

APN: 088-201-44 & 088-201-45

When recorded, return to:
City of Reno
P.O. Box 1900
Reno, Nevada 89505

IRREVOCABLE OFFER OF DEDICATION

THIS IRREVOCABLE OFFER OF DEDICATION, made and entered into this 26th day of January, 2021, by and between KP Golden Valley LTD, hereinafter called "Offerors", and the CITY OF RENO, a municipal corporation existing under and by virtue of the laws of the State of Nevada, hereinafter referred to as "Offeree".

WITNESSETH:

That the Offerors, do by these presents irrevocably dedicate unto the Offeree and to its assigns forever, all that certain tract, piece or parcel of land situate in the City of Reno, State of Nevada, and more particularly described and depicted in the exhibits attached hereto and by this reference made a part hereof.

TOGETHER WITH, all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the premises together with the appurtenances, unto the said Offeree and to its assigns, forever.

THE OFFER OF DEDICATION is rejected as this time, but the Irrevocable Offer of Dedication shall remain open indefinitely in accordance with NRS 278.390, and the Offeree may by resolution at any later date and without any further action by the Offerors, accept this dedication, which acceptance shall be recorded in the office of the Washoe County Recorder.

IN WITNESS WHEREOF, Offerors have caused these presents duly to be executed the day and year first above written.

KP Golden Valley LTD
(Offeror's Name)

By: *Ken Astle*
Signature

Ken Astle, partner/member
(Name & Title Printed)

STATE OF NEVADA)
) SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____ (Date)
by _____ (Name)
as _____ (Title)
of _____ (Offeror's Name)

see attached certificate

NOTARY PUBLIC

Accepted for the City of Reno,
by and through City Engineer pursuant to City Resolution
No. 4726

By: _____

Kerrie Koski, P.E.
City Engineer

CITY OF RENO ACCEPTANCE

The property interest conveyed by KP Golden Valley, LTD, dated January 26, 2021, is hereby accepted by the City of Reno pursuant to Resolution No. 4726 approved by the Reno City Council on April 4, 1991.

ACCEPTED BY:



Kerrie Koski, P.E.
City Engineer

STATE OF NEVADA

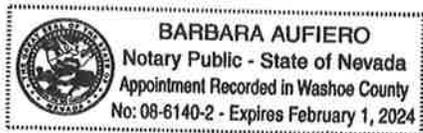
COUNTY OF WASHOE

On this 2nd day of April, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Kerrie Koski, as City Engineer of CITY OF RENO, a Nevada Municipal Corporation, personally known to me or proved to me on the basis of satisfactory evidence to the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.



NOTARY PUBLIC



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sacramento }

On January 26, 2021 before me, Sheri L. Romero, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kenneth L Astle
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sheri L. Romero
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

“EXHIBIT A”

IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF RENO

Being a portion of Parcel 2 and 3 as described in Document No. 5080613 recorded September 23rd, 2020 of Washoe County Official Records, State of Nevada, situate within the Southeast Quarter of the Northwest Quarter Section 15, Township 20 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

IRREVOCABLE OFFER OF DEDICATION:

Beginning at the Northeast Corner of Parcel 2 as described in Document No. 5080613 recorded September 23rd, 2020 of Washoe County Official Records, State of Nevada; thence on the Westerly Right-Of-Way Line of Golden Valley Road South 32°40'32" West a distance of 22.28 feet, to the beginning of a tangent curve to the left, having a radius of 1040.00 feet; thence on said curve through a central angle of 18°55'39" an arc length of 343.56 feet, to the beginning of a compound curve to the left, having a radius of 1040.00 feet; thence on said compound curve through a central angle of 11°09'49" an arc length of 202.64 feet; thence North 40°03'05" West a distance of 40.72 feet; to the beginning of a curve from which the radius bears South 85°48'30" East a distance of 1068.00 feet; thence on said curve through a central angle of 09°33'23" an arc length of 178.13 feet, to the beginning of a compound curve to the right, having a radius of 1068.00 feet; thence on said curve through a central angle of 19°09'24" an arc length of 357.08 feet; thence North 89°55'07" East a distance of 33.29 feet to the point of beginning, containing 15,450 square feet, more or less.

End of Description.

