

City Council Comment received from Ann Whitney

Mikki Huntsman <HuntsmanM@reno.gov>

Fri 8/23/2024 2:01 PM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Ann Whitney

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

annwhitney419@gmail.com

Phone Number:

503-860-8822

Address:

1830 Evergreen Ridge Way, Reno, NV 89523

A new comment has been submitted for the Reno City Council Meeting held on: 2024-08-28.

Section:

C Items - Public Hearing Items

Item:

LDC24-00015 (NV Energy Utility Corridor).

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

If this conditional use permit is granted, PLEASE REQUIRE UNDERGROUND POWER LINES! Thank you.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons,

8/26/24, 10:49 AM

Mail - Public Comment - CC - Outlook

companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes

LDC24-00015

Ruth Ebens <Ruth.Ebens@patagonia.com>

Mon 8/26/2024 2:38 PM

To:Public Comment - CC <PublicComment@reno.gov>

To Whom it May Concern,

My name is Ruth Ebens, and I reside in the West Meadows subdivision in Verdi. After witnessing the recent Gold Ranch fire I have major concern with the proposed project, LDC24-00015, and hope you would consider the long term benefit of underground utility lines.

The Verdi community is still in shock and reeling from the recent Gold Ranch fire that had much of the neighborhood on evacuation watch. My understanding is that local power was cut due to the threat caused by high winds and possible related expansion of the fire. I have now driven along the Quilici Ranch road and witnessed the damage to the power lines in this area and it is very concerning. While I understand Line 1104 is expected to be "high above ground" and "metal not wood", why do we continue to put our community at risk. This is area is prone to high wind and extreme fire danger. With that knowledge should we not take into account the lives of the people in closest proximity to the project and not only look short-term but also consider long-term planning.

Will the future Reno City Council think this project was a good idea? Or just a cost effective one?

Our neighbors in Sonoma County, California are evidence of the worst case scenario that we narrowly missed with the Gold Ranch fire. There are hundreds of homes in the Verdi hills and more under construction. With safety in mind and a long term outlook, please, again, consider putting these lines underground.

Thank you,

Ruth

Ruth Ebens | Patagonia Inc.

ruth.ebens@patagonia.com.

Pronouns: she/her/hers

775.997.3451 | cell

City Council Comment received from Ian Peterson

Mikki Huntsman <HuntsmanM@reno.gov>

Tue 8/27/2024 11:38 AM

To:Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Ian Peterson

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

ianpeterson27@gmail.com

Phone Number:

6503462736

Address:

3345 Gulling Rd

A new comment has been submitted for the Reno City Council Meeting held on: 2024-08-28.

Section:

General Closing Session Comment (unassociated to an agenda item)

Item:

NV.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am in direct opposition to the increase in basic service charges for NVEnergy. This increase will be increases the rates drastically for those who are energy conscience. Tripling the rate that will be paid before any electricity or gas is even used in unreasonable and will do more harm than good especially for those struggling to survive.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

8/27/24, 2:34 PM

Mail - Public Comment - CC - Outlook

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes

LDC24-00015 (NV Energy Utility Corridor)

tsilewicz@gmail.com <tsilewicz@gmail.com>

Tue 8/27/2024 7:20 AM

To:Public Comment - CC <PublicComment@reno.gov>

Cc:"Thomas Silewicz" <tsilewicz@gmail.com>

 1 attachments (748 KB)

Power Poles In Poor Shape.pdf;

Please reject NV Energy's proposed overhead lines (LDC24-00015) in Verdi. If they are needed, have them take these lines underground.

Who I am:

I am a resident of the West Meadows subdivision. I am from Sonoma County California where the Tubbs fire burn to the ground over 5,000 houses! In the middle of a hot windy night this fire destroyed our community in Santa Rosa. We had friends the only got out with their pets and their PJs. For weeks we have multiple families living with us in out house.

Reasons this NV Energy Proposal should be rejected:

- 1) Poor maintenance of their current powerlines near Verdi. The attached pictures show two power transmission poles in very unsafe conditions just above the West Meadows subdivision. I call NV Energy and sent them the same images month after month and they did nothing. I finally called the NPUC...and NVE finally took action and replaced these poles. (Please note that these poles are in the very location of the proposed new powerline.
- 2) Verdi is a hot windy location. Having additional overhead power lines presents danger to our community. NVE knows this. In the recent Gold Ranch Fire they shut down power to Verdi as a safety measure to prevent any additional fires.
- 3) If this measure goes through homes in Verdi will be subject to rolling blackout during high-risk fire conditions. Verid is always hot and windy in the summer. PG&E in California uses this method of rolling blackouts to minimize fire risk because of their overhead power lines. This will mean Verdi residents will need backup generators to ensure a consistent power source.
- 4) Fire insurance maybe tough to obtain. Many homes in the Sonoma County area can no longer get fire insurance (I know this firsthand).

Who pays the cost:

If you approve this overhead power line for NVE the residents of Verdi will have to bear the cost of backup generators and potentially higher cost fire insurance...if they can get it. Also, we will have to live with an increased risk of fire.

