

**Parcel Map #1**

# **Riverview Estates Properties, LLC**

ORIGINAL

**PREPARED FOR**

Riverview Estates Properties, LLC  
7641 W Post Rd  
Las Vegas, NV 89113

Submitted to Washoe County  
June 8, 2022

Prepared By



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

## Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

### Development Application Submittal Requirements

**This sheet must accompany the original application and be signed by the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.** There may also be a fee due to the Engineering Department for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly

shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- g. The location and outline to scale of each existing building or structure that is not to be moved in the development.
  - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.

  
Professional Land Surveyor

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Parcel Map #1 for Riverview Estates Properties, LLC</b>			
Project Description: A division of parcel 2-A of unrecorded Record of Survey Map (in process)			
Project Address: 0 Interstate 80 W, Washoe County, NV 89523			
Project Area (acres or square feet): 17.99 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): A portion of the West half of Section 14 Township 19 North, Range 18 East M.D.M			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Portion of 038-172-14 (Parcel 2-A)	17.99		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Riverview Estates Properties, LLC		Name: Wood Rodgers	
Address: 7641 W Post Rd		Address: 1361 Corporate Blvd	
Las Vegas, NV	Zip: 89113	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: esage@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same As Above		Name: Derah Anderson	
Address:		Address: 1361 Corporate Dr	
	Zip:	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: danderson@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: River View Estate Properties LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Amanda Benzochea  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): \_\_\_\_\_

Printed Name Amanda Benzochea

Signed [Signature]

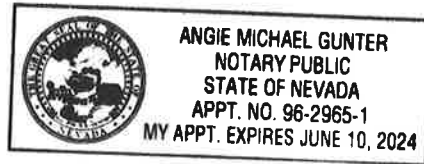
Address 7041 W. Post Rd  
Las Vegas NV. 89113

Subscribed and sworn to before me this 9th day of March, 2024

[Signature]  
Notary Public in and for said county and state

My commission expires: June 10, 2024

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

The NE corner of said Parcel 2-A being a portion of APN: 038-172-14 is located +/-560 feet SW of the intersection of Mogul Rd & Eastbound I-80 Exit 7

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
Portion of 038-172-14 (Parcel 2-A)	140 - Vacant, Industrial	17.99

2. Please describe the existing conditions, structures, and uses located at the site:

Vacant

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	3.42 Acres	9.94 Acres	2.08 Acres	4.55 Acres
Proposed Minimum Lot Width	Varies	Varies	Varies	Varies

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	1 - 3.42 Acres	1 - 9.94 Acres	1 - 2.08 Acres	1 - 4.55 Acres
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

Yes  No

6. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	NV Energy
c. Water Service	None

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	City of Reno

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

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10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A
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15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A
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17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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## Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

N/A
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19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

26. How are you providing temporary irrigation to the disturbed area?

N/A
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27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A
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28. Surveyor:

Name	Eric Sage
Address	1361 Corporate Blvd
Phone	775-823-4068
Cell	
E-mail	esage@woodrogers.com
Fax	
Nevada PLS #	23301

## Parcel Map Waiver Application Supplemental Information

(All required information may be separately attached)

1. Identify the public agency or utility for which the parcel is being created:

N/A

- a. If a utility, is it Public Utility Commission (PUC) regulated?

Yes

No

2. What is the location (address or distance and direction from nearest intersection)?

The NE corner of said Parcel 2-A being a portion of APN: 038-172-14 is located +/-560 feet SW of the intersection of Mogul Rd & Eastbound I-80 Exit 7

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
Portion of 038-172-14 (Parcel 2-A)	140 - Vacant, Industrial	17.99

3. Please describe:

- a. The existing conditions and uses located at the site:

Vacant

- b. The existing conditions and uses in the vicinity to the north, south, east and west (i.e. vacant land, roadways, buildings, etc.):

North	
South	
East	
West	

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	3.42 Acres	9.94 Acres	2.08 Acres	4.55 Acres
Proposed Minimum Lot Width	Varies	Varies	Varies	Varies

5. Utilities:

a. Sewer Service	None
b. Electrical Service/Generator	NV Energy
c. Water Service	None

6. Please describe the source and timing of the water facilities necessary to serve the proposed waiver.

a. Water System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Truckee Meadows Water Authority

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

N/A
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7. What is the nature and timing of sewer services necessary to accommodate the proposed waiver?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	City of Reno

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility:

N/A
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8. Please describe whether any of the following natural resources are related to the proposed waiver:

a. Property located in the FEMA 100-year floodplain?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

Proposed parcels are located within FEMA Flood Zone X
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b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

No wetlands are located on the proposed parcels

- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

Yes, the Hillside Ordinance applies.  No, it does not.

