These documents were compiled by the Community Outreach Committee in July of 2024. They were intended to address issues in the DVCA community that are covered by the Facility Fee.

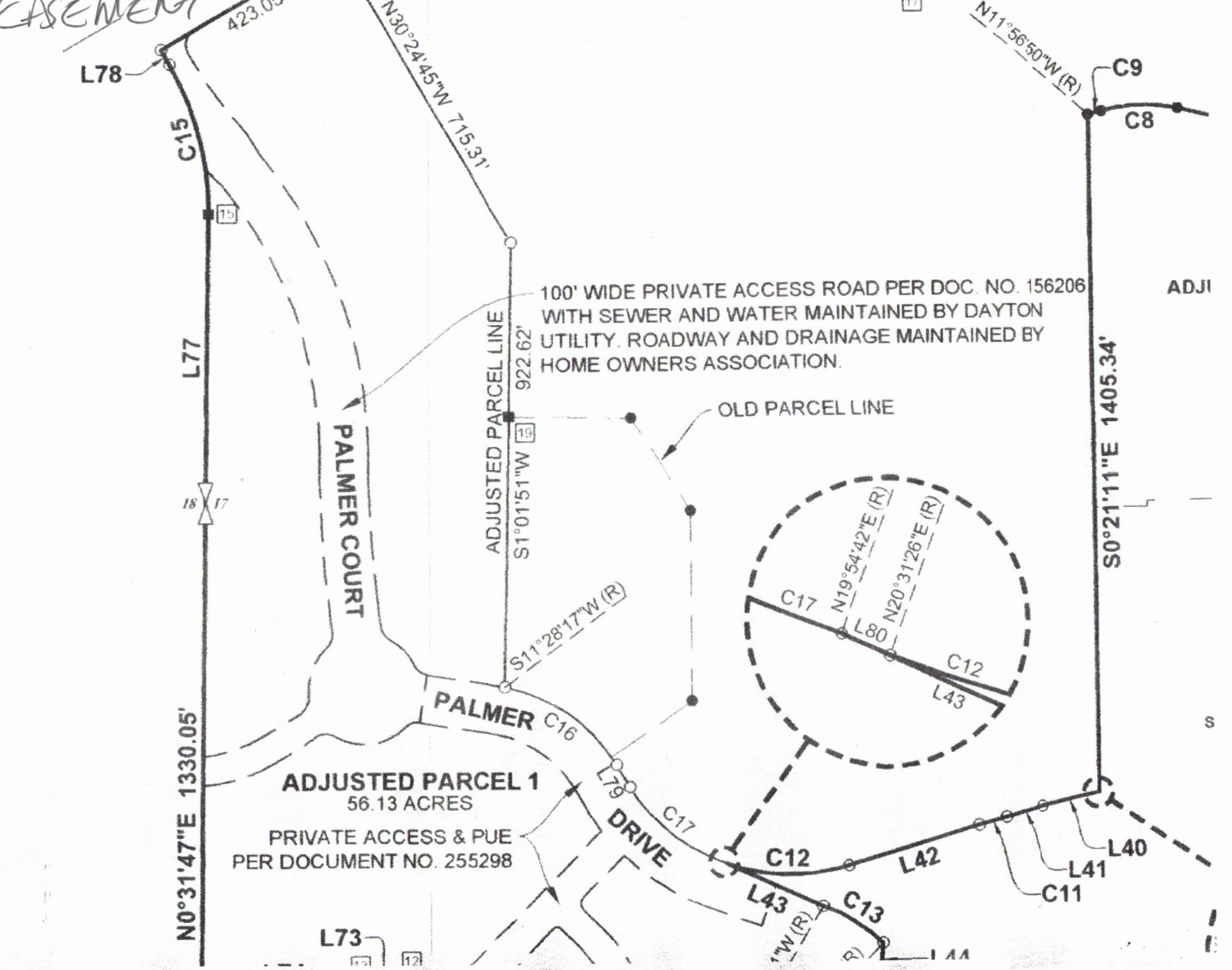
EASEMENT
L78
C15
L77
423.05'
N30°24'45"W 715.31'
100' WIDE PRIVATE ACCESS ROAD PER DOC. NO. 156206
WITH SEWER AND WATER MAINTAINED BY DAYTON
UTILITY. ROADWAY AND DRAINAGE MAINTAINED BY
HOME OWNERS ASSOCIATION.
ADJUSTED PARCEL LINE
S1°01'51"W 922.62'
OLD PARCEL LINE
PALMER COURT
S11°28'17"W (R)
PALMER
C16
ADJUSTED PARCEL 1
56.13 ACRES
PRIVATE ACCESS & PUE
PER DOCUMENT NO. 255298
N0°31'47"E 1330.05'
L79
C17
DRIVE
L73
N11°56'50"W (R)
C9
C8
S0°21'11"E 1405.34'
ADJI
N19°54'42"E (R)
N20°31'26"E (R)
C17
L80
C12
L43
C12
L42
L40
L41
C11
L43
C13

Exhibit "G"

WHEN RECORDED RETURN TO:
Joe Wade
Wade Development Company
419 West Plumb Lane
Reno, NV 89509

A portion of APN 16-361-38

EASEMENT DEED

THIS EASEMENT INDENTURE, made this 15th day of November, 2000, by and between COMLAW NO. 445 LIMITED, a United Kingdom Corporation, hereinafter referred to as "GRANTOR," and DAYTON VALLEY INVESTORS, LLC, a Nevada limited liability company, hereinafter refereed to as "GRANTEE".