If NVE is required to take this powerline underground they assume the cost. This may mean slightly high utility cost for all of Northern Nevada. But

8/27/24, 12:50 PM

Mail - Public Comment - CC - Outlook

Verdi does not take the full hit.

Do the right thing. Do not allow a new overhead transmission powerline in a dry, hot windy area close to residential housing.

Thomas Silewicz

RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Phillip W. Stone
ADDRESS: 14754 Stoklat Lane, Reno NV
CONTACT PHONE: 775-815-7555
E-MAIL: phillip@renostone.com
If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM I am LDC 24-00015 I.1

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Taylor Gould

ADDRESS: 7800 Ranchcharrah Plwy

CONTACT PHONE: 775-788-2233

E-MAIL: ~~tgould@ferremarelaw.com~~ tgould@ferremarelaw.com

If you are representing someone, other than yourself, please indicate whom:

JCSJ's Trust

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5

OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM I.1

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: JCSJ's Trust is concerned about the Bardertown to California 120KV Transmission Line Project. NV Energy has requested to deviate from condition of which requires it to adhere to the building route as studied and selected in the Environmental Impact Study.

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Tenny Kuppert
ADDRESS: _____
CONTACT PHONE: 775-338-5279
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM # 11

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: LIORD LEBARD
ADDRESS: 17074 US HWY 395 N
CONTACT PHONE: RENO, NV 8950
E-MAIL: 775-772-2400

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO
AGENDA ITEM I.1

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant
Alicia Beck

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 20 N., R. 19 E.,

Sec. 27, S~~AN~~NE~~SW~~1/4NW1/4.

The area described contains **5.00** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located **along the boundaries of said land.**

Subject to such rights for transmission and telephone line purposes as the Sierra Pacific Power Company and the Bell Telephone Company may have under the Act of March 4, 1911 (36 Stat. 1253) as amended (43 U. S. C. sec. 961).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

Given under my hand, in the District of Columbia, the
[SEAL] **THIRTIETH** day of **JUNE** in the year of
our Lord one thousand nine hundred and **FIFTY-NINE**
and of the Independence of the United States the one hundred
and **EIGHTY-THIRD**.

For the Director, Bureau of Land Management.

By *Paul M. Beall*

Chief, Patents Section.

Patent Number 1196390

by the present owners and their heirs and assigns and successors in interest on an equal share basis. (Meaning each lot is liable for % the costs of such maintenance and repair).

2) This agreement shall be a covenant running with the land.

Barbara Beaman

Parcel # 082-361-16

Virginia W. Smith
Virginia W. Smith

Parcel # 082-361-17

Shirley Backman Carl W. Backman
Carl W. & Shirley Backman

Parcel # 082-361-18

Shirley Backman Carl W. Backman
Carl W. & Shirley Backman

Parcel # 082-361-19

United States of America

Parcel # 082-361-20

Lucy E. Lundgren
Lucy E. Lundgren

Parcel # 082-361-21

Lucy E. Lundgren
Lucy E. Lundgren

Parcel # 082-361-22

United States of America

Parcel # 082-361-23

Parcel # _____

Parcel # _____

STATE OF NEVADA)
County of Washoe)

ss.

ACKNOWLEDGMENT

On November 5, 1986 DATE
Earlyn Peasnell

personally appeared before me, a notary public,
who acknowledged that She executed the

annexed instrument.



Patricia Hillery
Signature

STATE OF NEVADA)
County of Washoe)

ss.

ACKNOWLEDGMENT

On November 5, 1986 DATE
Lucy E. Lundgren personally appeared before me, a notary public,
annexed instrument. who acknowledged that She executed the

[Signature]
Signature



OFFICIAL RECORDS
NOV 09 1986
WASHOE COUNTY, NEVADA

Christie Henderson

86 NOV 6 A10:42

JOE KELLY
COUNTY RECORDER

FEE 6.00 OK

1114796

Taxable Value (NRS 375.010, Section 4) \$ _____

Real Property Transfer Tax Due \$ _____

If exempt, state reason. NRS 375.090, Section _____

EASEMENT DEED, Not Applicable.

Explain: _____

1120176

() Escrow Holder only. Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Signature of Declarant _____

Name (Please Print) _____

Address _____

City _____

State _____

Zip _____

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Signature of Declarant _____

Fern M. Sordi
Name (Please Print) _____

55012-6
Escrow Number _____

F.C.T.I.
Firm Name _____

690 E. Plumb-Reno, Nev.
Address _____

City _____

State _____

Zip _____

Tax paid for the above transfer on _____, 19____, per NRS 375.030, Section 3.

