

A.P.N. 1220-16-401-005

PREPARED BY AND RECORDING
REQUESTED BY:

Weiss Brown, PLLC
6263 N. Scottsdale Rd., Suite 340
Scottsdale, AZ 85250

WHEN RECORDED MAIL TO:

Crown Castle
c/o Post Closing – Recording
8020 Katy Freeway
Houston, TX 77024

Space above this line for Recorder's Use

**Prior recorded document(s) in Douglas County, Nevada:
April 25, 2017 at #2017-897751**

**This Modification does not contain
the social security number of any person.**

FIRST MODIFICATION TO GRANT OF EASEMENT

This FIRST MODIFICATION TO GRANT OF EASEMENT (the "First Modification") is made effective this 01st day of NOVEMBER 2023 ("Effective Date"), by and between the STOR-ALL, LLC, a Nevada limited liability company (hereinafter referred to as "Grantor") and GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company ("Grantee").

RECITALS

WHEREAS, Grantor is the owner of that certain land and premises in Gardnerville, County of Douglas, State of Nevada, by that certain Grant, Bargain, Sale Deed recorded on August 30, 2004 as Document No. 0622812 at Book 804, Page 12368, in the official records of Douglas County, Nevada ("Official Records"), the description of said property is attached hereto as Exhibit "A" (hereinafter "Grantor's Property").

WHEREAS, Grantor, and Grantee, as successor-in-interest to TowerPoint Acquisitions, LLC, a Delaware limited liability company, are parties to that certain Grant of Easement and Assignment of Lease dated April 24, 2017, and recorded on April 25, 2017, as Document No. 2017-897751 in the Official Records ("Easement"), pursuant to which Grantee was conveyed an easement over property more particularly described in the Easement ("Easement Area") and located within Grantor's Property; and

WHEREAS, Grantor and Grantee desire to amend the terms of the Easement to memorialize such relocation on the terms and conditions outlined below;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both Parties, Grantor and Grantee agree as follows:

OPERATIVE PROVISIONS

1. **Recitals; Defined Terms.** The Parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Easement.

2. **Easement Area Descriptions.** The descriptions of the Easement Area set forth in the Easement are hereby amended and updated as follows: The description of the Easement Area set forth on Exhibit C to the Easement is hereby amended by the descriptions set forth on Exhibit C-1 attached to this First Amendment. The description of the Access Easement set forth on Exhibit C to the Easement is hereby amended by the description of the Access Easement set forth on Exhibit C-2 to this First Amendment. The description of Utility Easement set forth on Exhibit C to the Easement is hereby amended by the description of the Utility Easement set forth on Exhibit C-2 to this First Amendment. Exhibit B to the Easement is hereby amended by Exhibit B attached to this First Amendment. Any conflicts between the descriptions or depictions attached to this First Amendment and those contained in the Easement shall be resolved in favor of this First Amendment. Notwithstanding anything to the contrary in this First Amendment, Grantee is not relinquishing any rights to any easement area, option for expanded easement area, including access easements, and/or utility easements, that it possesses prior to the date of this First Amendment. In the event the location of any of Grantee's or its tenants' existing improvements, utilities, and/or access routes are not depicted or described on the Site Plan and/or legal descriptions, Grantee's easement rights over such areas shall remain in full force and effect and the Easement shall be deemed to include such areas. Grantor and Grantee agree that the Expanded Easement Area (as defined in the Easement) remains in full force and effect as to the optioned two hundred fifty (250) square feet granted thereby. The parties further agree that the location of the Expanded Easement Area will be determined by the Grantee within Grantor's Property, with such location approved by the Grantor, and such approval not to be unreasonably withheld, conditioned or delayed. The parties acknowledge that it will not be unreasonable for Grantor to withhold its approval in the event the proposed space is already occupied or under lease to another party, or if the space is unusable based on then current building codes or other applicable laws or regulations.

3. **Notices.** All notices hereunder shall be in writing and shall be given by (i) established express delivery service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices may also be given by facsimile transmission, provided that the notice is concurrently given by one of the above methods. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. The notices shall be sent to the parties at the following addresses:

If to Grantor:

Stor-All, LLC
1456 Industrial Way #D
Gardnerville, NV 89410

If to Grantee:

Global Signal Acquisitions IV LLC
Attn: Legal – Real Estate Dept.
2000 Corporate Drive
Canonsburg, PA 15317

4. **Remainder of Easement Unaffected.** The Parties hereto acknowledge and agree that, except as expressly modified hereby, the Easement remains unmodified and in full force and effect. In the event of any conflict or inconsistency between the terms of this First Modification and the Easement, the terms of this First Modification shall control. This First Modification may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same First Modification.

5. **Successors and Assigns.** The terms of this First Modification shall constitute a covenant running with the Grantor's Property for the benefit of Grantee and its successors and assigns and shall extend to and bind the heirs, personal representatives, successors and assigns of the parties hereto and upon each person having any interest therein derived through any owner thereof.

[Signature pages follow]

IN WITNESS WHEREOF, Grantor and Grantee, having read the foregoing and intending to be legally bound hereby, have executed this First Modification to Grant of Easement as of the day and year first written above.

