

RENO GAZETTE-JOURNAL

Legal Advertising Dept. 702-788-6394

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WASHOE COUNTY
Comptroller's Office
PO Box 11130
RENO NV 89510

Legal Ad Cost 90.32

PROOF OF PUBLICATION

4/30/98
PLEASE STAMP & SIGN FOR PAYMENT

STATE OF NEVADA
COUNTY OF WASHOE

being duly sworn, deposes and says:
That as legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice:
_____ of Adoption _____

of which a copy is hereto attached, has been published in each regular and entire issue of said newspaper on the following dates to wit:

April 20, 27, 1998

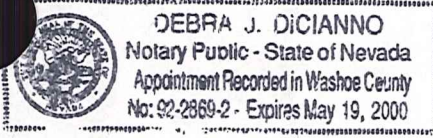
Signed

Andria Catalano

Subscribed and sworn to before me on 04/27/98

Notary Public

Debra J. DiCianno



P.O. BOX 22000, RENO, NEVADA 89520
(702) 788-6200



NOTICE OF ADOPTION
WASHOE COUNTY
ORDINANCE NO. 1012
NOTICE IS HEREBY GIVEN THAT: BILL No. 1188, Ordinance No. 1012 entitled
AN ORDINANCE PURSUANT TO NEVADA REVISED STATUTES 278.0201 THROUGH 278.0207 APPROVING THE FINAL DEVELOPMENT AGREEMENT FOR THE DAMONTE RANCH TRADE CENTER. THE AGREEMENT FACILITATES THE DEVELOPMENT OF COMMERCIAL AND INDUSTRIAL LAND WITHIN THE SOUTHEAST TRUCKEE MEADOWS SPECIFIC PLAN AREA. THE PROJECT CONSISTS OF TWO PHASES AND INCLUDES +/- 193 ACRES OF OFFICE COMMERCIAL/INDUSTRIAL (OC/I), +/-39.2 ACRES OF GENERAL COMMERCIAL (GC), +/-50 ACRES OF OPEN SPACE (OS), AND +/-3.6 ACRES OF PARKS AND RECREATION (PR). THE +/-302-ACRE SITE INCLUDES INFRASTRUCTURE BACKBONE IMPROVEMENTS SUCH AS ROADWAY, UTILITY, AND DRAINAGE FACILITIES WITHIN THE PROJECT AREA AS REQUIRED BY THE SPECIFIC PLAN. THE PROJECT ALSO INCLUDES A DESIGN STANDARDS HANDBOOK THAT WILL GUIDE FUTURE DEVELOPMENT WITHIN THE DAMONTE RANCH TRADE CENTER BOUNDARIES. THE PROPERTY IS LOCATED SOUTH OF DOUBLE DIAMOND RANCH AND EAST OF SOUTH VIRGINIA STREET, AND IS A PORTION OF THE SOUTHEAST TRUCKEE MEADOWS SPECIFIC PLAN AREA WITHIN THE SOUTHEAST TRUCKEE MEADOWS AREA PLAN. THE PARCELS ARE SITUATED WITHIN SECTIONS 16, 17, 20, AND 21, T18N, R20E, MDM, WASHOE COUNTY, NEVADA. (APN'S: 16-400-63, 65, 70, 71, 81, AND 16-520-03, 04, 05, 16, 18, 20, 24, 26, AND 27)
was adopted on April 14, 1998, by Commissioners Joanne Bond, Sue Camp, Jim Galloway, Mike Moulot, and Jim Shaw, and will become effective on Monday, April 27, 1998.
Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada.
JUDI BAILEY,
Washoe County Clerk
No.1589 Apr.20,27,1998

SUMMARY: An ordinance approving the Final Development Agreement for Damonte Ranch Trade Center, a commercial and industrial development consisting of ±302 acres, with ±193 acres of Office Commercial/Industrial (OC/I), ±39.2 acres of General Commercial (GC), ±50 acres of open space (OS), and ±3.6 acres of Parks and Recreation (PR).

BILL NO. 1188

ORDINANCE NO. 1012

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THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. The Final Development Agreement for the Damonte Ranch Trade Center, including its attached exhibits and references, is hereby approved in accordance with the provisions of NRS 278.0203 (1) and may bind the future development of the described property for a period of time not to exceed twenty years.

Proposed on the 2nd day of April, 1998.

