



YERINGTON PLANNING COMMISSION

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

YERINGTON PLANNING COMMISSION
MEETING AGENDA
FEBRUARY 29, 2016 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 January 4th 2016.
4. For Possible Action: Master Plan Amendment: Creation of Title 10, Chapter 15, A-E Alternative Energy Overlay hereinafter known as Bill No 411, Ordinance No. 16-01.
5. For Possible Action: Master Plan Amendment: **Renaming of Title 10, Chapter 7, M-1 Industrial District to Chapter 7, Industrial Districts, Creation of Title 10, Chapter 7, Article A. M-1 Industrial District with the movement of the previous Title 10, Chapter 7, M-1 Industrial District to the newly created Article A. M-1 Industrial District. Further, Creating Title 10, Chapter 7, Article B. M-2 Special Industrial District** hereinafter known as Bill No 412, Ordinance No. 16-02.
6. For Possible Action: Master Plan Amendment: Revision of Title 10, Chapter 7 Article A: M-1 Industrial District, Paragraph 10-7A-2: Permitted Uses adding **Solar, wind and geothermal energy generation with A-E Alternative Energy Overlay**. Also adding Paragraph 10-7A-4 Special Uses adding **Solar, Wind and Geothermal Energy Generation Without A-E Alternative Energy Overlay** hereinafter known as Bill No 413, Ordinance No. 16-03.
7. For Possible Action: Zoning Change: The Nevada Copper Corporation has requested to have a portion of parcel 001-661-02 that is currently zoned M-1 to be designated with A-E Alternate Energy Overlay.

The City of Yerington is an equal opportunity provider



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8. For Possible Action: Zoning Change: The Nevada Copper Corporation has applied to have M-2 zoning designated on parcels 001-661-02, 001-662-01, 001-662-02, 001-662-03, 001-662-04, and 001-662-05.
9. For Possible Action: Master Plan Amendment: Creation of Title 10, Chapter 6, Article C. Hospital Facilities District (H-Z) Zoning hereinafter known as Bill No 414, Ordinance No. 16-04.
10. Parcel Map Application: McLeod Development Co., Inc.: In accordance with the provisions of N.R.S. Chapter 278A, the developer McLeod Development Co., Inc. has filed a parcel map application for the McLeod Development Industrial Park. The property is located on McLeod Street, Assessor's Parcel Number 001-541-21, within the City of Yerington, Zoned M-1, and owned by McLeod Development Co., Inc.

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, Ashley Armstrong, do certify that the foregoing agenda was duly posted February 17th 2016 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 Ashley Armstrong at (775) 463-3511.

Planning Commission Secretary

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PUBLIC NOTICE

PLANNING COMMISSION MEETING

MEETING TO BE HELD ON MONDAY FEBRUARY 29th 2016 AT 4:00 PM

Yerington City Hall 102 S. Main Street Yerington NV 89447

For special access accommodations contact the City Clerk at 775-463-3511. Please provide 48 hours of notice.

The following action items shall be presented, discussed and voted on at the meeting:

1. Master Plan Amendment: Creation of M-2 Industrial Zoning.
2. Master Plan Amendment: Creation of A-E Alternative Energy Zoning.
3. Revision of Yerington City Code Title 10 M-1 Zoning to reflect changes of permitted uses and special uses.
4. Zone Change: a portion of APN 001-661-02 from M-1 to M-2 zoning.
5. Zone Change: a portion of APN 001-661-02 from M-1 to M-1 with A-E Alternative Energy Overlay.
6. Master Plan Amendment: Creation of H-Z Zoning.
7. Zoning Change from C-2 to H-Z zoning of South Lyon Medical Center parcels 001-184-05, 001-211-01, 001-213-01, 001-214-01, 001-212-06, and 001-212-01.
8. Parcel Map Application: APN 001-541-21.

This notice has been published in the Mason Valley News on 02/17/2016

Ashley Armstrong

Planning Commission Secretary

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H-Z

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M-2	✓	HAMRICK, BETTE	605 E BRIDGE ST	YERINGTON, NV	89447
M-2	✓	HALL, HERBERT J & RACHELE M	617 E BRIDGE ST	YERINGTON, NV	89447
M-2	✓	SAVAGE, KEITH A & VIRGINIA L TR	611 SANDY AVE	YERINGTON, NV	89447
M-2	✓	SMITH, HARRY EARL ET AL TRS	81 HWY E 95A	YERINGTON, NV	89447
M-2	✓	BRACKENBURY, RAY & JOI LUENE TR	P O BOX 75	YERINGTON, NV	89447
M-2	✓	ROGERS, BENJAMIN J & TIFFANY L	26 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	KASSEBAUM, DOUGLAS R & MARGIE F	P O BOX 1152	YERINGTON, NV	89447
M-2	✓	PEDERSEN, DAN H & KAREN P	30 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	LOWERY, WILLIAM K & RUBY M	32 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	CARRILLO, PHILIP HENRY SR ETAL T	P O BOX 1753	MINDEN, NV	89423
M-2	✓	AIAZZI, STEPHEN E & DENISE N	34 N MAIN ST	YERINGTON, NV	89447
M-2	✓	DURAZZO, MARIO J TR	3421 ORINDA CIR	CAMERON PARK, CA	95682
M-2	✓	FULLER, RAYMOND E & CAROL L TRS	43 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	DIBBLE, JOHN K & DEBORAH L TRS	41 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	MILLARD, ROBERT	39 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	HUNTLEY, SCOTT D & MELISSA A	P O BOX 1188	YERINGTON, NV	89447
M-2	✓	KIRKPATRICK, MELVIN D TR ET AL	35 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	SINGLEY, ERIN M	33 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	SINGLETON, CHARLES M	31 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	COMPSTON, DENNIS L & LEAH R TRS	117 SHIPLEY DR	YERINGTON, NV	89447
M-2	✓	ELLINGSON, WILLIAM M & PAMELA J	27 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	STOKES, ALBERT E & SUSAN M	17 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	BOWDEN, MELVIN H ET AL TRS	19 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	BREWER, GREGORY A	23 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	GLASS, DAVID & LISA	25 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	MANN, ALLEN J & KATHARINE S	20 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	MC KINNON, FRED E ET AL TRS	22 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	PRICE, CHARLES R	24 PANAVIDA CIR	YERINGTON, NV	89447
M-2	✓	QUILICI FAMILY ENTERPRISES, LLC	P O BOX 637	YERINGTON, NV	89447
M-2	✓	DESERT PEARL FARMS LLC	P O BOX 35	YERINGTON, NV	89447
M-2	✓	PUMPKIN HOLLOW FARMS INC	20 E PURSEL LN	YERINGTON, NV	89447
M-2	✓	BYARS, JACK B & PAMELA J TRS	625 E BRIDGE	YERINGTON, NV	89447
M-2	✓	BRYAN, RICHARD H & NIKKI A	717 E BRIDGE ST	YERINGTON, NV	89447
M-2	✓	ROMANO, DENNIS & DIANE R	33 E CREMETTI LN	YERINGTON, NV	89447
M-2	✓	DESERT PEARL FARMS LLC	P O BOX 35	YERINGTON, NV	89447
M-2	✓	ARATA, LOUIS J	53 E CREMETTI LN	YERINGTON, NV	89447
M-2	✓	STONE, WILLIAM	P O BOX 569	YERINGTON, NV	89447
M-2	✓	COOPER, ROBERT / COOPER, JOHN	10519 26 MILE RD	OAKDALE, CA	95361
M-2	✓	CHICO, JAMES V & JENNIFER F TRS	26 E PURSEL LN	YERINGTON, NV	89447

M-2	✓	WALKER RIVER IRRIGATION DIST	410 N MAIN ST	YERINGTON, NV	89447
M-2	✓	RGGS LAND & MINERALS LTD LP	100 WAUGH DR STE 400	HOUSTON, TX	77007
M-2	✓	PATTON, THOMAS C ET AL TRS	191 HWY 208	YERINGTON, NV	89447
M-2	✓	HOY, JOHN R ET AL	2733 FOXHILL DR	CARSON CITY, NV	89706
M-2	✓	MC NEIL, ALVIN HARRY JR ET AL	3 PANAVISTA CIR	YERINGTON, NV	89447
M-2	✓	GREENBERG, RAYMOND JOHN ET AL	2037 COLUMBUS WAY	VISTA, CA	92081
M-2	✓	MALKMUS, ROBERT CARL TRS ET AL	P O BOX 1060	GARDNERVILLE, NV	89410
M-2	✓	DESERT PEARL FARMS LLC	P O BOX 35	YERINGTON, NV	89447
M-2	✓	STEVENS, RONALD L ET AL TRS	5 DEL ORO LAGOON	NOVATO, CA	94949
M-2	✓	MILLER, DENNIS R	P O BOX 1331	IONE, CA	95640
M-2	✓	GARRETT, ROBERT A	P O BOX 1335	YERINGTON, NV	89447
M-2	✓	BREESE, WALTER & CHRISTINA M	10 BUM STEER RD	YERINGTON, NV	89447
M-2	✓	RAUBER, WILLIAM S ET AL TRS	20 BUM STEER RD	YERINGTON, NV	89447
M-2	✓	PRICE, CHARLES R	24 PANAVISTA CIR	YERINGTON, NV	89447
M-2	✓	DEAN, KRISTEN MARY ET AL	30 BUM STEER RD	YERINGTON, NV	89447
M-2	✓	PETERSON, DONALD K & KATHLEEN L	24 PRADERE RD	DAYTON, NV	89403
M-2	✓	LOMMORI, SCOTT D TR ET AL	713 PEARL ST	YERINGTON, NV	89447
M-2	✓	SCIARANI, PAUL ET AL TRS	26 SCIARANI RD	YERINGTON, NV	89447
M-2	✓	SCIARANI, JAMES &	20 SCIARANI RD	YERINGTON, NV	89447
M-2	✓	SCIARANI, JOHN TR	768 EAST BRIDGE ST	YERINGTON, NV	89447
M-2	✓	FRADE RANCHES INC	123 MAC KENZIE LN	YERINGTON, NV	89447
M-2	✓	G LAZY B PARTNERSHIP	110 HWY 95A E	YERINGTON, NV	89447
M-2	✓	BITLER, KENNETH & PEGGY L TRS	P O BOX 250	YERINGTON, NV	89447
M-2	✓	G LAZY B PARTNERSHIP	110 HWY 95A E	YERINGTON, NV	89447
M-2	✓	LANCE, LITA JEAN ET AL	P O BOX 216	GABBS, NV	89409
M-2	✓	DIEKMANN, JOHN C & BETTY J TRS	120 HWY 95A EAST	YERINGTON, NV	89447
M-2	✓	WASS INVESTMENTS	1071 ORO WAY	GARDNERVILLE, NV	89410
M-2	✓	PROCISSI, ROBERT/JENSE N, ADRIAN	2016 LADERA DR	LINCOLN, CA	95648
M-2	✓	MASON VALLEY FIRE PROTECTION	118 S MAIN ST	YERINGTON, NV	89447
M-2	✓	MOLLART, GEORGE W III & CATHY S	10 FOX LN	YERINGTON, NV	89447
M-2	✓	GUTIERREZ, PATRICK & MARIA J	8 FOX LN	YERINGTON, NV	89447
M-2	✓	KREJCI, BILL F	P O BOX 2441	HAWTHORNE, NV	89415
M-2	✓	DAVIDSON, JAMES T	1025 S NORFOLK ST	AURORA, CO	80017
M-2	✓	CLOVER NEVADA LLC	905 RAILROAD ST. #204	ELKO, NV	89801
M-2	✓	FAIRBANKS, CHRISTINE R TR ET AL	P O BOX 1444	YERINGTON, NV	89447
M-2	✓	STRADLEY, ALICE J ET AL	4884 GOLDEN RD	PLEASANTON, CA	94566
M-2	✓	COPPER KING KONG LLC	P O BOX 1444	YERINGTON, NV	89447
M-2	✓	TSOI, KIEN HUNG ET AL	1124 ST CHARLES TERRACE #C	ALAHAMBRA, CA	91801
M-2	✓	MATTHEWS, CHRISTOPHER T	600 AIRPORT WAY	YERINGTON, NV	89447

