

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Millennium Properties of Northern Nevada			
Project Description: The applicant seeks to create 5 parcels, each a minimum of 40 acres, from this 210 acre property.			
Project Address: O Pah Rah Springs Road			
Project Area (acres or square feet): 210.74			
Project Location (with point of reference to major cross streets AND area locator): The site is in a remote location in Washoe County.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
077-460-02	210.74		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). The owner has held the property for over 20 years.			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Millennium Properties of Northern Nevada		Name: Jerry Juarez	
Address: 120 W. Court St. Dyersburg		Address: 1603 Esmeralda Ave.	
TN	Zip: 38024	Minden, NV	Zip: 89423
Phone: 701.421.0826	Fax:	Phone: 775.215.5029	Fax:
Email:		Email: SurvRT@Wilson-Engineers.com	
Cell:	Other:	Cell: 775.215.5029	Other: NA
Contact Person: Charles S. Kelly		Contact Person: Jerry Juarez	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Charles S. Kelly, Managing Member		Name:	
Address: 120 W. Court St. Dyersburg		Address:	
TN	Zip: 38024	Zip:	
Phone: 701.421.0826	Fax:	Phone:	Fax:
Email: kelly802@bellsouth.net		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Division of Land into Large Parcels Application Supplemental Information

(All required information may be separately attached)

1. What are the number and sizes of each lot?

5 parcels, each a minimum of 40 acres

2. What is the average lot size?

40 acres

3. What is the proposed use of each parcel?

Single Family Residence

4. Utilities:

a. Sewer Service	NA
b. Electrical Service	PGE
c. Telephone Service	TBD
d. LPG or Natural Gas Service	TBD
e. Solid Waste Disposal Service	TBD
f. Cable Television Service	TBD
g. Water Service	Well

5. 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 #	39167	acre-feet per year	10
b. Certificate #	10457	acre-feet per year	NA
c. Surface Claim #	NA	acre-feet per year	NA
d. Other, #	NA	acre-feet per year	NA

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

Brent N. Douglas (ROC to Millennium Properties)

7. When water service is by domestic wells, the Washoe County Comprehensive Plan allows the County to grant an exemption from the water dedication requirements for the existing parcel. Check the box below to indicate if you wish to request the exemption.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

8. Surveyor:

Name	Gerald Juarez, PE
Address	1603 Esmeralda Ave. Minden, NV 89423
Phone	775.215.5029
Fax	775.782.7084
Nevada PLS #	#12140



First Centennial Title Company of Nevada

1450 Ridgeview Dr, Ste 100, Reno, NV 89519

Phone: (775)689-8510 • Fax: 775-229-4352



COMMITMENT FOR TITLE INSURANCE

Issued By
REAL ADVANTAGE TITLE INSURANCE COMPANY

Today's Date:

October 14, 2024

Order No.: P-24045284-RB

Escrow Officer: Randi Bennett

Proposed Buyer/Borrower:

Property Address: 0 Pah Rah Springs Road, Reno, NV 89510

Lender: TBD

Loan Amount: \$1.00

RE/MAX Professionals - Carson City
Amber Tyrrell
3250 Retail Dr, Unit 135
Carson City, NV 89706

First Centennial Title of Nevada

A handwritten signature in black ink that reads "Diana Beeson".

Diana Beeson, Authorized Signatory



COMMITMENT FOR TITLE INSURANCE

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

Copyright 2021 American Land Title Association. All rights reserved.

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





COMMITMENT FOR TITLE INSURANCE

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

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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

Copyright 2021 American Land Title Association. All rights reserved.

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





COMMITMENT FOR TITLE INSURANCE

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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

Copyright 2021 American Land Title Association. All rights reserved.

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





COMMITMENT FOR TITLE INSURANCE

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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

Copyright 2021 American Land Title Association. All rights reserved.

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





COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: First Centennial Title Company of Nevada
Issuing Office: 1450 Ridgeview Dr, Ste 100, Reno, NV 89519
Issuing Office's ALTA® Registry ID: 1022833
Loan ID No.:
Commitment No.: P-24045284-RB-1
Issuing Office File No.: P-24045284-RB
Property Address: 0 Pah Rah Springs Road, Reno, NV 89510

SCHEDULE A

1. Commitment Date: September 27, 2024 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured:
Proposed Amount of Insurance: TBD
The estate or interest to be insured: A Fee as to Parcel A; an Easement as to Parcel B
 - b. ALTA Loan Policy (2021)
Proposed Insured: TBD
Proposed Amount of Insurance: TBD
The estate or interest to be insured: A Fee as to Parcel A; an Easement as to Parcel B
3. The estate or interest in the Land at the Commitment Date is:

A Fee as to Parcel A; an Easement as to Parcel B
4. The Title is, at the Commitment Date, vested in:

Millennium Properties of Northern Nevada, LLC
5. The Land is described as follows:

SEE SCHEDULE C ATTACHED HERETO

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

Copyright 2021 American Land Title Association. All rights reserved.

