



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** April 6, 2023

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding a proposed resolution concerning an application under Nevada Revised Statutes ("NRS") 244.287 for the conveyance, without consideration, of approximately 3.41 acres of undeveloped land designated as Assessor's Parcel Number ("APN") 010-037-06 ("Phase 2 Property"), which is owned by Carson City, to Oikos Development Corporation ("Oikos"), a tax-exempt 501(c)(3) organization, for the development of the second phase of an affordable housing project ("Phase 2 Project"). (Dan Stucky, dstucky@carson.org and Robert Nellis, rnellis@carson.org).

Staff Summary: Construction has already commenced on the first phase of the affordable housing development ("Phase 1 Project") on 2.91 acres identified as APN 010-037-07 ("Phase 1 Property"). At its March 16, 2023, meeting, the Board of Supervisors ("Board") introduced, on first reading, Bill No. 107 concerning a proposed development agreement between the City and PalaSeek LLP ("PalaSeek"), Oikos and Sierra Flats Family I LP which sets the terms for development of the Phase 2 Project and conveyance of the Phase 2 Property ("Phase 2 Development Agreement"). At that same meeting, the Board directed staff to perform the diligence necessary to convey the Phase 2 Property to Oikos under NRS 244.287.

**Agenda Action:** Resolution **Time Requested:** 15 minutes

---

### Proposed Motion

I move to adopt Resolution No. 2023-R-\_\_\_\_\_.

### Board's Strategic Goal

Economic Development

### Previous Action

March 16, 2023 (Item 16D and 16E): The Board acknowledged Oikos' application for conveyance of the Phase 2 Property under NRS 244.287 and directed staff to perform the noticing and other diligence necessary to complete that conveyance. Additionally, the Board introduced, on first reading, the Phase 2 Development Agreement as Bill No. 107.

December 15, 2022 (Item 17A): The Board approved an exclusive negotiating rights agreement between Carson City and PalaSeek for the Phase 2 Property, effective through December 31, 2023.

December 16, 2021 (Item 22A): The Board (1) adopted, on second reading, the development agreement for the Phase 1 Project; (2) approved conveyance of the Phase 1 Property to Oikos under NRS 244.287; and (3)

approved an exclusive negotiating rights agreement between Carson City and PalaSeek for the Phase 2 Property, effective through December 31, 2022.

November 18, 2021 (Item 25B): The Board introduced, on first reading, a proposed ordinance approving the development agreement between Carson City and PalaSeek, Oikos and Sierra Flats Senior LP for development of the Phase 1 Project. Additionally, the Board recognized Oikos' application for conveyance of the Phase 1 Property, upon which the Phase 1 Project will sit, and directed staff to perform the noticing and other diligence required for the public hearing required by NRS 244.287.

November 4, 2021 (Item 13B): The Board reviewed and provided direction to staff on a proposed development agreement between Carson City and PalaSeek, Oikos and Sierra Flats Senior LP for development of the Phase 1 Project, also known as the Sierra Lofts/Flats 9% Project.

April 15, 2021 (Item 15A): The Board approved an exclusive negotiating rights agreement between Carson City and PalaSeek for the Phase 1 Property and Phase 2 Property, effective through January 1, 2022.

December 5, 2019 (Item 17A): The Board held a public hearing on the Requests for Proposals ("RFP") submitted and selected PalaSeek to work with the City to pursue a development agreement for an affordable housing project.

January 17, 2019 (Item 25B) - The Board directed staff to initiate due diligence to determine whether to convey a portion of City-owned property under NRS Chapter 244 for the development of affordable/workforce housing and to prepare a proposed RFP to allow the Board to seek proposals from qualified developers through a competitive process.

### **Background/Issues & Analysis**

On September 12, 1960, the City acquired approximately 127.7 acres of property along Butti Way from the State of Nevada. Since this time, the property has been developed to house several City departments and facilities including the Carson City Public Works Department and Corporate Yard, the Carson City Parks, Recreation and Open Space Department, the Nevada Humane Society and the Carson City Water Resource Reclamation Facility. Within that 127.7 acres is approximately 7.82 acres of real property, formerly designated as 3410 Butti Way, APN 010-037-04. On July 20, 2022, the City recorded Parcel Map 3045 with the Carson City Clerk-Recorder's Office, which created the Phase 1 Property (2.91 acres), the Phase 2 Property (3.41 acres) and a third parcel of 1.5 acres being reserved for future use by the City.

PalaSeek and its partners have commenced construction on the Phase 1 Project and have secured enough public funding and low-income housing tax credits to move forward with the development of the Phase 2 Project. City staff, PalaSeek, Oikos and Sierra Flats Family I LP have prepared the proposed Phase 2 Development Agreement.

In conjunction with this agenda item, the Board will also consider the second reading of the Phase 2 Development Agreement, as Bill No. 107. As described in the Phase 2 Development Agreement, prior to conveyance of the Phase 2 Property to Oikos, the Phase 2 Development Agreement must be executed.

At its March 16, 2023, meeting, the Board directed City staff to perform the requisite noticing and diligence to convey the Phase 2 Property to Oikos, an I.R.S. tax-exempt 501(c)(3), without fee, for the development of an affordable housing project on the Phase 2 Property under NRS 244.287.

Substantively, NRS 244.287 allows the Board to convey City land, without consideration, under specific circumstances that staff believes are met by Oikos' application:

1. The City must have purchased the land or received it by donation.

Here, the State donated 127.7 acres of property, which includes the Phase 2 Property, to the City in 1960, as required by 1959 Statutes of Nevada, Chapter 504.

2. The City may convey to a tax-exempt 501(c)(3) organization that applies to receive the property. Here, Oikos is a tax-exempt 501(c)(3) and has applied to receive the Phase 2 Property.

3. The Board must be satisfied that the organization, or its assignee, will use the property to develop affordable housing.

The Board must make this finding at the public hearing on Oikos' application. The proposed resolution, 2023-R-\_\_\_\_\_, for this matter includes this finding.

4. Conveying the property to the non-profit organization to develop affordable housing will not violate any gift condition.

There are no relevant restrictions on the City's use of the land conveyed by the State in 1960.

5. The Board must enter into an agreement wherein the non-profit, or its assignee, is bound to use the property for affordable housing for at least 50 years.

If the Board approves the Phase 2 Development Agreement on second reading, the Phase 2 Property will be conveyed subject to a restrictive covenant requiring that the Phase 2 Property be used as affordable housing for at least 51 years.

NRS 244.287 also requires Carson City to fulfill certain procedural requirements before it can convey property without consideration for affordable housing. Staff has fulfilled the procedural requirements as follows:

1. The City must hold a public hearing on the application for conveyance.

The Board's meeting today (April 6, 2023) is the requisite public hearing.

2. For an April 6, 2023 public hearing, the City must, no later than March 26, 2023:

a. Publish notice of the public hearing at least once in a newspaper of general circulation.

Notice was published March 22, 2023 and March 25, 2023 in the Nevada Appeal.

b. Mail notice of the public hearing to the owners of record for real property within 300 feet of the Phase 2 Property.

Staff dispatched mailed notices March 23, 2023.

c. Post notice of the public hearing on a conspicuous location on the property.

Staff posted large signage with notice of the public hearing on the Phase 2 Property on March 22, 2023.

3. Though not required, City staff also posted notice of the public hearing at the City's Community Development Office, City Hall, Community Center, Library, Courthouse and website on or before March 22, 2023.

If the Board adopts the Phase 2 Development Agreement on second reading, and it determines that all substantive and procedural prerequisites are met here, it may adopt Resolution No. 2023-R-\_\_\_\_ and convey the Phase 2 Property to Oikos without consideration.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 244.287

**Financial Information**

**Is there a fiscal impact?** No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

**Alternatives**

Do not adopt the resolution and/or provide alternative direction to staff regarding any conveyance of the Phase 2 Property.

**Attachments:**

[1\\_Resolution.pdf](#)

[2\\_Property Legal Description and Parcel Map 3045.pdf](#)

[3\\_Application for Conveyance from Oikos Development Corporation \(ODC\).pdf](#)

[4\\_Original 1960 Deed from State to Carson City.pdf](#)

[5\\_Proof of Publication.pdf](#)

[6\\_Proof of Mailing.pdf](#)

[7\\_Proof of Public Noticing Sign at Site.pdf](#)

[8\\_Proof of Noticing.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**RESOLUTION NO. 2023-R-\_\_\_\_\_**

**A RESOLUTION REGARDING THE CONVEYANCE, WITHOUT CONSIDERATION, OF 3.41 ACRES WITH APN 010-037-06 TO OIKOS DEVELOPMENT CORPORATION UNDER NRS 244.287 FOR THE DEVELOPMENT OF AFFORDABLE HOUSING**

**WHEREAS**, NRS 244.287 allows Carson City’s Board of Supervisors (“Board”) to convey City-owned land without consideration to a non-profit organization if the nonprofit organization demonstrates to the Board’s satisfaction that it, or its assignee, will use the land to develop affordable housing;

**WHEREAS**, Carson City acquired 127.7 acres of land by donation from the State of Nevada through Chapter 503 of the 1959 Statutes of Nevada and a deed dated September 12, 1960 and recorded with the Ormsby County Recorder on September 13, 1960 as Document No. 34996 at Book 89, Page 158 (“1960 Deed”);

**WHEREAS**, through the 1960 Deed, Carson City owned 7.81 acres of land that was previously designated as APN 010-037-04 (“Undivided Parcel”);

**WHEREAS**, Parcel Map 3045 was recorded with the Carson City Clerk-Recorder’s Office as Doc. No. 534114 on July 20, 2022 (“Parcel Map 3045”) and divided the Undivided Parcel into three parcels;

**WHEREAS**, Parcel 2 on Parcel Map 3045 is 3.41 acres, with APN 010-037-06, which is described and shown in Exhibit A (“Land”);

**WHEREAS**, on March 16, 2023, the Board introduced Bill No. 107 on first reading, which is an ordinance to approve a development agreement between Carson City and PalaSeek LLP, Oikos Development Corporation (“Oikos”), and Sierra Flats Family I LP for the conveyance of the Land to Oikos and the development of an affordable housing project on the Land (“Development Agreement”);

**WHEREAS**, the Development Agreement requires that any conveyance to Oikos be subject to a Restrictive Covenant requiring, among other things, that the Land be used for affordable housing for a period of at least 51 years;

**WHEREAS**, on March 16, 2023, the Board also reviewed an application for Carson City to convey the Land to Oikos under NRS 244.287 for the development of an affordable housing project;

**WHEREAS**, Oikos is a tax-exempt non-profit organization under 26 U.S.C. § 501(c)(3);

**WHEREAS**, conveying to Oikos under NRS 244.287 does not violate any condition from the 1960 Deed;

**WHEREAS**, Carson City provided notice that a public hearing would be held on April 6, 2023 on the issue of Oikos’ application by:

1. Publishing notice in the Nevada Appeal on March 22, 2023 and March 25, 2023;
2. Dispatching notice on March 23, 2023 via U.S. mail to all owners of record of real property within 300 feet of the Land;

3. Posting notice on large sign, visible from the street, on the Land on March 22, 2023; and
4. Posting notice on the City’s website and at the City’s Community Development Office, City Hall, Community Center, Library, and Courthouse, on March 22, 2023;

**WHEREAS**, at its April 6, 2023 meeting, the Board voted to adopt Bill No. 107 on second reading, thereby approving the Development Agreement; and

**WHEREAS**, the Board is satisfied that Oikos, or its assignee, will use the Land to develop affordable housing;

**NOW, THEREFORE**, the Board hereby resolves that:

1. It is in the best interest of Carson City and its residents that the Land be used to develop affordable housing;
2. Oikos’ application under NRS 244.287 to receive the Land, without consideration, for the development of an affordable housing project is approved; and
3. The Mayor is authorized to execute a deed conveying the Land to Oikos once conveyance is required by the terms of the Development Agreement.

Upon motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted this 6th day of April, 2023 by the following vote.

