

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## 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

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

**If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)**

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

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects 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.
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.
  - N/A ☐ 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.
  - N/A ☐ 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.

- N/A ☐ 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.
- N/A ☐ k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- N/A ☐ 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. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. 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.

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**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) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) 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 that clarify the potential impacts and potential conditions of development in order 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.
- (v) The Title Report should only be included in the one (1) original packet.

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.

Digitally signed by James Darrough, P.L.S.  
DN: cn=James Darrough, P.L.S., o=Arrow Pro Land Surveys and  
Consulting LLC, ou=Managing Member,  
email=jamesd@arrowplsc.com, c=US  
Date: 2024.11.08 22:08:43 -08'00'



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>15590 Fawn Lane Parcel Map</b>			
Project Description: Divide parcel into two to create two separate parcels.			
Project Address: 15590 Fawn Lane Reno, NV 89511			
Project Area (acres or square feet): 4.75 +/- acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>2,850+/- feet south of the intersection of Mt. Rose Highway and Fawn Lane.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-232-06	4.75 +/- acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Ted Doolittle		Name: James Darrough, P.L.S.	
Address: 16450 Callahan Rd.		Address: 800 W. 2nd St. Suite 200	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89503
Phone: 775-848-8333	Fax:	Phone: (775) 737-3208	Fax:
Email: i_do_little@yahoo.com		Email: jamesd@arrowplsc.com	
Cell:	Other:	Cell:	Other:
Contact Person: Ted Doolittle		Contact Person: James Darrough, P.L.S.	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Ted Doolittle		Name:	
Address: 16450 Callahan Rd.		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-848-8333	Fax:	Phone:	Fax:
Email: i_do_little@yahoo.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Ted Doolittle		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	



# 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)?

15590 Fawn Lane Reno, NV 89511

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-232-06	Residential	4.75+/-

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

One (1) existing residential house, one(1) existing outbuilding, one(1) existing domestic well, and one(1) onsite sewer disposal system. Majority of onsite existing vegetation is native sagebrush and grass with slopes less than 10%.

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	77,671+/- sf	129,210+/- sf		
Proposed Minimum Lot Width	254+/- ft	329+/- ft		

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	1.78+/- acres	2.97+/- acres		
Proposed Zoning Area	77,671+/- sf	77,671+/- sf		

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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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6. Utilities:

a. Sewer Service	Onsite Septic
b. Electrical Service/Generator	NVEnergy
c. Water Service	Domestic Well

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

- a. Water System Type:

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

b. Available:

<input 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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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

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

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 checked="" type="checkbox"/> Yes	<input 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, #	Email confirmation of delivery (see attached).	acre-feet per year	2-acre feet

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):

Unknown at this time. Email confirmation to deliver 2-acre feet for \$35,000 (\$17,500/acre*ft) (see attached for email).
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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. Parcel division only.
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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. Parcel division only.

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. Parcel division only.

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. Parcel division only.

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. Parcel division only.

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. Parcel division only.

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

N/A. Parcel division only.

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. Parcel division only.

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

N/A. Parcel division only.

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

N/A. Parcel division only.

28. Surveyor:

Name	Jamed Darrough, P.L.S.
Address	800 W. 2nd St Suite 200 Reno, NV 89503
Phone	775-737-3208
Cell	
E-mail	james@arrowplsc.com
Fax	
Nevada PLS #	21257



# 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:

Washoe County

- 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)?

15590 Fawn Lane Reno, NV 89511

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
150-232-06	Residential	4.75 +/-

3. Please describe:

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

One (1) existing residential house, one(1) existing outbuilding, one(1) existing domestic well, and one(1) onsite sewer disposal system. Majority of onsite existing vegetation is native sagebrush and grass with slopes less than 10%.

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

North	Two (2) Residential Buildings (LDS) 4.75+/- acres
South	Vacant Land (USFS) 4.75+/- acres
East	Vacant Lot 40+/- acres
West	One (1) Residential Building (LDS) 1.24+/- acres

4. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	77,671+/- sf	129,210+/- sf		
Proposed Minimum Lot Width	254+/- ft	329+/- ft		

5. Utilities:

a. Sewer Service	Onsite Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Domestic Well

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

a. Water System Type:

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

b. Available:

<input 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. 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:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input checked="" 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:

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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:

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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
------------------------------	--

Explanation:

--

- 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.)