Proposed by Commissioner Sue Camp.


Passed on the 14th day of April, 1998.

Vote:

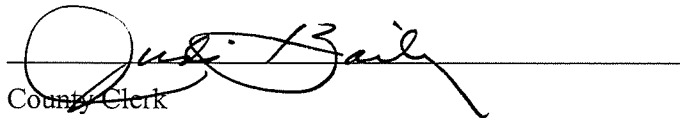
Ayes: **Joanne Bond, Sue Camp, Jim Galloway, Mike Mouliot
Jim Shaw**

Nays:

Absent:


Chairman
Washoe County Commission

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 27th day of
April, 1998.

DOC # 3923930

09/20/2010 11:19:40 AM

Requested By
WASHOE COUNTY CLERK
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$0.00 RPTT: \$0.00
Page 1 of 22



(for Recorder's use only)

APN# n/a

Recording Requested by:

Name: Washoe County Clerk

Address: _____

City/State/Zip: _____

When Recorded Mail to:

Name: Washoe County Clerk's Office

Address: _____

City/State/Zip: _____

Mail Tax Statement to:

Name: _____

Address: _____

City/State/Zip: _____

Ordinance No. 1012

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Jaime Delleria
Signature

Deputy Clerk
Title

JAIME DELLERIA
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

Ord-1012

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Vote:

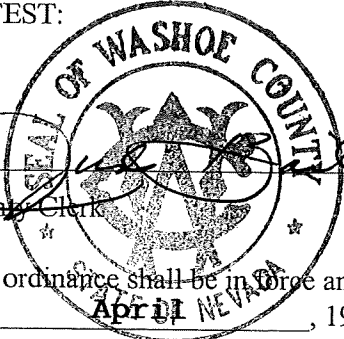
Ayes: **Joanne Bond, Sue Camp, Jim Galloway, Mike Mouliot
Jim Shaw**

Nays:

Absent:


Chairman
Washoe County Commission

ATTEST:



County Clerk

This ordinance shall be in force and effect from and after the 27th day of April, 1998.



Washoe County
Department of
Community
Development
1001 E. Ninth St. Bldg A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 702-328-3600
Fax: 702-328-3648

MEMORANDUM



To: Washoe County Board of County Commissioners
From: Cheryl D. Ryan, AICP, Planner
Re: Memorandum of Final Development Agreement and Second Reading of the Ordinance for Damonte Ranch Trade Center (Development Agreement Case No. DA10-1-97)
Date: April 3, 1998

GENERAL INFORMATION SUMMARY

Applicant/Property Owner: Nevada Tri Partners

Requested Action: To sign the Memorandum of Final Development Agreement to allow the applicant to record only Appendix "B" in the Development Agreement portion of the document. The Damonte Ranch Trade Center project consists of two phases and includes ±193 acres of Office Commercial/Industrial (OC/I), ±39.2 acres of General Commercial (GC), ±50 acres of open space (OS), and ±3.6 acres of Parks and Recreation (PR). The ±302 acre site will include infrastructure backbone improvements such as roadway, utility, and drainage facilities within the project area as required by the Specific Plan. The request also includes a Design Standards Handbook that will guide future development within the Damonte Ranch Trade Center boundaries. The property is located south of Double Diamond Ranch and east of South Virginia Street, and is a portion of the Southeast Truckee Meadows Specific Plan area within the Southeast Truckee Meadows Area Plan. The parcels are situated within Sections 16, 17, 20, and 21, T18N, R20E, MDM, Washoe County, Nevada. (APN's: 16-400-63, 65, 70, 71, 81, and 16-520-03, 04, 05, 16, 18, 20, 24, 26, and 27).

98332

RECOMMENDATION

On April 2, 1998, the Board determined that the Damonte Ranch Trade Center Final Development Agreement was in substantial conformance with the Preliminary Development Agreement also approved on April 2, 1998. One minor change was made to the Damonte Ranch Drainage District (DRDD). This meeting was the first reading of the ordinance for Damonte Ranch which the Board unanimously voted to approve. The following motion was made:

John B. Hester, AICP
Director

W. Dean Diederich, AICP
Planning Manager

Jess S. Traver, P.E.
County Building
Official



Washoe County Board of County Commissioners
 re: Memorandum of Final Development Agreement for Damonte Ranch Trade Center
 Case No.: (DA10-1-97)
 April 2, 1998 - page 2

Approve the request with a finding that the Final Development Agreement is in substantial conformance with the Preliminary Development Agreement with any modifications made by the Board. The applicant will be required to make the appropriate language and exhibit changes as it relates to all modifications prior to the second reading of the ordinance approving the Final Development Agreement. The applicant will be able to develop the property in accordance with the terms of the approved Final Development Agreement.