Signature of Recorder or Representative _____

6 WHEREAS, the said parties desire to execute a common roadway
7 easement for the use and benefit of all parties hereto and their
8 properties and burdening each parties' own respective property;

9 NOW THEREFORE AND IN CONSIDERATION OF the sum of \$1.00 to each in
10 hand paid by the other, receipt of which is hereby acknowledged, and for
11 other good and valuable consideration, the undersigned hereby grant,
12 across each respective owners' property in favor of each of the owners'
13 of the other respective affected properties, the following roadway
14 easement located in the County of Washoe, State of Nevada:

15 See Exhibit "A" attached hereto and and incorporated herein by this
16 reference.

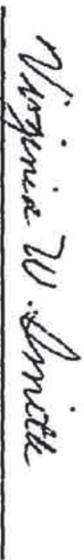
17 This easement is for the benefit of and appurtenant to the
18 respective lands of all signatories hereto, and all portions thereof, as
19 such lands and ownership thereof are described and illustrated on the
20 Assessor's Map Exhibit "B", attached hereto and incorporated herein by
21 this reference.

22 This easement shall run with the land and title thereto and is
23 binding on and shall inure to the benefit of the successors, heirs and
24 assigns of the parties hereto who shall hereafter acquire title to any
25 or all of said property.

26 IN WITNESS WHEREOF, the parties hereto have set their hands on the
27 date and year below noted.

28 
29 WESLEY F. PEASNELL

30 
31 EVELYN R. PEASNELL

32 
VIRGINIA W. SMITH


LUCY E. LUNDGREN

COUNTY OF WASHOE }
STATE OF NEVADA, } ss.
COUNTY OF WASHOE }

On this 25th day of November 1986

and upon oath did depose that he was present and saw them affix their signature to the attached instrument and that thereupon

R. Peasnell acknowledged to him that S. he executed the same freely and voluntarily and for the uses and purposes therein mentioned, and

that as such witness thereupon subscribed his name to said instrument as a witness thereto.

known to me to be the same person

WESLEY P. PEASNALL, EARLYN

R. PEASNALL: VIRGINIA W. SMITH: LUCY E. LUNDGREN: CARL W. BACKMAN and SHIRLEY BACKMAN

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official stamp at my office in the County of Washoe, the day and year to this certificate first above written.

Fern M. Sordi
Signature of Notary



FERN M. SORDI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES FEB. 18, 1988
CARL W. BACKMAN (FORM NO. 48 N-ACKNOWLEDGMENT WITNESS)-A-73803

17
18 STATE OF NEVADA)
19 COUNTY OF WASHOE) ss.
20 On this day of 1986, personally appeared
21 before me, a Notary Public, LUCY E. LUNDGREN, who acknowledged to me
22 that she executed the foregoing instrument.
23
24 Notary Public
25
26 STATE OF NEVADA)
27 COUNTY OF WASHOE) ss.
28
29
30
31
32

On this day of 1986, personally appeared before me, a Notary Public, CARL W. BACKMAN and SHIRLEY BACKMAN, who acknowledged to me that they executed the foregoing instrument.

Notary Public

82450P0572

LAW OFFICES
McLURE, WHITE,
LONG & GILMAN
P.O. BOX 2481
ONE EAST LIBERTY ST.
SUITE 404
RENO, NEVADA
(702) 323-1328
(702) 786-5776

B2450P0573

1/4 of the Northwest 1/4 of Section 27, Township 20 North, Range 19 East, M.D.B. & M.

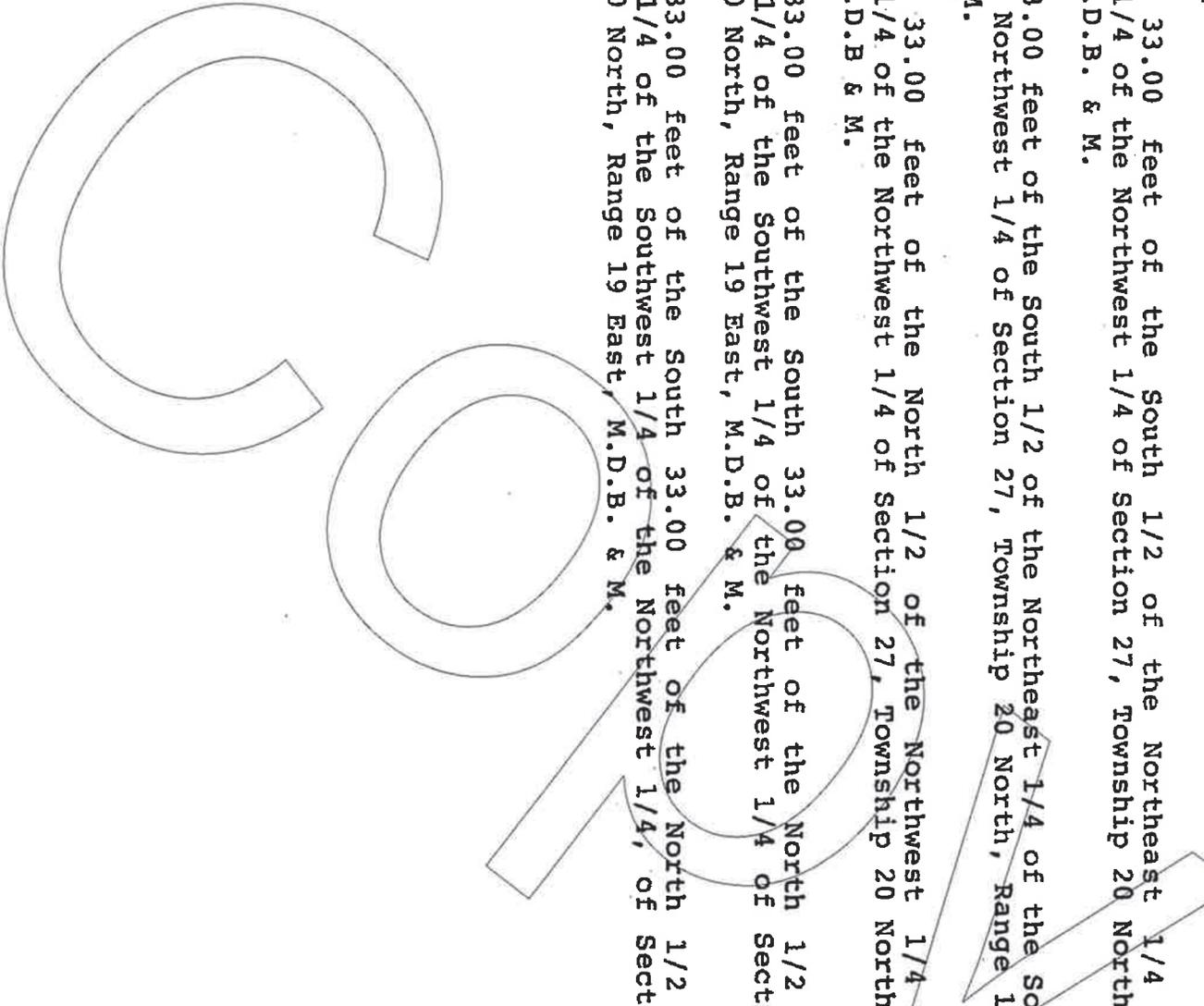
The South 33.00 feet of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 20 North, Range 19 East, M.D.B. & M.

