

PROPERTY EXCHANGE AGREEMENT FOR TMWA DOUBLE DIAMOND TANK
PROPERTY AND CITY OF RENO TANK SITE PARCEL AND EASEMENTS ON CITY
PROPERTY

THIS PROPERTY EXCHANGE AGREEMENT (“Agreement”), dated _____, 2025 (the “Effective Date”), is entered into by and among TRUCKEE MEADOWS WATER AUTHORITY, a Joint Powers Authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada, Sparks, Nevada and Washoe County, Nevada, pursuant to N.R.S. Chapter 277 (“TMWA”) and the CITY OF RENO, a municipal corporation (“CITY”). TMWA and CITY are also referred to as “Party” or “Parties.”

RECITALS

A. CITY is the owner of certain real property located at 0 Double Diamond Parkway, Reno, Nevada, known as Assessor’s Parcel Number 163-010-05, legally described on Exhibit “A” attached hereto and incorporated herein by this reference (“CITY Property”).

B. TMWA is the owner of certain real property located at 0 Desert Way, Reno, Nevada, and known as Assessor’s Parcel Number 163-010-06, legally described on Exhibit “B” attached hereto and incorporated herein by this reference (the “TMWA Property”).

C. CITY desires to acquire and TMWA is willing to grant to CITY the TMWA Property.

D. TMWA desires to acquire from CITY, and CITY is willing to grant to TMWA, the Tank Site Parcel (as defined below), along with the associated Access and Utility Facilities Easement (as defined below) and Temporary Construction Easement (as defined below).

E. The Parties agree that the value of the TMWA Property is approximately equal in value to the Tank Site Parcel and associated easements on the CITY Property.

F. The Parties desire to exchange the TMWA Property for the Tank Site Parcel and associated easements on the CITY Property consistent with the terms described below.

AGREEMENT

In consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by CITY and TMWA, the Parties hereby agree as follows:

1. Creation and Conveyance of the Tank Site Parcel. In exchange for the conveyance of the TMWA Property to CITY, CITY hereby agrees to create, grant, and convey to TMWA, a fee title interest in and to, a certain 2.5 acre portion of the CITY Property as depicted in the drawing attached hereto as Exhibit “C”, and the location of which as further clarified in the Site Plan (as defined below) (the “Tank Site Parcel”) for a tank site on the terms and conditions set forth below.

1.1 Record of Survey Map. CITY and TMWA acknowledge that a Record of Survey Map creating the 2.5 acre Tank Site Parcel as a separate legal parcel (the “Record of Survey Map”) must be approved by appropriate governmental entities prior to transferring the Tank Site Parcel. TMWA shall prepare the Record of Survey Map in substantial compliance with the depiction and location thereof as indicated on Exhibit “C” and obtain any necessary applications to create a separate parcel or parcels for the Tank Site Parcel and secure all required governmental approvals to subdivide and create a separate parcel comprising the Tank Site Parcel in order to record the Record of Survey Map and transfer the Tank Site Parcel to TMWA by a boundary line adjustment deed. TMWA will submit the Record of Survey Map to CITY for CITY’s review and approval, which shall not be unreasonably withheld, conditioned, or delayed. CITY shall thereafter reasonably cooperate with TMWA in submitting and processing the Record of Survey Map, including executing such applications and documents reasonably required as owner of the CITY Property to facilitate approval of the Record of Survey Map. All engineering and surveying costs associated with the Record of Survey Map and easement legal descriptions will be paid by the Party incurring such costs.

1.2 Tank Site Parcel Deed. No later than ten (10) days after TMWA receives final governmental approval for the Record of Survey Map, CITY will execute and deliver to TMWA a boundary line adjustment deed for the Tank Site Parcel substantially in the form attached hereto as Exhibit “D” (the “Tank Site Parcel Deed”).

2. CITY Easements.

2.1 Tank Site Access and Utility Facilities Easement. CITY and TMWA acknowledge that there is a blanket Public Utility and Access Easement granted upon the CITY Property for the benefit of the TMWA Property and the parties would like to enter into a new access and utility easement with legal descriptions after the tank, utilities and access road have been constructed. CITY hereby agrees to dedicate and grant to TMWA a non-exclusive easement for access, ingress and egress to the Tank Site Parcel for water, drainage, and other utility facilities across a portion of the CITY Property (the “Access and Utility Facilities Easement”) on the terms and conditions set forth in the easement deed attached hereto and incorporated herein by reference as Exhibit “E” (the “Access and Utility Facilities Easement Deed”). CITY or its successor-in-interest, may relocate the Access and Utility Easement, including the access road and utilities, to a new location on the CITY Property at its sole cost; provided, however, that CITY must submit its relocation plan to TMWA for TMWA’s review and approval, which shall not be unreasonably withheld, conditioned, or delayed. TMWA, in its sole discretion, may not approve the location change based on design requirements, restrictions relating to hydraulic design criteria for the facility, or any other design restrictions that renders the new location not feasible for the water supply infrastructure.

2.2. Temporary Construction Easement. CITY hereby agrees to grant to TMWA a temporary construction easement across a portion of the CITY Property not within the Tank Site Parcel (the “Temporary Construction Easement”) on the terms and conditions set forth in the easement deed attached hereto and incorporated herein by reference as Exhibit “F” (“Temporary Construction Easement Deed”). No later than (10) days after TMWA receives final

governmental approval for the Record of Survey Map, CITY will execute and deliver the executed Temporary Construction Easement Deed to TMWA for recordation.

2.3 Title Insurance Policy. TMWA will purchase a title insurance policy for the benefit of CITY on the TMWA Property based on a property value of \$200,000.00.

3. Site Improvements.

3.1 TMWA Fence and Access Road Improvements. TMWA shall install and construct, at TMWA's expense, a new access road with four-inch, type two gravel base, and/or paving to the Tank Site Parcel and a fence and entrance gate around the Tank Site Parcel. TMWA shall submit the site modification design to CITY for CITY's review and approval, which shall not be unreasonably withheld, conditioned, or delayed. The fence design shall be eight (8) feet high, as depicted in the location on the site plan and as shown on the fence detail attached hereto as Exhibit "G" (the "Site Plan") and Exhibit "H" (the "Fence Detail").

3.2 TMWA Site Accessibility. TMWA reserves the right, at TMWA's sole cost, expense and discretion, to construct, operate, repair, and relocate a bar gate at a mutually agreed location on the CITY Property within the Access and Utility Facilities Easement Deed area to protect TMWA infrastructure by preventing public access to the Tank Site Parcel. TMWA will not have any obligation to police or restrict public access, or to relocate, or otherwise make changes to the gate location through the CITY Property. If TMWA decides to construct such gate, CITY may in the future, at its sole cost and expense, subject to TMWA's approval which shall not be unreasonably withheld, relocate the gate to a mutually agreed location on the CITY Property.

4. Dedication of TMWA Property to CITY. In consideration of the grants of property and easements described in the above sections, TMWA hereby agrees to grant, and convey to CITY the fee title interest in and to the TMWA Property described in Exhibit "B," attached hereto and incorporated herein by reference on the terms and conditions set forth below.

4.1 TMWA Property Deed. No later than ten (10) days after TMWA receives final governmental approval of the Record of Survey Map, TMWA shall execute and deliver to CITY a boundary line adjustment deed for the TMWA Property substantially in the form attached hereto as Exhibit "D" (the "TMWA Property Deed").

5. Contemporaneous Exchange/Purchase Price. The parties agree the property transfers and easements set forth in this Agreement are intended to be contemporaneous exchanges, and the obligations of each party to transfer property and execute easements are conditional upon the contemporaneous transfer of all the properties and easements described therein by the other party. The parties further acknowledge and agree that the properties, including easements, being exchanged have a reasonably equivalent value and are sufficiently unique that the properties being received represent fair and valuable consideration for the properties being transferred. No purchase price shall be payable by either party for the properties being exchanged herein.