VOTE:

AYES:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NAYS:

\_\_\_\_\_  
 \_\_\_\_\_

ABSENT:

\_\_\_\_\_

ABSTAIN:

\_\_\_\_\_

\_\_\_\_\_  
 LORI BAGWELL, Mayor

ATTEST:

\_\_\_\_\_  
 WILLIAM SCOTT HOEN, Clerk-Recorder

## **EXHIBIT A- Legal Description and Parcel Map 3045**

The Land referred to herein below is situated in the County of Carson City, State of Nevada, and is described as follows:

THAT PORTION OF NORTH HALF OF SECTION 15, TOWNSHIP 15 NORTH RANGE 20 EAST DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 3045 ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF CARSON CITY RECORDED ON JULY 20, 2022 AS INSTRUMENT NO. 534114 OF OFFICIAL RECORDS

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT CARSON CITY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT ALL EASEMENTS SHOWN HEREON ARE GRANTED FOR THE STATED PURPOSES. WE DECLARE THAT WE EXECUTE THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS/HER NAME, IN CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

CARSON CITY  
 Mayor  
 Leki Bagwell, Mayor  
 (PRINT NAME/TITLE)  
 Clerk  
 Aubrey Rowlett  
 (PRINT NAME/TITLE)  
 Recorder  
 Aubrey Rowlett/Clerk-Recorder  
 (PRINT NAME/TITLE)

**NOTARY CERTIFICATE**

STATE OF Nevada }  
 COUNTY OF Carson City } SS  
 THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
 ON THIS 19 DAY OF July, 2022.

LOKI BAGWELL  
 OF CARSON CITY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,  
 WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Aubrey Rowlett  
 NOTARY PUBLIC  
 PRINT NAME  
 Alexis Palispi  
 PRINT NAME

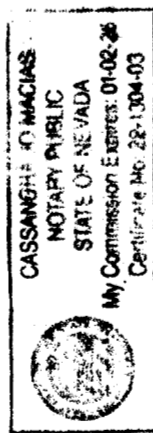
**NOTARY CERTIFICATE**

STATE OF Nevada }  
 COUNTY OF Carson City } SS  
 THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
 ON THIS 20th DAY OF July, 2022.

Aubrey Rowlett  
 OF CARSON CITY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,  
 WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Alexis Palispi  
 NOTARY PUBLIC  
 PRINT NAME  
 Cassandra Jo Nozias  
 PRINT NAME



**UTILITY COMPANIES CERTIFICATE**

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

Sierra Pacific Power Company, D/B/A NV ENERGY  
 DATE: 7/6/2022

Charter Communications  
 DATE: 7/5/22

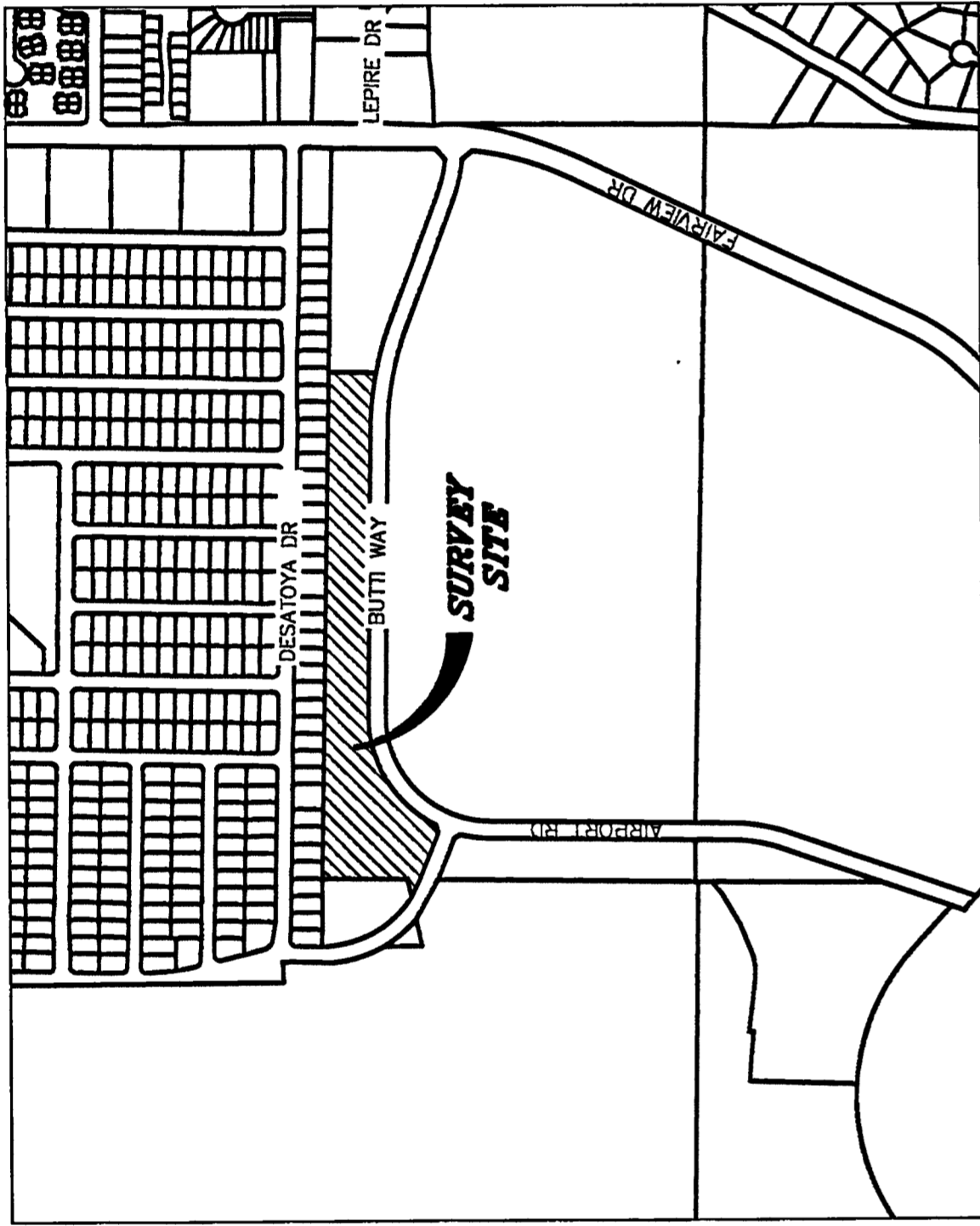
Armando Espino Manager  
 DATE: 7/18/2022

Cliff Cooper MacroSP Planner  
 DATE: 7/6/2022

**SOUTHWEST GAS CORPORATION CERTIFICATE**

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Cliff Cooper  
 SOUTHWEST GAS CORPORATION  
 DATE: 7/14/22  
 Clakense Ramsay Eng Tech  
 DATE: 7/14/22



VICINITY MAP  
 NOT TO SCALE

**NOTES**

- PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE BY CABLE TELEVISION COMPANIES.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- ALL PARCELS WILL BE REQUIRED TO CONNECT TO CITY WATER AND SANITARY SEWER.
- THERE ARE NO APPARENT WELLS OR SEPTIC SYSTEM LOCATED ON THE PROPERTY TO BE PARCELED AS OF THE DATE OF THE SURVEY.
- THIS PARCEL MAP LOT CONFIGURATION CONFORMS TO THE CARSON CITY MUNICIPAL CODE PURSUANT TO CCMC 18.04.190 AND 18.04.195.
- THE CURRENT ZONING DISTRICT IS MULTI-FAMILY APARTMENT (MFA) AND PUBLIC REGIONAL (PR).
- ANY FURTHER SUBDIVISION OF THE SUBJECT PARCELS MAY REQUIRE A TENTATIVE SUBDIVISION MAP IN COMPLIANCE WITH ORDINANCE 1987-25.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONES X SHADED AND AO (1 FOOT DEPTH), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP (FIRM) PANEL 3200010111H EFFECTIVE JUNE 19, 2019.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5 FEET IN WIDTH COINCIDENT WITH EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH ADJACENT TO STREET RIGHTS-OF-WAY.
- AS THE PARCELS DEVELOP, EACH INDIVIDUAL LAND OWNER WILL BE RESPONSIBLE FOR MAINTAINING ANY LANDSCAPING INSTALLED IN THE PUBLIC ROAD RIGHT-OF-WAYS, INCLUDING THE DEVELOPMENT'S LANDSCAPE AREAS, OPEN SPACE AREAS, AND TURF AREAS ASSOCIATED WITH EACH PARCEL.
- THE INGRESS AND EGRESS AS SHOWN ON SHEET 2 IS FOR THE BENEFIT OF PARCEL 2.

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW:

Nicole Howell  
 Nicole Howell State Escrow Manager  
 (PRINT NAME/TITLE)  
 DATE: 7/1/2022  
 File # 2022-0179

**TOTAL AREA**

7.82 A.C. ±

**CITY ENGINEERS'S APPROVAL**

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER, AND THAT HE HAS EXAMINED THE PARCEL MAP HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Lee H. Smithson  
 CARSON CITY ENGINEER  
 DATE: 7/15/22

**PARCEL MAP REVIEW COMMITTEE**

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP (PM-2022-0195) REVIEWED AND APPROVED ON APRIL 6, 2022 AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

Hope Sullivan  
 CARSON CITY COMMUNITY DEVELOPMENT DEPARTMENT  
 HOPE SULLIVAN AICP, COMMUNITY DEVELOPMENT DIRECTOR

**TREASURERS CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND, APN 010-037-04, FOR THE FISCAL YEAR HAVE BEEN PAID.

CARSON CITY TREASURER

APN: 010-037-04

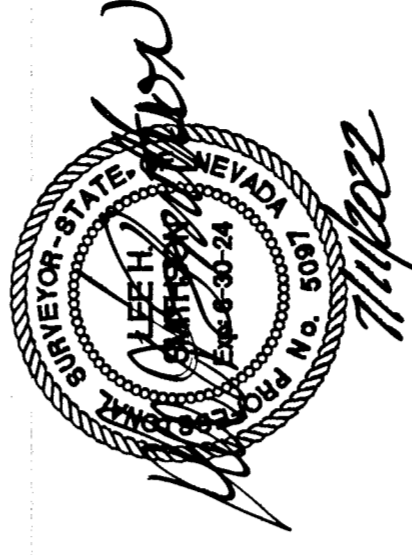
Lee H. Smithson  
 TREASURER  
 DATE: July 15, 2022

**SURVEYOR'S CERTIFICATE**

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CARSON CITY.
- THE LANDS SURVEYED LIE WITHIN BEING A PORTION OF THE NORTH 1/2 OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON FEBRUARY 18, 2022.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

LEE H. SMITHSON P.L.S.  
 NEVADA CERTIFICATE NO. 5087



**RECORDER'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF,

ON THIS 20th DAY OF July, 2022  
 AT 5:11 MINUTES PAST 8 O'CLOCK A.M.  
 IN THE OFFICIAL RECORDS OF CITY OF CARSON, NEVADA.