W I T N E S E T H:

The GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, convey, transfer and deliver unto GRANTEE, its successors and assigns, non-exclusive perpetual easements and rights-of-way for vehicular and pedestrian access, drainage and utility purposes and for the construction, installation, maintenance, repair and use of improvements and appurtenances thereto, in, to, over, across, and under that certain real property located in Lyon County, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein.

TO HAVE AND TO HOLD the said easement and right-of-way unto the said GRANTEE and unto its successors and assigns forever.

Unofficial Copy

255298

IN WITNESS WHERE, the said GRANTOR has executed this instrument on the day and year first above written.

COMLAW NO. 445 LIMITED, a United Kingdom Corporation

By: _____
James P. Shinehouse
Its: Director

STATE OF NEVADA)
: ss.
COUNTY OF WASHOE)

On 11/15/00, 2000, personally appeared before me, a notary public, JAMES P. SHINEHOUSE, personally known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he is Director of COMLAW NO. 445 LIMITED, a United Kingdom Corporation, and who acknowledged to me that he executed the foregoing EASEMENT DEED on behalf of said corporation.

_____
NOTARY PUBLIC

CONNIE M. MC CORMICK
Notary Public, State of Nevada
Appointment No. 94-54142
My Appt. Expires Oct 25, 2002

Unofficial Copy

EXHIBIT "A"
ACCESS EASEMENT
DECEMBER 17, 1999

An easement located within a portion of Parcel 3 as shown on the Parcel Map for COMLAW NO. 455 LIMITED, A UNITED KINGDOM CORPORATION, filed in the Office of the Lyon County Recorder as File Number 232541, within Section 17, Township 16 North, Range 22 East, M.D.M., Lyon County, Nevada, and more particularly described as follows:

Beginning at a point on the Easterly line of the roadway easement as granted by document Number 156206, from which the Southwest corner of said Section 17 bears South 11°48'57" West a distance of 2271.62 feet; thence South 81°00'55" East a distance of 147.85 feet; thence along a tangent circular curve to the right with a radius of 250.00 feet and a central angle of 50°17'39" an arc length of 219.45 feet; thence South 30°43'16" East a distance of 53.62 feet; thence along a tangent circular curve to the left with a radius of 435.00 feet and a central angle of 05°55'46" an arc length of 48.12 feet; thence with a non-tangent line South 44°36'28" West a distance of 477.94 feet to the Northerly line of Parcel 1 of said Parcel Map; thence South 63°18'03" East, along the Northerly line of said Parcel 1, a distance of 39.00 feet; thence South 30°16'16" East, along the Northerly line of said Parcel 2, a distance of 33.39 feet; thence North 44°36'28" East a distance of 259.75 feet; thence along a tangent circular curve to the right with a radius of 10.00 feet and a central angle of 90°00'00" an arc length of 15.71 feet; thence South 45°23'32" East a distance of 62.43 feet; thence along a tangent circular curve to the right with a radius of 267.33 feet and a central angle of 30°22'40" an arc length of 141.74 feet to the Northerly line of said Parcel 1; thence South 70°00'51" East, along the Northerly line of said Parcel 1, a distance of 71.73 feet; thence from a tangent which bears North 07°49'25" West, along a circular curve to the left with a radius of 328.67 feet and a central angle of 37°34'07" an arc length of 215.51 feet; thence North 45°23'32" West a distance of 57.93 feet; thence along a tangent circular curve to the right with a radius of 14.50 feet and a central angle of 90°00'00" an arc length of 22.78 feet; thence North 44°36'28" East a distance of 123.66 feet; thence from a tangent which bears South 45°13'42" East, along a circular curve to the left with a radius of 465.00 feet and a central angle of 24°51'16" an arc length of 201.71 feet; thence with a non-tangent line South 70°04'45" East a distance of 124.00 feet; thence North 19°55'15" East a distance of 89.29 feet; thence North 65°08'39" West a distance of 20.07 feet; thence North 65°08'39" West a distance of 104.39 feet; thence from a tangent which bears North 70°04'58" West, along a circular curve to the right with a radius of 365.00 feet and a central angle of 39°21'42" an arc length of 250.75 feet; thence North 30°43'16" West a distance of 53.62 feet; thence along a

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tangent circular curve to the left with a radius of 350.00 feet and a central angle of 47°48'05" an arc length of 292.00 feet; thence along a tangent circular curve to the left with a radius of 350.00 feet and a central angle of 02°29'34" an arc length of 15.23 feet; thence North 81°00'55" West a distance of 147.85 feet to the Easterly line of said easement recorded in Document Number 156206; thence South 08°59'05" West, along said Easterly line, a distance of 100.00 feet to the Point of Beginning.

BASIS OF BEARINGS: NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE (NAD 83/94) USING THE PUBLISHED VALUES FOR CONTROL POINTS "DAYTON" AND "D 200 RESET 1976".

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OFFICIAL RECORDS
LYON COUNTY, NEV.
RECORD REQUESTED BY
Allison, MacKenzie
00 DEC 11 PM 2:22
MARY C. MILLIGAN
COUNTY RECORDER
FEE 12.00 DEP. SM