M-2	✓	DAVIDSON, JAMES T	1025 S NORFOLK ST	AURORA, CO	80017
M-2	✓	THOMAS M KELLER PS PROFIT SHARE	601 UNION ST STE 2600	SEATTLE, WA	98101
M-2	✓	DAVIDSON, JAMES T	1025 S NORFOLK ST	AURORA, CO	80017
M-2	✓	SHANE, JOHN	964 BROOKER HOLLOW RD	RICHMONDVILLE, NY	12149
M-2	✓	SANDERSON, JOHN W & JANET A	3700 ODIN WAY	RENO, NV	89512
M-2	✓	BRITT, CONNIE LYNNETTE	4425 WEST MAIN #21	MEDFORD, OR	97501
M-2	✓	BUREAU OF LAND MANAGEMENT	5665 MORGAN MILL RD	CARSON CITY, NV	89701
H-Z	✓	TREBUCHON, PATRICIA	110 W BRIDGE ST	YERINGTON, NV	89447
H-Z	✓	THE ENTRUST GROUP INC FBO	555 12TH ST	OAKLAND, CA	94607
H-Z	✓	TEROU, MARY LEE	5185 KIOWAN WAY	KELSEYVILLE, CA	95451
H-Z	✓	MEZA, FERNANDO/ RANGEL, MARIA D	223 S CENTER ST	YERINGTON, NV	89447
H-Z	✓	NEVADA RURAL HOUSING AUTHORITY	3695 DESATOYA DR	CARSON CITY, NV	89701
H-Z	✓	PURSEL, WILLIAM & MARGUERITE TR	31 S WHITACRE ST	YERINGTON, NV	89447
H-Z	✓	GSG HOMES LLC	22 HWY 208	YERINGTON, NV	89447
H-Z	✓	RODERICK, DOUGLAS RAY ET AL TRS	61 GIORGI LN	YERINGTON, NV	89447
H-Z	✓	GIOMI, ARTHUR JOSEPH TR	217 HWY 208	YERINGTON, NV	89447
H-Z	✓	BITLER, KENNETH P & PEGGY L TRS	P O BOX 250	YERINGTON, NV	89447
H-Z	✓	NEVADA RURAL HOUSING AUTHORITY	3695 DESATOYA DR	CARSON CITY, NV	89701
H-Z	✓	YARBROUGH, ANTHONY D	102 S WHITACRE ST	YERINGTON, NV	89447
H-Z	✓	D & G INVESTMENTS	P O BOX 588	YERINGTON, NV	89447
H-Z	✓	BENOIST, MICHAEL D ET AL	P O BOX 162	YERINGTON, NV	89447
H-Z	✓	WOODARD, ARLENE AIAZZI	215 S WEST ST	YERINGTON, NV	89447
H-Z	✓	GRIGSBY, DANNY L & SUSAN D	118 S WHITACRE ST	YERINGTON, NV	89447
H-Z	✓	TEMEN, EUGENE (GENE) EARL ET TR	90 TOLL RD	RENO, NV	89521
H-Z	✓	SABIN, LARRY THOMAS ET AL TRS	111 S WEST ST	YERINGTON, NV	89447
H-Z	✓	OSTRANDER, SHERILYN A TR	30 S WHITACRE	YERINGTON, NV	89447
H-Z	✓	RAMIREZ, RITA TR	403 MUSSEL SHELL DR	YERINGTON, NV	89447
H-Z	✓	SOUTHER, ROE E	P O BOX 715	YERINGTON, NV	89447
H-Z	✓	TOGNOLI, STEVE L & PAMELA M	231 S WEST ST	YERINGTON, NV	89447
H-Z	✓	PEDERSON, WAYNE ALAN TR	219 S WEST ST	YERINGTON, NV	89447
H-Z	✓	WINWARD, ARTHUR E & CAROL A	43 S BYBEE LN	YERINGTON, NV	89447
H-Z	✓	EVASOVIC, JOHN M & RITA K TRS	102 S MOUNTAIN VIEW AVE	YERINGTON, NV	89447
H-Z	✓	TORRES, MARJORIE M & L JOHNSON	P O BOX 531	YERINGTON, NV	89447
H-Z	✓	THOMAS, DIANA M	110 S WEST ST	YERINGTON, NV	89447
H-Z	✓	WILSON, LAURIE & EDWARD J	123 S WEST ST	YERINGTON, NV	89447
H-Z	✓	MARLETT, PATRICK	101 S WEST ST	YERINGTON, NV	89447
H-Z	✓	BAKER, RALPH M	104 S WEST ST	YERINGTON, NV	89447
H-Z	✓	VAUGHAN, EUGENE D & VERA M TRS	1718 N NEVADA ST	CARSON CITY, NV	89703
H-Z	✓	TIBBALS, DONALD H & JOY M TRS	56 ST RT 339	YERINGTON, NV	89447

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H-Z	✓	DINI, REBECCA L	312 VIRGINIA ST	YERINGTON, NV	89447
H-Z	✓	CID, ELAINE C TR ET AL	904 SAGUARO ST	DAYTON, NV	89403
H-Z	✓	CAMPBELL, THOMAS R & PATRICIA A	110 S MOUNTAIN VIEW AVE	YERINGTON, NV	89447
H-Z	✓	BOLTON, CHARLES V III & KELLY J	3 ASHLEY DR	YERINGTON, NV	89447
H-Z	✓	LYON HOLDING CORP	1145 HILLTOP DR	REDDING, CA	96003
H-Z	✓	RODERICK, DOUGLAS RAY TR ET AL	61 GIORGI LN	YERINGTON, NV	89447
H-Z	✓	GIOMI AND LOPEZ LLC	119 W BRIDGE ST	YERINGTON, NV	89447
H-Z	✓	MC DONALD, ROY D & JO A	120 BELMONT ST	YERINGTON, NV	89447
H-Z	✓	GIOMI, ARTHUR J TR	119 W BRIDGE ST	YERINGTON, NV	89447
H-Z	✓	MATHEUS, ELEANOR TR	313 S WEST ST	YERINGTON, NV	89447
H-Z	✓	CHESTNUT, JULIA	321 S WHITACRE ST	YERINGTON, NV	89447
H-Z	✓	MC GOWAN, JOHN F & MYRNA ET AL	317 S WEST ST	YERINGTON, NV	89447
H-Z	✓	ROLOSON, LINDA K	216 BOVARD	YERINGTON, NV	89447
H-Z	✓	THOMPSON, KENNETH A ET AL TRS	212 BOVARD ST	YERINGTON, NV	89447
H-Z	✓	BRYAN, BYRON L & MARCIA L	26 S MOUNTAIN VIEW AVE	YERINGTON, NV	89447
H-Z	✓	JONES, FREDERICK L ET AL TRS	25 S WHITACRE ST	YERINGTON, NV	89447
H-Z	✓	SUMMERVILLE, ANGELI F TR	41 STONELEIGH TR	VICTOR, NY	14564
H-Z	✓	CARLINI, TOD F ET AL TRS	P O BOX 1021	MINDEN, NV	89423
H-Z	✓	AHLF, LAURA M	209 S WEST ST	YERINGTON, NV	89447
H-Z	✓	MC CANDLESS, ROBERT R ET AL TRS	31 S NEVADA ST	YERINGTON, NV	89447
H-Z	✓	MAXWELL, WILLIAM G	112 S WES ST	YERINGTON, NV	89447
H-Z	✓	BUNDE, DAVID W & JUDITH A	30590 SUSAN DR	CATHEDRAL CITY, CA	92234
H-Z	✓	SHAFER, BOBBY G & MARJORIE J TR	204 S WEST ST	YERINGTON, NV	89447
H-Z	✓	BOATWRIGHT, REBECCA L	208 S WEST ST	YERINGTON, NV	89447
H-Z	✓	DAY, BOBBY R & KATHLEEN M	326 S WHITACRE ST	YERINGTON, NV	89447
H-Z	✓	TOGNOLI, LIDO J & JOERENE L	325 S WEST ST	YERINGTON, NV	89447
H-Z	✓	SMITH VALLEY EQUIPMENT CO INC	402 W BRIDGE ST	YERINGTON, NV	89447
H-Z	✓	COMPSTON, GAREY S SR TR ET AL	236 S WEST ST	YERINGTON, NV	89447
H-Z	✓	VAUGHAN, EUGENE D & VERA M TRS	1718 N NEVADA ST	CARSON CITY, NV	89703
H-Z	✓	EVANS, HEIDI H	1725 AUTUMN VALLEY WAY	RENO, NV	89523
H-Z	✓	CHIDWICK, MARK T ET AL	201 S OREGON ST	YERINGTON, NV	89447
H-Z	✓	COX, PATSY L ET AL	9 E MESA DR	YERINGTON, NV	89447
H-Z	✓	TUCKER, WALTER G ET AL	885 ISIS CT	RENO, NV	89512
H-Z	✓	TROUT, KEITH S & THERESA	227 S CENTER ST	YERINGTON, NV	89447
H-Z	✓	COMPSTON, GAREY S SR ET AL TRS	236 S WEST ST	YERINGTON, NV	89447
H-Z	✓	YOUNG, STEPHEN G	321 S WEST ST	YERINGTON, NV	89447
H-Z	✓	LYON HOLDING CORPORATION	85 E MAIN ST	FERNLEY, NV	89408

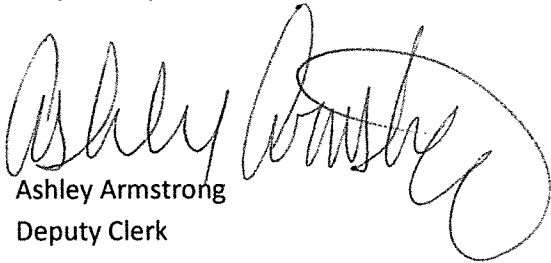
Regarding: Planning Commission Meeting on February 29, 2016

See attached list and agenda for details

On February 16, 2016 a total of 152 letters were posted on the Pitney Bowes postage meter.

I hand delivered 2 letters to the following people Rita Evasovic and Steve Tognoli.

Respectfully



Ashley Armstrong
Deputy Clerk

Verified By:



Maria Reyes
Deputy Clerk

January 4, 2016

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

President Steve Douglas
Vice President Robert Arigoni
Commissioner Joan Blake
Commissioner Eric Bodenstein
Commissioner Travis Crowder
Commissioner Richard Faber
Commissioner George O'Keefe
City Attorney Chuck Zumpft (via telephone)
City Manager Dan Newell
Public Works Director Jay Flakus
Planning Commission Secretary Ashley Armstrong

Guests: Steve Tognoli, Ken Ward, Rick Christian of Denson Surveying, Judy Price of South Lyon Hospital District, Tony Yarbrough, Toni Inserra of South Lyon Medical Center, Ken Bitler, Chief Scott Draper of Mason Valley Fire Department.

Meeting was called to order at 4:00 pm by President Douglas, rollcall was taken and pledge of allegiance was led by Commissioner O'Keefe.

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the January 4, 2016 meeting as presented, seconded by Commissioner Arigoni. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes

Commissioner Bodenstein made a motion to approve the minutes of the October 19, 2015 meeting, seconded by Commissioner Faber and the motion carried unanimously.

Election of Planning Commission Officers

President Douglas asked if anyone would like to campaign.

Commissioner O'Keefe made a motion to keep President Douglas and Vice President Arigoni in their current positions, seconded by Commissioner Blake. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

Appointment of a Planning Commission Secretary

President Douglas asked Ashley Armstrong if she is willing to do the job. Ashley Armstrong stated that she is.

Commissioner O'Keefe made a motion to appoint Ashley Armstrong as the new Planning Commission Secretary, seconded by Commissioner Bodenstein and the motion carried unanimously.

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

Mr. Rick Christian from Denson Surveying addressed the Board. Mr. Christian stated that he is here on behalf of Frade Ranch Inc. and would be able to answer any questions. Mr. Christian stated that the purpose of the agenda item and the following parcel map is to facilitate the sale of Frade Ranches and to maintain the existing homesteads under the existing family members.

City Manager Newell stated this has basically always been the plan from the time Frade requested to be annexed into the City.

President Douglas asked whose parcels are the residential homesteads. Mr. Christian stated that they are on parcel 1 and parcel 2.

Mr. Christian stated that with the creation of the parcels for the resident's homesteads, we are also declaring a 30 foot dedication for Bridge St. along the front of the property that did not exist before. City Manager Newell asked if it currently goes to the center of the street. Mr. Christian stated yes, the current parcel goes to the section line which is approximately center line of Bridge St.