6. CITY Representations and Warranties. As a material inducement to TMWA to enter into this Agreement, CITY represents and warrants that:

6.1 Organization and Power. CITY has full power and authority to sell and convey the Tank Site Parcel, Access and Utility Facilities Easement and Temporary Construction Easement to TMWA and to enter and perform its obligations pursuant to this Agreement. This Agreement and all other documents delivered by CITY to TMWA, have been or will be duly executed and delivered by CITY and are or will be legal, valid, and binding obligations of CITY, and are enforceable in accordance with their respective terms. Each of the persons signing this Agreement and other instruments required under this Agreement on behalf of CITY is or will be authorized to sign; and except as provided herein the execution, consent or acknowledgment of no other person, entity, court or governmental authority is necessary in order to validate the execution and performance of this Agreement by CITY.

6.2 Property, Title and Related Matters. CITY owns all right, title and interest in the CITY Property of which the Tank Site Parcel is a part, as well as the power and authority to grant the Access and Utility Facilities Easement and Temporary Construction Easement, each free and clear of all security interests, mortgages, liens, pledges, charges, claims or encumbrances of any kind or character, and has not, and will not through the Closing, sell, encumber, pledge, assign, convey or transfer any of the CITY Property, except as set forth in this Agreement.

6.3 Transferability. CITY has no knowledge of any condition or fact related to the CITY Property which would prevent or impede the transfer and sale of the Tank Site Parcel, Access and Utility Facilities Easement and Temporary Construction Easement to TMWA and use by TMWA for TMWA's intended purposes.

6.4 No Litigation. There are no pending or threatened actions which would materially and adversely affect the CITY Property, or any portion thereof, nor are there any known specific facts which might give rise to such action or proceedings, or which would or could adversely affect the CITY Property or the Tank Site Parcel, Access and Utility Facilities Easement, and Temporary Construction Easement.

6.5 No Misstatement. No representation, statement or warranty by CITY contained in this Agreement or in any exhibit hereto contains, or will contain, any untrue statements, or omits, or will omit, any material fact necessary to make the statement of fact recited not misleading.

6.6 No Agreements. Neither the execution and delivery of this Agreement by CITY, nor the consummation of the transactions contemplated hereby, will result in any breach or violation of or default under any judgment, decree, order, mortgage, lease, agreement, indenture or other instrument to which CITY is a party, or to which it is bound.

7. TMWA Representations and Warranties. As a material inducement to CITY to enter into this Agreement, TMWA represents and warrants that:

7.1 Organization and Power. TMWA has full power and authority to sell and convey the TMWA Property to CITY and to enter and perform its obligations pursuant to this Agreement. This Agreement and all other documents delivered by TMWA to CITY, have been or will be duly executed and delivered by TMWA and are or will be legal, valid, and binding obligations of TMWA, and are enforceable in accordance with their respective terms. Each of the persons signing this Agreement and other instruments required under this Agreement on behalf of TMWA is or will be authorized to so sign; and the execution, consent or acknowledgment of no other person, entity, court or governmental authority is necessary in order to validate the execution and performance of this Agreement by TMWA.

7.2 Property, Title and Related Matters. TMWA owns all right, title and interest in the TMWA Property free and clear of all security interests, mortgages, liens, pledges, charges, claims or encumbrances of any kind or character, and has not, and will not through the Closing, sell, encumber, pledge, assign, convey or transfer any of the TMWA Property, except as set forth in this Agreement.

7.3 Transferability. TMWA has no knowledge of any condition or fact related to the TMWA Property which would prevent or impede the transfer and sale of the TMWA Property and use by CITY for CITY's intended purposes.

7.4 No Litigation. There are no pending or threatened actions which would materially and adversely affect the TMWA Property, or any portion thereof, nor are there any known specific facts which might give rise to such action or proceedings, or which would or could adversely affect the TMWA Property.

7.5 No Misstatement. No representation, statement or warranty by TMWA contained in this Agreement or in any exhibit hereto contains or will contain any untrue statements or omits, or will omit, any material fact necessary to make the statement of fact recited not misleading.

7.6 No Agreements. Neither the execution and delivery of this Agreement by TMWA, nor the consummation of the transactions contemplated hereby, will result in any breach or violation of or default under any judgment, decree, order, mortgage, lease, agreement, indenture or other instrument to which TMWA is a party, or to which it is bound.

8. Recording of Documents. The consummation of the transaction pursuant to this Agreement (the "Closing") shall be effectuated by the Parties as follows: by TMWA completing the recording of the Tank Site Boundary Line Adjustment Deed and the Record of Survey Map in the Official Records of Washoe County, Nevada. The date upon which the Closing occurs is referred to herein as the "Closing Date." The Closing is scheduled to occur on a date mutually acceptable to the Parties as soon as possible following the governmental approvals and the preparation and recording of the Record of Survey Map and Boundary Line Adjustment Deed.

9. Condition of Property. Except for the express representations and warranties of CITY and TMWA set forth in this Agreement, the CITY Property, all associated easements and the TMWA Property are being transferred by each party "AS IS," with all faults, and without any

representations or warranties, express or implied. Each party represents and warrants to the other that, prior to its execution of this Agreement, it has satisfied itself with respect to the exchanged properties and real property interests in all respects and will accept such properties and interests "AS IS" with all faults, as of the Closing Date. The representations in this section shall survive the Closing.

10. Default and Remedies. If any party is in breach of, or defaults, with respect to any of its obligations under this Agreement (each, a "Defaulting Party"), the other party, not then in default or breach hereunder, (each, a "Non-Defaulting Party") expressly reserves and shall have the right, as their exclusive remedy on account of such breach or default, to terminate this Agreement without any further obligations of any such Non-Defaulting Party, and to pursue an action against such Defaulting Party for reimbursement of such Non-Defaulting Party's actual, reasonable out-of-pocket costs and expenses incurred prior to such termination in connection with this Agreement, together with reasonable costs and expenses of collection of the same. Each party waives and releases all other rights and remedies against any Defaulting Party, including, without limitation, (i) all equitable remedies, including, the right to specifically enforce this Agreement or the obligations of any other party hereunder, (ii) and all other direct, indirect, consequential, and other damages.

11. Miscellaneous.

11.1 The Parties intend that this Agreement, together with the Boundary Line Adjustment Deed, the Record of Survey Map, and the Easement Deeds shall accomplish the exchange without the need for further action by the Parties in order to comply with any law, statute, ordinance, regulation, or ruling, or any order of any court of competent jurisdiction. However, each of the Parties to this Agreement will execute and timely deliver any and all additional documents or instruments and take such further action as is reasonably necessary, if any, in order to effectuate the terms and conditions of this Agreement, and the cost thereof, if any, will be shared equally by and between the Parties.

11.2 This Agreement is the entire agreement between the Parties hereto with respect to the subject matter hereof and supersedes all prior agreements, both written and verbal, between the parties with respect thereto.

11.3 None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between or among the Parties hereto. This Agreement is not intended to, nor shall it be construed to, create any third-party beneficiary rights in any person other than CITY and TMWA.

11.4 If any term, provision, covenant or condition of this Agreement, or any application thereof, should be held by a court of competent jurisdiction to be invalid, void, or unenforceable, all provisions, covenants and conditions of this Agreement and all applications thereof not held invalid, void or unenforceable, shall continue in full force and effect and shall in no way be affected, impaired or invalidated thereby, provided that the fundamental terms and conditions of this Agreement (including, without limitation, the full and complete transfer and conveyance of the all Property) remain legal and enforceable.

11.5 The laws of the State of Nevada shall govern the validity, construction, performance and effect of this Agreement. The Section headings used in this Agreement are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement. In this Agreement, whenever the context so requires, the masculine gender includes the feminine and/or neutral, and the singular number includes the plural.

11.6 If any party to this Agreement brings an action against any other party to this Agreement by reason of the breach of any covenant, term or obligation of this Agreement, or otherwise arising out of this Agreement, the prevailing party in such action shall be entitled to its costs of suit and reasonable attorneys' fees and costs.

11.7 All notices, requests or demands herein provided to be given or made, or which may be given or made by any party to another party, shall be given or made only in writing and shall be deemed to have been duly given: (i) when delivered personally at the address set forth below, or to any agent of the party to whom notice is being given; (ii) the date delivered when sent via overnight mail, properly addressed and postage prepaid; (iii) upon actual delivery (or the first attempted delivery, if delivery is refused), as evidenced by the United States Postal Service records, if sent by United States certified mail, properly addressed, postage prepaid, and return receipt requested; or (iv) upon actual delivery (or the first attempted delivery, if delivery is refused), if sent by reputable overnight delivery service (such as FedEx or UPS). Notwithstanding the prescribed methods of delivery set forth above, actual receipt of written notice by a party designated below shall constitute notice given in accordance with this Agreement on the date received, unless deemed earlier given pursuant to the foregoing methods of delivery. The proper address to which notices, requests or demands may be given or made by either party shall be the address set forth at the end of this Section. Such address may be changed by written notice given to the other party in accordance with this Section.

