerington Map recorded in the Official Records of Lyon County, Nevada, on May 5, 1976 as Document No. 26088, the true point of beginning, thence West along the South line of said Block 82, a distance of 290.00 feet more or less to the East right of way line of Mountain View Street, thence South along said East right of way line a distance of 338.00 feet more or less to the North right of way line of Bridge Street as it now exists, thence East along said North right of way line a distance of 290 feet more or less to the West right of way line of Whitacre Avenue, thence North along said West right of way line a distance of 338.00 feet more or less to the point of beginning.

Legal Description appeared previously in Document No. 202780, recorded on February 27, 1997, Official Records of Lyon County, Nevada.

Parcel E:

All that certain real property in the City of Yerington, being a portion of the SE 1/4 of the SE 1/4 of Section 15, T 13 N, R 25 E, M.D.B.&M., Lyon County, Nevada, described as follows:

Lots 10, 11, 12 and the South 21 feet of Lot 13, Block 83, BARTON TRACT, City of Yerington, County of Lyon, State of Nevada.

continued . . .

continued . . .

Parcel F:

All that certain real property being a portion of the SE 1/4 of SE 1/4 of Section 15, Township 13 North, Range 25 East, M.D.B &M., described as follows:

Beginning at a point on the North line of Bridge Street, a distance of 143 feet West from the Northwest corner formed by the intersection of Bridge and West streets, thence from said point of beginning, first course North 0°30' West 191 feet; thence second course South 83°25' West, 127.72 feet; thence third course South 178 feet, more or less, to the North line of Bridge Street; thence fourth course East along the North line of said Bridge Street, 124 feet to the point of beginning.

Also all of Lots 11, 12 and 13 in Block 94 of the Barton Tract, City of Yerington, as shown on the Plat of Barton Tract, recorded on May 6, 1907 in Book B of Surveys, Page 345, Lyon County, Nevada records.

Legal Description appeared previously in Document No. 260974, recorded on May 14, 2001, Official Records of Lyon County, Nevada.

Note: This order for Title Insurance () does (X) does not qualify for a short term rate on the premium to be charged. If it does then said rate shall remain in effect until N/A.

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable 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. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

NOTE: IF THIS TRANSACTION QUALIFIES FOR AN ALTA HOMEOWNER (EAGLE) POLICY, THE BUYER SHOULD REVIEW ADDITIONAL COVERAGE AND PREMIUM.

DISCLAIMER

The liability assumed by the Company issuing this report shall not exceed the next aggregate of \$100.00 above fee paid. If the recipient of this report wished liability and/or title coverage in excess of this amount then a policy of title insurance can be purchased.

