



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

COMMISSION MEETING DATE: January 4, 2022

DATE: December 27, 2021

TO: Open Space and Regional Parks Commission

FROM: Sophia Kirschenman, Park Planner,
Community Services Dept., 328-3623, skirschenman@washoecounty.us

THROUGH: Eric Crump, Operations Division Director
Community Services Department, 328-3625, ecrump@washoecounty.us

SUBJECT: Presentation, discussion, and possible recommendation to the Board of County Commissioners to approve the following right-of-way acquisition deeds and easement deeds between Washoe County and the Regional Transportation Commission to support the Sky Vista Widening Project: a right-of-way acquisition totaling ± 18 square feet and a temporary construction easement totaling ± 445 square feet on APN 550-020-19; a temporary construction easement totaling $\pm 48,364$ square feet, a drainage easement totaling $\pm 2,553$ square feet, and a public use easement totaling ± 276 square feet on APN 550-020-21; and a right-of-way acquisition totaling $\pm 14,458$ square feet, a temporary construction easement totaling $\pm 22,549$ square feet, a drainage easement totaling $\pm 10,770$ square feet, and a public use easement totaling $\pm 2,737$ square feet on APN 550-020-22, part of North Valleys Regional Park [at the appraised value]. (Commission District 5.) (For Possible Action.)

SUMMARY

The Regional Transportation Commission (RTC) requires two right-of-way acquisitions and several drainage, public use and temporary construction easements impacting North Valleys Regional Park for the implementation of the Sky Vista Widening Project. This project, which will widen Sky Vista Parkway from two lanes to four lanes from Silver Lake Road to Lemmon Drive, is being completed pursuant to an Interlocal Cooperative Agreement between RTC, Washoe County and the City of Reno that was executed in December of 2020.

Strategic Objective supported by this item: Safe, Secure and Healthy Communities

PREVIOUS ACTION

December 8, 2020 – The Washoe County Board of County Commissioners (Board) approved an Interlocal Cooperative Agreement between Washoe County, the RTC, and the City of Reno for the approval of the RTC's Fiscal Year 2021 Program of Projects that were identified and approved in the RTC Fiscal Year 2021 Regional Transportation Plan Update.

AGENDA ITEM # X

BACKGROUND

Washoe County owns certain real property, currently identified as APNs 550-020-19, 550-020-21, and 550-020-22, part of North Valleys Regional Park, located north of US Hwy 395 and adjacent to Sky Vista Parkway. These three parcels were deeded to the County on July 14, 1995. In December of 2020, the Washoe County Board of County Commissioners approved an Interlocal Cooperative Agreement (see Exhibit A) between Washoe County, the Regional Transportation Commission (RTC), and the City of Reno for the approval of the RTC's Fiscal Year 2021 Program of Projects that were identified and approved in the RTC Fiscal Year 2021 Regional Transportation Plan Update, to include the Sky Vista Widening Project.

The Sky Vista Widening Project will widen the road from one lane in each direction to two lanes in each direction with a center turn lane. Other improvements include street lighting, eight-foot-wide sidewalks and five-foot-wide bike lanes on both sides of the road. The purpose of the project is to mitigate congestion caused by the recent development of new homes in the surrounding area. The RTC considered several alternatives, including a no-build alternative and the construction of a traffic signal at the intersection of Sky Vista Parkway and Silver Lake Road. The no-build alternative would not mitigate traffic congestion and the current proposal was determined to be preferable to the traffic signal alternative.

In order to complete the project, portions of the existing park area are required to widen the road and construct a roundabout at the intersection of Sky Vista Parkway and Silver Lake Road. The RTC is requesting two right-of-way acquisitions totaling roughly one third of an acre. This area would be deeded to the RTC and would ultimately become part of the right-of-way to be maintained by the City of Reno. The RTC is also requesting seven different easements on park property, including two public use easements totaling $\pm 3,013$ sf for sidewalk improvements, two drainage easements totaling $\pm 13,323$ sf for right-of-way drainage improvements, and three temporary construction easements totaling ± 1.6 acres for the construction of the roadway and associated improvements. If approved, Washoe County Parks would be compensated the appraised value (\$38,980.00) of the permanent easements and acquisition areas.

Parkland Impacts

The project is anticipated to start on June 1, 2022 and is expected to be complete by May 31, 2024. Visitor impacts during construction may include increased travel time to and from the park facilities, noise impacts, and a potential reduction in parking when equipment is being staged in parking lots within the park. Access to the park will be maintained at all times. The North Valleys Regional Park sign located at the Silver Lake Road park entrance will be relocated and slightly reconfigured to accommodate the new roundabout that will be constructed at the Silver Lake Road and Sky Vista Parkway junction. The sign will be moved further into the park area and will be reconfigured to contain three posts instead of four posts to accommodate the road width (see rendering below).



Photo of the existing North Valleys Regional Park sign



Rendering of the proposed sign relocation

The project will result in the removal of trees and a small portion of turf located near the ballfields adjacent to the Trading Post Road park entrance. The project will also require relocation of existing irrigation lines. Prior to removal of any trees, the RTC's contractor will complete and submit a tree survey for all existing trees within the park to be impacted by the project. Significant trees, as defined per Washoe County Code as those with a caliper greater than six (6) inches as measured fifty-four (54) inches from grade that are required to be removed shall be replaced with a tree/trees of the same species at a 1:1 caliper ratio. Replacement trees shall have a minimum caliper of two (2) inches. Replacement trees shall be planted within the park in locations mutually acceptable to Washoe County and the RTC.

Prior to disturbance of existing landscaped areas, the RTC's contractor shall complete and submit a site inventory of existing irrigation areas affected by the work. Impacted irrigation lines shall be removed and replaced or modified to preserve their function. In terms of revegetation, the RTC shall revegetate any undeveloped, disturbed areas outside of the permanent improvements according to an approved Revegetation Plan. Monitoring reports shall be required one (1) year and three (3) years after implementation of the revegetation efforts to ensure that revegetation success criteria, as defined in the plan, have been met. If the criteria are not met, additional hydroseeding applications and/or plantings shall be required.

Consistency with the Washoe County Parkland Easement Policy

Staff have determined that the proposed easement is consistent with the Parkland Easement Policy as there are no feasible or prudent alternatives and the project is complementary with existing park uses on the subject site. The project will also provide a benefit to the general public by mitigating traffic congestion impacts related to nearby development.

FISCAL IMPACT

Should the easements and acquisitions be approved, proceeds of \$38,980.00 will be deposited into the Parks Capital Fund (404), District 2A-Lemmon Valley (900240).

Purchase of the right-of-way, easements, construction, revegetation maintenance, and permitting associated with the project would be the responsibility of the RTC.

RECOMMENDATION

It is recommended that the Park Commission recommend that the Board of County Commissioners approve the following right-of-way acquisition deeds and easement deeds between Washoe County and the Regional Transportation Commission to support the Sky Vista Widening Project: a right-of-way acquisition totaling ±18 square feet and a temporary construction easement totaling ±445 square feet on APN 550-020-19; a temporary construction easement totaling ±48,364 square feet, a drainage easement totaling ±2,553 square feet, and a public use easement totaling ±276 square feet on APN 550-020-21; and a right-of-way acquisition totaling ±14,458 square feet, a temporary construction easement totaling ±22,549 square feet, a drainage easement totaling ±10,770 square feet, and a public use easement totaling ±2,737 square feet on APN 550-020-22, part of North Valleys Regional Park [at the appraised value].

POSSIBLE MOTION

Should the Commission agree with staff's recommendation, a possible motion would be:

“Move to recommend to the Board of County Commissioners approval of the following right-of-way acquisition deeds and easement deeds between Washoe County and the Regional Transportation Commission to support the Sky Vista Widening Project: a right-of-way acquisition totaling ±18 square feet and a temporary construction easement totaling ±445 square feet on APN 550-020-19; a temporary construction easement totaling ±48,364 square feet, a drainage easement totaling ±2,553 square feet, and a public use easement totaling ±276 square feet on APN 550-020-21; and a right-of-way acquisition totaling ±14,458 square feet, a temporary construction easement totaling ±22,549 square feet, a drainage easement totaling ±10,770 square feet, and a public use easement totaling ±2,737 square feet on APN 550-020-22, part of North Valleys Regional Park [at the appraised value].”

INTERLOCAL COOPERATIVE AGREEMENT

This agreement is made and executed this 9th day of December, 2020, by and between the Board of Commissioners of Washoe County, Nevada (the “County”), the Regional Transportation Commission of Washoe County (the “RTC”), and the City Council of Reno, Nevada (the “City”).

WITNESSETH:

WHEREAS in 1979, the RTC was created by County ordinance through the consolidation of the Regional Street and Highway Commission, the Regional Transit Commission, and a previously existing metropolitan transit planning organization; and

WHEREAS, the RTC is responsible for the Regional Street & Highway Program, the Public Transportation Program, and Transportation Planning; and

WHEREAS, the RTC funds the Regional Street & Highway Program from a variety of local, state and federal funding sources, and expends money from a variety of funds including the Regional Street and Highway Fund (the “Fuel Tax Fund”), the Transportation Sales Tax Fund (the “Sales Tax Fund”), and the Regional Road Impact Fee Fund (the “RRIF Fund”); and

WHEREAS, pursuant to NRS 373.140(2), if a project is proposed to be financed in whole or in part from the Fuel Tax Fund, the RTC must evaluate the project based on the criteria set forth in NRS 373.140(2) before it approves the project; and

WHEREAS, pursuant to NRS 373.140(2), if the RTC approves a project that is proposed to be financed in whole or in part from the Fuel Tax Fund, the County must authorize the project; and

WHEREAS, pursuant to NRS 373.140(2), if the County approves a project that is proposed to be financed in whole or in part from the Fuel Tax Fund, the responsibilities for letting construction and other necessary contracts, contract administration, supervision and inspection of work and the performance of other duties related to the acquisition of the project must be specified in written agreement executed by the County and the governing bodies of the City of Reno and the City of Sparks, as appropriate; and

WHEREAS, on March 20, 2020, the RTC approved its FY 2021 Program of Projects for the Regional Street & Highway Program which includes certain projects proposed to be financed in whole or in part from the Fuel Tax Fund; and

WHEREAS, the projects listed in Exhibit A are projects located within the jurisdiction of the City that are proposed to be financed in whole or in part from the Fuel Tax Fund and which require a written agreement pursuant to NRS 373.140(2).

NOW, THEREFORE, in compliance with statutory requirements, and in consideration of the mutual promises contained herein and for other good and valuable consideration, it is hereby agreed by and between the parties hereto as follows:

I. PROJECT AUTHORIZATION

A. The County and the City authorize the RTC to design, survey, engineer, acquire through purchase or eminent domain real property for, and construct, each of the Projects. This authority shall be for all continued work by or on behalf of the RTC as necessary to complete the Project and for any later fiscal year.

B. The RTC may expend money from one or more than one of the Fuel Tax Fund, the Sales Tax Fund, the RRIF Fund, or any other eligible fund. The total estimated cost to complete each Project is estimated by the RTC as shown on Exhibit A. These costs are only estimates and the RTC may expend additional money as necessary from any one or more of the Fuel Tax Fund, the Sales Tax Fund or the RRIF Fund, or any other eligible fund, as such additional expenditures are reviewed and approved by the RTC pursuant to the RTC’s policies and procedures.

C. The County and the City authorize the RTC to adopt an appropriate resolution of condemnation and initiate and prosecute to judgment such eminent domain proceedings as may be necessary for the acquisition of such property within their respective jurisdictions as the RTC deems necessary for the construction and/or maintenance of any Project and, if prudent, future expansions of each Project identified by the Regional Transportation Plan.

II. RTC RESPONSIBILITIES AND DUTIES

RTC agrees to perform the followings tasks and the County and the City hereby authorize the RTC to do so:

A. Provide all required services, including but not limited to design, environmental assessments and studies, surveying, construction engineering, construction management and quality assurance inspection, utilizing RTC staff and/or qualified consultants;

B. Obtain appraisal reports for any property being considered as necessary for the implementation of any Project and, if prudent, future expansions of the Project identified within the Regional Transportation Plan, conduct preliminary negotiations with the owners in an effort to arrive at a mutually agreeable purchase price and negotiate, execute and close contracts to purchase the property;

C. Offer not less than the appraisal value for the property and property rights deemed necessary for a Project and, where the prospect of reaching a mutually agreeable purchase price appears unlikely following reasonable negotiations, cause the RTC Board of Commissioners to adopt a "Resolution of Condemnation" finding that particular properties are necessary to the success of a Project and authorize legal counsel to seek acquisition through eminent domain proceedings;

D. Coordinate all activities related to a Project including, but not limited to, advertising, receipt and review of construction bids, and execution of a contract with the contractor submitting the lowest responsive and responsible bid;

E. Maintain necessary files on each Project;

F. Pay all authorized Project costs from the Fuel Tax Fund, the Sales Tax Fund, the RRIF Fund, and any other eligible fund. Payments for construction or engineering services will be paid to the contractor or consultant upon receipt of a claim or claims which have been certified as a true and correct account of the expenses incurred as a result of or in conjunction with the provisions of a contract entered into as a result of this Agreement. All submitted claims will have supporting documents attached which substantiate the basis of the claim. Such claim or claims shall be reviewed and approved in accordance with the policies and procedures of the RTC; and

G. Not permit the payment of non-reimbursable or non-payable items established by the policies and procedures of the RTC.

III. COUNTY AND CITY RESPONSIBILITIES AND DUTIES

The County and the City shall do the following:

A. Cooperate with RTC and its consultants in all phases of each Project located within their respective jurisdictions;

B. Assist the RTC in communicating with the public regarding the Project(s) located within their respective jurisdictions;

C. Accept ownership of and maintain each Project located wholly or partially within their respective jurisdictions upon completion of construction;

D. Upon notification from the RTC, require utilities having franchise agreements that require relocation to relocate their facilities prior to award of the Project in accordance with the franchise agreement; for utilities that do not address the issue of relocation in the franchise agreement, require relocation of the subject facilities prior to the award of the Project if state law provides authority to do so; and

E. Coordinate development and administration of the Project with the RTC.

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This Agreement is effective from and after the date first above written.

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

BY: [Signature]
EXECUTIVE DIRECTOR

APPROVED AS TO LEGALITY AND FORM

BY: [Signature]
RTC LEGAL COUNSEL

BOARD OF COMMISSIONERS, WASHOE COUNTY, NEVADA

By: [Signature]
CHAIRMAN
ATTEST
BY: [Signature]
WASHOE COUNTY CLERK

APPROVED AS TO FORM AND CONTENT:
BY: [Signature]
ATTORNEY

CITY COUNCIL OF RENO, NEVADA

By: [Signature]
MAYOR

ATTEST:
BY: [Signature]
RENO CITY CLERK



APPROVED AS TO FORM AND CONTENT:
BY: [Signature]
DEPUTY CITY ATTORNEY

Exhibit A
City of Reno
New Projects

Project Name	Description	RTIP Cost Estimate
Sky Vista	Widen Sky Vista from 2 to 4 Lanes from Silver Lake to Lemmon Drive	\$12 Million Design, Construction CY2023
Mill Street Capacity Project	Widen Mill Street from 4 to 6 Lanes from Terminal Way to Kietzke	\$17.5 Million Design, Construction CY2023-2024
2021 Preventative Maintenance (2020/2021)*	Patching and slurry seals on regional roads	\$7.5 Million Design, Construction
2021 Roadway Reconstruction/Rehab (2020/2021)*	Reconstruction/rehabilitation of failing segments of regional roads	\$10.5 Million Design, Right of Way, Construction
TE Spot 10 Intersection Improvements*	Intersection improvements throughout the region	\$4.5 Million Design, Right of Way, Construction
Traffic Management Program/ITS/LiDAR*	Improvements to regional facilities using new technology to manage traffic	\$1.75 Million Design, Construction
ADA Access Transit/Pedestrian Connectivity*	Improve access to multimodal choices including transit following ADA guidance (sidewalks, ramps, pads)	\$2.0 Million Design, Right of Way, Construction

*Region-wide programs with specific improvement locations in both the City of Reno and the City of Sparks.