President Douglas asked if there was any input by surrounding neighbors. President Douglas stated that he would caution against a large parcel split because you cannot come back in 3 weeks and request to split this parcel again. President Douglas stated that you cannot subsequently or you will trigger a parcel subdivision requirement. City Manager Newell said that the applicants knew that coming into this meeting.

President Douglas asked if there were any other questions or comments.

Commissioner O'Keefe asked if notices were sent to surrounding property owners. Public Works Director Flakus stated there is no noticing requirements for a parcel map. Mr. Christian stated just the publication requirement exists.

Vice President Arigoni asked if the parcels will stay AG. Mr. Christian stated that yes they will remain AG.

President Douglas asked if a 2 acre parcel stay. AG or is there a minimum. City Manager Newell stated there is a minimum of 1 acre.

President Douglas asked if there were any other questions from the audience. There were no public comments.

President Douglas stated he saw no changes from what has been there for the last decade and this cleans up the map. City Manager Newell stated that it has been quite a few decades. He does not remember anything other than what it is now.

Commissioner Blake made a motion to accept the parcel map application for the Frade Ranch on APN # 001-671-01 as presented on the agenda item number 6, seconded by Commissioner O'Keefe and the motion carried unanimously.

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

Mr. Rick Christian from Denson Surveying on behalf of Frade Ranch Inc. stated that he would answer any questions for the Board. The agenda item and the parcel maps are to facilitate the sale of Frade Ranch and to maintain the existing homesteads under the existing family members.

Mr. Christian stated that this area is within the parent parcel which is MacKenzie lane and Cemetery Road. Both are being declared as dedicated right of way 60 feet wide. President Douglas asked if we are dismissing the one corner that's not going to a parcel map right now as a dedicated easement. Mr. Christian stated for MacKenzie and Bridge that is correct.

President Douglas asked why you are dividing into 4 parcels rather than 3. Mr. Christian says that MacKenzie divides the property by virtue of the road being dedicated for the right of way. That is why there are 4 parcels being divided instead of 3.

Commissioner O'Keefe asked if there is access to parcel 1. Mr. Christian stated there is an easement through MacKenzie Lane that goes to parcel 1.

Commissioner Faber asked if the power line easement for the 20 foot width on the south end of the parcel; have to be defined other than the center line for the rest of it through parcel 2. Mr. Christian stated that the rest of it is covered by virtue of an existing document, just the center line only.

Vice President Arigoni stated the Fox Ditch must have an easement because it goes across Bridge Street to Paul Sceirine's property.

Mr. Christian said he can look into it so if there is any need to do a parrot then we can parrot by all means. Mr. Christian said we can make that a condition to identify that on the map. City Manager Newell agreed it can be a condition on approval and then if it never took place then the map would not change.

President Douglas asked if they have any kind of recorded easement for the ditch right of way somewhere on the map. Mr. Christian states they do not have a document of the ditch easement. According to the title report all the easements that are contained within the report are identified; however there is nothing for the Fox Ditch.

President Douglas stated that if you look in the title report it reference's the back ditch but it does not define it. President Douglas stated that it says "there is a right away through certain water ditch situated on upon lands known as the back ditch".

Mr. Christian asked where President Douglas was seeing that statement. President Douglas stated it is on the title report page 5, item number 19, reservation contained in the deed from B.H. Reymers to Herman F. Luhrs.

President Douglas asked about the wheedle ditch he was not sure what it would be called. Mr. Christian stated that item is not shown on this map because it is not identified exactly where it is and there is no description for the ditch itself and no width given in the document. President Douglas stated that would be something that we will need to have identified on the map to protect the ditch riders or ditch owners that are part of that ditch company. President Douglas stated that perhaps in the past it was never identified; but he thinks it needs to be, otherwise there is a ditch owner that could be upset in the future.

City Manager Newell stated that we should do a conditional approval based on adding the ditches onto the map easement. President Douglas asked City Attorney Zumpft if we can do an approval if we vote for an action with the conditions that the ditch easement be located on the final map. City Attorney Zumpft stated that the Planning Commission could do that.

President Douglas asked for any other comments or thoughts.

Commissioner O'Keefe made a motion to conditionally approve item number 7 with APN # 001-671-03 Frade Ranch Inc. providing that the easement for the back Fox Ditch is addressed and based on the final map, seconded by Commissioner Faber.

Vice President Arigoni asked if the Fox Ditch company needs to be notified about what is taking place on this item. Mr. Christian stated that there is no ordinance stating they need to be notified.

Vice President Arigoni stated he would like to add that someone from the back Fox Ditch Company is made aware of what has taken place with the easement and that it was not recorded on the map previously.

President Douglas asked if we still have approval of item number 7 as presented with the additional conditions that the back Fox Ditch and easements be recorded on the map and that the back Fox Ditch people are notified of such. The second, Commissioner Faber, agreed to the motion and the motion carried unanimously.

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

Ms. Toni Inserra, CEO of South Lyon Medical Center (SLMC), addressed the Board and introduced Mr. Rick Christian of Denson Surveying.

Ms. Inserra stated that having one campus is the goal. Ms. Inserra stated that she does not think that the hospital or the district have any plans to purchase any more property. Ms. Inserra stated that Mr. Christian has found an alley that goes through the Barnett clinic.

Ms. Inserra stated that in 2003 a master plan was started. The master plan shows that growth for the hospital would have to move to the south end. SLMC is called a distinct skilled nursing facility and licensed as such to always be part of the hospital.

The map shows the new addition in the original part of the Master Plan is coming off of the South end of what we call our stores, and it would go into the parking lot, and the entrance would then be in on the South end with a physician’s clinic on the South end and the dialysis clinic on the North end

Ms. Inserra stated that they would love to have the clinic down on the dirt parking lot and again have a front entry to the facility. If they start doing the construction to the south and changing the emergency room all the entrances or access to the south, they are creating a lot of pedestrians use and traffic along Whitacre St. Ms. Inserra stated that they already have a lot of problems with traffic on Whitacre and have tried to have the speed reduced to 15. Ms. Inserra stated that she has spoken with Chief Wagner and that it would be difficult to inforce a 15 mph speed zone. Also they are looking at the portion at Cuprite with no interest in the ally and are not looking at changing the use or access through the alley, except the portion of Cuprite where it separates the two parcels. The ultimate goal is to revert it to acreage so that it becomes one hospital campus under the right zoning and maybe at some point featuring a hospital zoning.

President Douglas asked what would be the plan to pull the trigger. He asked how they could build a whole new facility or how they would keep the current facility intact while they build the new one. Ms. Inserra stated that the master plan was to change the use. The emergency room is the first priority; dialysis center, lab and x-ray would follow.

President Douglas asked if the property from Mountain View and back to Surprise St. is currently owned by SLMC. There are no private residents or other parcels that are affected in the square. Ms. Inserra stated at this time all of that is owned by SLMC.

President Douglas asked if there were any public comments.

Mr. Steve Tognoli from 231 S. West St. addressed the Board. Mr. Tognoli is also there on behalf of Mrs. Rita Evasovic regarding the public notices that went out. Mrs. Evasovic never received a letter regarding the abandonment proposal. Public Works Director Flakus stated that he thought the city had sent that letter to Mrs. Evasovic. Ms. Inserra stated that she has the mailing list of everyone that should have received the letter. Public Works Director Flakus stated to Mr. Tognoli that he would get back to him regarding this issue.

Mr. Tognoli asked as a homeowner about Cuprite's alley. Mr. Tognoli stated that there will only be 100 feet left of the alleyway that will turn into a dead end street. Mr. Tognoli would like SLMC to abandon the full length of Cuprite and split the remaining alley between himself and Mr. Wayne Peterson. Mr. Tognoli would also like to abandon the adjoined alley in the back on the west side which the hospital is using as a parking lot. Mr. Tognoli stated that there are above ground utilities, and he said that there was talk about putting the utilities underground when the alley is being abandoned. Mr. Tognoli asked what happens to Cuprite and the alleys in the back.

Mr. Tognoli stated that it's a 20 foot easement. His property is designed to use the back alleyway to get on his property. Mr. Tognoli asked if SLMC will be blocking or placing a fence right at the alleyway. Mr. Tognoli stated as a homeowner he does not have any more questions but as a City Council Member he has some questions about emergency access.

President Douglas asked Mr. Tognoli if the alley went through to Surprise St. Mr. Tognoli stated that it follows the easement for the powerline. Ms. Inserra stated that SLMC does not have plans to block off or fence off Cuprite St. Ms. Inserra stated that SLMC would not be opposed if there was a request to abandon the full alley of Cuprite.

Mr. Christian stated to the Board that SLMC does not have any control over that section at all, that would be the responsibility of the adjoining land owners. If Cuprite was abandoned, the properties to the east would get 10 feet and the other 10 feet will go to the hospital. Mr. Christian stated that some of the homes have access off that alleyway to their homes.

Mr. Christian stated that at this point in time the hospital has no interest in that alleyway. Mr. Christian stated that the easements that are identified in the packet submitted to the city are to cover the existing utilities for the abandonment of the portion of Cuprite that is being abandoned and the portion of Whitacre St. Mr. Christian stated that those easements have been sent to the utility companies and to the City for approval.

Commissioner Faber asked Mr. Christian if the gas line easement goes all the way through Cuprite. Mr. Christian stated that he can look to see if that easement goes all the way through.

President Douglas asked if there are any more public comments.

Mr. Ken Ward addressed the Board on behalf of Mr. Wayne Pederson. Mr. Ward stated that if there is a problem with the noticing that the board cannot take action on this matter. City Manager Newell agreed that the Commission could not. Mr. Ward suggested abandoning all of Cuprite and getting it back on the agenda with a new agreement from the hospital and everyone else concerned.

President Douglas asked if the Commission can take action there is a problem with the notification than we cannot take action. Public Works Director Flakus stated that he has found Mrs. Evasovic's letter, and that the letter was printed and mailed. Public Works Director Flakus stated he does not see a problem with the letter being mailed out.

President Douglas asked if the City mailed the letters certified to the home owners. Public Works Director Flakus stated that we do not get certified letters because that is pretty expensive.

President Douglas asked City Attorney Zumpft for his opinion, if there is a homeowner within the 300 feet radius that says that they were not notified, where does the Board stand. City Attorney Zumpft stated that they will need information about what staff is prepared to certify was served. It depends if staff is prepared to certify that notice was processed and compliant with statute, then there are presumptions in law that it was mailed, and received. City Attorney Zumpft stated that if a homeowner contested that they received a notice he believes that the assumption should be to take their representation on face value, unless there is some harm to be caused to the developer or the applicant.

President Douglas stated that the notice was not a huge issue; just that someone within the 300 foot radius felt that they did not receive the letter. City Manager Newell stated that if there is a notice issue it does not matter if it is perceived if someone thinks there is an issue there is an issue, City Manager Newell stated that his recommendation would be to place back on an agenda and start over.

President Douglas asked for public comments.

Mr. Tony Yarbrough addressed the Board. Mr. Yarbrough lives at 102 S. Whitacre St. on the corner of Grove and Whitacre. Mr. Yarbrough had a question regarding what will happen to the abandoned Whitacre St. Mr. Yarbrough stated that he has looked at the map and it is not clear to him. Mr. Yarbrough would like to know if there is still a thoroughfare or not.

President Douglas stated that if it is abandoned there would not be a thoroughfare thought because the hospital owns both sides.

Mr. Yarbrough stated that the Master Plan shows a thoroughfare. President Douglas stated that is correct. City Manager Newell stated that it is not an actual road; they have to leave that there for the water and sewer lines so the easements will still be there. Mr. Yarbrough asked if there would be any vehicular traffic. Ms. Inserra stated that it would be restricted.

Ms. Judy Price of the South Lyon Medial Center District Board addressed the Commission. Ms. Price stated that Mr. Tim Miller is the architect of the Master Plan and is well known for working on hospital type projects and planning. Ms. Price stated that what was critical here is that they maintain the hospital services while new construction occurred.

Chief Scott Draper of the Mason Valley Fire District addressed the Board and stated that he does support SLMC one hundred percent. Chief Draper's concern is that today is the first time he has seen the Master Plan and has not had an opportunity to review it. Chief Draper stated that he has numerous fire and life safety issues regarding access points and those questions need to be answered before going further. President Douglas stated that some brainstorming needed to happen in order to satisfy Chief Draper's concerns.