If to CITY: City of Reno
Attn: Lori Miles, Property Agent
1 E. First Street
Reno, NV 89510

If to TMWA: Truckee Meadows Water Authority
Attn: Heather Edmunson,
Lands Administrator
1355 Capital Blvd.
Reno, Nevada 89502

11.8 This Agreement may be executed in any number of counterparts, each of which shall for all purposes be deemed an original, and all which shall together constitute but one and the same instrument. Multiple counterpart signature pages and/or any notary acknowledgement may be attached to this Agreement for purposes of recording.

IN WITNESS WHEREOF, the parties have executed this Agreement below as of the date set forth opposite their respective signatures.

“CITY”

CITY OF RENO,
a municipal corporation

Executed on _____, 2025

By: _____

Name: _____

Title: _____

“TMWA”

TRUCKEE MEADOWS WATER AUTHORITY,
A Joint Powers Authority

Executed on _____, 2025

By: _____

Danny Rotter, Assistant General Manager

EXHIBIT “A”
CITY PROPERTY CITY PROPERTY
LEGAL DESCRIPTION

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

Situated in the northeast ¼ of Section 5, and the west ½ of Section 4, all in T18N, R20E, M.D.M., more particularly described as Parcel “B” of Parcel Map No. 3198, according to the map thereof, filed in the Office of the Washoe County Recorder on May 2, 1997, as File No. 2094987.

Containing an area of 95.709 acres, more or less.

The above legal description appeared previously in that certain Deed recorded October 8, 1997, as Document No. [2143017](#), of Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 163-010-05

EXHIBIT "B"
TMWA PROPERTY
LEGAL DESCRIPTION

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

Being situate within a portion of the Northeast Quarter of Section 5, T18N, R20E, M.D.M., more particularly described as follows:

PARCEL 1:

Commencing at a marked rock and 5/8 inch rebar marking the Northeast corner of said Section 5, as shown on Parcel Map No. 585, Official Records of Washoe County, Nevada; thence S 21°34'33"W, 1689.11 feet to the Point of Beginning; thence South, 330.00 feet; thence West 330.00 feet; thence North 330.00 feet; thence East 330.00 feet to the Point of Beginning.

PARCEL 2:

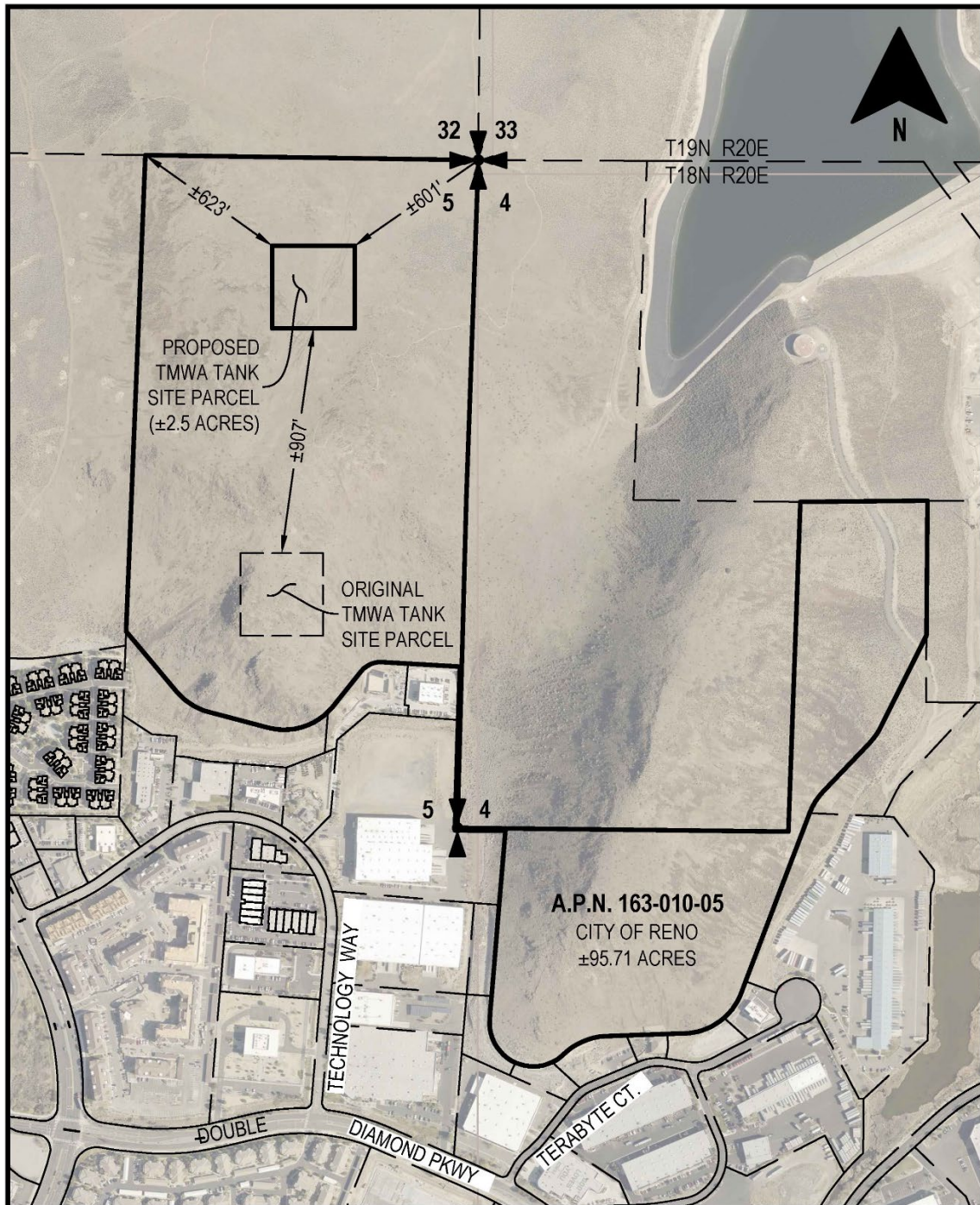
A Public Utility and Access Easement is also hereby granted for the purpose of installing and maintaining utility service facilities and appurtenances to the above parcel at locations mutually agreed upon by the owner of record at the time of installation of the utilities and Washoe County, recorded August 2, 1985, as Document No. 1013556, Official Records

The above legal description appeared previously in that certain Deed recorded December 31, 2014, as Document No. [4422982](#), and re-recorded February 20, 2015, as Document No. [4437804](#), and re-recorded August 29, 2019, as Document No. [4946660](#), of Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 163-010-06

EXHIBIT "C"

TANK SITE PARCEL



Project No:

25-XXX

Scale:

N.T.S.

Sheet No:

1 of 1

EXHIBIT "C"

TANK SITE PARCEL

NE 1/4 SECTION 5, T18N, R20E, M.D.M.
W 1/2 SECTION 4, T18N, R20E, M.D.D.

RENO,

WASHOE COUNTY,

NEVADA

JKA E

WWW.JKAEDSIGN.COM

EXHIBIT "D"

TANK SITE PARCEL DEED FORM

APN's 163-010-05 & 163-010-06

When recorded please mail to:
Truckee Meadows Water
Authority
Attn.: Heather Edmunson,
Lands Administrator
P.O. Box 30013
Reno, NV 89520

City of Reno
Attn: Lori Miles, Property Agent
1 E. First Street
Reno, NV 89510

BOUNDARY LINE ADJUSTMENT & QUITCLAIM DEED

This indenture is made as of this ____ day of _____ 2025, by and between TRUCKEE MEADOWS WATER AUTHORITY, a joint powers authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada, Sparks, Nevada and Washoe County, Nevada, pursuant to N.R.S. Chapter 277, PARTY OF THE FIRST PART, and the CITY OF RENO, a municipal corporation, PARTY OF THE SECOND PART, as owners of adjacent and abutting parcels of land.

