

APN# 1419-26-101-002

Recording Requested by/Mail to:

Name: Genoa Ridge Investors LLC
Address: 11661 San Vicente Blvd # 910
City/State/Zip: Los Angeles, CA 90049



KAREN ELLISON, RECORDER

Mail Tax Statements to:

Name: N/A
Address: _____
City/State/Zip: _____

Environmental Covenant

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

ENVIRONMENTAL COVENANT

THIS ENVIRONMENTAL COVENANT is entered into by and between Genoa Ridge Investors, LLC, a Nevada limited liability corporation ("Owner"), and THE STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, DIVISION OF ENVIRONMENTAL PROTECTION ("NDEP").

Recitals:

(A) The undersigned execute this Environmental Covenant for the uses and purposes outlined in the Uniform Environmental Covenants Act, as codified in NRS 445D.010 et. seq. (the "Act").

(B) The Owner is the record owner of certain real property commonly referred to as a portion of the former Sierra Nevada Golf Ranch, more particularly described below (the "Property").

Approximately 8,138 cubic yards of residual impacted soil with a lead concentration in excess of 400 parts per million (ppm) remains on the Property in a disposal cell as more particularly described below.

The disposal cell was excavated by Campbell Construction Co. Inc. (Campbell) in July 2017. Campbell then excavated the top 6-inches of the nearly 14-acre site and placed the excavated soil into 12 discrete stockpiles. Confirmation composite samples (27) were taken in the excavated area to verify the soil was less than 400 parts per million (ppm) lead. Composite samples for Toxicity Characterized Leaching Procedure (TCLP) were collected from the stockpiles. Stockpiles (2 of them) testing above 5 ppm for lead were disposed of at the US Ecology Landfill in Beatty, Nevada. Remaining soil (approximately 8,138 cubic yards) was moved into the disposal cell and a 5-foot clean soil cap was placed on top of that material.

(E) Owner desires to provide notice of the existing conditions and covenants and to bind all parties having any right, title or interest in the Property, or any portion of it, their heirs, successors and assigns and any persons using the Property.

(F) Owner desires to outline a soil and groundwater work plan for approval by NDEP prior to initiation of future development which disturbs or exposes the lead-contaminated soil or requires dewatering at the Property.

NOW THEREFORE,

1. Purpose of the Instrument. This instrument is an Environmental Covenant executed pursuant to the Act.

2. Binding Covenant. Owner hereby grants this Environmental Covenant to the NDEP and declares that the Property, as described in the legal description below, shall herein after be bound by, held, sold, and conveyed subject to the following requirements set forth in paragraphs 1 through 13 which shall run with the Property in perpetuity and be binding on Owner and all parties having any right, title or interest in the Property, or any part thereof, its heirs, successors and assigns, and any persons using the land, as described herein. As used in this Covenant, the term "Owner" means the record owner of the Property and, if any, any other person or entity otherwise legally authorized to make decisions regarding the transfer of the Property or placement of encumbrances on the Property, other than by exercise of eminent domain.

3. Legal Description of the Property. The Property is described as follows:

A portion of APN 1419-26-101-002 in Douglas, State of Nevada, being a portion of Section 26, Township 14 North, Range 19 East, M.D.M.

It is located southeast of the intersection of Jacks Valley Road and James Canyon Loop.

A Legal Description is attached to this Environmental Covenant.

4. Description of Contamination and Remedy. Approximately 8,138 cubic yards of residual lead-impacted soil with a lead concentration in excess of 400 ppm remains in place in the disposal cell. The location of the disposal cell is contained in the Legal Description, attached to this covenant.

This lead-impacted soil has been left in place with the consent of the NDEP because it is impracticable to remediate as of the date of this Environmental Covenant. Based upon the quality and location of the lead-impacted soil left in place, there is no present threat to human health.