Explanation:

There are no slopes in excess of 15 percent located on the proposed parcels

9. Surveyor:

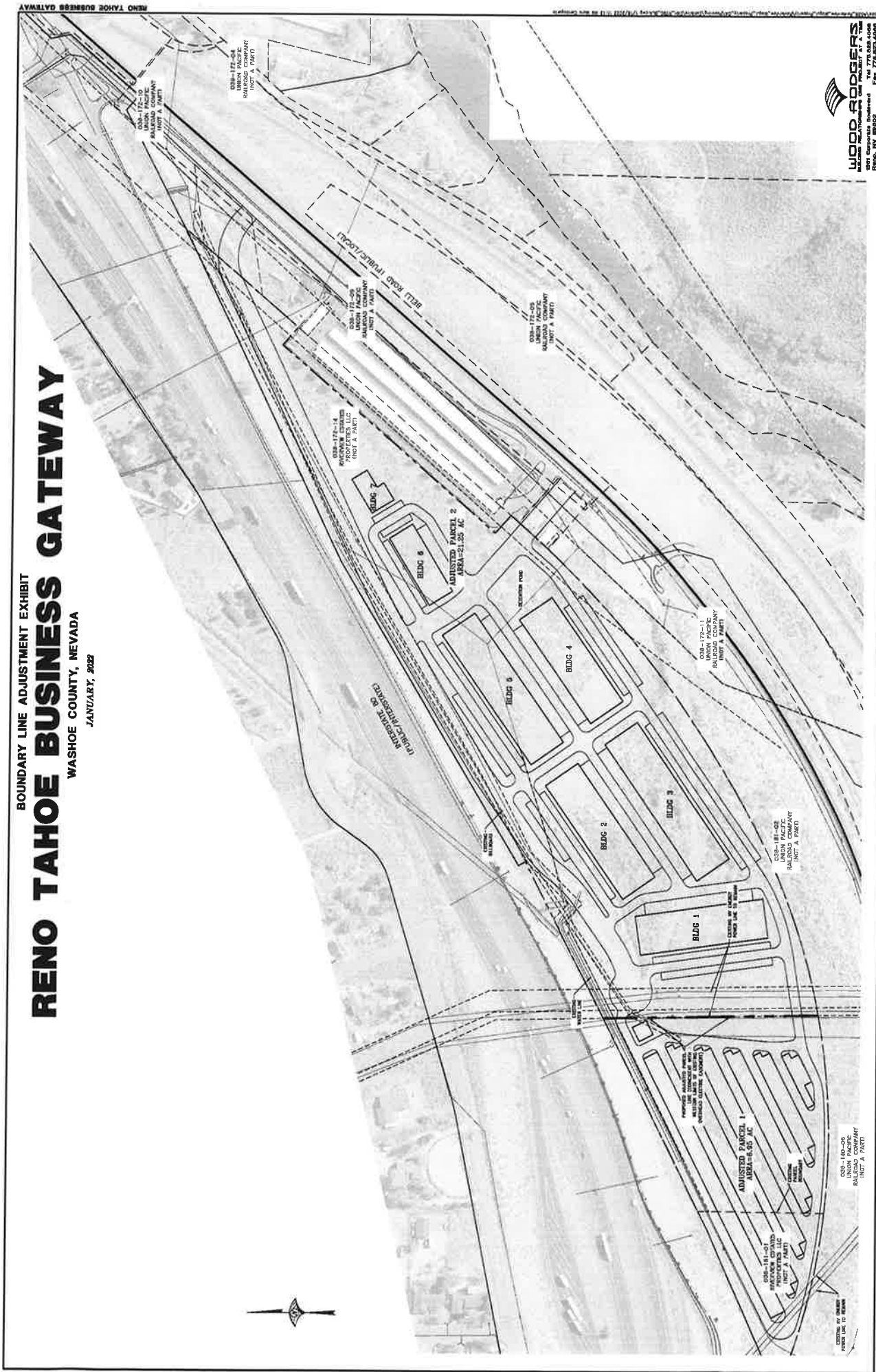
Name	Eric Sage
Address	1361 Corporate Blvd
Phone	775-823-4068
Fax	
Nevada PLS #	23301

# BOUNDARY LINE ADJUSTMENT EXHIBIT

# RENO TAHOE BUSINESS GATEWAY

WASHOE COUNTY, NEVADA

JANUARY, 2023





## SECOND UPDATED PRELIMINARY REPORT

**Proposed Buyer:** S3 Development Company, LLC, a Nevada limited liability company

**Proposed Lender**

**Proposed Loan Amount:** \$0.00

**Property Address:** Interstate 80 W., Reno, Nevada

**Escrow Office:**  
Ticor Title of Nevada, Inc.  
5441 Kietzke Lane, Suite 100  
Reno, NV 89511  
**Phone:** (775) 324-7400 **Fax:** (775) 824-3233  
**Escrow Officer:** Reno Commercial Unit  
**Customer No.:** /

**Title Office:**  
Ticor Title of Nevada, Inc.  
5441 Kietzke Lane, Suite 100  
Reno, NV 89511  
**Phone:** (775) 324-7400 **Fax:** (775) 324-7402  
**Order No.:** 02103183-CD

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**The information contained in this report is through the date of  
April 15, 2022 at 7:30 a.m.**

*In response to the application for a policy of title insurance referenced herein, Ticor Title of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

*The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.*

*This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.*

*The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company.*

*Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.*

*It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.*

A handwritten signature in cursive script that reads 'Shelly Saltz'.

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Shelly Saltz, Title Officer

## THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Riverview Estates Properties, LLC, a Nevada limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

2. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: S3 Development Company, LLC, a Nevada limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

3. INTENTIONALLY DELETED



## **SCHEDULE A**

The estate or interest in the land hereinafter described or referred to covered by this report is:

**FEE**

Title to said estate or interest at the date hereof is vested in:

**Riverview Estates Properties, LLC, a Nevada limited liability company**

The land referred to in this Report is situate in the State of Nevada, County of Washoe and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

## **SCHEDULE B – Section A**

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that 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 that 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.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to lien for services, labor or material not shown in the Public Records.

## SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions to said policy form would be as follows:

7. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023. Tax Identification No.: 038-172-14 and 038-180-01
8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
9. Any liens which may be levied by reason of the Land being within the Washoe County Public Works Department, Utility Division. Specific amounts may be obtained from Washoe County Public Works Department, Phone Number (775) 954-4601.
10. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes.
11. Rights of way for Highland Ditch, and any easements pertaining thereto, including but not limited to any prescriptive or implied rights and/or easements.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: HIGHLAND DITCH COMPANY, a corporation  
Purpose: the right of way to construct and maintain the Highland Ditch  
Recording Date: March 4, 1878  
Recording No.: Book 7, Page 279, Deed Records  
Affects: Parcels 1, 2 and 3  
  
The above easement was modified by an instrument  
Entitled: GRANT OF TEMPORARY CONSTRUCTION EASEMENT, EASEMENT FOR WATER FACILITIES AND PARTIAL TERMINATION OF EXISTING EASEMENT  
Recording Date: February 12, 2009  
Recording No.: 3729143, Official Records
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Document: Grant, Bargain, Sale Deed  
Purpose: to conduct water rising across other lands from said land  
Recording Date: July 5, 1898  
Recording No: Book 19, Page 600, Deed Records  
Affects: Parcel 1
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: WASHOE POWER AND DEVELOPMENT COMPANY  
Purpose: a pole line for the transmission or electricity by wire  
Recording Date: December 6, 1904  
Recording No: Book 26, Page 125, Deed Records  
Affects: The Southeasterly portion of Parcels 2 and 3

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: POSTAL TELEGRAPH – CABLE COMPANY  
 Purpose: to construct and maintain its lines of telegraph  
 Recording Date: September 28, 1910  
 Recording No: Book 38, Page 249, as Document No. 1773, Deed Records  
 Affects: The exact location cannot be ascertained of record  
 Said matter affects: Parcels 2 and 3
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: BELL TELEPHONE COMPANY OF NEVADA  
 Purpose: to erect and maintain poles  
 Recording Date: March 24, 1923  
 Recording No: Book 62, Page 366, as Document No. 27793, Deed Records  
 Affects: Exact location cannot be ascertained of record  
 Said matter affects: Parcels 2 and 3
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: BELL TELEPHONE COMPANY OF NEVADA  
 Purpose: to erect and maintain poles  
 Recording Date: March 29, 1923  
 Recording No: Book 62, Page 375, as Document No. 27814, Deed Records  
 Affects: Exact location cannot be ascertained of record  
 Said matter affects: Parcel 1
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: BELL TELEPHONE COMPANY OF NEVADA  
 Purpose: to erect and maintain poles  
 Recording Date: February 13, 1924  
 Recording No: Book 64, Page 163, Deed Records  
 Affects: The exact location cannot be ascertained of record  
 Said matter affects: Parcels 2 and 3
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: TRUCKEE RIVER POWER COMPANY, a corporation  
 Purpose: to construct, erect, alter, improve, repair, operate and maintain an electric transmission line  
 Recording Date: April 30, 1928  
 Recording No: Book 73, Page 437, Deed Records  
 Said matter affects: Parcels 2 and 3
20. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to  
 County/City/State: THE STATE OF NEVADA  
 Name of Street or Highway: INTERSTATE 80  
 Recording Date: August 5, 1938, Official Records  
 Recording No.: Book 117, Page 342, as Document No. 83050, Deed Records  
 Said matter affects: Parcel 2

21. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to  
County/City/State: THE STATE OF NEVADA  
Name of Street or Highway: INTERSTATE 80  
Recording Date: April 28, 1939, Official Records  
Recording No.: Book 121, Page 537, as Document No. 86266, Deed Records  
Said matter affects: Parcel 1
22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: SIERRA PACIFIC POWER COMPANY, a corporation  
Purpose: to construct, erect, alter, improve, repair, operate and maintain an electric power line  
Recording Date: September 30, 1949  
Recording No: Book 242, Page 252, as Document No. 177544, Deed Records  
Affects: 75 feet in width running through the Westerly portion of Parcel 2
23. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,  
Recording Date: October 20, 1964  
Recording No: Book 31, Page 499, as Document No. 10533, Official Records  
Affects: Parcel 2
24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: SIERRA PACIFIC POWER COMPANY, a Nevada Corporation  
Purpose: to construct, operate and maintain an electric power line  
Recording Date: May 6, 1970  
Recording No: Book 460, Page 678, as Document No. 173184, Official Records  
Affects: The exact location cannot be ascertained of record  
Said matter affects: Parcels 2 and 3
25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: BELL TELEPHONE COMPANY OF NEVADA, a corporation  
Purpose: to construct, place, inspect, maintain, repair, replace, use, operate and patrol thereon, therein and thereunder aerial and underground wires, cables and other electrical conductors  
Recording Date: January 28, 1964  
Recording No: Book 730, Page 118, as Document No. 405250, Deed Records, and  
Re-Recording Date: February 25, 1964  
Re-Recording No: Book 733, Page 657, as Document No. 407617, Deed Records, and  
Re-Recording Date: April 15, 1964  
Re-Recording No: Book 745, Page 30, as Document No. 411985, Deed Records  
Affects: Parcel 2
26. Terms, provisions and conditions as contained in an instrument  
Entitled: EASEMENT DEED AND AGREEMENT  
Executed by: UNION PACIFIC RAILROAD COMPANY, a Delaware corporation and the CITY OF RENO, a municipal corporation  
Recording Date: November 30, 2006  
Recording No.: 3469380, Official Records
27. INTENTIONALLY DELETED