The West 33.00 feet of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 20 North, Range 19 East, M.D.B. & M.

The South 33.00 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 20 North, Range 19 East, M.D.B. & M.

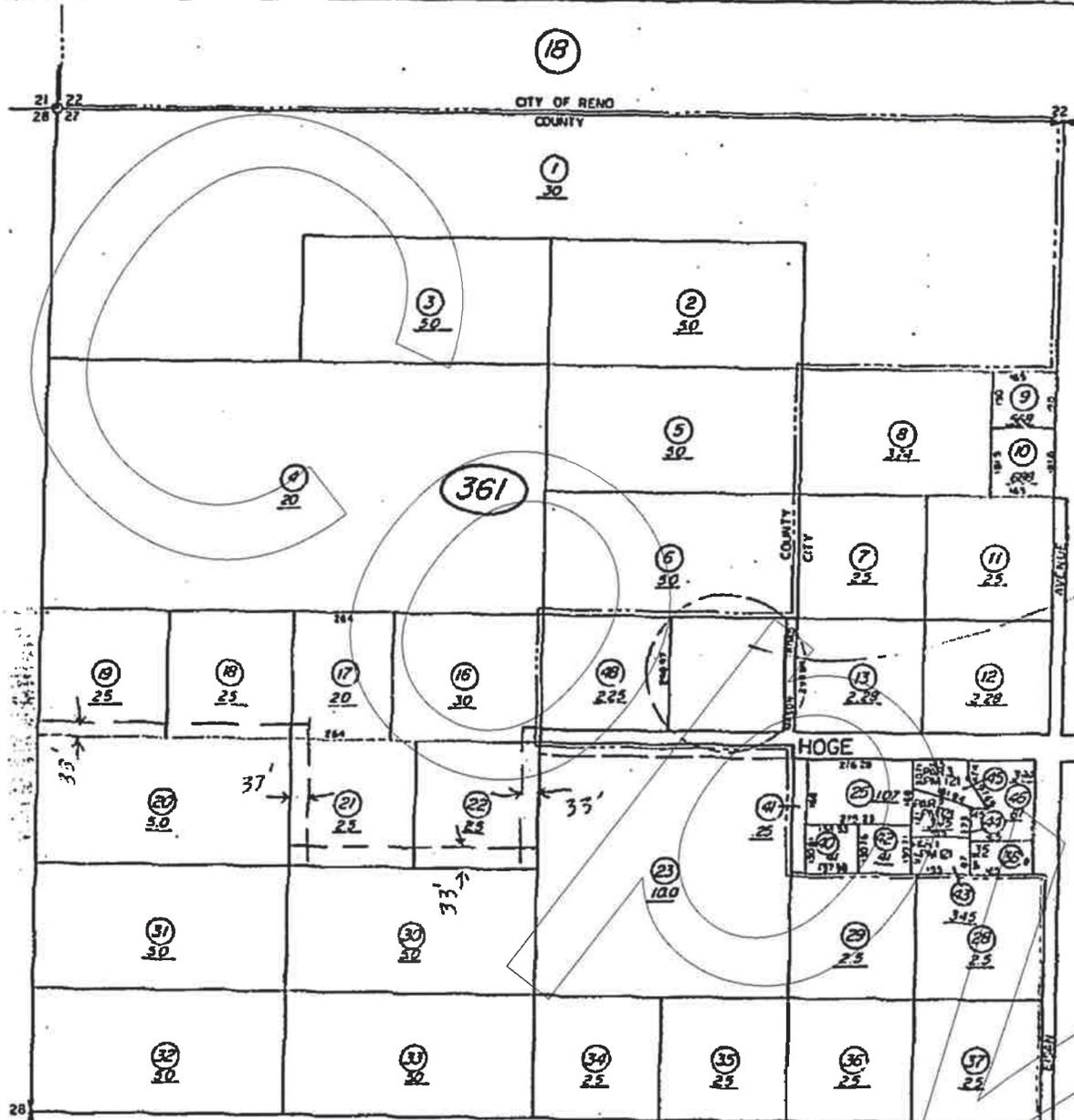
The West 33.00 feet of the South 33.00 feet of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 27, Township 20 North, Range 19 East, M.D.B. & M.

