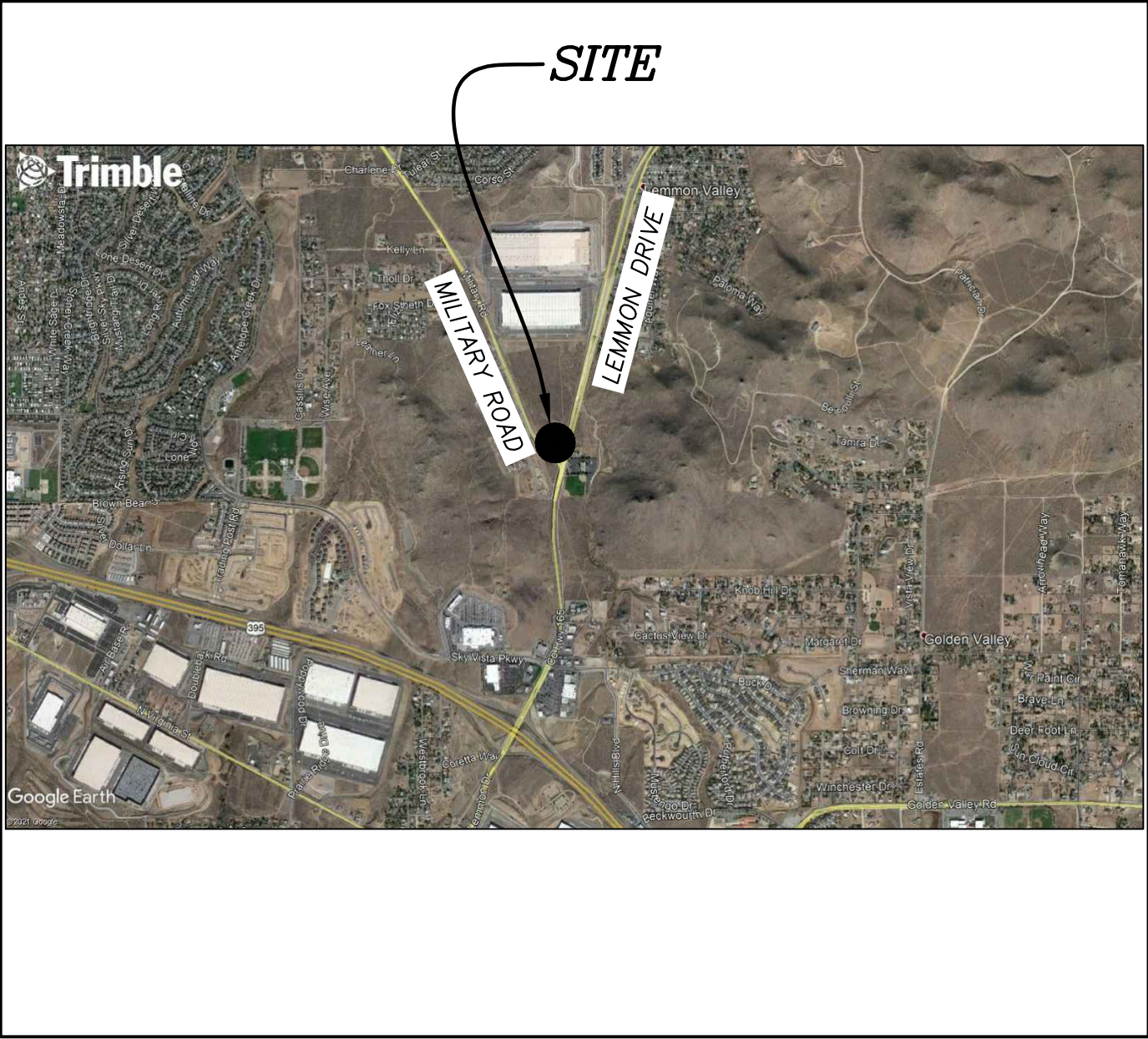


ALTA/NSPS LAND TITLE SURVEY OF  
APN 552-261-09  
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) SECTION 4, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M., CITY OF RENO, WASHOE COUNTY, NEVADA

