

APN's: 1420-05-301-007, 1420-05-401-008, 1420-06-601-003,
1420-06-601-004 and 1420-06-701-009



00175993202310032880320326

Recording requested by and
after recording return to:
Riverwood Partners, LLC
20482 Bourdeaux Drive
Reno, NV 89511
Attn: Michael Hohl

SHAWNYNE GARREN, RECORDER

E03

BOUNDARY LINE ADJUSTMENT – QUITCLAIM DEED

**RIVERWOOD PARTNERS, LLC, a Nevada Limited Liability Company (“GRANTOR”), and
CARSON AUTO MALL, LLC, a Nevada Limited Liability Company (“GRANTEE”), AND
RIVERWOOD REDEVELOPMENT, LLC, a Nevada Limited Liability Company (“GRANTEE”)**

hereby enters into this indenture on the 1 of November, 2023.

WITNESSETH:

GRANTOR is the owner of adjacent and abutting parcels of real property being located within the East One-Half (E 1/2) of Section 5 (Sec. 5) and the West One-Half (W 1/2) of Section 6 (Sec 6), Township Fourteen North (T.14N.), Range Twenty East (R.20E.), Mount Diablo Meridian (M.D.M.), Douglas County, Nevada and more particularly described in **Exhibit “A”, Exhibit “B”, Exhibit “C”, Exhibit “D” and Exhibit “E”**, attached hereto and incorporated herein by this reference. Grantor desires to adjust the boundary lines between said parcels pursuant to NRS 278.461(4)(c), by granting itself as grantee (“Grantee”) the adjustment in the boundary lines its real property as described below.

COMES NOW, Riverwood Partners, LLC, a Nevada Limited Liability Company, owner of Adjusted Parcels 1, and 5 and Riverwood Redevelopment, LLC, a Nevada Limited Liability Company, owner of Adjusted Parcels 3, and 4 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC & Max Baer Productions, Ltd., as Doc. No. 712004, filed in the Official Record of Douglas County, Nevada on October 29, 2007, and Carson Auto Mall, LLC, a Nevada Limited Liability Company owner of Parcel 5B as shown on the Record of Survey Map for Riverwood Partners, LLC, as Doc. No. 716909, filed in the Official Record of Douglas County, Nevada on January 28, 2018.

NOW, THEREFORE, the Grantor and the Grantee, do by these presents grant, bargain, sell and convey, all portions of said real property described in the paragraph above necessary to effect this boundary line adjustment, so that the resultant real properties shall be as described in Exhibit “F”, “Exhibit “G”, Exhibit “H”, Exhibit “I” and Exhibit “J” (the Resultant parcels), attached and incorporated herein by this reference.

FURTHERMORE, Grantor does hereby desire to enter into an agreement with those certain utility companies having an interest in portions of a Public Utility Easements (PUE) granted

along the original parcel lines described in attached Exhibit "A" and Exhibit "B", agree to relocate said easements to the adjusted parcel lines as described in said Exhibit "B" (the Resultant Parcels).

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances unto the Grantee and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

GRANTOR:

RIVERWOOD PARTNERS, LLC, a Nevada Limited Liability Company

By: _____


Michael Hohl
Michael Hohl

STATE OF NEVADA)
) Acknowledgement in representative
COUNTY OF WASHOE) capacity (NRS 240.1665)

This instrument was acknowledged before me on November 1, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Hohl, as President of Riverwood Partners, LLC, a Nevada Limited Liability Company, personally know to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

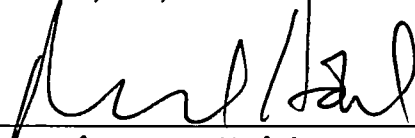
Stacey Smithson

Notary Public

 STACEY SMITHSON
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 11-4123-2
My Appt. Expires June 19, 2027


GRANTEE:

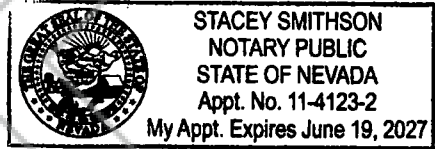
CARSON AUTO MALL, LLC, a Nevada Limited Liability Company

By: 
Michael Hohl

STATE OF NEVADA)
) Acknowledgement in representative
COUNTY OF WASHOE) capacity (NRS 240.1665)

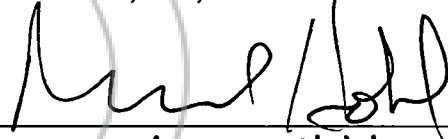
This instrument was acknowledged before me on November 1, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Hohl, as President of Carson Auto Mall, LLC, a Nevada Limited Liability Company, personally know to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.


Notary Public



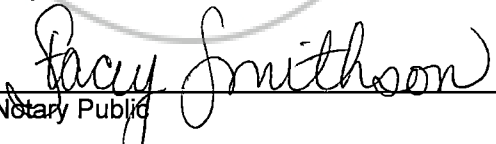
GRANTEE:

RIVERWOOD REDEVELOPMENT, LLC, a Nevada Limited Liability Company

By: 
Michael Hohl

STATE OF NEVADA)
) Acknowledgement in representative
COUNTY OF WASHOE) capacity (NRS 240.1665)

This instrument was acknowledged before me on November 1, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Hohl, as President of Riverwood Redevelopment, LLC, a Nevada Limited Liability Company, personally know to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.


Notary Public



UTILITY COMPANY ACCEPTANCE AND APPROVAL:

SIERRA PACIFIC POWER COMPANY, d/b/a NV Energy

By: 


Name/Title (print) William Kruger, Manager, Land Resources

STATE OF NEVADA)
) Acknowledgement in representative
COUNTY OF WASHOE) capacity (NRS 240.1665)

This instrument was acknowledged before me on November 29, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared William Kruger, as Manager, Land Resources of NV Energy, personally know to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.


NOTARY PUBLIC

 Chris Robinson
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 13-10241-2
My Appt. Expires December 16, 2024

FRONTIER COMMUNICATIONS CORPORATION

By: *Chris Willing*

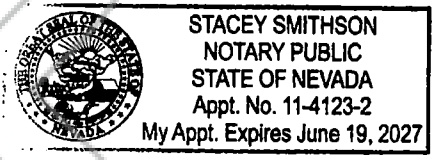
Name/Title (print) Chris Willing Sr Network Engineer

STATE OF NEVADA)
COUNTY OF Washoe) Acknowledgement in representative capacity (NRS 240.1665)

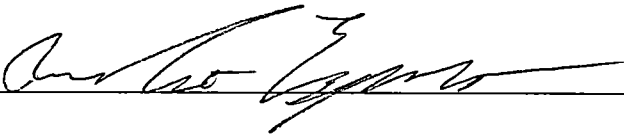
This instrument was acknowledged before me on November 28, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Chris Willing, as Sr. Network Engineer of Frontier Communications Corporation, personally know to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

Stacey Smithson
NOTARY PUBLIC



CHARTER COMMUNICATIONS


By: 

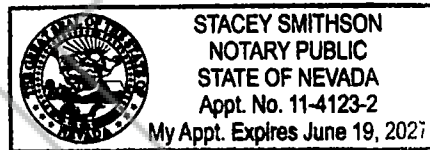
Name/Title (print) Armando Espino Construction Manager

STATE OF NEVADA)
) Acknowledgement in representative
COUNTY OF WASHOE) capacity (NRS 240.1665)

This instrument was acknowledged before me on December 14, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Armando Espino, as Construction Manager of Charter Communications, personally know to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.


NOTARY PUBLIC



SOUTHWEST GAS CORPORATION

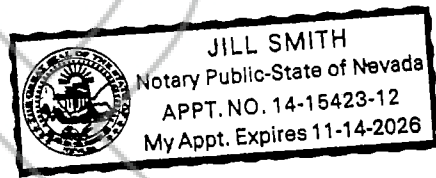
By: Brent Roberts

Name/Title (print) Brent Roberts Engineering Supervisor

STATE OF NEVADA)
COUNTY OF Carson City) Acknowledgement in representative
capacity (NRS 240.1665)

This instrument was acknowledged before me on November 30th, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Brent Roberts, as Engineering Supervisor of Southwest Gas Corporation, personally know to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.