W I T N E S S E T H

THAT THE PARTIES are the owners of adjacent and abutting parcels of land, First Party being the owner of that certain real property described in Exhibit "A", attached hereto as "Original Truckee Meadows Water Authority Parcel". Second Party being the owner of that certain real property described in Exhibit "B" attached hereto as "Original City of Reno Parcel".

The owners do by these presents agree to adjust the boundary line between said parcels pursuant to NRS 278.461 5(c). Said parcels are situated within a portion of the Northeast 1/4 of Section Five (5), and the West One-half (1/2) of Section Four (4), Township 18 North, Range 20 East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada.

NOW THEREFORE, THE PARTIES, do by these presents, QUITCLAIM, BARGAIN, AND CONVEY, one parcel to the other, all lands necessary to affect this boundary line adjustment so that the real property owned by the First Party shall be described in Exhibit "C" attached hereto as ""Proposed TMWA Parcel". The real property owned by the Second Party shall be described in Exhibit "D" attached hereto as " Proposed City of Reno Parcel".

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

Party of the First Part:

**TRUCKEE MEADOWS WATER
AUTHORITY,
a joint powers entity**

By: _____

Name: _____

Title: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this _____ day of _____, 202__, by _____ as _____, of **TRUCKEE MEADOWS WATER AUTHORITY**, as therein named.

Notary Public

Party of the Second Part:

**CITY OF RENO,
a municipal corporation**

By: _____

Name: _____

Title: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

 This instrument was acknowledged before me this _____ day of _____, 202__, by
_____ as _____, of the **CITY OF RENO**, as therein
named.

Notary Public

EXHIBIT "A"
LAND DESCRIPTION FOR THE
ORIGINAL TRUCKEE MEADOWS WATER AUTHORITY PARCEL

All that certain property situated in the Northeast Quarter of Section 5, T. 18 N., R. 20 E., M.D.M, more particularly described as follows:

COMMENCING at a marked rock and 5/8 inch rebar marking the northeast corner of said Section 5, as shown on Parcel Map No. 585, Official Records of Washoe County, Nevada; thence S 21°34'33" W, 1689.11 feet to the point of beginning; thence South, 330.00 feet; thence West 330.00 feet; thence North 330.00 feet, thence East 330.00 feet to the point of beginning.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County recorder of Washoe County, Nevada, as Document No. 4946660, recorded August 29, 2019, of Official Records.

Containing 2.50 acres of land, more or less.

Prepared By:

JKAE Design

Justin M. Moore, P.L.S.

Nevada Certificate No. 22362

777 Center Street, Suite 104

Reno, NV 89501

jmoore@jkaedesign.com (775)530-0926

EXHIBIT "B"
LAND DESCRIPTION FOR THE
ORIGINAL CITY OF RENO PARCEL

Situate in the Northeast 1/4 of Section 5, and the West 1/2 of Section 4, all in T18N, R20E, M.D.M., more particularly described as Parcel "B" of Parcel Map No. 3198, according to the map thereof. File in the office of the Washoe County Recorder on May 2, 1997, as File No. 2094987.

Containing 95.71 acres of land, more or less.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County recorder of Washoe County, Nevada, as Document No. 2143017, recorded October 8, 1997, of Official Records.

Prepared By:

JKAE Design

Justin M. Moore, P.L.S.

Nevada Certificate No. 22362

777 Center Street, Suite 104

Reno, NV 89501

jmoore@jkaedesign.com (775)530-0926

EXHIBIT "C"
LAND DESCRIPTION FOR THE
PROPOSED TMWA PARCEL

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Five (5), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, being a portion of Parcel B as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, Official Records of Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at the northeast corner of aforesaid Section 5, said corner also being the northeast corner of aforementioned Parcel B;
THENCE southwesterly departing said corner, South 55°19'14" West, 600.47 feet, to the **POINT OF BEGINNING**;
THENCE South 330.00 feet;
THENCE West 330.00 feet;
THENCE North 330.00 feet;
THENCE East 330.00 feet to the **POINT OF BEGINNING** and end of this description.

Containing 2.50 acres of land, more or less.

BASIS OF BEARINGS for this description is identical to that as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, Official Records of Washoe County, Nevada.

Prepared By:

JKAE Design

Justin M. Moore, P.L.S.

Nevada Certificate No. 22362

777 Center Street, Suite 104

Reno, NV 89501

jmoore@jkaedesign.com

(775)530-0926

EXHIBIT "D"
LAND DESCRIPTION FOR THE
PROPOSED CITY OF RENO PARCEL

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Five (5), and the West One-Half (W 1/2) of Section Four (4), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, being a portion of Parcel B as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, Official Records of Washoe County, Nevada, and being more particularly described as follows:

BEING all of Parcel B as shown on aforesaid Parcel Map No. 3198.

TOGETHER WITH:

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Five (5), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, being all of APN 163-010-06 Double Diamond Tank Site (Vacant) as described within Deed Document No 4946660, recorded August 29, 2019, Official Records of Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at a marked rock and 5/8 inch rebar marking the northeast corner of said Section 5, as shown on Parcel Map No. 585, Official Records of Washoe County, Nevada; thence S 21°34'33" W, 1689.11 feet to the point of beginning; thence South, 330.00 feet; thence West 330.00 feet; thence North 330.00 feet, thence East 330.00 feet to the point of beginning.

EXCEPTING THEREFROM:

COMMENCING at the northeast corner of aforesaid Section 5, said corner also being the northeast corner of aforementioned Parcel B;

THENCE southwesterly departing said corner, South 55°19'14" West, 600.47 feet, to the **POINT OF BEGINNING**;

THENCE South 330.00 feet;

THENCE West 330.00 feet;

THENCE North 330.00 feet;

THENCE East 330.00 feet to the **POINT OF BEGINNING**.

Containing 95.71 acres of land, more or less.

BASIS OF BEARINGS for this description is identical to that as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, Official Records of Washoe County, Nevada.

Prepared By:

JKA Design

Justin M. Moore, P.L.S.

Nevada Certificate No. 22362

777 Center Street, Suite 104, Reno, NV 89501

jmoore@jkaedesign.com

(775)530-0926

EXHIBIT “E”
ACCESS AND UTILITY FACILITIES EASEMENT DEED FORM

A.P.N: 163-010-05

After Recordation Return To:
Truckee Meadows Water Authority
Attn: Heather Edmunson, Lands Administrator
P.O. Box 30013
Reno, Nevada 89520-3013

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**GRANT OF EASEMENT FOR
TANK ACCESS, WATER, UTILITY AND DRAINAGE FACILITIES**

This Grant of Easement is made on _____, 202__, by and between the **CITY OF RENO**, a municipal corporation (“Grantor”), and **TRUCKEE MEADOWS WATER AUTHORITY**, a Joint Powers Authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada, Sparks, Nevada and Washoe County, Nevada, pursuant to NRS Chapter 277 (“Grantee”).

RECITALS:

- A. Grantor owns the real property located in the Washoe County, Nevada, more particularly described as set forth on Exhibit “A” attached hereto (the “Grantor Property”);
- B. Grantee operates a publicly owned municipal water system in Washoe County;
- C. Grantor desires to grant an exclusive easement to Grantee over a portion of the Grantor Property as a relocatable permanent and non-exclusive easement for tank access, water, and drainage facilities, for the purposes of and on the terms and conditions set forth herein.

NOW THEREFORE, for good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easements. Grantor hereby grants to Grantee, its successors, assigns and agents, a relocatable permanent and exclusive easement intended for tank access, water, utility and drainage facilities over, across, upon, under, and through those portions of the Grantor Property more fully described in Exhibits “B” and shown on Exhibits “B-1” attached hereto and made a part hereof (the “Easement Areas”) for the following purposes:

a. to construct, erect, alter, maintain, inspect, repair, reconstruct, and operate one or more water pipes, underground electric, water distribution, communication facilities and access road, together with fences, gates, conduits, pipes, pressure regulators, generators, valves, valve boxes, switches and pad-mount transformers, fixtures, pump-to-waste facilities, and other necessary or convenient utility facilities and appurtenances connected therewith, (collectively, "Utility Facilities") in the Easement Areas; and

b. to construct, erect, alter, maintain, inspect, repair, reconstruct, and operate one or more drainage facilities, including pipes, surface drainage channels and other related appurtenances (collectively, "Drainage Facilities"), to tie into any storm water discharge facilities on the Grantor Property, and to discharge waters from Grantee's water system facilities into, across, over and through the Easement Areas. Grantor, at its sole expense, shall obtain all governmental approvals to use such Drainage Facilities.