28. Terms, provisions and easements as contained in an instrument  
Entitled: Grant of Temporary Construction Easement, Easement for Water  
Facilities, and Partial Termination of Existing Easement  
By and Between: Riverview Estates Properties, LLC, a Nevada limited liability company  
and Truckee Meadows Water Authority, a Joint Powers Authority  
Recording Date: February 12, 2009  
Recording No.: 3729143, Official Records
29. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a  
document:  
Granted to: Qwest Communications International Inc., Qwest Communications  
Corporation, now known as Qwest Communications Company, LLC and  
all these entities' predecessors, successors, assigns, parents, affiliates  
and subsidiaries  
Purpose: a permanent telecommunications easement and appurtenances thereto  
Recording Date: December 9, 2013  
Recording No.: 4306531, Official Records  
The exact location and extent of said easement is not disclosed of record.
30. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be  
disclosed by an inquiry of the parties or by an inspection of said Land.

## INFORMATIONAL NOTES

1. Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
2. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:  
Assessor's Parcel No.: 038-181-01  
Fiscal Year: 2021-2022  
Total Taxes: \$680.67  
Affects: Parcel 1
3. Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:  
Assessor's Parcel No.: 038-172-14  
Fiscal Year: 2021-2022  
Total Taxes: \$9,448.39  
Affects: Parcel 2 and 3
4. Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

**Order No.: 02103183-CD**

**EXHIBIT A**

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

**PARCEL 1:**

That portion of the NE 1/4 of the SE 1/4 of Section 15, Township 19 North, Range 18 East, Mount Diablo Base and Meridian, lying North of the North line of the Southern Pacific Railroad right of way and South of the South right of way line of Interstate Highway 80.

EXCEPTING THEREFROM all mineral lands, should any such be found to exist in the tracts described in the forgoing, but this exclusion and exception, according to the terms of the Statute, shall not be construed to include "coal and iron lands" as reserved in Patent recorded February 8, 1878, in Book A, Page 228 of Land Patent Records.

APN: 038-181-01

**PARCEL 2:**

All that piece of real property situate in the West 1/2 of Section 14, Township 19 North, Range 18 East, Mount Diablo Base and Meridian, in Washoe County, Nevada and further described as follows:

COMMENCING at the West quarter section corner of said Section 14, which is monumented by a metal cap set in concrete; thence on a bearing of South 78°27'50" East a distance of 1752.97 feet; thence North 40°05'34" East a distance of 180.67 feet to the TRUE POINT OF BEGINNING of this description; thence North 07°28'24" East a distance of 326.73 feet; thence South 49°54'26" East a distance of 176.13 feet; thence South 40°05'34" West a distance of 275.21 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey No. 2584, recorded May 25, 1993, under File No. 1676915, Official Records.

APN: portion of 038-172-14

Document Number 3569979 is provided pursuant to the requirements of Section 1.NRS 111.312

**PARCEL 3:**

Situate in the West half of Section 14, Township 19 North, Range 18 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at a point on the Southerly line of Interstate 80 and the Westerly line of the Southwest quarter of said Section 14, from which the West quarter corner of said Section 14 bears North 00°43'11" East, 907.04 feet; thence along the Southerly right of way line of Interstate 80 the following four courses and distances: North 63°11'10" East, 994.01 feet; North 28°53'25" West 20.00 feet; North 59°12'00" East, 900.50 feet; North 64°25'14" East, 935.33 feet to a point on the Northerly line of Southern Pacific Railroad being 200 feet Northerly of the centerline of the East bound track; thence along the Northerly line of the Southern Pacific Railroad Track, parallel to the centerline of the East bound track, 200 feet to the North, South 40°51'26" West, 1070.96 feet to a point of curvature, said point of curvature being to the right in a railroad taper, the long chord of the taper bears South 41°09'06" West, 86.85 feet, to a point of compound curvature; thence



along the curve to the right, having a radius of 2665.01 feet, through a central angle of  $21^{\circ}06'37''$ , an arc distance of 981.91 feet to a point of compound curvature; thence along the curve to the right, having a radius of 1710.57 feet through a central angle of  $33^{\circ}26'43''$ , an arc distance of 998.51 feet to a point on the Westerly line of the Southwest quarter of said Section 14; thence North  $00^{\circ}43'11''$  East, along the Westerly line of the Southwest quarter of said Section 14, a distance of 319.30 feet to the TRUE POINT OF BEGINNING.

