



Parcel Map Review Committee Staff Report

Meeting Date: March 9, 2023

Agenda Item: 7B

AMENDMENT OF CONDITIONS CASE NUMBER:

WAC23-0001 (Mer Mac St.) for WTPM21-0018

BRIEF SUMMARY OF REQUEST:

To add a roadway & utility easement on Mer Mac Street

STAFF PLANNER:

Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to add a reference to a 40-foot-wide roadway and utility easement on Mer Mac Street (APN: 081-031-69) that was not labeled on either the tentative parcel map submittal or the recorded final parcel map for Case Number WTPM21-0018.

Applicant:	Panattoni Development
Property Owner:	Peavine Investor LLC
Location:	Mer Mac Street off North Virginia Street
APN:	081-031-69
Parcel Size:	A portion of a 40.685-acre parcel
Master Plan:	Rural Residential (RR)
Regulatory Zone:	High Density Rural (HDR)
Area Plan:	North Valleys
Development Code:	Authorized in Article 804
Commission District:	5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Parcel Map Review Committee approve Amendment of Conditions Case Number WAC23-0001 for Panattoni Development Company, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.606.30(e).

(Motion with Findings on Page 7)

Staff Report Contents

Amendment of Conditions..... 3
WTPM21-0018 Site Plan 4
WAC23-0001 Site Plan..... 4
Background and Evaluation of Amendment Request 5
Evaluation of Amendment Request 5
Reviewing Agencies..... 5
Recommendation 7
Motion 7
Appeal..... 7

Exhibits Contents

Amended Conditions of Approval Exhibit A
Agency Comments..... Exhibit B
WTPM21-0018 Action Order Dated 12/9/21 Exhibit C
Project Application Exhibit D
Irrevocable Offer of Dedication (Document No. 994881 & 360688) Exhibit E

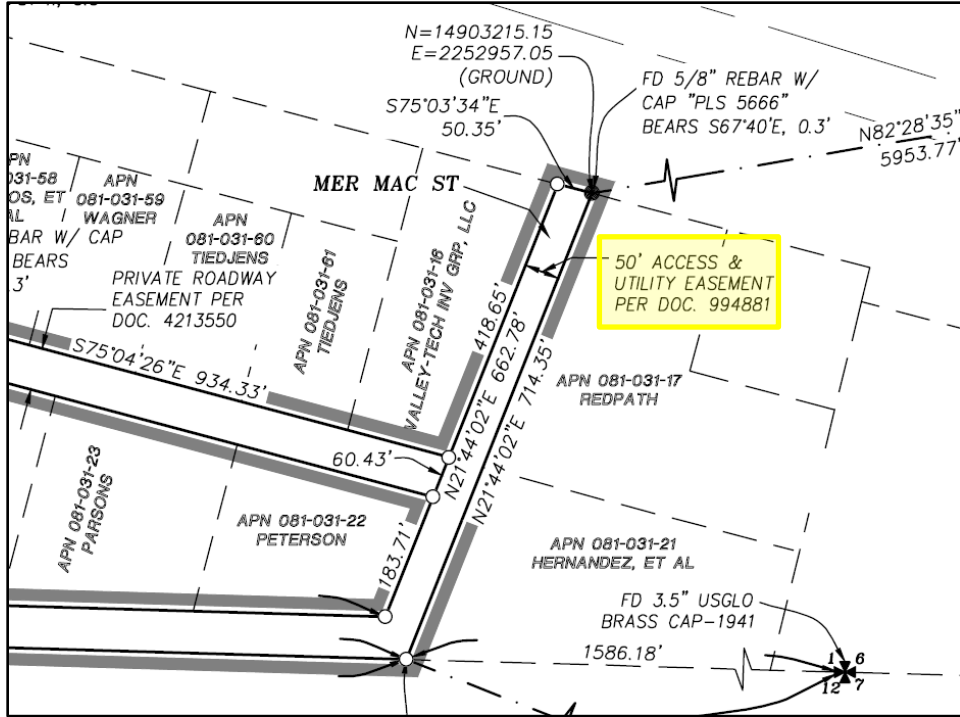
Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

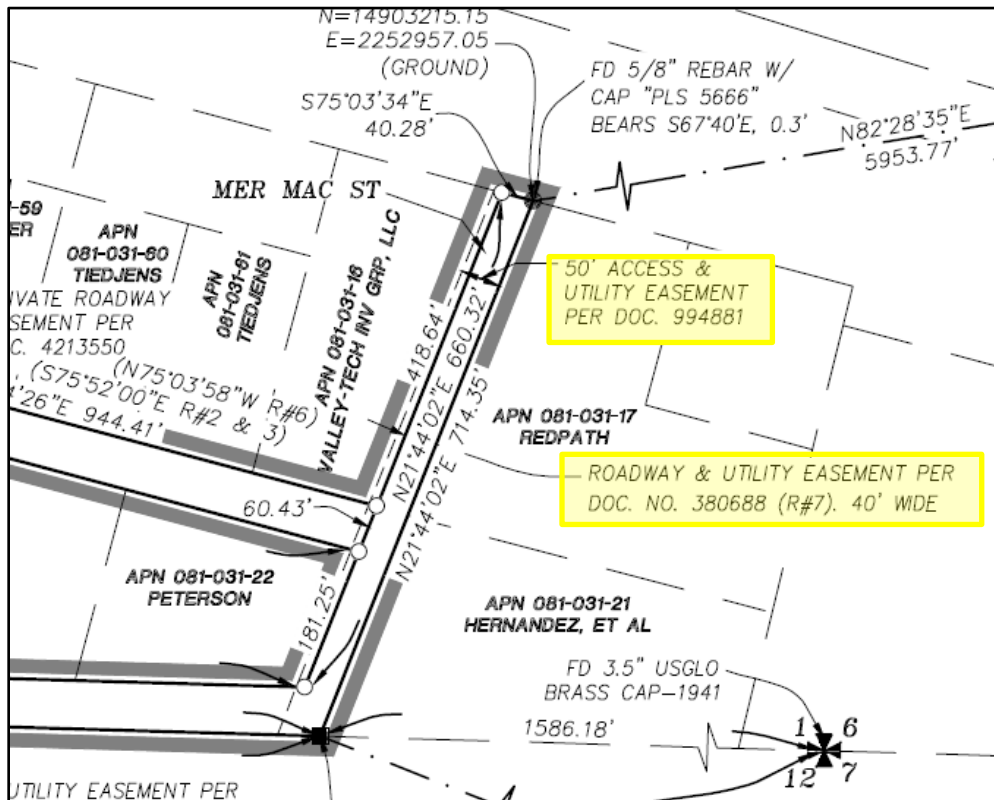
- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that approved the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Parcel Map Review Committee grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The conditions of approval for Amendment of Conditions Case Number WAC23-0001 are attached to this staff report and will be included with the amended action order.



WTPM21-0018 Site Plan



WAC23-0001 Site Plan

Background and Evaluation of Amendment Request

The tentative parcel map WTPM21-0018 was approved on December 9, 2021 for the merger and subsequent re-division of ten existing parcels totaling 44.05 acres of land into 3 parcels. The approval created three parcels; parcel one consisting of 3.67 acres, parcel two consisting of 40.68 acres and parcel three consisting of 2.69 acres. The 50 foot access & utility easement (per Document No. 944881) was the only easement labeled on Mer Mac Street for the WTPM21-0018 application. The 40 foot Roadway & Utility Easement (per Document No. 360688) was not labeled on the map (See Site Plan- WTPM21-0018, on page 4).

Evaluation of Amendment Request

The applicant is requesting to modify Parcel Map Case Number WTPM21-0018, to correct an easement reference for Mer Mac Street. The approved Parcel Map Case Number WTPM21-0018 and recorded final parcel map did not reference a 40-foot wide Roadway & Utility Easement (Per Document No. 360688), which is within a 50-foot wide Access & Utility Easement (Per Document No. 944881).

It appears that the Access & Utility Easement (per Document No. 944881) is a newer document than the Roadway & Utility Easement referenced in the earlier quitclaim deed (Document No. 360688) (See Exhibit E). The difference between these two easements is:

- The roadway and utility easement provides for the location of a road and utilities; and
- The access and utility easement provides access to the abutting parcels and utilities.

The request will correct the recorded map, showing both easement widths per the recorded documents (See the WAC23-0001-Site Plan, on page 4).

Reviewing Agencies

The Washoe County Engineering and Capital Projects Division reviewed the application and provided comments (See Exhibit B) and had no conditions. All conditions can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.606.30(e) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: The proposed amendment adds a reference to a 40-foot wide roadway & utility easement along Mer Mac Street. The proposed change will not impact environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, or sewage disposal. The application was reviewed by the appropriate agencies and no comments of concern were received.

- ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: The proposed amendment adds a reference to the roadway & utility easement and will not impact water availability. The application was reviewed by the

Washoe County Engineering and Capital Projects Division, and no comments of concern were received.

- iii. The availability and accessibility of utilities.

Staff Comment: *The proposed amendment adds a reference to the roadway & utility easement and will not impact availability and accessibility of utilities. The two existing easements will continue to provide access to utilities.*

- iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: *The proposed amendment adds a reference to the roadway & utility easement and will not impact availability of or accessibility to public services.*

- v. Conformity with the zoning ordinances and master plan.

Staff Comment: *The proposed amendment adds a reference to the roadway and utility easement only. The easement is part of a parcel with the regulatory zoning of high density rural (HDR). The minimum width requirement is 150 feet, which this portion of the parcel does not meet. The parcel will continue to be a non-conforming parcel.*

- vi. General conformity with the governing body's master plan of streets and highways.

Staff Comment: *The proposal is in general conformance with the master plan of streets and highways. The application was reviewed by the Washoe County Engineering and Capital Projects Division, and no comments of concern were received.*

- vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: *The proposed amendment adds a reference to the roadway & utility easement along Mer Mac Street. The roadway will remain providing access to adjacent parcels.*

- viii. Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: *The proposed amendment adds a reference to an easement and will not impact physical characteristics. The application was reviewed by the Washoe County Engineering and Capital Projects Division, and no comments of concern were received.*

- ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: *All recommended conditions of approval have been included with the staff report. These sections of Nevada Revised Statutes deal with technical review of the map and were reviewed by appropriate agencies for health and utility considerations.*

- x. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: *The proposed amendment adds a reference to a roadway & utility easement along Mer Mac Street and will not impact fire access and availability of water and services. The Truckee Meadows Fire District (TMFPD) provided conditions for WTPM21-0018 and those conditions will still need to be met.*

- xi. Community antenna television (CATV) conduit and pull wire.

Staff Comment: The proposed amendment adds a reference to a roadway & utility easement and will not impact community antenna television (CATV) conduit and pull wire services.

- xii. Recreation and trail easements.

Staff Comment: The proposed amendment adds a reference to an access & utility easement along Mer Mac Street and will not impact recreation or trail easements.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the Amendment of Conditions request. Therefore, after a thorough review and analysis, Amendment of Conditions Case Number WAC23-0001 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Parcel Map Review Committee approve Amendment of Conditions Case Number WAC23-0001 for Panattoni Development Company, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
 - iii. The availability and accessibility of utilities;
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - v. Conformity with the zoning ordinances and master plan;
 - vi. General conformity with the governing body's master plan of streets and highways;
 - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
 - viii. Physical characteristics of the land such as floodplain, slope and soil;
 - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - x. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
 - xi. Community antenna television (CATV) conduit and pull wire; and
 - xii. Recreation and trail easements.

Appeal Process

Washoe County Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the

applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).

Applicant: Lindy Deller, Panattoni Development
ldeller@panattoni.com

Property Owner: Teresa Maloney, Peavine Investors, LLC
teresaemaloney@gmail.com

Representatives: Stacey Huggins & Eric Sage, Wood Rodgers,
shuggins@woodrogers.com, esage@woodrogers.com



Amended Conditions of Approval

Amendment of Conditions Case Number WAC23-0001 for Parcel Map Permit
Case Number WTPM21-0018

The project approved under Amendment of Conditions Case Number WAC23-0001 for Parcel Map Permit Case Number WTPM21-0018 shall be carried out in accordance with the Amended Conditions of Approval granted by the Washoe County Parcel Map Review Committee on March 9, 2023 in addition to the Conditions of Approval approved by the Washoe County Parcel Map Review Committee in case number WTPM21-0018 on December 9, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the amendment of conditions approval regarding the Parcel Map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to the Parcel Map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Parcel Map may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Parcel Map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this approval.**
- b. The applicant shall demonstrate substantial conformance with the amended map approved as part of the amendment of conditions (WAC23-0001) for parcel map WTPM21-0018 (Lenco Lane).
- c. The applicant shall also meet all conditions of approval previously approved on December 9, 2021 by parcel map WTPM21-0018 (Lenco Lane).

*** End of Amended Conditions ***



Date: February 14, 2023

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC23-0001 for WTPM21-0018 Lenco Avenue

APN: 081-031-69

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Amendment of Conditions case is to approve an Amendment of Conditions to correct the reference to a 50-foot access and utility easement along Mer Mac Street. The reference should have noted the road width as 40 feet within a 50-foot access and utility easement. The Engineering and Capital Projects Division recommends approval with no comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Summit Engineering Corporation.

WAC23-0001
EXHIBIT B



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
 FAX (775) 328.6133

Parcel Map Review Committee Action Order

Tentative Parcel Map Case Number WTPM21-0018

Decision: Approval with Conditions
 Decision Date: December 09, 2021
 Mailing/Filing Date: December 13, 2021
 Applicant: Lenco Avenue
 Assigned Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division
 Phone: 775.328.3627
 E-Mail: jolander@washoecounty.gov

Tentative Parcel Map Case Number WTPM21-0018 (Lenco Avenue) – For hearing, discussion, and possible action to approve a tentative parcel map to allow the merger and subsequent re-division of ten existing parcels totaling 44.05 acres of land into 3 parcels: parcel one consisting of 3.67 acres, parcel two consisting of 40.68 acres and parcel three consisting of 2.69 acres.

- Applicant: Panattoni Development
- Property Owner: Peavine Investors LLC
- Location: Lenco Drive and portion of Trail Drive
- APN: 081-031-27, 28, 29, 30, 31, 32, 33, 34, 35, & 50
- Parcel Size: ±9.43 acres
- Master Plan: Residential Rural (RR) & OpenSpace (OS)
- Regulatory Zone: High Density Rural (HDR) & Public & Semi Public Facility (PSP)
- Area Plan: North Valleys
- Development Code: Authorized in Article 606, Parcel Maps
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Parcel Map Review Committee granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 606, Parcel Maps. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Parcel Map Review Committee is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.

The action was based on the Committee’s review of the following criteria in accordance with Washoe County Development Code Article 606, Parcel Maps:



INTEGRITY



EFFECTIVE COMMUNICATION




QUALITY PUBLIC SERVICE

To: Peavine Investors LLC
Subject: WTPM21-0018 (Lenco Avenue)
Date: December 09, 2021
Page: Page 2 of 3

- 1) General improvement considerations for all parcel maps including, but not limited to:
- i. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - ii. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created;
 - iii. The availability and accessibility of utilities;
 - iv. The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
 - v. Conformity with the zoning ordinances and master plan;
 - vi. General conformity with the governing body's master plan of streets and highways;
 - vii. The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created;
 - viii. Physical characteristics of the land such as floodplain, slope and soil;
 - ix. The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
 - x. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
 - xi. Community antenna television (CATV) conduit and pull wire; and
 - xii. Recreation and trail easements.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division


Roger Pelham, Parcel Map Review Committee Chair
Senior Planner, Planning and Building Division

RP/JO/AA



To: Peavine Investors LLC
Subject: WTPM21-0018 (Lenco Avenue)
Date: December 09, 2021
Page: Page 3 of 3

Enclosure: Conditions of Approval

Applicant: Panattoni Development, ldeller@panattoni.com

Property Owner: Peavine Investors LLC, teresaemaloney@gmail.com

Representatives: Wood Rodgers, shuggins@woodrodgers.com

Action Order xc: Jen Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Matt Philumalee, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District





Conditions of Approval

Tentative Parcel Map Case Number WTPM21-0018

The tentative parcel map approved under Parcel Map Case Number WTPM21-0018 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on December 9, 2021. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM21-0018 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- f. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.
- g. Any future development of the parcels will need to be identified water service per Section 110.208.35 Water Rights Dedication Requirements.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact: Matt Philumalee, PLS, 775.328.2315, Mphilumalee@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the names of the adjacent property owners.
- c. Complete the Surveyor's Certificate.
- d. Add a Water Rights Dedication Certificate.
- e. All boundary corners must be set.
- f. Place a note on the map stating that the natural drainage will not be impeded.
- g. Add a note to the map stating: No habitable structures shall be located on a fault that was active during the Holocene Epoch of geological time.
- h. Add a Security Interest Holder's Certificate to the map if applicable.
- i. An Order of Abandonment to abandon portions of Lenco Ave. shall record concurrently with this parcel map.
- j. Add the following note to the map; "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Dale Way/Brittany Lemon, 775.326.6000, dway@tmfpd.us / blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map 5639 Amendment			
Project Description: Amend parcel map 5639 to correct an easement reference specific to Mer Mac Street.			
Project Address: n/c			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Amendment specifically impacts 10' of the west side of Mer Mac Street for approximately 660 LF from its intersection with North Virginia Street.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
a portion of 081-031-69			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WTPM21-0018 (Lenco Avenue) & WAC22-0009 (Longview Lane)			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Peavine Investors LLC		Name: Wood Rodgers, Inc	
Address: 9432 Double R Blvd		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 775-786-4800	Fax:	Phone: 775-823-4068	Fax:
Email: teresaemaloney@gmail.com		Email: esage@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Teresa Maloney		Contact Person: Eric Sage	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Panattoni Development Company		Name: Wood Rodgers, Inc	
Address: 980 Sandhill Road		Address: SAME AS ABOVE	
Reno, NV	Zip: 89521		Zip:
Phone: 775-327-6280	Fax:	Phone: 775-823-5258	Fax:
Email: ldeller@panattoni.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Lindy Deller		Contact Person: Stacie Huggins	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