The East 33.00 feet of the South 33.00 feet of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4, of Section 27, Township 20 North, Range 19 East, M.D.B. & M.



OFFICIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY
FIRST COMMERCIAL TITLE
DATE: **NOV 20 1986**
JOE MENSCHER
COUNTY RECORDER
SEE DEP

327



NW 1/4 OF T20N-R15E



OFFICIAL RECORDS
 WASHOE COUNTY, NEVADA
 OFFICE OF THE COUNTY RECORDER
 86 NOV 26 P.3:28
 This is Commercial
 3:27
 WINE MCGHEE
 COUNTY RECORDER
 FEE \$400 DEP 15

1120176

NOTE: The map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data set posted herein.

BOOK 03, PAGE 02

Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2303589-AJF

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN No.: 082-361-21
R.P.T.T. \$ 943.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Stephanie Moreno, a married woman, as her sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

James C Kozeulouzek, a single man

**all that real property situated in the County of Washoe, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

Stephanie Moreno



STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on ,

December 4, 2023

by Stephanie Moreno

A. Farrington
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02303589.



COPIES

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

PARCEL 1:

Township 20 North, Range 19 East, M.D.B.&M.

Section 27: SW1/4 OF NE1/4 of SW1/4 OF NW1/4

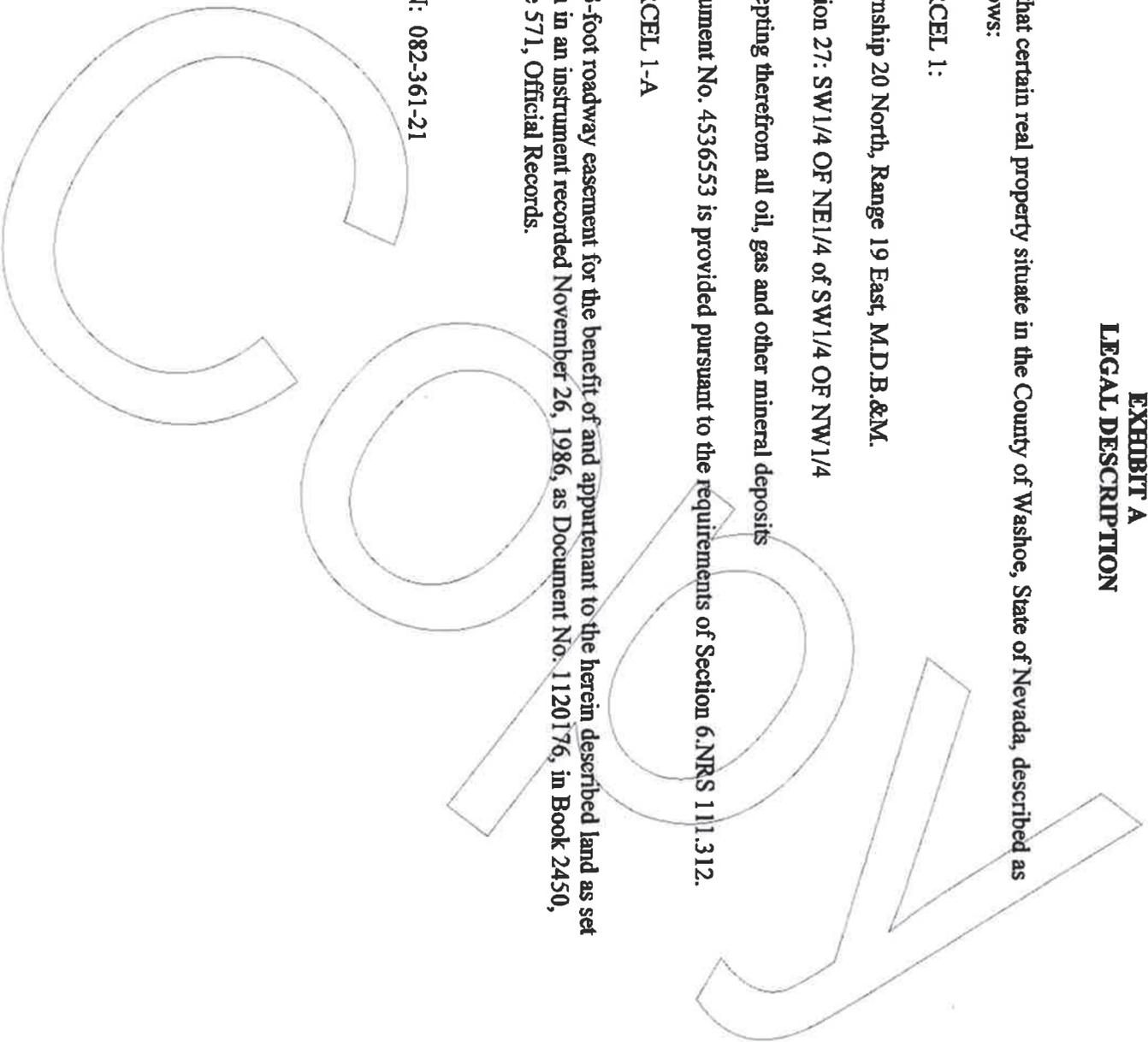
Excepting therefrom all oil, gas and other mineral deposits

