

RESOLUTION

A RESOLUTION DECLARING WASHOE COUNTY'S INTENT TO CONVEY TO THE WASHOE COUNTY SCHOOL DISTRICT A PORTION OF THE PROPERTY COMMONLY KNOWN AS THE WILDCREEK GOLF COURSE ON SULLIVAN LANE IN SPARKS, NEVADA AND SETTING A DATE FOR A HEARING AT WHICH OBJECTIONS CAN BE HEARD AND OTHER MATTERS PROPERLY RELATED THERETO

WHEREAS, Washoe County has title to 212.24 acres of land at 3500 Sullivan Lane in the City of Sparks upon which a portion of the Wildcreek Golf Course and related improvements are located (the Wildcreek Site);

WHEREAS, The Reno-Sparks Convention and Visitor's Authority (RSCVA) developed and operates Wildcreek Golf Course, a public golf course, on the Wildcreek Site, but the RSCVA's modern focus on attracting overnight visitors to Washoe County lodging properties through tourism marketing, convention sales and facility operation does not include the operation of golf courses and the RSCVA desires to cooperate in transitioning its property interest in the Wildcreek Site to other public agencies for public benefit and use;

WHEREAS, The Washoe County School District ("School District") identified the Wildcreek Site as a desirable site for a new high school given the proximity to student populations and necessary infrastructure and the needs of the School District ("School Project");

WHEREAS, on May 1, 2017 at a duly-noticed public meeting the governing boards of Washoe County, the City of Reno, the City of Sparks, the Washoe County School District Board of Trustees and the Reno Sparks Convention and Visitors' Authority ("RSCVA") approved a letter of intent to cooperate in the planning, development and construction of new high school on a portion of the Wildcreek Site;

WHEREAS, The School District's preliminary plans will allow for the possible continuation of a redesigned and reconstructed public golf course on a portion of the Wildcreek Site which would continue to be owned by Washoe County ("Golf Course Project"). The Golf

Course Project will be constructed and operated by Washoe County if it is determined to be desirable and viable;

WHEREAS, the School District engaged a team of planning, engineering, legal, construction and real estate consultants to conduct a due diligence report to evaluate the Wildcreek Site as a school site and the work included evaluations of drainage, soil conditions, environmental constraints (including wetlands studies), utilities, soils, flight path, traffic and site plan alternatives (the “Due Diligence Report”). The Due Diligence Report is dated November, 2017 and with all its exhibits is 688 pages. The report is available on the School District website:

[https://www.boarddocs.com/nv/washoe/Board.nsf/files/AT6RF369A5A4/\\$file/Attachment_A-Wildcreek_HS_Due_Diligence_Report.pdf](https://www.boarddocs.com/nv/washoe/Board.nsf/files/AT6RF369A5A4/$file/Attachment_A-Wildcreek_HS_Due_Diligence_Report.pdf);

WHEREAS, with the cooperation of Washoe County and the RSCVA, the School District prepared a parcel map to divide the Wildcreek Site into 3 parcels. On September 12, 2018 with the consent of Washoe County the parcel map was recorded in Washoe County dividing the 212.22 acre parcel into 3 parcels as follows: Parcel 1 (14.50 acres), Parcel 2 (87.02 acres) and Parcel 3 (110.72 acres). A copy of the parcel map (Parcel Map No. 5369) is attached as Exhibit A. Legal title to all three parcels is currently held by Washoe County;

WHEREAS, when all the necessary approvals are obtained, Parcel 2 would be transferred to the School District for the School Project and Parcels 1 and 3 would be retained by Washoe County for drainage control and possibly for the Golf Course Project;

WHEREAS, Washoe County and the School District are public agencies as defined in NRS 277.100 with the power to enter into cooperative agreements and interlocal agreements; and