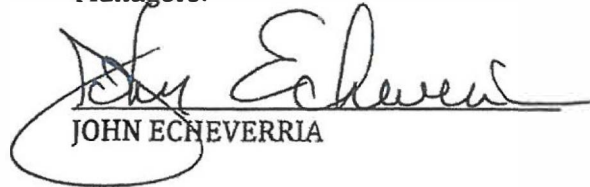
**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

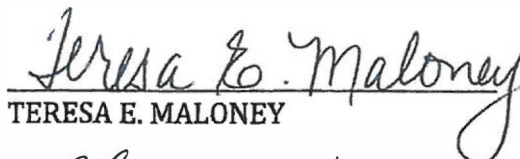
RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:


JOHN ECHEVERRIA

MICHAEL A. ECHEVERRIA


TERESA E. MALONEY


M. CRISTINA WELMERINK

**CONSENT RESOLUTIONS
OF THE MANAGERS AND MEMBERS OF
PEAVINE INVESTORS, LLC**

The undersigned, the sole Managers and the sole Members of **PEAVINE INVESTORS, LLC**, a Nevada limited liability company (the "Company"), having one hundred percent (100%) of the voting power of the Managers and the Members, hereby consent to and vote unanimously in favor of the adoption of the following resolutions and waive notice of the time, place, and purpose of a meeting of the Managers and/or the Members to consider and vote upon the adoption of the resolutions.

RESOLVED, that Teresa Maloney is hereby authorized and shall have full authority to execute on behalf of the Company any and all agreements, instruments, and other documents and to take any further action as may be necessary or helpful to carry out and complete the required filings with Washoe County and the City of Reno related to development applications filed on behalf of Peavine Investors with said governmental agencies.

RESOLVED FURTHER that these resolutions shall be effective as of October 1, 2021.

Managers:

JOHN ECHEVERRIA



MICHAEL A. ECHEVERRIA

TERESA E. MALONEY

M. CRISTINA WELMERINK

Amendment of Conditions Application Supplemental Information

(All required information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

The applicant is seeking to modify approved Parcel Map 5639 (WTMP21-0018 & WAC22-0009) in order to correct an easement referenced for Mer Mac Street. The recorded map references a 50' Access & Utility Easement along Mer Mac Street. Upon further review, the reference should have noted the road width as 40' within a 50' access & utility easement. To remedy the oversight, an amendment to condition 1(b) regarding "substantial conformance" is requested based on the attached amended Parcel Map.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

The proposed amendment of condition 1(b) and subsequently the approved Parcel Map will not have any impacts on public health, safety, or welfare. The correction does not change the number of parcels or the area associated with the parcel map.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY 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. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, TRUNK SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BY: _____

NAME / TITLE (PRINT)

NOTARY CERTIFICATE:

STATE OF NEVADA } SS
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ AS MANAGER OF PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

BY: _____
NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS, THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THIS PLAT, AND 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____ DATE _____

NAME / TITLE (PRINT)

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND 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.

A.P.N. 081-031-27, 28, 29, 30, 31, 32, 33, 34, 35, & 50

WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME / TITLE (PRINT)

WATER & SEWER RESOURCE REQUIREMENTS

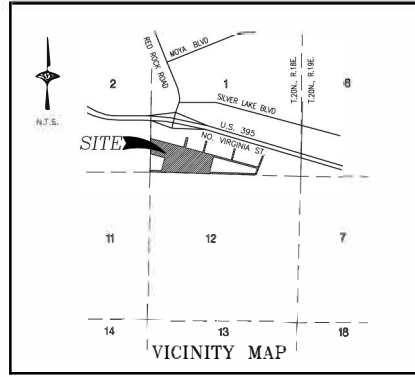
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

NAME: _____

TITLE: _____

WAINE HANDBOOK P.L.S. 30464
WASHOE COUNTY SURVEYOR



VICINITY MAP

VICINITY MAP

NOT TO SCALE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WASTE 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.

FOR THE DISTRICT BOARD OF HEALTH

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. WFN021-0018 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF OBJECTION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH THE NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472.5.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT.

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES, WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT AND TRUCKEE MEADOWS WATER AUTHORITY AND DO HEREBY RELINQUISH THOSE EXISTING EASEMENTS, EXCEPT AS NOTED, LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT. SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS, GRANTED, DELINEATED AND APPROVED HEREON.

CHARTER COMMUNICATIONS

NAME/TITLE (PRINT)

STATE OF NEVADA } SS
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ AS _____ FOR CHARTER COMMUNICATIONS.

NOTARY PUBLIC

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA

NAME/TITLE (PRINT)

STATE OF NEVADA } SS
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ AS _____ FOR NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA.

NOTARY PUBLIC

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

NAME/TITLE (PRINT)

STATE OF NEVADA } SS
COUNTY OF WASHOE }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ AS _____ FOR SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, ERIC C. SAGE 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 PEAVINE INVESTORS, LLC.
- 2. THE LANDS SURVEYED LIE WITHIN THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST NDM, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JANUARY 31, 2023.
- 3. THIS PLAT COMPLES 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.



1-31-2022

ERIC C. SAGE, PLS
NEVADA CERTIFICATE NO. 23301

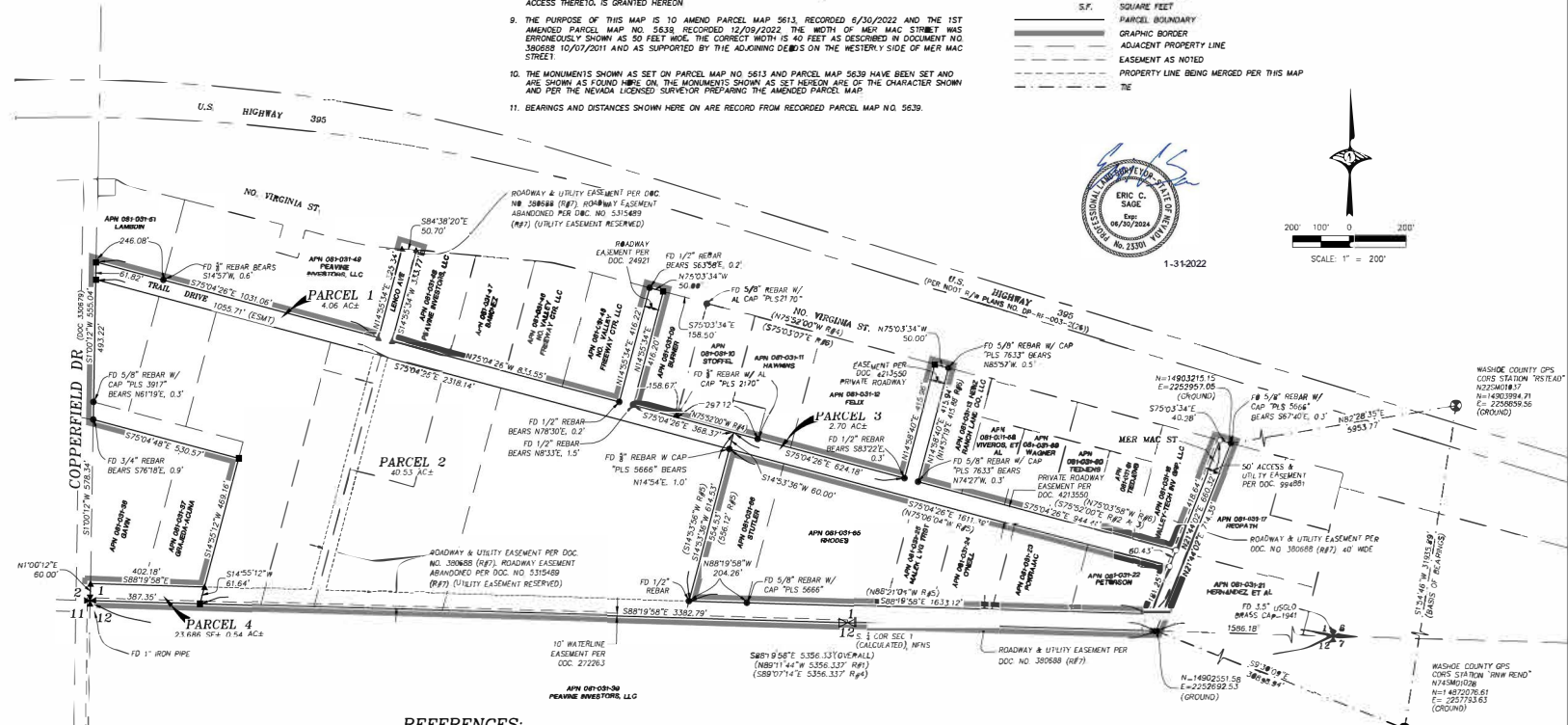
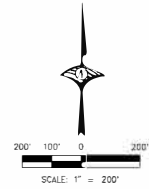
2nd AMENDED PARCEL MAP
OF PEAVINE INVESTORS LLC
PARCEL MAP NO. 5613
BEING A MERGER AND RESUBDIVISION OF THE PARCEL DESCRIBED IN
DOC. NO. 015858 AND THE PARCELS DESCRIBED UNDER THE HEADINGS
"PROPERTY 1" AND "PROPERTY 3" IN DOC. NO. 4874358
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 1
TOWNSHIP 20 NORTH, RANGE 18 EAST, M.D.M.
WASHOE COUNTY, NEVADA
JOB NO. 3170015
WOOD ROGERS
981 Capistrano Blvd. Tel: 775.833.4088
Reno, NV 89502 Fax: 775.833.4088
SHEET 1
OF 2