Document No. 4536553 is provided pursuant to the requirements of Section 6,NRS 111.312.

PARCEL 1-A

A 33-foot roadway easement for the benefit of and appurtenant to the herein described land as set forth in an instrument recorded November 26, 1986, as Document No. 1120176, in Book 2450, Page 571, Official Records.

APN: 082-361-21



ESCROW NOTE:

**WE FIND NO OPEN DEED OF TRUST. PLEASE VERIFY THAT THIS PROPERTY IS
FREE AND CLEAR**

VERIFIED BY SELLER:

James C. Kozelouzek

Date



First Centennial Title Company of Nevada
1450 Ridgeview Dr, Ste 100, Reno, NV 89519
Phone: (775)689-8510 • Fax:



COMMITMENT FOR TITLE INSURANCE

Issued By
REAL ADVANTAGE TITLE INSURANCE COMPANY

Today's Date:
July 8, 2024

Order No.: 24042778-RT
Escrow Officer: Reno Title Only

Proposed Buyer/Borrower:

Property Address: 1065 Hoge Road, Reno, NV 89506

Lender:

Loan Amount: \$0.00

First Centennial Title of Nevada



Anne Ambrose, Authorized Signatory
Examined by Jake Gerhard



COMMITMENT FOR TITLE INSURANCE

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Real Advantage Title Insurance Company, a California company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within n/a after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. **DEFINITIONS**
 - a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



COMMITMENT FOR TITLE INSURANCE

- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements; and
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
 4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



COMMITMENT FOR TITLE INSURANCE

5. LIMITATIONS OF LIABILITY
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
- i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





COMMITMENT FOR TITLE INSURANCE

7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment

Condition 5.e.:

Issuing Agent: First Centennial Title Company of Nevada

Issuing Office: 1450 Ridgeview Dr, Ste 100, Reno, NV 89519

Issuing Office's ALTA® Registry ID: 1022833

Loan ID No.:

Commitment No.: 24042778-RT-1

Issuing Office File No.: 24042778-RT

Property Address: 1065 Hoge Road, Reno, NV 89506

SCHEDULE A

1. Commitment Date: June 14, 2024 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured:
Proposed Amount of Insurance: TBD
The estate or interest to be insured: A Fee as to Parcel 1; an Easement as to Parcel 1A
 - b. ALTA Loan Policy (2021)
Proposed Insured:
Proposed Amount of Insurance: TBD
The estate or interest to be insured: A Fee as to Parcel 1; an Easement as to Parcel 1A
3. The estate or interest in the Land at the Commitment Date is:
A Fee as to Parcel 1; an Easement as to Parcel 1A
4. The Title is, at the Commitment Date, vested in:
James C. Kozelouzek, a single man
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE A
(Continued)

First Centennial Title of Nevada



Anne Ambrose, Authorized Signatory
Examined by Jake Gerhard



By: 
William D. Burdick, Jr. - Executive Vice President & General Counsel

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **PRIOR TO THE CLOSE OF ESCROW FIRST CENTENNIAL TITLE COMPANY WILL REQUIRE:**
 - a. An Owner's Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.
 - b. Any rights, interest or claim of parties in possession of the land not disclosed by the public records. A Rent Roll / List of Lessees will be required prior to the close of escrow.
 - c. Prior to the issuance of an ALTA Extended form policy of title insurance, an ALTA/NSPS Survey may be required.
 - d. An inspection will be required prior to the close of escrow. Please notify the Title Department 24 hours prior to closing.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Commitment for Title Insurance (07-01-2021)
Schedule B I



24042778-RT

SCHEDULE B, PART I (Continued)

NOTE:

If any current work of improvement has been made on the herein described real property, within the last 90 days, and this Report is issued in contemplation of a Policy of Title Insurance which affords mechanics lien priority coverage (i.e. ALTA Policy), the following information must be supplied for review and approval prior to the closing and issuance of said Policy:

- a. Signed Indemnity Agreement
- b. Financial Statements
- c. Construction Loan Agreement
- d. Building Construction Contract between borrower and contractor
- e. Cost breakdown of construction
- f. Site Plans - Building Renderings
- g. Appraisal
- h. Copy of Voucher or Disbursement Control Statement (if project is complete)
- i. Copies of Waivers and/or Lien Releases from any party that supplied work or materials.