WHEREAS, state law provides that before ordering the conveyance of any property to another public agency, the board of county commissioners of a county shall, in a regular open meeting, by a majority vote of its members, adopt a resolution declaring its intention to convey

the property and set a date not less than 2 weeks later than the declaration of the intent to convey the property (NRS 277.050);

WHEREAS, as expressly provided in NRS 244.281, the sale or transfer of property between Washoe County and another public agency pursuant to a cooperative agreement made under NRS 277.050 and NRS 277.053 does not require: a vote of the electors of the public agency, advertising for public bids, the use of the public bidding processes, or minimum price and terms;

WHEREAS, the cooperative agreement will be prepared for consideration by the Board of County Commissioners after any objections are heard;

WHEREAS, Washoe County and the School District envision that after title to Parcel 2 passes to the School District, the School District will lease Parcel 2 to Washoe County so that Wildcreek Golf Course can continue to operate in its present configuration until the time the School District needs to occupy the site for the construction of the School Project;

NOW THEREFORE be it hereby resolved by the Washoe County Board of County Commissioners (“the Board”) as follows:

1. On the basis of the recitals stated above and all the evidence and testimony on the record of the meetings of the Board, the Board hereby declares it is in the best interests of Washoe County and its citizens for Washoe County to convey a portion of the Wildcreek Site—namely Parcel 2—to the School District and hereby declares its intent to do so.

2. The conveyance, if later approved, may be made with or without the payment by School District to Washoe County of money or other consideration because the School Project will be used for a public purpose—a high school and related facilities.

3. The conveyance, if later approved, shall be made upon the terms contained in a cooperative agreement to be considered at the time of the public hearing to hear objection, if any.

4. That additional terms and conditions for the transfer may be stated in the cooperative agreement and may include provisions requiring that the property be used for public purposes, that the property will be well and properly maintained, that all the necessary governmental approvals for the development of the School Project are obtained, and that the transfer is made upon a mutually acceptable exchange of consideration.

5. Upon the failure of any or all of those conditions, or others, as may be stated in the cooperative agreement, the property transfer can be halted or cancelled by Washoe County, or if the failure of a condition occurs later, that the property may be required to revert automatically to Washoe County.

6. The County Manager is authorized by the Board to fix a date for a future public hearing of the Board at which the electors of Washoe County may appear and object to the transfer to the School District and at which hearing the Board can finally determine whether to approve the transfer. The date for that public hearing must be later than 2 weeks from the date of the meeting at which this resolution is adopted.

7. The Washoe County Clerk is hereby directed to publish in a newspaper of general circulation published in the county a notice of the adoption of this resolution and announcing the public hearing date chosen by the County Manager not less than twice, on successive days, the

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last publication to be not less than 7 days before the date of the public meeting to be held or such later date as the Board may establish.

ADOPTED this _____ day of _____, 2019 by the following vote:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAIN: _____

Chair
Board of County Commissioners

ATTEST:

Nancy Parent, County Clerk

6985

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, COUNTY OF WASHOE, STATE OF NEVADA, ACTING THROUGH ITS RENO-SPARKS CONVENTION AUTHORITY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 27B, AND TITLE 17 OF THE CITY OF SPARKS; AND HEREBY GRANTS TO THE CITY OF SPARKS, TRUCKEE MEADOWS WATER AUTHORITY, ALL PUBLIC UTILITY AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS THEREON AND EGRESS THEREFROM FOREVER, THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

COUNTY OF WASHOE, STATE OF NEVADA ACTING THROUGH ITS RENO-SPARKS CONVENTION AUTHORITY

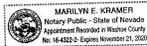
BY: [Signature] 8/21/18 DATE

JOHN SLAUGHTER WASHOE COUNTY MANAGER

ACKNOWLEDGMENT:

STATE OF NEVADA } SS COUNTY OF WASHOE } SS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF August, 2018, BY JOHN SLAUGHTER AS MANAGER OF COUNTY OF WASHOE, STATE OF NEVADA, ACTING THROUGH ITS RENO-SPARKS CONVENTION AUTHORITY.