Ptn. of APN: 550-020-19

WHEN RECORDED RETURN TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:

Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017

DEED

THIS DEED, made this ____ day of _____, 20__
between COUNTY of WASHOE, a political subdivision of the State of Nevada, hereinafter
called GRANTOR, and the REGIONAL TRANSPORTATION COMMISSION OF WASHOE
COUNTY, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the appraised value of the land, lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale unto the GRANTEE and to its assigns forever, for roadway purposes for the construction related to the Sky Vista Parkway Rehabilitation Project (Project), all that certain real property of GRANTOR, said real property, excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and assigns any and all water rights appurtenant to said real property described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof by reference.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by
_____.

S
E
A
L

Signature of notarial officer

Print name

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by
_____.

S
E
A
L

Signature of notarial officer

Print name

APN: 550-020-19

EXHIBIT "A"
SKY VISTA PARKWAY REHABILITATION PROJECT
RIGHT-OF-WAY ACQUISITION (X40)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL C OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID WASHOE COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, NORTHERLY 127.64 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°11'19"; THENCE, CONTINUING ALONG SAID CONTROL LINE, NORTH 13°38'24" EAST, 90.79 FEET; THENCE, DEPARTING SAID CONTROL LINE, SOUTH 76°21'36" EAST, 25.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, PER SAID TRACT MAP 3781, AND THE NORTH RIGHT-OF-WAY OF SILVER LAKE ROAD AS DEDICATED PER DOCUMENT NUMBER 842657 AND AS SHOWN ON RECORD OF SURVEY MAP 2911, OF SAID OFFICIAL RECORDS, SAID INTERSECTION ALSO BEING THE **POINT OF BEGINNING**;

THENCE, NORTH 13°38'24" EAST ALONG SAID EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, 25.34 FEET TO A POINT OF CUSP, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 306.70 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 78°05'38" WEST; THENCE, DEPARTING SAID RIGHT-OF-WAY, SOUTHERLY 25.04 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°40'37" TO SAID NORTH RIGHT-OF-WAY OF SAID SILVER LAKE ROAD; THENCE, NORTH 88°14'41" WEST ALONG SAID NORTH RIGHT-OF-WAY, 1.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 18 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM



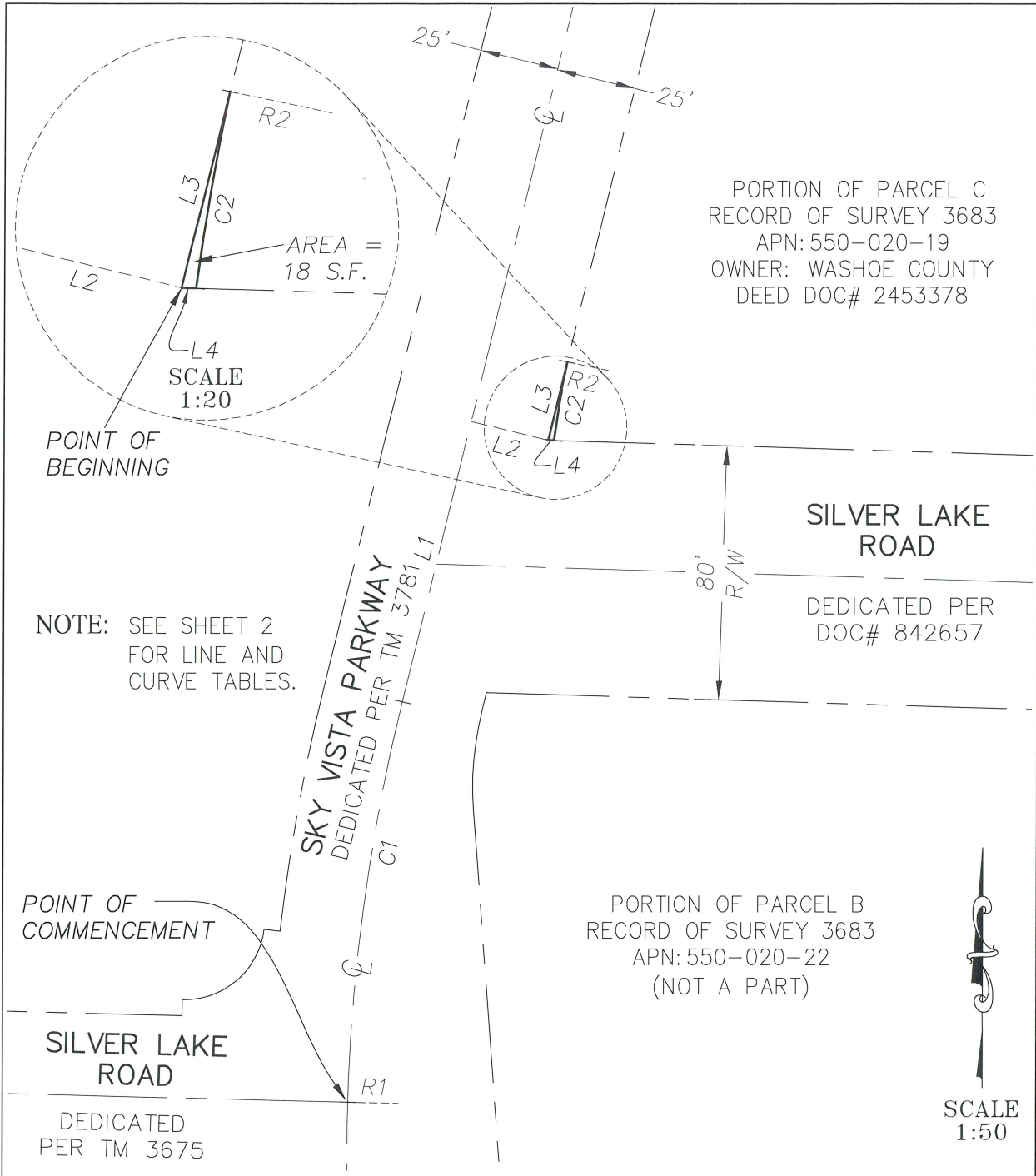


EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
RIGHT-OF-WAY ACQUISITION
APN: 550-020-19

A PORTION OF PARCEL C OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION
5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
WASHOE COUNTY, NEVADA.

SHEET 1 OF 2

ATKINS

10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X40

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	600.00'	12°11'19"	127.64'	64.06'
C2	306.70'	4°40'37"	25.04'	12.52'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	N13°38'24"E	90.79'
L2	S76°21'36"E	25.00'
L3	N13°38'22"E	25.34'
L4	N88°14'41"W	1.82'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	N88°32'55"W
R2	N78°05'38"W

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 RIGHT-OF-WAY ACQUISITION
 APN: 550-020-19
 A PORTION OF PARCEL C OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION
 5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
 WASHOE COUNTY, NEVADA.

SHEET 2 OF 2

ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X40

Ptn. of APN: 550-020-22

WHEN RECORDED RETURN TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
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Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:

Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017

DEED

THIS DEED, made this ____ day of _____, 20____
between COUNTY of WASHOE, a political subdivision of the State of Nevada, hereinafter
called GRANTOR, and the REGIONAL TRANSPORTATION COMMISSION OF WASHOE
COUNTY, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of the appraised value of the land, lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale unto the GRANTEE and to its assigns forever, for roadway purposes for the construction related to the Sky Vista Parkway Rehabilitation Project (Project), all that certain real property of GRANTOR, said real property, excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and assigns any and all water rights appurtenant to said real property described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof by reference.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by

_____.

S
E
A
L

Signature of notarial officer

Print name

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by

_____.

S
E
A
L

Signature of notarial officer

Print name

APN: 550-020-22

EXHIBIT "A"
SKY VISTA PARKWAY REHABILITATION PROJECT
RIGHT-OF-WAY ACQUISITION (X36R)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL B OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID WASHOE COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, SOUTHERLY 60.10 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°44'21"; THENCE, CONTINUING ALONG SAID CONTROL LINE, SOUTH 04°17'16" EAST, 54.68 FEET; THENCE, DEPARTING SAID CONTROL LINE, NORTH 85°42'44" EAST, 49.00 FEET TO THE EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, PER SAID TRACT MAP 3781, SAME BEING THE **POINT OF BEGINNING**;

THENCE, NORTH 04°17'16" WEST ALONG SAID EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, 203.79 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTHERLY 31.29 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°55'40"; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 13°38'24" EAST, 6.00 FEET TO THE SOUTH RIGHT-OF-WAY OF SILVER LAKE ROAD, DEDICATED PER DOCUMENT NUMBER 842657 AND AS SHOWN ON RECORD OF SURVEY MAP 2991, OFFICIAL RECORDS, WASHOE COUNTY; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY, SOUTH 88°14'42" EAST ALONG SAID SOUTH RIGHT-OF-WAY, 22.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 306.70 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 83°37'57" WEST; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY, SOUTHEASTERLY 21.27 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°58'22" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 79°39'35" WEST; THENCE, SOUTHEASTERLY AND EASTERLY 88.83 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 101°47'15" TO AN INTERSECTION WITH A RADIAL LINE WHICH BEARS SOUTH 22°07'40" EAST; THENCE, SOUTH 50°50'56" EAST, 44.00 FEET; THENCE, SOUTH 39°02'44" WEST, 30.92 FEET; THENCE, SOUTH 30°57'09" WEST, 30.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 122 FEET; THENCE, SOUTHWESTERLY 33.27 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°37'28"; THENCE, SOUTH 46°34'36" WEST, 43.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 103 FEET; THENCE, SOUTHWESTERLY 55.68 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°58'28" TO SAID EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, SAME BEING THE **POINT OF BEGINNING**.

CONTAINING 14,458 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM



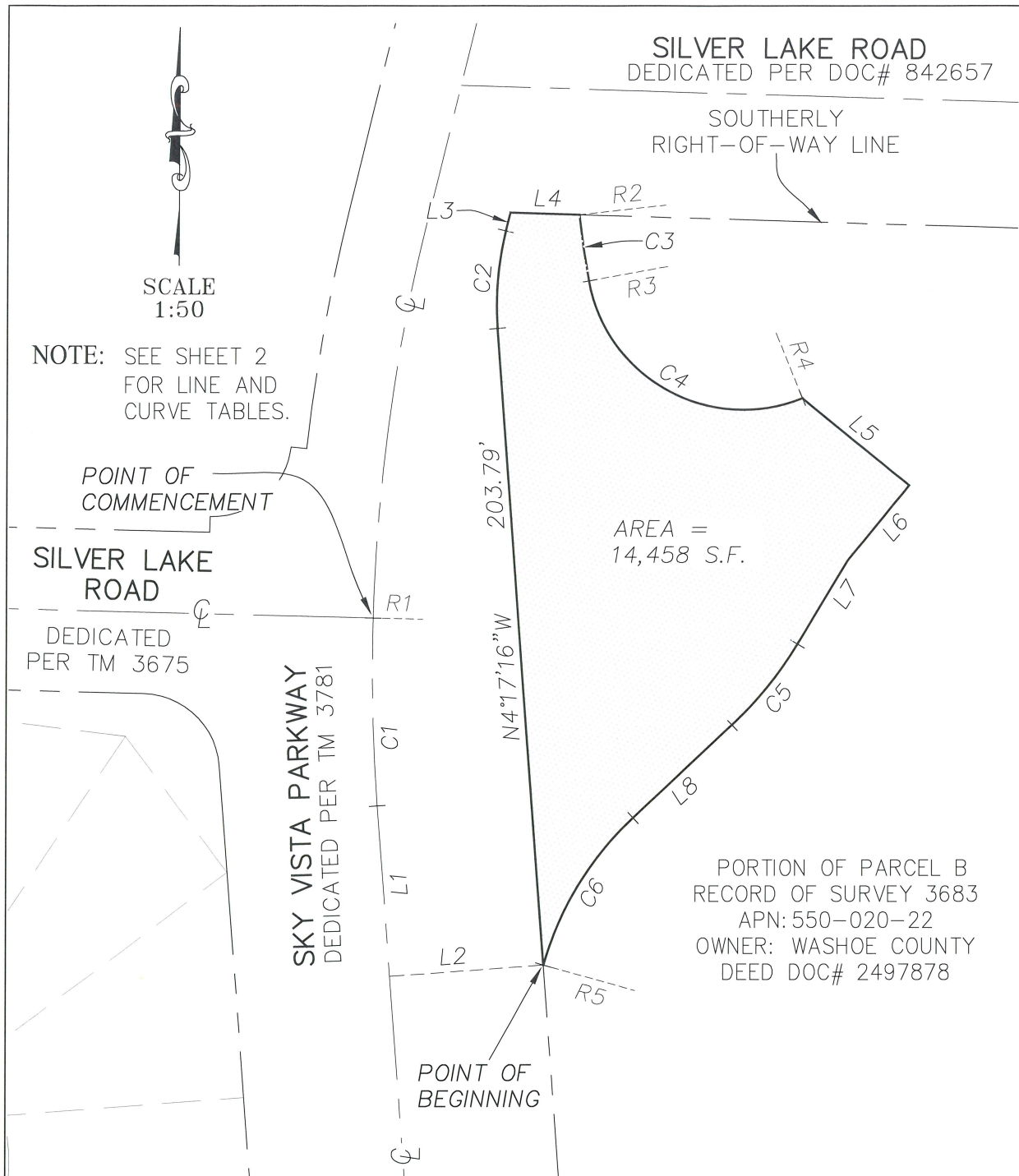


EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT

RIGHT-OF-WAY ACQUISITION

APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683

SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
WASHOE COUNTY, NEVADA.

SHEET 1 OF 2

ATKINS

10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X36

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	600.00'	5°44'21"	60.10'	30.08'
C2	100.00'	17°55'40"	31.29'	15.77'
C3	306.70'	3°58'22"	21.27'	10.64'
C4	50.00'	101°47'15"	88.83'	61.51'
C5	122.00'	15°37'28"	33.27'	16.74'
C6	103.00'	30°58'28"	55.68'	28.54'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	S04°17'16"E	54.68'
L2	N85°42'44"E	49.00'
L3	N13°38'24"E	6.00'
L4	S88°14'42"E	22.05'
L5	S50°50'56"E	44.00'
L6	S39°02'44"W	30.92'
L7	S30°57'09"W	30.99'
L8	S46°34'36"W	43.24'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	N88°32'55"W
R2	S83°37'57"W
R3	S79°39'35"W
R4	S22°07'40"E
R5	N74°23'51"W

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 RIGHT-OF-WAY ACQUISITION
 APN: 550-020-22
 A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
 WASHOE COUNTY, NEVADA.

SHEET 2 OF 2

ATKINS

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 Reno, Nevada 89521
 Telephone: 775/828-1622
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X36

Portion of APN 550-020-21

Recorder, please return to:
Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:
Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:
Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017

PERMANENT DRAINAGE EASEMENT DEED

THIS DEED, made this ____ day of _____, 20____,
between COUNTY of WASHOE, a political subdivision of the State of Nevada, hereinafter
called GRANTOR, and the REGIONAL TRANSPORTATION COMMISSION OF WASHOE
COUNTY, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the appraised value of the easement
area, lawful money of the United States of America, and other good and valuable
consideration, the receipt whereof is hereby acknowledged, does by these presents grant unto
the GRANTEE and to its assigns forever, for those roadway purposes, a perpetual non-
exclusive easement and right-of-way for the location, drainage access, construction, and
maintenance, upon, over and across certain real property of the undersigned described in
Exhibit "A" and depicted on Exhibit "B", attached hereto and made a part hereof.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.

TOGETHER with all and singular the tenements, hereditaments and appurtenances
thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder
and remainders, rents, issues and profits thereof; with the exception of any and all
reservations as are previously hereinabove expressly excepted from this conveyance.

Grantee shall install, operate, repair any disturbances or damage caused by its
operation, and maintain the Drainage Easement at its sole cost and expense. Subject to the
limitations in NRS Chapter 41, Grantee shall hold Grantor harmless from any loss, damage or
injury suffered or sustained by Grantor or third parties for any injury or damage caused by any
act or omission of Grantee in its use of the Drainage Easement.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon
and shall inure to the benefit of Grantor and Grantee, and the successors, agents and
assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____

by _____.

S
E
A
L

Signature of notarial officer

Print name

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____

by _____.