Today's meeting is the second reading, the purpose of which is to sign the Ordinance and the Memorandum of Final Development Agreement. Signing the ordinance officially adopts the Development Agreement. The signing of the Memorandum of Development Agreement allows the applicant to record only Appendix "B" in the Development Agreement portion of the document. The Memorandum includes the legal description of the property, and makes references to all exhibits, tabs, language, and maps contained in the document. The Memorandum reduces the volume of material that would otherwise be necessary to record. Three copies of the ordinance and the Memorandum are provided for your signature; one copy for the Clerks Office, the Department of Community Development, and the applicant.

For your information, staff has provided the following list of approvals by the Planning Commission and Board of County Commission relating to the Damonte Ranch Trade Center Development Agreement:

- *Southwest Truckee Meadows Specific Plan* (adopted by the Board of County Commissioners on November 9, 1993)
- *Comprehensive Plan Amendment Case No. CPA95-SETM-1 Flood Control Master Plan for Southeast Truckee Meadows Area Plan* (approved by Board of County Commissioners on November 14, 1995)
- *Comprehensive Plan Amendment Case No. CPA96-SETM-1 to change the zoning of the 178 acre Whites Creek Meadows parcel south of Double Diamond affecting phase two of Development Agreement* (approved by Board of County Commissioners on August 13, 1996)
- *Comprehensive Plan Amendment Case No. CPA96-SETM-2 incorporating the 178 acre Whites Creek Meadows parcel into the Southeast Truckee Meadows Specific Plan Area, and moving the location of the Towne Center to these newly incorporated lands* (approved by Board of County Commissioners on October 21, 1997)

98-332

Washoe County Board of County Commissioners
re: Memorandum of Final Development Agreement for Damonte Ranch Trade Center
Case No.: (DA10-1-97)
April 2, 1998 -- page 3

- *Preliminary Development Agreement Case No. DA10-1-97 establishing the parameters for the future buildout of the Damonte Ranch Trade Center area (approved by the Planning Commission on March 17, 1998)*
- *Preliminary and Final Development Agreements, Case No. DA10-1-97 approving the Damonte Ranch Trade Center (approved by the Board of County Commissioners on April 2, 1998)*
- *First reading of Ordinance for Final Development Agreement Case No. DA10-1-97 approving the Damonte Ranch Trade Center (approved by the Board of County Commissioners on April 2, 1998)*

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278.0201, 278.0203, 278.0205, 278.0207; Washoe County Code Chapter 110, Article 814.

CDR(DA197MEM)

Attachments: Memorandum of Final Development Agreement, Development Agreement Ordinance, Final Development Agreement for Damonte Ranch Trade Center.

Applicant: Nevada Tri Partners, 1425 East Greg Street, Sparks, Nevada, 89431

99-337

WHEN RECORDED RETURN TO:

2210755

Appendix "B"

Nevada Tri Partners
 1425 East Greg Street
 Sparks, Nevada 89431

**MEMORANDUM OF FINAL DEVELOPMENT AGREEMENT
 (NRS SECTION 278.0203)**

A certain Final Development Agreement – Damonte Ranch Trade Center (the "Final Development Agreement") of even date herewith has been entered by and between NEVADA TRI PARTNERS, a Nevada Limited Liability Company, ("Developer"), NEVADA TRI PARTNERS, a Nevada Limited Liability Company, the DAMONTE FAMILY LLC, a Nevada Limited Liability Company, SOUTH MEADOWS ASSOCIATES, a Nevada Limited Partnership, DUTTON, MCGAH & BAILEY, a Nevada General Partnership, LEWIS HOMES OF NEVADA, a Nevada General Partnership, and WHITES CREEK LAND AND DEVELOPMENT, INC., a Nevada Corporation, (collectively "Owner"), and the COUNTY OF WASHOE, a political subdivision of the State of Nevada ("County"). The real property subject to this Agreement is described on Exhibit "A" attached hereto and incorporated herein (the "Property"). The Agreement creates rights and obligations between the parties regarding development of the Property. These rights and obligations are intended to be covenants and conditions which run with the land and bind successors, heirs and assigns of the parties. All provisions of the Final Development Agreement are incorporated herein by reference as if fully set forth. The Final Development Agreement expires Twenty (20) years from the date of the recordation of this Memorandum, unless extended by written amendment executed by County and Developer. This Memorandum is recorded in satisfaction of the requirements of Nevada Revised Statutes, Section 278.0203 and Washoe County Development Code Section 110.814.85.