<input type="checkbox"/> Yes, the Hillside Ordinance applies.	<input checked="" type="checkbox"/> No, it does not.
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Explanation:

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9. Surveyor:

Name	James Darrough, P.L.S.
Address	800 W. 2nd St. Suite 200
Phone	(775) 737-3208
Fax	
Nevada PLS #	21257

(PRELIMINARY; FOR REVIEW ONLY)

#### OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, TED AND JAIME DOOLITTLE, IS THE OWNER OF THE TRACT OF LAND SHOWN HEREON AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.E.S. CHAPTER 178, AND THAT THE EASEMENTS AS SHOWN FOR PUBLIC UTILITIES AND EASES ARE HEREBY GRANTED.

TED DOOLITTLE BY: \_\_\_\_\_  
JAIME DOOLITTLE BY: \_\_\_\_\_

NAME AND TITLE: \_\_\_\_\_ NAME AND TITLE: \_\_\_\_\_

#### NOTARY PUBLIC ACKNOWLEDGEMENT

STATE OF NEVADA SS

COUNTY OF WASHOE

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AS \_\_\_\_\_, TED AND JAIME DOOLITTLE, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC: \_\_\_\_\_

#### TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT, TED AND JAIME DOOLITTLE, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT ALL OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP, THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

TICOR TITLE COMPANY OF NEVADA

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME AND TITLE

#### UTILITY COMPANY'S CERTIFICATE:

THE UTILITY EASEMENTS AS SHOWN ON THIS MAP HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITIES COMPANIES.

NV ENERGY DATE: \_\_\_\_\_

PRINT NAME AND TITLE

AT&T NEVADA DATE: \_\_\_\_\_

PRINT NAME AND TITLE

CHARTER COMMUNICATIONS DATE: \_\_\_\_\_

PRINT NAME AND TITLE

TRUCKEE MEADOWS WATER AUTHORITY DATE: \_\_\_\_\_

PRINT NAME AND TITLE

#### DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:

THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS MAP. THE FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH THE NEVADA REVISED STATUTES 278.471 THROUGH 248.422.

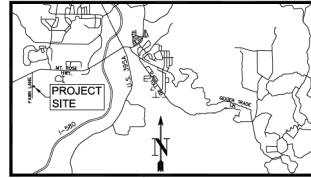
BY (SIGNED): \_\_\_\_\_

PRINT NAME: PLANNING AND BUILDING DIVISION

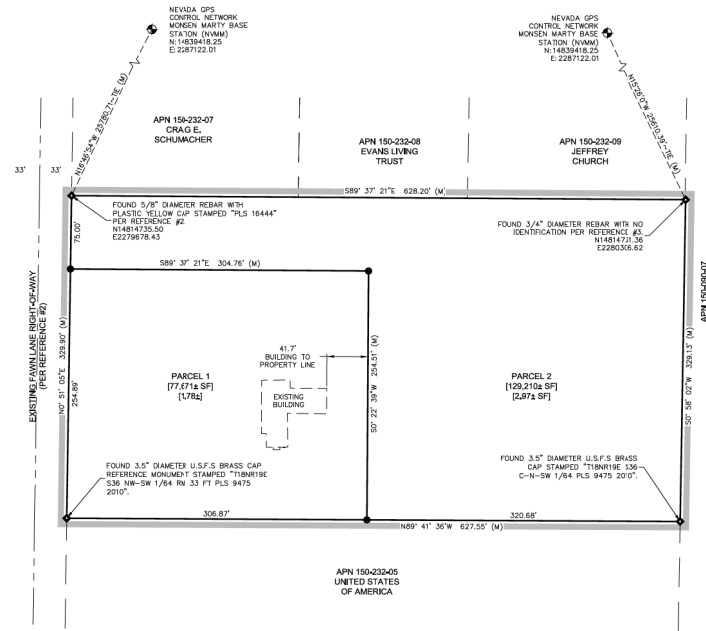
#### SURVEYOR'S CERTIFICATE:

I, JAMES S. DARROUGH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF THE LAND SURVEYED UNDER MY SUPERVISION AND DIRECTION AT THE INSTANCE OF TED AND JAIME DOOLITTLE.
- THE LANDS SURVEYED LIE WITHIN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 19 EAST, MON, WASHOE COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2022.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 620 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT DURABILITY.