S
E
A
L

Signature of notarial officer

Print name

APN: 550-020-21

EXHIBIT "A"
SKY VISTA PARKWAY REHABILITATION PROJECT
DRAINAGE EASEMENT (X23)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 2 OF RECORD OF SURVEY MAP 2911, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 2 OF SAID RECORD OF SURVEY MAP 2911, OFFICIAL RECORDS, SAME BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF TRADING POST ROAD, DEDICATED PER DOCUMENT NUMBER 842657, SAID OFFICIAL RECORDS, AND THE NORTHERLY RIGHT-OF-WAY OF SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, SAID RECORDS, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CONSTRUCTION, ACCESS, DRAINAGE, SLOPE, AND GRADING EASEMENT PER SAID TRACT MAP 3781, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 20°20'45" WEST; THENCE, NORTH 74°50'41" EAST ALONG THE NORTHWESTERLY LINE OF SAID EASEMENT, 10.09 FEET TO THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID NORTHWESTERLY LINE, NORTH 03°08'53" EAST, 58.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 789.64 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 20°59'51" WEST; THENCE, SOUTHEASTERLY 60.51 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°23'25"; THENCE, SOUTH 11°12'55" EAST, 43.76 FEET TO THE NORTHEASTERLY LINE OF SAID EASEMENT; THENCE, NORTH 45°41'41" WEST ALONG SAID NORTHEASTERLY LINE, 25.68 FEET TO THE NORTHWESTERLY LINE OF SAID EASEMENT; THENCE, SOUTH 74°58'06" WEST, ALONG SAID NORTHWESTERLY LINE, 52.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,553 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM



4-29-21

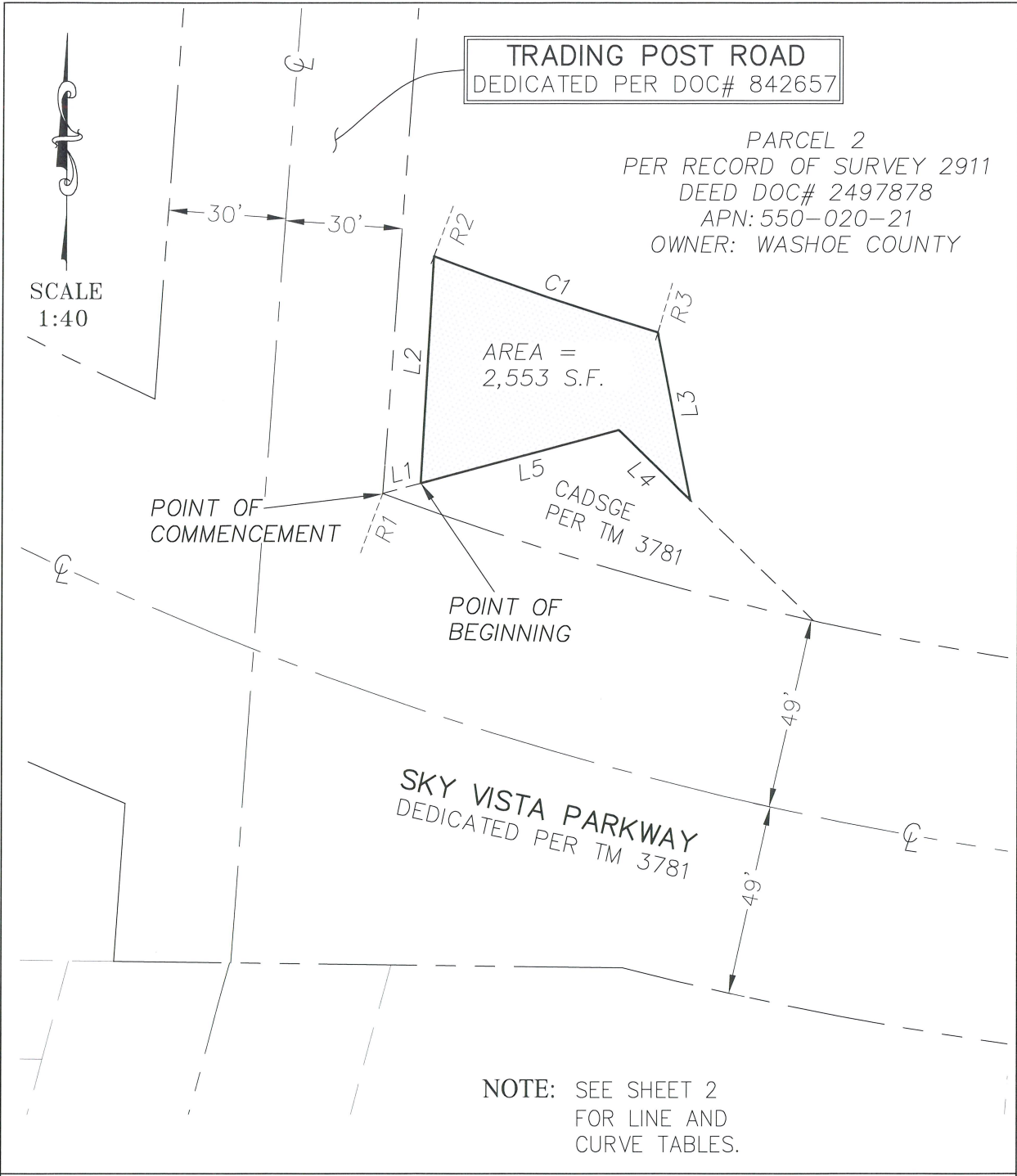


EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
DRAINAGE EASEMENT
APN: 550-020-21
A PORTION OF PARCEL 2 OF RECORD OF SURVEY 2911
IN THE SOUTHEAST 1/4 OF
SECTION 5, T. 20 N., R. 19 E., M.D.M.
WASHOE COUNTY, STATE OF NEVADA

SHEET 1 OF 2

ATKINS
10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X23

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
<i>C1</i>	<i>789.64'</i>	<i>4°23'25"</i>	<i>60.51'</i>	<i>30.27'</i>

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
<i>L1</i>	<i>N74°50'41"E</i>	<i>10.09'</i>
<i>L2</i>	<i>N03°08'53"E</i>	<i>58.15'</i>
<i>L3</i>	<i>S11°12'55"E</i>	<i>43.76'</i>
<i>L4</i>	<i>N45°41'41"W</i>	<i>25.68'</i>
<i>L5</i>	<i>S74°58'06"W</i>	<i>52.38'</i>

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
<i>R1</i>	<i>S20°20'45"W</i>
<i>R2</i>	<i>S20°59'51"W</i>
<i>R3</i>	<i>S16°36'26"W</i>

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 DRAINAGE EASEMENT
 APN: 550-020-21
 A PORTION OF PARCEL 2 OF RECORD OF SURVEY 2911
 IN THE SOUTHEAST 1/4 OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.
 WASHOE COUNTY, STATE OF NEVADA

SHEET 2 OF 2

ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X23

Portions of APN 550-020-22

Recorder, please return to:
Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:
Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:
Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017

PERMANENT DRAINAGE EASEMENT DEED

THIS DEED, made this ____ day of _____, 20____,
between COUNTY of WASHOE, a political subdivision of the State of Nevada, hereinafter
called GRANTOR, and the REGIONAL TRANSPORTATION COMMISSION OF WASHOE
COUNTY, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the appraised value of the easement
area, lawful money of the United States of America, and other good and valuable
consideration, the receipt whereof is hereby acknowledged, does by these presents grant unto
the GRANTEE and to its assigns forever, for those roadway purposes, a perpetual non-
exclusive easement and right-of-way for the location, drainage access, construction, and
maintenance, upon, over and across certain real property of the undersigned described in
Exhibit "A" and "A-1" and depicted on Exhibit "B" and "B-1", attached hereto and made a part
hereof.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.

Grantee shall install, operate, repair any disturbances or damage caused by its
operation, and maintain the Drainage Easement at its sole cost and expense. Subject to the
limitations in NRS Chapter 41, Grantee shall hold Grantor harmless from any loss, damage or
injury suffered or sustained by Grantor or third parties for any injury or damage caused by any
act or omission of Grantee in its use of the Drainage Easement.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon
and shall inure to the benefit of Grantor and Grantee, and the successors, agents and
assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____

by _____.

S
E
A
L

Signature of notarial officer

Print name

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____

by _____.

S
E
A
L

Signature of notarial officer

Print name

APN: 550-020-22

EXHIBIT "A"
SKY VISTA PARKWAY REHABILITATION PROJECT
DRAINAGE EASEMENT (X26)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL B OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID OFFICIAL RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, SOUTHERLY 60.10 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°44'21"; THENCE, CONTINUING ALONG SAID CONTROL LINE, SOUTH 04°17'16" EAST, 306.76 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 900 FEET; THENCE, SOUTHEASTERLY 435.20 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°42'19"; THENCE, DEPARTING SAID CONTROL LINE, NORTH 58°00'16" EAST ALONG A RADIAL LINE, 49.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, PER SAID TRACT MAP 3781, SAME BEING THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 01°12'28" WEST ALONG THE NORTHEASTERLY LINE OF THAT CERTAIN CONSTRUCTION, ACCESS, DRAINAGE, SLOPE AND GRADING EASEMENT PER SAID TRACT MAP 3781, 82.69 FEET; THENCE, DEPARTING SAID NORTHEASTERLY LINE, NORTH 53°14'41" WEST CONTINUING ALONG SAID EASEMENT, 41.63 FEET; THENCE, DEPARTING SAID NORTHEASTERLY EASEMENT LINE, NORTH 64°34'48" EAST, 56.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 774.31 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 65°40'21" WEST; THENCE, SOUTHEASTERLY 66.51 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°55'17"; THENCE, SOUTH 12°44'38" WEST, 108.65 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF SAID SKY VISA PARKWAY, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 851 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 55°18'29" WEST; THENCE, NORTHWESTERLY 40.05 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°41'47" TO THE **POINT OF BEGINNING**.

CONTAINING 5,811 SQUARE FEET, MORE OR LESS.

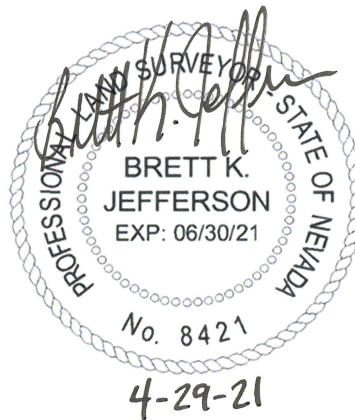
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N745M01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM



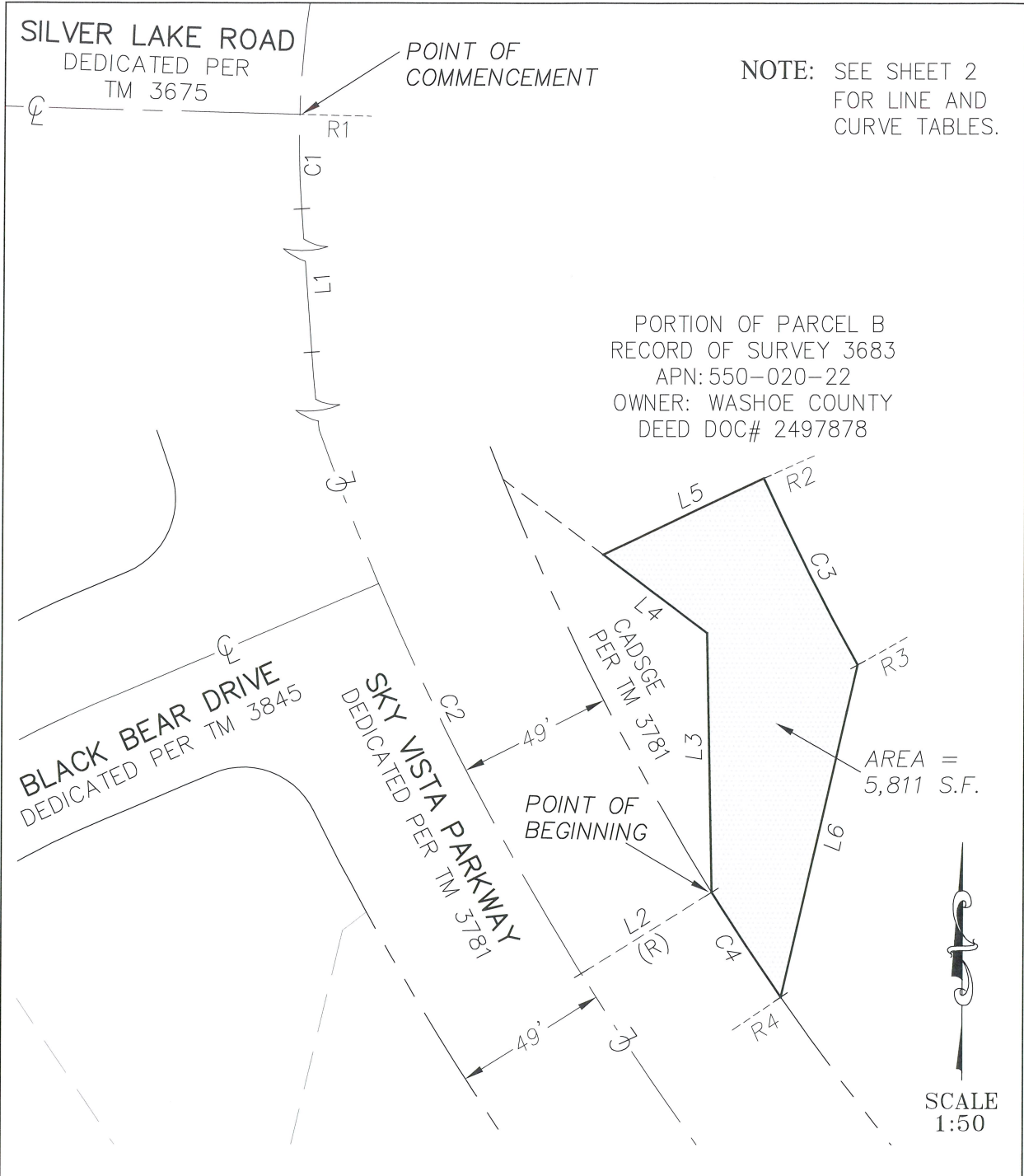


EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
DRAINAGE EASEMENT
APN: 550-020-22
A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, T. 20 N., R. 19 E., M.D.M.,
WASHOE COUNTY, NEVADA.

SHEET 1 OF 2

ATKINS

10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X26

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	600.00'	5°44'21"	60.10'	30.08'
C2	900.00'	27°42'19"	435.20'	221.94'
C3	774.31'	4°55'17"	66.51'	33.27'
C4	851.00'	2°41'47"	40.05'	20.03'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	S04°17'16"E	306.76'
L2	N58°00'16"E	49.00'
L3	N01°12'28"W	82.69'
L4	N53°14'41"W	41.63'
L5	N64°34'48"E	56.59'
L6	S12°44'38"W	108.65'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	N88°32'55"W
R2	S65°40'21"W
R3	S60°45'04"W
R4	S55°18'29"W

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 DRAINAGE EASEMENT
 APN: 550-020-22
 A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.,
 WASHOE COUNTY, NEVADA.

SHEET 2 OF 2

ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X26

APN: 550-020-22

EXHIBIT "A-1"
SKY VISTA PARKWAY REHABILITATION PROJECT
DRAINAGE EASEMENT (X28)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL B OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID OFFICIAL RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, SOUTHERLY 60.10 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°44'21"; THENCE, CONTINUING ALONG SAID CONTROL LINE, SOUTH 04°17'16" EAST, 306.76 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 900 FEET; THENCE, SOUTHEASTERLY 60.76 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°52'05"; THENCE, DEPARTING SAID CONTROL LINE, NORTH 81°50'31" EAST ALONG A RADIAL LINE, 49.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, PER SAID TRACT MAP 3781, SAME BEING THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 81°50'31" EAST, 45.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 805.60 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 81°50'39" WEST; THENCE, SOUTHERLY 54.81 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°53'53"; THENCE, SOUTH 08°54'58" WEST, 109.23 FEET TO SAID EASTERLY RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 851 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 71°03'40" WEST; THENCE, NORTHERLY 160.12 FEET ALONG SAID RIGHT-OF-WAY AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10° 46'50" TO THE **POINT OF BEGINNING**.