A copy of the Final Development Agreement and all documents associated therewith is available by contracting the Washoe County Clerk and Community Development Department regarding Case No. DA10-1-97 at 1001 East Ninth Street, P.O. Box 1130, Reno, Nevada 89520, (702) 328-6100.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Final Development Agreement on this 14th day of April, 1998.

98-332

Appendix "B"

"DEVELOPER"

NEVADA TRI PARTNERS,
a Nevada limited liability company

By its Managing Members:

DI LORETO SOUTH TRUCKEE MEADOWS, INC.,
a Nevada corporation

By: [Signature]
Perry M. Di Loreto, President

BDM DEVELOPMENT
a Nevada limited liability company

By: [Signature]
Craig Dutton, Managing Member

STEAMBOAT CREEK DEVELOPMENT, INC.,
a Nevada corporation

By: [Signature]
Robert E. Lewis, President

" COUNTY "

COUNTY OF WASHOE, NEVADA

By: [Signature]
Joanne Bond, Chairman

Attest: [Signature]

98-332

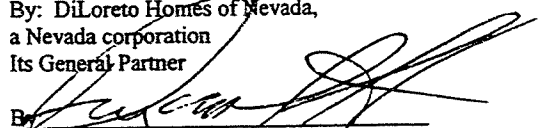
Appendix "B"

"OWNER"

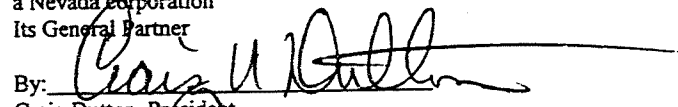
DAMONTE FAMILY LIMITED LIABILITY COMPANY

By: 
Louis G. Damonte, Manager

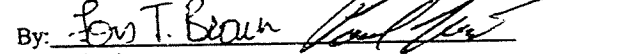
SOUTH MEADOWS ASSOCIATES,
a Nevada limited partnership

By: DiLoreto Homes of Nevada,
a Nevada corporation
Its General Partner
By: 
Perry M. DiLoreto, President

DUTTON, McGAH & BAILEY,
a Nevada general partnership

By: CSW, Inc.
a Nevada corporation
Its General Partner
By: 
Craig Dutton, President

LEWIS HOMES OF NEVADA
a Nevada general partnership

By: 
Authorized Agent

WHITES CREEK LAND AND DEVELOPMENT, INC.
a Nevada corporation

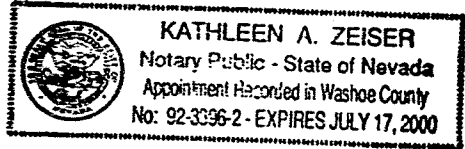
By: 
Robert West, Jr., President

98-332

Appendix "B"

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on 4-30-98
by [Signature]
as [Signature]
of [Signature]

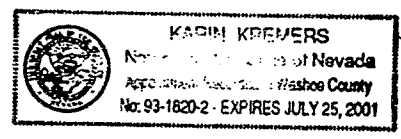


[Signature]
(Signature of notary officer)
Notary
(Title and Rank)

(My commission expires: 7-17-98)

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on 4-30-98
by Craig Dutton
as Managing member
of BDM Development



[Signature]
(Signature of notary officer)
notary
(Title and Rank)

(My commission expires: 7-25-01)

98-332

Appendix "B"

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on 4-30-98
by [Signature]
as [Signature]
of [Signature]

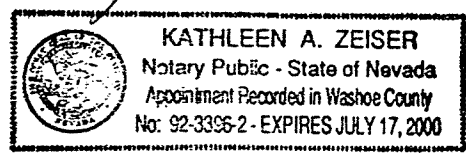


[Signature]
(Signature of notary officer)
[Signature]
(Title and Rank)

(My commission expires: 07-17-2000)

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on 4-30-98
by [Signature]
as [Signature]
of [Signature]