NOTE:

A property inspection will be made prior to recording the Deed of Trust to be insured. If such inspection discloses any evidence of commencement of a work of improvement, the coverage for mechanic's lien insurance will be deleted from the policy, unless all the necessary documents for indemnification have been submitted to the Company, and such indemnification has been formally approved by the Company, and its Underwriter, prior to the close of escrow.

NOTE:

If the intended transaction involves a Construction Loan wherein the Proposed Lender is requesting ALTA Extended Coverage, including Mechanic's Lien Coverage, the ALTA 32 and ALTA 33 Endorsement procedure will be required to be approved for use by the Lender.

NOTE:

Pending disbursement of the loan secured by the mortgage described herein, the Company insures only to the extent of the amount actually disbursed but increases as each disbursement is made in good faith and without knowledge of any defects in, or objections to the title, up to the face amount of the policy. Notwithstanding anything contained herein to the contrary, this policy does not guarantee the completion of the improvements, nor the sufficiency of funds for the completion thereof.

NOTE: General and Special Taxes for proration purposes for the fiscal year 2023-2024 including any secured personal property and any district assessments, are **PAID IN FULL.**

Total Amount Taxed: \$2,043.31
Credit: \$1,431.70
Total Amount Paid: \$611.61
Assessor's Parcel No.: 082-361-21

NOTE: APPLICABLE SHORT TERM RATE 80%.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (07-01-2021)
Schedule BI



24042778-RT

SCHEDULE B, PART I (Continued)

NOTE: Prior to close of escrow, First Centennial Title must be supplied with either a "Certificate of Compliance" or "Notice of Exemption" from the Washoe County District Health Department regarding wood burning stoves.

NOTE: According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:

A Grant, Bargain, Sale Deed, dated October 4, 2023, recorded December 7, 2023, as Document No. 5423601, Official Records, Washoe County, Nevada.

Grantor: Stephanie Moreno, a married woman, as her sole and separate property

Grantee: James C. Kozelouzek, a single man

NOTE: This report is preparatory to the issuance of a Policy of Title Insurance, in the amount of land only, no Endorsement will be issued.

Property Address: 1065 Hoge Road, Reno, NV.

NOTE: FIRST CENTENNIAL TITLE COMPANY OF NEVADA RESERVES THE RIGHT TO AMEND THIS REPORT AND TO REQUEST FURTHER REQUIREMENTS, AFTER REVIEW OF THE REQUESTED DOCUMENTATION, AT ANY TIME PRIOR TO THE CLOSE OF THE TRANSACTION.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (07-01-2021)
Schedule B1



24042778-RT

COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
(b) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or which may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in Patents or in Acts authorizing the issuance thereof; (c) water rights, or claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

Exceptions 1-7 will be omitted on extended coverage policies

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII

SCHEDULE B, PART II

(Continued)

8. General and Special Taxes for the fiscal year 2024-2025, including any secured personal property taxes and any district assessments, a lien due and payable.

Total Tax for this fiscal year:	\$2,042.71
Tax-Cap Abatement Credit:	\$1,382.93
Total Tax Due for fiscal year:	\$659.78
1st ¼ Due by 8/19/2024:	\$165.98, Unpaid
2nd ¼ Due by 10/7/2024:	\$164.60, Unpaid
3rd ¼ Due by 1/6/2025:	\$164.60, Unpaid
4th ¼ Due by 3/3/2025:	\$164.60, Unpaid
Assessor's Parcel No.:	082-361-21

Please contact the Washoe County Treasurer's Office at to obtain current amounts due prior to the close of escrow.

9. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
10. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

Any liens which may be or may become due the Incline Village General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)832-1203.

11. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520.
12. Except all water, claims or rights to water, in or under said land.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



24042778-RT

SCHEDULE B, PART II

(Continued)

13. Reservations and provisions contained in the Patent from the United States of America, recorded September 12, 1958, in Book F, Page 361, as Document No. 308145, of Land Patent Records, reading as follows:

Subject to such rights for telephone line purposes as the Bell Telephone Company may have under the Act of March 4, 1911 (36 Stat. 1253) as amended (43 N.S.C. Sec. 961).

A right-of-way thereon for ditches or canals constructed by the authority of the United States:

A right-of-way not exceeding 33 feet in width for roadway and public utility purposes, to be located along the Northerly, Southerly, and Westerly boundaries of said land.
14. The terms and conditions contained in a Private Drive Maintenance Agreement set forth in an instrument recorded November 6, 1986, in Book 2438, Page 336, as Document No. 1114796, Official Records.
15. An easement for roadway and incidental purposes as set forth in an Easement Grant recorded November 26, 1986, in Book 2450, Page 571, as Document No. 1120176, Official Records.
16. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Notice of Violation", recorded February 16, 2022, as Document No. 5277723, of Official Records.
17. Any facts, rights, interests, easements, encroachments or claims which a correct survey would show.
18. Any rights, interest or 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, not disclosed by the public records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Real Advantage Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance (07-01-2021)
Schedule BII



24042778-RT



COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

The Land is described as follows:

PARCEL 1:

Township 20 North, Range 19 East, M.D.B.&M.