CONTAINING 4,959 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B-1" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM



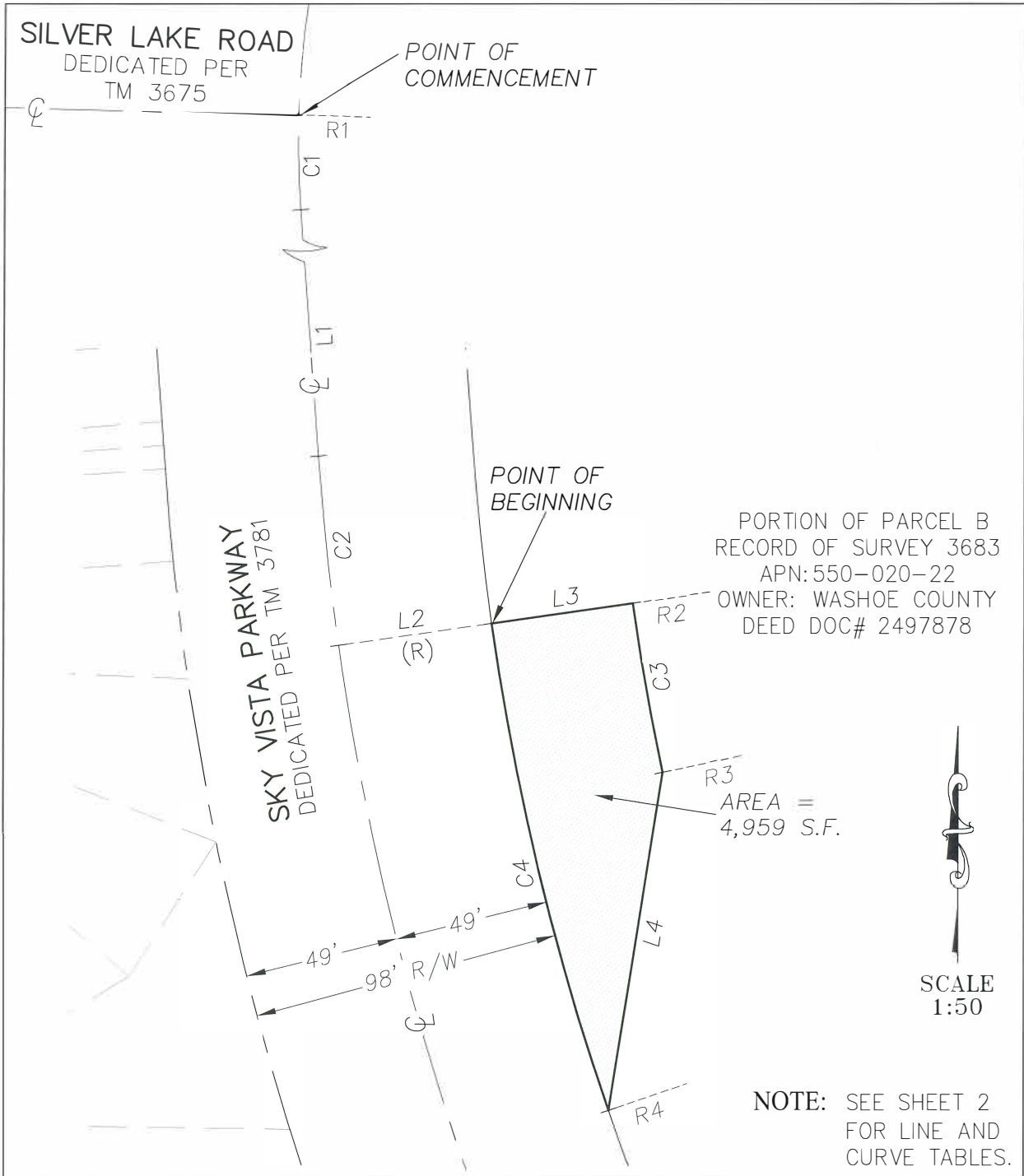


EXHIBIT "B-1"

SKY VISTA PARKWAY REHABILITATION PROJECT
DRAINAGE EASEMENT
APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, T. 20 N., R. 19 E., M.D.M.,
WASHOE COUNTY, NEVADA.

SHEET 1 OF 2

ATKINS

10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X28

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	600.00'	5°44'21"	60.10'	30.08'
C2	900.00'	3°52'05"	60.76'	30.39'
C3	805.60'	3°53'53"	54.81'	27.42'
C4	851.00'	10°46'50"	160.12'	80.30'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	S04°17'16"E	306.76'
L2	N81°50'31"E	49.00'
L3	N81°50'31"E	45.23'
L4	S08°54'58"W	109.23'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	N88°32'55"W
R2	S81°50'39"W
R3	S77°56'46"W
R4	S71°03'40"W

EXHIBIT "B-1"

SKY VISTA PARKWAY REHABILITATION PROJECT
 DRAINAGE EASEMENT EASEMENT
 APN: 550-020-22
 A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.,
 WASHOE COUNTY, NEVADA.

SHEET 2 OF 2

ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X28

Portions of APN 550-020-22

Recorder, please return to:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:

Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017

PUBLIC USE EASEMENT

COUNTY of WASHOE, a political subdivision of the State of Nevada, “Grantor”, for and in consideration of the appraised value of the easement, in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to the **REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY**, “Grantee”, a permanent easement for public use of sidewalk improvements, over, across, and through a portion of Grantor’s property described as follows:

See attached Exhibit “A” and “A-1”
Said Easement is graphically shown on attached Exhibit “B” and “B-1”

TOGETHER WITH the right of public access thereto forever. Maintenance of said easement area is the responsibility of the underlying fee owner.

EXECUTED on this ____ day of _____, 2022.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On the ____ day of _____, 2022, _____ personally appeared before me, a Notary Public, and acknowledged to me that the party executed the above instrument for the purposes therein contained.

Notary Public
My Commission expires _____

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY, a Metropolitan Planning
Organization of Washoe County, Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by
_____.

S
E
A
L

Signature of notarial officer

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by
_____.

S
E
A
L

Signature of notarial officer

Print name

APN: 550-020-22

EXHIBIT "A"
SKY VISTA PARKWAY REHABILITATION PROJECT
PEDESTRIAN ACCESS – SIDEWALK EASEMENT (X37R)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL B OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID WASHOE COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, NORTHERLY 127.64 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°11'19"; THENCE, CONTINUING ALONG SAID CONTROL LINE, NORTH 13°38'24" EAST, 9.04 FEET; THENCE, DEPARTING SAID CONTROL LINE, SOUTH 76°21'36" EAST, 25.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, PER SAID TRACT MAP 3781 AND THE SOUTH RIGHT-OF-WAY OF SILVER LAKE ROAD AS DEDICATED PER DOCUMENT NUMBER 842657 AND AS SHOWN ON RECORD OF SURVEY MAP 2911, OF SAID OFFICIAL RECORDS; THENCE, SOUTH 88°14'42" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, 34.09 FEET; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY, SOUTH 01°45'18" WEST, 19.15 FEET TO THE **POINT OF BEGINNING**, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 41.50 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS, SOUTH 79°39'35" WEST; THENCE, SOUTHEASTERLY AND EASTERLY 53.98 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 74°31'46"; THENCE, NORTH 04°26'23" EAST, 8.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 33.46 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 05°17'46" WEST; THENCE, EASTERLY 5.93 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°09'09"; THENCE, SOUTH 50°57'16" EAST, 20.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 22°07'33" EAST; THENCE, WESTERLY AND NORTHWESTERLY 88.82 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 101°47'08"; THENCE, NORTH 79°39'35" EAST ALONG A RADIAL LINE, 8.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 755 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM



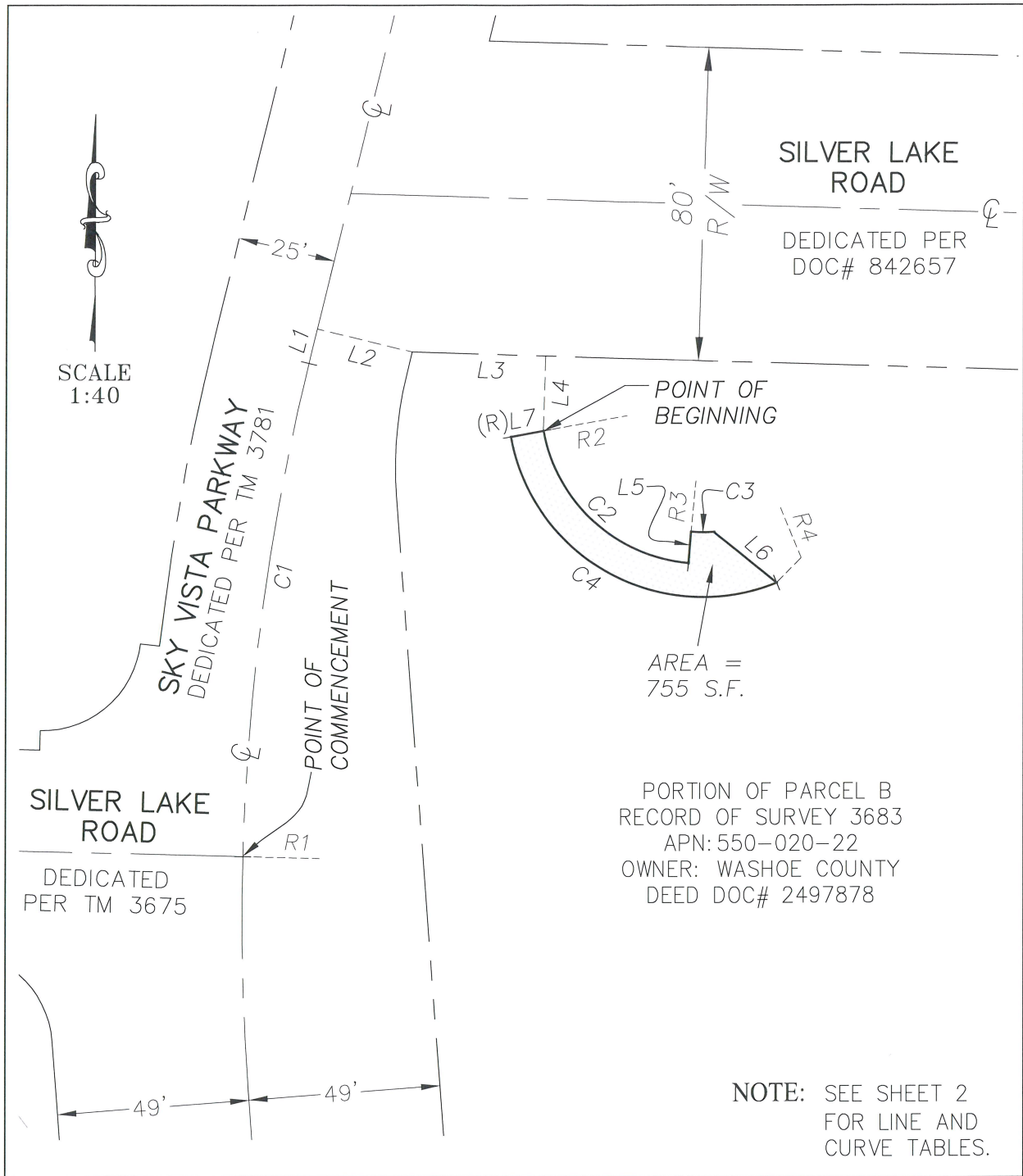


EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
PEDESTRIAN ACCESS-SIDWALK EASEMENT
APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
WASHOE COUNTY, NEVADA.

SHEET 1 OF 2

ATKINS

10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X37

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
<i>C1</i>	600.00'	12°11'19"	127.64'	64.06'
<i>C2</i>	41.50'	74°31'46"	53.98'	31.57'
<i>C3</i>	33.46'	10°09'09"	5.93'	2.97'
<i>C4</i>	50.00'	101°47'08"	88.82'	61.51'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
<i>L1</i>	<i>N13°38'24"E</i>	<i>9.04'</i>
<i>L2</i>	<i>S76°21'36"E</i>	<i>25.00'</i>
<i>L3</i>	<i>S88°14'42"E</i>	<i>34.09'</i>
<i>L4</i>	<i>S01°45'18"W</i>	<i>19.15'</i>
<i>L5</i>	<i>N04°26'23"E</i>	<i>8.04'</i>
<i>L6</i>	<i>S50°57'16"E</i>	<i>20.60'</i>
<i>L7</i>	<i>N79°39'35"E</i>	<i>8.50'</i>

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
<i>R1</i>	<i>N88°32'55"W</i>
<i>R2</i>	<i>S79°39'35"W</i>
<i>R3</i>	<i>S5°17'46"W</i>
<i>R4</i>	<i>S22°07'33"E</i>

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 PEDESTRIAN ACCESS-SIDEWALK EASEMENT
 APN: 550-020-22
 A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
 WASHOE COUNTY, NEVADA.

SHEET 2 OF 2

ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
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X37

APN: 550-020-22

EXHIBIT "A-1"
SKY VISTA PARKWAY REHABILITATION PROJECT
PEDESTRIAN ACCESS – SIDEWALK EASEMENT (X38R)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL B OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID WASHOE COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, SOUTHERLY 60.10 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°44'21"; THENCE, CONTINUING ALONG SAID CONTROL LINE, SOUTH 04°17'16" EAST, 277.66 FEET; THENCE, DEPARTING SAID CONTROL LINE, NORTH 85°42'44" EAST, 49.00 FEET TO THE EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, PER SAID TRACT MAP 3781, SAME BEING THE **POINT OF BEGINNING**;

THENCE, NORTH 04°17'16" WEST ALONG SAID EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, 172.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 103 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 74°23'51" WEST; THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTHEASTERLY 55.68 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°58'28"; THENCE, NORTH 46°34'36" EAST, 43.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 122 FEET; THENCE, NORTHEASTERLY 33.27 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°37'28"; THENCE, NORTH 30°57'09" EAST, 30.99 FEET; THENCE, NORTH 39°02'44" EAST, 22.53 FEET; THENCE, SOUTH 50°57'16" EAST, 8.50 FEET; THENCE, SOUTH 39°02'44" WEST, 21.93 FEET; THENCE, SOUTH 30°57'09" WEST, 30.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 130.50 FEET; THENCE, SOUTHWESTERLY 35.59 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°37'27"; THENCE, SOUTH 46°34'36" WEST, 43.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 94.50 FEET; THENCE, SOUTHWESTERLY 83.69 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°44'22"; THENCE, SOUTH 04°09'46" EAST, 106.17 FEET; THENCE, SOUTH 00°29'15" EAST, 32.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,982 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B-1" ATTACHED HERETO AND MADE A PART HEREOF.

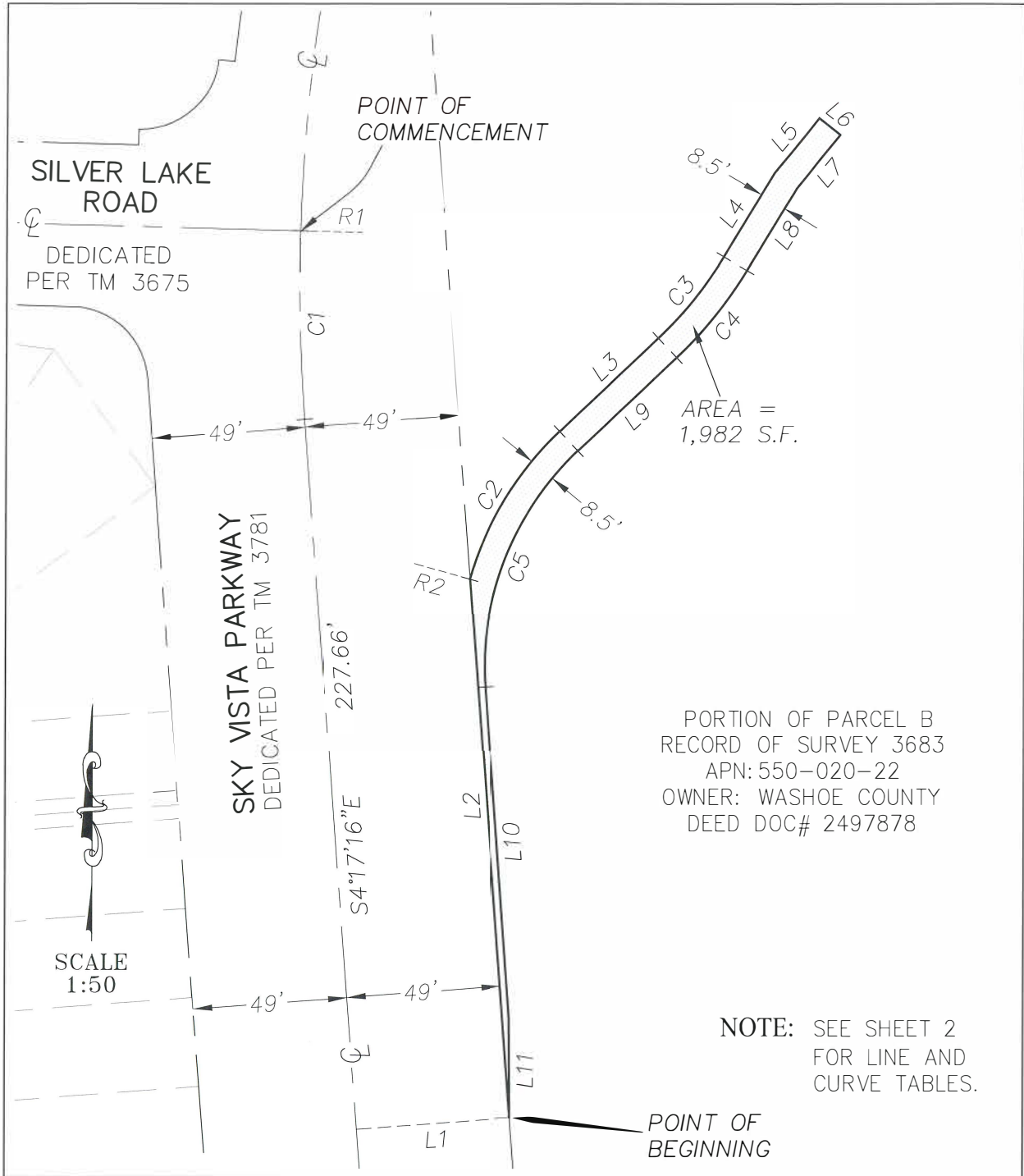
BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM





PORTION OF PARCEL B
 RECORD OF SURVEY 3683
 APN: 550-020-22
 OWNER: WASHOE COUNTY
 DEED DOC# 2497878

NOTE: SEE SHEET 2
 FOR LINE AND
 CURVE TABLES.