APRIL 2021

TITLE REPORT EXCEPTIONS

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION  
PURPOSE: TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC POWER LINE  
RECORDING DATE: DECEMBER 11, 1968  
RECORDING NO: BOOK 360, PAGE 94, AS DOCUMENT NO. 131714, OFFICIAL RECORDS  
**(DOES NOT AFFECT PARCEL – PLOTTED)**
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN A DOCUMENT:  
PURPOSE: PERPETUAL AIR OR FLIGHT EASEMENT, ALSO REFERRED TO AS "AVIGATION RIGHTS."  
RECORDING DATE: AUGUST 13, 1996  
RECORDING NO: BOOK 4645, PAGE 127, AS DOCUMENT NO. 2020442, OFFICIAL RECORDS  
AFFECTS: ALL THE AIR SPACE ABOVE SAID LAND.  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.  
**(AFFECTS PARCEL – BLANKET IN NATURE – NOT PLOTTED)**
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, D/B/A NV ENERGY  
PURPOSE: TO CONSTRUCT, OPERATE, ADD TO, MODIFY, MAINTAIN AND REMOVE COMMUNICATION FACILITIES AND ELECTRIC LINE SYSTEMS FOR THE DISTRIBUTION AND TRANSMISSION OF ELECTRICITY ABOVE GROUND AND UNDERGROUND, CONSISTING OF POLES, OTHER STRUCTURES, WIRES, CABLES, BOLLARDS, POLE-MOUNTED TRANSFORMERS, ANCHORS, GUYS AND OTHER EQUIPMENT, FIXTURES, APPARATUS AND IMPROVEMENT  
RECORDING DATE: MARCH 8, 2018  
RECORDING NO: 4794296, OFFICIAL RECORDS  
**(AFFECTS PARCEL – EASEMENT NOT DEFINED)**
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, D/B/A NV ENERGY  
PURPOSE: TO CONSTRUCT, OPERATE, ADD TO, MODIFY, MAINTAIN AND REMOVE ABOVEGROUND AND/OR UNDERGROUND COMMUNICATION FACILITIES AND GAS SYSTEMS FOR THE DISTRIBUTION AND TRANSMISSION OF GAS UNDERGROUND, CONSISTING OF PIPES, VALVES, FITTINGS, REGULATORS, METERS, VAULTS AND OTHER EQUIPMENT, FIXTURES, APPARATUS, AND IMPROVEMENTS  
RECORDING DATE: MARCH 8, 2018  
RECORDING NO: 4794297, OFFICIAL RECORDS  
**(AFFECTS PARCEL – EASEMENT NOT DEFINED)**
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: TRUCKEE MEADOWS WATER AUTHORITY, A JOINT POWERS AUTHORITY  
PURPOSE: A PERMANENT AND NON-EXCLUSIVE EASEMENT FOR WATER SYSTEM FACILITIES AND ANY OTHER FACILITIES OR APPURTENANCES DEEMED NECESSARY OR CONVENIENT  
RECORDING DATE: JUNE 11, 2018  
RECORDING NO: 4821937, OFFICIAL RECORDS  
**(AFFECTS PARCEL – PLOTTED)**
10. A DEED OF TRUST WHICH PURPORTS TO SECURE PERFORMANCE OF AN AGREEMENT REFERRED TO THEREIN, AND ANY OTHER OBLIGATIONS SECURED THEREBY  
DATED: DECEMBER 18, 2020  
TRUSTOR/GRANTOR: LEMMON VALLEY LAND COMPANY, INC., A NEVADA CORPORATION  
TRUSTEE: TICOR TITLE OF NEVADA, INC.  
BENEFICIARY: PARADISO TRIANGLE PROPERTY, LLC, A NEVADA LIMITED LIABILITY COMPANY  
RECORDING DATE: DECEMBER 18, 2020  
RECORDING NO: 5118329, OFFICIAL RECORDS  
**(AFFECTS PARCEL – FINANCIAL IN NATURE – NOT PLOTTED)**
11. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION BY REASON OF UNRECORDED LEASES, IF ANY, THAT WOULD BE DISCLOSED BY AN INQUIRY OF THE PARTIES OR BY AN INSPECTION OF SAID LAND.  
**(AFFECTS PARCEL – BLANKET IN NATURE – NOT PLOTTED)**
12. EASEMENT(S) AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION ON RECORD OF SURVEY MAP NO. 6235  
RECORDING DATE: FEBRUARY 26, 2021  
RECORDING NO: 5146770, OFFICIAL RECORDS  
**(AFFECTS PARCEL – BLANKET IN NATURE – NOT PLOTTED)**
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: SIERRA PACIFIC POWER COMPANY, A NEVADA CORPORATION, D/B/A NV ENERGY  
PURPOSE: A PERPETUAL RIGHT AND EASEMENT TO CONSTRUCT, OPERATE, ADD TO, MODIFY, MAINTAIN AND REMOVE ABOVEGROUND AND/OR UNDERGROUND COMMUNICATION FACILITIES AND ELECTRIC LINE SYSTEMS  
RECORDING DATE: APRIL 4, 2021  
RECORDING NO: 5149446, OFFICIAL RECORDS  
**(AFFECTS PARCEL – PLOTTED)**