VICINITY MAP  
(NOT TO SCALE)



#### LEGEND:

- SET 1-3/8" DIAMETER PLASTIC YELLOW CAP STAMPED "PLS 2125" ON A 5/8" DIAMETER X 24" LONG REBAR.
- FOUND SURVEY MONUMENT, AS NOTED.
- NEVADA CONTROL NETWORK GPS CONTROL POINT
- ▬ SUBJECT PROPERTY BOUNDARY WITH GRAPHIC BORDER
- ▬ EXISTING PROPERTY LINE
- ▬ EXISTING RIGHT-OF-WAY CENTERLINE

#### ABBREVIATIONS

- BLDG BUILDING
- (C) CALCULATED
- E: EASTING
- (M) MEASURED
- N: NORTHING
- PL PROPERTY LINE



SCALE: 1"=60'



#### COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTELLECTUAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO. \_\_\_\_\_, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

WASHOE COUNTY SURVEYOR WAYNE HANDROCK, P.L.S. 20484

#### DISTRICT BOARD OF HEALTH CERTIFICATE:

THIS MAP WAS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SERVICE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH DATE: \_\_\_\_\_

#### TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID, AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.E.S. 261A.285.

APN: 150-232-06

WASHOE COUNTY TREASURER

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME AND TITLE

#### WATER AND SEWER RESOURCE REQUIREMENTS:

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE) APN: 150-232-06

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

PRINT NAME AND TITLE

#### REFERENCES:

- RECORD OF SURVEY FOR DAVID WOELFLE AND MEGAN BOWEN RECORDED IN THE OFFICIAL RECORDS OF THE WASHOE COUNTY RECORDERS' OFFICE AS FILE NO. 437878, SAID RECORD OF SURVEY ALSO BEING SURVEY MAP 55726, ON MARCH 31, 2016.
- RIGHT-OF-WAY DEICATION RECORDED IN THE OFFICIAL RECORDS OF THE WASHOE COUNTY RECORDERS' OFFICE AS FILE NO. 294877 ON JULY 23, 1973.
- RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR KENT R. TURNER & TRACY A. TURNER RECORDED IN THE OFFICIAL RECORDS OF THE WASHOE COUNTY RECORDERS' OFFICE AS FILE NO. 188708, SAID RECORD OF SURVEY ALSO BEING SURVEY MAP 52444, ON JULY 14, 1992.

#### NOTES:

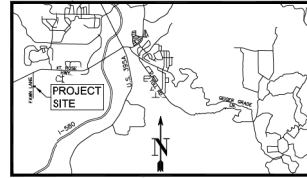
- BASES OF BEARINGS: NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE. GROUND COORDINATES SHOWN HEREON REFLECT GRID COORDINATES MULTIPLIED BY A COMBINED GRID-TO-GROUND FACTOR OF 1.00197938. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES CREATED HEREON.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.

#### PARCEL MAP FOR TED & JAIME DOOLITTLE

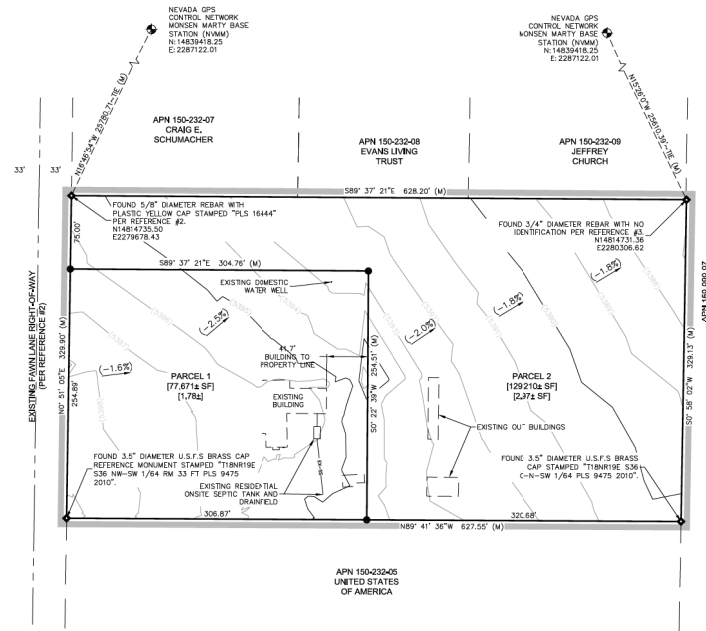
A DIVISION OF PARCEL DESCRIBED  
IN DEED DOCUMENT #4863949  
BEING THE S 1/2 OF NE 1/4 OF NW 1/4 OF  
SW 1/4 OF SECTION 36,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, MON,  
WASHOE COUNTY, NEVADA