Basis of Bearings: Nevada State Highway Department

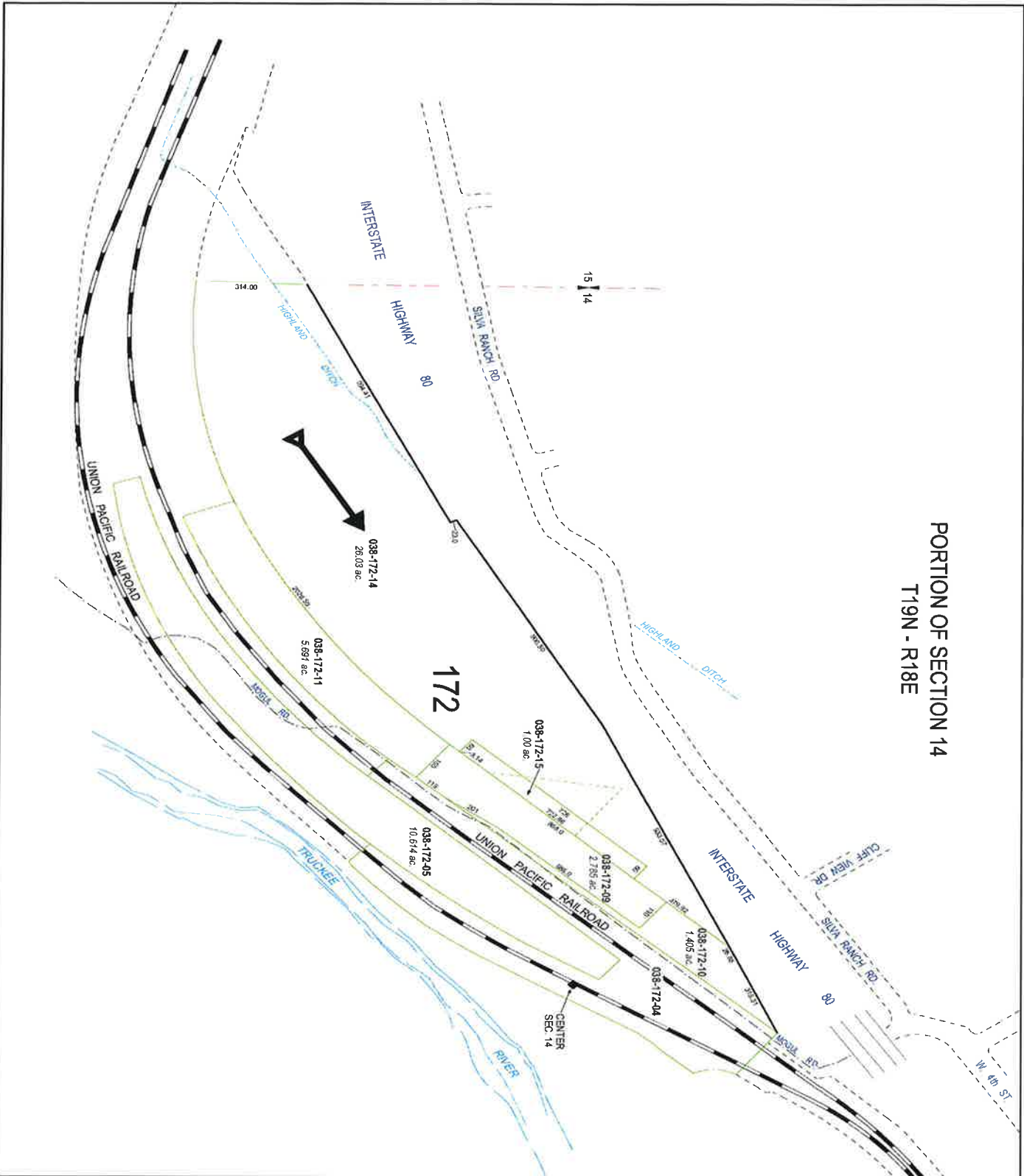
EXCEPTING THEREFROM the following described parcel of land:

Commencing at the West quarter corner of said Section 14; thence South  $85^{\circ}45'30''$  East, 544.50 feet; thence North  $83^{\circ}16'10''$  East, 1343.28 feet to the TRUE POINT OF BEGINNING; thence South  $50^{\circ}06'30''$  East, 236.13 feet to the Northwesterly right of way line of the Southern Pacific Railroad; thence along said right of way line, South  $39^{\circ}53'30''$  West, 368.95 feet; thence North  $7^{\circ}16'10''$  East, 438.04 feet to the TRUE POINT OF BEGINNING.

APN: portion of 038-172-14

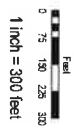
Document Number 3569979 is provided pursuant to the requirements of Section 1.NRS 111.312

PORTION OF SECTION 14  
T19N - R18E



Assessor's Map Number  
**038-17**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
107 East Ninth Street  
Reno, Building D  
Reno, NV 89502  
(775) 325-2231



created by: **ASB 3/02/11**  
last updated: \_\_\_\_\_  
area previously shown: (a) (n/a)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and statistical purposes only. It does not represent a survey of the premises. No liability is assumed for any error or omission of data or for any other matter shown thereon.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

INTERSTATE

80

PORTIONS OF THE SW 1/4 OF SEC. 14 &  
THE SE 1/4 OF SEC. 15  
T19N - R18E

038-18

038-17

038-181-02  
12,064 ac.

181

038-181-04  
7,218 ac.

RIVER

038-79

TRUCKEE

038-66

038-182-09  
6,888 ac.

182

038-182-08  
3,511 ac.

038-182-02  
4,588 sq. ft.

038-182-06  
9,718 ac.

MARIO ROAD

WASHOE

POWER

038-68

DORR

BELL

LANE

15,114

038-182-05  
4,377 sq. ft.

038-53

038-19

NOTE: This map is 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 the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

This area previously shown on

Drawn by TWT 03/24/06  
Revised

MAP INFO BY WASHINGTON COUNTY



## ATTACHMENT ONE (Revised 05-06-16)

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. 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.  
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.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

### CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

#### EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;

- e. land division; and
  - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
  3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
  4. Risks:
    - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
    - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
    - c. that result in no loss to You; or
    - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
  5. Failure to pay value for Your Title.
  6. Lack of a right:
    - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
  7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
  8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<b>Your Deductible Amount</b>	<b>Our Maximum Dollar Limit of Liability</b>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

### 2006 ALTA LOAN POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is

- (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II, {or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### {PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that 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 that 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.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

## EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that 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 that 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.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

## ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

## **Note: Notice of Available Title Insurance and Escrow Discounts**

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

**Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.)**

### **CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES**

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within 24 - 36 months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

### **SHORT TERM RATE**

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at 80% or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

### **PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)**

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is 70% of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

### **EMPLOYEE RATE**

No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

### **INVESTOR RATE**

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is 70% of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be 85% of the applicable rate with a minimum charge of \$385.00. The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

**Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.**

### **SENIOR CITIZEN RATE**

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be charged 75% of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

### **MILITARY DISCOUNT**

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged 75% of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.



