

# A.L.T.A./ACSM LAND TITLE SURVEY

## Items Corresponding to Schedule B

BASED UPON TITLE COMMITMENT POLICY NBU NO. 20803569 OF CHICAGO TITLE INSURANCE COMPANY, BEARING AND EFFECTIVE DATE OF NOVEMBER 12, 2008 AT 7:30 A.M.

- 4 EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN ON THE PLAT OF SUBDIVISION MAP NO. 1004, RECORDED JUNE 3, 1966, AS FILE NO. 62319, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. THIS ITEM DOES AFFECT THE SAID PROPERTY AND IS PLOTTED HEREON.
- 5 THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED AGREEMENT CONCERNING FENCE ALIGNMENT EXECUTED BY WESTERN INVESTMENT—REAL ESTATE TRUST AND CONSOLIDATED INVESTMENT CO. RECORDED SEPTEMBER 27, 1984, IN BOOK 2072, PAGE 387, AS DOCUMENT NO. 952388 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. THIS ITEM DOES AFFECT THE SAID PROPERTY AND IS PLOTTED HEREON.
- 6 THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT, ENTITLED NOTICE OF REVISION OF SPECIAL FLOOD HAZARD RECORDED OCTOBER 24, 1990, IN BOOK 3162, PAGE 654, AS DOCUMENT NO. 1436457, OFFICIAL RECORDS. THIS ITEM DOES AFFECT THE SAID PROPERTY AND IS 'BLANKET' IN NATURE.
- 7 AN EASEMENT AFFECTING A PORTION OF THE LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, A WISCONSIN CORPORATION FOR SURFACE AND STORM WATER DRAINAGE RECORDED APRIL 30, 1993, IN BOOK 3727, PAGE 859, AS DOCUMENT NO. 1669281 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. THIS ITEM DOES AFFECT THE SAID PROPERTY AND IS PLOTTED HEREON.
- 8 AN EASEMENT AFFECTING A PORTION OF THE LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING GRANTED TO WESTPAC PIPELINES LTD.—RENO, A NEVADA LIMITED LIABILITY COMPANY FOR PIPELINE TRANSPORTATION SYSTEM RECORDED MARCH 22, 1999, IN BOOK 5612, PAGE 995, AS DOCUMENT NO. 2319371 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. THIS ITEM DOES AFFECT THE SAID PROPERTY AND IS PLOTTED HEREON.
- 9 AN EASEMENT AFFECTING A PORTION OF THE LAND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED BY THE FOLLOWING GRANTED TO TRUCKEE MEADOWS WATER AUTHORITY FOR WATER METERS RECORDED AUGUST 10, 2004, AS DOCUMENT NO. 3080920 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. THIS ITEM DOES AFFECT THE SAID PROPERTY AND IS PLOTTED HEREON.

## Statement of Encroachments

- (A) THERE WERE NO APPARENT ENCROACHMENTS AT THE TIME OF SURVEY.