RECORDING FEE: \$

BOOK: 11

PAGE: 3045

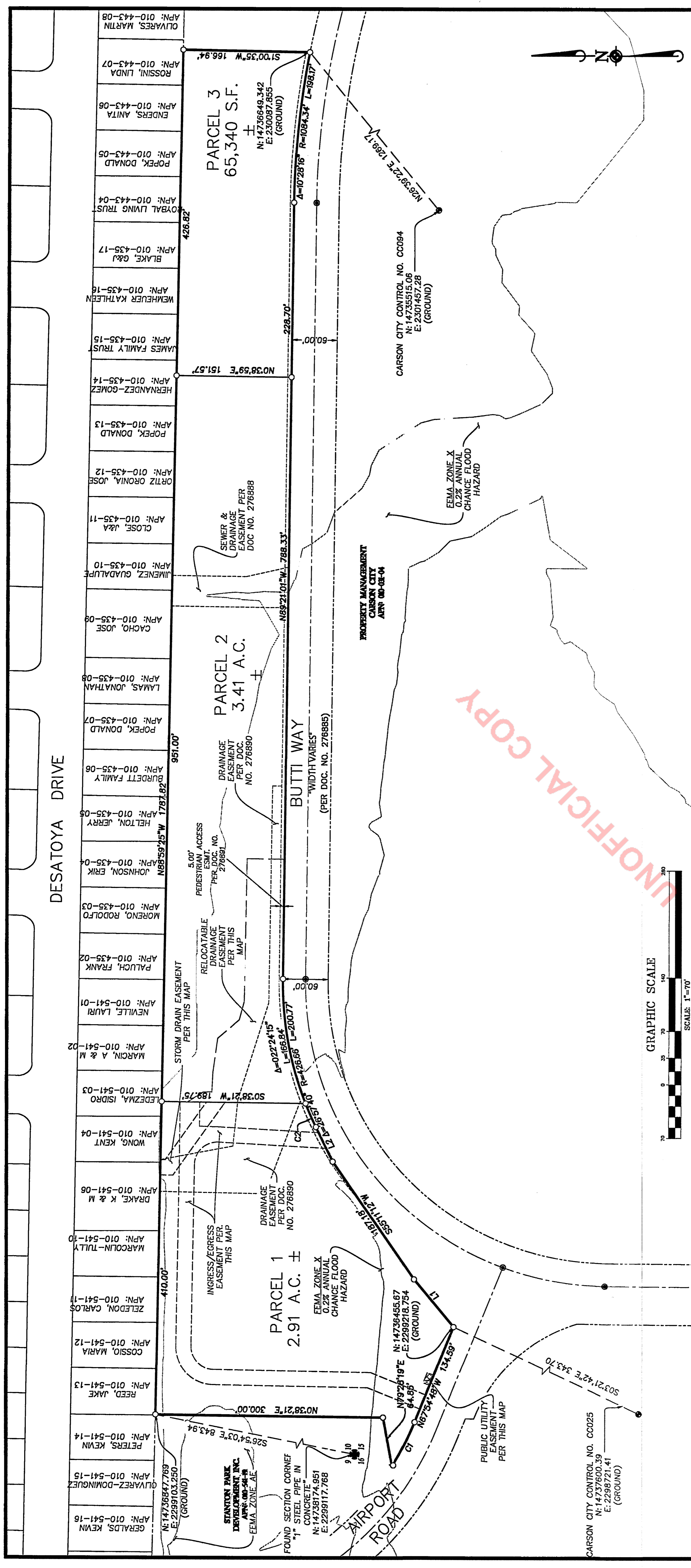
FILE NO: 534114

Aubrey Rowlett  
 COUNTY RECORDER - Aubrey Rowlett  
 BY: Cassandra Jo Nozias

PM-2022-0195

Manhard CONSULTING LTD  
 1 SHEET OF 2  
 2022 MARCH 2022  
 PROJ. CODE: CAARENV01  
 SHEET # 1 OF 2





**LINE TABLE**

LINE	BEARING	LENGTH
L1	S50°09'29"W	81.25'
L2	S63°41'20"W	50.52'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	10°05'12"	370.00'	65.14'
C2	4°33'25"	426.66'	33.93'

- MONUMENT LEGEND**
- CARSON CITY CONTROL MONUMENT AS NOTED
  - FOUND MONUMENT AS NOTED
  - FOUND CENTERLINE WELL MONUMENT
  - SET NO. 5 REBAR AND CAP STAMPED "PLS 5097"

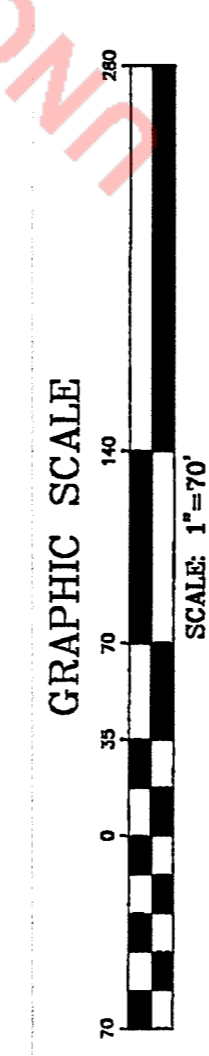
- LEGEND**
- EX. PROPERTY LINE
  - EX. EASEMENT LINE
  - EX. RIGHT OF WAY LINE
  - EX. CENTERLINE OF ROADWAY
  - EX. FLOOD ZONE LINE
  - APN = ASSESSORS PARCEL NUMBER
  - DOC. NO. = DOCUMENT NUMBER

- REFERENCES**
- RECORD OF SURVEY NO. 2784 "BUTTI WAY & AIRPORT ROAD" RECORDED AS FILE NO. 729214 OFFICIAL RECORDS CARSON CITY, NEVADA.
  - PUBLIC ROADWAY DEDICATION DOCUMENT RECORDED AS DOCUMENT NUMBER 276885, OFFICIAL RECORDS CARSON CITY, NEVADA.
  - RECORD OF SURVEY RECORDED MAY 5, 2002 AS MAP NUMBER 2454, FILE NUMBER 278877 IN THE OFFICIAL RECORDS CARSON CITY, NEVADA.

**BASIS OF BEARINGS**

BASIS OF BEARINGS: GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (RAD 83/89) HARRY BELMANN USING LOCAL TIME, KINEMATIC (RTK) GPS OBSERVATIONS OF THE CONTROL POINT NUMBERS BEING CORRECTED TO THE NETWORK CONTROL POINT NUMBERS BEING CORRECTED AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 463435 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

**TOTAL AREA**  
7.82 A.C. ±



PM-2022-0195

PARCEL MAP FOR  
**CARSON CITY**  
BEING A PORTION OF THE NORTH 1/2  
OF SECTION 15 TOWNSHIP 15 NORTH RANGE 20 EAST  
M.D.M.

**Manhard CONSULTING LTD.**  
201 Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Civil Engineers • Mechanical Engineers • Environmental Engineers • Geotechnical Engineers • Planners

814 Ridge Street, Suite 400, Reno, NV 89501    PH: 775-784-8300    FAX: 775-784-8300    manhard.com

NEVADA  
DRAWN BY: HIF  
DATE: MARCH 2022  
PROJ. CODE: CAARENVD01  
PROJ. #:  
SHEET # 2 OF 2

PARCEL MAP 3045-A



*Oikos Development Corporation*  
1712 Main Street  
Suite 206  
Kansas City, MO 64108  
[msnodgrass.odc@gmail.com](mailto:msnodgrass.odc@gmail.com)

---

March 3<sup>rd</sup>, 2023

Carson City Board of Supervisors:

Re: Application for conveyance of Parcel 2 of Parcel Map 3045 under NRS 244.287 for the development of affordable housing

Oikos Development Corporation (ODC) is a not-for-profit 501c3 operating in multiple states, including Nevada. Our mission is to provide quality, affordable housing in areas of the country where a need is present, which now includes most of the United States.

Consistent with the proposed development agreement between Carson City and PalaSeek LLP, Oikos Development Corporation (“Oikos”), and Sierra Flats Family I LP, Oikos now applies for conveyance of the Parcel 2 of Parcel Map 3045 described in Exhibit A – Title Commitment to this letter under NRS 244.287.

Thank you for your consideration.

Sincerely,

Michael Snodgrass  
President/CEO  
Oikos Development Corporation




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

Issuing Agent: First American Title Insurance Company  
Issuing Office: 2500 N Buffalo Drive, Ste 120, Las Vegas, NV 89128  
Issuing Office's ALTA® Registry ID: Escrow Officer Name: Keleigh Nava  
Commitment Number: 2624079A Phone: (702)251-5350  
Issuing Office File Number: 2624079A Email: knava@firstam.com  
Property Address: 0 Butti Way, 010-037-06, Carson City, NV  
Revision Number:

**SCHEDULE A**

1. Commitment Date: February 23, 2023 at 8:00 a.m.
2. Policy to be issued:
  - a. ALTA® Extended Owner's Policy  
Proposed Insured: Sierra Flats Senior, LP  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee
4. The Title is, at the Commitment Date, vested in:  
  
The City of Carson City, a municipal corporation of the State of Nevada
5. The Land is described as follows:  
  
See Exhibit A attached hereto and made a part hereof

By:   
Debbie M. Jackson  
Authorized Signatory

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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 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. Releases(s) or Reconveyance(s) of Item(s): None
6. Other: None
7. You must give us the following information:
  - A. Any off record leases, surveys, etc.
  - B. Statement(s) of Identity, all parties.
  - C. Others: None

The following additional requirements, as indicated by "X", must be met:

8. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

9. An ALTA/NSPS survey of recent date, that complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as the Company may deem necessary.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.



10. The following LLC documentation is required from .

11. The following partnership documentation is required from Sierra Flats Senior, LP:

- Prior to the close of escrow or the issuance of any policy of title insurance, we will require that a copy of the Sierra Flats Senior, LP Partnership Agreement and any amendments thereto be submitted to the Company for examination.

- Evidence of proper filing and good standing in the State of Nevada of Sierra Flats Senior, LP.

12. The following documentation is required from corporation:

13. Based upon the Company's review of that certain partnership/operating agreement dated for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as the Company may deem necessary.

14. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as the Company may deem necessary.

15. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

16. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the Land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.



- 17. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.
  
- 18. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
  
- 19. Financial statements from the appropriate parties must be submitted to the Company for review.
  
- 20. A copy of the construction contract must be submitted to the Company for review.
  
- 21. The Company reserves the right to perform an inspection of the Land to verify that there has been no commencement of work or delivery of materials involving either existing or new improvements located on the Land.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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 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.**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and that are not shown by the Public Records.
5. 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.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

### **Exceptions 1-6 will be omitted on extended coverage policies**

7. 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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.



8. Water rights, claims or title to water, whether or not shown by the Public Records.
9. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the office of the County Assessor, per Nevada Revised Statute 361.260.
10. Any taxes that may be due as provided under NRS 361.4725.
11. Any lien which may be levied by the Carson City Utilities by reason of said land lying within its boundaries.
12. General and special taxes and assessments for the fiscal year July 1, 2022 through June 30, 2023 are exempt. If the exempt status is terminated an additional tax may be levied. A.P. No.: 010-037-06.
13. Reservations and provisions as contained in Patent from the United States of America, recorded April 6, 1865, in [Book 9 of Deeds, Page 33](#), as Instrument No. N/A.
14. Reservations and provisions as contained in Patent from the United States of America, recorded December 30, 1868, in [Book 12 of Deeds, Page 211](#), as Instrument No. N/A.
15. The terms and provisions contained in the document entitled Deed recorded September 13, 1960 in Book No. 89 of Deeds, Page 158 as Instrument No. [34996](#) of Official Records.
16. An easement for public utilities and incidental purposes in the document recorded May 17, 1978 in Book 231, Page 188 as Instrument No. [79393](#) of Official Records.
  - (The exact location thereof cannot be ascertained from the record)
17. An easement for sewer and drainage and incidental purposes in the document recorded April 19, 2001 as Instrument No. [276888](#) of Official Records.
18. An easement for drainage and incidental purposes in the document recorded April 19, 2002 as Instrument No. [276890](#) of Official Records.
19. An easement for pedestrian and incidental purposes in the document recorded April 19, 2002 as Instrument No. [276891](#) of Official Records.
20. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Survey Map No. [2454](#). Reference is hereby made to said plat for particulars.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.





21. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Survey Map No. [2784](#). Reference is hereby made to said plat for particulars.
22. A document entitled "Ordinance No. 2020-10" recorded June 26, 2020 as Instrument No. [507505](#) of Official Records.
23. An easement for utility and access , natural gas pipeline and incidental purposes in the document recorded July 14, 2022 as Instrument No. [534016](#) of Official Records.
24. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Parcel Map No. [3045](#) referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
25. A document entitled "Resolution 2022-R-31" recorded November 21, 2022 as Instrument No. [536877](#) of Official Records.
26. Existing rights in use in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.
27. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
28. Rights of parties in possession.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.