**FIRST TIME HOMEBUYER RATE (APPLICABLE TO ZONE 2 ONLY)**

A first time homebuyer of an owner-occupied residential property shall be charged 75% of their portion of the escrow fee, provided reasonable evidence is presented that this is their first home. Applies to all counties **except** Clark, Lincoln and Nye. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request only.

**EMPLOYEE RATES**

An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

**INVESTOR RATE**

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.

**FIRST RESPONDER RATE**

Any person in a given transaction who is a First Responder shall be charged 75% of their portion of the escrow fee, wherein the principle provides a signed statement that indicates he or she is currently employed as one of the following emergency professionals:

- Firefighter
- Law enforcement officer who is sworn to uphold and make arrests for violations of federal, state, county or municipal laws
- EMT
- Paramedic
- Search & Rescue team member

This discount shall only be applicable on residential resale transactions wherein the principal resides in, or plans to reside in, the subject property. This discount may not be used with any other discount and is available upon request only.

## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

# FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective January 1, 2020

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

## **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

## **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

## **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

## **Use of Personal Information**

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

## **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We do share Personal Information among affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

**For California Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

**For Nevada Residents:** You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [BCPINFO@ag.state.nv.us](mailto:BCPINFO@ag.state.nv.us).

**For Oregon Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

**For Vermont Residents:** We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

**Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice. We may use comments or feedback that you submit to us in any manner without notice or compensation to you.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests to [privacy@fnf.com](mailto:privacy@fnf.com), by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

**OWNER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE UNDESIGNED, UNAPPROVED ESTATE IMPROVEMENTS, I.E. A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.

RIVERVIEW ESTATES PROPERTIES, LLC A NEVADA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME/TITLE (PRINT) DATE

**NOTARY CERTIFICATE:**

I, \_\_\_\_\_, a Notary Public in and for the State of Nevada, do hereby certify that the above and foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as \_\_\_\_\_, Riverview Estates Properties, LLC, a Nevada Limited Liability Company.

BY: \_\_\_\_\_  
NOTARY PUBLIC DATE

**TITLE COMPANY CERTIFICATE:**

I HEREBY CERTIFY THAT THE DOCUMENTS, UNAPPROVED ESTATE IMPROVEMENTS, I.E. A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.

BY: \_\_\_\_\_  
NAME/TITLE (PRINT) DATE

**TAX CERTIFICATE:**

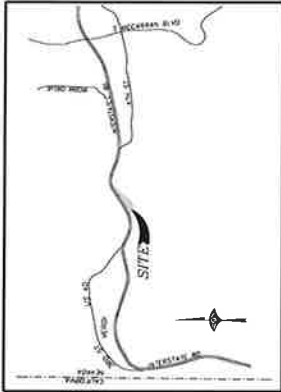
THE UNDESIGNED ESTATE IMPROVEMENTS, I.E. A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.

BY: \_\_\_\_\_  
NAME/TITLE (PRINT) DATE

**WATER & SEWER RESOURCE REQUIREMENTS**

THE PROJECT/DEVELOPMENT DESCRIBED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 4.22 OF WASHINGTON COUNTY CHAPTER 110 (DEVELOPMENT CODE)

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT



VICINITY MAP  
N.P.S.

**DISTRICT BOARD OF HEALTH CERTIFICATE:**

I HEREBY CERTIFY THAT THE UNDESIGNED, UNAPPROVED ESTATE IMPROVEMENTS, I.E. A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.

BY: \_\_\_\_\_  
DISTRICT BOARD OF HEALTH DATE

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**

I HEREBY CERTIFY THAT THE UNDESIGNED, UNAPPROVED ESTATE IMPROVEMENTS, I.E. A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT DATE

**NOTES:**

- 1. ALL PUBLIC UTILITY EXISTING UTILITIES SHALL BE LOCATED ON A MAP THAT HAS BEEN ACTIVE DURING THE FILING OF THIS MAP. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE MAP AS EITHER ABOVE OR BELOW THE GROUND SURFACE.
- 2. THE PUBLIC UTILITY EXISTING UTILITIES SHALL BE LOCATED ON A MAP THAT HAS BEEN ACTIVE DURING THE FILING OF THIS MAP. THE LOCATION OF UTILITIES SHALL BE SHOWN ON THE MAP AS EITHER ABOVE OR BELOW THE GROUND SURFACE.
- 3. NO MAPS, RECORDS OR INSTRUMENTS SHALL BE RECORDED OR FILED IN THE OFFICE OF THE CLERK OF COUNTY RECORDS, WASHOE COUNTY, NEVADA, UNLESS THE INSTRUMENT HAS BEEN APPROVED BY THE CLERK OF COUNTY RECORDS, WASHOE COUNTY, NEVADA, AND THE INSTRUMENT IS IN CONFORMANCE WITH THE PROVISIONS OF CHAPTER 27A, RCW.
- 4. THE INSTRUMENT HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.
- 5. THE INSTRUMENT HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.
- 6. THE INSTRUMENT HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.
- 7. THE INSTRUMENT HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.
- 8. THE INSTRUMENT HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.
- 9. THE INSTRUMENT HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.
- 10. THE INSTRUMENT HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.