## Utility Notes

- (UN1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

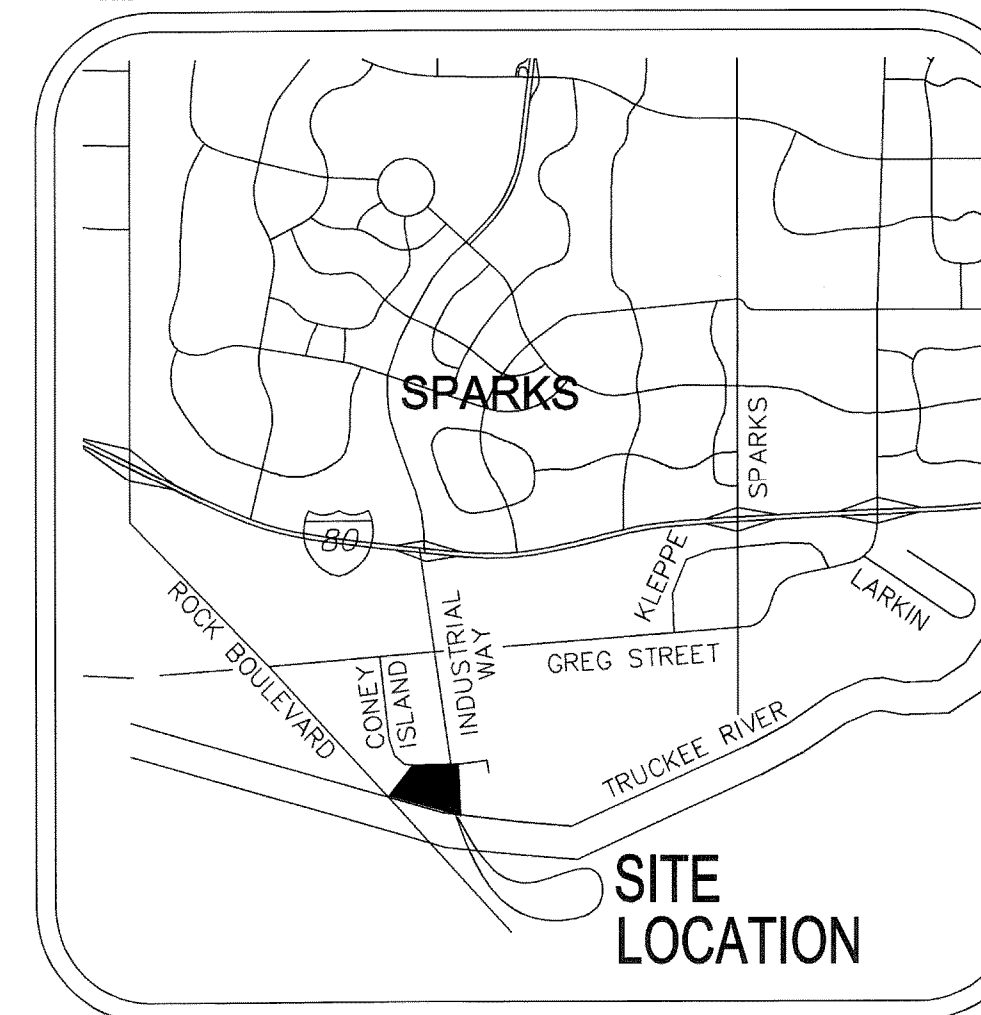
## Miscellaneous Notes

- (M1) THERE IS NO OBSERVED EVIDENCE OF CEMETERIES AND OR BURIAL GROUNDS. ALSO NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

## Basis Of Bearings

SOUTH 20°28'05" WEST, COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 8 TO A POINT ON THE NORTHERLY BANK OF THE TRUCKEE RIVER, LYING ENTIRELY WITHIN THE N 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 20 EAST, M.D.B.&M., WASHOE COUNTY, NEVADA.

## Vicinity Map



SCALE : 1" = 3000'

## Legend of Symbols & Abbreviations

—	PROPERTY BOUNDARY LINE	—	SPEED LIMIT SIGN
— — —	CENTERLINE LINE	—	SEWER MANHOLE
— · — · —	RIGHT-OF-WAY LINE	—	STORM MANHOLE
— · — · —	EASEMENT LINE	—	WATER VALVE
— · — · —	ADJACENT LOT LINE	—	BENCHMARK
— · — · —	RECORDED AND MEASURED MONUMENT FOUND AS INDICATED	—	RECORD
— · — · —	SET PLASTIC CAP "LS 5896" UNLESS OTHERWISE SPECIFIED	—	(R) MEASURED
— · — · —	ASSESSORS PARCEL NUMBER	—	U.E. UTILITY EASEMENT
— · — · —	SQUARE FEET	—	// EDGE OF PAVEMENT
— · — · —	RIGHT-OF-WAY	—	AREA LIGHT POLE
— · — · —	CENTERLINE	—	HANDICAP PARKING
— · — · —	DEGREES	—	BLM BUREAU LAND MANAGEMENT
— · — · —	FEET or MINUTES	—	EX. EXISTING
— · — · —	INCHES or SECONDS	—	TP TRANSFORMER PAD
— · — · —	BUILDING HEIGHT	—	TYP. TYPICAL
— · — · —	FIRE HYDRANT	—	T.B. TELEPHONE BOX
— · — · —	ELECTRIC	—	APN ASSESSORS PARCEL MAP
— · — · —	TELEPHONE MANHOLE	—	OHE OVERHEAD ELECTRIC
		—	G.P. GAS PIPE
		—	P.O.C. POINT OF COMMENCEMENT
		—	P.O.B. POINT OF BEGINNING