President Douglas asked if the Commission could move forward on this item with the noticing issue. City Attorney Zumpft stated that he had an opportunity to review the information sent to him by Public Works Director Flakus and it looks fine, however he has not had an opportunity to compare it to the statutory requirements. President Douglas stated that he did not want to take action if noticing was done improperly. City Attorney Zumpft stated that he would error on the side of caution. City Attorney Zumpft stated that the Board has had an obligation to prove it provided notice, not that they received. Public Works Director Flakus stated that a notice was also in the Mason Valley News.

Mr. Tognoli asked if they close Whitacre St. on Bridge Street that is a state highway, will an encroachment permit be issued if they close and abandon that. City Manager Newell stated the Highway (NDOT) would issue the permit. President Douglas stated that this was a good point and would need to be researched.

President Douglas stated he would like to hear from the board or City staff as to whether the Commission should continue with this item or table it.

Commissioner O'Keefe stated that he would like to table this matter at this time because of the issues involved that needed to be cleared up

Mr. Ward stated that based on what the City Attorney has said, there is no choice, it is up to staff whether to move forward. City Attorney Zumpft stated that he had reviewed the information that Public Works Director Flakus had sent and that the notices were mailed first class and that constitutes service. Once deposited in the mail, that constitutes as service. City Attorney Zumpft stated that he was not sure if that list constitutes a complete list of those that should be noticed and he would defer to Public Works Director Flakus.

Public Works Director Flakus stated that he receives a GIS shake file from Holly Villines' of Lyon County. Public Works Director Flakus stated per Holly Villines' list he then selects the parcels and then a 300 foot base line is selected which kicks out a list of names. Those named will be the ones receiving the letter.

City Manager Newell stated that if the board would approve this today the conditions would be that we need the map to show emergency egress, the utility easement and closure of Bridge Street, then we need to say emergency egress only, emergency access only.

Mr. Christian stated that the City could condition this item upon receiving documentation that there has been an agreement reached between Fire, Health and safety. President Douglas stated that it needs to be part of the motion that Fire, Health and safety must be addressed and ensure that the egress remains open to the public.

Vice President Arigoni made a motion to go forward with all possible actions for agenda item number 8 to include conditions that there is a written agreement between the hospital and the Mason Valley Fire District along with City of Yerington and the Yerington Police Department, seconded by Commissioner Faber. President Douglas stated he has a motion and a second for item 8 as presented on the agenda with the three easements being abandoned and with a condition that an agreement be worked out between Emergency Services that must serve the property and the hospital district with the recommendation that the hospital district speaks with NDOT for their own interest. Commissioner Blake opposed and Commissioner O'Keefe abstained. The motion carried.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commission President

Ashley Armstrong
Planning Commission Secretary

Chapter 15

A-E ALTERNATIVE ENERGY OVERLAY

10-15-1: TITLE:

This chapter shall be known as City of Yerington Alternative Energy Overlay Ordinance.

10-15-2: PURPOSE:

The purpose of this chapter is to enhance and augment city commercial or industrial zoning for the construction and use of alternative energy generation projects including but not limited to solar and wind generation. This overlay ordinance shall only be used in conjunction with commercial or industrial zoning and shall not be used as a standalone land use designation.

10-15-3: PERMITTED USES:

The following uses are permitted on a lot or parcel having a minimum of one-hundred (100) acres and additionally zoned A-E - Alternative Energy Overlay:

- Commercial wind energy conversion systems.
- Commercial solar energy conversion systems.
- Commercial thermal energy conversion systems.

Chapter 7 INDUSTRIAL DISTRICTS

ARTICLE A. M-1 INDUSTRIAL DISTRICT

10-7A-1: GENERALLY:

Within M-1 industrial districts, the regulations set out in this chapter shall be complied with. (1973 Code § 17.5.010)

10-7A-2: PERMITTED USES:

The following uses are permitted on a lot or parcel having a minimum of five thousand (5,000) square feet:

Any use permitted in C-2 district.

Assembly.

Auto body repair.

Distributing.

Dry cleaning and dyeing, except as requiring a special use permit.

Fabrication.

Manufacturing.

Processing.

Rebuilding.

Repairing.

Shipping.

Solar, wind and geothermal energy generation with AE-Overlay Zoning.

Storage warehousing.

Trade schools.

Truck depot. (1973 Code § 17.56.020)

10-7A-3: RESTRICTIONS ON PERMITTED USES:

Restrictions on uses permitted are as follows:

- A. No residential uses, churches, schools, except trade schools, or institutions;
- B. No manufacture of any acid or acid byproduct chemical, including chlorine or any other noxious gas, corrosive products or explosives. (1973 Code § 17.56.030)

10-7A-4: SPECIAL USES:

Uses requiring a special use permit are as follows:

Acetylene manufacturing and sales.

Airports.

Asphalt manufacturing.

Battery rebuilding.

Billboards.

Bottling.

Box and crate storage.

Bulk station (fuel, including gas, oil and propane).

Chemical manufacturing.

Chromium plating.

Coal and coke yard.

Concrete batch plant.

Dump refuse or disposal yard.

Dye manufacturing.

Electroplating works.

Fertilizer storage (bulk).

Flea market.

Foundry.

Insecticide manufacturing and bulk storage.

Kennel.

Livestock sales and shipping.

Lubrication compounds, manufacturing.

Matches, manufacturing.

Mobile home storage and rebuilding lot.

Oxygen manufacturing.

Paint manufacturing.

Plastic products manufacturing.

Slaughterhouse, meat packing.

Solar, wind and geothermal energy generation without AE-Overlay Zoning.

Tire manufacturing or recapping.

Wrecking/junkyards.

Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, byproducts of a flammable or explosive nature, and which cause dust which may be offensive. (1973 Code § 17.56.040)

10-7A-5: YARDS:

The following setbacks shall be as follows:

A. Front and side, none required.

B. Rear: If the lot or parcel is not bounded along the rear lot line by an alley, a rear yard of not less than twenty feet (20') shall be provided. (1973 Code § 17.56.050)

Chapter 7 INDUSTRIAL DISTRICTS

ARTICLE A. M-1 INDUSTRIAL DISTRICT

10-7A-1: GENERALLY:

Within M-1 industrial districts, the regulations set out in this chapter shall be complied with. (1973 Code § 17.5.010)

10-7A-2: PERMITTED USES:

The following uses are permitted on a lot or parcel having a minimum of five thousand (5,000) square feet:

Any use permitted in C-2 district.

Assembly.

Auto body repair.

Distributing.

Dry cleaning and dyeing, except as requiring a special use permit.

Fabrication.

Manufacturing.

Processing.

Rebuilding.

Repairing.

Shipping.

Storage warehousing.

Trade schools.

Truck depot. (1973 Code § 17.56.020)

10-7A-3: RESTRICTIONS ON PERMITTED USES:

Restrictions on uses permitted are as follows:

A. No residential uses, churches, schools, except trade schools, or institutions;

B. No manufacture of any acid or acid byproduct chemical, including chlorine or any other noxious gas, corrosive products or explosives. (1973 Code § 17.56.030)

10-7A-4: SPECIAL USES:

Uses requiring a special use permit are as follows:

Acetylene manufacturing and sales.

Airports.

Asphalt manufacturing.

Battery rebuilding.

Billboards.

Bottling.

Box and crate storage.

Bulk station (fuel, including gas, oil and propane).

Chemical manufacturing.

Chromium plating.

Coal and coke yard.

Concrete batch plant.

Dump refuse or disposal yard.

Dye manufacturing.

Electroplating works.

Fertilizer storage (bulk).

Flea market.

Foundry.

Insecticide manufacturing and bulk storage.

Kennel.

Livestock sales and shipping.

Lubrication compounds, manufacturing.

Matches, manufacturing.

Mobile home storage and rebuilding lot.

Oxygen manufacturing.

Paint manufacturing.

Plastic products manufacturing.

Slaughterhouse, meat packing.

Tire manufacturing or recapping.

Wrecking/junkyards.

Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, byproducts of a flammable or explosive nature, and which cause dust which may be offensive. (1973 Code § 17.56.040)

10-7A-5: YARDS:

The following setbacks shall be as follows:

A. Front and side, none required.

B. Rear: If the lot or parcel is not bounded along the rear lot line by an alley, a rear yard of not less than twenty feet (20') shall be provided. (1973 Code § 17.56.050)

ARTICLE B. M-2 SPECIAL INDUSTRIAL DISTRICT

10-7B-1: GENERALLY:

Within M-2 industrial districts, the regulations set out in this chapter shall be complied with.

10-7B-2: PERMITTED USES:

The following uses are permitted on a lot or parcel having a minimum of five thousand (5,000) square feet:

Any use permitted in M-1 district.

Mining (including open pit and underground extracting, hauling, conveying ore and mine waste rock).

Mined ore and processed ore storage piles.

Mixing, use and storage of explosives.

Metal ore processing (including crushing, grinding, conveying, concentrating, in situ leaching and other processing to recover mineral products).

Mine waste rock removal and storage.

Mine tailings management and storage.

Topsoil salvage and storage.

Aggregate excavation, crushing and processing.

Water storage and treatment.

Solar, wind and geothermal energy generation.

Energy storage systems.

10-7B-3: RESTRICTIONS ON PERMITTED USES:

Restrictions on uses permitted are as follows:

A. No residential uses, churches, schools, except trade schools, or institutions;

10-7B-4: SPECIAL USES:

Uses requiring a special use permit are as follows:

Creosote manufacturing.

Disinfectant manufacturing.

Explosive, ammunition manufacturing or storage.

Pesticide manufacture or storage in an amount equal to or in excess of one thousand (1,000) pounds.

Leather tanning.

Racetrack.

Rifle range.

Incineration of animals, garbage and/or tires for fuel and/or for disposal.
Quarry, stone.

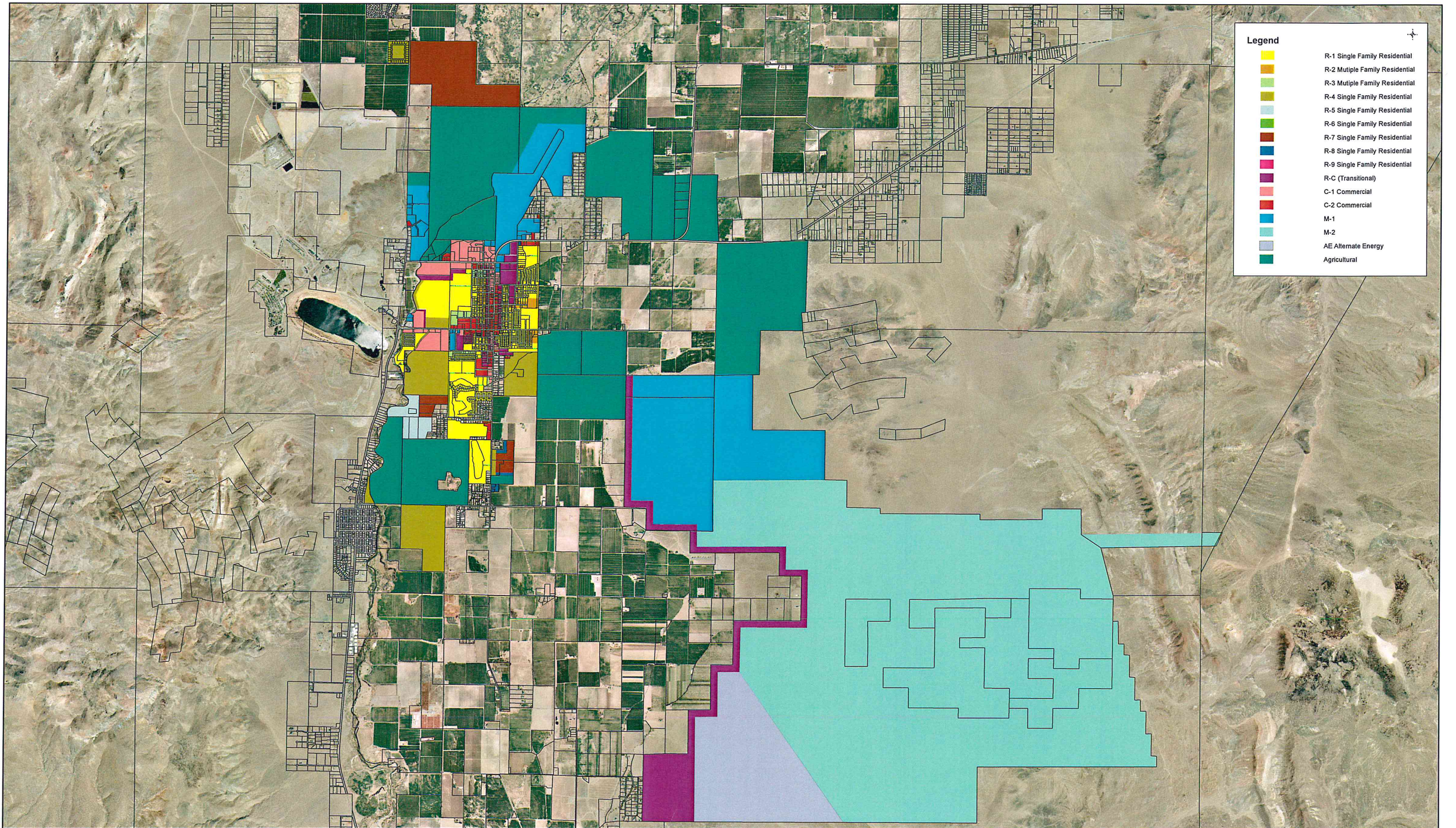
Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, byproducts of a flammable or explosive nature, and which cause dust which may be offensive.