5. Activity and Use Limitations. If the lead impacted-soils are disturbed, or if it is necessary to dewater the Property, NDEP must be notified. The person undertaking the work shall prepare a soil and groundwater work plan describing the work being

undertaken and the procedures being employed to manage the soil and water. The plan must be approved by the NDEP and comply with the then-existing rules and regulations adopted by the NDEP. Upon completion of the work, a report shall be filed with NDEP detailing the manner in which the lead-impacted soils and/or groundwater were handled and removed and the actions taken to comply with the existing rules and regulations for the management of the soil and water. The Owner may record a revised environmental covenant, with the approval of NDEP, documenting the condition of the Property after the work has been completed.

6. Holders. The following persons and/or entities are holders for this Environmental Covenant: NDEP.

7. Name and Location of Administrative Record of Environmental Response Project. State of Nevada, NDEP, 901 S. Stewart St., Carson City, NV, 89701.

8. Notice Requirements. Any development that would disturb the lead-impacted soils or groundwater on the Property, requires notice to the NDEP. Any documentation or communication required under this Covenant shall be sent or directed to:

State of Nevada - Division of Environmental Protection - Bureau of Corrective Actions
901 S. Stewart St.
Carson City, NV 89701

ATTN: Remediation Branch Supervisor
Reference: Facility ID #B-000525

There are no reporting requirements if the lead-impacted soils or groundwater is not used or disturbed.

9. Notices to Lessees. Owner agrees to incorporate, either in full or by reference, the restrictions in this Covenant in any leases, licenses, or other instruments granting a right to use the Property.

10. Inspections. The NDEP shall have the right of entry to the Property at reasonable times with prior notice for the purpose of determining compliance with the terms of this Covenant. Nothing in this Covenant shall impair any other authority the NDEP may otherwise have to enter and inspect the Property.

11. No Liability. The NDEP does not acquire any liability under Nevada law by virtue

of accepting this Covenant.

12. Enforcement. The NDEP may enforce the terms of this Covenant pursuant to the Act. Included in the statutory rights and remedies afforded to the NDEP is the ability to file suit in district court to enjoin actual or threatened violations of this Covenant.

13. Termination of the Covenant. This covenant may be terminated upon the removal of the remaining impacted soils on the Property in accordance with the regulations adopted by the NDEP at the time of the removal and upon approval by the NDEP.

The parties have caused this Covenant to be executed this 21 day of 2017. December

Genoa Ridge Investors, LLC

THE STATE OF NEVADA,
DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES,
DIVISION OF ENVIRONMENTAL
PROTECTION

Name: _____

Paul Jennings

Title: _____

12/21/17
Manager

Name: _____

Greg Lovato

Administrator

February 7, 2018

STATE OF: _____

COUNTY OF: _____

This instrument was acknowledged before a Notary Public, by
_____, the _____ of Genoa Ridge Investors, LLC, this
_____ day of _____, 20__.

Notary Public for said County and State, Commission Expires _____

STATE OF: NEVADA

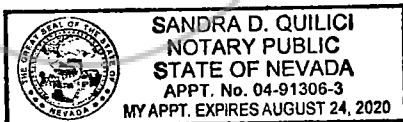
COUNTY OF: CARSON CITY

This instrument was acknowledged before, a Notary Public, by Greg Lovato.,
Administrator of THE STATE OF NEVADA, DEPARTMENT OF
CONSERVATION AND NATURAL RESOURCES, DIVISION OF

ENVIRONMENTAL PROTECTION, this 7TH day of FEBRUARY, ~~2017~~ ²⁰¹⁸.