Jill Smith
NOTARY PUBLIC

EXHIBIT "A"

**DESCRIPTION OF EXISTING PROPERTY
RIVERWOOD PARTNERS, LLC
APN 1420-05-301-007**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Adjusted Parcel 1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, Ltd, a California corporation, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 29, 2007, in Book 1007, Page 7877, as File No. 712004, Official Records, being more particularly described as follows:

All that certain real property situate within the West 1/2 of Section 5, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, further described as a portion of Parcel 1 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for Carson Auto Mall LLC and Project LM LLC, recorded June 14, 2007, in Book 607, Page 4155, as Document No. 703021, and a portion of the parcel described in that certain Deed recorded May 22, 2007, in Book 507, Page 7667, as Document No. 701648, Official Records of Douglas County, Nevada, more particularly described as follows:

Commencing at the BLM brass cap, located at the West 1/4 corner of said Section 5;
Thence N. 56°58'25" E., a distance of 89.13 feet to the TRUE POINT OF BEGINNING;

Thence N. 90°00'00" E., a distance of 591.24 feet to a point on the East line of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 5;

Thence S. 00°55'27" W., a distance of 56.69 feet along said East line a distance of 56.69 feet, to a point on the East line of the aforementioned Parcel 1;

Thence S. 01°01'33" W., along said East line of Parcel 1, a distance of 700.84 feet;

Thence S. 90°00'00" W., leaving said East line a distance of 145.11 feet;

Thence S. 00°00'00" E., a distance of 85.19 feet;

Thence along a tangent curve to the right having a radius of 13.50 feet, arc length of 21.21 feet, delta angle of 90°00'00", a chord bearing of S. 45°00'00" W., and a chord length of 19.09 feet;

Thence S. 90°00'00" W., a distance of 14.91 feet;

Thence S. 00°00'01" E., a distance of 277.00 feet;

Thence N. 89°59'59" E., a distance of 130.00 feet;

Thence S. 00°00'03" E., a distance of 175.62 feet;

Thence N. 89°19'38" W., a distance of 516.01 feet;

Thence along a tangent curve to the right having a radius of 18.50 feet, arc length of 28.84 feet, delta angle of 89°19'38", a chord bearing of N. 44°39'49" W., and a chord length of 26.01 feet;

Thence N. 00°00'00" E., a distance of 1,284.16 feet to the POINT OF BEGINNING.

Document No. 797163 is provided pursuant to the requirements of Section 6.NRS 111.312

EXHIBIT "B"

**DESCRIPTION OF EXISTING PROPERTY
RIVERWOOD REDEVELOPMENT, LLC
APN 1420-06-601-003**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Adjusted Parcel 3 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, Ltd, a California corporation, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 29, 2007, in Book 1007, Page 7877, as File No. 712004, Official Records, being more particularly described as follows:

All that certain real property situate within the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, further described as being a portion of Parcel 1 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for Carson Auto Mall LLC and Project LM LLC, recorded June 14, 2007, in Book 607, Page 4155, as Document No. 703021, and a portion of the parcel described in that certain deed recorded January 4, 2007, in Book 107, Page 1332, as Document No. 692160, Official Records of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap, located at the West 1/4 corner of said Section 5;
Thence N. 12°00'47" W., a distance of 889.70 feet, to the TRUE POINT OF BEGINNING;

Thence N. 90°00'00" W., a distance of 174.00 feet;

Thence N. 00°00'00" E., a distance of 65.00 feet;

Thence S. 90°00'00" W., a distance of 70.00 feet;

Thence N. 00°00'00" W., a distance of 67.37 feet;

Thence S. 90°00'00" W., a distance of 68.46 feet;

Thence N. 35°55'44" W., a distance of 147.21 feet;

Thence along a non-tangent curve to the right having a radius of 170.00 feet, a delta angle of 35°55'44" an arc length of 106.60 feet, a chord bearing of N. 72°02'08" E., and a chord length of 104.87 feet, with a radial line in of N. 35°55'44" W.;

Thence N. 90°00'00" E., a distance of 249.09 feet;

Thence along a curve to the right having a radius of 50.00 feet, arc length of 78.54 feet, delta angle of 90°00'00", a chord bearing of S. 45°00'00" E., and a chord length of 70.71 feet;

Thence S. 00°00'00" E., a distance of 233.92 feet, to the POINT OF BEGINNING.

Document No. 712003 is provided pursuant to the requirements of Section 6.NRS 111.312.

EXHIBIT "C"

**DESCRIPTION OF EXISTING PROPERTY
RIVERWOOD REDEVELOPMENT, LLC
APN 1420-06-601-004**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Adjusted Parcel 4 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, Ltd, a California corporation, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 29, 2007, in Book 1007, Page 7877, as File No. 712004, Official Records, being more particularly described as follows:

All that certain real property situate within the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, further described as being a portion of Parcel 1 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for Carson Auto Mall LLC and Project LM LLC, recorded June 14, 2007, in Book 607, Page 4155, as Document No. 703021, and a portion of the parcel described in that certain deed recorded January 4, 2007, in Book 107, Page 1332, as Document No. 692160, Official Records of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap, located at the West 1/4 corner of said Section 5;
Thence N. 12°00'47" W., a distance of 889.70 feet to the TRUE POINT OF BEGINNING;
Thence S. 00°00'00" E., a distance of 116.59 feet;
Thence S. 90°00'00" W., a distance of 37.00 feet;
Thence N. 00°00'00" E., a distance of 38.96 feet;
Thence N. 90°00'00" W., a distance of 36.50 feet;
Thence S. 00°00'00" E., a distance of 35.05 feet;
Thence N. 89°59'17" W., a distance of 233.63 feet;
Thence S. 00°00'00" E., a distance of 5.75 feet;
Thence S. 09°08'08" E., a distance of 29.44 feet;
Thence N. 90°00'00" W., a distance of 279.20 feet;
Thence N. 08°32'03" E., a distance of 279.36 feet;
Thence S. 89°44'07" E., a distance of 66.45 feet;
Thence N. 18°52'00" E., a distance of 42.67 feet;
Thence along a curve to the right having a radius of 170.00 feet, arc length of 104.45 feet, delta angle of 35°12'16", a chord bearing of N. 36°28'08" E., and a chord length of 102.82 feet;
Thence S. 35°55'44" E., a distance of 147.21 feet;
Thence N. 90°00'00" E., a distance of 68.46 feet;
Thence S. 00°00'00" E., a distance of 67.37 feet;
Thence N. 90°00'00" E., a distance of 70.00 feet;
Thence S. 00°00'00" W., a distance of 65.00 feet;
Thence S. 90°00'00" E., a distance of 174.00 feet to the POINT OF BEGINNING.

Document No. 712003 is provided pursuant to the requirements of Section 6.NRS 111.312.