10-7B-5: YARDS:

The following setbacks shall be as follows:

- A. Front and side, none required.
- B. Rear: If the lot or parcel is not bounded along the rear lot line by an alley, a rear yard of not less than twenty feet (20') shall be provided.

PROPOSED ZONING MAP - February 2016



City of Yerington
102 S. Main Street
Yerington, Nevada 89447
(775) 463-3511

0 0.5 1 2 3 4 Miles

Source: City Administration
Proposed Zoning Map - February 2016



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

Owner: McLEOD DEVELOPMENT Co., INC. Surveyor: SUMMIT ENGINEERING
ATTN: RYAN COOK, PLS
Address: P.O. BOX 767 Address: 5405 MAE ANNE AVENUE
City/State/Zip: YERINGTON, NV 89447 City/State/Zip: RENO, NV 89523
Telephone: 775-741-4447 Telephone: 775-747-8550
Assessor's Parcel Number: 001-541-21 Zoning: M-1

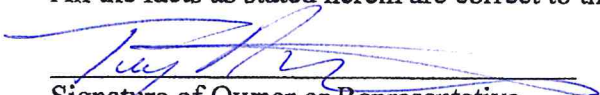
REQUIRED ITEMS FOR APPLICATION

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 of Owner or Representative

State of Nevada

County of Lyon

On the 10 day of February, 2016 personally appeared before me
Tony Reviglio representative of McLeod Deve Co. Inc., a Notary Public,
who acknowledged that he executed the
above instrument.


Notary Public



McLeod Development Co., Inc. – Parcel Map Application – In accordance with the provisions of N.R.S. Chapter 278A, the developer McLeod Development Co., Inc. has filed a parcel map application for the McLeod Development Industrial Park. The property is located on McLeod Street, Assessor's Parcel Number 001-541-21, within the City of Yerington, Zoned M-1, and owned by McLeod Development Co., Inc.. Action may be taken.

PRELIMINARY, FOR REVIEW ONLY

OWNER'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AS SHOWN.

McLEOD DEVELOPMENT CO, INC., A NEVADA CORPORATION

BY: _____
ITS: _____

STATE OF NEVADA }
COUNTY OF LYON } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY _____ AS _____ OF
McLEOD DEVELOPMENT CO, INC., PERSONALLY APPEARED BEFORE ME, A
NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE
ABOVE INSTRUMENT.

(SIGNATURE OF NOTARIAL OFFICER)
(MY COMMISSION EXPIRES _____)

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND THE SUBDIVIDER IS THE LAST RECORD TITLE HOLDER OF ALL THE LANDS DELINEATED; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS DELINEATED.

TITLE SERVICE AND ESCROW COMPANY

BY: _____

W.R.I.D. CERTIFICATE:

THE IRRIGATION AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED TOGETHER WITH A REVIEW AND CONFORMATION OF APPURTENANT WATER RIGHT ACRES WITHIN THE BOUNDARIES OF THE WALKER RIVER IRRIGATION DISTRICT.

WALKER RIVER IRRIGATION DISTRICT _____ DATE _____

CITY ENGINEER CERTIFICATE:

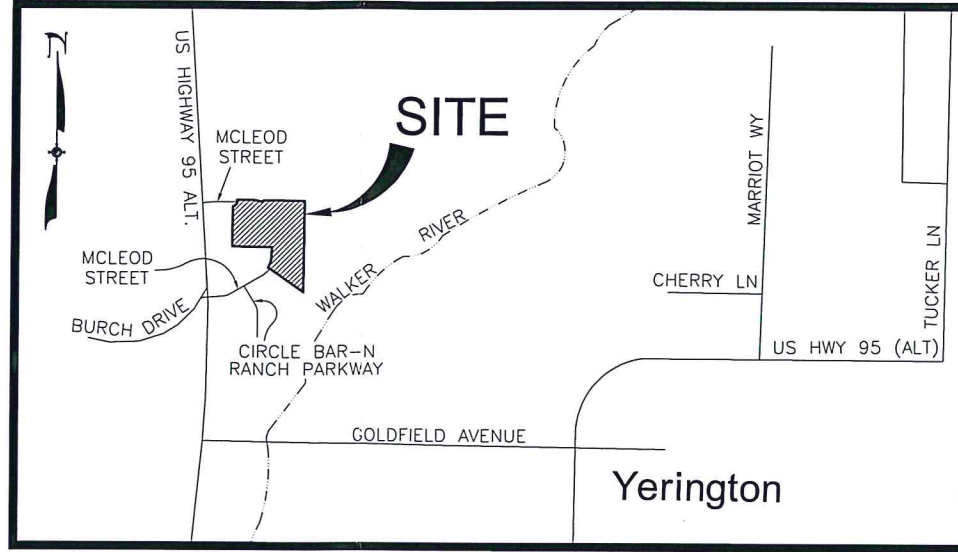
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT BEING A DIVISION OF A PART OF THE SW 1/4 OF SECTION 10 OF T.13N., R.25E., M.D.M., AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

BY: _____
TITLE: _____

G.I.S. NOTE:

A DIGITAL COPY OF THIS MAP HAS BEEN DELIVERED TO LYON COUNTY G.I.S. COORDINATOR.

G.I.S. COORDINATOR _____ DATE _____



VICINITY MAP
[NOT TO SCALE]

SURVEYOR'S CERTIFICATE:

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR SUMMIT ENGINEERING CORPORATION, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF McLEOD DEVELOPMENT CO, INC., A NEVADA CORPORATION.
2. LANDS SURVEYED LIE WITHIN THE SOUTHWEST QUARTER OF SECTION 10, T13N, R25E, M.D.M., CITY OF YERINGTON, LYON COUNTY, NEVADA. THE SURVEY WAS COMPLETED ON _____ 2016.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



RYAN G. COOK _____ PLS 15224

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____
BY: _____
ITS: _____

CHARTER COMMUNICATIONS _____ DATE _____
BY: _____
ITS: _____

FRONTIER COMMUNICATIONS _____ DATE _____
BY: _____
ITS: _____

SOUTHWEST GAS COMPANY _____ DATE _____
BY: _____
ITS: _____

COUNTY CLERK'S CERTIFICATE:

I, NIKKI BRYAN, 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 001-541-21

NIKKI BRYAN, LYON COUNTY CLERK/TREASURER _____ DATE _____

CITY COUNCIL'S APPROVAL:

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF YERINGTON, NEVADA AT THEIR OFFICIAL MEETING ON THE _____ DAY OF _____, 2016.

GEORGE DINI
MAYOR

ATTEST: _____
CITY CLERK

PLANNING COMMISSION CERTIFICATE:

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF YERINGTON, NEVADA DATED THE _____ DAY OF _____, 2016.

PLANNING COMMISSION CHAIRMAN

COUNTY RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF _____ ON THIS _____ DAY OF _____ 2016, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

FILE NO. _____ LYON COUNTY RECORDER

FEE _____ BY: _____

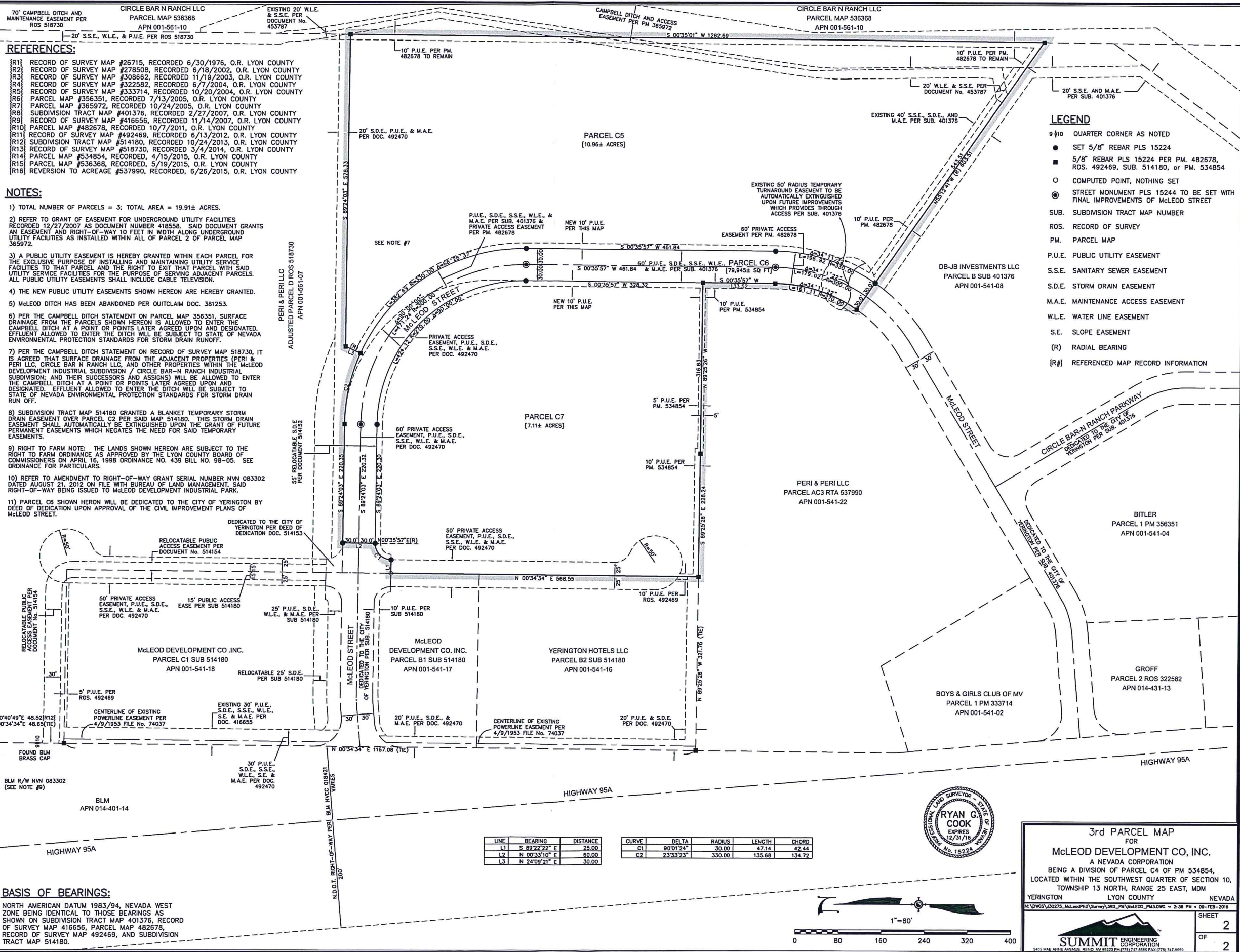
3rd PARCEL MAP
FOR
McLEOD DEVELOPMENT CO, INC.
A NEVADA CORPORATION
BEING A DIVISION OF PARCEL C4 OF PM 534854,
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 13 NORTH, RANGE 25 EAST, MDM
YERINGTON LYON COUNTY NEVADA