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



SCHEDULE A

(Continued)

First Centennial Title of Nevada



Diana Beeson, Authorized Signatory



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

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

Copyright 2021 American Land Title Association. All rights reserved.

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





COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. **PRIOR TO THE CLOSE OF ESCROW FIRST CENTENNIAL TITLE COMPANY WILL REQUIRE:**
 - a. An Owner's Declaration/Affidavit be completed and supplied for review prior to the issuance of any policy of title insurance.
 - b. **REQUIREMENT:** This Company will require the following documents to insure a conveyance or encumbrance by the Limited Liability Company (LLC) named below:
 - a) A current copy of the Articles of Organization, certified by the Secretary of State, State of Nevada.
 - b) A copy of the Operating Agreement and all amendments thereto, if any, including delegations of authority appointing managers or other parties to execute documents that this Company is being requested to insure.
 - c) A copy of the current Statement of Information Form, List of Managers and Members, filed with the Secretary of State, State of Nevada.

LIMITED LIABILITY COMPANY: ***Millennium Properties of Northern Nevada, LLC***

6. **NOTE:** According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows:
NONE
7. **NOTE:** Not entitled to Short Term Rate

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

Copyright 2021 American Land Title Association. All rights reserved.

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

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



P-24045284-RB

SCHEDULE B, PART I

(Continued)

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

Property Address: 0 Pah Rah Springs Road, Reno, NV.

NOTE: This is to give you notice that Orange Coast Title Company owns a membership interest in First Centennial Title Company and Orange Coast Title Company also owns Real Advantage Title Insurance Company. This underwriter may be chosen by First Centennial Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the First Centennial Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

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

Copyright 2021 American Land Title Association. All rights reserved.

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

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



P-24045284-RB



COMMITMENT FOR TITLE INSURANCE

SCHEDULE B, PART II Exceptions

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

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

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

Exceptions 1-7 will be omitted on extended coverage policies

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

Copyright 2021 American Land Title Association. All rights reserved.

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

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



P-24045284-RB

SCHEDULE B, PART II

(Continued)

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

Total Tax for this fiscal year: \$1,361.11
Tax-Cap Abatement Credit: \$575.36
Total Tax Due for fiscal year: \$785.75
1st ¼ Due by 8/19/2024: \$196.44, **DELINQUENT PENALTY \$7.86**
2nd ¼ Due by 10/7/2024: \$196.44, UNPAID
3rd ¼ Due by 1/6/2025: \$196.44, UNPAID
4th ¼ Due by 3/3/2025: \$196.44, UNPAID
Assessor's Parcel No.: 077-460-02

Please contact the Washoe County Treasurer's Office at (775) 328-2510 to obtain current amounts due prior to the close of escrow.

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

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

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

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

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

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

Copyright 2021 American Land Title Association. All rights reserved.

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

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



P-24045284-RB

SCHEDULE B, PART II

(Continued)

13. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Division of Land Map No. 48.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

14. An easement for using, improving, operating and maintaining any existing springs(s), and incidental purposes, as set forth in an instrument recorded 08/26/1981, in Book 1665, Page 338, as Document No. 755433, Official Records.

Affects: 8 feet inwidth for the purpose of ingress and egress to said springs

15. An easement for the use of roadways and incidental purposes as granted to the WILCOX RANCH PROPERTY OWNERS ASSOCIATION, by instrument recorded August 26, 1981, as Document No. 755434, in Book 1665, Page 341, of Official Records.

16. Covenants, conditions, restrictions, reservations, easements, assessments, liens and charges set forth in a Declaration of Restrictions, recorded August 26, 1981, in Book 1665, Page 343, Document No. 755435, Official Records, Washoe County, Nevada; but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Said Covenants, Conditions and Restrictions, have been modified by an instrument recorded September 30, 1981, in Book 1678, Page 232, Document No. 761712, Washoe County, Nevada.

Any fees which may be or may become due the WILCOX RANCH PROPERTY OWNERS ASSOCIATION for assessments as set forth in the above mentioned instrument.

17. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Memorandum of Option", recorded June 19, 2009, as Document No. 3772770, of Official Records.
18. The terms, covenants, conditions and provisions as contained in an instrument, entitled "Notice of Homeowners Association," recorded June 22, 2016, as Document No. 4602183, and re-recorded February 21, 2018, as Document No. 4789730, Official Records.
19. Any rights, interest or claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said land, not disclosed by the public records.

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

Copyright 2021 American Land Title Association. All rights reserved.

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

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



P-24045284-RB



COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

The Land is described as follows:

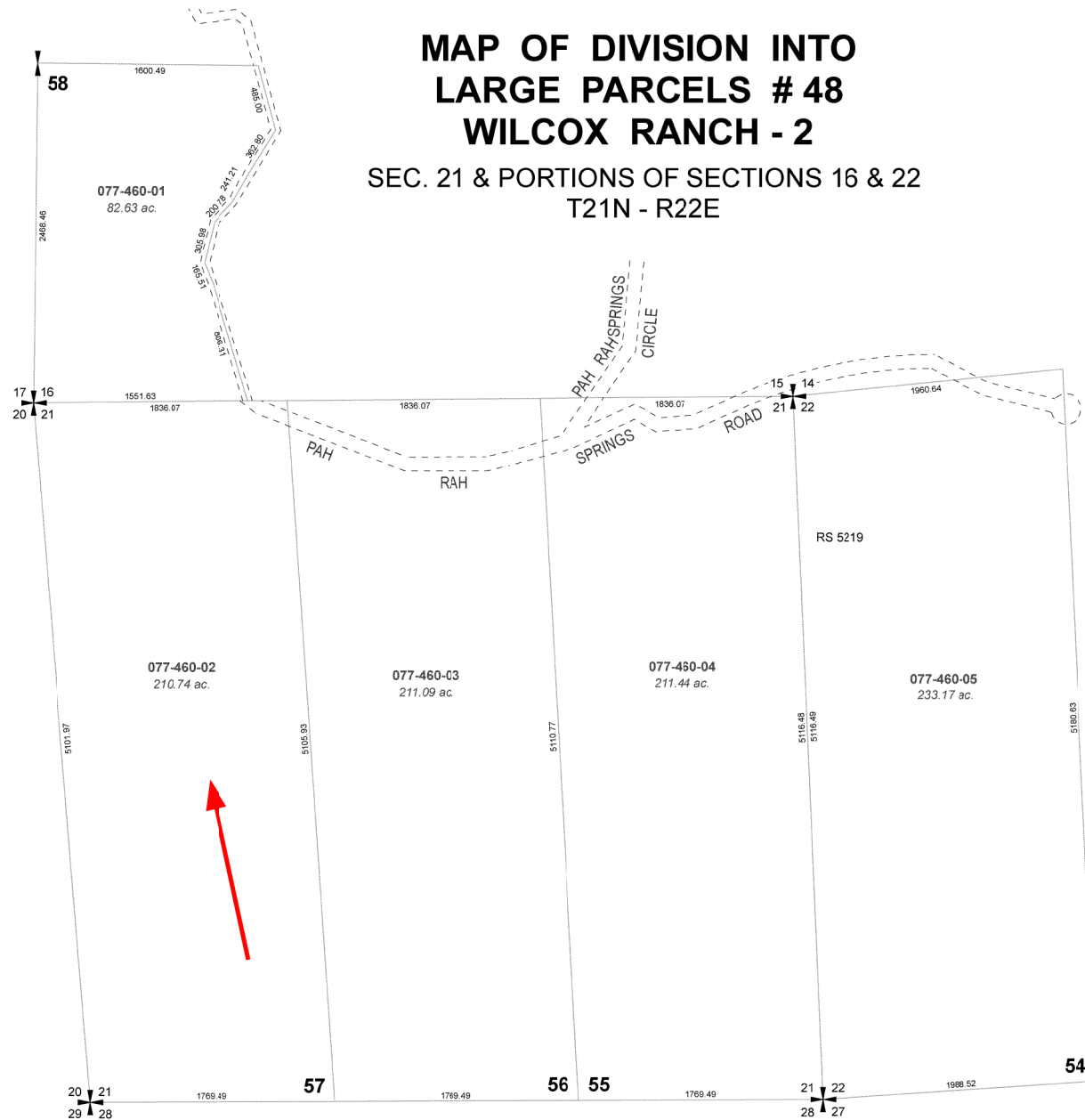
PARCEL A:

Parcel 57, of WILCOX RANCH-2, Final Map - Division into Large Parcels, according to the map thereof, filed in the Office of the County Recorder of Washoe County, Nevada, recorded on August 26th, 1981, as Document No. 755432, Division of Land Map 48.