EXHIBIT "D"

**DESCRIPTION OF EXISTING PROPERTY
RIVERWOOD PARTNERS, LLC
APN 1420-06-701-009**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Adjusted Parcel 5 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, Ltd, a California corporation, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 29, 2007, in Book 1007, Page 7877, as File No. 712004, Official Records, being more particularly described as follows:

All that certain real property situate within the West 1/2 of Section 5 and the East 1/2 of Section 6, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, further described as being a portion of Parcel 1 as shown on that certain Record of Survey to Support a Boundary Line Adjustment for Carson Auto Mall LLC and Project LM LLC, recorded June 14, 2007, in Book 607, Page 4155, as Document No. 703021, a portion of the parcel described in that certain deed recorded January 4, 2007, in Book 107, Page 1332, as Document No. 692160, and all of the parcel described in that certain deed recorded January 4, 2007, in Book 107, Page 1344, as Document No. 692162, Official Records of Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap located at the Southeast corner of said Section 6;
Thence N. 01°02'28" E., along the East line of said Section 6, a distance of 496.86 feet, to the TRUE POINT OF BEGINNING;
Thence N. 89°39'08" W., a distance of 330.18 feet;
Thence S. 01°00'11" W., a distance of 165.53 feet;
Thence N. 89°38'13" W., a distance of 330.10 feet;
Thence N. 89°38'02" W., a distance of 371.60 feet to a point on the Easterly right-of-way line of U.S. Highway 395;
Thence N. 01°49'59" E., along said Easterly right-of-way line distance of 661.58 feet, to the South line of the parcel described in that certain deed recorded April 9, 2002, in Book 402, Page 2698, as Document No. 539130, Official Records of Douglas County, Nevada;
Thence S. 89°41'40" E., along the South line of said parcel, a distance of 361.56 feet, to the Southeast corner of said parcel;
Thence N. 00°57'47" E., along the East line of said parcel a distance of 330.89 feet, to the Northeast corner of said parcel;
Thence N. 89°43'28" W., along the North line of said parcel a distance of 356.54 feet, to a point on the Easterly right-of-way line of U.S. Highway 395;
Thence N. 01°49'57" E., along said Easterly right-of-way, a distance of 136.52 feet;
Thence continuing along said Easterly right-of-way along a curve to the right, having a radius of 4,800.00 feet, a delta angle of 06°41'55", arc length of 561.18 feet, a chord bearing of N. 05°10'56" E., and chord length of 560.86 feet;

Thence N. 08°31'54" E., continuing along said Easterly right-of-way a distance of 301.87 feet, to the Southwest corner of the parcel described in that certain deed recorded October 25, 2004, in Book 1004, Page 10103, as Document No. 627554, Official Records of Douglas County, Nevada;
Thence S. 89°43'20" E., along the South line of said parcel a distance of 274.03 feet, to the Southeast corner of said parcel;

Thence N. 00°59'50" E., along the East line of said parcel a distance of 331.33 feet, to the Northeast corner of said parcel;

Thence N. 89°43'27" W., along the North line of said parcel a distance of 230.13 feet, to a point on the Easterly right-of-way line of U.S. Highway 395;

Thence N. 08°31'54" E., along said Easterly right-of-way line a distance of 1,249.87 feet, to a point on the Southerly right-of-way of Topsy Lane;

Thence S. 82°10'53" E., along said Southerly right-of-way a distance of 154.62 feet;

Thence, continuing along said Southerly right-of-way along a curve to the left having a radius of 1,068.00 feet, arc length of 140.91 feet, delta angle of 07°33'34", a chord bearing of S. 85°57'40" E., and a chord length of 140.81 feet;

Thence S. 89°44'27" E., continuing along said Southerly right-of-way a distance of 433.93 feet;

Thence S. 89°08'56" E., continuing along said Southerly right-of-way a distance of 101.48 feet;

Thence, continuing along said Southerly right-of-way along a curve to the left, having a radius of 514.50 feet, arc length of 79.79 feet, delta angle of 08°53'06", a chord bearing of N. 86°24'31" E., and a chord length of 79.71 feet;

Thence, continuing along said Southerly right-of-way along a reverse curve to the right, having a radius of 485.50 feet, arc length of 75.29 feet, delta angle of 08°53'06", a chord bearing of N. 86°24'31" E., and a chord length of 75.21 feet;

Thence S. 89°09'01" E., continuing along said Southerly right-of-way a distance of 407.29 feet;

Thence S. 00°55'23" W., leaving said Southerly right-of-way a distance of 223.45 feet, to the Northeast corner of the parcel described in that certain deed recorded February 3, 1998, in Book 298, Page 327, as Document No. 431893, Official Records of Douglas County, Nevada;

Thence N. 89°11'16" W., along the North line of said parcel a distance of 331.77 feet, to the Northwest corner of said parcel;

Thence S. 00°58'09" W., a distance of 331.68 feet, to the Southwest corner of the parcel described in that certain deed recorded August 15, 2003, in Book 803, Page 7751, as Document No. 586631, Official Records of Douglas County, Nevada;

Thence S. 00°00'00" E., leaving said Southwest corner a distance of 120.64 feet;

Thence S. 90°00'00" W., a distance of 42.74 feet;

Thence S. 00°00'01" E., a distance of 33.00 feet;

Thence S. 89°59'59" W., a distance of 143.53 feet;

Thence S. 87°32'51" W., a distance of 70.06 feet;

Thence S. 89°59'53" W., a distance of 121.79 feet;

Thence, along a non-tangent curve to the left having a radius of 38.50 feet, a delta angle of 91°13'25" arc length of 61.30 feet, a chord bearing of S. 44°23'16" W., chord length of 55.03 feet, and a radial line of S. 00°00'01" E.;

Thence, along a compound curve to the left having a radius of 179.00 feet, arc length of 110.54 feet, delta angle of 35°22'54", a chord bearing of S. 18°54'53" E., and a chord length of 108.79 feet;

Thence S. 36°36'20" E., a distance of 115.18 feet;

Thence, along a curve to the right having a radius of 221.00 feet, arc length of 141.19 feet, delta angle of $36^{\circ}36'20''$, a chord bearing of $S. 18^{\circ}18'10'' E.$, and a chord length of 138.81 feet;
Thence $S. 00^{\circ}00'00'' E.$, a distance of 87.52 feet;
Thence $S. 00^{\circ}00'00'' W.$, a distance of 1,284.16 feet;
Thence, along a curve to the left having a radius of 18.50 feet, arc length of 28.84 feet, delta angle of $89^{\circ}19'38''$, a chord bearing of $S. 44^{\circ}39'49'' E.$, and a chord length of 26.01 feet;
Thence $S. 89^{\circ}19'38'' E.$, a distance of 516.01 feet;
Thence $N. 00^{\circ}00'03'' W.$, a distance of 175.62 feet;
Thence $S. 89^{\circ}59'59'' W.$, a distance of 130.00 feet;
Thence $N. 00^{\circ}00'01'' W.$, a distance of 277.00 feet;
Thence $S. 90^{\circ}00'00'' E.$, a distance of 14.91 feet;
Thence along a curve to the left having a radius of 13.50 feet, arc length of 21.21 feet, delta angle of $90^{\circ}00'00''$, a chord bearing of $N. 45^{\circ}00'00'' E.$, and a chord length of 19.09 feet;
Thence $N. 00^{\circ}00'00'' E.$, a distance of 85.19 feet;
Thence $N. 90^{\circ}00'00'' E.$, a distance of 145.11 feet;
Thence $S. 01^{\circ}01'33'' W.$, a distance of 624.30 feet;
Thence $S. 01^{\circ}02'53'' W.$, a distance of 993.62 feet;
Thence $N. 89^{\circ}20'01'' W.$, a distance of 332.15 feet;
Thence $N. 01^{\circ}02'40'' E.$, a distance of 165.61 feet;
Thence $N. 89^{\circ}19'50'' W.$, a distance of 332.15 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM, all that certain real property situate within the East 1/2 of Section 6, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the BLM Brass Cap located at the aforementioned West 1/4 corner of said Section 5;