FILED: 10/05/16 10:27:55 AM McLeodPH2(Survey)3RD_PM\McLeod_PM3.DWG - 2:37 PM - 09-FEB-2016

SHEET 1 OF 2

SUMMIT ENGINEERING CORPORATION
6425 MAE ANNE AVENUE, RENO, NV 89523 PH(775) 747-4550 FAX(775) 747-4559

PRELIMINARY, FOR REVIEW ONLY



- REFERENCES:**
- R1) RECORD OF SURVEY MAP #26715, RECORDED 6/30/1976, O.R. LYON COUNTY
 - R2) RECORD OF SURVEY MAP #278508, RECORDED 6/18/2002, O.R. LYON COUNTY
 - R3) RECORD OF SURVEY MAP #308662, RECORDED 11/19/2003, O.R. LYON COUNTY
 - R4) RECORD OF SURVEY MAP #322582, RECORDED 6/7/2004, O.R. LYON COUNTY
 - R5) RECORD OF SURVEY MAP #333714, RECORDED 10/20/2004, O.R. LYON COUNTY
 - R6) PARCEL MAP #356351, RECORDED 7/13/2005, O.R. LYON COUNTY
 - R7) PARCEL MAP #365972, RECORDED 10/24/2005, O.R. LYON COUNTY
 - R8) SUBDIVISION TRACT MAP #401376, RECORDED 2/27/2007, O.R. LYON COUNTY
 - R9) RECORD OF SURVEY MAP #416656, RECORDED 11/14/2007, O.R. LYON COUNTY
 - R10) PARCEL MAP #482678, RECORDED 10/7/2011, O.R. LYON COUNTY
 - R11) RECORD OF SURVEY MAP #492469, RECORDED 6/13/2012, O.R. LYON COUNTY
 - R12) SUBDIVISION TRACT MAP #514180, RECORDED 10/24/2013, O.R. LYON COUNTY
 - R13) RECORD OF SURVEY MAP #518730, RECORDED 3/4/2014, O.R. LYON COUNTY
 - R14) PARCEL MAP #534854, RECORDED 4/15/2015, O.R. LYON COUNTY
 - R15) PARCEL MAP #536368, RECORDED 5/19/2015, O.R. LYON COUNTY
 - R16) REVERSION TO ACREAGE #537990, RECORDED, 6/26/2015, O.R. LYON COUNTY

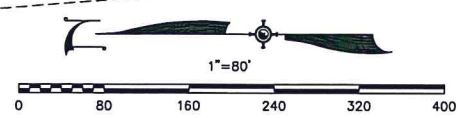
- NOTES:**
- 1) TOTAL NUMBER OF PARCELS = 3; TOTAL AREA = 19.91± ACRES.
 - 2) REFER TO GRANT OF EASEMENT FOR UNDERGROUND UTILITY FACILITIES RECORDED 12/27/2007 AS DOCUMENT NUMBER 418558. SAID DOCUMENT GRANTS AN EASEMENT AND RIGHT-OF-WAY 10 FEET IN WIDTH ALONG UNDERGROUND UTILITY FACILITIES AS INSTALLED WITHIN ALL OF PARCEL 2 OF PARCEL MAP 365972.
 - 3) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
 - 4) THE NEW PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED.
 - 5) McLEOD DITCH HAS BEEN ABANDONED PER QUITCLAIM DOC. 381253.
 - 6) PER THE CAMPBELL DITCH STATEMENT ON PARCEL MAP 356351, SURFACE DRAINAGE FROM THE PARCELS SHOWN HEREON IS ALLOWED TO ENTER THE CAMPBELL DITCH AT A POINT OR POINTS LATER AGREED UPON AND DESIGNATED. EFFLUENT ALLOWED TO ENTER THE DITCH WILL BE SUBJECT TO STATE OF NEVADA ENVIRONMENTAL PROTECTION STANDARDS FOR STORM DRAIN RUNOFF.
 - 7) PER THE CAMPBELL DITCH STATEMENT ON RECORD OF SURVEY MAP 518730, IT IS AGREED THAT SURFACE DRAINAGE FROM THE ADJACENT PROPERTIES (PERI & PERI LLC, CIRCLE BAR N RANCH LLC, AND OTHER PROPERTIES WITHIN THE McLEOD DEVELOPMENT INDUSTRIAL SUBDIVISION / CIRCLE BAR-N RANCH INDUSTRIAL SUBDIVISION; AND THEIR SUCCESSORS AND ASSIGNS) WILL BE ALLOWED TO ENTER THE CAMPBELL DITCH AT A POINT OR POINTS LATER AGREED UPON AND DESIGNATED. EFFLUENT ALLOWED TO ENTER THE DITCH WILL BE SUBJECT TO STATE OF NEVADA ENVIRONMENTAL PROTECTION STANDARDS FOR STORM DRAIN RUN OFF.
 - 8) SUBDIVISION TRACT MAP 514180 GRANTED A BLANKET TEMPORARY STORM DRAIN EASEMENT OVER PARCEL C2 PER SAID MAP 514180. THIS STORM DRAIN EASEMENT SHALL AUTOMATICALLY BE EXTINGUISHED UPON THE GRANT OF FUTURE PERMANENT EASEMENTS WHICH NEGATES THE NEED FOR SAID TEMPORARY EASEMENTS.
 - 9) RIGHT TO FARM NOTE: THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS APPROVED BY THE LYON COUNTY BOARD OF COMMISSIONERS ON APRIL 16, 1998 ORDINANCE NO. 439 BILL NO. 98-05. SEE ORDINANCE FOR PARTICULARS.
 - 10) REFER TO AMENDMENT TO RIGHT-OF-WAY GRANT SERIAL NUMBER NVN 083302 DATED AUGUST 21, 2012 ON FILE WITH BUREAU OF LAND MANAGEMENT. SAID RIGHT-OF-WAY BEING ISSUED TO McLEOD DEVELOPMENT INDUSTRIAL PARK.
 - 11) PARCEL C6 SHOWN HEREON WILL BE DEDICATED TO THE CITY OF YERINGTON UPON APPROVAL OF THE CIVIL IMPROVEMENT PLANS OF McLEOD STREET.

- LEGEND**
- 9#10 QUARTER CORNER AS NOTED
 - SET 5/8" REBAR PLS 15224
 - 5/8" REBAR PLS 15224 PER PM. 482678, ROS. 492469, SUB. 514180, OR PM. 534854
 - COMPUTED POINT, NOTHING SET
 - ⊙ STREET MONUMENT PLS 15244 TO BE SET WITH FINAL IMPROVEMENTS OF McLEOD STREET
 - SUB. SUBDIVISION TRACT MAP NUMBER
 - ROS. RECORD OF SURVEY
 - PM. PARCEL MAP
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - S.D.E. STORM DRAIN EASEMENT
 - M.A.E. MAINTENANCE ACCESS EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - S.E. SLOPE EASEMENT
 - (R) RADIAL BEARING
 - {R#} REFERENCED MAP RECORD INFORMATION

BASIS OF BEARINGS:
 NORTH AMERICAN DATUM 1983/84, NEVADA WEST ZONE BEING IDENTICAL TO THOSE BEARINGS AS SHOWN ON SUBDIVISION TRACT MAP 401376, RECORD OF SURVEY MAP 416656, PARCEL MAP 482678, RECORD OF SURVEY MAP 492469, AND SUBDIVISION TRACT MAP 514180.

LINE	BEARING	DISTANCE
L1	S 89°22'22" E	25.00
L2	N 00°33'10" E	80.00
L3	N 24°09'21" E	30.00

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°01'24"	30.00	47.14	42.44
C2	23°33'23"	330.00	135.68	134.72



3rd PARCEL MAP FOR
McLEOD DEVELOPMENT CO. INC.
 A NEVADA CORPORATION
 BEING A DIVISION OF PARCEL C4 OF PM 534854,
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 13 NORTH, RANGE 25 EAST, 10M
 YERINGTON LYON COUNTY NEVADA

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 APN 001-541-16

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 APN 001-541-02

GROFF
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 APN 014-431-13

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YERINGTON HOTELS LLC
 PARCEL B2 SUB 514180
 APN 001-541-16

BOYS & GIRLS CLUB OF MV
 PARCEL 1 PM 333714
 APN 001-541-02

GROFF
 PARCEL 2 ROS 322582
 APN 014-431-13

BITLER
 PARCEL 1 PM 356351
 APN 001-541-04

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 PARCEL C1 SUB 514180
 APN 001-541-18

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 APN 001-541-17

YERINGTON HOTELS LLC

EXHIBIT "A"
LEGAL DESCRIPTION
EXISTING PARCEL C4 PM 534854
APN 001-541-21

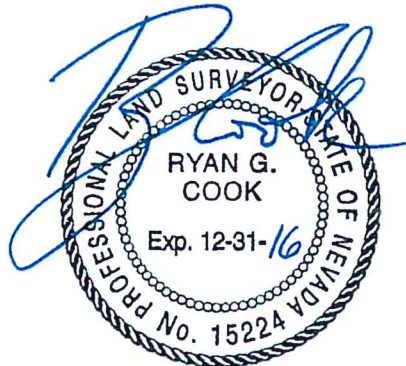
A parcel of land being all of Parcel C4 of the 2nd Parcel Map for McLeod Development Co, Inc., File Number 534854, recorded April 15, 2015, in the Official Records of Lyon County, Nevada, located within the Southwest Quarter of Section 10, Township 13 North, Range 25 East, MDM, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel C4 from which the West Quarter Corner of said Section 10 bears North 66°30'47" West a distance of 1432.29 feet;
thence along the exterior boundary of said Parcel C4 South 00°35'01" West a distance of 1282.69 feet;
thence North 55°12'41" West a distance of 603.51 feet;
thence from a tangent which bears North 34°47'19" East, along a circular curve to the left with a radius of 270.00 feet and a central angle of 34°11'22" an arc length of 161.11 feet; thence North 00°35'57" East a distance of 133.52 feet;
thence North 89°25'26" West a distance of 316.83 feet;
thence North 89°25'26" West a distance of 228.24 feet;
thence North 00°34'34" East a distance of 568.55 feet;
thence South 89°22'22" East a distance of 25.00 feet;
thence from a tangent which bears North 00°34'34" East, along a circular curve to the right with a radius of 30.00 feet and a central angle of 90°01'24" an arc length of 47.14 feet;
thence with a non-tangent line North 00°33'10" East a distance of 60.00 feet;
thence South 89°24'03" East a distance of 220.35 feet;
thence along a tangent circular curve to the right with a radius of 330.00 feet and a central angle of 23°33'23" an arc length of 135.68 feet;
thence with a non-tangent line North 24°09'21" East a distance of 30.00 feet;
thence South 89°24'03" East a distance of 578.33 feet to the Point of Beginning.

Said parcel contains an area of approximately 19.91 acres.

Basis of Bearings: Nevada State Plane Coordinate System, West Zone (NAD83/94).

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550



2-9-2016

SURVEY COMPUTATIONS

for

3RD PARCEL MAP FOR McLEOD DEVELOPMENT CO, INC.