NOTES:

1. 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 OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
3. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED. THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. 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.
5. NATURAL DRAINAGE WILL NOT BE IMPEDED.
6. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
7. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT REFUSE OR ALLOW UNDETERMINED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
8. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH, CENTERED ON ALL EXISTING UTILITY FACILITIES AND ANY FUTURE UTILITY FACILITIES CONSTRUCTED WITH THE OWNER'S PERMISSION TOGETHER WITH THE RIGHTS OF ACCESS THEREIN IS GRANTED HEREON.
9. THE PURPOSE OF THIS MAP IS TO AMEND PARCEL MAP 5613, RECORDED 6/30/2022 AND THE 1ST AMENDED PARCEL MAP NO. 5638, RECORDED 12/09/2022. THE WIDTH OF MER MAC STREET WAS INCORRECTLY SHOWN AS 50 FEET WIDE. THE CORRECT WIDTH IS 40 FEET AS DESCRIBED IN DOCUMENT NO. 30688 10/07/2021 AND AS SUPPORTED BY THE ADJOINING DEEDS ON THE WESTERN SIDE OF MER MAC STREET.
10. THE MONUMENTS SHOWN AS SET ON PARCEL MAP NO. 5613 AND PARCEL MAP 5638 HAVE BEEN SET AND ARE SHOWN AS FOUND HEREON. THE MONUMENTS SHOWN AS SET HEREON ARE OF THE CHARACTER SHOWN AND PER THE NEVADA LICENSED SURVEYOR PREPARING THE AMENDED PARCEL MAP.
11. BEARINGS AND DISTANCES SHOWN HERE ON ARE RECORD FROM RECORDED PARCEL MAP NO. 5638.

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR & CAP - PLS 8658
- ▲ FOUND 5/8" REBAR & CAP - PLS 23101
- SET 5/8" REBAR & CAP - PLS 24301 OR SCORED CURB ON PROPERTY LINE EXTENSION
- DIMENSION POINT, NOTHING FOUND OR SET
- ⊕ PLS SECTION CORNER, AS NOTED
- ⊕ CALCULATED QUARTER SECTION CORNER, AS NOTED
- ⊕ NCRN GPS REFERENCE STATION
- NOTHING FOUND, NOTHING SET
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T. PRIVATE
- R.D.E. RECIPROCAL DRIVEWAY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- E.S.M.T. EASEMENT
- /△ OVERHEAD
- R/B. RADIAL BEARING
- (R). SQUARE FEET
- P/B. PARCEL BOUNDARY
- G/B. GRAPHIC BORDER
- A/B. ADJACENT PROPERTY LINE
- E.A.S. EASEMENT AS NOTED
- P.L.B. PROPERTY LINE BEING MERGED PER THIS MAP
- T.E.



REFERENCES:

1. RECORD OF SURVEY 207, DOC NO 213397, REC. 02/09/1953
2. RECORD OF SURVEY 800, DOC NO 291713, REC. 06/27/1973
3. RECORD OF SURVEY 3646, DOC NO 2368068, REC. 08/05/1999
4. RECORD OF SURVEY 3641, DOC NO 2368446, REC. 08/09/1999
5. RECORD OF SURVEY 4066, DOC NO 2679216, REC. 04/23/2002
6. RECORD OF SURVEY 3917, DOC NO 4791482, REC. 02/21/2018
7. DEED DOC NO. 24921, 04/02/1985
8. DEED DOC NO. 386688, 10/07/1975
9. GRANT OF EASEMENT DOC. 1914981, 05/03/1985
10. GRANT OF EASEMENT DOC. NO. 4213550, 03/11/2013
11. DEED DOC NO. 4874358, 12/18/2018
12. DEED DOC NO. 5178884, 02/11/2021
13. ABANDONMENT DOC. NO. 5315489, 6/30/2022
14. DURET TITLE ACTION DOC. NO. 3301842, REC. 05/10/2022
15. PARCEL MAP 5613, 6/30/2022
16. PARCEL MAP 5638, 12/09/2022

COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-1067959-HMLV, DATED AUGUST 06, 2021

AREA SUMMARY:

- TOTAL AREA = 47.83 ACRES±
- PARCEL 1 = 4.06 ACRES±
- PARCEL 2 = 40.53 ACRES±
- PARCEL 3 = 2.70 ACRES±
- PARCEL 4 = 0.54 ACRES±

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83 ZONE, NORTH AMERICAN DATUM OF 1983/1954 HIGH ACCURACY REFERENCE NETWORK (NAD 83/2011-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE HOT SPOT NEVADA COOPERATIVE REAL TIME NETWORK GPS (NCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "REAR" - N225M01037 AND "TRW REND" - N74SM01028 IS TAKEN AS SOUTH 03°44'58" WEST ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GROUND TO GROUND FACTOR = 1.000197939

**2nd AMENDED PARCEL MAP
OF PEAVINE INVESTORS, LLC.
PARCEL MAP NO. 5613**

BEING A MERGER AND RESUBDIVISION OF THE PARCEL DESCRIBED IN DOC. NO. 5178884 AND THE PARCELS DESCRIBED UNDER THE HEADINGS "PROPERTY 1" AND "PROPERTY 3" IN DOC. NO. 4874358 BEING A PORTION OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 16 EAST, M.D.M.

WASHOE COUNTY, NEVADA

JOB NO. 3170015

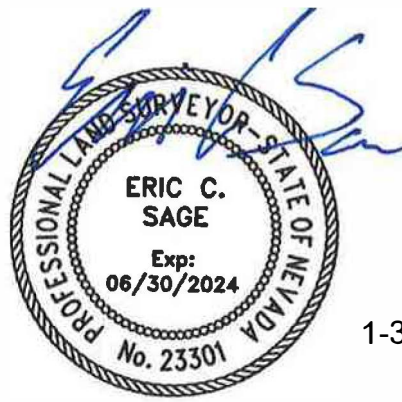
WOOD ROGERS
1981 Corporate Blvd. Sparks, NV 89434
Tel: 775.833.6000 Fax: 775.833.6000

SHEET 2
OF 2

Parcel Map Check Report
2nd Amended Parcel Map 5613
Peavine Investors LLC

Date: 1/31/2023 1:58:06 PM

Parcel 1



1-31-2022

Line	North: 14886784.0498	East: 2250902.0956
	Course: S75°03'34"E	Length: 50.000'
	North: 14886771.1590	East: 2250950.4053
Line	Course: S14°55'34"W	Length: 416.204'
	North: 14886368.9982	East: 2250843.2023
Line	Course: S75°04'26"E	Length: 368.365'
	North: 14886274.1172	East: 2251199.1382
Line	Course: S14°53'36"W	Length: 60.000'
	North: 14886216.1329	East: 2251183.7170
Line	Course: N75°04'26"W	Length: 2,318.136'
	North: 14886813.2225	East: 2248943.7977
Line	Course: N1°00'12"E	Length: 61.816'
	North: 14886875.0290	East: 2248944.8801
Line	Course: S75°04'26"E	Length: 1,031.064'
	North: 14886609.4546	East: 2249941.1548
Line	Course: N14°55'34"E	Length: 325.340'
	North: 14886923.8173	East: 2250024.9536
Line	Course: S84°38'20"E	Length: 50.704'
	North: 14886919.0798	East: 2250075.4358
Line	Course: S14°55'34"W	Length: 333.765'
	North: 14886596.5765	East: 2249989.4669
Line	Course: S75°04'26"E	Length: 833.547'
	North: 14886381.8771	East: 2250794.8890
Line	Course: N14°55'34"E	Length: 416.217'
	North: 14886784.0505	East: 2250902.0954