[Signature] NOTARY PUBLIC



RENO SPARKS CONVENTION & VISITORS AUTHORITY

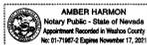
BY: [Signature]

PHILIP L. DELONE PRESIDENT & CEO NAME/TITLE (PRINT)

ACKNOWLEDGMENT:

STATE OF NEVADA } SS COUNTY OF WASHOE } SS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 22nd DAY OF August, 2018, BY PHILIP L. DELONE AS PRESIDENT & CEO OF RENO SPARKS CONVENTION & VISITORS AUTHORITY.

[Signature] NOTARY PUBLIC



UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

[Signature] 8/20/18 DATE SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

[Signature] NAME/TITLE (PRINT) SMJ J. Horn / Leads Draftsman

[Signature] 8/14/2018 DATE NEVADA BELL D/B/A AT&T NEVADA

[Signature] NAME/TITLE (PRINT) Cliff Cooper Mgr & OST PLANNING

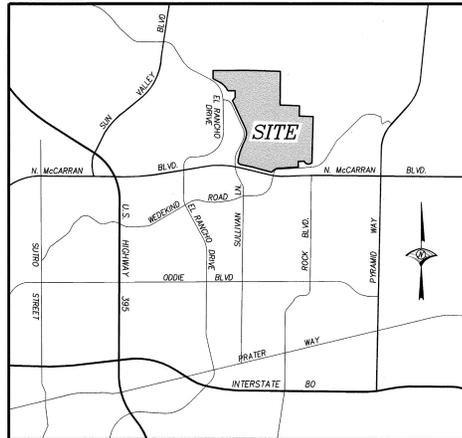
[Signature] 8/15/2018 DATE CHARTER COMMUNICATIONS

[Signature] NAME/TITLE (PRINT) JANE ALBRECHT FIRE DESIGNER 11

[Signature] 8/15/2018 DATE TRUCKEE MEADOWS WATER AUTHORITY

[Signature] NAME/TITLE (PRINT) John R. Zimmerman, Water Resources Manager

QUALITATIVE INSPECTIONS SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THE MAP



VICINITY MAP NOT TO SCALE

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT COUNTY OF WASHOE, STATE OF NEVADA, ACTING THROUGH ITS RENO-SPARKS CONVENTION AUTHORITY OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE OF NEVADA, INC.

BY: [Signature] AUGUST 14, 2018 DATE

RON BEAREALE, TITLE MANAGER, V.P. NAME/TITLE (PRINT)

ORR DITCH CERTIFICATE

ORR DITCH AND EXTENSIONS WATER COMPANY HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE EASEMENT AND RIGHT OF WAY DEPICTED ON THIS MAP AS GRANTED TO ORR DITCH AND EXTENSIONS WATER COMPANY UNDER FEDERAL AND/OR STATE LAW (INCLUDING CH. 252, 14 STAT. 253 (1866) AND CHAPTER CXLVII, SECTION 3852-3855 (1866)) FOR PURPOSES OF OPERATING, MAINTAINING, AND RECONSTRUCTING AN IRRIGATION CANAL, DRAINAGE AND RELATED FACILITIES, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS ACROSS THE PROPERTY FOR ACCESSING THE CANAL, HAVE BEEN CHECKED, ACCEPTED AND APPROVED. NOTHING IN THIS MAP ALTERS UNDERGROUND PRESCRIPTIVE RIGHTS OF SEEPAGE OF VARYING WIDTHS HELD BY ORR DITCH AND EXTENSIONS WATER COMPANY.