VICINITY MAP NOT TO SCALE  
SEC. 4, T.20N, R.19E.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED RENO, IN THE COUNTY OF WASHOE, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR LEMMON VALLEY LAND COMPANY, INC., MILWAY, LLC & PARADISO TRIANGLE PROPERTY, LLC, RECORD OF SURVEY MAP NO. 6235, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON FEBRUARY 26, 2010, AS FILE NO. 5146770, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF SECTION FOUR (4), TOWNSHIP TWENTY (20) NORTH, RANGE NINETEEN (19) EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA, FURTHER DESCRIBED AS BEING PORTIONS OF PARCELS A AND B AS SHOWN ON RECORD OF SURVEY MAP NO. 4949, RECORDED ON JULY 25, 2007, AS FILE NO. 3558354, A PORTION OF THE PARCEL DESCRIBED IN GRANT, BARGAIN, SALE DEED RECORDED ON MAY 19, 2006, AS DOCUMENT NO. 3393257, RECORDED ON DECEMBER 14, 2010, EXCEPTING THEREFROM DEED OF DEDICATION RECORDED ON DECEMBER 31, 2012, AS DOCUMENT NO. 419008, ALL FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY RIGHT-OF-WAY OF LEMMON DRIVE, FROM WHICH THE NORTHEASTERLY CORNER OF PARCEL B OF SAID RECORD OF SURVEY MAP NO. 4949 BEARS, NORTH 14°57'24" EAST A DISTANCE OF 1350.43 FEET;  
THENCE ALONG SAID WESTERLY RIGHT-OR-WAY, SOUTH 14°57'24": WEST A DISTANCE OF 597.23 FEET TO THE NORTHERLY AND EASTERLY RIGHT OF WAY OF MILITARY ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;  
THENCE ALONG SAID RIGHT-OF-WAY, FROM A RADIAL LINE WHICH BEARS NORTH 16°45'41" EAST, 513.40 FEET ALONG THE ARC OF A 602.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 48°51'48";  
THENCE CONTINUING ALONG SAID RIGHT-OR-WAY, NORTH 20°42'15" WEST A DISTANCE OF 203.78 FEET;  
THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 71°03'57" EAST A DISTANCE OF 330.29 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;  
THENCE 122.44 FEET ALONG THE ARC OF A 207.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 33°53'27";  
THENCE SOUTH 75°02'36" EAST A DISTANCE OF 179.66 EAST A DISTANCE OF 179.66 FEET TO THE POINT OF BEGINNING;

APN: A PORTION OF 552-261-09

ZONING

GENERAL COMMERCIAL (GC) PER WASHOE COUNTY GIS WEBSITE.

A ZONING REPORT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY.

NOTES:

THE LOCATION OF ALL RIGHTS OF WAY, EASEMENTS, AND OTHER MATTERS OF RECORD ARE BASED ON DATA CONTAINED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 02101436-098-TO-CLP, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021 AT 7:30 A.M.