THENCE $N. 12^{\circ}00'47'' W.$, a distance of 889.70 feet to the TRUE POINT OF BEGINNING;
Thence $S. 00^{\circ}00'00'' E.$, a distance of 116.59 feet;
Thence $S. 90^{\circ}00'00'' W.$, a distance of 37.00 feet;
Thence $N. 00^{\circ}00'00'' E.$, a distance of 38.96 feet;
Thence $N. 90^{\circ}00'00'' W.$, a distance of 36.50 feet;
Thence $S. 00^{\circ}00'00'' E.$, a distance of 35.05 feet;
Thence $N. 89^{\circ}59'17'' W.$, a distance of 233.63 feet;
Thence $S. 00^{\circ}00'00'' E.$, a distance of 5.75 feet;
Thence $S. 09^{\circ}08'08'' E.$, a distance of 29.44 feet;
Thence $N. 90^{\circ}00'00'' W.$, a distance of 279.20 feet;
Thence $N. 08^{\circ}32'03'' E.$, a distance of 279.36 feet;
Thence $S. 89^{\circ}44'07'' E.$, a distance of 66.45 feet;
Thence $N. 18^{\circ}52'00'' E.$, a distance of 42.67 feet;
Thence, along a curve to the right having a radius of 170.00 feet, arc length of 211.06 feet, delta angle of $71^{\circ}08'00''$, a chord bearing of $N. 54^{\circ}26'00'' E.$, and a chord length of 197.76 feet;
Thence $N. 90^{\circ}00'00'' E.$, a distance of 249.09 feet;
Thence, along a curve to the right having a radius of 50.00 feet, arc length of 78.54 feet, delta angle of $90^{\circ}00'00''$, a chord bearing of $S. 45^{\circ}00'00'' E.$, and a chord length of 70.71 feet;
Thence $S. 00^{\circ}00'00'' E.$, a distance of 233.92 feet to the POINT OF BEGINNING.

Document No. 712003 is provided pursuant to the requirements of Section 6.NRS 111.312.

ALSO EXCEPTING THEREFROM Parcel 5B as shown on the Record of Survey Map for Riverwood Partners, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 28, 2018, in Book 108, Page 5581, as File No. 716909, Official Records, being more particularly described as follows:

A parcel of land situate in the Southwest Quarter of Section 5, Township 14 North, Range 20 East, M.D.B.&M., of Douglas County, Nevada and being more particularly described as follows:

Commencing at the Southwest corner of said Section 5;
Thence North $45^{\circ}55'54''$ East, a distance of 470.61 feet;
Thence North $01^{\circ}02'40''$ East, a distance of 142.29 feet, to the POINT OF BEGINNING;
Thence North $01^{\circ}02'40''$ East, a distance of 23.32 feet;
Thence North $89^{\circ}19'50''$ West, a distance of 121.32 feet to the Northerly Right of Way of North Sunridge Drive;
Thence along the said Northerly Right of Way of North Sunridge Drive the following courses and distances:
North $78^{\circ}26'08''$ West, a distance of 461.39 feet;
North $72^{\circ}43'30''$ West, a distance of 54.52 feet;
Thence leaving said Northerly Right of Way of North Sunridge Drive and along the Easterly Right of Way of Riverwood Drive the following courses and distances:
Along the arc of a curve to the right having a radius of 50.00 feet, a central angle of $86^{\circ}57'00''$, a distance of 75.88 feet;
North $14^{\circ}13'30''$ East, a distance of 118.84 feet;
Along the arc of a curve to the right, having a radius of 139.50 feet, a central angle of $48^{\circ}55'03''$, a distance of 119.10 feet;
Along the arc of a compound curve to the right, having a radius of 174.50 feet, a central angle of $10^{\circ}00'21''$, a distance of 30.47 feet;
North $72^{\circ}06'28''$ East, a distance of 99.22 feet;
Along the arc of a non tangent curve to the left, having a tangent bearing of North $71^{\circ}53'02''$ East, a radius of 339.00 feet, a central angle of $37^{\circ}27'04''$, a distance of 221.59 feet;
North $16^{\circ}11'04''$ East, a distance of 33.70 feet;
Along the arc of a non tangent curve to the left, having a tangent bearing of North $28^{\circ}52'35''$ East, a radius of 330.00 feet, a central angle of $28^{\circ}52'28''$, a distance of 166.30 feet;
North $00^{\circ}00'00''$ East, a distance of 104.04 feet;
Thence leaving the said Easterly Right of Way of Riverwood Drive, South $89^{\circ}19'38''$ East a distance of 557.87 feet;
Thence South $01^{\circ}01'33''$ West, a distance of 13.00 feet;
Thence South $01^{\circ}02'53''$ West, a distance of 921.21 feet, to the Northerly Right of Way of North Sunridge Drive;
Thence along the said Northerly Right of Way of North Sunridge Drive the following courses and distances:
Along the arc of a non tangent curve to the left, having a tangent bearing of North $69^{\circ}11'46''$ West, a radius of 455.00 feet, a central angle of $09^{\circ}14'22''$, a distance of 73.37 feet;

North 78°26'08" West, a distance of 265.87 feet to the POINT OF BEGINNING.

Document No. 720606 is provided pursuant to the requirements of Section 6.NRS 111.312.

ALSO EXCEPTING THEREFROM, any portion thereof, lying Southerly of the Northerly line of N. Sunridge Drive, being Parcel A and Parcel C, as described in the Document, recorded February 12, 2008, in Book 208, Page 2531, as document No. 717913, Official Records.

All that certain real property situate in the County of Carson City, State of Nevada, described as follows:

Parcel 2 as shown on the Merger & Resubdivision Parcel Map for C & A Investments, LLC, according to the map thereof, filed in the office of the County Recorder of Carson City, State of Nevada, on March 20, 2006, in Book 9 of Maps, Page 2597, as File No. 351182, Official Records.

EXHIBIT "E"

**DESCRIPTION OF EXISTING PROPERTY
CARSON AUTO MALL, LLC
APN 1420-05-401-008**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 5B as shown on the Record of Survey Map for Riverwood Partners, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 28, 2008, in Book 108, Page 5581, as File No. 716909, Official Records, being more particularly described as follows:

A parcel of land situate in the Southwest Quarter of Section 5, Township 14 North, Range 20 East, M.D.B.&M., of Douglas County, Nevada and being more particularly described as follows:

Commencing at the Southwest corner of said Section 5;
Thence North $45^{\circ}55'54''$ East, a distance of 470.61 feet;
Thence North $01^{\circ}02'40''$ East, a distance of 142.29 feet, to the POINT OF BEGINNING;

Thence North $01^{\circ}02'40''$ East, a distance of 23.32 feet;
Thence North $89^{\circ}19'50''$ West, a distance of 121.32 feet to the Northerly Right of Way of North Sunridge Drive;
Thence along the said Northerly Right of Way of North Sunridge Drive the following courses and distances:

North $78^{\circ}26'08''$ West, a distance of 461.39 feet;
North $72^{\circ}43'30''$ West, a distance of 54.52 feet;

Thence leaving said Northerly Right of Way of North Sunridge Drive and along the Easterly Right of Way of Riverwood Drive the following courses and distances:

Along the arc of a curve to the right having a radius of 50.00 feet, a central angle of $86^{\circ}57'00''$, a distance of 75.88 feet;
North $14^{\circ}13'30''$ East, a distance of 118.84 feet;
Along the arc of a curve to the right, having a radius of 139.50 feet, a central angle of $48^{\circ}55'03''$, a distance of 119.10 feet;
Along the arc of a compound curve to the right, having a radius of 174.50 feet, a central angle of $10^{\circ}00'21''$, a distance of 30.47 feet;
North $72^{\circ}06'28''$ East, a distance of 99.22 feet;
Along the arc of a non tangent curve to the left, having a tangent bearing of North $71^{\circ}53'02''$ East, a radius of 339.00 feet, a central angle of $37^{\circ}27'04''$, a distance of 221.59 feet;
North $16^{\circ}11'04''$ East, a distance of 33.70 feet;
Along the arc of a non tangent curve to the left, having a tangent bearing of North $28^{\circ}52'35''$ East, a radius of 330.00 feet, a central angle of $28^{\circ}52'28''$, a distance of 166.30 feet;
North $00^{\circ}00'00''$ East, a distance of 104.04 feet;

Thence leaving the said Easterly Right of Way of Riverwood Drive, South $89^{\circ}19'38''$ East a distance of 557.87 feet;

Thence South $01^{\circ}01'33''$ West, a distance of 13.00 feet;

Thence South $01^{\circ}02'53''$ West, a distance of 921.21 feet, to the Northerly Right of Way of North Sunridge Drive;

Thence along the said Northerly Right of Way of North Sunridge Drive the following courses and distances;

Along the arc of a non tangent curve to the left, having a tangent bearing of North $69^{\circ}11'46''$ West, a radius of 455.00 feet, a central angle of $09^{\circ}14'22''$, a distance of 73.37 feet;

North $78^{\circ}26'08''$ West, a distance of 265.87 feet to the POINT OF BEGINNING.