BY: [Signature] 8-15-18 DATE

RON GRIBBLE DIRECTOR NAME/TITLE (PRINT)

NOTES:

- 1. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5.0 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES.
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
4. A PRIVATE DRAINAGE EASEMENT, 5.0 FEET IN WIDTH COINCIDENT WITH ALL REAR LOT LINES AND 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING LOT OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING LOT OWNERS.
5. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE THE CITY OF SPARKS WITH A WILL-SERVE LETTER.
6. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
8. AN EASEMENT IS HEREBY GRANTED TO THE ORR DITCH COMPANY FOR MAINTENANCE AND ACCESS OF IRRIGATION DITCHES AS FOLLOWS:
100 FEET IN WIDTH, 50 FEET ON EACH SIDE OF THE EXISTING ORR DITCH WITHIN SECTIONS 29, 30 & 32 AND 45 FEET IN WIDTH, 30 FEET WEST OF AND 15 FEET EAST OF THE CENTERLINE OF THE EXISTING ORR DITCH WITHIN SECTION 31.

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

APN: 027-011-05

WASHOE COUNTY TREASURER

BY: [Signature] 8/22/2018 DATE DEPUTY TREASURER

Danielle Carlton / Deputy Treasurer NAME/TITLE (PRINT)

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

[Signature] 8/20/18 DATE FOR THE DISTRICT BOARD OF HEALTH

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

[Signature] 9-12-18 DATE MICHAEL E. GUMP, P.L.S. 13927 WASHOE COUNTY SURVEYOR



GOVERNING AGENCY CERTIFICATE:

I HEREBY CERTIFY THAT I AM DULY APPOINTED CITY ENGINEER OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THAT I HAVE EXAMINED THIS PLAT AND ALL APPLICABLE PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND ORDINANCES OF THE CITY OF SPARKS HAVE BEEN COMPLIED WITH, THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT, EXCEPTING THE GEOMETRIC DATA SHOWN HEREON, AS REVIEWED BY THE WASHOE COUNTY SURVEYOR PURSUANT TO THE INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA AS DOCUMENT NO. 2233806.

[Signature] 8/31/18 DATE JON R. ERICSON, P.E., P.TOE CITY ENGINEER

SURVEYOR'S CERTIFICATE:

I, DANIEL A. BIGRIGG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF COUNTY OF WASHOE, STATE OF NEVADA, ACTING THROUGH ITS RENO-SPARKS CONVENTION AUTHORITY.
2. THE LANDS SURVEYED LIE WITHIN A PORTIONS OF THE SOUTHWEST 1/4 OF SECTION 29, THE SOUTHEAST 1/4 OF SECTION 30, THE NORTHEAST 1/4 OF SECTION 31 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., CITY OF SPARKS, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON August 13, 2018.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DANIEL A. BIGRIGG, P.L.S. NEVADA CERTIFICATE NO. 19716



FILE NO. 4850188 FILED FOR RECORD AT THE REQUEST OF Washoe County ON THIS 14th DAY OF September 2018 AT 4:00 MINUTES PAST 9 O'CLOCK, A.M., OFFICIAL RECORDS OF WASHOE COUNTY NEVADA. Lawrence K. Burress COUNTY RECORDER

PARCEL MAP FOR WASHOE COUNTY A DIVISION OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 346893 EXCEPTING THEREFROM THE LAND DESCRIBED IN DOCUMENT NO'S 538928, 541079 & 985159 BEING PORTIONS OF THE SW 1/4 OF SECTION 29, THE SE 1/4 OF SECTION 30 THE NE 1/4 OF SECTION 31 & THE NW 1/4 OF SECTION 32 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B.M. NEVADA SPARKS WASHOE COUNTY JOB NO. 8052.015

BY: [Signature] DEPUTY FEE: No Fee

WOOD ROGERS BUILDING RELATIONSHIPS ONE PROJECT AT A TIME 1961 Corporate Boulevard Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4088

SHEET 1 OF 2

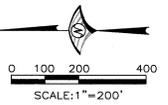
Parcel map 5369

5369 QUALITATIVE INSPECTIONS SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THE MAP

669ES

LEGEND:

- FOUND 5/8" REBAR W/ CAP "PLS 8421" UNLESS OTHERWISE NOTED
- ▲ FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/ CAP "RLS 1643"
- FOUND STANDARD CENTERLINE MONUMENT IN WELL, UNLESS OTHERWISE NOTED
- ⊗ SET 5/8" REBAR & CAP OR NAIL & TAG "PLS 19716"
- ⊗ DIMENSION POINT—NOTHING FOUND OR SET
- ⊗ WASHOE COUNTY GPS REFERENCE STATION
- ⊗ PLSS SECTION CORNER, AS NOTED
- (R) RADIAL BEARING
- E.A.E. EMERGENCY ACCESS EASEMENT
- P.V.D.E. PRIVATE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- P.S.E. SANITARY SEWER EASEMENT
- ELEC. ELECTRIC
- COMM. COMMUNICATIONS
- BOUNDARY
- ORRHO BORDER
- ADJUSTED LOT LINE
- CENTERLINE
- ADJACENT PARCEL
- EASEMENT AS NOTED
- BOUNDARY TIE



REFERENCES:

1. RECORD OF SURVEY NO. 358, FILE NO. 324449, 8/24/1960.
2. PARCEL MAP NO. 101, FILE NO. 338985, 8/29/1974.
3. RECORD OF SURVEY NO. 865, FILE NO. 334575, 7/22/1974.
4. DEED DOCUMENT NO. 345693, 11/1/1974.
5. PARCEL MAP NO. 183, FILE NO. 375707, 8/26/1975.
6. DEED DOCUMENT NO. 533928, 5/24/1978.
7. DEED DOCUMENT NO. 541079, 6/27/1978.
8. DEED DOCUMENT NO. 965159, 12/3/1984.
9. PARCEL MAP NO. 1853, FILE NO. 1010626, 7/22/1985.
10. PARCEL MAP NO. 1873, FILE NO. 1015375, 8/14/1985.
11. SUBDIVISION TRACT MAP NO. 3186, FILE NO. 1927113, 9/21/1995.
12. PARCEL MAP NO. 3308, FILE NO. 2193134, 3/27/1998.
13. CONDO TRACT MAP NO. 3600, FILE NO. 2263643, 10/14/1998.
14. RECORD OF SURVEY NO. 3703, FILE NO. 2410505, 12/29/1999.
15. SUBDIVISION TRACT MAP NO. 4451, FILE NO. 3178010, 3/3/2005.
16. RECORD OF SURVEY NO. 4675, FILE NO. 3344064, 2/2/2006.
17. RECORD OF SURVEY NO. 5188, FILE NO. 3808257, 10/2/2009.
18. RECORD OF SURVEY NO. 5675, FILE NO. 4528624, 10/23/2015.

ALL THE ABOVE ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

APN 035-080-01
U.S.A.

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994. HIGH ACCURACY REFERENCE NETWORK (NAD 83/94—HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NWRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "RNN Reno" — N745M01028 AND "WRRF" — S115M1000 IS TAKEN AS SOUTH 82°06'33" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR = 1.000197939.

ADJACENT OWNER TABLE

1. APN 027-011-01, PORTION PARCEL A, PM 101, HARDESTY
2. APN 027-011-02, PORTION PARCEL D, PM 101, CRAWFORD
3. APN 027-011-03, PARCEL PM 101, CASSINELLI 1991 FAMILY TRUST
4. APN 027-011-04, PARCEL B, PM 101, PACKER
5. APN 027-083-01, LOT 19, TM 983, DOLPH
6. APN 027-083-41, BARKER
7. APN 027-083-41, PINENYKTY FAMILY TRUST
8. APN 027-083-39, SHUPP et al
9. APN 027-083-42, TESSLER
10. APN 027-083-43, BRILEY FAMILY TRUST
11. APN 027-083-86, PARCEL 2, ROS 4675, HESSE FAMILY 1992 TRUST
12. APN 027-083-77, CHENG Y BAI
13. APN 027-042-10, PARCEL B1, ROS 5675, CAPURRO LIVING TRUST
14. APN 027-042-09, PARCEL A1, ROS 5675, JOHN R CAPURRO TRUST
15. APN 027-042-03, FELIZ TRUST
16. APN 027-042-04, FELIZ TRUST
17. APN 027-042-05, ORIFFIN
18. APN 027-011-06, SIERRA PACIFIC POWER COMPANY
19. APN 035-051-21, MENA
20. APN 035-051-13, BULL TRUST
21. APN 035-051-06, SMELSER