- THE PREPARER DID NOT PERFORM NOR HAS THE PREPARER ACCEPTED ANY RESPONSIBILITY TO PERFORM ADDITIONAL RECORDS RESEARCH.
- IT IS THE PREPARER'S OPINION THAT THE ALTA/NSPS PRECISION AND ACCURACY STANDARDS ARE INTENDED TO BE APPLIED SOLELY TO BOUNDARY PORTIONS OF THE SURVEY. OTHER MEASUREMENTS SHOWN ARE TO A PRECISION AND ACCURACY STANDARD JUDGED APPROPRIATE BY THE PREPARER.
- TOTAL AREA OF SUBJECT PROPERTIES IS 5.48 ACRES OR 238,969 SQUARE FEET±.
- THIS SURVEY DOES NOT IDENTIFY SPRINGS, WATERS OF THE STATE, WATERS OF THE UNITED STATES, OR JURISDICTIONAL WETLANDS.
- PREPARER OFFERS NO OPINION AS TO THE PROPERTY'S PRESENT OR FUTURE COMPLIANCE WITH ZONING CODES OR OTHER ORDINANCES OR LAWS.
- CURRENT ZONING IS: GENERAL COMMERCIAL (GC).
- CURRENT OWNER IS: LEMMON VALLEY LAND COMPANY, INC. A NEVADA CORPORATION.
- MEASURED DISTANCES SHOWN ARE BASED ON GROUND LEVEL DISTANCES.
- THE PROPERTY LIES WITHIN THE FLOOD ZONE X.
- AT THE TIME OF THE SURVEY THE PROPERTY DID NOT HAVE AN ADDRESS. ITS ASSESSOR PARCEL NUMBER IS 552-261-09.
- THERE HAS NOT BEEN ANY NEW EXTERIOR CONSTRUCTION ON THIS PROPERTY WITHIN THE PAST YEAR.
- THERE ARE NO CHANGES TO SURROUNDING STREET RIGHT-OF-WAY LINES ON FILE WITH THE COUNTY AT THIS TIME.
- THERE ARE NO CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO ENCROACHMENTS FROM IMPROVEMENTS ON SUBJECT PROPERTY UPON AN ADJOINING PROPERTY OR EASEMENT.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- THERE IS NO ON SITE PARKING ON THE SUBJECT PROPERTY.
- ONLY SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS WERE LOCATED.
- SURVEYOR IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTEE, EXPRESSED OR IMPLIED.

BASIS OF BEARINGS:

NEVADA STATE PLANE ZONE WEST

THE BEARING EQUATION FOR THIS PROJECT WOULD BE THE SOUTHEASTERLY LINE OF PARCEL 3 AS SHOWN BY THAT RECORD OF SURVEY 6235, IN FILE 5146770, OFFICIAL RECORDS, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M., WASHOE COUNTY, NEVADA, HAVING A BEARING OF N 14°57'24" E.

BENCHMARK:

USC&GS VERTICAL CONTROL "A299", BEING A USC&GS STEEL DISC IN CONCRETE, FLUSH WITH GROUND, STAMPED: "A 299 1945", A 4" X 4" WOOD WITNESS POST 1.5" E, LOCATED 97' W. OF THE CENTER OF STEAD BLVD. APPROX. 0.25 MI. N. OF US-395. FOUND IN GOOD CONDITION IN 2003

ELEVATION: 5,110.89 (US SURVEY FEET)  
1,557.804 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

FLOOD NOTE:

THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 32031C3026G WITH AN EFFECTIVE DATE OF 3/16/2009. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY  
CIRCLE K STORES INC., A TEXAS CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(B1), 8, 9, 11(B), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3/22/2021.

DATE OF PLAT OR MAP: 4/5/2021

TRENT J. KEENAN  
NEVADA CERTIFICATE NO. 16802



6140 BRENT THURMAN WAY,  
SUITE 230  
LAS VEGAS, NEVADA 89148  
(o) 702.823.DBLS (f) 702.933.9030  
www.diamondbacklandsurveying.com

REV	DATE				

ALTA/NSPS LAND TITLE SURVEY OF  
APN 552-261-09  
MILITARY ROAD / LEMMON DRIVE

DATE: 3/22/2021  
DRAWN BY: RDC  
CHECKED BY: TK  
JOB NO. 210419

1  
SHEET  
OF 2 SHEETS



LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) SECTION 4, TOWNSHIP 20 NORTH, RANGE 19 EAST, M.D.M., CITY OF RENO, WASHOE COUNTY, NEVADA