Perimeter: 6,265.158' Area: 176,821.06 SF 4.059 AC

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0007 Course: N16°17'20"W

Error North : 0.00068 East: -0.00020

Precision 1:8,950,225.714

Parcel 2

Line	North: 14886246.0952	East: 2252918.1332
	Course: S75°03'34"E	Length: 40.279'
	North: 14886235.7106	East: 2252957.0505
Line	Course: S21°44'02"W	Length: 714.352'
	North: 14885572.1393	East: 2252692.5286
Line	Course: N88°19'58"W	Length: 3,382.787'
	North: 14885670.5595	East: 2249311.1737
Line	Course: N14°55'12"E	Length: 61.642'
	North: 14885730.1233	East: 2249327.0446
Line	Course: N14°55'12"E	Length: 469.164'
	North: 14886183.4700	East: 2249447.8403
Line	Course: N75°04'48"W	Length: 530.566'
	North: 14886320.0749	East: 2248935.1617
Line	Course: N1°00'12"E	Length: 493.225'
	North: 14886813.2243	East: 2248943.7984
Line	Course: S75°04'26"E	Length: 2,318.136'
	North: 14886216.1346	East: 2251183.7177
Line	Course: S14°53'36"W	Length: 554.532'
	North: 14885680.2316	East: 2251041.1917
Line	Course: S88°19'58"E	Length: 1,633.120'
	North: 14885632.7169	East: 2252673.6203
Line	Course: N21°44'02"E	Length: 181.249'
	North: 14885801.0816	East: 2252740.7361
Line	Course: N21°44'02"E	Length: 60.426'
	North: 14885857.2122	East: 2252763.1116
Line	Course: N21°44'02"E	Length: 418.645'
	North: 14886246.0972	East: 2252918.1343

Perimeter: 10,858.122' Area: 1,765,604.69 SF 40.533 AC

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0023 Course: N30°02'50"E

Error North : 0.00199 East: 0.00115

Precision 1:4,720,923.043

Parcel 3

	North: 14886113.3440	East: 2251802.2574
Line	Course: N14°58'40"E	Length: 415.955'
	North: 14886515.1674	East: 2251909.7586
Line	Course: S75°03'34"E	Length: 50.000'
	North: 14886502.2766	East: 2251958.0683
Line	Course: S14°58'40"W	Length: 415.943'
	North: 14886100.4648	East: 2251850.5701
Line	Course: S75°04'26"E	Length: 944.406'
	North: 14885857.2111	East: 2252763.1108
Line	Course: S21°44'02"W	Length: 60.426'
	North: 14885801.0806	East: 2252740.7352
Line	Course: N75°04'26"W	Length: 1,611.389'
	North: 14886216.1311	East: 2251183.7164
Line	Course: N14°53'36"E	Length: 60.000'
	North: 14886274.1155	East: 2251199.1377
Line	Course: S75°04'26"E	Length: 624.180'
	North: 14886113.3435	East: 2251802.2571

Perimeter: 4,182.299' Area: 117,696.69 SF 2.702 AC

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0006 Course: S28°26'32"W

Error North : -0.00052 East: -0.00028

Precision 1:6,970,498.333

Parcel 5

	North: 14885670.5599	East: 2249311.1732
Line	Course: N88°19'58"W	Length: 387.354'
	North: 14885681.8298	East: 2248923.9832
Line	Course: N1°00'12"E	Length: 60.004'
	North: 14885741.8246	East: 2248925.0339
Line	Course: S88°19'58"E	Length: 402.181'
	North: 14885730.1233	East: 2249327.0447
Line	Course: S14°55'12"W	Length: 61.642'
	North: 14885670.5595	East: 2249311.1737

Perimeter: 911.181' Area: 23,686.05 SF 0.544 AC

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0006 Course: S48°39'59"E
Error North : -0.00040 East: 0.00046
Precision 1:1,518,635.000

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY 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. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

BY: _____

NAME / TITLE (PRINT)

NOTARY PUBLIC:

STATE OF NEVADA }
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ AS MANAGER OF PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY.

BY: _____

NOTARY PUBLIC

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT PEAVINE INVESTORS, LLC, A NEVADA LIMITED LIABILITY COMPANY OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS. THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE PLAT, AND 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____ DATE _____

NAME / TITLE (PRINT)

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND 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.

A.P.N. 081-031-58, 62, 70 & 71

WASHOE COUNTY TREASURER

BY: _____ DATE _____

NAME / TITLE (PRINT)

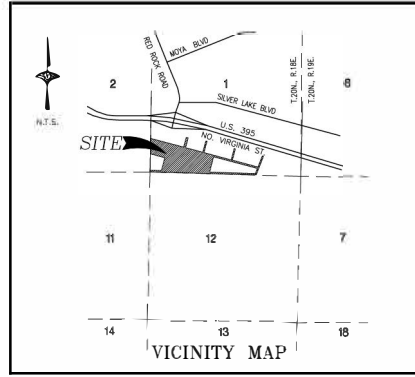
WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

NAME: _____

TITLE: _____



VICINITY MAP
NOT TO SCALE

DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WASTE 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.

FOR THE DISTRICT BOARD OF HEALTH

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. W2021-0018 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS. IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF OBJECTION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH THE NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472.5.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF TWO SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT.

WYNNE HANDBOOK P.L.S. 30464
WASHOE COUNTY SURVEYOR

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES, WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT AND TRUCKEE MEADOWS WATER AUTHORITY AND DO HEREBY RELINQUISH THESE EXISTING EASEMENTS, EXCEPT AS NOTED LOCATED WITHIN THE EXTERIOR BOUNDARY OF THIS PLAT. SAID EASEMENTS ARE RELINQUISHED IN FAVOR OF THOSE EASEMENTS, GRANTED, DELINEATED AND APPROVED HEREON.

CHARTER COMMUNICATIONS

NAME/TITLE (PRINT)

STATE OF NEVADA }
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ AS _____ FOR CHARTER COMMUNICATIONS.

NOTARY PUBLIC

NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA

NAME/TITLE (PRINT)

STATE OF NEVADA }
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ AS _____ FOR NEVADA BELL TELEPHONE COMPANY D/B/A AT&T NEVADA.

NOTARY PUBLIC

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY

NAME/TITLE (PRINT)

STATE OF NEVADA }
COUNTY OF WASHOE } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2022, BY _____ AS _____ FOR SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

- I, ERIC C. SAGE 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 PEAVINE INVESTORS, LLC.
2. THE LANDS SURVEYED LIE WITHIN THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST, NDM, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON FEBRUARY 7, 2023.
3. THIS PLAT COMPLES 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.