EASEMENT TABLE

1. 10' COMMUNICATION EASEMENT PER DOC. NO. 450985
2. 10' ELECTRIC & COMMUNICATIONS EASEMENT PER DOC. NO. 459730
3. 30' CITY OF SPARKS ACCESS & UTILITY EASEMENT PER DOC. NO. 1363968
4. C/A ELECTRIC LINE EASEMENT PER DOC. NO. 51065 NO WIDTH SPECIFIED
5. 10' COMMUNICATION LINE EASEMENT PER DOC. NO. 203794
6. PRESUMED LOCATION OF 5' COMMUNICATION LINE EASEMENT PER DOC. NO. 191547
7. 50' WATER FACILITIES EASEMENT GRANTED HEREON.

SURVEYOR'S REPORT

WHILE PERFORMING THE SURVEY THE BOUNDARY WAS RESOLVED BASE ON THE FOLLOWING OBSERVATIONS:

TM 3186 (R11), ROS 865 (R3) & DOCUMENT NO. 965159 (R8) WERE ROTATED 0°00'00" CLOCKWISE TO MATCH MONUMENTS FOUND WHICH DEFINES THE RIGHTS-OF-WAYS OF WEDEKIND ROAD, NORTH MCCARRAN BOULEVARD, SULLIVAN LANE AND EL RANCHO DRIVE.

THE FOUND MONUMENTS WERE USED FOR THE REMAINDER OF THE BOUNDARY WITH RECORD VS. MEASURED BEARINGS AND DISTANCES SHOWN.