11/08/24 SHEET 1 OF 1 SCALE: 1"=60'

ARROW PRO LAND SURVEYS AND CONSULTING LLC  
800 W 2ND ST. SUITE #200 RENO, NV 89503  
PHONE: (775) 737-3208 EMAIL: JAMESD@ARROWPLSC.COM  
WWW.ARROWPLSC.COM



VICINITY MAP  
(NOT TO SCALE)



**LEGEND:**

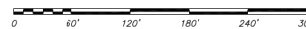
- SET 1-3/8" DIAMETER PLASTIC YELLOW CAP STAMPED "PLS 21257" ON A 5/8" DIAMETER X 24" LONG REBAR.
- FOUND SURVEY MONUMENT, AS NOTED.
- NEVADA CONTROL NETWORK GPS CONTROL POINT
- SUBJECT PROPERTY BOUNDARY WITH GRAPHIC BORDER
- EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY CENTERLINE
- (-5395) EXISTING CONTOUR LINE WITH ELEVATION

**ABBREVIATIONS**

- BLDG BUILDING
- (C) CALCULATED
- E: EASTING
- (M) MEASURED
- N: NORTHING
- PL PROPERTY LINE



SCALE: 1"=60'



**TOPOGRAPHIC DISPLAY MAP  
FOR**

**PARCEL DESCRIBED  
IN DEED DOCUMENT #4863949**  
BEING THE S 1/2 OF NE 1/4 OF NW 1/4 OF  
SW 1/4 OF SECTION 36,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, MDN,  
WASHOE COUNTY, NEVADA

11/08/24 SHEET 1 OF 1 SCALE: 1"=60'

**ARROW PRO LAND SURVEYS AND CONSULTING LLC**  
800 W 2ND ST. SUITE #200 RENO, NV 89503  
PHONE: (775) 737-3208 EMAIL: JAMESD@ARROWPLSC.COM  
WWW.ARROWPLSC.COM



**ESCROW NOTE:**

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

**VERIFIED BY SELLER:**

---

Ted Dolittle Date

---

Jamie Dolittle Date



**First Centennial Title Company of Nevada**  
500 Damonte Ranch Pkwy, Ste 820, Reno , NV 89521  
Phone: (775)737-5090 • Fax: 775-571-1441



## COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

---

**Today's Date:**  
October 23, 2024

**Order No.:** P-24045347-LS  
**Escrow Officer:** Lynne Scott

**Proposed Buyer/Borrower:**

**Property Address:** 15590 Fawn Lane, Reno, NV 89511

**Lender:**

**Loan Amount:** \$0.00

---

First Centennial Title of Nevada

A handwritten signature in black ink that reads "Anne Ambrose".

Anne Ambrose, Authorized Signatory  
Examined by Jake Gerhard

# COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: P-24045347-LS

Commitment No.: P-24045347-LS-1

## 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, Stewart Title Guaranty Company, a Texas company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

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

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

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

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# COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: P-24045347-LS

Commitment No.: P-24045347-LS-1

- 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.

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## COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: P-24045347-LS

Commitment No.: P-24045347-LS-1

### 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.

### 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.

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## COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: P-24045347-LS

Commitment No.: P-24045347-LS-1

### 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.

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## COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: P-24045347-LS

Commitment No.: P-24045347-LS-1

### 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: 500 Damonte Ranch Pkwy, Ste 820, Reno , NV 89521  
Issuing Office's ALTA® Registry ID: 1022833  
Loan ID No.:  
Commitment No.: P-24045347-LS-1  
Issuing Office File No.: P-24045347-LS  
Property Address: 15590 Fawn Lane, Reno, NV 89511

## SCHEDULE A

1. Commitment Date: October 2, 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: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
[Ted Doolittle and Jaime Doolittle, husband and wife as joint tenants with right of survivorship](#)
5. The Land is described as follows:  
  
SEE SCHEDULE C ATTACHED HERETO

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## SCHEDULE A

(Continued)

First Centennial Title of Nevada

Anne Ambrose

Anne Ambrose, Authorized Signatory  
Examined by Jake Gerhard



Frederick H. Eppinger  
Frederick H. Eppinger  
President and CEO

David Hisey  
David Hisey  
Secretary

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# COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: P-24045347-LS