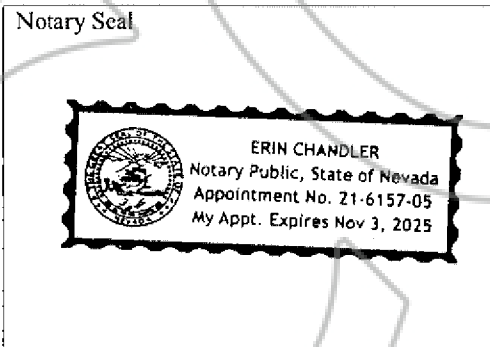
GRANTOR:
STOR-ALL, LLC, a Nevada limited liability company

By: Todd Wheeler
Print Name: TODD WHEAR
Title: MEMBER

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

On this 8th day of November 2023, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Todd Wheeler, the owner of STOR-ALL, LLC, a Nevada limited liability company, known or identified to me to be the person whose name is subscribed to the foregoing First Modification to Grant of Easement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

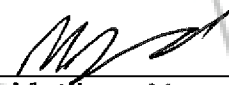
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



[Signature]
(Signature of Notary)

My Commission Expires: 11/3/25

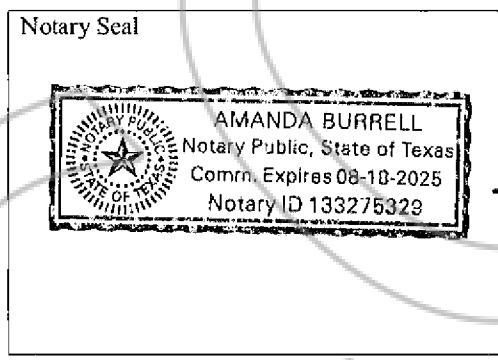
GRANTEE
GLOBAL SIGNAL ACQUISITIONS IV
LLC, a Delaware limited liability company

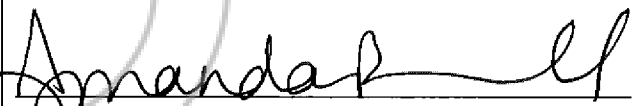
By: 
Print Name: Matthew Norwood
Title: Dir Nat'l RE Ops

STATE OF Texas)
COUNTY OF Harris)ss.
)

On this 20 day of November 2023, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Matthew Norwood, the Dir Nat'l RE Ops of GLOBAL SIGNAL ACQUISITIONS IV LLC, a Delaware limited liability company, known or identified to me to be the person whose name is subscribed to the foregoing First Modification to Grant of Easement, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.




(Signature of Notary)

My Commission Expires: 08/18/2025

EXHIBIT "A"
TO FIRST MODIFICATION TO
GRANT OF EASEMENT

[Description of Grantor's Property]

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

PARCEL 1:

Lot 3 of that certain Parcel Map recorded July 1, 1976, Document No. 01434, Official Records of Douglas County, Nevada, and

The Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 16, and

The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 16,

all more particularly described as follows:

Commencing at the Southeast corner of Lot No. 3 as shown on the parcel map for JOEL F. ANDERSON filed for record in Book 776 at Page 8 as Document No. 001434 which point is the TRUE POINT OF BEGINNING; thence along the South line of said Lot 3 North 90° 00'00" West a distance of 283.71 feet to a point on the Easterly right-of-way line of Short Court thence along said line through a non-tangent curve whose radius point bears North 90°00'00" West, 45.00 feet distant and which has a central angle of 90°00'00" and an arc length of 70.69 feet and whose chord bears North 45°00'00" West a distance of 63.64 feet; thence leaving said right-of-way line and following the Westerly line of said Lot 3 North 00°00'00" East a distance of 241.94 feet to the Northwest corner of said Lot 3 which point is also the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of aforesaid Section 16; thence along the boundaries of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 the following courses:

South 89°45'35" West a distance of 327.45 feet to the Southwest corner thereof; thence North 00°13'15" West a distance of 331.65 feet to the Northwest corner thereof; thence North 89°48'31" East a distance of 655.54 feet to the Northeast corner thereof; thence South 00°10'36" East a distance of 332.13 feet to the Southeast corner thereof which point is also the Northeast corner of aforesaid Lot 3; thence along the Easterly line of said Lot 3 South 00°10'36" East a distance of 287.28 feet to the TRUE POINT OF BEGINNING.

PARCEL 2:

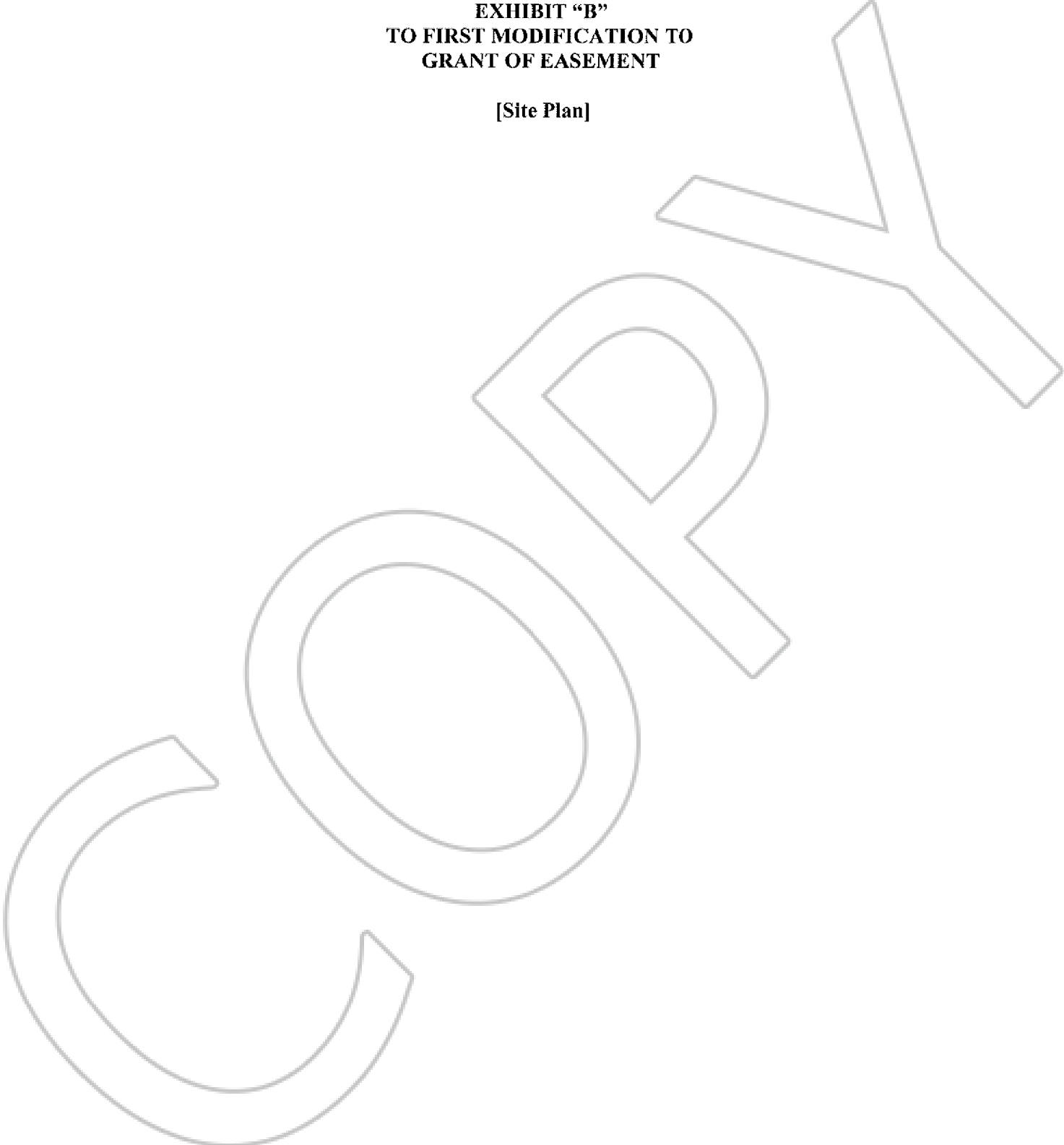
A non-exclusive easement for road purposes, over and across the East 50 feet of the Southwest 1/4 of the Southwest 1/4, Section 16, Township 12 North, Range 20 East, M.D.B.&M. as shown in document recorded April 14, 1989, in Book 489, at Page 1633, as Document No. 200176.

Reference is made to that certain Record of Survey of a Lot Line Adjustment recorded May 5, 1989, in Book 589, Page 560, as Document No. 201368 and Amended March 12, 1992, in Book 392, Page 1740, Document No. 273065.

The above described legal description is the same as Exhibit A of that certain "Grant, Bargain, Sale Deed" recorded on August 30, 2004 at Document Number 0622812, in Book 804, Page 12368 in the Official Records of Douglas County, Nevada.

**EXHIBIT "B"
TO FIRST MODIFICATION TO
GRANT OF EASEMENT**

[Site Plan]

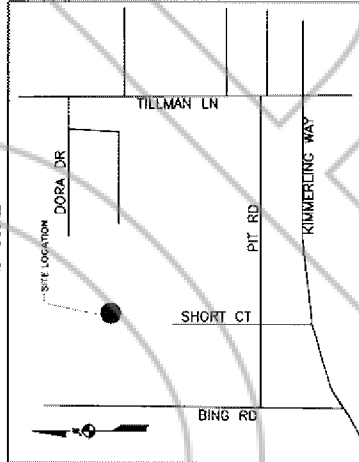


TOWER SURVEY

845561

GARDNERVILLE
813 SHORT COURT
GARDNERVILLE NV 89460
DOUGLAS COUNTY

VICINITY MAP
NOT TO SCALE



CONTENTS

COVER SHEET
PROPERTY OVERVIEW
ACCESS OVERVIEW
SITE OVERVIEW
LEGAL DESCRIPTIONS

SURVEY PROCEDURES & EQUIPMENT
THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AS REQUIRED BY STATE INSTRUMENTS USED:
-TOPCON CT500
-CARLSON BR5