ERIC C. SAGE, PLS
NEVADA CERTIFICATE NO. 23301

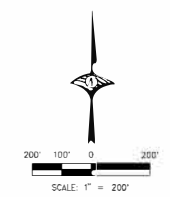
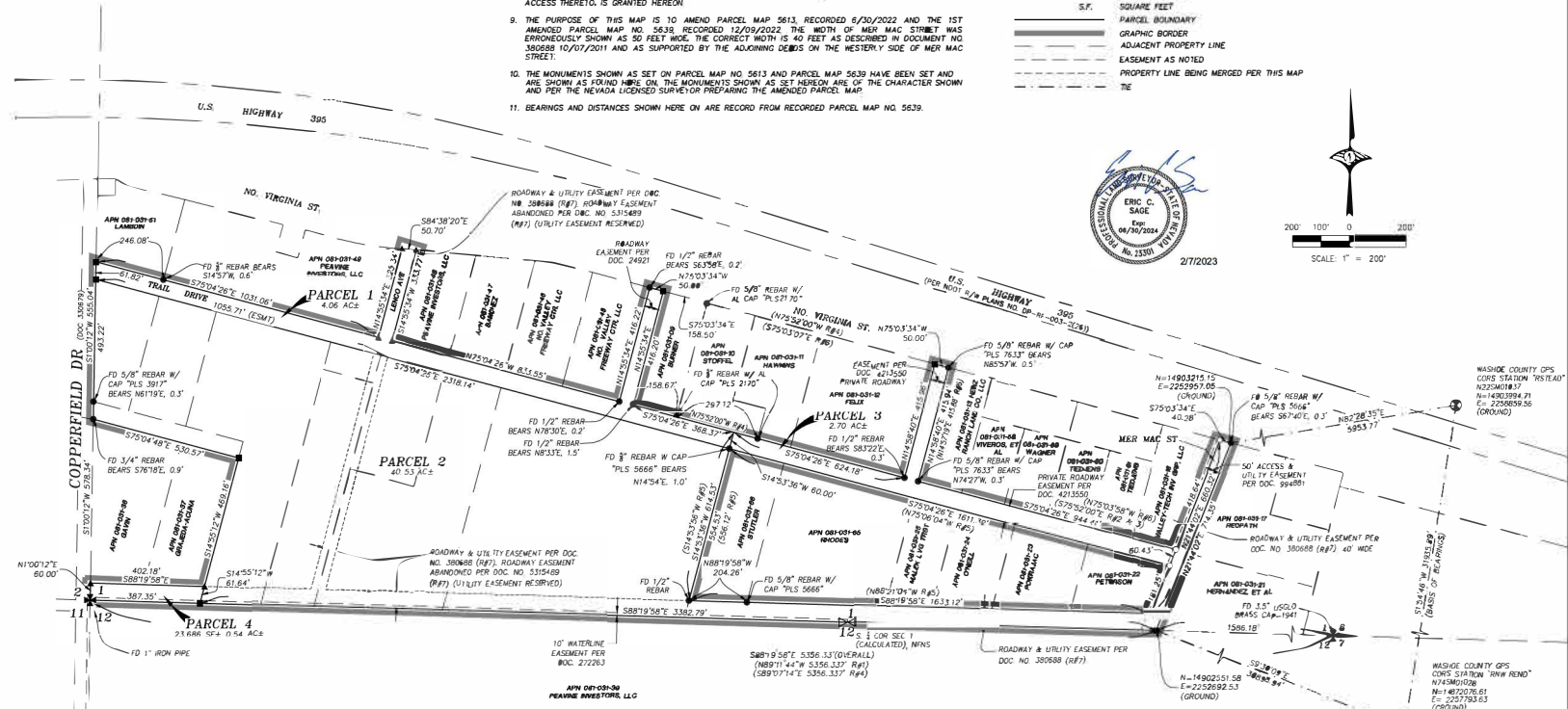
2nd AMENDED PARCEL MAP OF PEAVINE INVESTORS LLC. PARCEL MAP NO. 5613. BEING A MERGER AND RESUBDIVISION OF THE PARCEL DESCRIBED IN DOC. NO. 5158581 AND THE PARCELS DESCRIBED UNDER THE HEADINGS "PROPERTY 1" AND "PROPERTY 3" IN DOC. NO. 4874358. BEING A PORTION OF THE SOUTH 1/2 OF SECTION 1 TOWNSHIP 20 NORTH, RANGE 18 EAST, M.D.M. WASHOE COUNTY, NEVADA. JOB NO. 3170015. WOOD ROGERS 981 Capistrano Blvd Reno, NV 89502 Tel 775.833.4088 Fax 775.833.4088 SHEET 1 OF 2

NOTES:

1. 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 OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY COMPANY.
2. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
3. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED. THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. 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.
5. NATURAL DRAINAGE WILL NOT BE IMPEDED.
6. NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
7. ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT REFUSE OR ALLOW UNDEMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
8. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH, CENTERED ON ALL EXISTING UTILITY FACILITIES AND ANY FUTURE UTILITY FACILITIES CONSTRUCTED WITH THE OWNER'S PERMISSION, TOGETHER WITH THE RIGHTS OF ACCESS THEREIN IS GRANTED HEREOF.
9. THE PURPOSE OF THIS MAP IS TO AMEND PARCEL MAP 5613, RECORDED 6/30/2022 AND THE 1ST AMENDED PARCEL MAP NO. 2639, RECORDED 12/09/2022. THE WIDTH OF MER MAC STREET WAS INCORRECTLY SHOWN AS 50 FEET WIDE. THE CORRECT WIDTH IS 40 FEET AS DESCRIBED IN DOCUMENT NO. 380688 10/07/2011 AND AS SUPPORTED BY THE ADJOINING DEEDS ON THE WESTERN SIDE OF MER MAC STREET.
10. THE MONUMENTS SHOWN AS SET ON PARCEL MAP NO. 5613 AND PARCEL MAP 5639 HAVE BEEN SET AND ARE SHOWN AS FOUND HEREON. ON THE EASTERN SIDE OF THE CHARACTER SHOWN AND PER THE NEVADA LICENSED SURVEYOR PREPARING THE AMENDED PARCEL MAP.
11. BEARINGS AND DISTANCES SHOWN HERE ON ARE RECORD FROM RECORDED PARCEL MAP NO. 5639.

LEGEND:

- FOUND MONUMENT AS NOTED
- ▲ FOUND 5/8" REBAR & CAP - PLS 8658
- FOUND 5/8" REBAR & CAP - PLS 23101
- SET 5/8" REBAR & CAP - PLS 23101 OR SCORED CURB ON PROPERTY LINE EXTENSION
- + DIMENSION POINT; NOTHING FOUND OR SET
- ⊕ PLS SECTION CORNER, AS NOTED
- ⊗ CALCULATED QUARTER SECTION CORNER, AS NOTED
- ⊙ NCRN GPS REFERENCE STATION
- ⊙ NOTHING FOUND, NOTHING SET
- L.M.E. LANDSCAPE MAINTENANCE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.V.T. PRIVATE
- R.D.E. RECIPROCAL DRIVEWAY EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- ESMT EASEMENT
- /M OVERTHEAD
- R/P RADIAL BEARING
- S/F SQUARE FEET
- ▬ PARCEL BOUNDARY
- ▬ GRAPHIC BORDER
- ▬ ADJACENT PROPERTY LINE
- ▬ EASEMENT AS NOTED
- ▬ PROPERTY LINE BEING MERGED PER THIS MAP
- ▬ THE



REFERENCES:

1. RECORD OF SURVEY 207, DOC NO. 213897, REC. 02/09/1953
2. RECORD OF SURVEY 800, DOC NO. 291713, REC. 06/27/1973
3. RECORD OF SURVEY 3646, DOC NO. 236806A, REC. 08/05/1999
4. RECORD OF SURVEY 3647, DOC NO. 236806B, REC. 08/09/1999
5. RECORD OF SURVEY 4066, DOC NO. 2679216, REC. 04/23/2002
6. RECORD OF SURVEY 5917, DOC NO. 4791482, REC. 02/27/2018
7. DEED DOC NO. 24921, 04/02/1965
8. DEED DOC NO. 380688, 10/07/2011
9. GRANT OF EASEMENT DOC. NO. 1494881, 05/03/1985
10. GRANT OF EASEMENT DOC. NO. 4213550, 03/11/2013
11. DEED DOC. NO. 4874358, 12/18/2018
12. DEED DOC. NO. 5178984, 05/11/2019
13. ABANDONMENT DOC. NO. 5315489, 6/30/2022
14. DURET TITLE ACQUISITION DOC. NO. 5301842, REC. 05/10/2022
15. PARCEL MAP 5613, 6/30/2022
16. PARCEL MAP 5639, 12/09/2022

ALL IN THE ORIGINAL RECORDS OF WASHOE COUNTY, NEVADA
 COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-1067959-HMLV, DATED AUGUST 06, 2021

AREA SUMMARY:

- TOTAL AREA = 47.83 ACRES±
- PARCEL 1 = 4.06 ACRES±
- PARCEL 2 = 40.53 ACRES±
- PARCEL 3 = 2.70 ACRES±
- PARCEL 4 = 0.54 ACRES±

BASIS OF BEARINGS:

NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH AMERICAN DATUM OF 1983/1954, HIGH ACCURACY REFERENCE NETWORK (NAVD 83/24-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE HOT SPOT NEVADA COOPERATIVE REAL TIME NETWORK GPS (NCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "REAR" - N225M01037 AND "RHW REN" - N74SM01028 IS TAKEN AS SOUTH 0°34'45" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GROUND-TO-GROUND FACTOR = 1.000197939

**2nd AMENDED PARCEL MAP
 OF PEAVINE INVESTORS, LLC.
 PARCEL MAP NO. 5613**

BEING A MEMORANDUM AND RESUBDIVISION OF THE PARCEL DESCRIBED IN DOC. NO. 5178984 AND THE PARCELS DESCRIBED UNDER THE HEADINGS "PROPERTY 1" AND "PROPERTY 3" IN DOC. NO. 4874358 BEING A PORTION OF THE SOUTH 1/2 OF SECTION 11 TOWNSHIP 20 NORTH, RANGE 16 EAST, M.D.M.