[Signature]
(Signature of notary officer)
[Signature]
(Title and Rank)

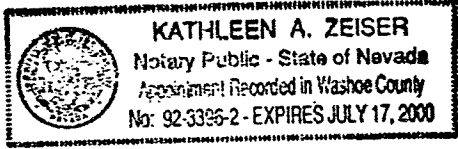
(My commission expires: 07-17-00)

98-3322

Appendix "B"

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on 05-07-97,
by Robert W. [Signature]
as [Signature]
of [Signature]



[Signature]
(Signature of notary officer)
[Signature]
(Title and Rank)

(My commission expires: 07-17-00)

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____,
by _____
as _____
of _____

(Signature of notary officer)

(Title and Rank)

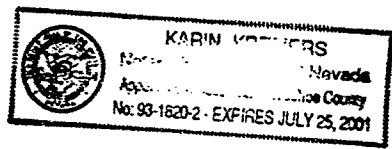
(My commission expires: _____)

98-332

Appendix "B"

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on 4-30-98
by Craig Dutton
as President
of ESU Inc



Karin Koimars
(Signature of notary officer)
notary
(Title and Rank)

(My commission expires: 7-25-01)

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____
by _____
as _____
of _____

(Signature of notary officer)

(Title and Rank)

(My commission expires: _____)

98-338

Appendix "B"

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____
by _____
as _____
of _____

(Signature of notary officer)

(Title and Rank)

(My commission expires: _____)

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____
by _____
as _____
of _____

(Signature of notary officer)

(Title and Rank)

(My commission expires: _____)

98.332

May 4, 1997

EXHIBIT A

LEGAL DESCRIPTION
(Commercial Site)

All that certain real property situate in a portion of Sections 16,17,20, and 21, Township Eighteen(18) North, Range Twenty (20) East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

BEGINNING at a point on the Southerly Right of Way of Zolezzi Lane, said point being Engineer's Station "Z" 16+96.65 PC, 80.00 feet right, as shown on the Nevada Department of Transportation Right of Way Plans for Project No. EBNH-395-2(28), dated MARCH, 1993, from which the Southwest corner of said section sixteen (16) bears South 51°58'53" East, 647.18 feet;

THENCE along said Zolezzi Right of Way, North 64°05'48" East, 552.64 feet;

THENCE along a circular curve to the left with a central angle of 41°45'48", a radius of 980.00 feet, and an arc length of 714.33 feet;

THENCE North 22°20'00" East, 257.04 feet;

THENCE along a circular curve to the right with a central angle of 01°31'46", a radius of 820.00 feet, and an arc length of 21.89 feet to Engineer's Station "Z" 26+33.73 POC, 80.00 feet right

THENCE leaving said Zolezzi Right of Way, South 61°43'10" East, 442.11 feet;

THENCE along a circular curve to the right with a central angle of 42°24'35", a radius of 1582.50 feet, and an arc length of 1171.35 feet to the Westerly Right of Way of U.S.- 395 FREEWAY, also being Engineer's Station "H" 536+82.11 POC, 175.00 feet left, as shown on said Right of Way Plans;

THENCE along said Westerly Right of Way, along a compound circular curve to the right with a central angle of 28°30'18", a radius of 3325.00 feet, and an arc length of 1654.20 feet;

THENCE from a tangent which bears South 14°58'09" West, along a nontangent circular curve to the right with a central angle of 17°31'28", a radius of 4100.00 feet, and an arc length of 1254.02 feet to Engineer's Station "H" 506+04.51 POC, 254.84 feet left, as shown on said Right of Way Plans;

THENCE leaving said Westerly Right of Way, North 17°14'14" West, 660.26 feet, along the Easterly line of Parcel 2 of Parcel Map No. 380, File No. 449490, Official Records of Washoe County, Nevada;

THENCE South 75°27'26" West, 526.57 feet, along the Northerly line of said Parcel 2, to the Easterly Right of Way of S.R.-430(South Virginia Street), Engineer's Station "XS" 932+05.25 POT, 154.00 feet right, as shown on said Right of Way Plans;

THENCE along said Westerly Right of Way, North 25°54'11" West,

98-332

90.62 feet;

THENCE North 31°36'50" West, 602.99 feet;

THENCE North 25°54'12" West, 1873.68 feet, to said Southerly Right of Way of Zolezzi Lane, Engineer's Station "Z" 10+94 POT, 130.00 feet right;

THENCE along said Southerly Right of Way of Zolezzi Lane, along a circular curve to the right, with a central angle of 90°00'00", a radius of 50.00 feet, and an arc length of 78.54 feet;

THENCE North 64°05'48" East, 552.64 feet to the **POINT OF BEGINNING**.