EXHIBIT "B-1"

SKY VISTA PARKWAY REHABILITATION PROJECT
 PEDESTRIAN ACCESS-SIDEWALK EASEMENT
 APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
 WASHOE COUNTY, NEVADA.

SHEET 1 OF 2

ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X38

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	600.00'	5°44'21"	60.10'	30.08'
C2	103.00'	30°58'28"	55.68'	28.54'
C3	122.00'	15°37'28"	33.27'	16.74'
C4	130.50'	15°37'27"	35.59'	17.90'
C5	94.50'	50°44'22"	83.69'	44.81'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	N85°42'44"E	49.00'
L2	N04°17'16"W	172.98'
L3	N46°34'36"E	43.24'
L4	N30°57'09"E	30.99'
L5	N39°02'44"E	22.53'
L6	S50°57'16"E	8.50'
L7	S39°02'44"W	21.93'
L8	S30°57'09"W	30.39'
L9	S46°34'36"W	43.24'
L10	S04°09'46"E	106.17'
L11	S00°29'15"E	32.05'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	N88°32'55"W
R2	N74°23'51"W

EXHIBIT "B-1"

SKY VISTA PARKWAY REHABILITATION PROJECT
PEDESTRIAN ACCESS-SIDEWALK EASEMENT

APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
WASHOE COUNTY, NEVADA.

SHEET 2 OF 2

ATKINS

10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X38

Ptn. of APN 550-020-19

WHEN RECORDED RETURN TO:
Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:
Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:
Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017
Parcels: TCE

TEMPORARY CONSTRUCTION EASEMENT DEED

THIS DEED, made this ____ day of _____, 20__ between COUNTY of WASHOE, a political subdivision of the State of Nevada, hereinafter called GRANTOR, and the REGIONAL TRANSPORTATION COMMISSION, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant unto the GRANTEE and to its assigns for those roadway purposes, a temporary easement upon, over and across certain real property of the undersigned for the construction related to the Sky Vista Parkway Rehabilitation Project. Said easement is described on Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof by reference.

Grantee shall revegetate the temporary construction easement area according to an approved Revegetation Plan. In accordance with the Revegetation Plan, Grantee shall submit monitoring reports to the County as prepared by a licensed landscape architect or other qualified professional one (1) year and three (3) years after termination of the temporary easement and implementation of the revegetation efforts to ensure success criteria, as identified in the Revegetation Plan, have been met. If the criteria are not met, additional hydroseeding applications and/or plantings shall be required.

The above-described temporary rights shall commence on or after June 1, 2022 and shall continue through and include the termination date of May 31, 2024.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns for the term of this temporary easement deed.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by
_____.

S
E
A
L

Signature of notarial officer

Print name

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by
_____.

S
E
A
L

Signature of notarial officer

Print name

APN: 550-020-19

EXHIBIT "A"
SKY VISTA PARKWAY REHABILITATION PROJECT
TEMPORARY CONSTRUCTION EASEMENT (X35)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL C OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID WASHOE COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, NORTHERLY 127.64 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°11'19"; THENCE, CONTINUING ALONG SAID CONTROL LINE, NORTH 13°38'24" EAST, 90.79 FEET; THENCE, DEPARTING SAID CONTROL LINE, SOUTH 76°21'36" EAST, 25.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, PER SAID TRACT MAP 3781 AND THE NORTH RIGHT-OF-WAY OF SILVER LAKE ROAD AS DEDICATED PER DOCUMENT NUMBER 842657 AND AS SHOWN ON RECORD OF SURVEY MAP 2911, OF SAID OFFICIAL RECORDS, SAID INTERSECTION ALSO BEING THE **POINT OF BEGINNING**;

THENCE, NORTH 13°38'24" EAST ALONG SAID EAST RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, 42.65 FEET; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY, SOUTH 75°25'23" EAST, 9.87 FEET; THENCE, SOUTH 11°07'40" WEST, 40.08 FEET TO SAID NORTH RIGHT-OF-WAY OF SAID SILVER LAKE ROAD; THENCE, NORTH 88°14'41" WEST ALONG SAID RIGHT-OF-WAY, 11.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 445 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N745M01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM



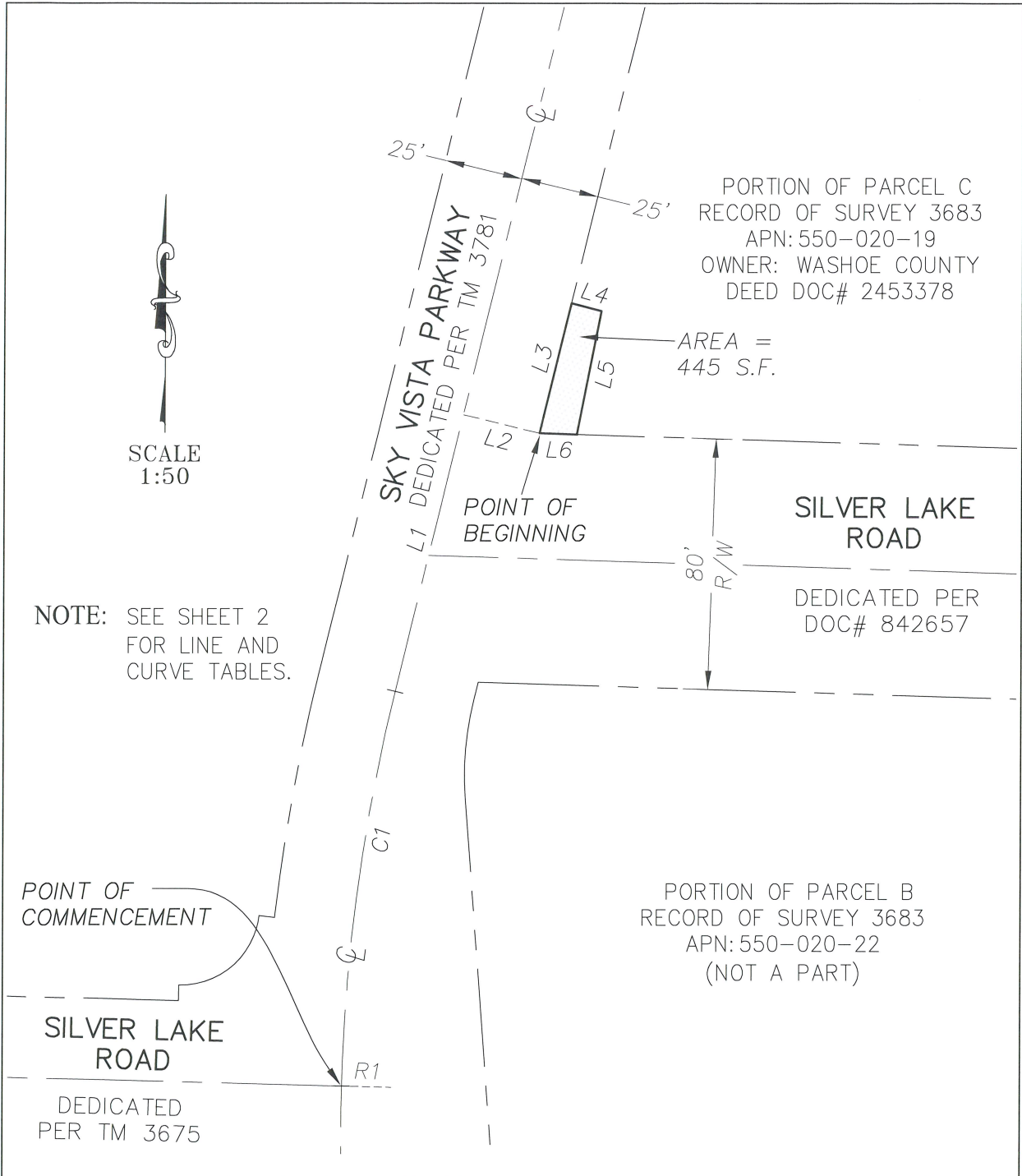


EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
TEMPORARY CONSTRUCTION EASEMENT

APN: 550-020-19

A PORTION OF PARCEL C OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION
5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
WASHOE COUNTY, NEVADA.

SHEET 1 OF 2

ATKINS

10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X35

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	600.00'	12°11'19"	127.64'	64.06'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	N13°38'24"E	90.79'
L2	S76°21'36"E	25.00'
L3	N13°38'24"E	42.65'
L4	S75°25'23"E	9.87'
L5	S11°07'40"W	40.08'
L6	N88°14'41"W	11.88'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	N88°32'55"W

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-19
 A PORTION OF PARCEL C OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION
 5, T. 20 N., R. 19 E., M.D.M., CITY OF RENO,
 WASHOE COUNTY, NEVADA.

SHEET 2 OF 2

ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X35

Ptn. of APN 550-020-21

WHEN RECORDED RETURN TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:

Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017
Parcels: TCE

TEMPORARY CONSTRUCTION EASEMENT DEED

THIS DEED, made this ____ day of _____, 20__ between COUNTY of WASHOE, a political subdivision of the State of Nevada, hereinafter called GRANTOR, and the REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant unto the GRANTEE and to its assigns for those roadway purposes, a temporary easement upon, over and across certain real property of the undersigned for the construction related to the Sky Vista Parkway Rehabilitation Project. Said easement is described on Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof by reference.

Grantee shall revegetate the temporary construction easement area according to an approved Revegetation Plan. In accordance with the Revegetation Plan, Grantee shall submit monitoring reports to the County as prepared by a licensed landscape architect or other qualified professional one (1) year and three (3) years after termination of the temporary easement and implementation of the revegetation efforts to ensure success criteria, as identified in the

Revegetation Plan, have been met. If the criteria are not met, additional hydroseeding applications and/or plantings shall be required.

The above-described temporary rights shall commence on or after June 1, 2022 and shall continue through and include the termination date of May 31, 2024.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns for the term of this temporary easement deed.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by
_____.

S
E
A
L

Signature of notarial officer

Print name

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by
_____.

S
E
A
L

Signature of notarial officer

Print name



Atkins, Inc.
10509 Professional Circle, Ste. 102
Reno, Nevada 89512

Telephone: 775.828.1622
Fax: 775.851.1687

www.atkinsglobal.com/northamerica

EXHIBIT A

LEGAL DESCRIPTION SKY VISTA REHABILITATION PROJECT APN 550-020-021 TEMPORARY CONSTRUCTION EASEMENT (X41)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 2 OF RECORD OF SURVEY MAP 2911, OFFICIAL RECORDS WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER OF SECTIONS 4, 5, 8 AND 9 OF SAID TOWNSHIP; THENCE NORTH 89°16'00" WEST, ALONG THE SECTION LINE BETWEEN SAID SECTIONS 5 AND 8, COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SKY VISTA PARKWAY PER TRACT MAP 3781, A DISTANCE OF 84.75 FEET; THENCE NORTH 82°28'52" WEST, DEPARTING SAID SECTION LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 656.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 851.00 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°04'19", AN ARC LENGTH OF 75.33 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THAT CERTAIN CONSTRUCTION, ACCESS, DRAINAGE, SLOPE, AND GRADING EASEMENT GRANTED PER SAID TRACT MAP 3781; THENCE NORTH 45°41'41" WEST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 44.26 FEET; THENCE NORTH 11°12'55" WEST, DEPARTING SAID NORTHEASTERLY LINE 42.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 791.00 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 16°33'19" WEST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°02'23", AN ARC LENGTH OF 124.80 FEET; THENCE SOUTH 82°28'52" EAST, A DISTANCE OF 610.82 FEET; THENCE NORTH 04°35'02" EAST, A DISTANCE OF 5.41 FEET; THENCE SOUTH 85°24'58" EAST, A DISTANCE OF 62.21 FEET; THENCE SOUTH 07°25'34" WEST, A DISTANCE OF 46.70; THENCE SOUTH 82°28'52" EAST, A DISTANCE OF 66.47 FEET TO THE SECTION LINE BETWEEN SAID SECTIONS 4 AND 5; THENCE SOUTH 02°06'51" WEST, ALONG SAID SECTION LINE, A DISTANCE OF 11.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 48,364 SQUARE FEET (1.11 acres), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

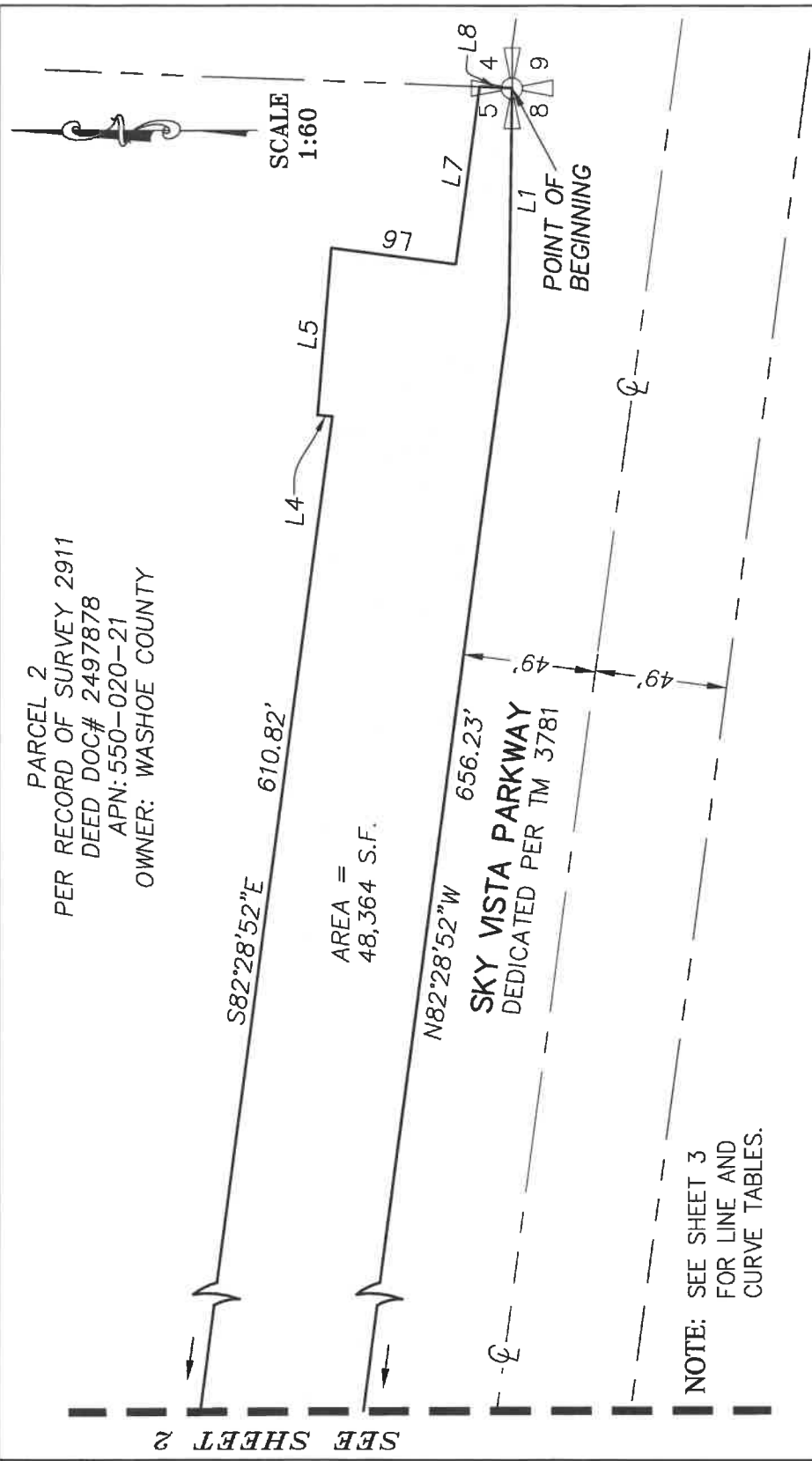
BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA LICENSE NUMBER 8421
PHONE: (702) 551-0296
EMAIL: BRETT.JEFFERSON@ATKINSGLOBAL.COM





