

513B

Ptn. of APN: 1320-07-801-011

AFTER RECORDING RETURN TO:  
 NEVADA DEPT. OF TRANSPORTATION  
 RIGHT-OF-WAY DIVISION  
 ATTN: STAFF SPECIALIST - ACQ.  
 1263 S. STEWART ST.  
 CARSON CITY, NV. 89712

LEGAL DESCRIPTION PREPARED BY:  
 JEFFREY J. HENKELMAN, P.L.S.  
 NEVADA DEPT. OF TRANSPORTATION  
 RIGHT-OF-WAY DIVISION  
 1263 S. STEWART ST.  
 CARSON CITY, NV. 89712

Project: SI-395-1(029)  
 E.A. 73862  
 Parcel: U-395-DO-025.912TE  
*121-2487769-mlr*

### TEMPORARY EASEMENT DEED

THIS DEED, made this 3 day of APRIL, 2017  
 between Minden Self Storage LLC, a Nevada limited liability company, hereinafter called  
 GRANTOR, and the STATE OF NEVADA, acting by and through its Department of  
 Transportation, hereinafter called GRANTEE,

#### WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant unto the GRANTEE and to its assigns for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, a temporary easement upon, over and across certain real property of the undersigned for the purpose of drainage construction. Said easement situate, lying and being in the County of Douglas, State of Nevada, and further described as being a portion of the SW 1/4 of the SE 1/4 of Section 7, T. 13 N., R. 20 E., M.D.M., and more particularly described as being a portion of PARCEL 4-A-1 as shown on that certain PARCEL MAP LDA #04-060 FOR DUNCAN M. & MARY S. GETTY, filed on April 1, 2005, in the Office of the Douglas County Recorder, Book 0405, Page 438, as Document Number 640704, and more fully described by metes and bounds as follows:

BEGINNING at a point on the right or easterly right-of-way line of US-395, 56.00 feet right of and at right angles to Highway Engineer's Station "XN" 195+64.28 P.O.T., said point of beginning further described as bearing N. 64°47'15" W., a distance of 2,842.66 feet from a 1 1/4 INCH METAL

HEXAGON BAR, accepted as being the southeast corner of said Section 7; thence along said easterly right-of-way line the following four (4) courses and distances:

- 1) from a tangent which bears N. 16°41'15" E., curving to the right with a radius of 60.00 feet, through an angle of 52°35'12", an arc distance of 55.07 feet;
- 2) from a tangent which bears N. 70°34'29" E., curving to the right with a radius of 200.00 feet, through an angle of 21°30'42", an arc distance of 75.09 feet;
- 3) S. 89°33'24" E. – 14.50 feet;
- 4) N. 0°26'36" E. – 15.00 feet to the southerly right-of-way line of SR-759 (Airport Road) and said easterly right-of-way line of US-395;

thence S. 89°33'24" E., along said southerly right-of-line of SR-759 (Airport Road), a distance of 12.00 feet; thence along the following six (6) courses and distances:

- 1) S. 0°26'36" W. – 27.00 feet;
- 2) N. 89°33'24" W. – 29.50 feet;
- 3) from a tangent which bears N. 88°41'52" W., curving to the left with a radius of 188.00 feet, through an angle of 20°36'58", an arc distance of 67.65 feet;
- 4) from a tangent which bears S. 69°13'46" W., curving to the left with a radius of 48.00 feet, through an angle of 50°44'56", an arc distance of 42.52 feet;
- 5) S. 0°21'06" W. – 5.90 feet;
- 6) N. 89°38'54" W. – 12.00 feet to said easterly right-of-way line of US-395;

thence N. 0°21'06" E., along said easterly right-of-way line of US-395, a distance of 7.86 feet to the point of beginning; said parcel contains an area of 2,046 square feet.

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone, as determined by the State of Nevada, Department of Transportation.

The above described temporary rights shall commence on April 1, 2017 and shall continue through and include the termination date of March 31, 2019, with the right and option to extend the term for successive periods for a total term not to exceed an aggregate of 4 years.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns for the term of this temporary easement deed.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

Minden Self Storage LLC, a Nevada limited liability company

By: [Signature]  
John Ovrom, Chief Executive Officer

If signer shall be a corporation, trust, partnership or other unnatural person, an authorized person must sign on behalf of the signer. The agreement must be executed by the person approved by the bylaws, articles, or a certified, stamped copy of a resolution of the board of directors as provided with the executed agreement.

State of CALIFORNIA  
County of SAN DIEGO

This instrument was acknowledged before me on APRIL 3 <sup>2017</sup> by JOHN OVROM as CEO of MINDEN SELF STORAGE LLC

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L



[Signature]  
(Signature of notarial officer)  
PAUL T. NEWPORT  
(Title and rank (optional)) NOTARY PUBLIC