2. Access. Grantee shall at all times have ingress and egress to the Easement Areas via the Access Road (as defined below) for the purposes set forth above.

3. Access Road Improvements. Grantee shall install at least four-inch compacted type two gravel base, and/or paving to the water tank site (the "Access Road"). Grantee shall maintain the Access Road, as it deems appropriate for Grantee's purposes at its reasonable sole discretion, but makes no representations or warranties regarding the condition of the Access Road or its safety for access by others or for other uses. Grantor consents to Grantee installing a bar gate and signage on the Access Road advising users that it is a private road and trespassing is prohibited. Grantee reserves the right to construct, operate, repair and relocate a bar gate to a mutually agreed location for the purpose of restricting public access within the Easement Areas. Neither Grantor nor Grantee shall have any obligation to police, restrict, relocate, add impediments or otherwise make changes to the gate location through the Grantor Property. Grantee may undertake any such improvements deemed necessary by Grantee in its reasonable discretion, for access and operation of the Easement Areas. Snow removal shall not be the responsibility or obligation of the Grantor or Grantee. If the Grantor, or its successors, heirs or assigns, upgrade or make changes to the shared portion of the roadway by dedication to another agency, treating the surface, reshaping the surface, constructing drainage or retaining wall structures, causing any utility relocations, or other improvements or changes, it shall be done at no expense to Grantee, and Grantee shall not be required to maintain or repair the Access Road to its upgraded condition. If Grantor, or its successors, heirs or assigns, upgrades or makes changes to the shared portion of the roadway, Grantor shall indemnify, hold harmless, and defend Grantee against any claims, lawsuits, or other causes of action asserted against Grantee by anyone using the Access Road to access Grantor's Property.

4. Maintenance. Grantee shall maintain and repair the Easement Areas in a clean and safe condition for Grantee's purposes. Grantee will use caution during maintenance of the Utility and Drainage Facilities and maintain the Easement Areas for Grantee's purposes in a state of good repair and efficiency. Grantee shall not be responsible for the maintenance of storm drainage within the surrounding areas and shall be responsible only for damage directly attributed to the Easement Areas by tank overflow discharge. Grantor will repair damage caused to Grantee's Easement Areas that occur during or following storm events or due to Grantor's uses.

5. Hold Harmless. Subject to and without waiving the liability limitations in NRS Chapter 41, Grantee will at all times indemnify, save and hold harmless Grantor with respect to any and all losses, damages, costs, fees (including attorney's fees), claims, fines, penalties, actions, proceedings or liabilities whatsoever by reason of any injury or death to any person or any damage to the Grantor Property, the Easement Areas, or any property located thereon, to the extent caused by any act or omission of Grantee, its agents, employees, representatives, contractors, or subcontractors in using, constructing, erecting,

altering, maintaining, inspecting, repairing, reconstructing and operating of the Easement Areas.

6. No Interference. Neither Grantor nor its agents shall plant, erect or construct within the Easement Areas, any shrubs, trees, buildings, fences or structures, nor shall Grantor or its agents conduct any activity within the Easement Area which unreasonably interferes or endangers Grantee's use of the Easement Areas.

7. Removal of Obstructions. Grantee shall have the right to remove or clear any and all buildings, fences, structures, combustible materials, trees, brush, debris, or any other obstruction from the Easement Areas, which in the reasonable judgment of Grantee may impair, interfere with or endanger Grantee's use of the Easement Areas or the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of the tank access, water or drainage facilities.

8. Relocation of the Utility and Drainage Facilities. Grantor, or its successor-in-interest may, at any time, relocate the Utility and Drainage Facilities Easement Areas, including the Access Road and improvements, to a new location on the Grantor Property; provided, however, that Grantor must submit its relocation plan to Grantee for Grantee's review and approval, which shall not be unreasonably withheld, conditioned, or delayed. TMWA, in its sole discretion, may not approve the location change based on design standards, design constraints relating to hydraulic design criteria for the facility, or any other design restrictions that renders the new location not feasible for the water supply infrastructure. Any relocation must be suitable to Grantee for Grantee's intended purposes and Grantor must convey to Grantee an equivalent easement in the new location and pay for all reasonable out-of-pocket costs and expenses incurred by Grantee arising from or related to the relocations of the Utility Facilities and Drainage Facilities, whether on or off the Grantor Property, including design costs and retirement of existing facilities.

9. Grantor Warranties. Grantor warrants and represents to Grantee as follows:

a. Title to Grantor Property. Grantor owns fee title to Grantor Property and the Easement Areas and there are no prior encumbrances, liens, restrictions, covenants or, to Grantor's knowledge, conditions applicable to the Easement Areas which will frustrate or make impossible the purposes of the easements granted herein.

b. Authority. The person(s) signing this Easement on behalf of Grantor is duly authorized to so sign and has the full power and authority to bind Grantor, to sell and convey the Easement Areas to Grantee, and to enter into and perform the obligations hereunder.

c. Defects. Grantor has no reasonable knowledge of any defects or conditions of the Easement Areas or Grantor's Property which would impair Grantee's ability to enjoy the use and purpose of this Easement.

d. Contracts or Leases. There are no leases, licenses, permits or other contracts with third parties which affect any portion of the Easement Areas.

e. Pending Litigation. Grantor is not aware of any pending or threatened litigation or regulatory actions regarding the Easement Areas and the Easement Areas are not subject to any foreclosure or deed in lieu of foreclosure.

THIS GRANT OF EASEMENT and the terms contained herein shall run with the land and 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.

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

GRANTOR:

**CITY OF RENO,
a municipal corporation**

By: _____

Name: _____

Title: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this _____ day of _____, 202__, by
_____ as _____, of the **CITY OF RENO**, as therein
named.

Notary Public

EXHIBIT "A"
LAND DESCRIPTION FOR THE
ORIGINAL CITY OF RENO PARCEL

Situate in the Northeast 1/4 of Section 5, and the West 1/2 of Section 4, all in T18N, R20E, M.D.M., more particularly described as Parcel "B" of Parcel Map No. 3198, according to the map thereof. File in the office of the Washoe County Recorder on May 2, 1997, as File No. 2094987.

Containing 95.71 acres of land, more or less.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County recorder of Washoe County, Nevada, as Document No. 2143017, recorded October 8, 1997, of Official Records.

Prepared By:

JKAE Design

Justin M. Moore, P.L.S.

Nevada Certificate No. 22362

777 Center Street, Suite 104

Reno, NV 89501

jmoore@jkaedesign.com (775)530-0926

EXHIBIT "B"
LAND DESCRIPTION FOR AN
ACCESS, WATER, UTILITY, AND DRAINAGE EASEMENT

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Five (5), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, being a portion of that certain real property as described within Deed Document No. 2143017, recorded October 8, 1997, and further shown as Parcel B as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, both documents being Official Records of Washoe County, Nevada, being a centerline easement more particularly described as follows:

An easement being 25.00 feet in width, lying 12.50 feet each side of the herein described centerline.

COMMENCING at the northwest corner of aforementioned Parcel B;
THENCE easterly coincident with the northerly line of said Parcel B, South 89°08'27" East, 402.00 feet to the **POINT OF BEGINNING**;
THENCE southeasterly departing said northerly line, South 71°14'14" East, 66.43 feet;
THENCE South 71°18'20" East, 79.12 feet to the beginning of a curve to the left, concave northerly, and having a 200.00 foot radius;
THENCE 45.54 feet along the arc of said curve, through a central angle of 13°02'48";
THENCE South 84°21'09" East, 56.83 feet to the beginning of a curve to the right, concave southwesterly, and having a 140.00 foot radius;
THENCE 234.11 feet along the arc of said curve, through a central angle of 95°48'36";
THENCE South 11°27'27" West, 129.18 feet a point coincident with the northerly line of the proposed TMWA tank site and the **POINT OF TERMINATION** and end of this description.