WASHOE COUNTY, NEVADA

JOB NO. 3170015



SHEET 2
 OF 2

380688

E. P. DOCUMENTARY TRANSFER TAX None
I hereby declare transfer tax was computed on:
() FULL VALUE OF PROPERTY INTEREST CONVEYED.
() FULL VALUE LESS REMAINING ENCUMBRANCE.
UNDER PENALTY OF PERJURY:
Mary Carmen Parker
SIGNATURE OF DECLARANT OR AGENT, FIRM NAME

This Indenture made the Second day of

October, one thousand nine hundred and seventy five,

Between A. E. ANDERSON,

the party of the first part.

and JACK SHERMAN PARKER and MARY CARMEN PARKER, husband and wife, in joint tenancy,

the parties of the second part.

Witnesseth: that the party of the first part, in consideration of the sum of TEN AND NO/100 dollars,

lawful money of the United States of America, to him in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, does hereby release and forever QUITCLAIM unto the parties of the second part, and to their heirs and assigns, all that certain lot, piece, or parcel of land situate in the South half of Sec. 1, T. 20 N., R. 18 E., County of Washoe, State of Nevada, and bounded and described as follows, to wit:

Parcels A thru G, as shown on Exhibit "A" attached hereto, and made a part hereof.

BOOK 922 PAGE 139

Together with the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To Have and to Hold the said premises, together with the appurtenances, unto the parties of the second part, and to their heirs and assigns forever.

In Witness Whereof, the party of the first part has hereunto set his hand the day and year first above written.

Signed and Delivered in the Presence of

A. E. Anderson
A. E. Anderson

Mail to Under: By 3944, Justice Vly. No 89450

OCT 3 1975

STATE OF NEVADA,

County of Washoe

88.

On October 2, 1975

DATE

personally appeared before me,

a Notary Public (or judge or other officer, as the case may be),

A. E. Anderson

who acknowledged that he executed the above instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at

my office in the County of Washoe, the day and year in this certificate first above written.

Rachel B. Osborn
Signature of Notary



RACHEL B. OSBORN
Notary Public — State of Nevada in
Washoe County

My Commission Expires Jan. 24, 1976 PRINTING CO. — (ACKNOWLEDGMENT GENERAL)

380688

BOOK 922 PAGE 140

OCT 3 1975

Quitclaim Deed

Dated _____, 19____

Recorded at the Request of _____

at _____, 19____

at _____ min. past _____ o'clock _____ M.,

in Volume _____ of _____

page _____

County Records.

Recorder.

By _____ Deputy Recorder.

FORM 480
A-68421 5/73

EXHIBIT "A"

OCT 3 1975

PARCEL "A"

A strip of land for roadway and utility purposes only, lying along the south line of Section 1, Township 20 North, Range 18 East, M.D.B. & M., Washoe County, Nevada, the centerline of which is more particularly described as follows:

Begin at a point on the west line of said Section 1, 30.00 feet north of the southwest corner of said Section; thence easterly and parallel to the south line of said Section 1, approximately 3800 feet to a point on the west line of that parcel of land deeded to D. Pelizanni in Document No. 274839 filed in the Washoe County, Nevada Recorder's Office, the point of ending.

PARCEL "B" (Mer Mac St.)

A strip of land forty (40) feet inwidth for roadway and utility purposes only, lying within the south half of the south half of Section 1, Township 20 North, Range 18 East, M.D.B. & M., Washoe County, Nevada, the centerline of which is described as follows:

Commence at the northwest corner of that parcel of land deeded to S. Y. Johnson, Et Al, by Document No. 144244, filed in the Washoe County, Nevada Recorder's Office; thence N 75° 52' W. along the south line of U. S. Highway 395 20.14 feet to the point of beginning; thence S 20° 57' W. and parallel with the west line of the land described in the above-mentioned document to a point on the south line of said Section 1, the point of ending.

PARCEL "C" (Trail Drive)

A Strip of land, sixty (60) feet in width lying within the south half of the south half of Section 1, Township 20 North, Range 18 East, M.D.B. & M., Washoe County, Nevada, the centerline of which is more particularly described as follows:

Commence at the northwest corner of that parcel of land deed to S. Y. Johnson, Et Al, by Document No. 144244, filed in the Washoe County, Nevada Recorder's Office; thence S 20° 57' W. 450.91 feet to a point on the centerline of Trail Drive (60.00 Feet wide), the point of beginning, and said point being 447.42 feet south of and at right angles to the southerly line of U. S. Highway 395; thence N 75° 52' W., and parallel to the south line of said highway to a point on the west line of the above-mentioned Section 1, the point of ending. Said parcel to be used for roadway and utility purposes only.

PARCEL "D" (Lennox Drive)

A strip of land 50.00 feet in width for roadway and utility purposes only, lying within the south half of the south half of Section 1, Township 20 North, Range 18 East, M.D.B. & M., Washoe County, the centerline of which is more particularly described as follows:

Commence at the southwest corner of that parcel of land deeded to J. E. and A. N. Trail by Document No. 189641, filed in the Washoe County, Nevada Recorder's Office; thence N 75° 52' W. 25.00 feet to a point on the centerline of said 50.00 foot wide roadway; thence S 14° 08' W. along said centerline to a point on the south line of said Section 1, the point of beginning; thence N 14° 08' E. to a point on the southerly line of U. S. Highway 395 as it exists today, the point of ending.

BOOK 922 PAGE 141

EXHIBIT "A"

PARCEL "E"

A strip of land 50.00 feet in width for roadway and utility purposes only, lying within the south half of the south half of Section 1, Township 20, North, Range 18 East, M.D.B. & M., Washoe County, Nevada, the centerline of which is described as follows:

Commence at the northwest corner of that parcel of land deeded to P. G. & L. S. Terry by Document No. 314276, filed in the Washoe County, Nevada Recorder's Office; thence N 75° 52' W. 25.00 feet along the south line of U. S. Highway 395 to the point of beginning; thence S 14° 08' W. 417.42 feet to the point of ending.

PARCEL "F"

A strip of land 50.00 feet in width for roadway and utility purposes only, lying within the south half of the south half of Section 1, Township 20 North, Range 18 East, M.D.B. & M., Washoe County, Nevada, the centerline of which is described as follows:

Commence at the northwest corner of that parcel of land deeded to P. G. & L. S. Terry by Document No. 314276, filed in the Washoe County, Nevada Recorder's Office; thence N 75° 52' W. along the south line of U. S. Highway No. 395, 1068.55 feet to the point of beginning; thence S 14° 08' W. 417.42 feet to the point of ending.

PARCEL "G"

A strip of land 60.00 feet in width for roadway and utility purposes only, lying within the south half of the south half of Section 1, Township 20 North, Range 18 East, M.D.B. & M., Washoe County, Nevada, the centerline of which is described as follows:

Commence at the southwest corner of Section 1, Township 20 North, Range 18 East, M.D.B. & M.; thence northerly along the west line of said Section 1, 668.5 feet, more or less, to a point on the centerline of a 60.00 feet wide roadway and utility easement; thence S 75° 52' E. and parallel to the northerly line of the A. & D. Duffney property on the south of said roadway 538.0 feet, more or less, to the west line of the S. E. & E. J. Timke property, the point of ending.