COORDINATES

For internal use

LABEL	EPT / POC	LAT. LONG.
		38°53'55.70", -119°44'40.22"

ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POW	POINT OF WAY

AREA	SG. FT.	ACRES
PARENT PARCEL	308712	7.11
TOWER CONFOUND	562	0.01
TOWER EASEMENT	1020	0.02
ACCESS & UTILITY EASEMENT	14899	0.34
UTILITY EASEMENT	2695	0.06

LEGEND

Additional Land	IP / Right-of-Way	Transformer (Merid)	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator		
Building	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Asphalt/Pavement	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Concrete - Major	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Concrete - Minor	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Gravel	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Dirt	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Concrete	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Reinforcing Wall	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Stairs	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box </td						
Door / Gate	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Dual / Gate	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Gate - Swing	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Signs	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Mailbox	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Column	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Utility Pole	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Staged Pole	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Pole	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Bollard	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Fire Hydrant	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Flag Pole	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Tree - Palm	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Tree - Coniferous	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Tree - Deciduous	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Metal Platform	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Fuel Tanks	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller
Traffic Signal Controller	IP / Right-of-Way	Transformer Pole	Gate Blade	Post	Culvert	Utility Vault	Mastpole	Handhole	Pull Box	Pedestal	Riser	Manhole	Valve	Clearcut	Junction Box	Pump Station	Utility Box	Controller	HVAC	Generator	Metal Platform	Fuel Tanks	Traffic Signal Controller

SURVEY PERFORMED FOR:
CROWN CASTLE
2023 Corporate Drive
Conowingo, PA 19317

SURVEY COORDINATED BY:
CROWN CASTLE SERVICES, INC.
19430 NW 100th Ave, Suite 200, Boca Raton, FL 33495
Tel: (561) 418-5520 | Fax: (561) 483-8885

SURVEY PERFORMED BY:
JOHN W. HURRY, LAND SURVEYOR
450 PARAGON PARK RD. RALEIGH, NC 27606
Tel: (919) 787-9713 | Fax: (919) 400-4442

DRAWN BY: AMB **DATE:** DEC 08, 2023 **JOB NO. 805581**

OWNER'S CERTIFICATE: JOHN W. HURRY, Land Surveyor, Douglas NV, LLC, Crown Castle USA Inc. including its parents, subsidiaries and affiliated entities SURVEYORS AND REGISTERED TITLE INSURANCE COMPANY SURVEYORS ASSOCIATION, INC.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
TIMOTHY L. FISH
Exp 08-30-2025
No. 25133

Timothy L. Fish
DATE: 12/08/2023

ZONING: N/A

FLOOD NOTE: THIS PARCEL IS LAND LESS WITH FLOOD ZONE. SEE FLOOD MAP FOR FLOOD ZONE INFORMATION. PARCEL NUMBER: 2008050255 - EXTRACTIVE DATE: 02/01/2010

HEARING BASIS: ORD. W/ (WEST ZONE) MAPS

NOTES:
1. SURVEY PERFORMED ON 01/07/2023
2. DATA PROVIDED BY STATE OF NEVADA. COORDINATE SYSTEM: NAD 83. DATUM: NAVD83. UNIT: METERS.
3. NO SURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE PRESENCE OF UTILITY LINES OR OBSTRUCTIONS. ALL UTILITIES ARE SHOWN AS PROVIDED BY THE CLIENT.
4. ALL MOBILE TOWER EQUIPMENT AND IMPROVEMENTS ARE SHOWN AS PROVIDED BY THE CLIENT.
5. NOT ALL SYMBOLS ARE DECIFIED TO SCALE.
6. SURVEY OF THE TOWER PARCEL.

REV.	DATE	DESCRIPTION	DRAWN
1			
2			
3			

SITE INFORMATION:
Name: GARDNERVILLE
EUN: 845561
Address: 813 SHORT COURT
GARDNERVILLE NV 89460
County: DOUGLAS COUNTY
SITE LOCATED IN: Section 18, Township 12, Range 20

TOWER SURVEY
SHEET: COVER SHEET

PARENT PARCEL INFORMATION
 OWNER: STOR-ALL LLC
 813 SHORT COURT
 GARDNERVILLE NV 89460
 SECTION 15 TOWNSHIP 12 RANGE
 20 BLOCK 3
 DOCUMENT NO. 2004-822812
 PIN 1220-16-401-005

LANDS N/F
 BING CONSTRUCTION CO NEV INC
 PIN 1220-16-301-001

POC ALL DESCRIPTIONS
 NE CORNER OF SE 1/4
 NW 1/4 SE 1/4 SW 1/4
 EP E:Z294213 - N:14635819'

LANDS N/F
 KRACHER INVESTMENTS LLC
 PIN 1220-16-401-009

DORA DR
 50' PUBLIC RIGHT OF WAY

LANDS N/F
 CRISP BERLE G
 PIN 1220-16-412-001

LANDS N/F
 DAVIS TRUST
 ADDRESS
 PIN 1220-16-412-009

LANDS N/F
 MARTIN FAMILY ENTERPRISES LLC
 PIN 1220-16-412-010

LANDS N/F
 SAGEBROOK VILLAGE LLC
 PIN 1220-16-412-011

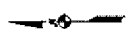
LANDS N/F
 SAGEBROOK VILLAGE LLC
 PIN 1220-16-412-019