Prepared for

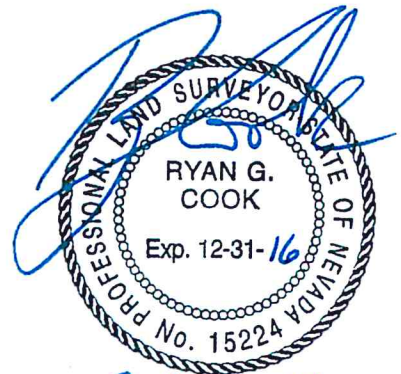
BIGHORN CONSULTING

Prepared by



SUMMIT ENGINEERING CORPORATION
5405 Mae Anne Avenue
Reno, NV 89523

FEBRUARY 9, 2016



2-9-2016

McLEOD_PM3.SUM

3RD PM FOR McLEOD DEVELOPMENT CO, INC.
 FILE NAME = N:\DWGS\J30275_McLeodPh2\Survey\3RD_PM\McLEOD_PM3.SUM
 2/9/2016 RGC

EXTERIOR BOUNDARY

```

START
INV      .....14676426.73   2456648.37
          S 00°35'01" W      1282.69
INV      .....14675144.10   2456635.31
          N 55°12'41" W      603.51
RADIUS POINT (NON TANGENT CURVE LEFT)
          .....14675488.44   2456139.66
          .....14675642.49   2455917.92
          34°11'22" DELTA
          270.00 RADIUS
          161.11 LENGTH
          158.73 CHORD
          83.04 TANGENT
TANGENT BRG
          N 34°47'19" E
          N 00°35'57" E
P.C. TO P.T. N 17°41'38" E      158.73
INV      .....14675639.66   2456187.91
          N 00°35'57" E      133.52
INV      .....14675773.17   2456189.30
          N 89°25'26" W      316.83
INV      .....14675776.36   2455872.49
          N 89°25'26" W      228.24
INV      .....14675778.65   2455644.26
          N 00°34'34" E      568.55
INV      .....14676347.17   2455649.98
          S 89°22'22" E      25.00
RADIUS POINT (NON TANGENT CURVE RIGHT)
          .....14676346.89   2455674.98
          .....14676346.59   2455704.98
          90°01'24" DELTA
          30.00 RADIUS
          47.14 LENGTH
          42.44 CHORD
          30.01 TANGENT
TANGENT BRG
          N 00°34'34" E
          S 89°24'03" E
P.C. TO P.T. N 45°35'15" E      42.44
          .....14676376.59   2455705.29
NON-TANGENT LINE
INV      N 00°33'10" E      60.00
          .....14676436.59   2455705.87
INV      S 89°24'03" E      220.35
          .....14676434.28   2455926.20
RADIUS POINT (TANGENT CURVE RIGHT)
          .....14676104.30   2455922.75
          23°33'23" DELTA
          330.00 RADIUS
          135.68 LENGTH
          134.72 CHORD
          68.81 TANGENT
  
```

McLEOD_PM3.SUM

TANGENT BRG
 S 89°24'02" E
 S 65°50'39" E
 P.C. TO P.T. S 77°37'21" E 134.72
14676405.41 2456057.79
 NON-TANGENT LINE
 INV N 24°09'21" E 30.00
14676432.78 2456070.07
 INV S 89°24'03" E 578.33
14676426.73 2456648.37

AREA 867093.4 SQUARE FEET 19.906 ACRES
 TOTAL DISTANCE 4390.94
 CLOSING VECTOR S 12°41'17" W 0.013
 Closure precision = 1 in 342190

=====

PARCEL C5

=====

START
14676426.73 2456648.37
 INV S 00°35'01" W 1282.69
14675144.10 2456635.31
 INV N 55°12'41" W 543.51
14675454.21 2456188.94
 RADIUS POINT (NON TANGENT CURVE LEFT)
14675642.49 2455917.92

34°11'22" DELTA
 330.00 RADIUS
 196.92 LENGTH
 194.01 CHORD
 101.49 TANGENT

TANGENT BRG
 N 34°47'19" E
 N 00°35'57" E
 P.C. TO P.T. N 17°41'38" E 194.01
14675639.04 2456247.90
 INV N 00°35'57" E 461.84
14676100.85 2456252.73
 RADIUS POINT (TANGENT CURVE LEFT)
14676104.30 2455922.75

66°26'37" DELTA
 330.00 RADIUS
 382.69 LENGTH
 361.60 CHORD
 216.13 TANGENT

TANGENT BRG
 N 00°35'57" E
 N 65°50'39" W
 P.C. TO P.T. N 32°37'21" W 361.60
14676405.41 2456057.79
 NON-TANGENT LINE
 INV N 24°09'21" E 30.00
14676432.78 2456070.07
 INV S 89°24'03" E 578.33
14676426.73 2456648.37

AREA 477476.4 SQUARE FEET 10.961 ACRES
 TOTAL DISTANCE 3475.98
 CLOSING VECTOR S 28°16'36" W 0.003
 Closure precision = 1 in 1077329

MCLEOD_PM3.SUM

PARCEL C6

```

=====
START
INV      .....14675454.21  2456188.94
          N 55°12'41" W      60.00
RADIUS POINT (NON TANGENT CURVE LEFT)
          .....14675488.44  2456139.66
          .....14675642.49  2455917.92
          34°11'22" DELTA
            270.00 RADIUS
            161.11 LENGTH
            158.73 CHORD
            83.04 TANGENT
TANGENT BRG
          N 34°47'19" E
          N 00°35'57" E
P.C. TO P.T. N 17°41'38" E      158.73
          .....14675639.66  2456187.91
INV      N 00°35'57" E      133.52
          .....14675773.17  2456189.30
INV      N 00°35'57" E      328.32
          .....14676101.48  2456192.74
RADIUS POINT (TANGENT CURVE LEFT)
          .....14676104.30  2455922.75
          90°00'00" DELTA
            270.00 RADIUS
            424.12 LENGTH
            381.84 CHORD
            270.00 TANGENT
TANGENT BRG
          N 00°35'57" E
          N 89°24'03" W
P.C. TO P.T. N 44°24'03" W      381.84
          .....14676374.29  2455925.58
INV      N 89°24'03" W      220.30
          .....14676376.59  2455705.29
INV      N 00°33'10" E      60.00
          .....14676436.59  2455705.87
INV      S 89°24'03" E      220.35
          .....14676434.28  2455926.20
RADIUS POINT (TANGENT CURVE RIGHT)
          .....14676104.30  2455922.75
          23°33'23" DELTA
            330.00 RADIUS
            135.68 LENGTH
            134.72 CHORD
            68.81 TANGENT
TANGENT BRG
          S 89°24'02" E
          S 65°50'39" E
P.C. TO P.T. S 77°37'21" E      134.72
          .....14676405.41  2456057.79
RADIUS POINT (TANGENT CURVE RIGHT)
          .....14676104.30  2455922.75
          66°26'37" DELTA
            330.00 RADIUS
            382.69 LENGTH
            361.60 CHORD
            216.13 TANGENT
    
```

MCLEOD_PM3.SUM

TANGENT BRG
 S 65°50'39" E
 S 00°35'57" W
 P.C. TO P.T. S 32°37'21" E 361.60
14676100.85 2456252.73
 INV S 00°35'57" W 461.84
14675639.04 2456247.90
 RADIUS POINT (TANGENT CURVE RIGHT)
14675642.49 2455917.92

34°11'22" DELTA
 330.00 RADIUS
 196.92 LENGTH
 194.01 CHORD
 101.49 TANGENT

TANGENT BRG
 S 00°35'57" W
 S 34°47'19" W
 P.C. TO P.T. S 17°41'38" W 194.01
14675454.21 2456188.94

AREA 79945.0 SQUARE FEET 1.835 ACRES
 TOTAL DISTANCE 2784.83
 CLOSING VECTOR N 62°46'34" E 0.006
 Closure precision = 1 in 471416

=====

PARCEL C7

=====

START
14675773.17 2456189.30
 INV N 89°25'26" W 545.07
14675778.65 2455644.26
 INV N 00°34'34" E 568.55
14676347.17 2455649.98
 INV S 89°22'22" E 25.00
14676346.89 2455674.98
 RADIUS POINT (NON TANGENT CURVE RIGHT)
14676346.59 2455704.98

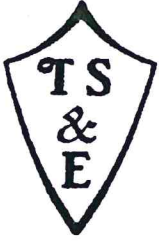
90°01'24" DELTA
 30.00 RADIUS
 47.14 LENGTH
 42.44 CHORD
 30.01 TANGENT

TANGENT BRG
 N 00°34'34" E
 S 89°24'03" E
 P.C. TO P.T. N 45°35'15" E 42.44
14676376.59 2455705.29
 INV S 89°24'03" E 220.30
14676374.29 2455925.58
 RADIUS POINT (TANGENT CURVE RIGHT)
14676104.30 2455922.75

90°00'00" DELTA
 270.00 RADIUS
 424.12 LENGTH
 381.84 CHORD
 270.00 TANGENT

TANGENT BRG
 S 89°24'03" E
 S 00°35'57" W
 P.C. TO P.T. S 44°24'03" E 381.84

		MCLEOD_PM3.SUM	
INV14676101.48	2456192.74
	S 00°35'57" W	328.32	
14675773.17	2456189.30
AREA	309672.0	SQUARE FEET	7.109 ACRES
TOTAL DISTANCE		2158.49	
CLOSING VECTOR	S 27°51'28" W	0.014	
Closure precision	= 1 in 154153		



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

AMENDED PRELIMINARY TITLE REPORT

February 20, 2015

Your No. :
Our Order No. : TSL-37712-TO
Property Type: Non-residential
APN: 1-541-19

The form of policy of title insurance contemplated by this report is: Standard Owner

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 MANFORD, Title Agent

Dated as of February 18, 2015 at 7:30 a.m.

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

McLEOD DEVELOPMENT CO, 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. Reservations contained in the Patent:

From: United States of America
To: Charles T. Martin
Recorded: March 13, 1906 in Book O of Deeds, page 176, Lyon County, Nevada
Reservation: Subject to the right of the proprietor of a vein or load to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
Affect: W 1/2 of the SW 1/4 Section 10 and the W 1/2 of the NW 1/4 of Section 15

12. Right of Way as contained therein:

Purposes: Construction and maintenance of a ditch.
To: William Rallone, the estate of Alex Vein, deceased, Harry H. Warren and Walter G. Warren and J.O. Parker and John P. Parker
Recorded: July 27, 1911 in Book R of Deeds, page 221, Lyon County, Nevada

13. Reservations contained in the Deed:

From: G. S. Williams and Althea Williams, husband and wife
To: F. E. Sumner and Marion G. Sumner, husband and wife
Recorded: September 3, 1953 in Book 38 of Deeds, page 213, Lyon County, Nevada
Reservation: EXCEPTING and RESERVING THEREFROM, all water and water rights, ditches and ditch rights appurtenant thereto or in anyway connected therewith, excepting underground waters.

14. Right of Way as contained therein:

Purposes: Construct, operate and maintain an electric power line.
To: Sierra Pacific Power Company
Recorded: April 9, 1958 in Book 41 of Deeds, page 371, Lyon County, Nevada
Affects: SW 1/4 of Section 10 and the NW 1/4 of the NW 1/4 of Section 15

15. Right of Way as contained therein:

Purposes: Construct, operate and maintain an overhead aerial electric power line.
To: Sierra Pacific Power Company
Recorded: October 14, 1971
Document No.: 8383, Official Records of Lyon County, Nevada
Affects: SW 1/4 of the SW 1/4 of Section 10

16. Easements and Notes as shown on the Map:

Parcel Map For: CIRCLE BAR N RANCH, LLC, a Limited Liability Co.
Recorded: October 20, 2004
Document No.: 333714, Official Records of Lyon County, Nevada
Easements: A 60 foot wide road and public utility easement as shown.
Note: Acceptance by Lyon County of this parcel map is not a commitment that any or all of the lots are eligible for a county building permit.
Note: Roads shown upon this map will not be eligible for county maintenance until the roadways are improved (at no cost to the county) to public maintenance road standards approved by the County Commissioners and in effect at such time that the roads are considered for acceptance into the county's road system.
Note: 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.
Right to Farm Note: This land division is allowed subject to NRS 40.140 and Title 10 , Chapter 15, Subsection 01, Lyon County Code, which state that normal farming activity does not constitute a nuisance. The owners consent to all of the provisions thereon and agree to provide notice to subsequent purchasers.

17. Easements and Notes as shown on the map:

Parcel Map: For CIRCLE BAR N RANCH, LLC, a Nevada Limited Liability Company
Recorded: July 13, 2005
Document No.: 356351, Official Records of Lyon County, Nevada
Easement: An easement for the Campbell Ditch as shown. An existing dirt road within the Campbell Ditch easement in the Southeast corner as shown. A power line easement in the Southwest per Document No. 08384. A 4 foot wide ditch easement in the Southwest as shown.

Campbell Ditch
Statement:

We, the Campbell Ditch Company, approve the ditch easement shown hereon. It is agreed that the surface drainage from the Circle Bar N Ranch, LLC Business Park will be allowed to enter the Campbell Ditch at a point or points later agreed upon and designated. Effluent allowed to enter the ditch will be subject to State of Nevada Environmental Protection standards for storm drain run off.

18. Easements and Notes as shown on the Map:

Parcel Map For: Circle Bar N Ranch, LLC, a Nevada Limited Liability Company
Recorded: October 24, 2005
Document No.: 365972, Official Records of Lyon County, Nevada
Easements: A 7.5 foot public utility easement along all roadways. A 5 foot public utility easement along all other lot lines. A 60 foot cul-de-sac temporary turn around as shown.
Notes: Campbell Ditch easements are shown per Parcel Map, File No. 356351, recorded July 13, 2005.