NOTE: The sidelines of the hereinbefore described centerlines to be lengthened or shortened so as to intersect at all angle points, and the aforesaid northerly parcel lines.

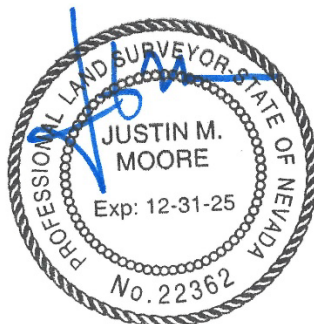
Containing 15,280 square feet of land, more or less.

SEE EXHIBIT B-1 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is identical to that as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, Official Records of Washoe County, Nevada.

Prepared By:

JKA Design
Justin M. Moore, P.L.S.
Nevada Certificate No. 22362
777 Center Street, Suite 104
Reno, NV 89501
jmoore@jkaedesign.com
(775)530-0926



1/20/2025

EXHIBIT "B-1"
 "Access, Water, Utility, & Drainage Facilities" Depiction

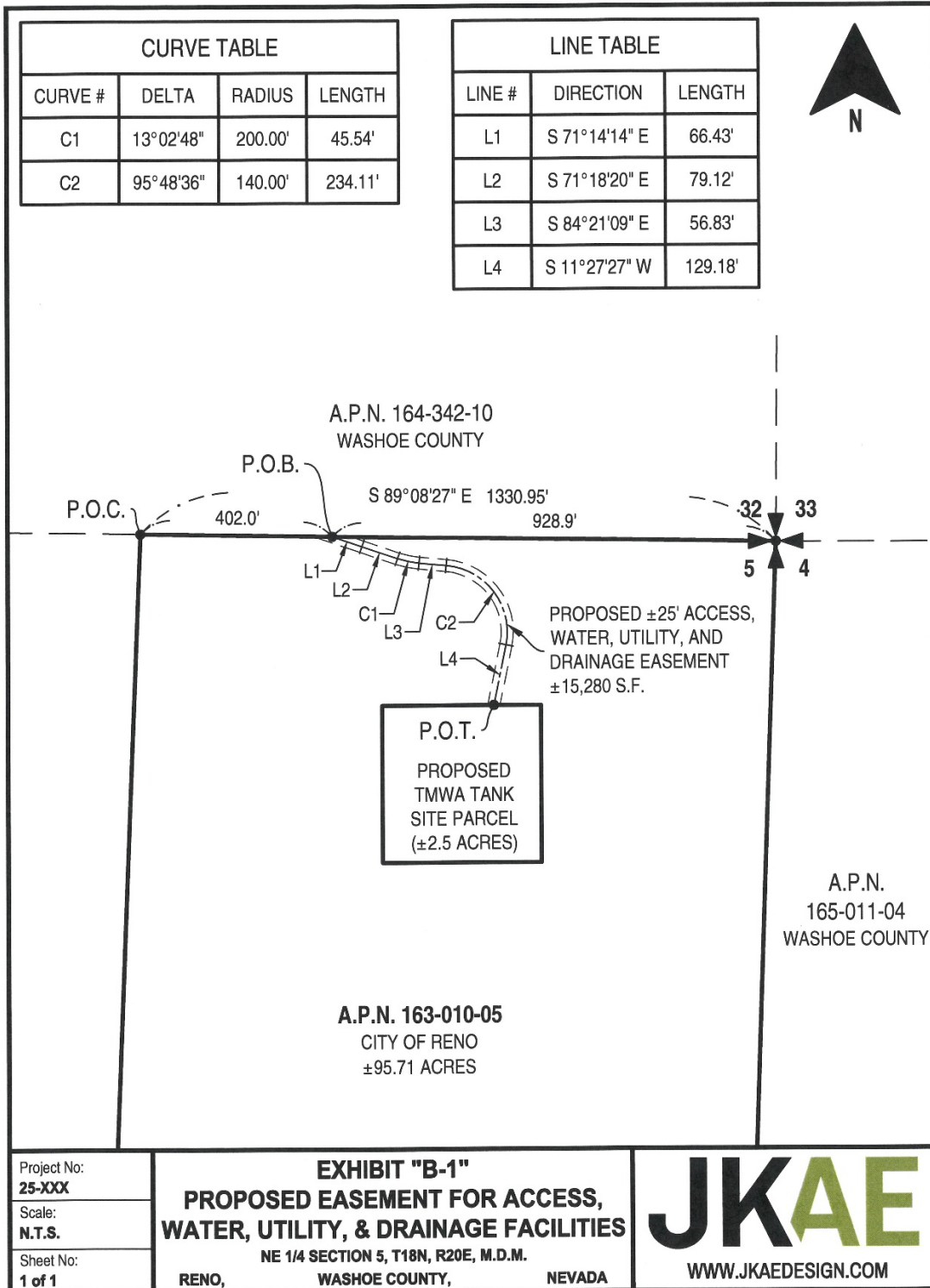


EXHIBIT “F”
“Temporary Construction Easement Deed” Form

A.P.N: 163-010-05

After Recordation Return To

Truckee Meadows Water Authority
Attn: Heather Edmunson, SR/WA, Lands Administrator
P.O. Box 30013
Reno, Nevada 89520-3013

GRANT OF TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

This Grant of Temporary Access and Construction Easement is made this ____ day of _____, 2025 (the “Effective Date”), **CITY OF RENO**, a municipal corporation (“Grantor”), for the benefit of **TRUCKEE MEADOWS WATER AUTHORITY**, a Joint Powers Authority entity, created pursuant to a cooperative agreement among the Cities of Reno, Nevada, Sparks, Nevada and, Washoe County, Nevada, pursuant to NRS CHAPTER 277, a Joint Powers Authority (“Grantee”).

RECITALS

- A. Grantor owns that certain real property located in Washoe County, Nevada and particularly described in Exhibit “A” and depicted in Exhibits “A-1” (the “Property”).
- B. Grantee owns and operates a municipal water system in Washoe County.
- C. Grantee seeks a temporary access and construction easement to use the Property for construction purposes related to constructing a water tank and associated facilities. Grantor desires to provide Grantee with a temporary easement for access and construction for the water tank and related facilities construction.

NOW, THEREFORE, Grantor, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby agrees as follows:

- 1. Grant of Easement. Grantor hereby grants to Grantee, and its employees, contractors, agents, and licensees a temporary and exclusive easement to access and use the Property for construction purposes related to the water tank and particularly described in Exhibit “B” and depicted in Exhibits “B-1” (the “Easement”).
- 2. Term and Termination. The term of the Easement shall commence as of the recording date and continue for two years thereafter.
- 3. Indemnification. Subject to and without waiving the limitations in NRS Chapter 41, Grantee shall indemnify and hold Grantor and its successors and assigns harmless from any claim, action, liability, loss, damage, or suit asserted by or against Grantor arising from Grantee’s, or its employees’, contractors’, agents’, or licensees’, use of the Property under the Easement.
- 4. Covenant Running with the Land. The Easement shall benefit Grantee in gross and shall run with and be binding on Grantor and their successors and assigns and all rights herein granted may be assigned, for the duration of the term.

IN WITNESS WHEREOF, Grantor has executed this Easement as of the Effective Date.

GRANTOR:

CITY OF RENO,
a municipal corporation

By: _____

Name: _____

Title: _____

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me this ____ day of _____, 2025, by
_____ as _____, of the CITY OF RENO, as therein named.

Notary Public

EXHIBIT "A"
LAND DESCRIPTION FOR THE
PROPOSED CITY OF RENO PARCEL

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Five (5), and the West One-Half (W 1/2) of Section Four (4), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, being a portion of Parcel B as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, Official Records of Washoe County, Nevada, and being more particularly described as follows:

BEING all of Parcel B as shown on aforesaid Parcel Map No. 3198.

TOGETHER WITH:

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Five (5), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, being all of APN 163-010-06 Double Diamond Tank Site (Vacant) as described within Deed Document No 4946660, recorded August 29, 2019, Official Records of Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at a marked rock and 5/8 inch rebar marking the northeast corner of said Section 5, as shown on Parcel Map No. 585, Official Records of Washoe County, Nevada; thence S 21°34'33" W, 1689.11 feet to the point of beginning; thence South, 330.00 feet; thence West 330.00 feet; thence North 330.00 feet, thence East 330.00 feet to the point of beginning.