Sandra D. Quilici

Notary Public for said County and State, Commission Expires AUG. 24, 2020



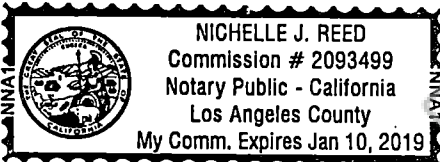
*See Attached Certificate
NJK*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me on this 21st
day of December, 2017, by PAUL JENNINGS

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

Nichelle J. Reed

**LEGAL DESCRIPTION
DISPOSAL AREA**

All that real property situate in the County of Douglas, State of Nevada, being a portion of Section 26, Township 14 North, Range 19 East, M.D.M., being more particularly described as follows:

COMMENCING at the found Witness Corner Monument, a BLM aluminum cap, shown as N89°22'26"E, 1067.08 feet, from the Northwest corner of Section 26, on Record of Survey Map, In Support of a Boundary Line Adjustment for Genoa Land Investors, LLC, MDA Enterprises, Inc., & Four Creeks Visalia, L.P., Document No. 702844, Official Records of Douglas County, Nevada;

THENCE S66°20'15"E, a distance of 175.98 feet, to the **POINT OF BEGINNING**;

THENCE N83°01'28"E, a distance of 217.09 feet;

THENCE S33°26'04"E, a distance of 75.88 feet;

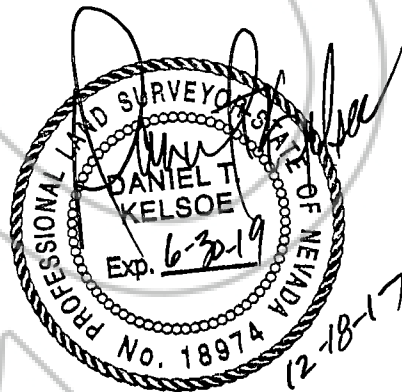
THENCE S64°36'52"W, a distance of 281.72 feet;

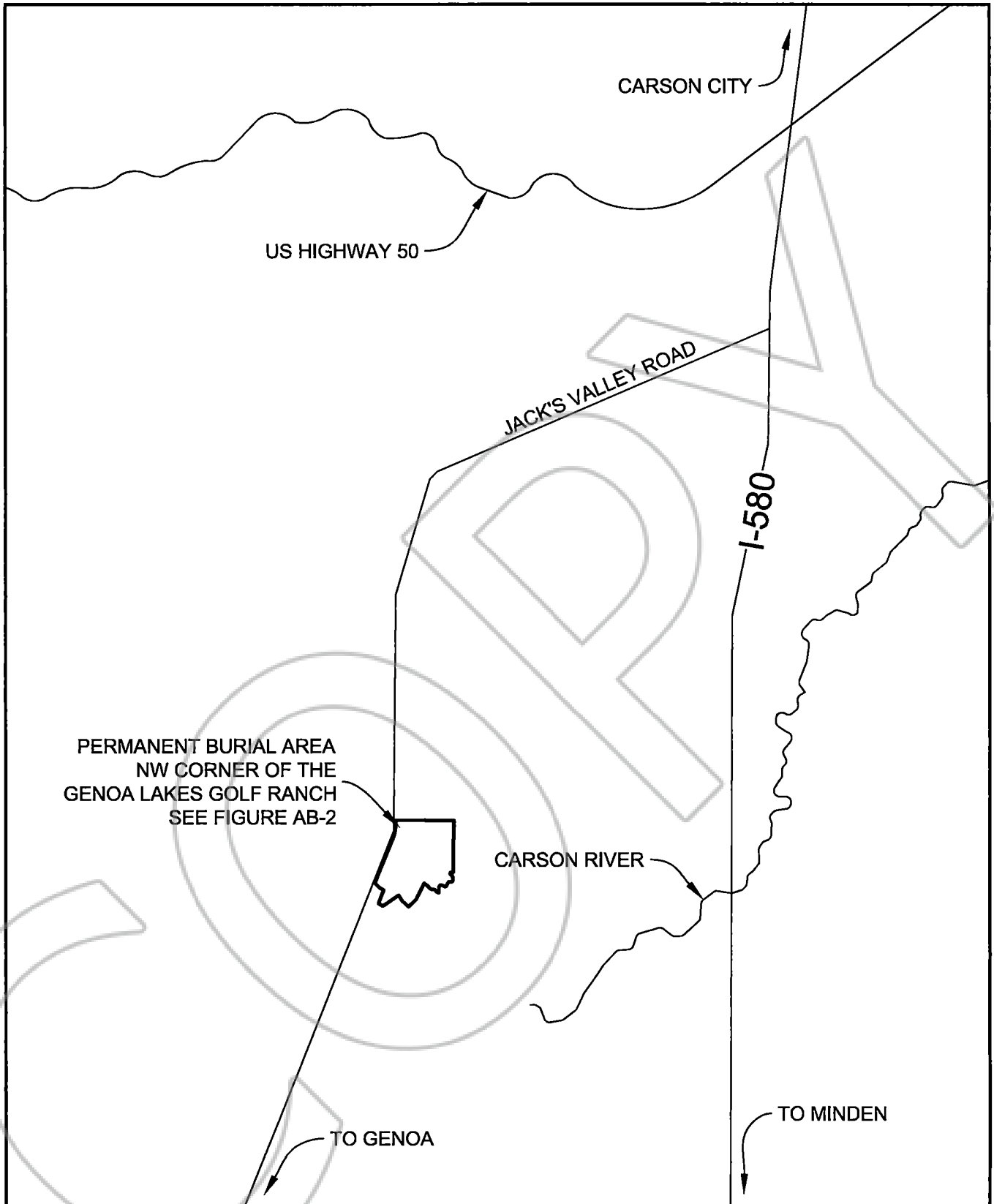
THENCE N01°00'32"W, a distance of 157.76 feet, to the **POINT OF BEGINNING**;