**UTILITY COMPANIES' CERTIFICATE:**

I HEREBY CERTIFY THAT THE UNDESIGNED, UNAPPROVED ESTATE IMPROVEMENTS, I.E. A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.

BY: \_\_\_\_\_  
NAME/TITLE (PRINT) DATE

**SURVEYOR'S CERTIFICATE:**

- 1. I, ERIC C. SADE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT I AM THE REGISTERED PROFESSIONAL SURVEYOR FOR THIS PROJECT.
- 2. THE LANDS SUBJECT TO THIS PROJECT ARE IN THE WEST HALF OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 18 EAST, MERIDIAN WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON 4/21/2022, 2022.
- 3. I HEREBY CERTIFY THAT THE UNDESIGNED, UNAPPROVED ESTATE IMPROVEMENTS, I.E. A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.
- 4. THE INSTRUMENTS DESCRIBED ON THE PLAN ARE OF THE CHARACTER SHOWN, OCCUPY THE PORTIONS INDICATED THEREON, AND ARE ACCURATE AND CORRECT.



ERIC C. SADE, P.L.S.  
NEVADA CERTIFICATE NO. 21091

**COUNTY SURVEYOR'S CERTIFICATE:**

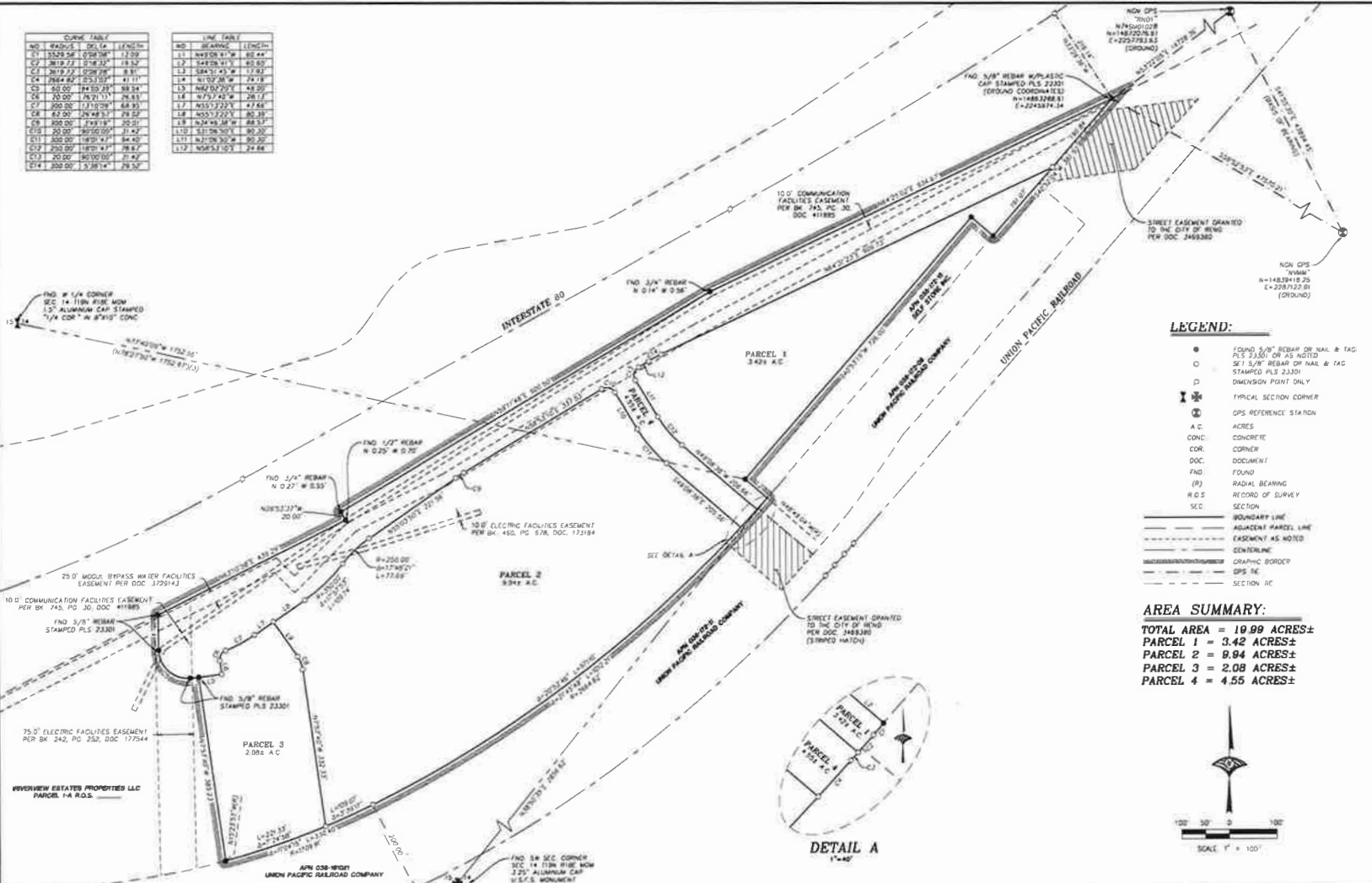
I HEREBY CERTIFY THAT THE UNDESIGNED, UNAPPROVED ESTATE IMPROVEMENTS, I.E. A NEVADA LIMITED LIABILITY COMPANY, HAS BEEN FILED AS AN INSTRUMENT ON THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, WASHINGTON, IN ACCORDANCE WITH CHAPTER 65A, RCW, AND THAT THE SAME IS SUBJECT TO THE PROVISIONS OF AAS CHAPTER 27A.