LANDS N/F
 RISATA PROPERTIES LLC
 PIN 1220-16-401-006

LANDS N/F
 HARRIS KELLU L
 PIN 1220-16-401-004

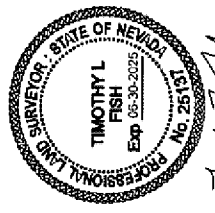
LANDS N/F
 STOR-ALL LLC
 PIN 1220-16-401-010

LANDS N/F
 BING CONSTRUCTION CO NEV INC
 PIN 1220-16-401-001



NOTE: THERE WAS
 APPROXIMATELY 1-1.5 FEET
 OF SNOW ON THE GROUND AT
 THE TIME OF THIS SURVEY.

SURVEYOR NAME: TIMOTHY L FISH



Timothy L Fish
 10/25/2023

SURVEY INFORMATION FOR:

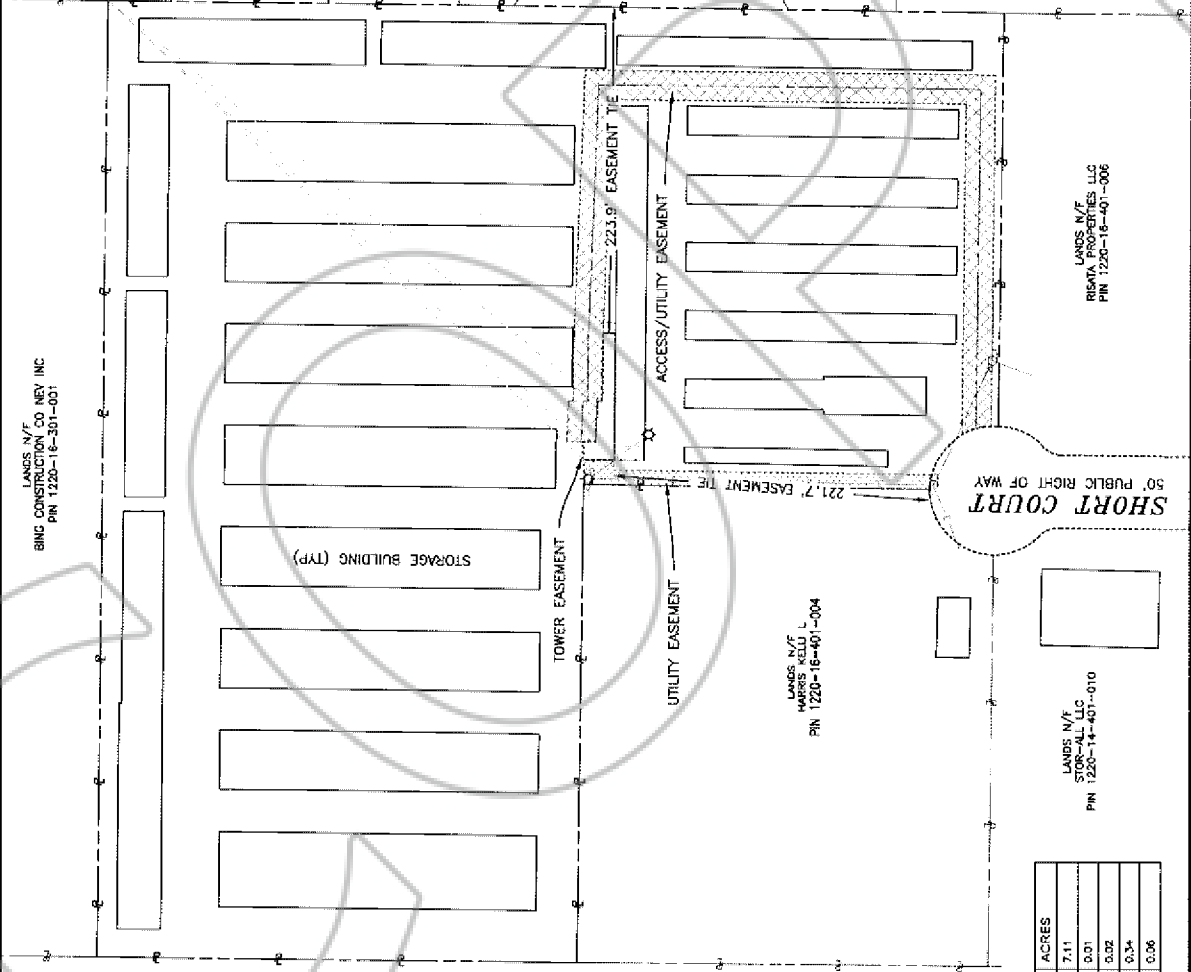
CROWN CASTLE
 2600 Corporate Drive
 Henderson, NV 89077

REV#	DATE	DESCRIPTION	DRAWN
1			
2			
3			

SITE INFORMATION:

Name	GARDNERVILLE
BLN	BAISSICA
Address	813 SHORT COURT GARDNERVILLE NV 89460
County	GARDNERVILLE COUNTY
Section 15, Township 12, Range 20	