Document No. 720606 is provided pursuant to the requirements of Section 6.NRS 111.312

EXHIBIT "F"

**RESULTANT PARCEL
For RIVERWOOD PARTNERS, LLC**

ADJUSTED PARCEL 1 – 4.70 ± ACRES

A parcel of land situate within the East One-Half (E1/2) of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, as shown on the "Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, LTD, a California corporation, as Document No. 712004, filed October 29, 2007 and as described in the Boundary Adjustment Grant Deed, Document No. 712003, filed October 29, 2007, both filed in the Official Records of Douglas County, Nevada, being a portion of Adj. Parcel 5 as shown on and described in said Documents, being more particularly described as follows:

COMMENCING at the Southwest corner of said Adj. Parcel 5 (Parcel 5), being on East right-of-way line of U.S. Highway as shown on said Record of Survey;

THENCE, along the West line of said Parcel 5 and the East right-of-way line of said U.S. Highway 395, North 08°31'54" West, 661.58 feet, to the **POINT OF BEGINNING**;

THENCE, leaving the East right-of-way line of U.S. Highway 395 and along the West line of said Parcel 5, South 89°41'40" East, 361.56 feet;

THENCE, North 00°57'47" East, 330.89 feet, leaving the West line of said Parcel 5;

THENCE, South 89°43'28" East, 340.36 feet;

THENCE, South 11°51'23" West, 412.37 feet, to the beginning of a tangent curve to the left;

THENCE, southerly, 112.28 feet along the arc of a curve having a radius of 650.00 feet and through a central angle of 09°53'49", to the beginning of a reverse curve;

THENCE, southerly, 95.00 feet along the arc of a curve having a radius of 550.00 feet and through a central angle of 09°53'49";

THENCE, South 11°51'23" West, 52.83 feet, to the beginning of a tangent curve to the right;

THENCE, southwesterly, 38.06 feet along the arc of a curve to the right having a radius of 20.00 feet and through a central angle of 109°01'58", to the northerly right-of-way line of North Sunridge Drive as shown on the Record of Survey for Riverwood Partners, LLC, as Document No. 716909, in Book 108, Page 5581, filed January 28, 2008, in the Official Records of Douglas County, Nevada, also being to beginning of a non-tangent curve to the right of which the radius point bears lies North 30°53'21" East;

THENCE, along the northerly right-of-way line of said North Sunridge Drive, the following four (4) courses:

- 1) northwesterly, 71.16 feet along the arc of a curve having a radius of 290.00 feet and through a central angle of 14°03'30";
- 2) North 45°03'09" West, 105.86 feet, to the beginning of a tangent curve to the left;
- 3) northwesterly, 363.30 feet along the arc of a curve having a radius of 560.00 feet and through a central angle of 37°10'14";
- 4) North 82°13'23" West, 63.84 feet, to the beginning of a tangent curve to the right;

THENCE, leaving the northerly right-of-way of said North Sunridge Drive, northwesterly, 73.35 feet along the arc of a curve having a radius of 50.00 feet and through a central angle of 84°03'22, to the West said of said Parcel 5 and the East right-of-way line of said U.S. Highway 395;

THENCE, along the West said of said Parcel 5 and the East right-of-way line of said U.S. Highway 395, North 00°21'56" East, 9.89 feet to the **POINT OF BEGINNING**.

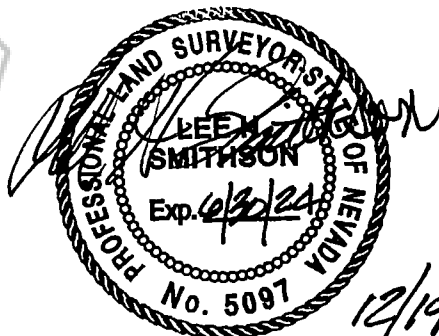
Containing 4.70 acres, more or less.

Basis of Bearings: Grid North, Nevada State Plane Coordinate System, West Zone, North American Datum of 1983 (NAD 83) determined using Real Time Kinematic GPS (RTK GPS) observations of Nevada Department of Transportation (NDOT) Control Monuments 158220X, and NGS Control Monument U316 Reset. The bearing between said points taken as North 01°23'24" East.

Surveyor's Certificate: I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of

 **Manhard**
CONSULTING
241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



12/19/2023

EXHIBIT "G"

RESULTANT PARCEL For RIVERWOOD REDEVELOPMENT, LLC ADJUSTED PARCEL 2 – 5.93 ± ACRES

A parcel of land situate within the East One-Half (E1/2) of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, as shown on the "Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, LTD, a California corporation, as Document No. 712004, filed October 29, 2007 and as described in the Boundary Adjustment Grant Deed, Document No. 712003, filed October 29, 2007, both filed in the Official Records of Douglas County, Nevada, being a portion of Adj. Parcels 4 and 5 as shown on and described in said Documents, .being more particularly described as follows:

COMMENCING at the Northwest corner of said Adj. Parcel 5 (Parcel 5), being the intersection of the South line of Topsy Lane and the East right-of-way line of U.S. Highway as shown on said Record of Survey;

THENCE, along the West line of said Parcel 5 and the East right-of-way line of said U.S. Highway 395, South 08°31'54" West, 536.10 feet, to the **POINT OF BEGINNING**;

THENCE, leaving the West line of said Parcel 5 and the East right-of-way line of said U.S. Highway 395 and said **POINT OF BEGINNING**, North 89°59'59" East, 335.12 feet;

THENCE, South 00°00'01" East, 139.50 feet, to the beginning of a tangent curve to the right;

THENCE, southerly, 30.25 feet along the arc of a curve having a radius of 47.00 feet and through a central angle of 36°52'20", to the beginning of a reverse curve;

THENCE, southerly, 40.54 feet along the arc of a curve having a radius of 63.00 feet and a central angle of 36°52'20";

THENCE, South 00°00'01" East, 168.31 feet, to the beginning of a tangent curve to the left;

THENCE, southeasterly, 61.60 feet along the arc of a curve having a radius of 63.00 feet and through a central angle of 56°01'19", to the beginning of a reverse curve;

THENCE, southeasterly, 45.95 feet along the arc of a curve having a radius of 47.00 feet and through a central angle of 56°01'19";

THENCE, South 00°00'01" East, 166.18 feet;

THENCE, South 89°59'59" West, 190.77 feet, to the beginning of a tangent curve to the left;

THENCE, westerly, 13.66 feet along the arc of a curve having a radius of 70.00 feet and through a central angle of 11°10'55";

THENCE, South 78°49'04" West, 32.49 feet;

THENCE, South 00°59'50" West, 68.15 feet, to the West line of said Parcel 5;

THENCE, along the West line of said Parcel 5, North 89°43'27" West, 230.13 feet, to the east right-of-way line of said U.S. Highway 395;

THENCE, along the West said of said Parcel 5 and the East right-of-way line of said U.S. Highway 395 North 08°31'54" East, 713.77 feet, to the **POINT OF BEGINNING**.

Containing 5.93 acres, more or less.

Basis of Bearings: Grid North, Nevada State Plane Coordinate System, West Zone, North American Datum of 1983 (NAD 83) determined using Real Time Kinematic GPS (RTK GPS) observations of Nevada Department of Transportation (NDOT) Control Monuments 158220X, and NGS Control Monument U316 Reset. The bearing between said points taken as North 01°23'24" East.