## Zoning Information

STATUS	CURRENT, ZONING DATED 05/19/2008	STATUS	
ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION
PERMITTED USE	I - INDUSTRIAL	INDUSTRIAL	ADDRESS 431 PRATER WAY
MINIMUM LOT AREA	-	-	PERSON CONTACTED SUMNER PELLETT
MINIMUM FRONTAGE	-	-	DATE CONDUCTED 05/19/08
MINIMUM LOT WIDTH	-	-	PHONE NUMBER (702) 353-2340
MINIMUM SETBACKS FRONT	15 FT	-	MAIL ADDRESS -
MINIMUM SETBACKS SIDE	0 FT	-	NOTES: INDUSTRIAL DISTRICT IS ESTABLISHED TO PROVIDE AREA SUITABLE FOR THE DEVELOPMENT OF LIGHT INDUSTRIAL ESTABLISHMENTS AND TO PROHIBIT THE DEVELOPMENT OF INCOMPATIBLE USES.
MINIMUM SETBACKS CORNER SIDE	0 FT	-	
MINIMUM SETBACKS REAR	0 FT	-	
MAX. BUILDING HEIGHT	50 FT	25± FT	
PARKING REGULAR	-	112 SPACES	
PARKING HANDICAP	-	5 SPACES	
PARKING TOTAL	-	117 SPACES	

PARKING REQUIREMENTS:  
1 PARKING SPACES FOR EVERY THREE THOUSAND (3,000) SQUARE FEET WAREHOUSE, 1 PARKING SPACE PER EVERY TWO HUNDRED FIFTY (250) SQUARE FEET OFFICE, ONE (1) HANDICAP PARKING SPACE REQUIRED FOR EVERY TWENTY-FIVE (25) SPACES WITH ONE (1) HANDICAP VAN ACCESS FOR EVERY EIGHT (8) SPACES.

## FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 3203102994 E, WHICH BEARS AN EFFECTIVE DATE OF 09/30/1994 AND IS IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 05/19/08 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS: THE FOLLOWING DESCRIBED PARCEL OF LAND LYING ENTIRELY WITHIN THE N 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 20 EAST, M.D.B.&M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 20 EAST, M.D.B.&M., AND PROCEEDING THENCE SOUTH 20°28'05" WEST 386.26 FEET TO A POINT ON THE NORTHERLY BANK OF THE TRUCKEE RIVER; THENCE PROCEEDING ALONG SAID NORTHERLY BANK SOUTH 87°09'56" WEST 197.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BANK THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 87°09'56" WEST 61.16 FEET; NORTH 89°30'43" WEST 355.58 FEET; NORTH 71°17'13" WEST 337.85 FEET; NORTH 54°52'26" WEST 503.20 FEET; THENCE LEAVING SAID NORTHERLY BANK AND PROCEEDING NORTH 06°13'12" EAST 50.88 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SEMENZA PROPERTY AS SAID PROPERTY IS SHOWN; THENCE PROCEEDING ALONG THE SOUTHERLY LINE OF THE SEMENZA PROPERTY THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 87°17'48" EAST 268.37 FEET; NORTH 88°35'31" EAST 482.52 FEET TO THE SOUTHWEST CORNER OF LOT 29 AS SHOWN ON THE MAP OF INDUSTRIAL PARK SUBDIVISION UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, NEVADA, ON JUNE 3, 1966 AND PROCEEDING THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 29, SOUTH 89°43'26" EAST 197.40 FEET TO THE SOUTHWEST CORNER OF LOT 28 OF SAID INDUSTRIAL PARK SUBDIVISION UNIT NO. 2, THENCE PROCEEDING ALONG THE WESTERLY LINE OF SAID LOT 28, NORTH 00°16'34" EAST 217.53 FEET TO A POINT ON THE SOUTHERLY LINE OF CONEY ISLAND DRIVE SOUTH; THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°58'56" EAST 197.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE ALONG THE EAST LINE OF SAID LOT 28 AND SAID LINE PROJECTED IN A SOUTHERLY DIRECTION TO THE NORTHERLY BANK OF THE TRUCKEE RIVER AND THE TRUE POINT OF BEGINNING, SOUTH 00°16'34" WEST 667.79 FEET.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SPARKS, A MUNICIPAL CORPORATION BY A DEED OF DEDICATION RECORDED OCTOBER 4, 1979, BOOK 1436, PAGE 874, AS DOCUMENT NO. 633534, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM ALL THAT PORTION LYING WESTERLY OF THE EASTERN, BOUNDARY OF ROCK BOULEVARD AS IT NOW EXISTS.  
APN: 034-112-41

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NBU NO. 20803569/LOCAL NO. 08008407-TO-098 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2008 AT 7:30 AM.