### INFORMATIONAL NOTES

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the Land. First American Title Insurance Company expressly disclaims any liability for loss or damage that may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.*

---

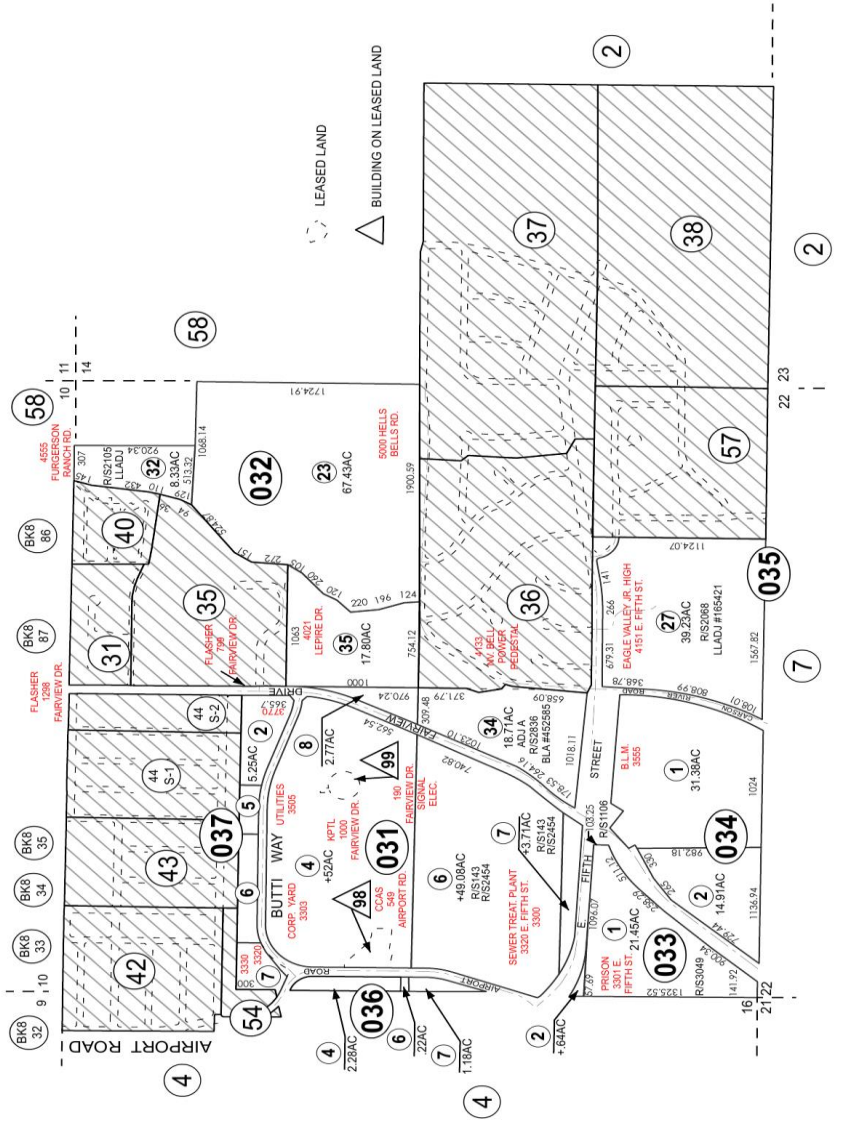
**Copyright 2021 American Land Title Association. All rights reserved.**

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.



10-03

SECTION 15, T.15 N., R.20 E., M.D.B. & M.



NOTE  
SOME PARCELS DELINEATED HEREON MAY NOT  
BE PRESENTED IN TRUE SIZE SHARE OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 09/01/2022



SCALE: 1"=1200'

APN	DESCRIPTION
10-037-02	4 RIS 2544
10-037-06	2 PM 3245
10-037-07	1 PM 3245

APN	DESCRIPTION
10-036-04	0024115007
10-036-06	0024115007
10-036-07	3 RIS 2454
10-036-07	LESS RW/D EED #462569
10-036-07	LESS RW/D EED #462569

CONSULT WITH THE CARSON CITY PLAT MAPS FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSONCITYHOME

UPDATED DIMENSIONS ON PARCEL 010-033-01 PER DCA#534895 8/24/2022

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.  
Form 50198632 (11-16-22)



*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.



**EXHIBIT A**

The Land referred to herein below is situated in the County of Carson City, State of Nevada, and is described as follows:

THAT PORTION OF NORTH HALF OF SECTION 15, TOWNSHIP 15 NORTH RANGE 20 EAST DESCRIBED AS FOLLOWS :

PARCEL 2 OF PARCEL MAP [3045](#) ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF CARSON CITY RECORDED ON JULY 20, 2022 AS INSTRUMENT NO. 534114 OF OFFICIAL RECORDS

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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  
issued by  
FIRST AMERICAN TITLE INSURANCE COMPANY**

**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, First American Title Insurance Company, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

By:   
Kenneth D. DeGiorgio, President

By:   
Lisa W. Cornehl, Secretary

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.*



## 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.
- 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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.



3. The Company's liability and obligation is limited by and 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.

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.

5. LIMITATIONS OF LIABILITY

- 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:
  - comply with the Schedule B, Part I—Requirements;
  - eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - acquire the Title or create the Mortgage covered by this Commitment.
- 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.
- 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.
- 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.
- The Company is not liable for the content of the Transaction Identification Data, if any.
- 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.
- The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.





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 and authenticated by a person authorized by the Company.
  - 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.
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.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American 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.



**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 First American 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.

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **DEC 10 2018**

OIKOS DEVELOPMENT CORPORATION  
C/O MICHAEL SNODGRASS  
600 N 17TH ST  
KANSAS CITY, KS 66102-4204

Employer Identification Number:  
83-2398791  
DLN:  
17053317366008  
Contact Person:  
SHEILA M ROBINSON ID# 31220  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
October 23, 2018  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

more particularly described as follows, to wit:

Lot Eleven (11) and the East nine (9) feet of Lot Ten (10) in Block Three (3) of Corbett's Addition to Carson City, Ormsby County, Nevada. Subject to all liens and encumbrances of Record.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Parties of the Second Part, as Joint Tenants, and not as tenants in common, with the right of survivorship, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the Parties of the First Part have executed this conveyance the day and year first above written.

The parties of the Second Part have joined in the execution of this conveyance for the purpose of evidencing their intention to hold title to the above described property as Joint Tenants with the right of survivorship and not as tenants in common or as community property.

FIRST PARTIES:

George L. Evermann  
George L. Evermann

Marion M. Evermann  
Marion M. Evermann

SECOND PARTIES:

Anthony G. Barile Jr.  
Anthony G. Barile, Jr.

Rose Barile  
Rose Barile

STATE OF NEVADA, }  
COUNTY OF Ormsby } SS.

ON THIS 9th day of August, 1960, personally appeared before me, the undersigned, a Notary Public in and for the said County and State, GEORGE L. EVERMANN and MARION M. EVERMANN, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they each executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this Certificate first above written.

Betty A. Hill (SEAL)  
Notary Public

My Commission Expires: Sept 21, 1961

Attached to this Document is One (1) Ten Dollars (\$10.00), One (1) Three Dollars and Thirty Cents (\$3.30), and One (1) One Dollar (\$1.00), Documentary Stamps Cancelled Total \$14.30.

Filed for Record at Request of NEVADA TITLE GUARANTY CO. SEP 12, 1960 at 11 Min. Past 3 o'clock P M Recorded in Book 89 Deeds Page 157 Records Ormsby County, Nevada.

William M. Timson  
County Recorder

By \_\_\_\_\_  
Deputy

File No. 34990

D E E D

THIS INDENTURE, made this 12th day of September, 1960, by and between the STATE OF NEVADA, hereinafter referred to as Party of the First Part, and the City of CARSON CITY, a Municipal Corporation of the State of Nevada, hereinafter referred to as Party

of the Second Part.

WITNESSETH:

That the said Party of the First Part, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by Party of the Second Part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto the said Party of the Second Part, and to its successors and assigns forever, all that certain lot, piece or parcel of land situate in Ormsby County, State of Nevada, and bounded and described as follows, to wit:

Portions of the S1/2 NW 1/4 and N 1/2 SW 1/4, Section 15, T 15N R 20 E, MDB&M, Ormsby County, Nevada, containing 127.7 acres, more or less, and more specifically described as follows:

Beginning at the NW corner of the SW 1/4 NW 1/4 Section 15, T 15 N R 20 E, MDB&M, from which the bronze cap monument marking the quarter corner common to Sections 15 and 16 bears S 0°13' E 1326.00 feet, being Corner No. 1; thence S 89°37' E along the sixteenth section line 2578.37 feet, more or less, to a point on the north line of the SE 1/4 NW 1/4 Section 15 from which the NE corner of said SE 1/4 NW 1/4 Section 15 bears S 89°37' E 80.00 feet, being Corner No. 2; thence S 0°10' W along the westerly right-of-way line of county road 385 feet, more or less, to a point of curvature, being Corner No. 3; thence curving to the right from an initial tangent bearing S 0°10' W 473.74 feet along a circular curve of 1106 foot radius through a central angle of 24°32'30" to a point of tangency of said county road right-of-way, being Corner No. 4; thence S 24°22'30" W along said right-of-way line 1762.16 feet, more or less, to Corner No. 5; thence N 89°37' W 1744.37 feet, more or less, to a point on the westerly line of Section 15, being Corner No. 6; thence N 0°13' W along the section line 2455.27 feet, more or less, to Corner No. 1, the point of beginning.

SUBJECT TO:

1. Title to the real property hereinbefore described, HOWEVER, shall vest in Party of the Second Part, if, and only in the event that, the City of Carson City, Nevada (said Party of the Second Part) has acquired the sewer system as described and provided in Chapter 503, 1958-1959 Statutes of Nevada.
2. Easement for existing Nevada State Prison sewer lines and disposal facilities.
3. Water rights, mineral rights, reservations and exclusions in patents or of record.
4. Rights of way for any existing roads, trails, canals, ditches, flumes, conduits, pipe, pole or transmission lines on, under, over, through or across said premises.
5. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Party of the Second Part, and to its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has executed this conveyance the day and year first hereinabove written.

John Koontz (SEAL)  
Secretary of State, State of Nevada

Grant Sawyer  
Governor, State of Nevada

(Official State Seal)

STATE OF NEVADA }  
COUNTY OF ORMSBY } SS

On this 12th day of September, 1960, personally appeared before me, a Notary Public in and for said county and state, GRANT SAWYER, GOVERNOR OF THE STATE OF NEVADA, known to me to be the person described in and who executed the foregoing instrument and

he duly acknowledged to me that he is so authorized, and has executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county, the day and year in this certificate first above written.

Dorothy S. Warren (SEAL)  
Notary Public

My Commission Expires: Sept. 19, 1963

Sept 13, 1960  
DOCUMENT NO. 34996

Filed for record at the request of: John Tom Ross at 18 minutes past 3 o'clock P.M.

Recorded in Book 89 of Deeds Page 158 Records of Ormsby County, Nevada.

Fee: \$ exempt

W. L. M. Hinson  
County Recorder

By \_\_\_\_\_  
Deputy

D E E D

THIS INDENTURE made the 31st day of December, 1958, by and between HAROLD GRADY HANCOCK, a single man, Party of the First Part, and CLIFFORD L. TINNERMAN, a single man, of Ormsby County, Nevada, Party of the Second Part,

W I T N E S S E T H:

That the said Party of the First Part for and in consideration of the sum of TEN (\$10.00) DOLLARS, lawful money of the United States of America to him in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, does by these presents GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto the Party of the Second Part, and to the survivor of him, and to the heirs and assigns of such survivor forever, all that certain lot, piece or parcel of land situate in Ormsby County, Nevada, and more particularly described as follows, to-wit:

Lot No. 11 located in west  $\frac{1}{2}$  of SW $\frac{1}{4}$  of SW $\frac{1}{2}$  of Section 3, T. 15 N., R. 20 E. M.D.B.&M. of W. C. Pennington Subdivision, Ormsby County, State of Nevada.

TOGETHER with the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD unto the said Party of the Second Part and to the survivor of him, and to the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set his hands the day and year first above written.

Harold Grady Hancock  
Harold Grady Hancock

STATE OF NEVADA }  
COUNTY OF ORMSBY } SS.