Section 27: SW1/4 OF NE1/4 of SW1/4 OF NW1/4.

Excepting therefrom all oil, gas and other mineral deposits

Document No. 4536553 is provided pursuant to the requirements of Section 6.NRS 111.312.

PARCEL 1-A

A 33-foot roadway easement for the benefit of and appurtenant to the herein described land as set forth in an instrument recorded November 26, 1986, as Document No. 1120176, in Book 2450, Page 571, Official Records.

Assessors Parcel No.: 082-361-21

Assessor's Map Number

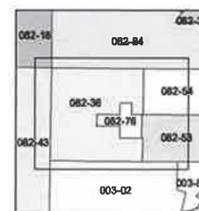
082-36

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 300 feet

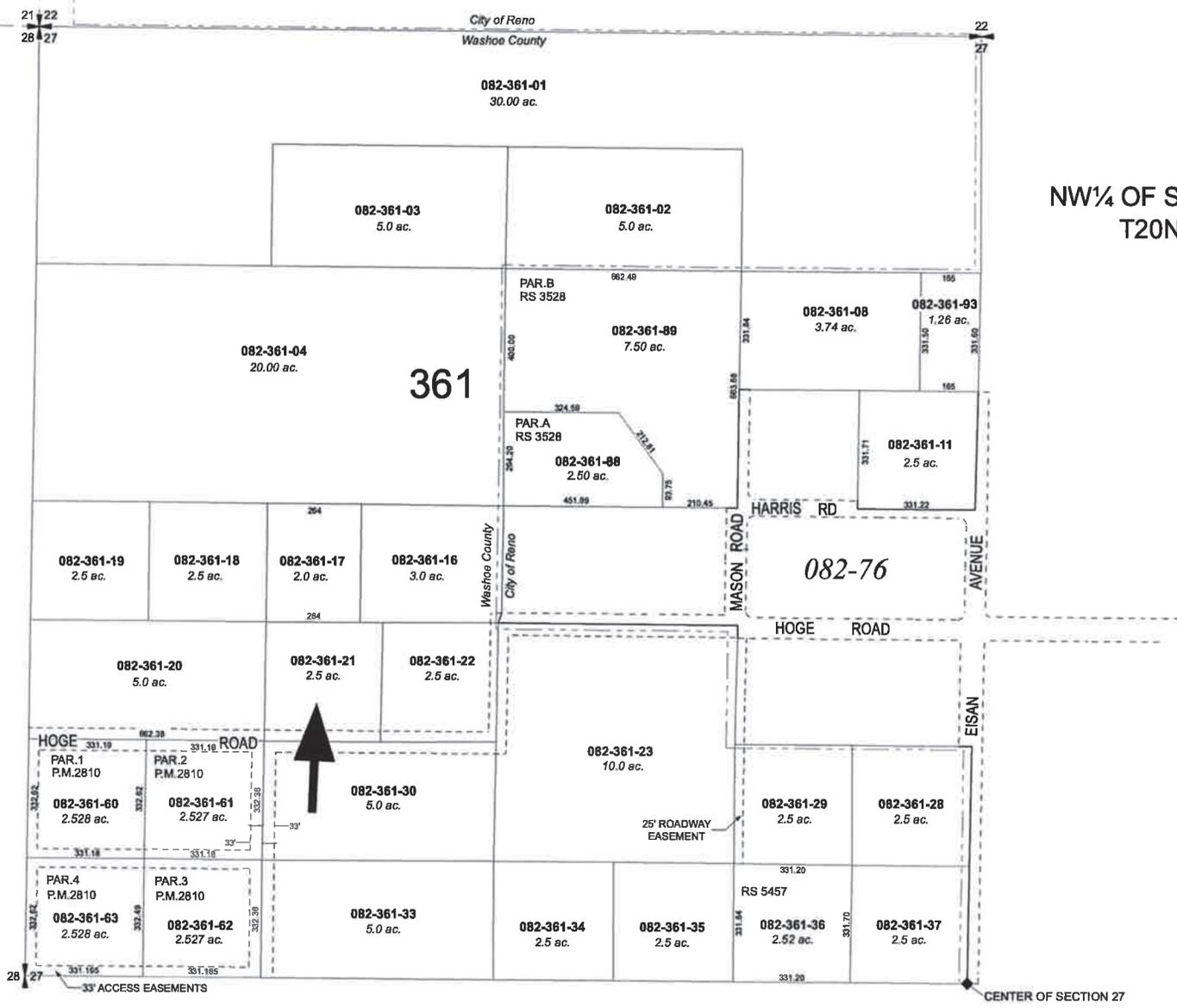


created by: CFB 10/26/2010
updated: EMG 08/22/14 JKF 12/14/18
SR 09/02/21

area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

NW¼ OF SECTION 27
T20N-R19E



361

082-76

CENTER OF SECTION 27