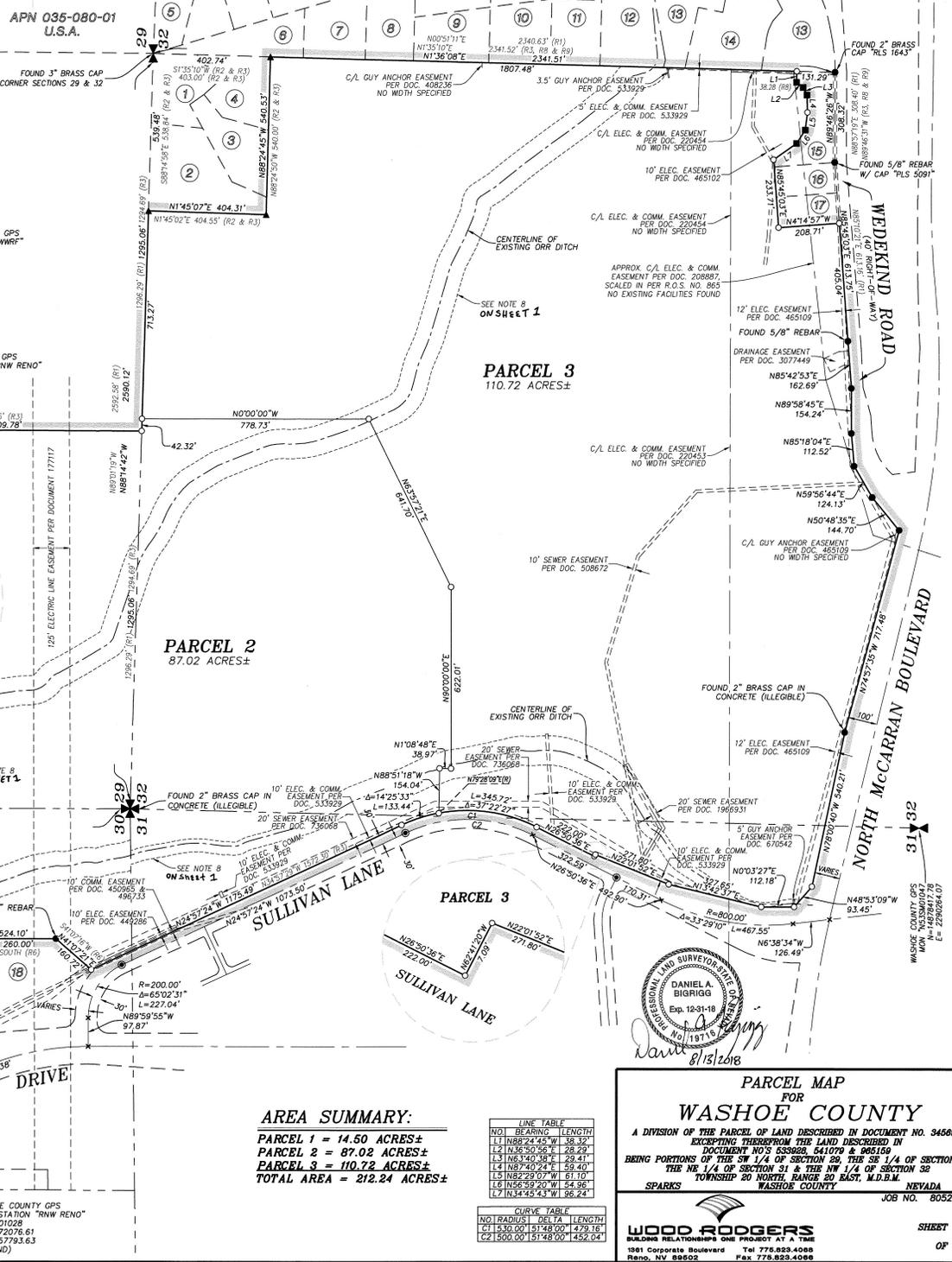
APN 035-080-04
WASHOE COUNTY

APN 035-080-04
WASHOE COUNTY

APN 035-023-09
PARCEL 4, PM 1873
NAVDEEP SINGH et al

APN 035-051-09
CITY OF SPARKS

APN 035-880-02
TOWNSEND ENTERPRISES, LLC



AREA SUMMARY:

PARCEL 1 = 14.50 ACRES±
PARCEL 2 = 87.02 ACRES±
PARCEL 3 = 110.72 ACRES±
TOTAL AREA = 212.24 ACRES±

LINE TABLE

NO.	BEARING	LENGTH
11	N86°24'45"W	36.32
12	N36°50'35"E	28.29
13	N6°14'05"E	29.41
14	N8°40'24"E	59.40
15	N89°59'07"W	81.10
16	N89°59'20"W	54.36
17	N34°45'43"W	96.24

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH
C1	130.00'	114°02'01"	279.16'
C2	150.00'	151°48'00"	252.04'



PARCEL MAP FOR
WASHOE COUNTY
A DIVISION OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 345699 EXCEPTING THEREFROM THE LAND DESCRIBED IN DOCUMENT NO'S 533928, 541079 & 965159 BEING PORTIONS OF THE SW 1/4 OF SECTION 29, T19S, R10E, S1E 1/4 OF SECTION 30 THE NE 1/4 OF SECTION 31 & THE NW 1/4 OF SECTION 32 TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.B.M. SPARKS WASHOE COUNTY NEVADA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PRODUCT AT A TIME
1981 Corporate Boulevard Reno, NV 89505 Tel 775.823.4088 Fax 775.823.4088

5369A

Parcel Map 5369A

4850188