Surveyor's Certificate: I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of



241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222

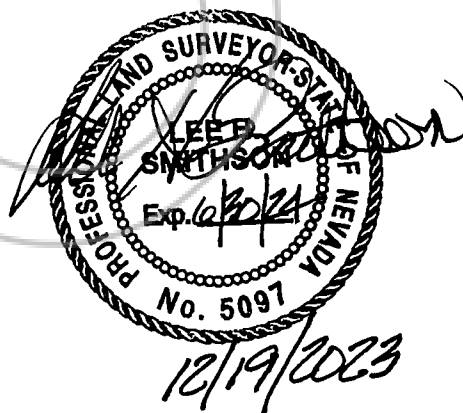


EXHIBIT "H"

**RESULTANT PARCEL
For RIVERWOOD REDEVELOPMENT, LLC
ADJUSTED PARCEL 3 – 4.60 ± ACRES**

A parcel of land situate within the East One-Half (E1/2) of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, as shown on the "Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, LTD, a California corporation, as Document No. 712004, filed October 29, 2007 and as described in the Boundary Adjustment Grant Deed, Document No. 712003, filed October 29, 2007, both filed in the Official Records of Douglas County, Nevada, being a portion of Adj. Parcels 4 and 5 as shown on and described in said Documents, being more particularly described as follows:

COMMENCING at the Northwest corner of said Adj. Parcel 5 (Parcel 5), being the intersection of the South line of Topsy Lane and the East right-of-way line of U.S. Highway as shown on said Record of Survey;

THENCE, along the West said of said Parcel 5 and the East right-of-way line of said U.S. Highway 395, South 08°31'54" West, 536.10 feet;

THENCE, leaving the West said of said Parcel 5 and the East right-of-way line of said U.S. Highway 395, North 89°59'59" East, 335.12 feet, to the **POINT OF BEGINNING**;

THENCE, leaving said **POINT OF BEGINNING**, North 89°59'59" East, 307.11 feet;

THENCE, South 00°04'59" West, 242.72 feet, to the beginning of a tangent curve to the left;

THENCE, southerly, 160.08 feet along the arc of a curve having a radius of 250.00 feet and through a central angle of 36°41'19";

THENCE, South 36°36'20" East, 92.77 feet;

THENCE, South 53°23'33" West, 239.58 feet, to the beginning of a tangent curve to the right;

THENCE, westerly, 70.28 feet along the arc of a curve having a radius of 110.00 feet and through a central angle of 36°36'26";

THENCE, South 89°59'59" West, 126.94 feet;

THENCE, North 00°00'01" West, 166.18 feet, to the beginning of a tangent curve to the left;

THENCE, northwesterly, 45.95 feet along the arc of a curve having a radius of 47.00 feet and through a central angle of 56°01'19", to the beginning of a reverse curve;

THENCE, northwesterly, 61.60 feet along the arc of a curve right having a radius of 63.00 feet and a central angle of 56°01'19";

THENCE, North 00°00'01" West, 168.31 feet, to the beginning of a tangent curve to the right;

THENCE, northerly, 40.54 feet along the arc of a curve having a radius of 63.00 feet and through a central angle of 36°52'20", to the beginning of a reverse curve;

THENCE, northerly, 30.25 feet along the arc of a having a radius of 47.00 feet and a central angle of 36°52'20";

THENCE, North 00°00'01" West, 139.50 feet to the **POINT OF BEGINNING**.

Containing 4.60 acres, more or less.

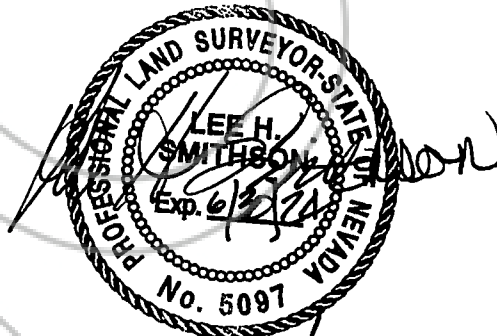
Basis of Bearings: Grid North, Nevada State Plane Coordinate System, West Zone, North American Datum of 1983 (NAD 83) determined using Real Time Kinematic GPS (RTK GPS) observations of Nevada Department of Transportation (NDOT) Control Monuments 158220X, and NGS Control Monument U316 Reset. The bearing between said points taken as North 01°23'24" East.

Surveyor's Certificate: I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of



241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



12/19/2023

EXHIBIT "I"

**RESULTANT PARCEL
For CARSON AUTO MALL, LLC
ADJUSTED PARCEL 4 – 27.26 ± ACRES**

A parcel of land situate within the West 1/2 (W1/2) of Section 5, and the East 1/2 of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, being Adj. Parcel 1 (Parcel 1) and Adj. Parcel 5 (Parcel 5), as shown on the "Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, LTD, a California corporation, as Document No. 712004, filed October 29, 2007 and as described in the Boundary Adjustment Grant Deed, Document No. 712003, filed October 29, 2007, both filed in the Official Records of Douglas County, Nevada, also being a portion of Parcel 5B as shown on the Record of Survey for Riverwood Partners, LLC, as Document No. 716909, in Book 108, Page 5581, filed January 28, 2008, in the Official Records of Douglas County, Nevada, .being more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel 5B, as shown on said Record of Survey, Document No. 716909, being a point on the northerly line of North Sun Ridge Drive as shown on said Record of Survey, also the beginning of a non-tangent to the left of which the radius point bears South 20°44'43" West;

THENCE, leaving said **POINT OF BEGINNING** and along the northerly line of said North Sunridge Drive, the following eight (8) courses:

- 1) westerly, 72.91 feet along the arc of a curve having a radius of 455.00 feet and through a central angle of 09°10'51";
- 2) North 78°26'08" West, 266.31 feet;
- 3) North 00°46'12" East, 23.74 feet;
- 4) North 89°19'56" West, 122.40 feet;
- 5) North 78°26'08" West, 459.89 feet;
- 6) North 72°43'30" West, 50.25 feet;
- 7) North 78°26'08" West, 47.81 feet, to the beginning of a tangent curve to the right;

THENCE, leaving the North line of said North Sun Ridge Drive, northwesterly, 31.52 feet along the arc of a curve to the right having a radius of 20.00 feet and through a central angle of 90°17'31";

THENCE, North $11^{\circ}51'23''$ East, 67.43 feet, to the beginning of a tangent curve to the left;

THENCE, northerly, 108.82 feet along the arc of a curve to the left having a radius of 630.00 feet and through a central angle of $09^{\circ}53'49''$, to the beginning of a reverse curve;

THENCE, northerly, 98.46 feet along a reverse curve to the right having a radius of 570.00 feet and a central angle of $09^{\circ}53'49''$;

THENCE, North $11^{\circ}51'23''$ East, 539.72 feet, to the beginning of a tangent curve to the right;

THENCE, northeasterly, 210.96 feet along the arc of a curve to the right having a radius of 280.00 feet and through a central angle of $43^{\circ}10'04''$, to the beginning of a reverse curve;

THENCE, northeasterly, 66.64 feet along a reverse curve to the left having a radius of 340.00 feet and a central angle of $11^{\circ}13'46''$;

THENCE, North $71^{\circ}51'55''$ East, 183.07 feet;

THENCE, North $61^{\circ}42'37''$ East, 215.02 feet;

THENCE, North $63^{\circ}03'08''$ East, 295.93 feet;

THENCE, North $70^{\circ}08'55''$ East, 108.22 feet;

THENCE, South $01^{\circ}01'33''$ West, 662.57 feet;

THENCE, South $01^{\circ}02'53''$ West, 921.55 feet, to the **POINT OF BEGINNING**.

Containing 27.26 acres, more or less.