The Basis of Bearings for the above description is NAD 83/94 Nevada State Plane Coordinate System, West Zone, all distances are ground grid to ground factor 1.000197939



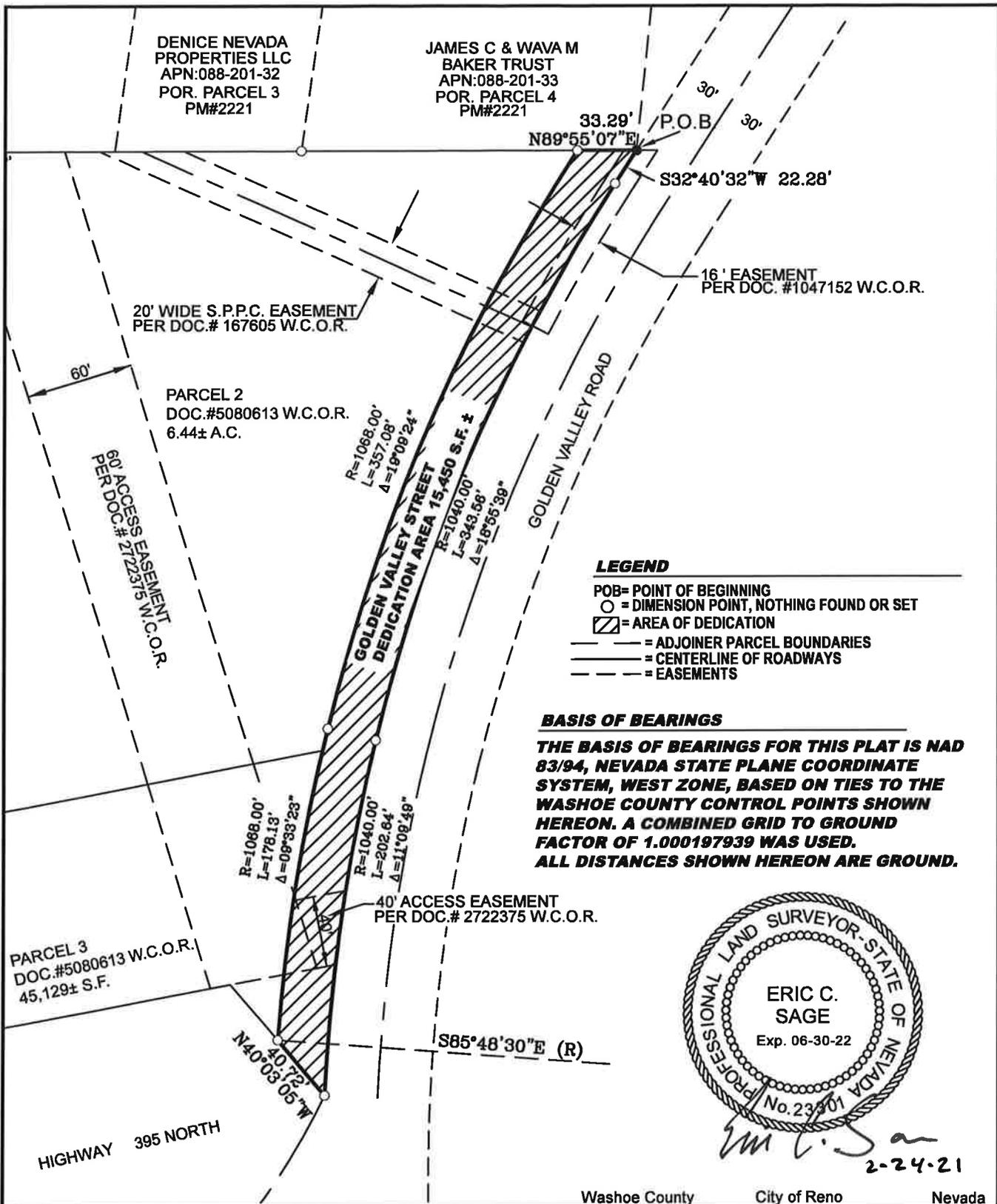
Prepared by: _____

Eric C. Sage

P.L.S. 23301

Exp. 6/30/2022

2-24-21



Washoe County City of Reno Nevada

Robison Engineering
COMPANY, INC.

846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com

PREPARED FOR:
KP GOLDEN VALLEY LTD

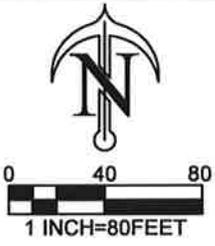


EXHIBIT "B"
IRREVOCABLE OFFER OF DEDICATION

BEING A PORTION OF "PARCEL 2&3" PER DOC. #5080613, W.C.O.R.
SITUATE WITHIN A PORTION OF SE ¼, NW ¼, SECTION 15, T. 20 N R. 19 E., M.D.M.

PROJECT NO. 1-1494-01.003

DRAWN: ANR
DATE: 2020-11-18

WASHOE COUNTY RECORDER

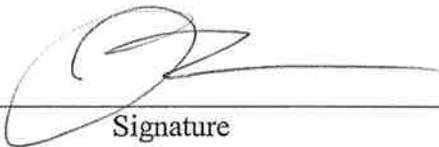
OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

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

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



Signature

4/6/2021

Date

John Brusoe

Printed Name