19. UNRECORDED LEASE under the terms and conditions contained therein made by:

Lessor: Peri & Peri, LLC, a Nevada limited liability
Lessee: Peri & Sons Farms, Inc. a Nevada Corporation
Dated: February 13, 2007
Term: Undisclosed
As disclosed by: Subordination Agreement
Recorded: February 14, 2007
Document No.: 400670, Official Records of Lyon County, Nevada
Affects: A portion of subject property

20. Easements and Notes as shown on the map:

Subdivision Map: Official Plat of Circle Bar-N Ranch Industrial
Subdivision
Recorded: February 27, 2007
Document No.: 401376, Official Records of Lyon County, Nevada
Easements: See map

21. Easements and Agreements as contained in a Boundary Line Adjustment
Deed:

By and Between: Circle Bar N Ranch, LLC, a Nevada limited
liability company and Peri & Peri, LLC, a
Nevada limited liability company
Recorded: November 14, 2007
Document No.: 416655, Official Records of Lyon County, Nevada

The above document was re-recorded for the purposes so stated
therein on January 28, 2008 as Document No. 419966.

22. Easements and Notes as shown on the map:

Record of Survey
in Support of a Boundary
Line Adjustment: Circle Bar N Ranch, LLC, and Peri & Peri, LLC
Recorded: November 14, 2007
Document No.: 416656, Official Records of Lyon County, Nevada
Easements: As shown
Notes: As shown

23. Easement as contained in Grant of Easement for Underground Utility
Facilities:

To: Sierra Pacific Power Company, a Nevada corporation
Recorded: December 27, 2007
Document No.: 418558, Official Records of Lyon County, Nevada
Easement: For utility purposes to be installed at locations
mutually agreed upon by Owner of Record at time of
installation and Utility Company.

24. UNRECORDED LEASE under the terms and conditions contained therein made by:

Lessor: Peri & Peri, LLC, a Nevada limited liability company
Lessee: Peri & Sons Farms, Inc., a Nevada corporation
Dated: August 15, 2008
Term: Undisclosed
As disclosed by: Leasehold and Option Subordination
Recorded: August 22, 2008
Document No.: 430726, Official Records of Lyon County, Nevada
Affects: A portion of subject property

25. Easement as contained in Easement Deed:

Purpose: A perpetual easement and right-of-way for the construction of public improvements including, but not limited to, public water and sewer pipe lines and accomplishing all necessary incidents thereto including removal of any improvements and landscaping deemed necessary.
From: MCLEOD DEVELOPMENT CO INC,
To: CITY OF YERINGTON, a political subdivision of the State of Nevada
Recorded: January 26, 2010
Document No.: 453787, Official Records of Lyon County, Nevada
Affects: As shown.

26. Easements and Notes as shown on the map:

Parcel Map: MCLEOD DEVELOPMENT CO, INC.
Recorded: October 7, 2011
Document No.: 482678, Official Records of Lyon County, Nevada
Easements: 1. Private access and Public Utility purposes 15 feet in width along a North portion of the East lot line and a Storm Drainage and Maintenance Easement 30 feet in width along the South lot line.
2. Existing 30' P.U.E., S.D.E., S.S.E., W.L.E., S.E. & M.A.E. per Doc. 416655.
3. New 30' Private Access Easement, P.U.E., S.D.E., S.S.E., W.L.E. & M.A.E. per this Map.
4. Existing 15' S.D.E. and M.A.E. per Sub. 401376.

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5. Existing 50' radius Temporary Turnaround Easement to be automatically extinguished upon future improvements which provides through access per Sub. 401376.
6. New 60' Private Access Easement per this Map.
7. Existing 20' S.D.E. and M.A.E. per Doc. 416655.
8. Existing 20' S.D.E. and M.A.E. per Sub. 401376.
9. Existing 40' S.S.E., S.D.E. and M.A.E. per Sub. 401376.
10. Existing 20' W.L.E., & S.S.E. per Document No. 453787.
11. Existing 30' S.D.E. and M.A.E. per Sub. 401376.
12. Campbell Ditch and Access Easement per PM 365972.

Notes:

1. A Public Utility Easement is hereby granted with Parcel A1 and Parcel A2 being 10 feet coincident with all exterior parcel lines and 10 feet centered about all interior parcel lines.
2. A Public Utility Easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities to the parcel and the right to exit that parcel with said utility facilities for the purpose of serving adjacent parcels at locations mutually agreed upon by the Owner of Record at the time of installation and the Utility Company.
3. Refer to Grant of Easement for underground utility facilities recorded 12/27/2007 as Document Number 418558. Said Document grants an easement and right-of-way 10 feet in width along underground utility facilities as installed within all of Parcel A1 and Parcel A2 shown hereon.

27. Easements and Notes as shown on the map:

Record of Survey: In Support of a Boundary Line Adjustment for McLEOD DEVELOPMENT CO, INC, PERI & PERI, LLC, KV & BJ, LLC, and H.M.H. HOLDING COMPANY

Recorded: June 13, 2012

Document No.: 492469, Official Records of Lyon County, Nevada

Easements: 1. New 10' P.U.E., as shown. New 50' private access easement, P.U.E., S.D.E., S.S.E., W.L.E., & M.A.E., as shown.

2. Centerline of existing Powerline Easement per 4/9/1953 File No. 74037 as shown.

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3. Existing 30' P.U.E., S.D.E., S.S.E, W.L.E., S.E. & M.A.E. per Doc. 416655 to remain, as shown.
4. New 20' S.D.E., P.U.E., & M.A.E. P.U.E., S.D.E., S.S.E, W.L.E. & M.A.E. per Sub. 401376 & Private Access Easement to remain, as shown.
5. New Private Access, P.U.E., S.D.E. S.S.E., W.L.E. & M.A.E., as shown.
6. New 60' Private Access P.U.E., S.D.E., S.S.E., W.L.E. & M.A.E., as shown.
7. New 50' Private Access Easement, P.U.E., S.D.E., S.S.E., W.L.E. & M.A.E., as shown.
8. 5' P.U.E. per PM 482678 to remain, as shown.
9. 60' Private Access Easement per PM 482678 to remain, as shown.
10. Existing 50' radius temporary turnaround easement to be automatically extinguished upon future improvements which provides through access per Sub. 401376, as shown.
11. 10' P.U.E. per PM 482678 to remain, as shown.
12. Existing 20' W.L.E. & S.S.E. per Document No. 453787, as shown.
13. Existing 40' S.S.E., S.D.E. and M.A.E. per Sub. 401376, as shown.

Easement Note:

A public utility easement is hereby granted to NV Energy within each lot for the exclusive purpose of installing and maintaining utility service facilities to that lot and the right to exit that lot with said utility service facilities for the purpose of serving adjacent lots at locations mutually agreed upon by the owner of record at that time and the utility company. All public utility easements shall include Cable Television.

Note:

New Easements shown hereon granted by the preceding Document Number of this Map.

Note:

60' P.U.E. relinquished per this Map. 60' S.D.E., S.S.E., W.L.E., & M.A.E. per Sub. 401376 & 60' Private Access Easement per PM. 482678 both being relinquished by the preceding Document Number of this Map.

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- Note: 20' S.D.E. and M.A.E. per Sub. 401376 being relinquished by the preceding Document Number of this Map.
- Note: P.U.E. relinquished per this Map, S.D.E., S.S.E., W.L.E., & M.A.E. per Sub. 401376 & Private Access Easement per PM. 482678 both being relinquished by the preceding Document Number of this Map.
- Note: 60' P.U.E. relinquished per this Map. 60' S.D.E., S.S.E., W.L.E., & M.A.E. per Sub. 401376 & 60' Private Access Easement per PM. 482678 both being relinquished by the preceding Document Number of this Map.
- Note: 10' P.U.E. per PM. 482678 relinquished per this Map.
- Note: 5' P.U.E. per PM. 365972 relinquished per this Map.
- Note: 10' P.U.E. per PM. 482678 relinquished per this Map.

28. Easements and Agreements as contained in a Boundary Line Adjustment Deed:

By & Between: McLEOD DEVELOPMENT CO, INC, a Nevada Corporation, PERI & PERI, LLC., a Nevada limited liability company, H.M.H. HOLDING COMPANY, a California General Partnership, and KV & BJ, LLC, a Nevada Limited Liability Company

Recorded: June 13, 2012

Document No.: 492470, Official Records of Lyon County, Nevada

29. Easements and Notes as shown on the map:

Industrial Subdivision Map: Official Plat of McLeod Development Industrial Subdivision-Phase 1

Recorded: October 24, 2013

Document No.: 514180, Official Records of Lyon County, Nevada

Easements: Campbell Ditch and access easements per PM 365972, as shown.
20' S.D.E., p.u.e., & M.A.E. per Doc. 492470, as shown.
P.U.E., S.D.E., S.S.E., W.L.E., &

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M.A.E. Per Sub. 401376 & private access easement Per PM. 482678, as shown.

Private access easement, P.U.E., S.D.E., S.S.E., W.L.E. & M.A.E. Per Doc. 492470, as shown.

60' Private access easement, P.U.E., S.D.E., S.S.E., W.L.E. & M.A.E. Per Doc. 492470, as shown.

50' private access easement, P.U.E., S.D.E., S.S.E., W.L.E. & M.A.E. Per Doc. 492470, as shown.

5' P.U.E. Per Ros. 492469, as show.

10' P.U.E. Per PM. 482678, as shown.

Existing 50' radius temporary turnaround easement to be automatically extinguished upon future improvements which provides through access Per Sub. 401376, as shown.

60' P.U.E., S.D.E., S.S.E., W.L.E. and M.A.E. Per Sub. 401376, as shown.

10' P.U.E. Per PM. 482678, as shown.

Existing 40' S.S.E., S.D.E. and M.A.E. Per Sub. 401376, as shown.

20' W.L.E. & S.S.E. Per Document No. 453787, as shown.

10' P.U.E. Per PM. 482678 to remain, as shown.

Notes:

Refer to grant of easement for underground utility facilities recorded 12/27/2007 as Document No. 418558. Said Document grants an easement and right-of-way 10 feet in width along underground utility facilities as installed within all of Parcel 2 of Parcel Map 365972.

A public utility easement is hereby granted within each lot for the exclusive purpose of installing and maintaining utility service facilities to that lot and the right to exit that lot with said utility service facilities for the purpose of serving adjacent lots. All public utilities

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easements shall include cable television.

This plat conforms with N.R.S. Chapter 278.325. Commercial and Industrial Subdivisions. Further Division of the subject parcels shown hereon are contingent upon approved improvement drawings and future dedication of the balance of the proposed roadways.

McLeod ditch has been abandoned per quitclaim Doc. 381253.

Per the Campbell ditch statement on Parcel Map 356351, surface drainage from the parcels shown heron is allowed to enter the Campbell ditch at a point or points later agreed upon and designated. Effluent allowed to enter the ditch will be subject to state of Nevada environmental protection standards for storm drain run off.

A blanket temporary storm drain easement is hereby granted over Parcel C2 shown hereon. Furthermore, A 25' relocatable storm drain easement is hereby granted within Parcel C1 shown hereon. These storm drain easements shall automatically be extinguished upon the grant of future permanent easements which negates the need for said temporary easements. Right to farm note: The lands shown hereon are subject to the right to farm ordinance as approved by the Lyon County Board of Commissioners on April 16, 1998. Ordinance No. 439 Bill No. 98-05. See ordinance for particulars. Refer to amendment to right-of-way grant serial number NVN 083302 dated August 21, 2012 on file with Bureau of land management, Said right-of-way being issued to McLeod Development Industrial Park.

30. Any conveyance of title or request for the issuance of Title Insurance must be accompanied by a copy of the Corporate Resolution authorizing this 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 being a portion of the SW 1/4 of Section 10, T 13 N, R 25 E, M.D.B.&M., Lyon County, Nevada, described as follows:

Parcel C2, as shown on the Official Plat of McLeod Development Industrial Subdivision-Phase 1, recorded in the Official Records of Lyon County, Nevada on October 24, 2013, as Document No. 514180.

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.

TAX NOTE: 2014-2015 taxes have been paid in full in the amount of \$946.87 under Roll #19537, APN 1-541-19.