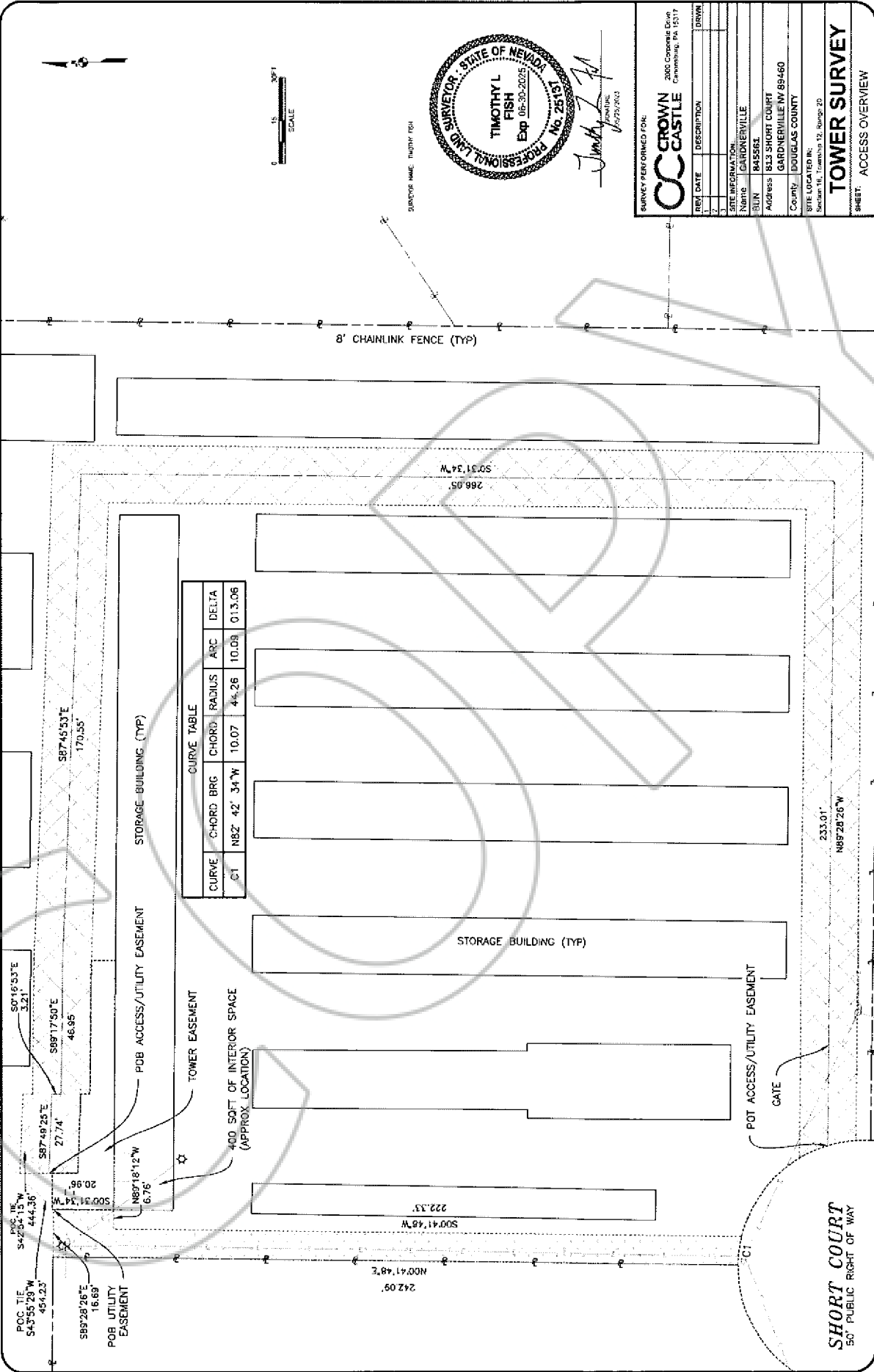
TOWER SURVEY
 SHEET: PROPERTY OVERVIEW



AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	309712	7.11
TOWER COMPOUND	562	0.01
TOWER EASEMENT	1020	0.02
ACCESS & UTILITY EASEMENT	14895	0.34
UTILITY EASEMENT	2556	0.06





SURVEYOR: STATE OF NEVADA
TIMOTHY L FISH
 Exp 06-30-2024
 No. 25151
 Professional Seal
 06/28/2023
 Timothy L Fish

SURVEY PERFORMED FOR:

CROWN CASTLE
 288 Coates Blvd
 Cheering, NV 89317

ITEM	DATE	DESCRIPTION	DRAWN
1			
2			
3			

SITE INFORMATION:

Name: CROWN CASTLE
 SUB: R455561
 Address: 813 SHORT COURT
 GARDNERVILLE NV 89460
 County: DOUGLAS COUNTY