Commitment No.: P-24045347-LS-1

## SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

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

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



P-24045347-LS

## SCHEDULE B, PART I

(Continued)

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

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

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

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

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

**NOTE:** Not entitled to Short Term Rate.

**NOTE:** The property described herein DOES NOT qualify for the ALTA Extended Homeowner's Policy.

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

**NOTE:** According to the public records there have been no conveyances of the property described in this Report within a period of 24 months prior to the date of this Report, except as follows: **None.**

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



P-24045347-LS



## SCHEDULE B, PART I

(Continued)

**NOTE:** This is preparatory to the issuance of an of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA POLICY with Endorsements 9.10 and 22 attached.

There is located on said land **a Single Family Residence** designated as 15590 Fawn Lane, Reno, NV.

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

**NOTE:** The total liability of **First Centennial Title Company of Nevada, Inc. and Stewart Title Insurance Company** shall not exceed the total fee paid for the herein Preliminary Report of Title. Any reliance placed upon the matters expressed herein shall have no value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

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



P-24045347-LS



## COMMITMENT FOR TITLE INSURANCE

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

File No.: P-24045347-LS

Commitment No.: P-24045347-LS-1

### 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**

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



P-24045347-LS

## 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: \$4,447.77  
Tax-Cap Abatement Credit: \$580.12  
Total Tax Due for fiscal year: \$3,867.65  
1st ¼ Due by 8/19/2024: \$1,006.00, Paid  
1st ¼ still due and owing: \$0.70, Delinquent  
2nd ¼ Due by 10/7/2024: \$1,014.90, Delinquent  
3rd ¼ Due by 1/6/2025: \$966.57, Unpaid  
4th ¼ Due by 3/3/2025: \$966.56, Unpaid  
Assessor's Parcel No.: 150-232-06

***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 Stewart Title Guaranty 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.*

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ALTA Commitment for Title Insurance (07-01-2021)  
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## SCHEDULE B, PART II

(Continued)

13. Provisions contained in the Patent from the United States of America, recorded November 18, 1960, Book F, Page 535, as Document No. [328622](#), Land Patent Records of Washoe County, Nevada, reading as follows:  
  
A right of way not exceeding 33 feet in width, for roadway and public utility purposes, to be located across said land or as near as practicable to the exterior boundaries.
14. Any facts, rights, interests, easements, encroachments or claims which a correct survey would show.
15. 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.

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



P-24045347-LS

## **COMMITMENT FOR TITLE INSURANCE**

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**File No.:** P-24045347-LS

**Commitment No.:** P-24045347-LS-1

### **SCHEDULE C**

The Land is described as follows:

Township 18 North, Range 19 East, M.D.B.&M.

Section 36: The South one-half of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter.

EXCEPTING THEREFROM all oil, gas and other mineral deposits.

Assessor's Parcel No.: 150-232-06

150-22

35 36

329.82

150-231-01  
4.750 ac.

628.15

164.15 150.00 150.00 164.00

PAR D PM 494 PAR C FM 494 PAR B PM 494 PAR A PM 494

150-231-05  
54111 sf

150-231-04  
49482 sf

150-231-03  
49479 sf

150-231-02  
54093 sf

33' ROADWAY & PUBLIC UTILITY EASE.

163.89 150.00 150.00 164.00

145.68 145.65 336.35

PAR 1 PM 2009 PAR 2 PM 2009 PAR 3 PM 2009

150-231-09  
47938 sf

150-231-08  
47922 sf

PAR 4 PM 2009

150-231-06  
61891 sf

150-231-07  
48748 sf

336.22

145.68 145.65 627.44

150-231-10  
4.750 ac.

627.37

231

LANE

FAWN

231.76 221.00 175.00

R.S. 5726 PAR 1 RS 2449 PAR 2 RS 2449

150-232-07  
76393 sf

150-232-08  
65405 sf

150-232-09  
65125 sf

150-232-06  
4.750 ac.

232

150-232-05  
4.750 ac.

297.26 627.55 165.13 165.16

PAR 1 PM 722 PAR 3 PM 722 PAR 4 PM 722

150-232-01  
48909 sf

150-232-03  
54352 sf

150-232-04  
54277 sf

PAR 2 PM 722

150-232-02  
48993 sf

18' ROADWAY & PUBLIC UTILITY EASE.

33' ROADWAY & PUBLIC UTILITY EASE

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