The above described parcel contains 123.68 acres more or less.

BASIS OF BEARING for this description is Nevada Department of Transportation Right of Way Plans for Project No. EBNH-395-2(28), dated March, 1993.

98-332

May 3, 1997

EXHIBIT A

LEGAL DESCRIPTION
(Whites Creek)

All that certain real property situate in a portion of the South One-Half (SW 1/2) of Section Sixteen (16), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, in Washoe County, Nevada, also being the exterior boundary of Parcel Map No. 2892, File No. 1887801, Official Records of Washoe County, Nevada, and being more particularly described as follows:

BEGINNING at the northwest corner of the exterior boundary of said parcel map, from which the Southwest corner of said section sixteen (16) bears South 27°07'59" West, 2955.09 feet;

THENCE along the exterior boundary of said parcel map, South 89°23'20" East, 1366.66 feet;

- THENCE** South 00°00'00" West, 68.09 feet;
- THENCE** South 89°42'42" East, 2608.76 feet;
- THENCE** South 01°17'36" West, 1266.60 feet;
- THENCE** North 88°42'24" West, 950.00 feet;
- THENCE** South 49°34'00" West, 653.19 feet;
- THENCE** South 40°00'00" West, 550.00 feet;
- THENCE** South 01°53'07" West, 377.57 feet;
- THENCE** North 88°06'53" West, 1134.25 feet;
- THENCE** North 01°53'27" East, 102.09 feet;
- THENCE** North 08°12'30" East, 37.40 feet;
- THENCE** North 09°00'34" East, 28.33 feet;
- THENCE** North 15°39'33" East, 42.59 feet;
- THENCE** North 23°03'42" East, 66.48 feet;
- THENCE** North 25°21'50" East, 89.28 feet;
- THENCE** North 22°46'47" East, 88.43 feet;
- THENCE** North 20°29'49" East, 74.16 feet;
- THENCE** North 10°21'58" East, 28.27 feet;
- THENCE** North 03°40'35" West, 46.94 feet;
- THENCE** North 35°25'12" West, 52.39 feet;
- THENCE** North 76°18'55" West, 99.65 feet;
- THENCE** North 54°31'50" West, 157.55 feet;
- THENCE** North 49°30'57" West, 70.80 feet;
- THENCE** North 38°38'19" West, 35.56 feet;
- THENCE** North 19°42'52" West, 38.34 feet;
- THENCE** North 01°38'26" East, 33.46 feet;
- THENCE** North 80°42'44" East, 88.27 feet;
- THENCE** North 00°00'20" East, 187.77 feet;
- THENCE** North 46°34'39" East, 38.25 feet;
- THENCE** North 37°15'11" East, 102.42 feet;
- THENCE** North 02°19'33" West, 99.01 feet;
- THENCE** North 08°54'32" West, 85.80 feet;

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THENCE North 27°47'13" West, 84.25 feet;
THENCE North 15°27'16" West, 76.16 feet;
THENCE North 00°50'30" East, 31.06 feet;
THENCE North 22°59'40" West, 26.35 feet;
THENCE North 73°29'29" West, 30.37 feet;
THENCE South 56°09'24" West, 48.50 feet;
THENCE North 85°24'55" West, 10.66 feet;
THENCE South 42°22'13" West, 82.00 feet;
THENCE North 89°08'31" West, 658.00 feet;
THENCE North 00°51'29" East, 15.00 feet;
THENCE North 89°08'31" West, 120.03 feet;
THENCE North 00°51'09" East, 1003.93 feet to the POINT OF
BEGINNING.

The above described parcel contains 149.00 acres more or less.

BASIS OF BEARING for this description is Parcel Map No. 2892, File No. 1887801 in the official records of Washoe County, Nevada.