SITE LOCATED IN:
 Section 16, Township 12, Range 20

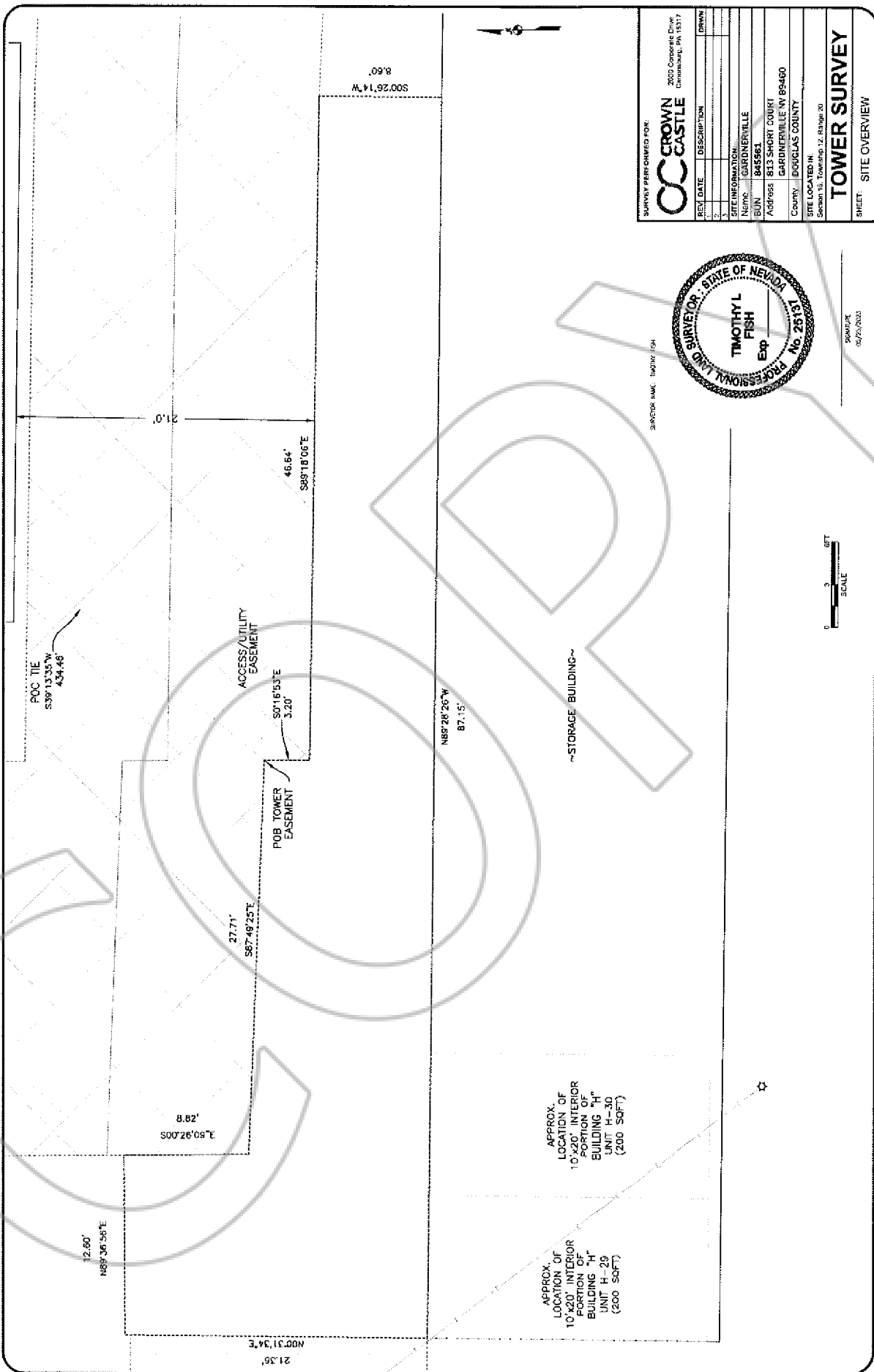
TOWER SURVEY

SHEET: ACCESS OVERVIEW



CURVE TABLE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	N82° 42' 34" W	10.07	44.26	10.09	013.06



SURVEY PERFORMED FOR:

CROWN CASTLE
2620 Corporate Drive
Gettysburg, PA 17317

REV	DATE	DESCRIPTION	DRAWN
1			
2			
3			

SITE INFORMATION:

Name: GARDNERVILLE
 EUN: 845561
 Address: 813 SHORT COURT
 GARDNERVILLE NY 89460
 County: DOUGLAS COUNTY

SITE LOCATED IN:
 Section 15, Township 12, Range 20

TOWER SURVEY
SHEET: SITE OVERVIEW



SURVEYOR: TIMOTHY L. FISH



286007R
02/28/2023

EXHIBIT "C-1"
TO FIRST MODIFICATION TO
GRANT OF EASEMENT

[Description of Easement Area]

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE UNINCORPORATED TOWN OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS PIN 1220-16-401-005, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIN FOUND ON THE NORTHEASTERN MOST PROPERTY CORNER HAVING NEVADA WEST STATE PLANE COORDINATES E:2294213' -AND- N:14635819'

THENCE, S 39° 13' 35" W FOR A DISTANCE OF 434.46 FEET TO THE POINT OF BEGINNING;

THENCE, S 00° 16' 53" E FOR A DISTANCE OF 3.20 FEET TO A POINT;