BOOK 922 PAGE 142

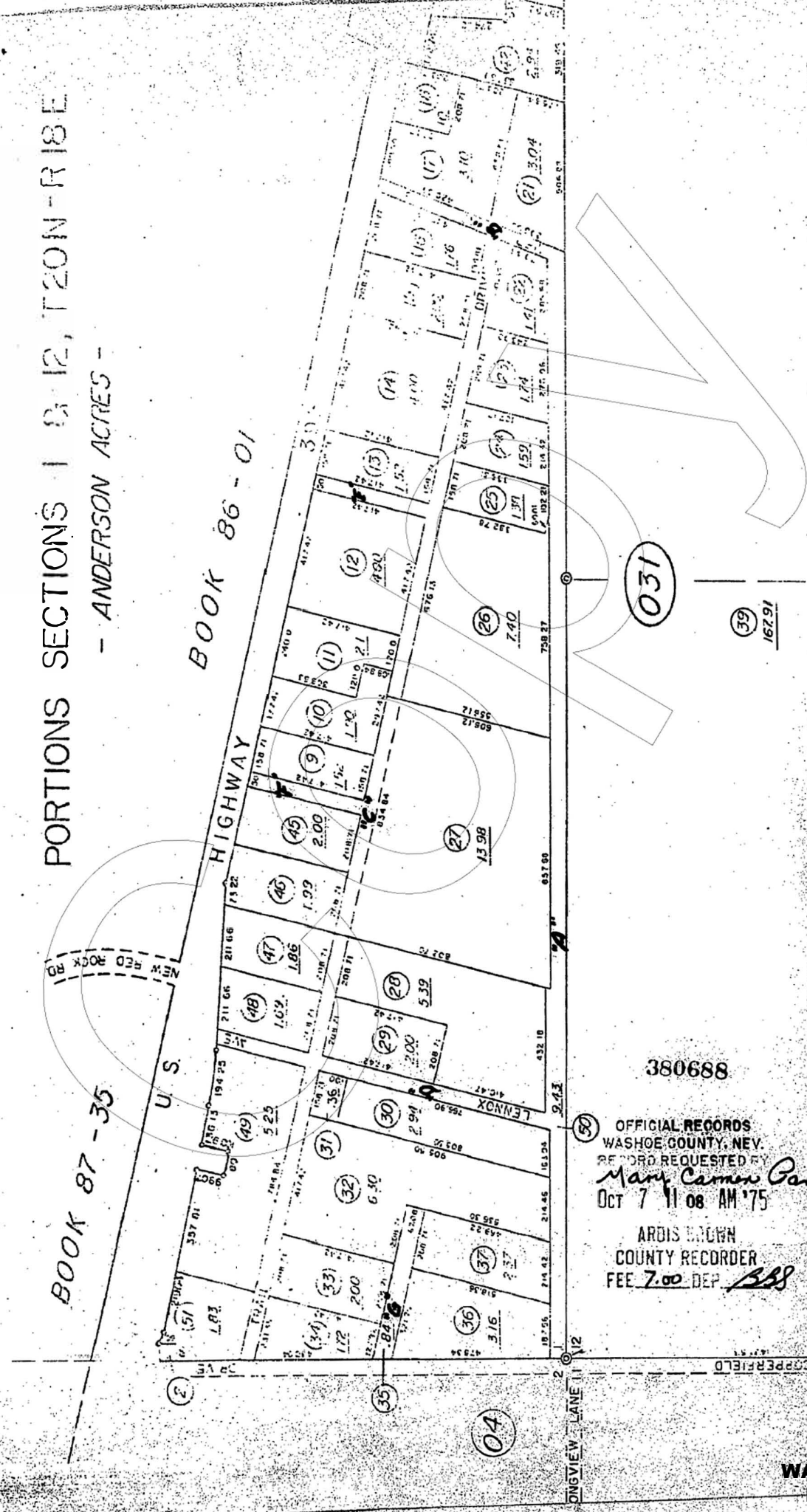
OCT 3 1975

BOOK 922 PAGE 143

PORTIONS SECTIONS 1 & 12, T20N-R18E
- ANDERSON ACRES -

BOOK 86-01

BOOK 87-35



380688

OFFICIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY
Mary Carmen Parker
OCT 7 11 08 AM '75

ARDIS BROWN
COUNTY RECORDER
FEE 7.00 DEP. *BBB*

OCT 3 1975

After recording return to:
First Centennial Title Co.
FILE **994881**

994881

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made and entered into this First day of March, 1985, by and between G.S. SIMPSON, WASHOE COUNTY TREASURER, Trustee, the Treasurer of the County of Washoe, State of Nevada, Party of the First Part, hereinafter referred to as "Grantor", and PHILIP RAGSDALE and JOSEPH M. SEDLACK Party of the Second Part, hereinafter referred to as "Grantee",

W I T N E S S E T H :


For and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a permanent easement and right of way for roadway and utility purposes upon, over, across and through the land herin described.

The easement and right of way hereby granted is situate in the County of Washoe, State of Nevada, and more particularly described as follows:

ATTACHED EXHIBIT A


TO HAVE AND TO HOLD, said easement and right of way, unto the Grantee and unto his, her, their successors and assigns forever.

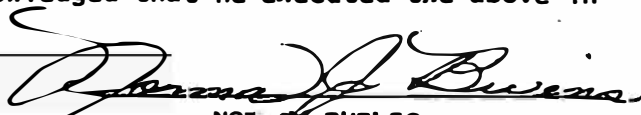
IN WITNESS WHEREOF, the said Grantor has executed this Grant of Easement the day and year first above written.


GARY S. SIMPSON, Treasurer of the County of Washoe, State of Nevada

STATE OF NEVADA }
COUNTY OF WASHOE } SS:

On the 7 day of March, 1985, personally appeared before me, a Notary Public, GARY S. SIMPSON, Treasurer of the County of Washoe, State of Nevada, who acknowledged that he executed the above instrument.


NORMA J. BIVENS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES NOV. 13, 1988


NOTARY PUBLIC

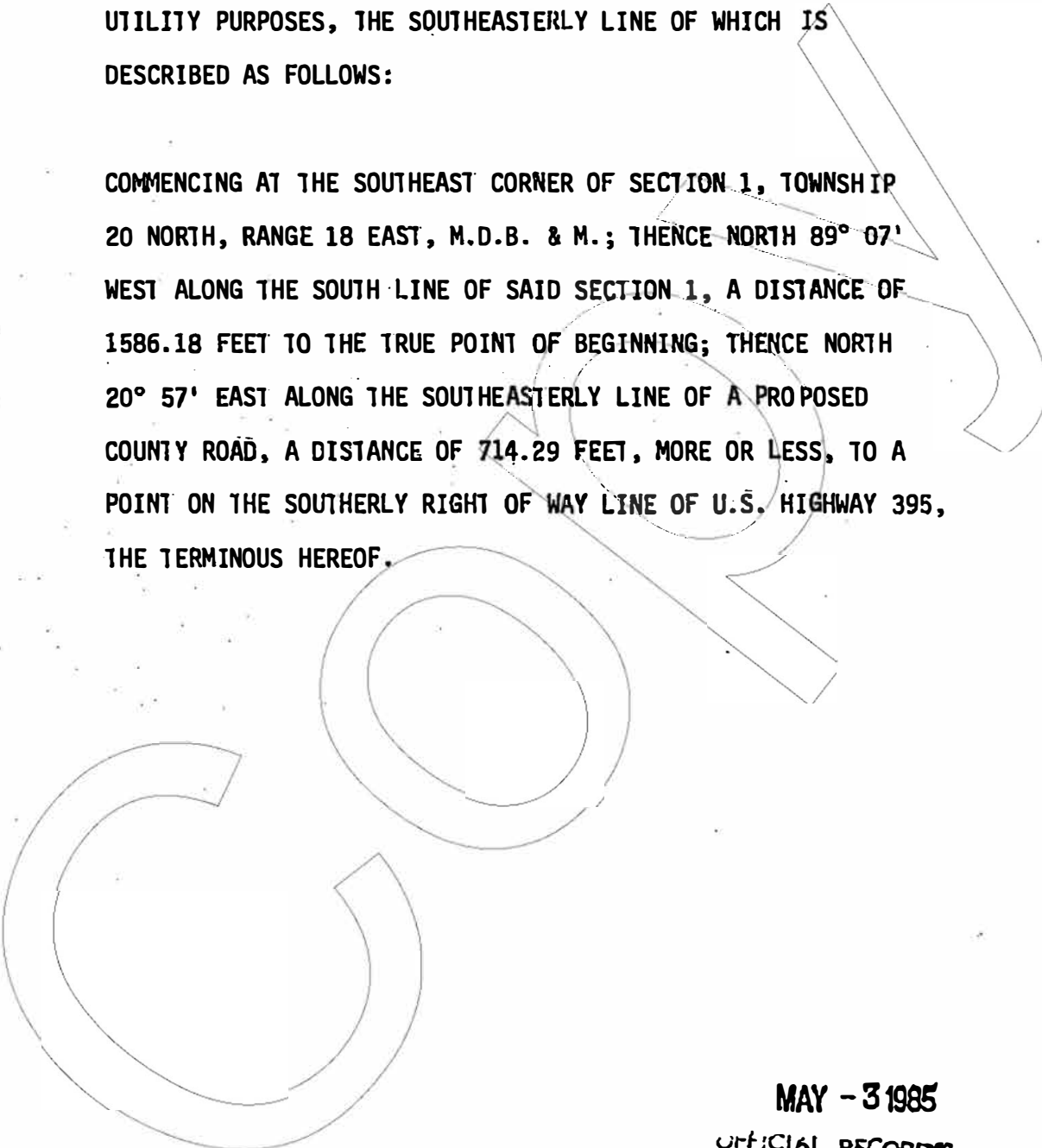
B2164P0765

EXHIBIT A

AN EASEMENT 50 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITY PURPOSES, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 18 EAST, M.D.B. & M.; THENCE NORTH 89° 07' WEST ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 1586.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 20° 57' EAST ALONG THE SOUTHEASTERLY LINE OF A PROPOSED COUNTY ROAD, A DISTANCE OF 714.29 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 395, THE TERMINOUS HEREOF.

B2164P0786



MAY - 3 1985

OFFICIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY

FIRST CENTENNIAL 3 37
TITLE CO. OF NEVADA *THM*

COUNTY RECORDER
FEE *1.00* DEP. *[Signature]*