ON THIS 31st day of December, 1958, personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, HAROLD GRADY HANCOCK, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Proof and Statement of Publication  
AD #:

PO Box 648, Carson City, NV 89702  
1071 S Carson St, Carson City, NV 89701  
(775) 881-1201 FAX: (775) 887-2408

Customer Account #:

Legal Account

**Jodi Lynn Dark says:**

That she is a legal clerk of the  
**Nevada Appeal** a newspaper published  
Wednesday and Saturday  
at Carson City, in the State of Nevada.

**Copy Line**

**PO #:**

**AD #:**

of which a copy is hereto attached, was published  
in said newspaper for the full required period of  
time(s) commencing on  
and ending on,  
all days inclusive.

**Signed:**

*Jodi Lynn Dark*

**Statement:**

<b>Date</b>	<b>Amount</b>	<b>Balance</b>
-------------	---------------	----------------

**Conveyance of Carson City Property,  
Without Consideration, for the  
Development of Affordable Housing  
3.41 Acres of 3320 Butti Way  
(APN 010-037-06)**

**SUMMARY:** Carson City owns approximately 3.41 acres of real property at 3320 Butti Way, APN 010-037-06. Carson City has received an application from Oikos Development Corporation (“Oikos”), a tax exempt 501(c) (3) organization, requesting that Carson City convey the 3.41 acres of undeveloped land to Oikos, without consideration, for the development of an affordable housing project.

Oikos will not be eligible to receive the 3.41 acres of Carson City land unless it demonstrates to the satisfaction of the Board of Supervisors that Oikos, or its assignee, will use the property to develop affordable housing. In addition, any conveyance shall be subject to an agreement requiring Oikos or its assignee to use the 3.41 acres of land to provide affordable housing for at least 50 years.

Pursuant to Nevada Revised Statutes (“NRS”) 244.287, the Carson City Board of Supervisors must hold a public hearing before making a decision on Oikos’ application.

**A DECISION ON OIKOS’ APPLICATION**

will be made by the Carson City Board of Supervisors during a public meeting on April 6, 2023, which begins at 8:30 am. That meeting will take place at the Carson City Community Center, Robert ‘Bob’ Crowell Board Room, 851 East William Street, Carson City, NV 89701. Specifically, at that public hearing, the Board of Supervisors will decide whether to convey the 3.41 acres of undeveloped land with APN 010-037-06 to Oikos to develop an affordable housing project, under NRS 244.287.

**PUBLIC NOTICE DOCUMENTS** will be posted at the following locations in Carson City: Community Development (108 E Proctor St, Carson City, NV 89701), City Hall (201 N Carson St, Carson City, NV 89701), Community Center (851 E William St, Carson City, NV 89701), Library (900 N Roop St, Carson City, NV 89701), Courthouse (885 E Musser St #2007, Carson City, NV), and online at the Carson City website <http://www.carson.org>. Those documents will include the legal description and a parcel map exhibit for the 3.41 acres of undeveloped land at APN 010-037-06.





## CARSON CITY NEVADA CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

### Conveyance of Carson City Property, Without Consideration, for the Development of Affordable Housing on 3.41 acres at 3320 Butti Way (APN 010-037-06)

Dear Property Owner,

**YOU ARE HEREBY NOTIFIED** that Carson City owns approximately 3.41 acres of real property at 3320 Butti Way with APN 010-037-06 (“Land”). The Land is identified as Parcel 2 in Parcel Map 3045 recorded with the Carson City Clerk-Recorder’s Office on July 20, 2022 and by a legal description, both of which are attached as Exhibit A. Carson City has received an application from Oikos Development Corporation (“Oikos”), a tax exempt 501(c)(3) organization, requesting that Carson City convey the Land to Oikos, without consideration, for the development of an affordable housing project on the Land.

Oikos will not be eligible to receive the Land unless it demonstrates to the satisfaction of the Board of Supervisors that Oikos, or its assignee, will use the property to develop affordable housing. In addition, any conveyance shall be subject to an agreement requiring Oikos or its assignee to use the Land to provide affordable housing for at least 50 years.

Pursuant to Nevada Revised Statutes (“NRS”) 244.287, the Carson City Board of Supervisors must hold a public hearing before making a decision on Oikos’ application.

**A DECISION ON OIKOS’ APPLICATION** will be made by the Carson City Board of Supervisors during a public meeting on April 6, 2023, which begins at 8:30 am. That meeting will take place at the Carson City Community Center, Robert ‘Bob’ Crowell Board Room, 851 East William Street, Carson City, NV 89701. Specifically, at that public hearing, the Board of Supervisors will decide whether to convey the Land to Oikos to develop an affordable housing project, under NRS 244.287.

**PUBLIC NOTICE DOCUMENTS** will be posted at the following locations in Carson City: Community Development (108 E Proctor St, Carson City, NV 89701), City Hall (201 N Carson St, Carson City, NV 89701), Community Center (851 E William St, Carson City, NV 89701), Library (900 N Roop St, Carson City, NV 89701), Courthouse (885 E Musser St #2007, Carson City, NV), and online at the Carson City website <http://www.carson.org>.

Dan Stucky, Deputy Director  
Public Works

Carson City Public Works  
3505 Butti Way, Carson City, NV 89701  
(775) 887-2355

## **EXHIBIT A- Legal Description and Parcel Map 3045**

The Land referred to herein below is situated in the County of Carson City, State of Nevada, and is described as follows:

THAT PORTION OF NORTH HALF OF SECTION 15, TOWNSHIP 15 NORTH RANGE 20 EAST DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 3045 ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF CARSON CITY RECORDED ON JULY 20, 2022 AS INSTRUMENT NO. 534114 OF OFFICIAL RECORDS

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT CARSON CITY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT ALL EASEMENTS SHOWN HEREON ARE GRANTED FOR THE STATED PURPOSES. WE DECLARE THAT WE EXECUTE THIS CERTIFICATE FOR THE PURPOSES STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS/HER NAME, IN CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

CARSON CITY  
Mayor  
Stacy Rowland  
LOKI BRAYWELL, Mayor  
(PRINT NAME/TITLE)  
Aubrey Rowland  
CLERK  
Aubrey Rowland/Clerk-Recorder  
(PRINT NAME/TITLE)  
DATE: 7/15/22  
DATE: 7/15/22

**NOTARY CERTIFICATE**

STATE OF Nevada } SS  
COUNTY OF Carson City }  
THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
ON THIS 19 DAY OF July, 2022.

LOKI BRAYWELL  
OF CARSON CITY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,  
WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Aubrey Rowland  
NOTARY PUBLIC  
ALEXIS PALIPEPI  
PRINT NAME

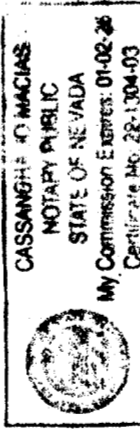
**NOTARY CERTIFICATE**

STATE OF Nevada } SS  
COUNTY OF Carson City }  
THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
ON THIS 20th DAY OF JULY, 2022.

Aubrey Rowland  
OF CARSON CITY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,  
WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Aubrey Rowland  
NOTARY PUBLIC  
Cassandra Jo Nozias  
PRINT NAME



**UTILITY COMPANIES CERTIFICATE**

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

Sierra Pacific Power Company  
SIERRA PACIFIC POWER COMPANY,  
D/B/A NV ENERGY  
DATE: 7/6/2022

Charter Communications  
CHARTER COMMUNICATIONS  
DATE: 7/5/22

Armando Espino Manager  
ARMANDO ESPINO MANAGER  
DATE: 7/18/2022

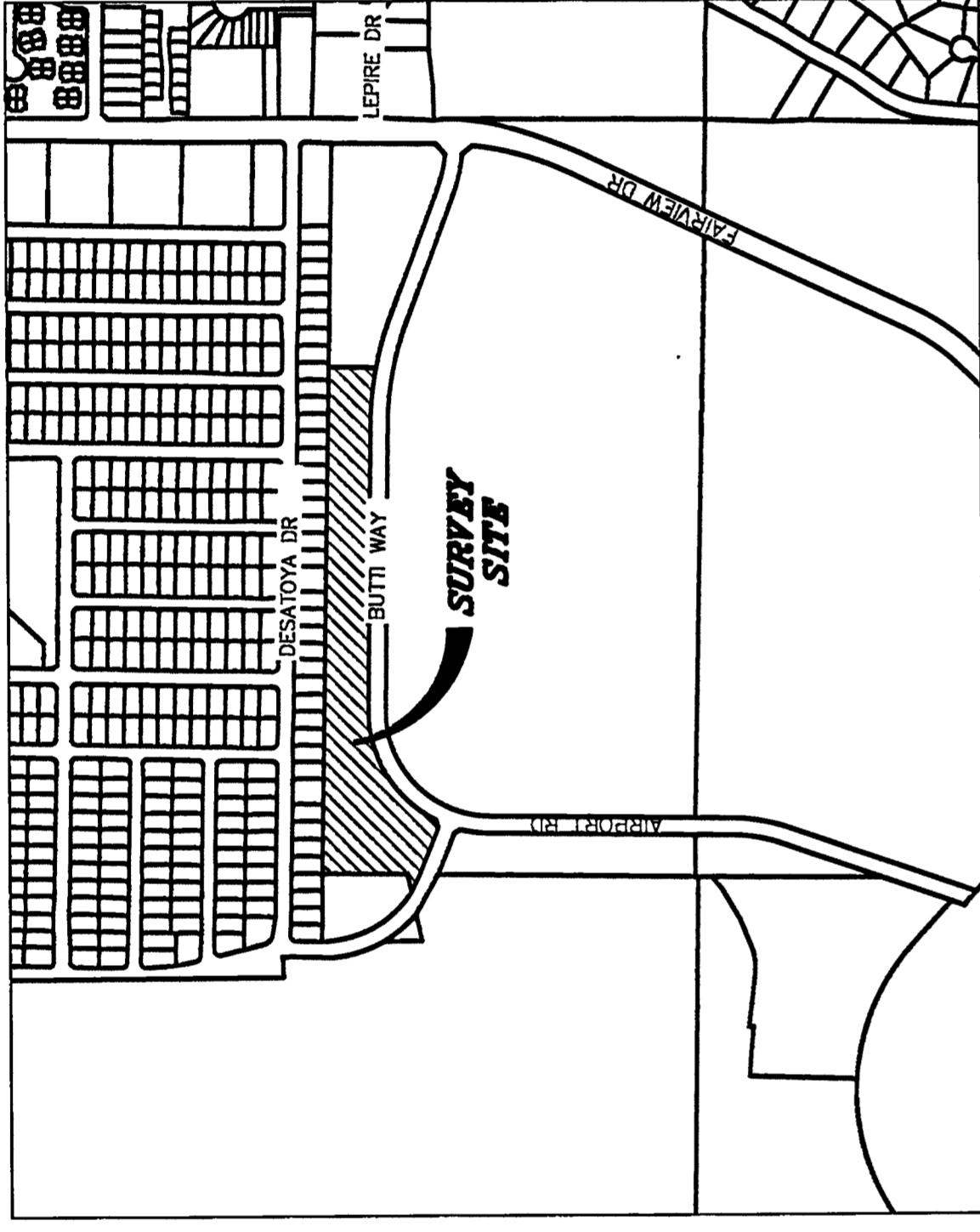
Cliff Cooper  
NEVADA BELL TELEPHONE COMPANY  
D/B/A NEVADA AT&T  
DATE: 7/6/2022

CLIFF COOPER, MGR/OSP PLANNER

**SOUTHWEST GAS CORPORATION CERTIFICATE**

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Clarence Okamoto  
SOUTHWEST GAS CORPORATION  
DATE: 7/14/22  
Clarence Ramsey Eng Tech



VICINITY MAP  
NOT TO SCALE

**NOTES**

- PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE BY CABLE TELEVISION COMPANIES.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- ALL PARCELS WILL BE REQUIRED TO CONNECT TO CITY WATER AND SANITARY SEWER.
- THERE ARE NO APPARENT WELLS OR SEPTIC SYSTEM LOCATED ON THE PROPERTY TO BE PARCELED AS OF THE DATE OF THE SURVEY.
- THIS PARCEL MAP LOT CONFIGURATION CONFORMS TO THE CARSON CITY MUNICIPAL CODE PURSUANT TO CCMC 18.04.190 AND 18.04.195.
- THE CURRENT ZONING DISTRICT IS MULTI-FAMILY APARTMENT (MFA) AND PUBLIC REGIONAL (PR).
- ANY FURTHER SUBDIVISION OF THE SUBJECT PARCELS MAY REQUIRE A TENTATIVE SUBDIVISION MAP IN COMPLIANCE WITH ORDINANCE 1987-25.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONES X SHADED AND AO (1 FOOT DEPTH), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP (FIRM) PANEL 3200010111H EFFECTIVE JUNE 19, 2019.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5 FEET IN WIDTH COINCIDENT WITH EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH ADJACENT TO STREET RIGHTS-OF-WAY.
- AS THE PARCELS DEVELOP, EACH INDIVIDUAL LAND OWNER WILL BE RESPONSIBLE FOR MAINTAINING ANY LANDSCAPING INSTALLED IN THE PUBLIC ROAD RIGHT-OF-WAYS, INCLUDING THE DEVELOPMENT'S LANDSCAPE AREAS, OPEN SPACE AREAS, AND TURF AREAS ASSOCIATED WITH EACH PARCEL.
- THE INGRESS AND EGRESS AS SHOWN ON SHEET 2 IS FOR THE BENEFIT OF PARCEL 2.