THENCE, S 89° 18' 06" E FOR A DISTANCE OF 46.64 FEET TO A POINT;

THENCE, S 00° 26' 14" W FOR A DISTANCE OF 8.60 FEET TO A POINT;

THENCE, N 89° 28' 26" W FOR A DISTANCE OF 87.15 FEET TO A POINT;

THENCE, N 00° 31' 34" E FOR A DISTANCE OF 21.36 FEET TO A POINT;

THENCE, N 89° 36' 56" E FOR A DISTANCE OF 12.60 FEET TO A POINT;

THENCE, S 00° 26' 09" E FOR A DISTANCE OF 8.82 FEET TO A POINT;

THENCE, S 87° 49' 25" E FOR A DISTANCE OF 27.71 FEET TO THE POINT OF BEGINNING CONTAINING 1020 SQFT -OR- 0.02 ACRES.

TOGETHER WITH approximately four hundred (400) square feet of interior building area located in what is commonly known as 813 Short Court, Gardnerville, Nevada 89460 consisting of two storage units referred to as H-29 and H-30, and shown on Exhibit B attached hereto.

TOGETHER WITH a 250 square foot Expanded Easement Area in a location to be determined by the Grantee within Grantor's Property, with such location approved by the Grantor, and such approval not to be unreasonably withheld, conditioned or delayed.

EXHIBIT "C-2"
TO FIRST MODIFICATION TO
GRANT OF EASEMENT

[Description of Access Easement Area]

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE UNINCORPORATED TOWN OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS PIN 1220-16-401-005, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIN FOUND ON THE NORTHEASTERN MOST PROPERTY CORNER HAVING NEVADA WEST STATE PLANE COORDINATES E:2294213' -AND- N:14635819'

THENCE, S 42° 54' 15" W FOR A DISTANCE OF 444.36 FEET TO THE BEGINNING OF A CENTERLINE FOR A 20 FOOT WIDE ACCESS/UTILITY EASEMENT LYING 10 FEET OFF OF EITHER SIDE OF THE FOLLOWING DESCRIPTION;

THENCE, S 87° 49' 25" E FOR A DISTANCE OF 27.74 FEET TO A POINT;

THENCE, S 00° 16' 53" E FOR A DISTANCE OF 3.21 FEET TO A POINT;

THENCE, S 89° 17' 50" E FOR A DISTANCE OF 46.95 FEET TO A POINT;

THENCE, S 87° 45' 53" E FOR A DISTANCE OF 170.55 FEET TO A POINT;

THENCE, S 00° 31' 34" W FOR A DISTANCE OF 266.05 FEET TO A POINT;

THENCE, N 89° 28' 26" W FOR A DISTANCE OF 233.01 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF SHORT COURT, A DEDICATED PUBLIC RIGHT OF WAY, SAID POINT BEING THE POINT OF TERMINUS CONTAINING 14895 SQFT -OR- 0.34 ACRES.

EXHIBIT "C-3"
TO FIRST MODIFICATION TO
GRANT OF EASEMENT

[Description of Utility Easement Area]

A PORTION OF ALL THAT CERTAIN PARCEL OF LAND LYING IN THE UNINCORPORATED TOWN OF GARDNERVILLE, COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS PIN 1220-16-401-005, FURTHER DESCRIBED AS:

COMMENCING FROM AN EXISTING IRON PIN FOUND ON THE NORTHEASTERN MOST PROPERTY CORNER HAVING NEVADA WEST STATE PLANE COORDINATES E:2294213' -AND- N:14635819'

THENCE, S 43° 55' 29" W FOR A DISTANCE OF 454.23 FEET TO THE POINT OF BEGINNING;

THENCE, S 00° 31' 34" W FOR A DISTANCE OF 20.96 FEET TO A POINT;

THENCE, N 89° 18' 12" W FOR A DISTANCE OF 6.76 FEET TO A POINT;

THENCE, S 00° 41' 48" W FOR A DISTANCE OF 222.33 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY OF SHORT COURT, A DEDICATED PUBLIC RIGHT OF WAY SAID POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE LEFT ALONG SAID RIGHT OF WAY, THROUGH AN ANGLE OF 13° 03' 35.3", HAVING A RADIUS OF 44.26 FEET, AND WHOSE LONG CHORD BEARS N 82° 42' 34" W FOR A DISTANCE OF 10.07 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, DEPARTING SAID RIGHT OF WAY, N 00° 41' 48" E FOR A DISTANCE OF 242.09 FEET TO A POINT;

THENCE, S 89° 28' 26" E FOR A DISTANCE OF 16.69 FEET TO THE POINT OF BEGINNING CONTAINING 2,566 SQFT -OR- 0.06 ACRES.

The legal descriptions set forth on Exhibits C above were prepared by:

(coordinated by) Geoline Surveying, Inc., 13430 NW 10th Terrace, Suite A, Alachua, FL 32615
(survey performed by) Jonathan Murphy Land Survey, 4650 Paragon Park Rd., Raleigh, NC 27616
(certified by) Timothy L. Fish, Professional Land Surveyor, State of Nevada No. 25137