CONTAINING: 27,614 Square Feet, more or less

BASIS OF BEARINGS: The Basis of Bearings for this descriptions is the North line of the Northeast ¼ of said Section 26, as shown on that referenced Record of Survey, Document No. 702844, Official Records of Douglas County, Nevada.

Daniel T. Kelsoe, PLS 18974
Prepared by the Firm of:
Robison Engineering Co.
846 Victorian Ave, Suite 20
Sparks, Nevada 89431
775-852-2251





Robison Engineering
COMPANY, INC.

846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com

DRAWN: NER
DATE: 2017-09-10

PREPARED FOR:
COBALTT VENTURES

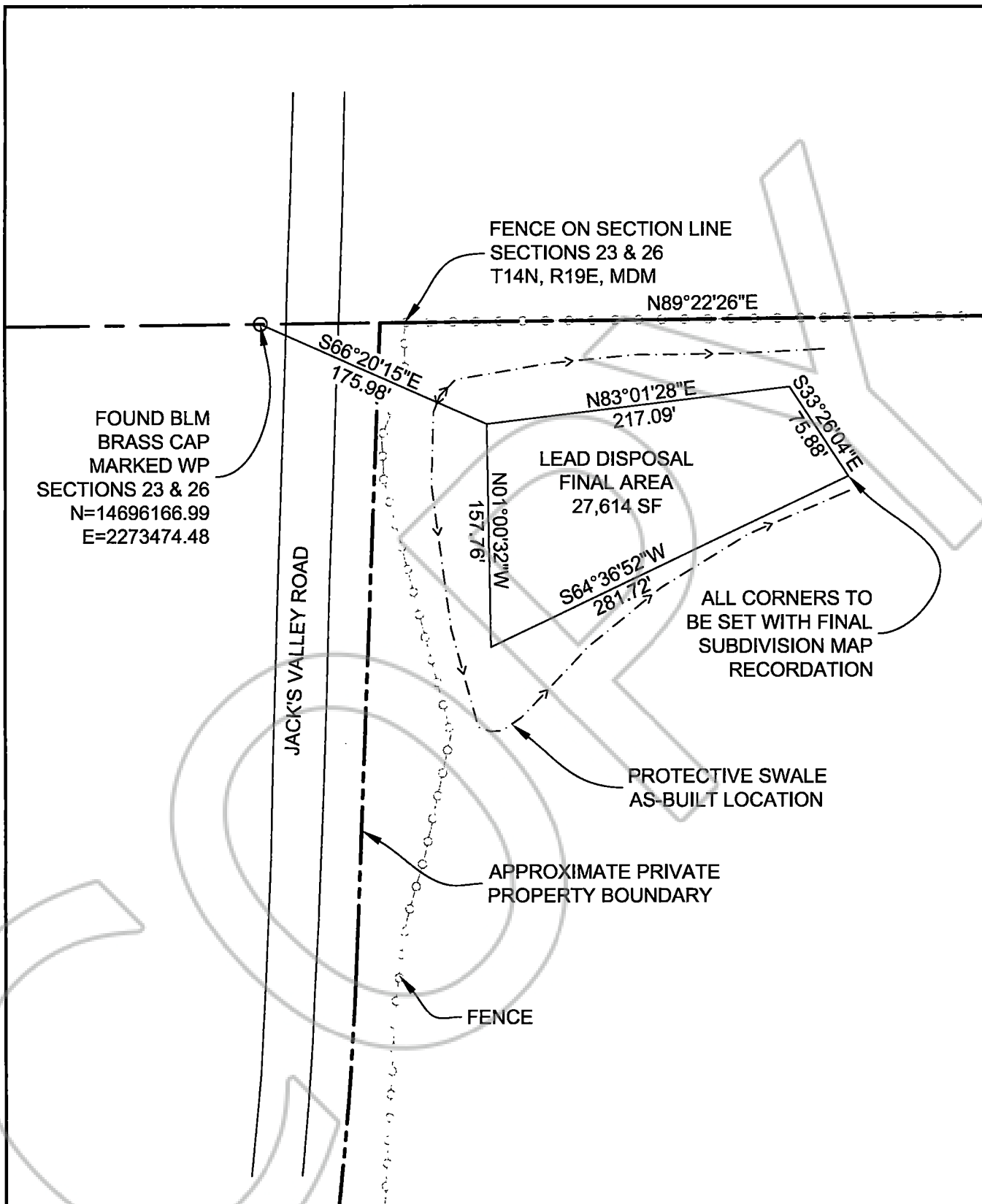
4368 Banchory Ct
Reno, NV 89519
775-848-0129

0 100 200
INCH @ FULL SCALE

SIERRA NEVADA GOLF RANCH
LEAD REMEDIATION

FIGURE AB-1
VICINITY MAP

DOUGLAS COUNTY NEVADA
PROJECT NO. 1-882-01.001