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW:

Nicole Howell  
Nicolette Howell State Escrow Manager  
(PRINT NAME/TITLE)  
DATE: 7/1/2022  
File # 2022-0179

**TOTAL AREA**

7.82 A.C. ±

**CITY ENGINEERS'S APPROVAL**

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER, AND THAT HE HAS EXAMINED THE PARCEL MAP HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Lee H. Smithson  
CARSON CITY ENGINEER  
DATE: 7/15/22

**PARCEL MAP REVIEW COMMITTEE**

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP (EM-2022-0109) REVIEWED AND APPROVED ON APRIL 6, 2022 AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

Hope Sullivan  
CARSON CITY COMMUNITY DEVELOPMENT DEPARTMENT  
HOPE SULLIVAN AICP, COMMUNITY DEVELOPMENT DIRECTOR  
DATE: July 15, 2022

**TREASURERS CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND, APN 010-037-04, FOR THE FISCAL YEAR HAVE BEEN PAID.

CARSON CITY TREASURER

APN: 010-037-04

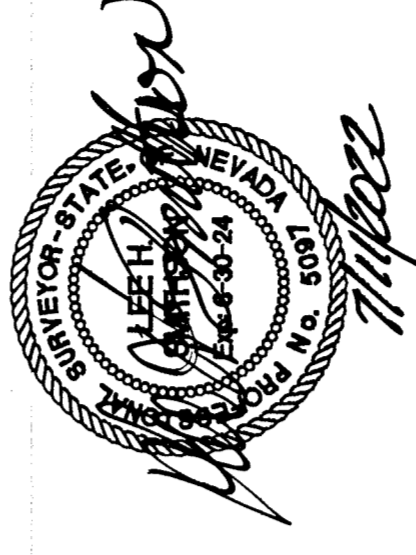
Nancy V. Mandel  
TREASURER  
DATE: July 15, 2022

**SURVEYOR'S CERTIFICATE**

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CARSON CITY.
- THE LANDS SURVEYED LIE WITHIN BEING A PORTION OF THE NORTH 1/2 OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON FEBRUARY 18, 2022.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SUBJECT MATTER WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

LEE H. SMITHSON P.L.S.  
NEVADA CERTIFICATE NO. 5097



**RECORDER'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF,

ON THIS 20th DAY OF JULY, 2022  
AT 5:11 MINUTES PAST 8 O'CLOCK A.M.  
IN THE OFFICIAL RECORDS OF CITY OF CARSON, NEVADA.

RECORDING FEE: 0

BOOK: 11

PAGE: 3045

FILE NO: 534114

Aubrey Rowland  
COUNTY RECORDER - Aubrey Rowland  
BY: Cassandra Jo Nozias

PM-2022-0195

©2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PARCEL MAP FOR

CARSON CITY

BEING A PORTION OF THE NORTH 1/2

OF SECTION 15 TOWNSHIP 15 NORTH RANGE 20 EAST

M.D.M.

CARSON CITY

NEVADA

DATE: MARCH 2022

PROJ. CODE: CAARENV01

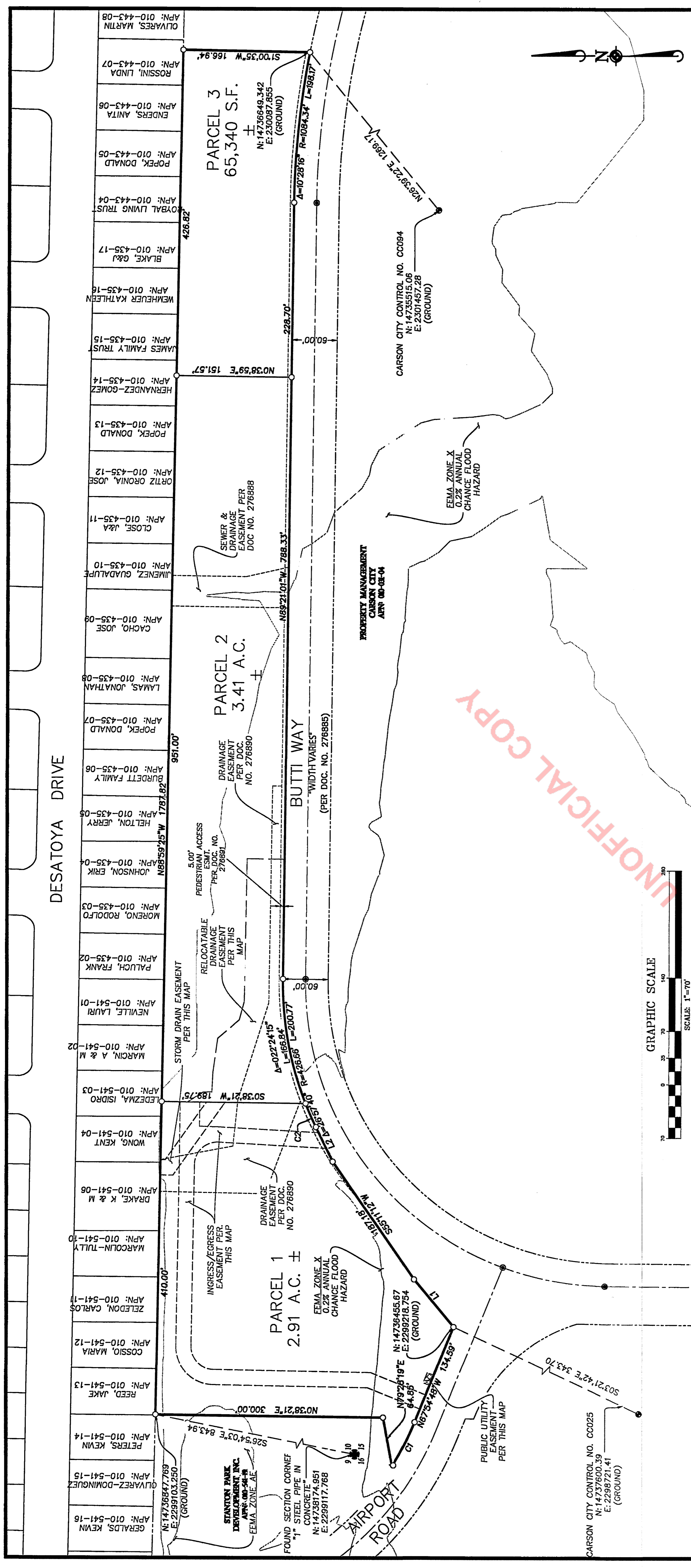
SHEET #

1 OF 2

Manhard CONSULTING LTD

1100 S. Virginia Street, Suite 200, Carson City, NV 89401

Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S50°09'29"W	81.25'
L2	S63°41'20"W	50.52'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	10°05'12"	370.00'	65.14'
C2	4°33'25"	426.66'	33.93'

- MONUMENT LEGEND**
- CARSON CITY CONTROL MONUMENT AS NOTED
  - FOUND MONUMENT AS NOTED
  - FOUND CENTERLINE WELL MONUMENT
  - SET NO. 5 REBAR AND CAP STAMPED "PLS 5097"

- LEGEND**
- EX. PROPERTY LINE
  - EX. EASEMENT LINE
  - EX. RIGHT OF WAY LINE
  - EX. CENTERLINE OF ROADWAY
  - EX. FLOOD ZONE LINE
  - APN = ASSESSORS PARCEL NUMBER
  - DOC. NO. = DOCUMENT NUMBER

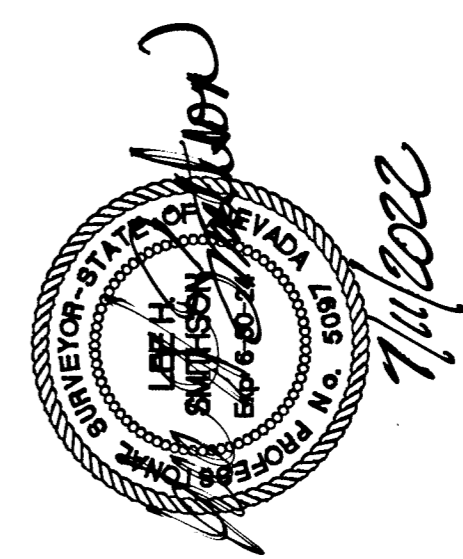
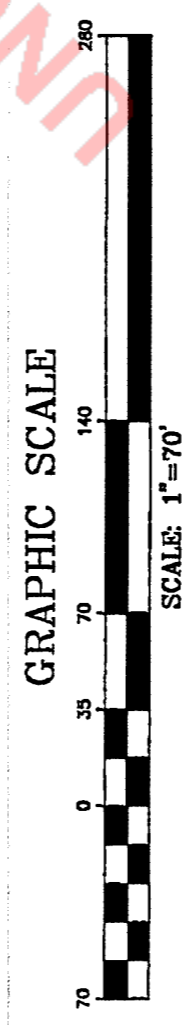
**REFERENCES**

1. RECORD OF SURVEY NO. 2784 "BUTTI WAY & AIRPORT ROAD" RECORDED AS FILE NO. 729214 OFFICIAL RECORDS CARSON CITY, NEVADA.
2. PUBLIC ROADWAY DEDICATION DOCUMENT RECORDED AS DOCUMENT NUMBER 276885, OFFICIAL RECORDS CARSON CITY, NEVADA.
3. RECORD OF SURVEY RECORDED MAY 5, 2002 AS MAP NUMBER 2454, FILE NUMBER 278877 IN THE OFFICIAL RECORDS CARSON CITY, NEVADA.

**BASIS OF BEARINGS**

BASIS OF BEARINGS: GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (RAD 83/84) HADY BEARINGS DETERMINED USING LOCAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE CONTROL POINT NUMBERS BEING CONTROL NETWORK CONTROL POINT NUMBERS BEING CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 463435 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

**TOTAL AREA**  
7.82 A.C. ±



PM-2022-0195

PARCEL MAP FOR  
**CARSON CITY**  
BEING A PORTION OF THE NORTH 1/2  
OF SECTION 15 TOWNSHIP 15 NORTH RANGE 20 EAST  
M.D.M.

**Manhard CONSULTING LTD.**  
2 OF 2 SHEET # 2  
DRAWN BY: HIF  
DATE: MARCH 2022  
PROJ. CODE: CAARENVD01  
PROJ. #:  
SHEET #

814 Ridge Street, Suite 400, Reno, NV 89501, PH: 775-788-8300, M: 775-788-8300  
201 Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Management • Environmental Scientists • Utility Services • Planning

PARCEL MAP 3045-A

3045-A

# PUBLIC NOTICE

**TITLE:** Conveyance of Carson City Property, Without Consideration, for the Development of Affordable Housing on 3.41 Acres of 3320 Butti Way (APN 010-037-06)

**DESCRIPTION:** Carson City owns approximately 3.41 acres of real property at 3320 Butti Way, APN 010-037-06. Carson City has received an application from Oikos Development Corporation ("Oikos"), a tax exempt 501(c)(3) organization, requesting that Carson City convey the 3.41 acres of undeveloped land to Oikos, without consideration, for the development of an affordable housing project.