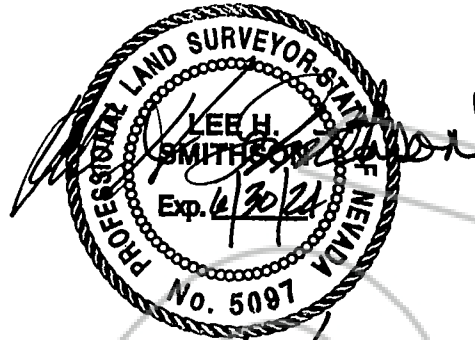
Basis of Bearings: Grid North, Nevada State Plane Coordinate System, West Zone, North American Datum of 1983 (NAD 83) determined using Real Time Kinematic GPS (RTK GPS) observations of Nevada Department of Transportation (NDOT) Control Monuments 158220X, and NGS Control Monument U316 Reset. The bearing between said points taken as North $01^{\circ}23'24''$ East.

Surveyor's Certificate: I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of



241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



12/19/2023

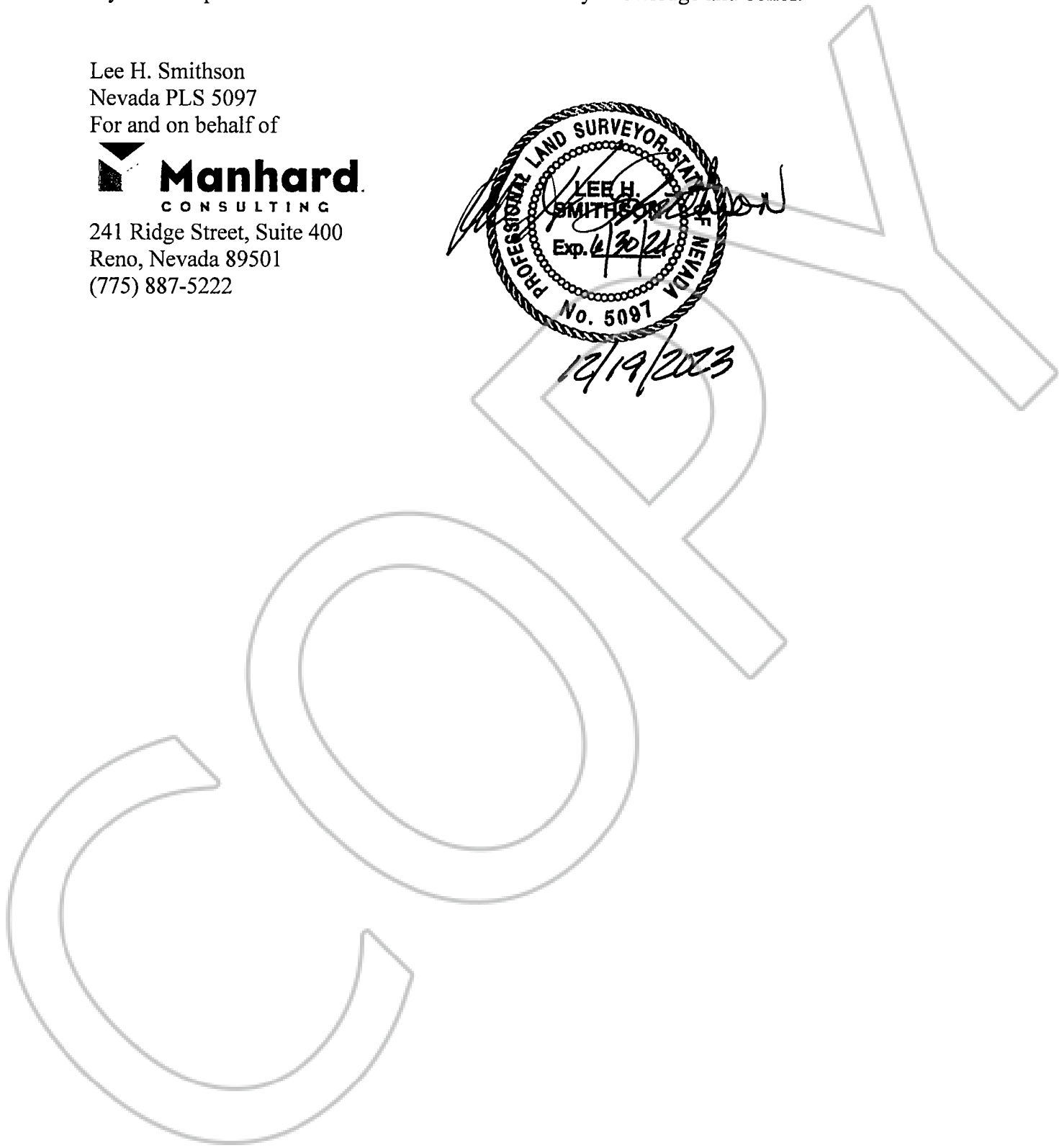


EXHIBIT "J"

RESULTANT PARCEL For RIVERWOOD PARTNERS, LLC ADJUSTED PARCEL 5 – 60.09 ± ACRES

A parcel of land situate within the West 1/2 (W1/2) of Section 5, and the East 1/2 of Section 6, Township 14 North, Range 20 East, Mount Diablo Meridian, being Adj. Parcel 1 (Parcel 1) and Adj. Parcel 5 (Parcel 5), as shown on the "Record of Survey in Support of a Boundary Line Adjustment for Riverwood Redevelopment LLC, Riverwood Partners LLC, & Max Baer Productions, LTD, a California corporation, as Document No. 712004, filed October 29, 2007 and as described in the Boundary Adjustment Grant Deed, Document No. 712003, filed October 29, 2007, both filed in the Official Records of Douglas County, Nevada, also being a portion of Parcel 5B as shown on the Record of Survey for Riverwood Partners, LLC, as Document No. 716909, in Book 108, Page 5581, filed January 28, 2008, in the Official Records of Douglas County, Nevada, .being more particularly described as follows:

BEGINNING at the Northeast corner of said Parcel 5, being on the South line of Topsy Lane as shown on said Record of Survey;

THENCE, along the easterly line of said Parcel 5, the following fourteen (14) courses:

- 1) South 00°55'23" West, 223.45 feet;
- 2) North 89°11'16" West, 331.77 feet;
- 3) South 00°58'09" West, 331.68 feet;
- 4) South 00°00'00" East, 120.64 feet;
- 5) North 90°00'00" West, 42.74 feet;
- 6) South 00°00'01" East, 33.00 feet;
- 7) South 89°59'59" West, 143.53 feet;
- 8) South 87°32'51" West, 70.06 feet;
- 9) South 89°59'53" West, 121.79 feet, to the beginning of a non-tangent curve to the left of which the radius point bears South 00°00'01" East;
- 10) southwesterly, 61.30 feet along the arc of a curve having a radius of 38.50 feet and through a central angle of 91°13'25", to the beginning of a compound curve;

- 11) southerly, 110.54 feet along the arc of a curve having a radius of 179.00 feet and a central angle of $35^{\circ}22'54''$;
- 12) South $36^{\circ}36'20''$ East, 115.18 feet, to the beginning of a tangent curve to the right;
- 13) southerly, 141.19 feet along the arc of a curve having a radius of 221.00 feet and through a central angle of $36^{\circ}36'20''$;
- 14) South $00^{\circ}00'00''$ East, 87.52 feet, Northwest corner of said Parcel 1;

THENCE, leaving the easterly line of said Parcel 5 and along the North line of said Parcel 1, North $90^{\circ}00'00''$ East, 591.24 feet, to the Northeast corner of said Parcel 1;

THENCE, along the East lines of said Parcel 1, Parcel 5 and the above-mentioned Parcel 5B, the following two (2) courses:

- 1) South $00^{\circ}55'27''$ West, 56.69 feet;
- 2) South $01^{\circ}01'33''$ West, 662.56 feet;

THENCE, leaving the East line of said Parcel 5, South $70^{\circ}08'55''$ West, 108.22 feet;

THENCE, South $63^{\circ}03'08''$ West, 295.93 feet;

THENCE, South $61^{\circ}42'37''$ West, 215.02 feet;