APN 552-261-0L  
PARADISO TRIANGLE PROPERTY LLC

APN 552-261-09  
LEMMON VALLEY LAND COMPANY INC

APN 552-262-06  
SUN VALLEY CONGREGATION  
JEHOVAHS WITNESS

APN 552-262-05  
TRUCKEE MEADOWS  
WATER AUTHORITY

APN 552-262-04  
TRAVIS & ROSEANNA CHAMBLISS

SECTION 4 | 3  
CORNER 9 | 10  
FD. 2.5" GLO BC  
STAMPED "1941"

EX. SDMH  
(RIM 4987.17)  
(INV. 4983.81) 15" SW  
(INV. 4983.96) 15" NE  
(INV. 4983.71) 15" N

EX. SD INLET  
(INV 4984.14)

APN 086-390-20  
NORTH PEAK APARTMENTS LLC

LINE LOCATE NOTE

SUB SURFACE INFORMATION PROVIDED, IF ANY, HAS BEEN SHOWN ON THIS SURVEY.  
NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID  
INFORMATION. VISIBLE AT GRADE UTILITIES HAVE BEEN LOCATED HEREON.  
LINE LOCATE SERVICES PROVIDED BY DIAMONDBACK LINE LOCATING SERVICES, LLC

	SUBJECT PROPERTY
	RIGHT-OF-WAY LINE
	SECTION LINE
	ONE QUARTER SECTION LINE
	1/16, 1/64 AND 1/256 SECTION LINE
	ADJOINING PROPERTY
	EASEMENT LINE
	BUILDING SETBACK LINE
	CONCRETE HATCH
	CONCRETE SIDEWALK
	CONCRETE CURB & GUTTER
	PARKING STRIPING
	CHAIN LINK FENCE
	SCREEN WALL
	RETAINING WALL
	EDGE OF ASPHALT
	OVERHEAD ELECTRICAL
	UNDERGROUND ELECTRICAL
	GAS LINE
	HIGH PRESSURE GAS LINE
	FIBER OPTIC LINE
	CABLE TV LINE
	WATER LINE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	UTILITY POLE
	GUY WIRE ANCHOR
	PVC RISER, NUMBER & SIZE AS SHOWN
	ELECTRICAL METER
	ELECTRICAL VAULT
	ELECTRICAL MANHOLE
	ELECTRICAL PULLBOX
	ELECTRICAL BOX
	ELECTRICAL TRANSFORMER
	CABLE TELEVISION PEDESTAL
	CABLE TELEVISION PULLBOX
	CABLE TELEVISION VAULT
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGNAL FLASHER
	PEDESTRIAN SIGNAL
	TRAFFIC VAULT
	TRAFFIC SIGNAL CABINET
	TRAFFIC SIGNAL PULLBOX
	STREET LIGHT PULLBOX
	STREET LIGHT
	STREET LIGHT VAULT
	AREA LIGHT
	GROUND LIGHT
	NATURAL GAS VALVE
	NATURAL GAS METER ASSEMBLY
	NATURAL GAS VAULT
	NATURAL GAS MANHOLE
	TELEPHONE PULLBOX
	TELEPHONE VAULT
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	FIBER OPTIC MANHOLE
	FIBER OPTIC VAULT
	FIBER OPTIC PEDESTAL
	FIBER OPTIC PULLBOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER VAULT
	GREASE TRAP/INTERCEPTOR MANHOLE
	WATER METER
	WATER BOX
	IRRIGATION CONTROL BOX
	FIRE HYDRANT
	WATER VALVE
	WATER BLOW-OFF
	REDUCED PRESSURE PRINCIPAL ASSEMBLY
	STORM DRAIN MANHOLE
	STORM DRAIN DROP INLET
	CATCH BASIN
	SIGN
	CALCULATED POSITION (POINT NOT FOUND)
	FOUND MONUMENT AS NOTED
	TITLE REPORT EXCEPTION NUMBER

SUITE 230  
LAS VEGAS, NEVADA 89148  
(o) 702.823.DBLS (f) 702.933.4444  
[www.diamondbacklandsurveying.com](http://www.diamondbacklandsurveying.com)

**Diamondback**  
*Land Surveying*

[illegible]

ADN EE3 261 00

MILITARY ROAD / LEMMON DRIVE

DATE: 3/22/2021  
DRAWN BY: RDC  
CHECKED BY: TK  
JOB NO. 210419

ET  
SHEETS