PARCEL B:

An easement for road and roadway purposes as set forth in an instrument recorded August 26, 1981, in Book 1665, Page 341, as Document No. 755434, Official Records.

Assessors Parcel No.: 077-460-02



Assessor's Map Number

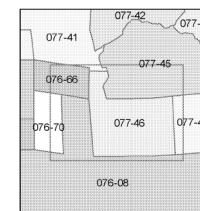
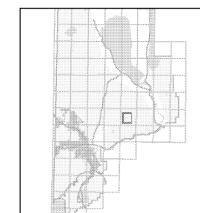
077-46

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-3231



Feet
0 200 400 600 800
1 inch = 800 feet

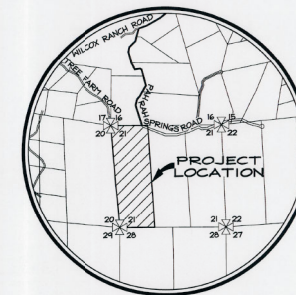
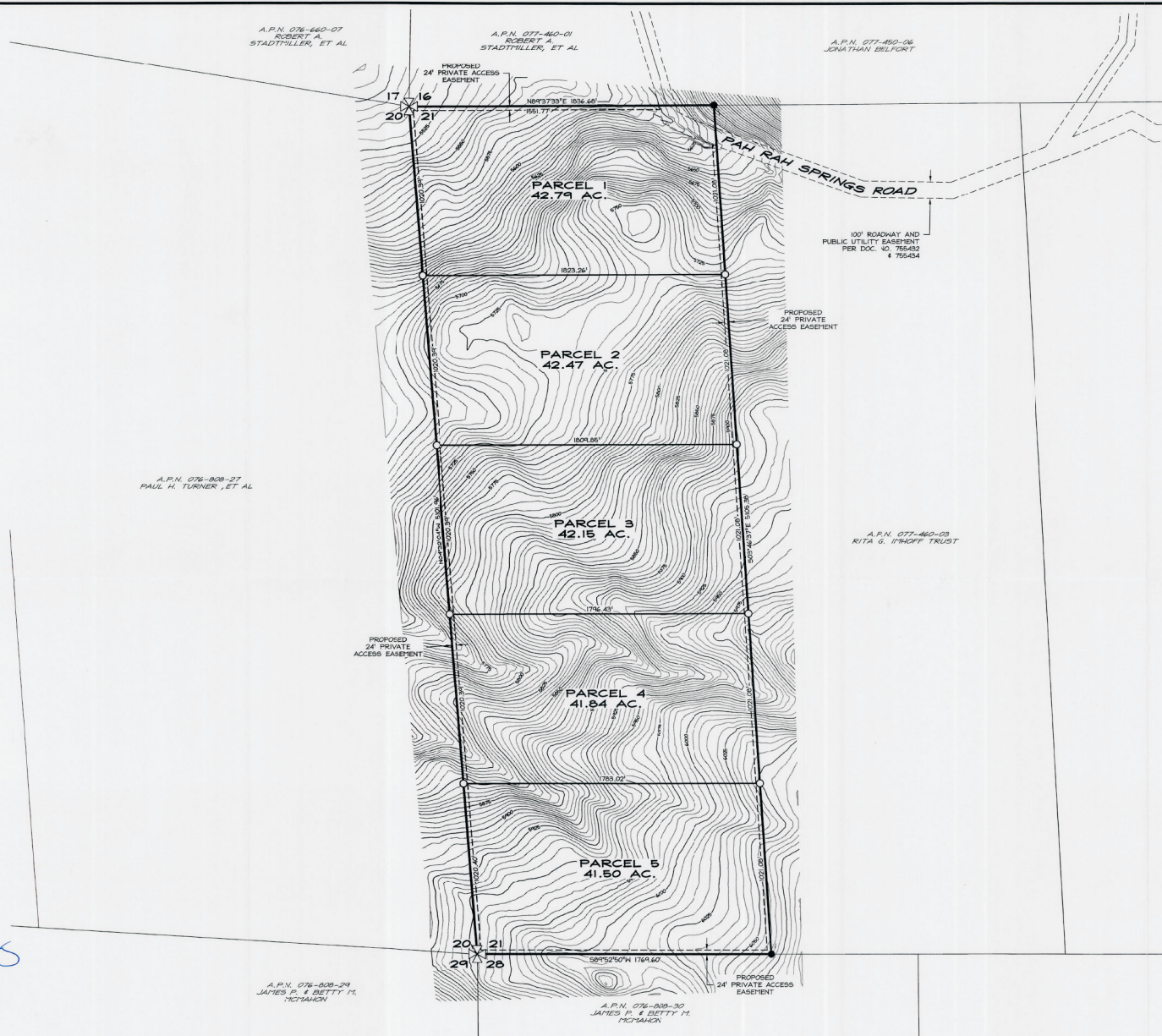


created by: TWT 5/4/2011

updated: JRA 10/13/21

area previously shown on map(s):