BY: \_\_\_\_\_  
COUNTY SURVEYOR DATE

**PARCEL MAP**  
**RIVERVIEW ESTATES PROPERTIES, LLC.**  
A DIVISION OF A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 18 EAST, MERIDIAN WASHOE COUNTY, NEVADA  
SUBMITTAL NO. 003003  
**WOOD RODGERS ENGINEERS & ARCHITECTS**  
1600 N. WASHOE BLVD.  
RENO, NV 89502-1000  
TEL: 775-785-8888  
FAX: 775-785-3333  
SHEET 1 OF 2

CURVE TABLE	LINE TABLE
NO. 1	2801
NO. 2	2802
NO. 3	2803
NO. 4	2804
NO. 5	2805
NO. 6	2806
NO. 7	2807
NO. 8	2808
NO. 9	2809
NO. 10	2810
NO. 11	2811
NO. 12	2812
NO. 13	2813
NO. 14	2814
NO. 15	2815
NO. 16	2816
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NO. 18	2818
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NO. 22	2822
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NO. 41	2841
NO. 42	2842
NO. 43	2843
NO. 44	2844
NO. 45	2845
NO. 46	2846
NO. 47	2847
NO. 48	2848
NO. 49	2849
NO. 50	2850

CURVE TABLE	LINE TABLE
NO. 1	2851
NO. 2	2852
NO. 3	2853
NO. 4	2854
NO. 5	2855
NO. 6	2856
NO. 7	2857
NO. 8	2858
NO. 9	2859
NO. 10	2860
NO. 11	2861
NO. 12	2862
NO. 13	2863
NO. 14	2864
NO. 15	2865
NO. 16	2866
NO. 17	2867
NO. 18	2868
NO. 19	2869
NO. 20	2870
NO. 21	2871
NO. 22	2872
NO. 23	2873
NO. 24	2874
NO. 25	2875
NO. 26	2876
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NO. 31	2881
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NO. 36	2886
NO. 37	2887
NO. 38	2888
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NO. 40	2890
NO. 41	2891
NO. 42	2892
NO. 43	2893
NO. 44	2894
NO. 45	2895
NO. 46	2896
NO. 47	2897
NO. 48	2898
NO. 49	2899
NO. 50	2900



**LEGEND:**

- FOUND 5/8" REBAR OR NAIL & TAG
- SET 5/8" REBAR OR NAIL & TAG
- STAMPED PL3 23301
- DISCREPANCY POINT ONLY
- ✱ TYPICAL SECTION CORNER
- ⊙ GPS REFERENCE STATION
- A.C. ACRES
- CONC. CONCRETE
- COR. CORNER
- DOC. DOCUMENT
- FND. FOUND
- (R) RADIAL BEARING
- R.O.S. RECORD OF SURVEY
- SEC. SECTION

**AREA SUMMARY:**

TOTAL AREA = 19.89 ACRES±  
 PARCEL 1 = 3.42 ACRES±  
 PARCEL 2 = 8.94 ACRES±  
 PARCEL 3 = 2.08 ACRES±  
 PARCEL 4 = 4.55 ACRES±

- REFERENCES:**
1. RECORD OF SURVEY #... FILE NO. ... RECORDED ... 20...
  2. RECORD OF SURVEY #1103 FILE NO. #11866, RECORDED AUGUST 18, 1937
  3. RECORD OF SURVEY #264 FILE NO. 1678918, RECORDED MAY 25, 1993
  4. DEED DOC. NO. #3889979
- ALL THE ABOVE ARE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA
5. STATE OF NEVADA RIGHT OF WAY PLANS (RM-82; RM-82 F.A. NO. 1-080-112)20 SA 700(53) DATE MAY, 1983 - REVISED MAY, 1983
  6. SOUTHERN PACIFIC TRANSPORTATION COMPANY, RIGHT OF WAY AND TRACK MAP V-1, 3 - FROM STA 2194+39.3 TO STA 2403+43.2

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984, HORN ACCURACY REFERENCE NETWORK (HARN) (3.0"/0.94-METERS). AS DEVELOPED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NEVADA GPS NETWORK (NGN-GPS). THE BEARING BETWEEN GPS REFERENCE STATION "ND1" - WASHINGTON AND "YAMA" IS TAKEN AS SOUTH 41°55'30" EAST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES CORRECTED GND-TO-GROUND FACTOR = 1.00097939.



**PARCEL MAP FOR RIVERVIEW ESTATES PROPERTIES, LLC.**

A DIVISION OF PARCEL 2-A OF RECORD OF SURVEY MAP NO. ... BEING A PORTION OF THE WEST HALF OF SECTION 14 TOWNSHIP 19 NORTH, RANGE 18 EAST, N.E.1/4.

WASHOE COUNTY NEVADA

**WOOD RODGERS**

1081 Sacramento Boulevard, Reno, NV 89503  
 Tel: 775.833.8888 Fax: 775.833.8888

JOB NO. 4029.003  
 SHEET 2  
 OF 2