



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

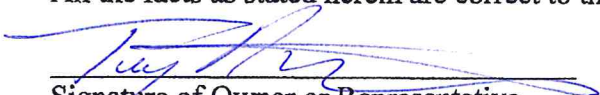
REQUIRED ITEMS FOR APPLICATION

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:**

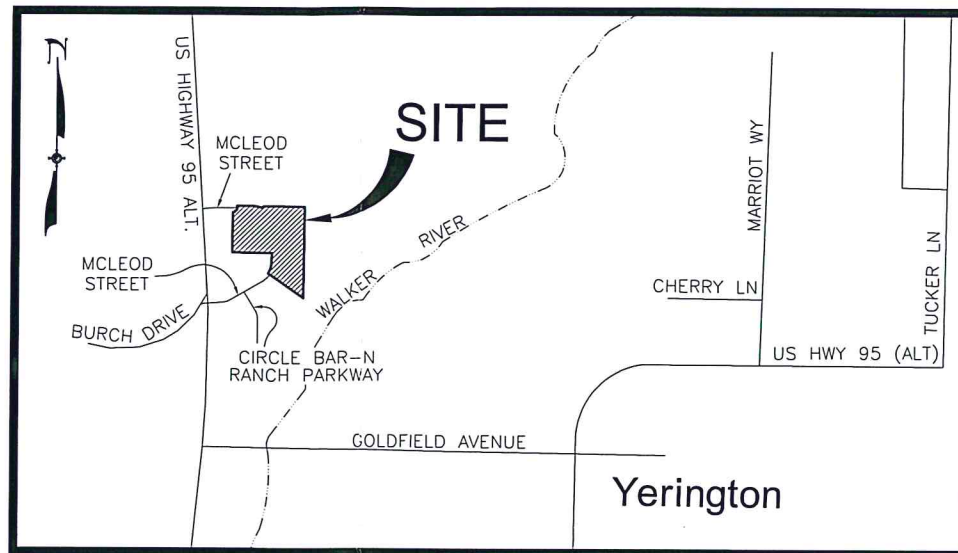
I DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT BEING A DIVISION OF A PART OF THE SW 1/4 OF SECTION 10 OF T.13N., R.25E., M.D.M., AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

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



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

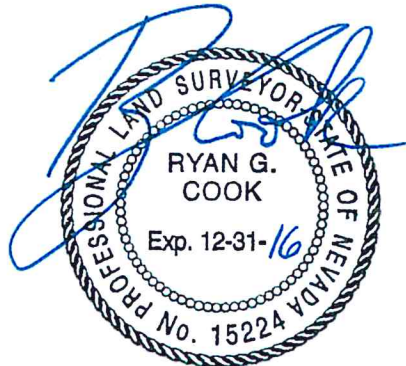
A parcel of land being all of Parcel C4 of the 2<sup>nd</sup> Parcel Map for McLeod Development Co, Inc., File Number 534854, recorded April 15, 2015, in the Official Records of Lyon County, Nevada, located within the Southwest Quarter of Section 10, Township 13 North, Range 25 East, MDM, being more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

**3<sup>RD</sup> PARCEL MAP FOR McLEOD DEVELOPMENT CO, INC.**

Prepared for

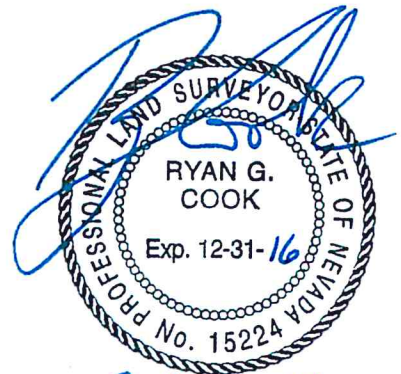
**BIGHORN CONSULTING**

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

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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
  
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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

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PARCEL C5

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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

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=====
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

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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

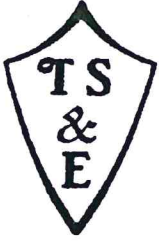
N 00°34'34" E  
 S 89°24'03" E  
 P.C. TO P.T. N 45°35'15" E 42.44  
 .....14676376.59 2455705.29  
 INV S 89°24'03" E 220.30  
 .....14676374.29 2455925.58  
 RADIUS POINT (TANGENT CURVE RIGHT)  
 .....14676104.30 2455922.75

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		
INV	.....	.....	14676101.48	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.

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**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.

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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.

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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.

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

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