SHEET 1 OF 3

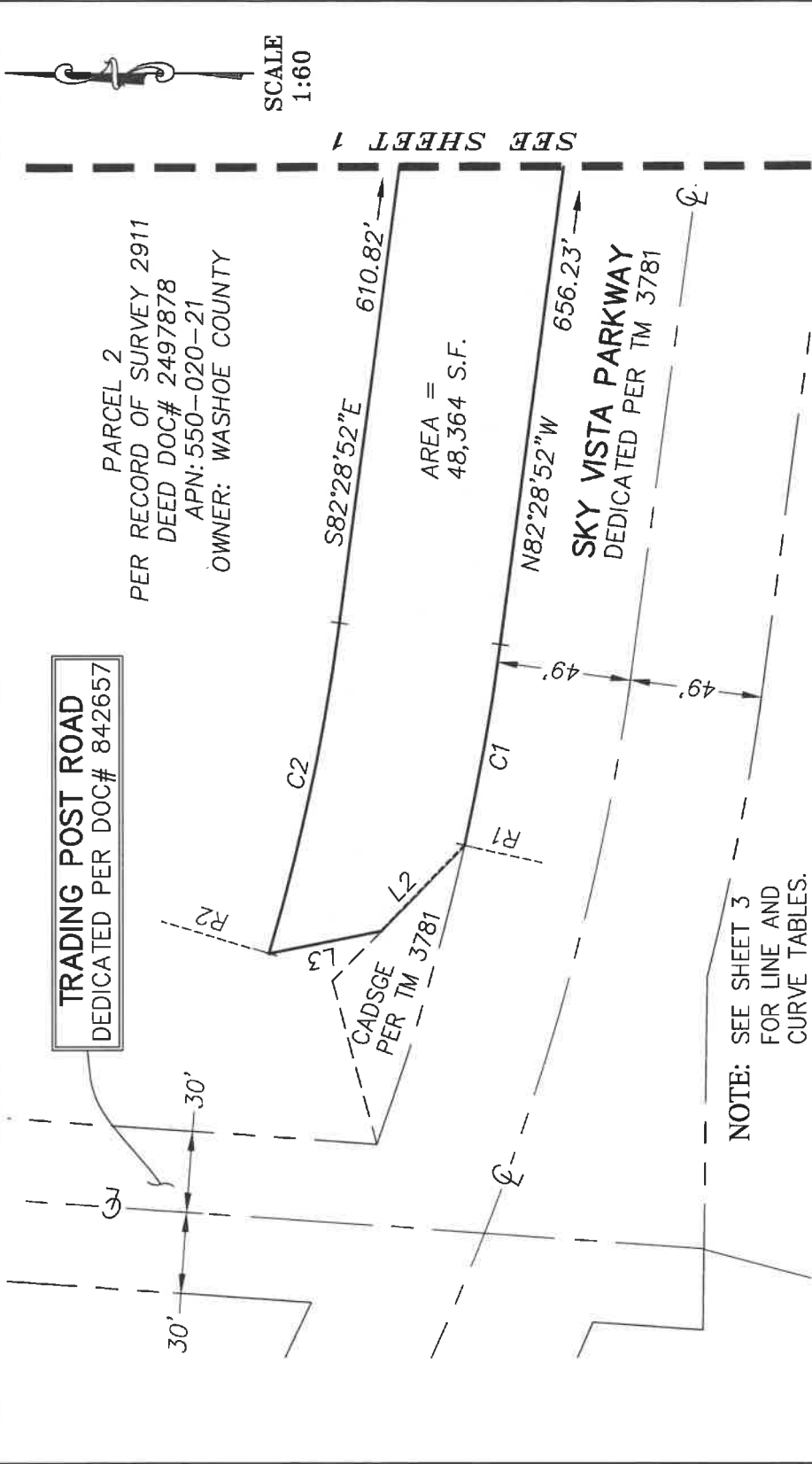
ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X41

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-21
 A PORTION OF PARCEL 2 OF RECORD OF SURVEY 2911
 IN THE SOUTHEAST 1/4 OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.
 WASHOE COUNTY, STATE OF NEVADA



NOTE: SEE SHEET 3 FOR LINE AND CURVE TABLES.

EXHIBIT "B"
 SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-21
 A PORTION OF PARCEL 2 OF RECORD OF SURVEY 2911
 IN THE SOUTHEAST 1/4 OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.
 WASHOE COUNTY, STATE OF NEVADA



10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

CURVE TABLE			
CURVE	RADIUS	DELTA	TANGENT
C1	851.00'	5°04'19"	37.69'
C2	791.00'	9°02'23"	62.53'

RADIAL LINE TABLE	
RADIAL LINE	DIRECTION
R1	S12°35'27"W
R2	S16°33'19"W

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°16'00"W	84.75'
L2	N45°41'41"W	44.26'
L3	N11°12'55"W	42.22'
L4	N04°35'02"E	5.41'
L5	S85°24'58"E	62.21'
L6	S07°25'34"W	46.70'
L7	S82°28'52"E	66.47'
L8	S02°06'51"W	11.93'

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-21
 A PORTION OF PARCEL 2 OF RECORD OF SURVEY 2911
 IN THE SOUTHEAST 1/4 OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.
 WASHOE COUNTY, STATE OF NEVADA

SHEET 3 OF 3



10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X41

Portion of APN 550-020-21

Recorder, please return to:
Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:
Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:
Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017

PUBLIC USE EASEMENT

COUNTY of WASHOE, a political subdivision of the State of Nevada “Grantor”, for and in consideration of the appraised value of the easement, in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to the **REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY**, “Grantee”, a permanent easement for public use of sidewalk improvements, over, across, and through a portion of Grantor’s property described as follows:

See attached Exhibit “A”
Said Easement is graphically shown on attached Exhibit “B”

TOGETHER WITH the right of public access thereto forever. Maintenance of said easement area is the responsibility of the underlying fee owner.

EXECUTED on this _____ day of _____, 2022.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On the ____ day of _____, 2022, _____ personally appeared before me, a Notary Public, and acknowledged to me that the party executed the above instrument for the purposes therein contained.

Notary Public
My Commission expires _____

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY, a Metropolitan Planning Organization of Washoe County, Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by _____.

S
E
A
L

Signature of notarial officer

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by _____.

S
E
A
L

Signature of notarial officer

Print name

APN: 550-020-21

EXHIBIT "A"
SKY VISTA PARKWAY REHABILITATION PROJECT
PEDESTRIAN ACCESS - SIDEWALK EASEMENT (X24)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 2 OF RECORD OF SURVEY MAP 2911, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2 OF SAID RECORD OF SURVEY MAP 2911, SAID OFFICIAL RECORDS, SAME BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF TRADING POST ROAD, DEDICATED PER DOCUMENT NUMBER 842657, SAID OFFICIAL RECORDS, AND THE NORTHERLY RIGHT-OF-WAY OF SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, SAID RECORDS, ALSO BEING THE SOUTHWEST CORNER OF THAT CERTAIN CONSTRUCTION, ACCESS, DRAINAGE, SLOPE, AND GRADING EASEMENT PER SAID TRACT MAP 3781, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 20°20'45" WEST; THENCE, NORTH 04°02'42" EAST ALONG SAID EAST RIGHT-OF-WAY OF SAID TRADING POST ROAD, 32.62 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY, SOUTH 69°21'20" EAST, 9.51 FEET; THENCE, SOUTH 03°08'53" WEST, 26.59 FEET TO THE NORTHEASTERLY LINE OF SAID EASEMENT; THENCE, SOUTH 74°50'41" WEST ALONG SAID NORTHEASTERLY LINE, 10.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 276 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
NEVADA CERTIFICATE NUMBER 8421
2270 CORPORATE CIRCLE DRIVE, SUITE 200
HENDERSON, NEVADA 89074
(702) 551-0296
BRETT.JEFFERSON@ATKINSGLOBAL.COM



5-3-21

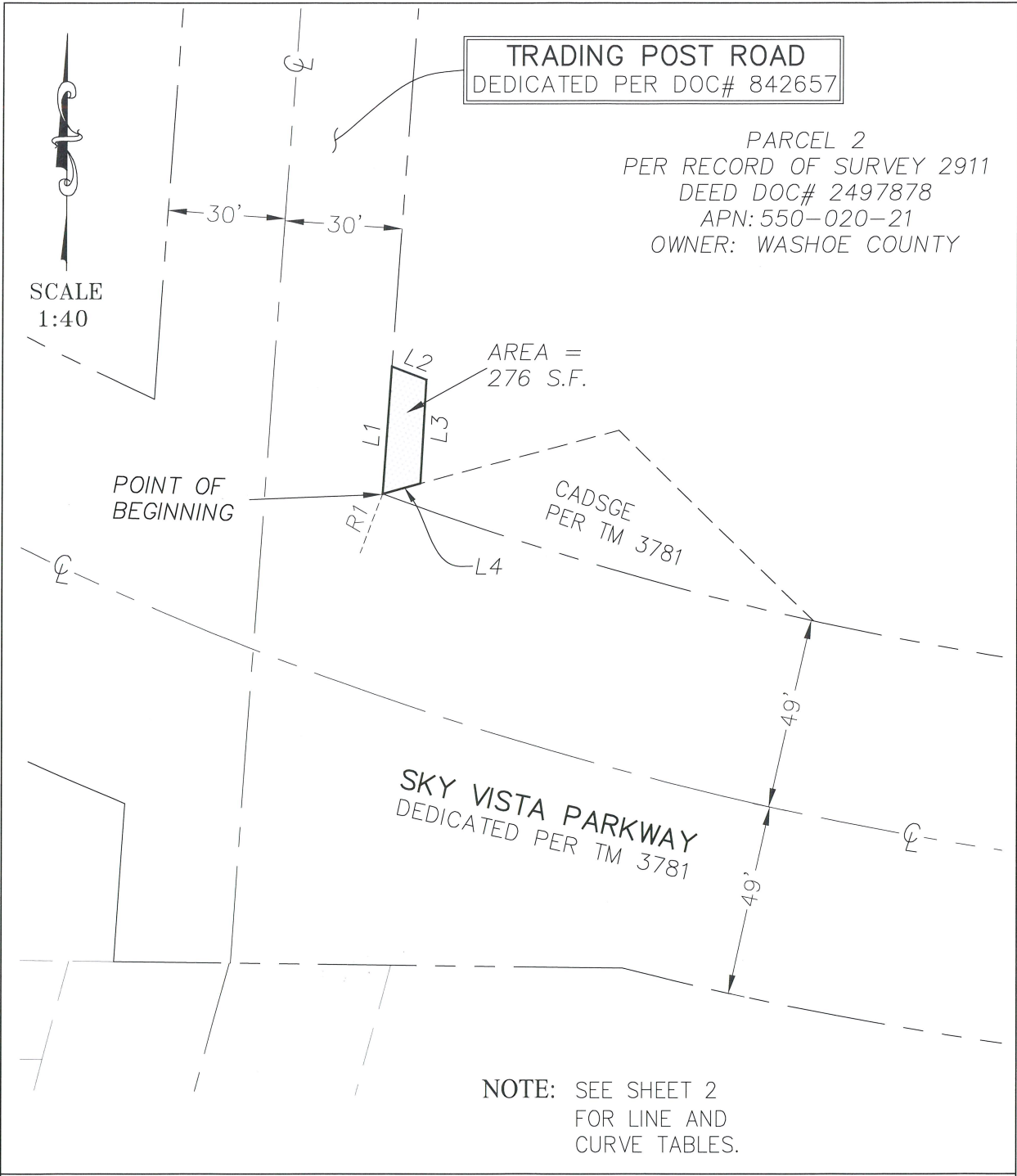


EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
PEDESTRIAN ACCESS – SIDEWALK EASEMENT
APN: 550-020-21
A PORTION OF PARCEL 2 OF RECORD OF SURVEY 2911
IN THE SOUTHEAST 1/4 OF
SECTION 5, T. 20 N., R. 19 E., M.D.M.
WASHOE COUNTY, STATE OF NEVADA

SHEET 1 OF 2

ATKINS

10509 Professional Circle, Suite 102
Reno, Nevada 89521
Telephone: 775/828-1622
Fax: 775/851-1687

X24

<i>LINE TABLE</i>		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	N04°02'42"E	32.62'
L2	S69°21'20"E	9.51'
L3	S03°08'53"W	26.59'
L4	S74°50'41"W	10.09'

<i>RADIAL LINE TABLE</i>	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	S20°20'45"W

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 PEDESTRIAN ACCESS – SIDEWALK EASEMENT
 APN: 550-020-21
 A PORTION OF PARCEL 2 OF RECORD OF SURVEY 2911
 IN THE SOUTHEAST 1/4 OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.
 WASHOE COUNTY, STATE OF NEVADA

SHEET 2 OF 2

ATKINS

10509 Professional Circle, Suite 102
 Reno, Nevada 89521
 Telephone: 775/828-1622
 Fax: 775/851-1687

X24

Ptns. of APN 550-020-22

WHEN RECORDED RETURN TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

MAIL TAX STATEMENTS TO:

Regional Transportation Commission of Washoe County
Attn: Carrie Byron
1105 Terminal Way, Suite 108
Reno, NV 89502

LEGAL DESCRIPTION PREPARED BY:

Brett K. Jefferson, P.L.S. #8421
Atkins Global
2270 Corporate Circle Drive, Suite 200
Henderson, NV 89074

Project: Sky Vista Parkway Rehabilitation Project
Project #: 512017
Parcels: TCE 1, 2 & 3

TEMPORARY CONSTRUCTION EASEMENT DEED

THIS DEED, made this ____ day of _____, 20__ between COUNTY of WASHOE, a political subdivision of the State of Nevada, hereinafter called GRANTOR, and the REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant unto the GRANTEE and to its assigns for those roadway purposes, a temporary easement upon, over and across certain real property of the undersigned for the construction related to the Sky Vista Parkway Rehabilitation Project. Said easement is described on Exhibit "A", "A-1" and "A-2" and depicted on Exhibit "B" "B-1" and "B-2" attached hereto and made a part hereof by reference.

Grantee shall revegetate the temporary construction easement area according to an approved Revegetation Plan. In accordance with the Revegetation Plan, Grantee shall submit monitoring reports to the County as prepared by a licensed landscape architect or other qualified professional one (1) year and three (3) years after termination of the temporary easement and implementation of the revegetation efforts to ensure success criteria, as identified in the Revegetation Plan, have been met. If the criteria are not met, additional hydroseeding applications and/or plantings shall be required.

The above-described temporary rights shall commence on or after June 1, 2022 and shall continue through and include the termination date of May 31, 2024.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns for the term of this temporary easement deed.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

COUNTY of WASHOE, a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by _____.

S
E
A
L

Signature of notarial officer

Print name

REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY

By: _____

Its: _____

STATE OF NEVADA
County of Washoe

This instrument was acknowledged before me on _____ by _____.