FOUND BLM
BRASS CAP
MARKED WP
SECTIONS 23 & 26
N=14696166.99
E=2273474.48

JACK'S VALLEY ROAD

FENCE ON SECTION LINE
SECTIONS 23 & 26
T14N, R19E, MDM

N89°22'26"E

S66°20'15"E
175.98'

N83°01'28"E
217.09'

S33°26'04"E
15.88'

LEAD DISPOSAL
FINAL AREA
27,614 SF

N01°00'32"W
157.76'

S64°36'52"W
281.72'

ALL CORNERS TO
BE SET WITH FINAL
SUBDIVISION MAP
RECORDATION

PROTECTIVE SWALE
AS-BUILT LOCATION

APPROXIMATE PRIVATE
PROPERTY BOUNDARY

FENCE

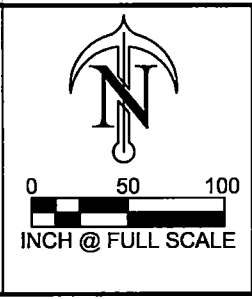


846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com

DRAWN: NER
DATE: 2017-09-10

PREPARED FOR:
**COBALTT
VENTURES**

4368 Banchory Ct
Reno, NV 89519
775-848-0129



0 50 100
INCH @ FULL SCALE

**SIERRA NEVADA GOLF RANCH
LEAD REMEDIATION**

FIGURE AB-2
DISPOSAL AREA

DOUGLAS COUNTY NEVADA
PROJECT NO. 1-882-01.001