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



VICINITY MAP
NO SCALE

PROJECT SUMMARY

APPLICANT:	MILLENNIUM PROPERTIES OF NORTHERN NEVADA, LLC 120 N. COURT STREET DYERSBURG, TN 38024 PH: (703) 421-0826
OWNER:	MILLENNIUM PROPERTIES OF NORTHERN NEVADA, LLC 8785 TECHNOLOGY WAY #1, RENO, NEVADA 89521
ENGINEER:	R.O. ANDERSON & WILSON ENGINEERS COMPANY 1603 ESPIERALDA AVENUE MINDEN, NEVADA 89423 PH: (775) 762-2322
A.P.N.:	077-460-02
TOTAL ACREAGE:	210.71 ACRES
PARCELS:	4 PARCELS: 1=42.00 AC, 2= 42.47 AC, 3=42.15 AC, 4= 41.84 AC
ROADS:	XXX ACRES
SECTION:	21
TOWNSHIP:	21
RANGE:	22
ZONING:	GRA
MASTER PLAN:	GRA - GENERAL RURAL AGRICULTURAL
FLOOD ZONE:	ZONE 'X' PER FIRM MAP 3203C2900G DATED 06/18/2013

UTILITY PROVIDERS

WATER:	INDIVIDUAL WELL
SEWER:	INDIVIDUAL SEPTIC SYSTEMS
ELECTRICITY:	NV ENERGY 6028 WEST SAHARA AVENUE LAS VEGAS, NEVADA 89520 775-854-4444
GAS:	PROPANE
PHONE:	NEVADA BELL TELEPHONE COMPANY D.B.A. AT&T NEVADA P.O. BOX 100 RENO, NEVADA 89520 702-333-4000

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND 5/8" REBAR WITH NO CAP
- ⊗ FOUND SECTION CORNER

NOTES

PUBLIC UTILITY EASEMENTS WILL BE GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 10 FEET IN WIDTH AT ALL REAR AND FRONT LOT LINES.
CONTOURS ARE AT FIVE (5) FOOT INTERVALS AND ARE PROVIDED BY SURVEY DATA COLLECTED PER DRONE FLIGHT ON OCTOBER 26, 2023.



A.P.N. 077-460-02
MILLENNIUM PROPERTIES OF NORTHERN NEVADA, LLC

TENTATIVE MAP OF DIVISION
INTO LARGE PARCELS

DRAWN:	RMK	JOB:	3555.001
SURVEYOR:	GDJ	DRAWING:	SEE PLOT STAMP
SCALE:	1" = 300'	SHEET:	1
DATE:	11.06.2024	OF:	1 SHEETS

NO.	DATE	REVISION BLOCK	BY

SCALE: 1" = 300'

RIC Anderson
WILSON ENGINEERS COMPANY
1603 ESPIERALDA AVENUE
MINDEN, NV 89423
PH: (775) 762-2322
F: (775) 762-2084

RENO
1020 DOWNEY
RENO, NV 89502
PH: (775) 762-2322
F: (775) 762-2084

Request to Reserve New Street Name(s)

The Applicant is responsible for all sign costs.

Applicant Information

Name: Charles S Kelly, Managing Member
Address: 120 W. Court Street
Dyersburg, TN 38024
Phone : 701.421.0826 Fax:
 % Private Citizen % Agency/Organization

Street Name Requests

(No more than 14 letters or 15 if there is an "i" in the name. Attach extra sheet if necessary.)

Apple Tree Rd	
Plum Tree Way	

If final recordation has not occurred within one (1) year, it is necessary to submit a written request for extension to the coordinator prior to the expiration date of the original

Location

Project Name: Millennium Properties of Northern Nevada, LLC
 % Reno % Sparks % Washoe County
Parcel Numbers: 077-460-02
 % Subdivision % Parcelization % Private Street

Please attach maps, petitions and supplementary information.

Approved: _____ Date: _____
 Regional Street Naming Coordinator
 % Except where noted
Denied: _____ Date: _____
 Regional Street Naming Coordinator

Washoe County Geographic Information Services

1001 E. Ninth Street
Reno, NV 89512-2845

Phone: (775) 328-2325 - Fax: (775) 328-6133