S
E
A
L

Signature of notarial officer

Print name

APN: 550-020-22

EXHIBIT "A"
SKY VISTA PARKWAY REHABILITATION PROJECT
TEMPORARY CONSTRUCTION EASEMENT (X25)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL B OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B OF RECORD OF SURVEY MAP 3683, OF SAID OFFICIAL RECORDS, SAME BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF TRADING POST ROAD, DEDICATED PER DOCUMENT NUMBER 842657, OFFICIAL RECORDS OF SAID COUNTY, AND THE NORTHEASTERLY RIGHT-OF-WAY OF SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID OFFICIAL RECORDS, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 851 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 24°36'18" WEST; THENCE, NORTHWESTERLY 456.03 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°42'11"; THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 12°44'38" EAST, 38.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 817.14 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 57°05'52" WEST; THENCE, SOUTHEASTERLY 199.65 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13°59'56"; THENCE, SOUTH 43°14'01" WEST ALONG A RADIAL LINE, 21.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 844 FEET; THENCE, SOUTHEASTERLY 251.42 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°04'04" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 11 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 26°09'57" WEST; THENCE, EASTERLY AND NORTHEASTERLY 21.51 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 112°02'54"; THENCE, NORTH 04°07'03" EAST, 9.87 FEET; THENCE, SOUTH 85°57'18" EAST, 3.80 FEET TO SAID WEST RIGHT-OF-WAY OF SAID TRADING POST ROAD; THENCE, SOUTH 04°02'42" WEST, 34.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 7,448 SQUARE FEET, MORE OR LESS.

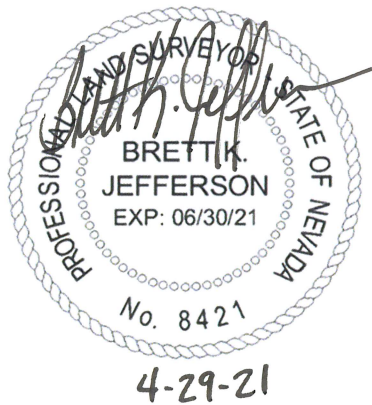
AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

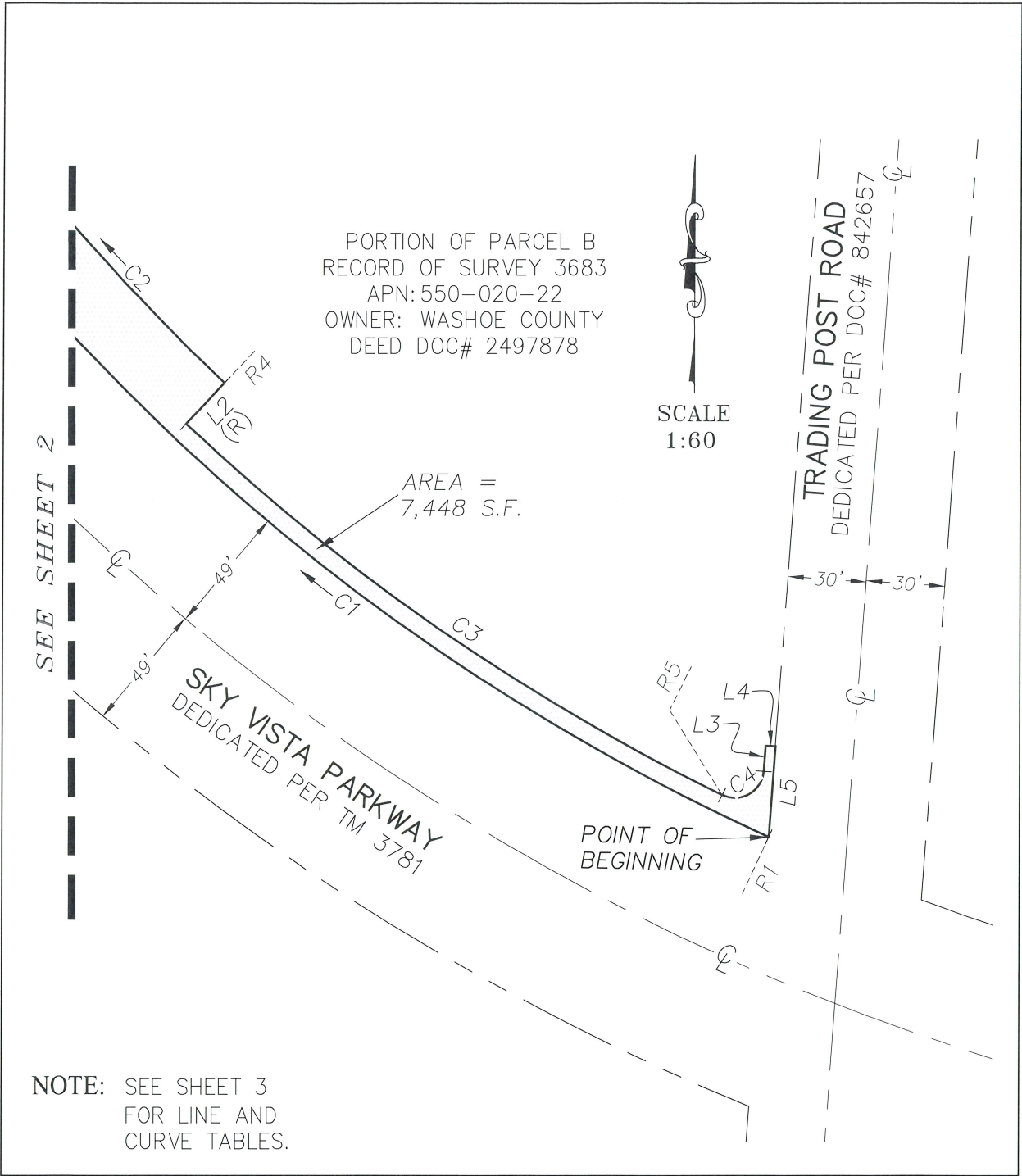
BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

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NOTE: SEE SHEET 3
 FOR LINE AND
 CURVE TABLES.

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-22
 A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.,
 WASHOE COUNTY, NEVADA.

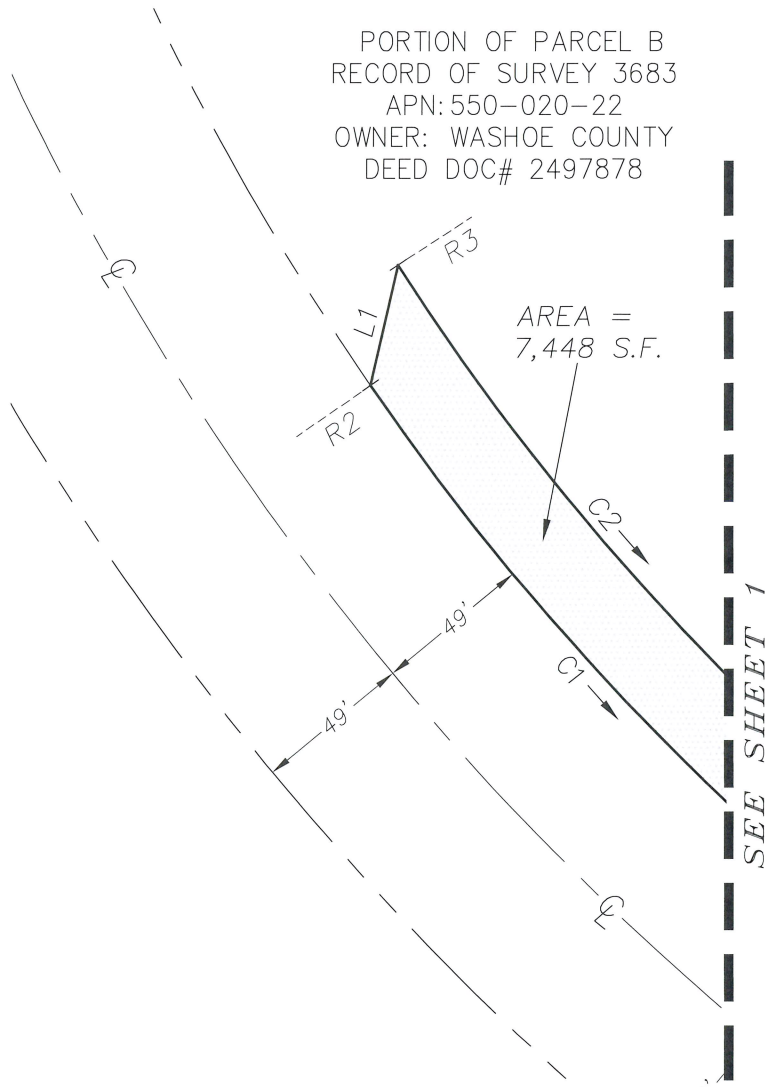
SHEET 1 OF 3

ATKINS

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X25

PORTION OF PARCEL B
RECORD OF SURVEY 3683
APN: 550-020-22
OWNER: WASHOE COUNTY
DEED DOC# 2497878



SCALE
1:60

NOTE: SEE SHEET 3
FOR LINE AND
CURVE TABLES.

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
TEMPORARY CONSTRUCTION EASEMENT

APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, T. 20 N., R. 19 E., M.D.M.,
WASHOE COUNTY, NEVADA.

SHEET 2 OF 3

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X25

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	851.00'	30°42'11"	456.03'	233.63'
C2	817.14'	13°59'56"	199.65'	100.32'
C3	844.00'	17°04'04"	251.42'	126.65'
C4	11.00'	112°02'54"	21.51'	16.32'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	N12°44'38"E	38.85'
L2	S43°14'01"W	21.50'
L3	N04°07'03"E	9.87'
L4	S85°57'18"E	3.80'
L5	S04°02'42"W	34.97'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	S24°36'18"W
R2	S55°18'29"W
R3	S57°05'52"W
R4	S43°05'56"W
R5	S26°09'57"W

EXHIBIT "B"

SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-22
 A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.,
 WASHOE COUNTY, NEVADA.

SHEET 3 OF 3

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X25

APN: 550-020-22

EXHIBIT "A-1"
SKY VISTA PARKWAY REHABILITATION PROJECT
TEMPORARY CONSTRUCTION EASEMENT (X27)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL B OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID OFFICIAL RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, SOUTHERLY 60.10 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5°44'21"; THENCE, CONTINUING ALONG SAID CONTROL LINE, SOUTH 04°17'16" EAST, 306.76 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 900 FEET; THENCE, SOUTHEASTERLY 230.10 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°38'55"; THENCE, DEPARTING SAID CONTROL LINE, NORTH 71 °03' 40" EAST ALONG A RADIAL LINE, 49.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, PER SAID TRACT MAP 3781, SAME BEING THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 08°54'58" EAST, 64.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 817.14 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 75°08'22" WEST; THENCE, SOUTHEASTERLY 135.66 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°30'42"; THENCE, SOUTH 64°34'48" WEST, 8.22 FEET TO THE NORTHEASTERLY LINE OF THAT CERTAIN CONSTRUCTION, ACCESS, DRAINAGE, SLOPE AND GRADING EASEMENT GRANTED PER SAID TRACT MAP 3781; THENCE, NORTH 53°14'41" WEST ALONG SAID NORTHEASTERLY LINE, 39.87 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 851 FEET; A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 67°57'03" WEST; THENCE, NORTHWESTERLY 46.20 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°06'37" TO THE **POINT OF BEGINNING**.

CONTAINING 2,685 SQUARE FEET, MORE OR LESS.

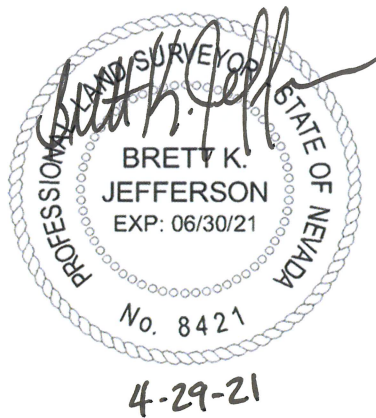
AS SHOWN ON EXHIBIT "B-1" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

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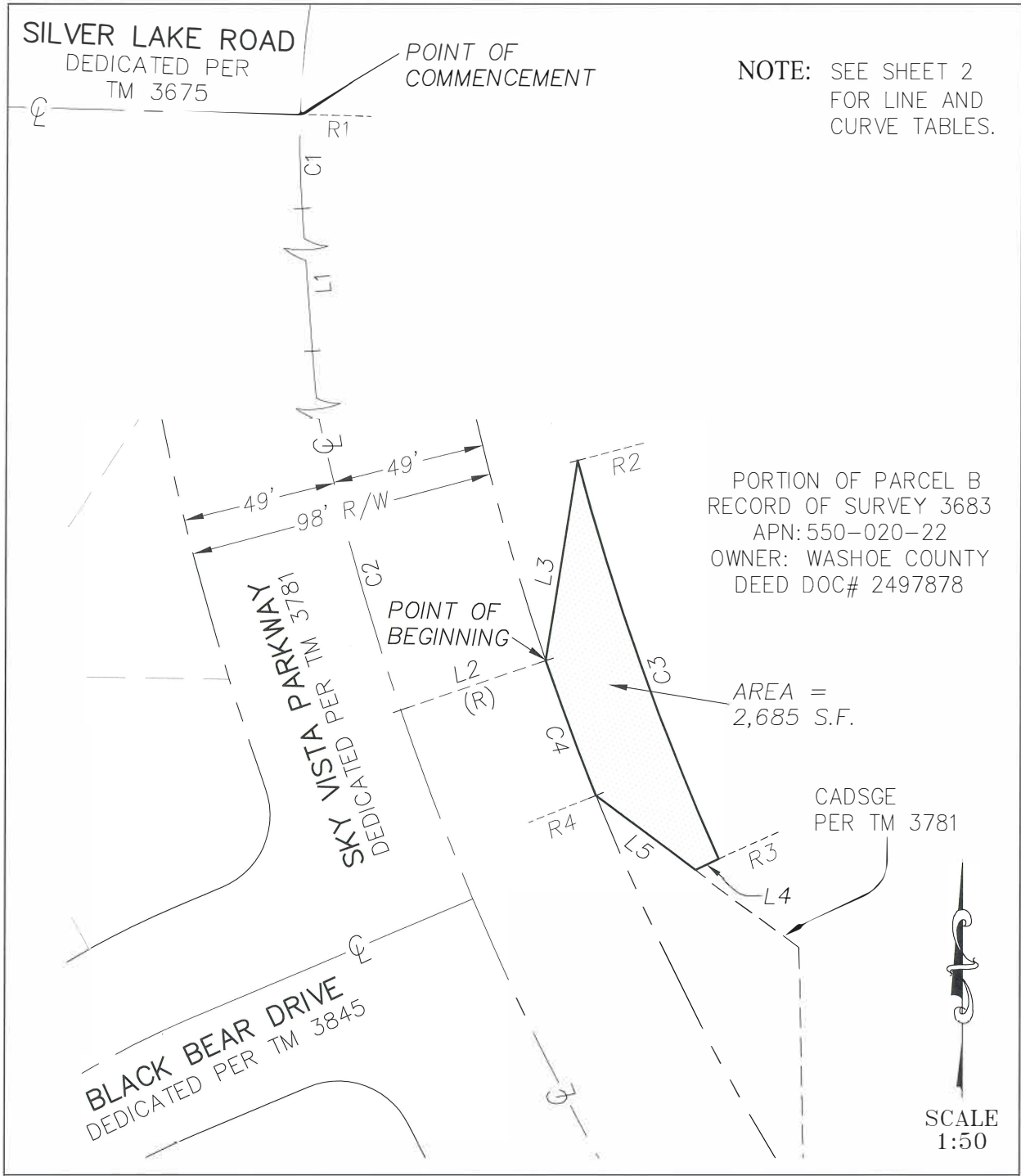


EXHIBIT "B-1"

SKY VISTA PARKWAY REHABILITATION PROJECT
TEMPORARY CONSTRUCTION EASEMENT
APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, T. 20 N., R. 19 E., M.D.M.,
WASHOE COUNTY, NEVADA.

SHEET 1 OF 2

ATKINS

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X27

CURVE TABLE				
<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	600.00'	5°44'21"	60.10'	30.08'
C2	900.00'	14°38'55"	230.10'	115.68'
C3	817.14'	9°30'42"	135.65'	67.98'
C4	851.00'	3°06'37"	46.20'	23.10'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	S04°17'16"E	306.76'
L2	N71°03'40"E	49.00'
L3	N08°54'58"E	64.82'
L4	S64°34'48"W	8.22'
L5	N53°14'41"W	39.87'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	N88°32'55"W
R2	S75°08'22"W
R3	S65°37'40"W
R4	S67°57'03"W

EXHIBIT "B-1"

SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-22
 A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.,
 WASHOE COUNTY, NEVADA.