THENCE, South $71^{\circ}51'55''$ West, 183.07 feet, to the beginning of a non-tangent curve to the right of which the radius point lies bears North $46^{\circ}12'20''$ West;

THENCE, southwesterly, 66.64 feet along the arc of a curve having radius of 340.00 feet and through a central angle of $11^{\circ}13'46''$, to the beginning of a reverse curve;

THENCE, southwesterly, 210.96 feet along the arc of a curve having a radius of 280.00 feet and through a central angle of $43^{\circ}10'04''$;

THENCE, South $11^{\circ}51'23''$ West, 539.72 feet, to the beginning of a tangent curve to the left;

THENCE, southerly, 98.46 feet along the arc of a curve having a radius of 570.00 feet and through a central angle of $09^{\circ}53'49''$, to the beginning of a reverse curve;

THENCE, southerly, 108.82 feet along the arc of a curve having a radius of 630.00 feet and through a central angle of $09^{\circ}53'49''$;

THENCE, South $11^{\circ}51'23''$ West, 67.43 feet, to the beginning of a tangent curve to the left;

THENCE, southeasterly, 31.52 feet along the arc of a curve having a radius of 20.00 feet and through a central angle of $90^{\circ}17'31''$, to the northerly right-of-way line of North Sunridge Drive as shown on the Record of Survey for Riverwood Partners, LLC, as Document No. 716909, in Book 108, Page 5581, filed January 28, 2008, in the Official Records of Douglas County;

THENCE, along the northerly right-of-way line of said North Sunridge Drive, North $78^{\circ}26'08''$ West, 30.57 feet, to the beginning of a tangent curve to the right;

THENCE, continuing along the northerly right-of-way line of said North Sunridge Drive, northwesterly, 97.81 feet along the arc of a curve having a radius of 290.00 feet and through a central angle of $19^{\circ}19'29''$, to the beginning of a non-tangent curve to the right from which the radius point bears North $30^{\circ}53'21''$ East;

THENCE, leaving the northerly right-of-way line of said North Sunridge Drive, northeasterly, 38.06 feet along the arc of a curve having a radius of 20.00 feet and through a central angle of $109^{\circ}01'58''$;

THENCE, North $11^{\circ}51'23''$ East, 52.83 feet, to the beginning of a tangent curve to the left;

THENCE, 95.00 feet along the arc of a curve having a radius of 550.00 feet and through a central angle of $09^{\circ}53'49''$, to the beginning of a reverse curve;

THENCE, 112.28 feet along the arc of a curve having a radius of 650.00 feet and through a central angle of $09^{\circ}53'49''$;

THENCE, North $11^{\circ}51'23''$ East, 412.37 feet;

THENCE, North $89^{\circ}43'28''$ West, 340.36 feet to the West line of said Parcel 5;

THENCE, continuing along West line of said Parcel 5, North $89^{\circ}43'28''$ West, 356.54 feet, to the East right-of-way U.S. Highway 395;

THENCE, along the West line of said Parcel 5 and the East right-of-way line said U.S. Highway 395, the following three (3) courses:

- 1) North $01^{\circ}49'57''$ East, 136.52 feet, to the beginning of a tangent curve to the right;
- 2) northerly, 561.18 feet along the arc of a curve having a radius of 4,800.00 feet, and through a central angle of $06^{\circ}41'55''$;
- 3) North $08^{\circ}31'54''$ East, 301.87 feet;

THENCE, leaving the East line of said U.S. Highway 395 and along the West line of said Parcel 5, South $89^{\circ}43'20''$ East, 274.03 feet;

THENCE, along the West line of said Parcel 5, North $00^{\circ}59'50''$ East, 331.33 feet;

THENCE, leaving the West line of said Parcel 5, North 00°59'50" East, 68.15 feet;

THENCE, North 78°49'04" East, 32.49 feet, to the beginning of a tangent curve to the right;

THENCE, easterly, 13.66 feet along the arc of a curve having a radius of 70.00 feet and through a central angle of 11°10'55";

THENCE, North 89°59'59" East, 317.72 feet, to the beginning of a tangent curve to the left;

THENCE, easterly, 70.28 feet along the arc of a curve having a radius of 110.00 feet and through a central angle of 36°36'26";

THENCE, North 53°23'33" East, 239.58 feet;

THENCE, North 36°36'20" West, 92.77 feet, to the beginning of a tangent curve to the right;

THENCE, northerly, 160.08 feet along the arc of a curve right having a radius of 250.00 feet and through a central angle of 36°41'19";

THENCE, North 00°04'59" East, 242.72 feet;

THENCE, South 89°59'59" West, 642.23 feet to the West line of said Parcel 5 and the East right-of-way line said U.S. Highway 395;

THENCE, along the West line of said Parcel 5 and the East right-of-way line said U.S. Highway 395, North 08°31'54" East, 536.10 feet, to the Northwest corner of said Adj. Parcel 5;

THENCE, leaving the West line of said Adj. Parcel 5 and the East right-of-way line of said U.S. Highway 395 and the Northwest corner of said Adj. Parcel 5 (Parcel 5), along the North line of said Adj. Parcel 5 being the south line of Topsy Lane as shown on said Record of Survey, the following seven (7) courses:

- 1) South 82°10'53" East, 154.62 feet to the beginning of a tangent curve to the left;
- 2) easterly, 140.91 feet along the arc of a curve having a radius of 1,068.00 feet and through a central angle of 07°33'34";
- 3) South 89°44'27" East, 433.93 feet,
- 4) South 89°08'56" East, 101.48 feet, to the beginning of a tangent curve to the left;
- 5) easterly, 79.79 feet along the arc of a curve having a radius of 514.50 feet and through a central angle of 08°53'06", to the beginning of a reverse curve;

- 6) easterly, a distance of 75.29 feet along a reverse curve to the right having a radius of 485.50 feet and a central angle of $08^{\circ}53'06''$;
- 7) South $89^{\circ}09'01''$ East, 407.29 feet to the **POINT OF BEGINNING**.

Containing 60.09 acres, more or less.

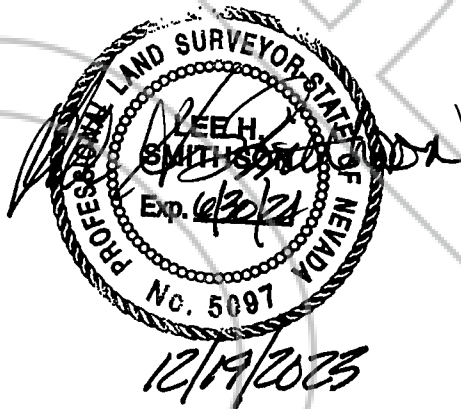
Basis of Bearings: Grid North, Nevada State Plane Coordinate System, West Zone, North American Datum of 1983 (NAD 83) determined using Real Time Kinematic GPS (RTK GPS) observations of Nevada Department of Transportation (NDOT) Control Monuments 158220X, and NGS Control Monument U316 Reset. The bearing between said points taken as North $01^{\circ}23'24''$ East.

Surveyor's Certificate: I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of



241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



STATE OF NEVADA
DECLARATION OF VALUE

- Assessor Parcel Number(s)
 - 1420-05-301-007
 - 1420-05-401-008
 - 1420-06-601-003
 - 1420-06-601-004
 - 1420-06-701-009
- Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	(_____)
Real Property Transfer Tax Due:	\$ _____

- If Exemption Claimed:
 - Transfer Tax Exemption per NRS 375.090, Section # 3
 - Explain Reason for Exemption: BLA (Boundary Line Adjustment)
Same owner

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jacey Smithson Capacity agent
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Riverwood Partners LLC
Address: 20482 Bordeaux Drive
City: Reno
State: Nevada Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Carson Auto Mall / Riverwood Redevelopment, LLC
Address: Same
City: Reno
State: Nevada Zip: 89511

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Manhard Consulting Escrow # _____
Address: 241 Ridge Street Ste 400
City: Reno State: Nevada Zip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)