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EXHIBIT A

WHITES CREEK REMAINDER

All that certain real property situate in a portion of the Southwest 1/4 of Section 16, T. 18 N., R. 20 E., M.D.M., and more fully described by metes and bounds as follows, to wit:

COMMENCING at a point on the proposed left or westerly right-of-way line of Wilbur May Parkway; 50.00 feet left of and measured at right angles to Highway Engineer's Station "WM" 0+26.09 P.O.T., Project F-395-2(21); said point being further described as bearing North 85°22'05" East, a distance of 1,583.14 feet from the southwest corner of said Section 16, T. 18 N., R. 20 E., M.D.M.;

THENCE South 88°06'33" East, a distance of 105.40 feet to a point on the proposed right or easterly right-of-way line of said Wilbur May Parkway, the TRUE POINT OF BEGINNING;

THENCE along said right-of-way line the following two courses and distances:

THENCE North 16°31'44" West, 1,156.75 feet;

THENCE along the arc of a tangent 950.00 foot radius curve to the right through a central angle of 06°49'27", a distance of 113.15 feet;

THENCE the following thirty-six (36) courses and distances:

THENCE North 00°51'29" East, 282.65 feet;

THENCE South 89°08'31" East, 120.00 feet;

THENCE South 00°51'29" West, 15.00 feet;

THENCE South 89°08'31" East, 658.00 feet;

THENCE North 42°22'13" East, 82.00 feet;

THENCE South 85°24'55" East, 10.66 feet;

THENCE North 56°09'24" East, 48.50 feet;

THENCE South 73°29'29" East, 30.37 feet;

THENCE South 22°59'40" East, 26.35 feet;

THENCE South 00°50'30" West, 31.06 feet;

THENCE South 15°27'16" East, 76.16 feet;

THENCE South 27°47'13" East, 84.25 feet;

THENCE South 08°54'32" East, 85.80 feet;

THENCE South 02°19'33" East, 99.01 feet;

THENCE South 37°15'11" West, 102.42 feet;

THENCE South 46°34'39" West, 38.25 feet;

THENCE South 00°00'20" West, 187.77 feet;

THENCE South 80°42'44" West, 88.27 feet;

THENCE South 01°38'26" West, 33.46 feet;

THENCE South 19°42'52" East, 38.34 feet;

THENCE South 38°38'19" East, 35.56 feet;

THENCE South 49°30'57" East, 70.80 feet;

THENCE South 54°31'50" East, 157.55 feet;

THENCE South 76°18'55" East, 99.65 feet;

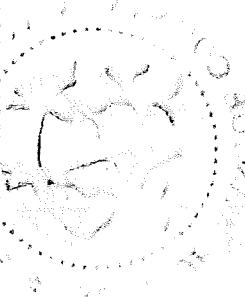
THENCE South 35°25'12" East, 52.39 feet;

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THENCE South 03°40'35" East, 46.94 feet;
THENCE South 10°21'58" West, 28.27 feet;
THENCE South 20°29'49" West, 74.16 feet;
THENCE South 22°46'47" West, 88.43 feet;
THENCE South 25°21'50" West, 89.28 feet;
THENCE South 23°03'42" West, 66.48 feet;
THENCE South 15°39'33" West, 42.59 feet;
THENCE South 09°00'34" West, 28.33 feet;
THENCE South 08°12'30" West, 37.40 feet;
THENCE South 01°53'27" West, 103.91 feet;
THENCE North 88°06'33" West, 664.89 feet, to the **POINT OF BEGINNING**, said parcel contains an area of 29.656 acres, more or less.

BASIS OF BEARING: Identical to Document No. 1735393, Official Records, Washoe County, Nevada.

98-332



2210755

OFFICIAL RECORDS
 WASHOE CO., NEVADA
 RECORD REQUESTED BY
Washoe Co. Planning
 98 MAY 15 PM 3: 15

JOE MELCHER
 COUNTY RECORDER

FEE *D* DEP *S*

referent to: Washoe Co. Planning
 Attn: Cheryl Ryan

[Faint, illegible text from the reverse side of the page]

CERTIFIED COPY

The foregoing document is a full, true and correct copy of the original on file and of record in my office.

Date: September 20, 2012

AMY HARVEY, County Clerk in and for the County of Washoe, State of Nevada

By [Signature] Deputy Clerk

Pursuant to NRS 239B.030 the SSN may be redacted, but in no way affects the legality of the document.





WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

A handwritten signature in blue ink, appearing to read "Stacy Gonzales", written over a horizontal line.

Signature

9-20-10

Date

Stacy Gonzales

Printed Name