SHEET 2 OF 2

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X27

EXHIBIT "A-2"
SKY VISTA PARKWAY REHABILITATION PROJECT
TEMPORARY CONSTRUCTION EASEMENT (X39R)

LEGAL DESCRIPTION

THAT PORTION OF PARCEL B OF RECORD OF SURVEY MAP 3683, OFFICIAL RECORDS, WASHOE COUNTY, NEVADA, SITUATE IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, WASHOE COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONTROL LINE INTERSECTION OF SILVER LAKE ROAD, DEDICATED PER TRACT MAP 3675, OFFICIAL RECORDS OF SAID WASHOE COUNTY, AND SKY VISTA PARKWAY, DEDICATED PER TRACT MAP 3781, OF SAID RECORDS, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS NORTH 88°32'55" WEST; THENCE, NORTHERLY 127.64 FEET ALONG SAID SKY VISTA PARKWAY CONTROL LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12°11'19"; THENCE, CONTINUING ALONG SAID CONTROL LINE, NORTH 13°38'24" EAST, 44.65 FEET TO THE CENTERLINE OF SILVER LAKE ROAD AS DEDICATED PER DOCUMENT NUMBER 842657 AND AS SHOWN ON RECORD OF SURVEY MAP 2911, BOTH OFFICIAL RECORDS, WASHOE COUNTY, THENCE, DEPARTING SAID CONTROL LINE, SOUTH 88°14'42" EAST ALONG SAID SILVER LAKE ROAD CENTERLINE, 136.93 FEET; THENCE, SOUTH 01°45'18" WEST, 40 FEET TO THE SOUTH RIGHT-OF-WAY OF SAID SILVER LAKE ROAD, SAME BEING THE **POINT OF BEGINNING**;

THENCE, SOUTH 88°14'42" EAST ALONG SAID SOUTH RIGHT-OF-WAY, 58.84 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY, SOUTH 31°23'46" WEST, 74.26 FEET; THENCE, SOUTH 58°36'20" EAST, 15.61 FEET; THENCE, SOUTH 30°57'09" WEST, 83.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 143.50 FEET; THENCE, SOUTHWESTERLY 39.13 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°37'27"; THENCE, SOUTH 46°34'36" WEST, 43.24 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 81.50 FEET; THENCE, SOUTHWESTERLY AND SOUTHERLY 72.17 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°44'22"; THENCE, NORTH 85°50'14" EAST, 5.91 FEET; THENCE, SOUTH 02°01'40" EAST, 184.32 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 837.50 FEET; THENCE, SOUTHERLY 89.58 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°07'42"; THENCE, SOUTH 81°50'31" WEST ALONG A RADIAL LINE, 13.34 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID SKY VISTA PARKWAY DEDICATED PER SAID TRACT MAP 3781, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 851 FEET; THENCE, NORTHERLY 57.49 FEET ALONG SAID RIGHT-OF-WAY AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°52'13"; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 04°17'16" WEST, 79.06 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY, NORTH 0°29'15" WEST, 32.05 FEET; THENCE, NORTH 04°09'46" WEST, 106.17 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 94.50 FEET; THENCE, NORTHEASTERLY 83.69 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°44'22"; THENCE, NORTH 46°34'36" EAST, 43.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 130.50 FEET; THENCE, NORTHEASTERLY 35.59 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°37'27"; THENCE, NORTH 30°57'09" EAST, 55.11 FEET; THENCE, NORTH 04°02'52" EAST, 5.25 FEET; THENCE, NORTH 30°36'47" EAST, 13.69 FEET; THENCE, NORTH 58°36'14" WEST, 51.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 41.50 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS

SOUTH 23°39'44" EAST; THENCE, SOUTHWESTERLY AND NORTHWESTERLY 74.84 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 103°19'19"; THENCE, SOUTH 79°39'35" WEST ALONG A RADIAL LINE, 8.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 306.70 FEET; THENCE, NORTHERLY 21.27 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°58'22" TO SAID SOUTH RIGHT-OF-WAY OF SAID SILVER LAKE ROAD; THENCE, SOUTH 88°14'42" EAST ALONG SAID RIGHT-OF-WAY, 9.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 296.70 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY, SOUTHERLY 9.94 ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°55'08"; THENCE, NORTH 79°59'21" EAST, 8.08 FEET; THENCE, SOUTH 11°10'49" EAST, 9.85 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 31.89 FEET; THENCE, SOUTHEASTERLY AND NORTHEASTERLY 31.11 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55°53'20"; THENCE, NORTH 22°42'45" EAST, 7.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 23.96 FEET, A RADIAL LINE TO WHICH BEGINNING BEARS SOUTH 22°42'45" WEST; THENCE, SOUTHEASTERLY AND NORTHEASTERLY 27.17 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 64°58'17"; THENCE, NORTH 47°32'11" EAST, 39.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 12,416 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B-2" ATTACHED HERETO AND MADE A PART HEREOF.

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATE REFERENCE FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 ESTABLISHED FROM FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (ALSO KNOWN AS NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, HOLDING WASHOE COUNTY PUBLISHED LATITUDE 39° 32' 16.44843" NORTH AND LONGITUDE 119° 53' 08.87676" WEST FOR REGIONAL GPS CONTINUOUS OPERATING REFERENCE STATION (CORS) "RNO1" (WASHOE COUNTY IDENTIFIER N74SM01028) AND UTILIZING A GRID-TO-GROUND COMBINED FACTOR OF 1.000197939 TO PROJECT STATE PLANE COORDINATES TO GROUND EQUIVALENT COORDINATE VALUES AND CONVERTED TO U.S. SURVEY FEET.

END OF DESCRIPTION.

BRETT K. JEFFERSON, P.L.S.
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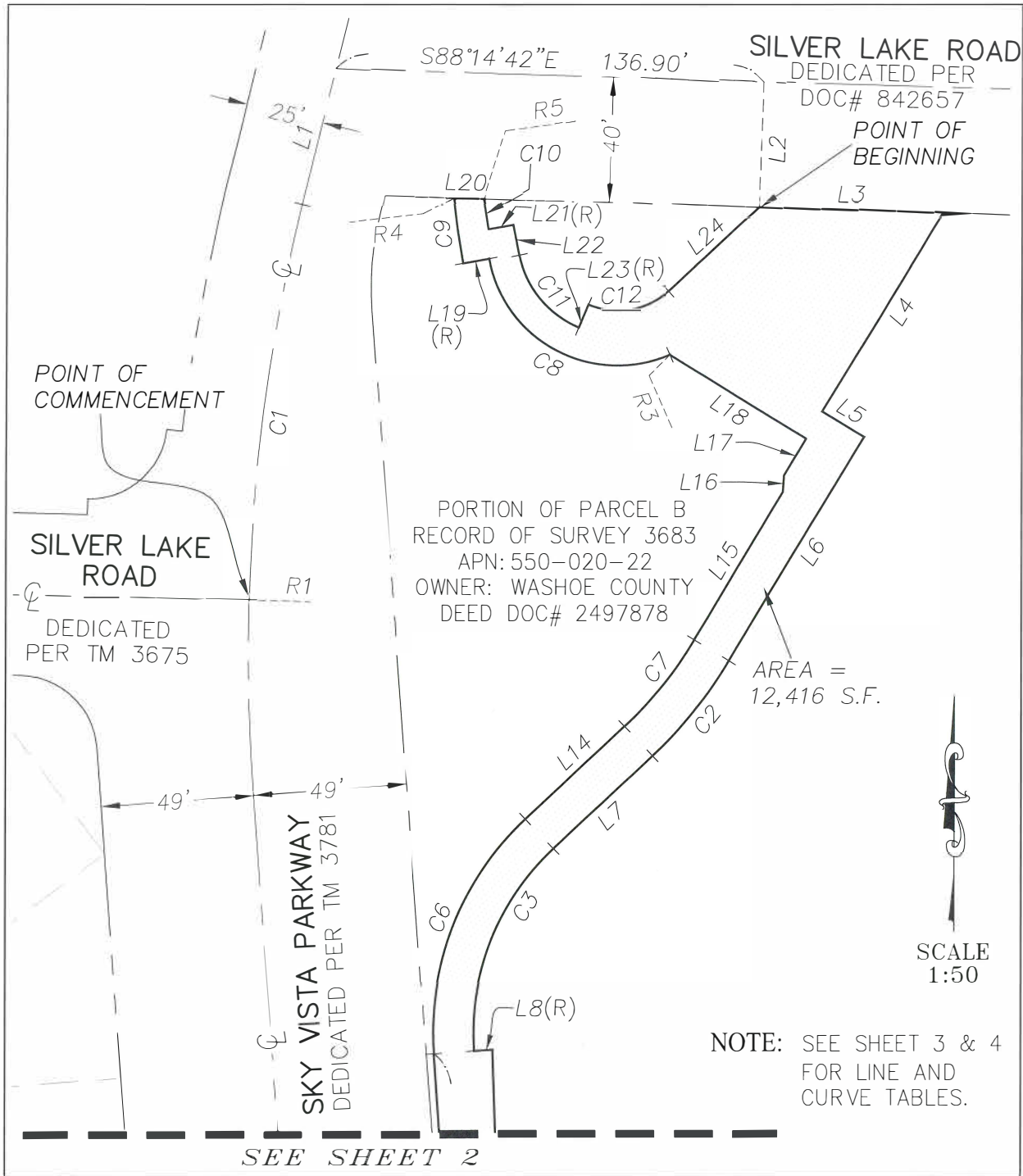


EXHIBIT "B-2"

SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.,
 WASHOE COUNTY, NEVADA.

SHEET 1 OF 4

ATKINS

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X39

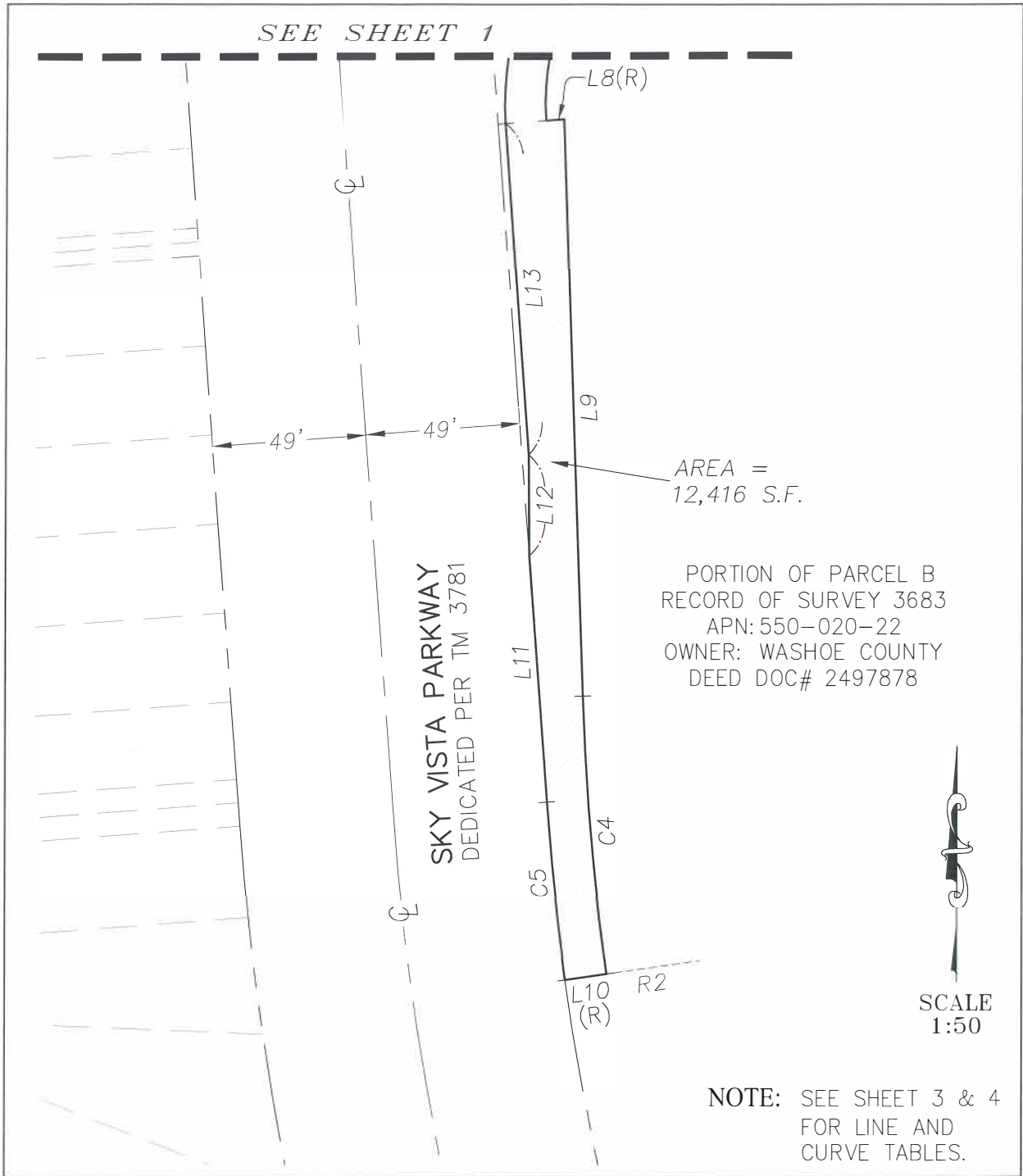


EXHIBIT "B-2"

SKY VISTA PARKWAY REHABILITATION PROJECT
TEMPORARY CONSTRUCTION EASEMENT
APN: 550-020-22

A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 5, T. 20 N., R. 19 E., M.D.M.,
WASHOE COUNTY, NEVADA.

SHEET 2 OF 4

ATKINS

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X39

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L1	N13°38'24"E	44.65'
L2	S01°45'18"W	40.00'
L3	S88°14'42"E	58.84'
L4	S31°23'46"W	74.26'
L5	S58°36'20"E	15.61'
L6	S30°57'09"W	83.36'
L7	S46°34'36"W	43.24'
L8	N85°50'14"E	5.91'
L9	S02°01'40"E	184.32'
L10	S81°50'31"W	13.34'
L11	N04°17'16"W	79.06'
L12	N00°29'15"W	32.05'

LINE TABLE		
<i>LINE</i>	<i>DIRECTION</i>	<i>LENGTH</i>
L13	N04°09'46"W	106.17'
L14	N46°34'36"E	43.24'
L15	N30°57'09"E	55.11'
L16	N04°02'52"E	5.25'
L17	N30°36'47"E	13.69'
L18	N58°36'14"W	51.38'
L19	S79°39'35"W	8.50'
L20	S88°14'42"E	9.59'
L21	N79°59'21"E	8.08'
L22	S11°10'49"E	9.85'
L23	N22°42'45"E	7.93'
L24	N47°32'11"E	39.70'

RADIAL LINE TABLE	
<i>RADIAL LINE</i>	<i>DIRECTION</i>
R1	N88°32'55"W
R2	S81°50'39"W
R3	S23°39'44"E
R4	S83°37'57"W
R5	S81°54'29"W

EXHIBIT "B-2"

SKY VISTA PARKWAY REHABILITATION PROJECT
 TEMPORARY CONSTRUCTION EASEMENT
 APN: 550-020-22
 A PORTION OF PARCEL B OF RECORD OF SURVEY 3683
 SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF
 SECTION 5, T. 20 N., R. 19 E., M.D.M.,
 WASHOE COUNTY, NEVADA.

SHEET 3 OF 4

ATKINS

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 Reno, Nevada 89521
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CURVE TABLE

<i>CURVE</i>	<i>RADIUS</i>	<i>DELTA</i>	<i>LENGTH</i>	<i>TANGENT</i>
C1	600.00'	12°11'19"	127.64'	64.06'
C2	143.50'	15°37'27"	39.13'	19.69'
C3	81.50'	50°44'22"	72.17'	38.65'
C4	837.50'	6°07'42"	89.58'	44.83'
C5	851.00'	3°52'13"	57.49'	28.75'
C6	94.50'	50°44'22"	83.69'	44.81'
C7	130.50'	15°37'27"	35.59'	17.90'
C8	41.50'	103°19'19"	74.84'	52.47'
C9	306.70'	3°58'22"	21.27'	10.64'
C10	296.70'	1°55'08"	9.94'	4.97'
C11	31.89'	55°53'20"	31.11'	16.92'
C12	23.96'	64°58'17"	27.17'	15.26'

EXHIBIT "B-2"

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