Oikos will not be eligible to receive the 3.41 acres of Carson City land unless it demonstrates to the satisfaction of the Board of Supervisors that Oikos, or its assignee, will use the property to develop affordable housing. In addition, any conveyance shall be subject to an agreement requiring Oikos or its assignee to use the 3.41 acres of land to provide affordable housing for at least 50 years.

Pursuant to Nevada Revised Statutes ("NRS") 244.287, the Carson City Board of Supervisors must hold a public hearing before deciding on Oikos' application.

**PUBLIC MEETING DATE, TIME, & LOCATION:** A decision on Oikos' application will be made by the Carson City Board of Supervisors during a public meeting on April 6, 2023, which begins at 8:30 am. That meeting will take place at the Carson City Community Center, Robert 'Bob' Crowell Board Room, 851 East William Street, Carson City, NV 89701. Specifically, at that public hearing, the Board of Supervisors will decide whether to convey the 3.41 acres of undeveloped land with APN 010-037-06 to Oikos to develop an affordable housing project, under NRS 244.287.

**PUBLIC NOTICE DOCUMENTS:** Public noticing documents will be posted at the following locations in Carson City: Community Development (108 E Proctor St, Carson City, NV 89701), City Hall (201 N Carson St, Carson City, NV 89701), Community Center (851 E William St, Carson City, NV 89701), Library (900 N Roper St, Carson City, NV 89701), Courthouse (885 E Musser St #2007, Carson City, NV), and online at the Carson City website <http://www.carson.org>. Those documents will include the legal description and a parcel map exhibit for the 3.41 acres of undeveloped land at APN 010-037-06.

**CARSON CITY CONTACT:**

Public Works Department  
3505 Butti Way  
Carson City, NV 89701  
775-887-2355



# PUBLIC NOTICE

**TITLE:** Conveyance of Carson City Property, Without Consideration, for the Development of Affordable Housing on 3.41 Acres of 3320 Butti Way (APN 010-037-06)

**DESCRIPTION:** Carson City owns approximately 3.41 acres of real property at 3320 Butti Way, APN 010-037-06. Carson City has received an application from Oikos Development Corporation (“Oikos”), a tax exempt 501(c)(3) organization, requesting that Carson City convey the 3.41 acres of undeveloped land to Oikos, without consideration, for the development of an affordable housing project.

Oikos will not be eligible to receive the 3.41 acres of Carson City land unless it demonstrates to the satisfaction of the Board of Supervisors that Oikos, or its assignee, will use the property to develop affordable housing. In addition, any conveyance shall be subject to an agreement requiring Oikos or its assignee to use the 3.41 acres of land to provide affordable housing for at least 50 years.

Pursuant to Nevada Revised Statutes (“NRS”) 244.287, the Carson City Board of Supervisors must hold a public hearing before deciding on Oikos’ application.

**PUBLIC MEETING DATE, TIME, & LOCATION:** A decision on Oikos’ application will be made by the Carson City Board of Supervisors during a public meeting on April 6, 2023, which begins at 8:30 am. That meeting will take place at the Carson City Community Center, Robert ‘Bob’ Crowell Board Room, 851 East William Street, Carson City, NV 89701. Specifically, at that public hearing, the Board of Supervisors will decide whether to convey the 3.41 acres of undeveloped land with APN 010-037-06 to Oikos to develop an affordable housing project, under NRS 244.287.

**PUBLIC NOTICE DOCUMENTS:** Public noticing documents will be posted at the following locations in Carson City: Community Development (108 E Proctor St, Carson City, NV 89701), City Hall (201 N Carson St, Carson City, NV 89701), Community Center (851 E William St, Carson City, NV 89701), Library (900 N Roop St, Carson City, NV 89701), Courthouse (885 E Musser St #2007, Carson City, NV), and online at the Carson City website <http://www.carson.org>. Those documents will include the legal description and a parcel map exhibit for the 3.41 acres of undeveloped land at APN 010-037-06.

## **CARSON CITY CONTACT:**

**Public Works Department  
3505 Butti Way  
Carson City, NV 89701  
775-887-2355**



# NOTICE TO THE PUBLIC:

## **Conveyance of Carson City Property, Without Consideration, for the Development of Affordable Housing 3.41 acres at 3320 Butti Way (APN 010-037-06)**

**SUMMARY:** Carson City owns approximately 3.41 acres of real property at 3320 Butti Way with APN 010-037-06 ("Land"). The Land is identified as Parcel 2 in Parcel Map 3045 recorded with the Carson City Clerk-Recorder's Office on July 20, 2022 and by a legal description, both of which are attached as Exhibit A. Carson City has received an application from Oikos Development Corporation ("Oikos"), a tax exempt 501(c)(3) organization, requesting that Carson City convey the Land to Oikos, without consideration, for the development of an affordable housing project on the Land.

Oikos will not be eligible to receive the Land unless it demonstrates to the satisfaction of the Board of Supervisors that Oikos, or its assignee, will use the property to develop affordable housing. In addition, any conveyance shall be subject to an agreement requiring Oikos or its assignee to use the Land to provide affordable housing for at least 50 years.

Pursuant to Nevada Revised Statutes ("NRS") 244.287, the Carson City Board of Supervisors must hold a public hearing before making a decision on Oikos' application.

**A DECISION ON OIKOS' APPLICATION** will be made by the Carson City Board of Supervisors during a public meeting on April 6, 2023, which begins at 8:30 am. That meeting will take place at the Carson City Community Center, Robert 'Bob' Crowell Board Room, 851 East William Street, Carson City, NV 89701. Specifically, at that public hearing, the Board of Supervisors will decide whether to convey the Land to Oikos to develop an affordable housing project, under NRS 244.287.

**THIS PUBLIC NOTICE** is also posted at the following locations in Carson City: Community Development (108 E Proctor St, Carson City, NV 89701), City Hall (201 N Carson St, Carson City, NV 89701), Community Center (851 E William St, Carson City, NV 89701), Library (900 N Roop St, Carson City, NV 89701), Courthouse (885 E Musser St #2007, Carson City, NV), and online at the Carson City website <http://www.carson.org>.

## **EXHIBIT A- Legal Description and Parcel Map 3045**

The Land referred to herein below is situated in the County of Carson City, State of Nevada, and is described as follows:

THAT PORTION OF NORTH HALF OF SECTION 15, TOWNSHIP 15 NORTH RANGE 20 EAST DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 3045 ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF CARSON CITY RECORDED ON JULY 20, 2022 AS INSTRUMENT NO. 534114 OF OFFICIAL RECORDS



**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT CARSON CITY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT ALL EASEMENTS SHOWN HEREON ARE GRANTED FOR THE STATED PURPOSES. WE DECLARE THAT WE EXECUTE THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS/HER NAME, IN CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

CARSON CITY  
 Mayor Steve Bagnall  
 Leki Bagwell, Mayor  
 (PRINT NAME/TITLE)  
 Clerk Arbrey Rowlett  
 Arbrey Rowlett/Clerk-Recorder  
 (PRINT NAME/TITLE)

**NOTARY CERTIFICATE**

STATE OF Nevada } SS  
 COUNTY OF Carson City }  
 THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
 ON THIS 19 DAY OF July, 2022.

OF CARSON CITY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Arbrey Rowlett  
 NOTARY PUBLIC  
 Alexis Palispi  
 PRINT NAME

**NOTARY CERTIFICATE**

STATE OF Nevada } SS  
 COUNTY OF Carson City }  
 THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,  
 ON THIS 20th DAY OF July, 2022.

OF CARSON CITY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Arbrey Rowlett  
 NOTARY PUBLIC  
 Cassandra Jo Nozias  
 PRINT NAME

**UTILITY COMPANIES CERTIFICATE**

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

Sierra Pacific Power Company  
 SIERRA PACIFIC POWER COMPANY,  
 D/B/A NV ENERGY  
 DATE 7/6/2022

Charter Communications  
 CHARTER COMMUNICATIONS  
 DATE 7/5/22

Armando Espino Manager  
 ARMANDO ESPINO MANAGER  
 DATE 7/18/2022

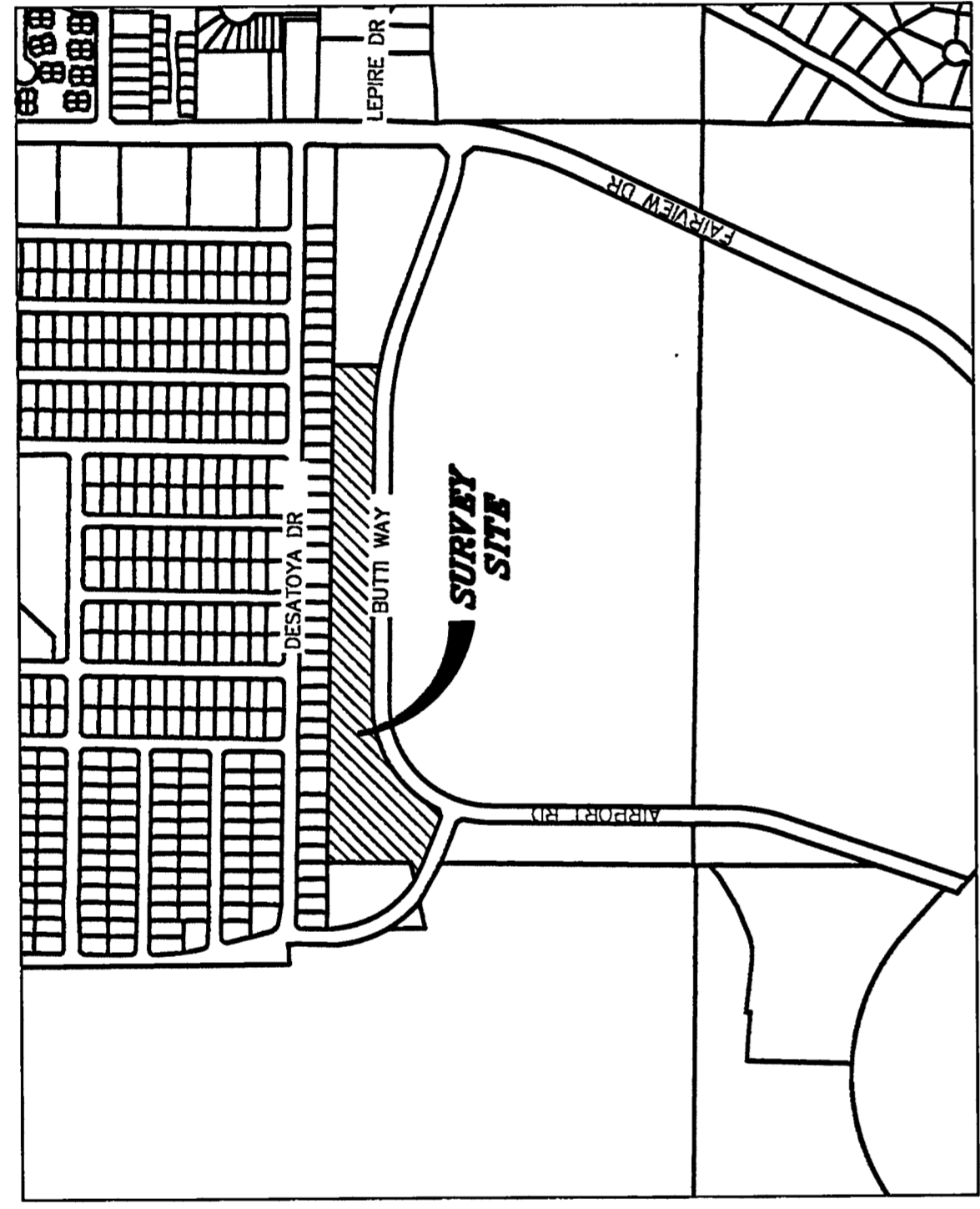
Cliff Cooper  
 NEVADA BELL TELEPHONE COMPANY  
 D/B/A NEVADA AT&T  
 DATE 7/6/2022