EXCEPTING THEREFROM:

COMMENCING at the northeast corner of aforesaid Section 5, said corner also being the northeast corner of aforementioned Parcel B;
THENCE southwesterly departing said corner, South 55°19'14" West, 600.47 feet, to the **POINT OF BEGINNING**;
THENCE South 330.00 feet;
THENCE West 330.00 feet;
THENCE North 330.00 feet;
THENCE East 330.00 feet to the **POINT OF BEGINNING**.

Containing 95.71 acres of land, more or less.

SEE EXHIBIT A-1 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is identical to that as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, Official Records of Washoe County, Nevada.

Prepared By:

JKA Design
Justin M. Moore, P.L.S.
Nevada Certificate No. 22362
777 Center Street, Suite 104
Reno, NV 89501
jmoore@jkaedesign.com (775)530-0926

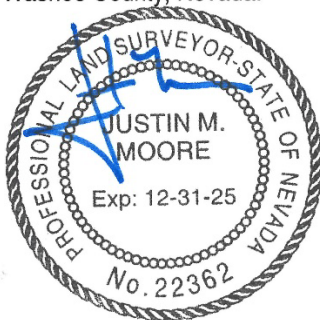


EXHIBIT "A-1"
"Proposed City of Reno Property" depiction

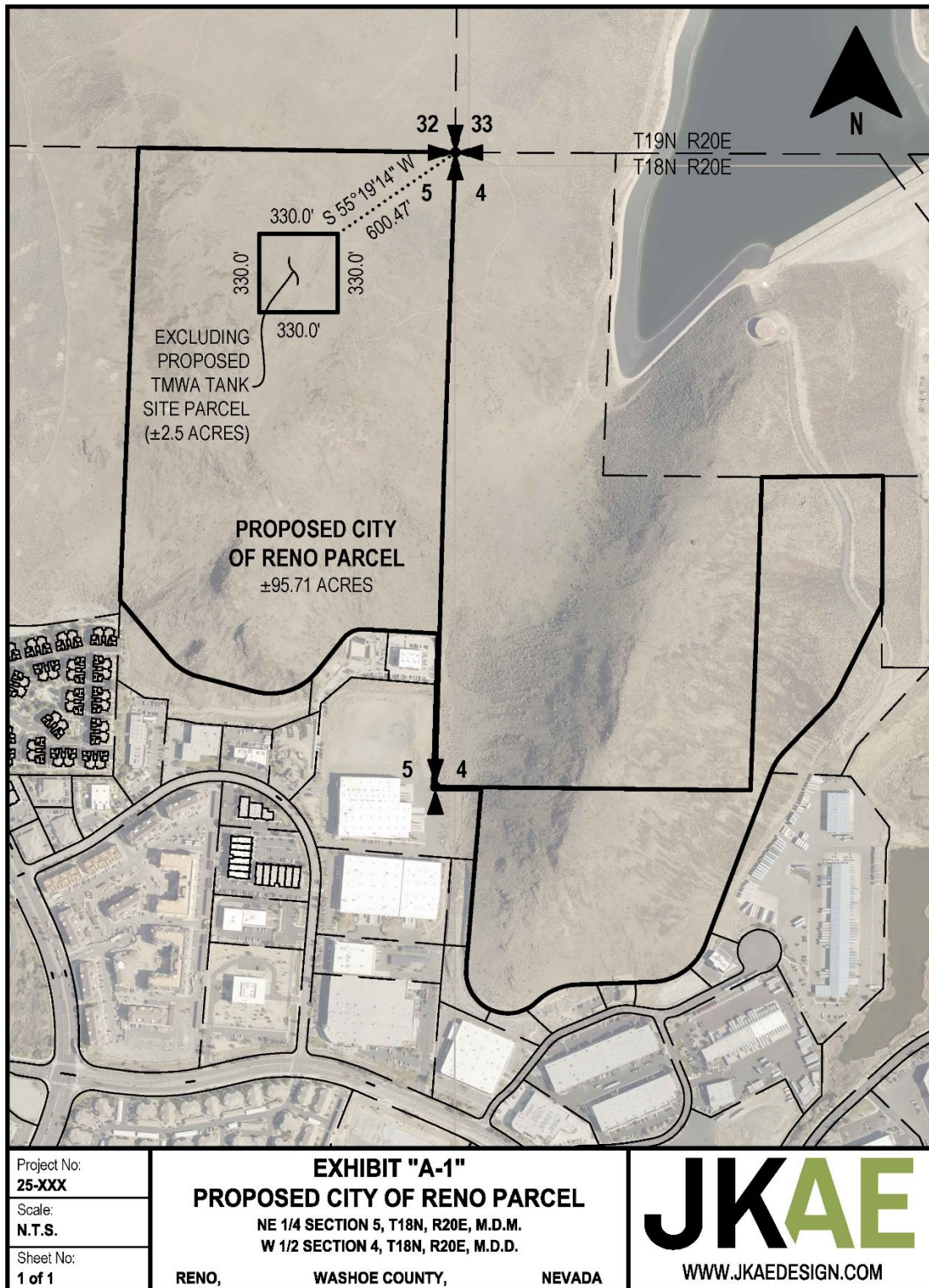


EXHIBIT "B"
LAND DESCRIPTION FOR A
TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Five (5), Township Eighteen (18) North, Range Twenty (20) East, Mount Diablo Meridian, City of Reno, County of Washoe, State of Nevada, being a portion of that certain real property as described within Deed Document No. 2143017, recorded October 8, 1997, and further shown as Parcel B as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, both documents being Official Records of Washoe County, Nevada, being a centerline easement more particularly described as follows:

COMMENCING at the northwest corner of aforementioned Parcel B;
THENCE easterly coincident with the northerly line of said Parcel B, South 89°08'27" East, 273.91 feet to the **POINT OF BEGINNING**;

THENCE southeasterly departing said northerly line, South 55°48'21" East, 182.57 feet;
THENCE South 60°47'18" East, 79.80 feet;
THENCE South 89°46'25" East, 60.35 feet;
THENCE North 60°09'40" East, 60.30 feet;
THENCE North 88°56'12" East, 53.83 feet;
THENCE South 64°56'08" East, 40.75 feet;
THENCE South 33°11'43" East, 53.36 feet;
THENCE South 04°58'26" East, 46.35 feet;
THENCE South 12°46'38" West, 47.24 feet;
THENCE South 14°57'19" West, 95.89 feet;
THENCE North 90°00'00" East, 80.72 feet;
THENCE North 11°18'36" East, 20.01 feet;
THENCE North 10°48'13" East, 126.15 feet;
THENCE North 03°08'08" West, 51.79 feet;
THENCE North 24°42'37" West, 53.79 feet;
THENCE North 36°42'55" West, 85.18 feet;
THENCE North 71°23'39" West, 48.44 feet;
THENCE North 85°04'53" West, 87.99 feet;
THENCE North 74°30'41" West, 68.80 feet to a point coincident with the aforesaid northerly line of Parcel B;
THENCE westerly coincident with said northerly line, North 89°08'27" West, 254.30 feet to the **POINT OF BEGINNING** and end of this description.

Containing 60,521 square feet of land, more or less.

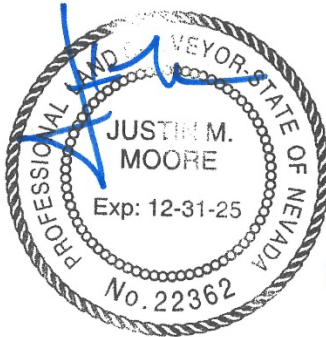
SEE EXHIBIT B-1 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is identical to that as shown on Parcel Map No. 3198, recorded May 2, 1997, as File No. 2094987, Official Records of Washoe County, Nevada.