Cliff Cooper  
 CLIFF COOPER, MGR/OSP PLANNER

**SOUTHWEST GAS CORPORATION CERTIFICATE**

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Clarence Okamoto  
 SOUTHWEST GAS CORPORATION  
 DATE 7/14/22  
Clarence Ramsey Eng Tech



VICINITY MAP  
 NOT TO SCALE

**NOTES**

- PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE BY CABLE TELEVISION COMPANIES.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- ALL PARCELS WILL BE REQUIRED TO CONNECT TO CITY WATER AND SANITARY SEWER.
- THERE ARE NO APPARENT WELLS OR SEPTIC SYSTEM LOCATED ON THE PROPERTY TO BE PARCELED AS OF THE DATE OF THE SURVEY.
- THIS PARCEL MAP LOT CONFIGURATION CONFORMS TO THE CARSON CITY MUNICIPAL CODE PURSUANT TO COMC 18.04.190 AND 18.04.195.
- THE CURRENT ZONING DISTRICT IS MULTI-FAMILY APARTMENT (MFA) AND PUBLIC REGIONAL (PR).
- ANY FURTHER SUBDIVISION OF THE SUBJECT PARCELS MAY REQUIRE A TENTATIVE SUBDIVISION MAP IN COMPLIANCE WITH ORDINANCE 1987-25.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONES X SHADED AND AO (1 FOOT DEPTH), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP (FIRM) PANEL 3200010111H EFFECTIVE JUNE 19, 2019.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5 FEET IN WIDTH COINCIDENT WITH EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH ADJACENT TO STREET RIGHTS-OF-WAY.
- AS THE PARCELS DEVELOP, EACH INDIVIDUAL LAND OWNER WILL BE RESPONSIBLE FOR MAINTAINING ANY LANDSCAPING INSTALLED IN THE PUBLIC ROAD RIGHT-OF-WAYS, INCLUDING THE DEVELOPMENT'S LANDSCAPE AREAS, OPEN SPACE AREAS, AND TURF AREAS ASSOCIATED WITH EACH PARCEL.
- THE INGRESS AND EGRESS AS SHOWN ON SHEET 2 IS FOR THE BENEFIT OF PARCEL 2.

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW:

Nicole Howell  
 Nicole Howell State Escrow Manager  
 (PRINT NAME/TITLE)  
 DATE 7/1/2022  
 File # 2022-0179

**TOTAL AREA**

7.82 A.C. ±

**CITY ENGINEERS'S APPROVAL**

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER, AND THAT HE HAS EXAMINED THE PARCEL MAP HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Lee H. Smithson  
 CARSON CITY ENGINEER  
 DATE 7/15/22

**PARCEL MAP REVIEW COMMITTEE**

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP (EM-2022-0109) REVIEWED AND APPROVED ON APRIL 6, 2022 AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

Hope Sullivan  
 CARSON CITY COMMUNITY DEVELOPMENT DEPARTMENT  
 HOPE SULLIVAN AICP, COMMUNITY DEVELOPMENT DIRECTOR

**TREASURERS CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND, APN 010-037-04, FOR THE FISCAL YEAR HAVE BEEN PAID.

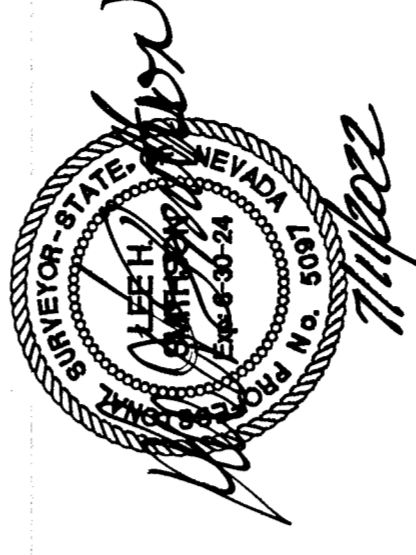
CARSON CITY TREASURER  
 APN: 010-037-04

Nancy V. Mandel  
 TREASURER  
 DATE July 15, 2022

**SURVEYOR'S CERTIFICATE**

I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CARSON CITY.
- THE LANDS SURVEYED LIE WITHIN BEING A PORTION OF THE NORTH 1/2 OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON FEBRUARY 18, 2022.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SUBJECT MATTER WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



LEE H. SMITHSON P.L.S.  
 NEVADA CERTIFICATE NO. 5087

**RECORDER'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF,

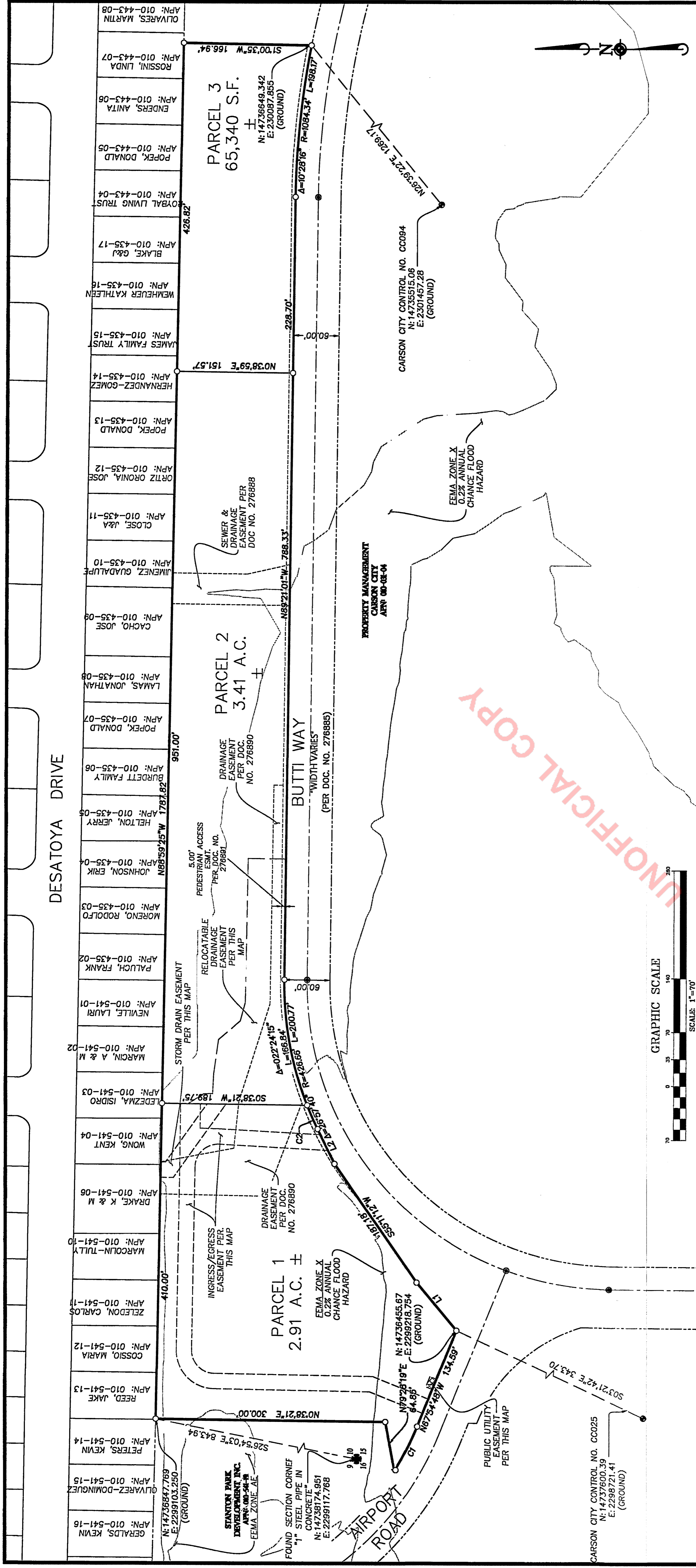
ON THIS 20th DAY OF JULY, 2022  
 AT 5:11 MINUTES PAST 8 O'CLOCK A.M.  
 IN THE OFFICIAL RECORDS OF CITY OF CARSON, NEVADA.

RECORDING FEE: 0  
 BOOK: 11  
 PAGE: 3045  
 FILE NO: 534114

Arbrey Rowlett  
 COUNTY RECORDER - Arbrey Rowlett  
 BY: Cassandra Jo Nozias

PM-2022-0195

PARCEL MAP FOR  
**CARSON CITY**  
 BEING A PORTION OF THE NORTH 1/2  
 OF SECTION 15 TOWNSHIP 15 NORTH RANGE 20 EAST  
 M.D.M.  
 CARSON CITY NEVADA  
 DRAWN BY: HFF  
 DATE: MARCH 2022  
 PROJ. CODE: CAAREN01  
 SHEET # 1 OF 2  
**Manhard CONSULTING LTD**  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers • Construction Managers • Environmental Scientists • Landscape Architects • Planners



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S50°09'29"W	81.25'
L2	S63°41'20"W	50.52'

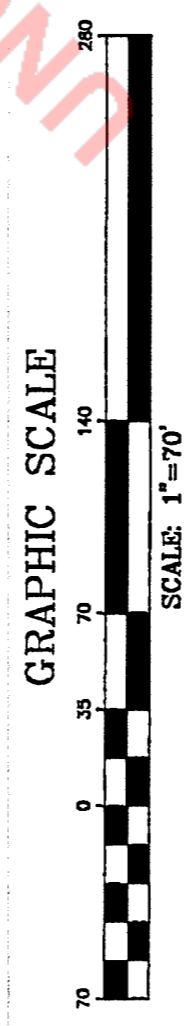
**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	10°05'12"	370.00'	65.14'
C2	4°33'25"	426.66'	33.93'

- MONUMENT LEGEND**
- CARSON CITY CONTROL MONUMENT AS NOTED
  - FOUND MONUMENT AS NOTED
  - FOUND CENTERLINE WELL MONUMENT
  - SET NO. 5 REBAR AND CAP STAMPED "PLS 5097"

- LEGEND**
- EX. PROPERTY LINE
  - EX. EASEMENT LINE
  - EX. RIGHT OF WAY LINE
  - EX. CENTERLINE OF ROADWAY
  - EX. FLOOD ZONE LINE
  - APN = ASSESSORS PARCEL NUMBER
  - DOC. NO. = DOCUMENT NUMBER

- REFERENCES**
- RECORD OF SURVEY NO. 2784 "BUTTLI WAY & AIRPORT ROAD" RECORDED AS FILE NO. 729214 OFFICIAL RECORDS CARSON CITY, NEVADA.
  - PUBLIC ROADWAY DEDICATION DOCUMENT RECORDED AS DOCUMENT NUMBER 276885, OFFICIAL RECORDS CARSON CITY, NEVADA.
  - RECORD OF SURVEY RECORDED MAY 5, 2002 AS MAP NUMBER 2454, FILE NUMBER 278877 IN THE OFFICIAL RECORDS CARSON CITY, NEVADA.



**BASIS OF BEARINGS**

BASIS OF BEARINGS: GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (RAD 83/84) HAD BEEN DETERMINED USING LOCAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE CONTROL POINT NUMBERS BEING CORRECTED AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 463435 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

**TOTAL AREA**

7.82 A.C. ±



PM-2022-0195

PARCEL MAP FOR  
**CARSON CITY**  
 BEING A PORTION OF THE NORTH 1/2  
 OF SECTION 15 TOWNSHIP 15 NORTH RANGE 20 EAST  
 M.D.M.

NEVADA  
 DRAWN BY: HIF  
 DATE: MARCH 2022  
 PROJ. CODE: CAARENV01  
 PROJ. #:  
 SHEET #  
**2** OF **2**

**Manhard CONSULTING LTD.**  
 841 Ridge Street, Suite 400, Reno, NV 89501, 775-798-8300, manhard.com  
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
 Construction Management • Environmental Scientists • Urban Planning & Planning

PARCEL MAP 3045-A

3045-A