Prepared By:

JKAE Design

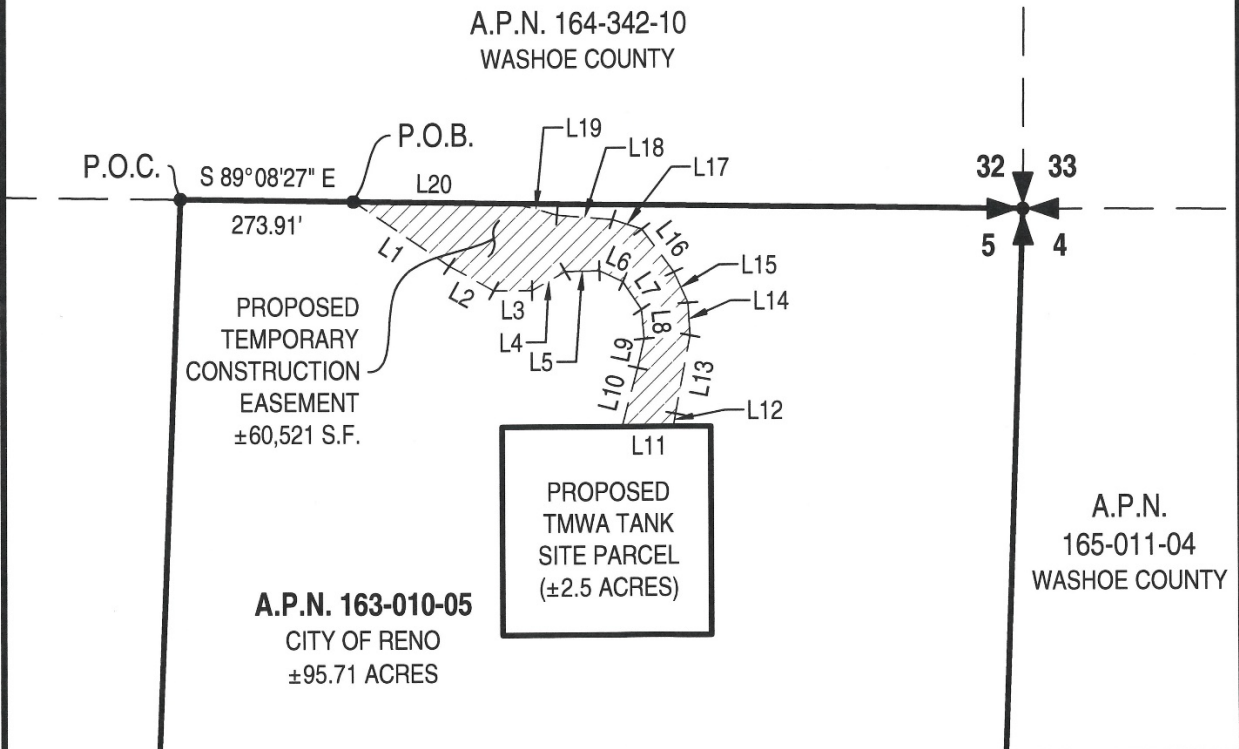
Justin M. Moore, P.L.S.
Nevada Certificate No. 22362
777 Center Street, Suite 104
Reno, NV 89501
jmoore@jkaedesign.com
(775)530-0926



1/20/2025

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 55°48'21" E	182.57'
L2	S 60°47'18" E	79.80'
L3	S 89°46'25" E	60.35'
L4	N 60°09'40" E	60.30'
L5	N 88°56'12" E	53.83'
L6	S 64°56'08" E	40.75'
L7	S 33°11'43" E	53.36'
L8	S 4°58'26" E	46.35'
L9	S 12°46'38" W	47.24'
L10	S 14°57'19" W	95.89'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	N 90°00'00" E	80.72'
L12	N 11°18'36" E	20.01'
L13	N 10°48'13" E	126.15'
L14	N 3°08'08" W	51.79'
L15	N 24°42'37" W	53.79'
L16	N 36°42'55" W	85.18'
L17	N 71°23'39" W	48.44'
L18	N 85°04'53" W	87.99'
L19	N 74°30'41" W	68.80'
L20	N 89°08'27" W	254.30'



Project No:
25-XXX

Scale:
N.T.S.

Sheet No:
1 of 1

EXHIBIT "B-1"
PROPOSED TEMPORARY ACCESS AND
CONSTRUCTION EASEMENT

NE 1/4 SECTION 5, T18N, R20E, M.D.M.

RENO,

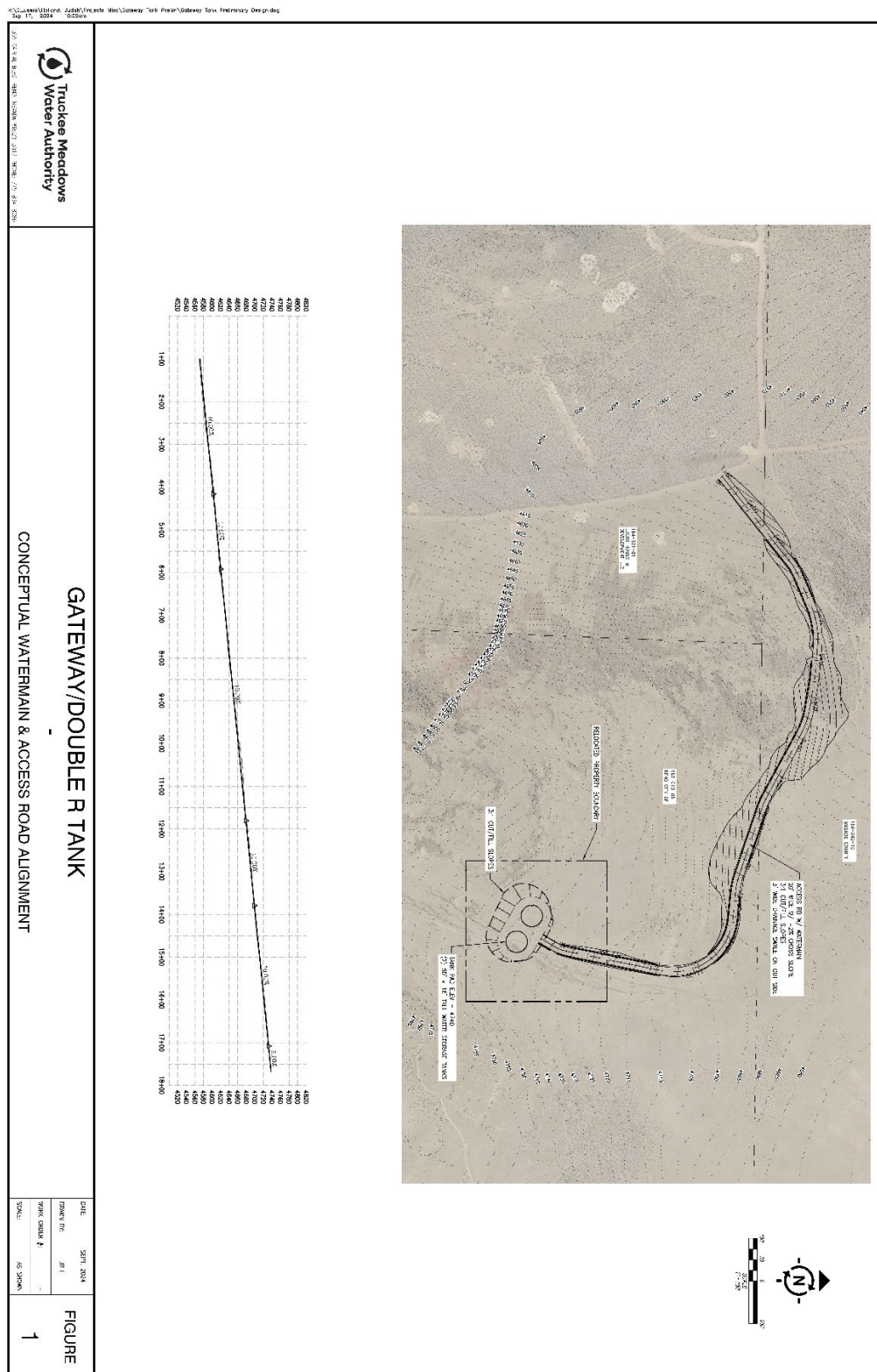
WASHOE COUNTY,

NEVADA

JKAE

WWW.JKAEDESIGN.COM

EXHIBIT “G”
“Site Plan”



K:\Jensen\Hofstad, Judith\Projects\Min\Gateway Turk Prelim\Gateway Turk Preliminary Designing
Sep. 17, 2024 - 10:28am



EXHIBIT "H"
"Fence Detail"