## AS-SURVEYED LEGAL DESCRIPTION

A PARCEL OF LAND LYING ENTIRELY WITHIN THE NORTH HALF (N1/2) OF THE NORTHEAST (NE1/4) OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 20 EAST, MOUNT DIABLO BASE MERIDIAN, CITY OF SPARKS, WASHOE COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 8; THENCE SOUTH 20°28'05" WEST FOR A DISTANCE OF 386.26 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE TRUCKEE RIVER; THENCE SOUTH 87°09'56" WEST FOR A DISTANCE OF 197.56 FEET TO A POINT; THENCE NORTH 00°16'34" EAST FOR A DISTANCE OF 18.40 TO THE POINT OF BEGINNING.

THENCE NORTH 87°12'03" WEST FOR A DISTANCE OF 313.94 FEET TO A POINT; THENCE NORTH 80°30'44" WEST FOR A DISTANCE OF 98.74 FEET TO A POINT; THENCE NORTH 70°46'31" WEST FOR A DISTANCE OF 392.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCK BOULEVARD; THENCE ALONG A NON-TANGENT CURVE CONCERNING NORTHWESTERLY WITH A RADIUS OF 1028.15 FEET, A CENTRAL ANGLE OF 1°15'22", A TANGENT DISTANCE OF 156.99 FEET FOR AN ARC LENGTH OF 309.85 FEET TO A POINT; THENCE NORTH 88°35'31" EAST FOR A DISTANCE OF 457.80 FEET TO A POINT; THENCE SOUTH 89°43'26" EAST FOR A DISTANCE OF 197.40 FEET TO A POINT; THENCE NORTH 00°16'34" EAST FOR A DISTANCE OF 217.53 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CONEY ISLAND DRIVE; THENCE NORTH 88°58'56" EAST FOR A DISTANCE OF 197.05 FEET TO A POINT; THENCE SOUTH 00°16'34" WEST FOR A DISTANCE OF 649.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 344,013 SQUARE FEET, 7.89 ACRES MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NBU NO. 20803569/LOCAL NO. 08008407-TO-098 WITH AN EFFECTIVE DATE OF NOVEMBER 12, 2008 AT 7:30 AM.

## ALTA/ACSM Land Title Survey

YRC 1108 Project  
Yellow  
1875 INDUSTRIAL WAY, SPARKS, NV

### SURVEYOR'S CERTIFICATION

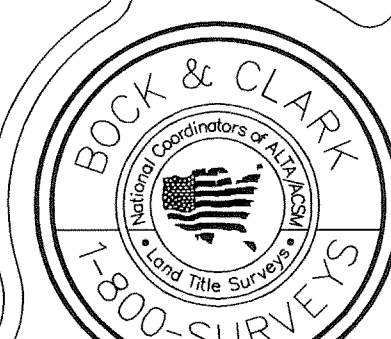
THE UNDERSIGNED HEREBY CERTIFIES TO NATMI TRUCK TERMINALS, LLC, NORTHAMERICAN TERMINALS INVESTORS III, LLC, NORTHAMERICAN TERMINALS MANAGEMENT, INC., AND THEIR SUCCESSORS, ASSIGNS, AND LENDERS, CHICAGO TITLE INSURANCE COMPANY AND BOCK & CLARK CORPORATION THAT HE IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, THAT THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON THE GROUND ON MAY 15, 2008, THAT THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10 AND 18 (APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE PREMISES, AS HERINAFTER DEFINED) OF TABLE A THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, IF ANY, SITUATED ON THE .289 ACRE TRACT KNOWN AS 1875 INDUSTRIAL WAY (THE "PREMISES") SHOWN THEREON; THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES; THAT THERE ARE NO OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED; THAT THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, EXCEPT AS SHOWN, AND NO ENCROACHMENTS ONTO THE PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; THAT THE PREMISES DOES LIE WITHIN A FLOOD HAZARD AREA; AND THAT THE PREMISES HAS ACCESS TO A DEDICATED PUBLIC STREET OR STREETS KNOWN AS INDUSTRIAL WAY.

MELVIN F. BAUTISTA  
PROFESSIONAL LAND SURVEYOR  
NEVADA CERTIFICATE NO. 5896  
ACTING AS AN AGENT FOR:  
MAPPING SOLUTIONS, LLC  
3560 POLARIS AVENUE #14  
LAS VEGAS, NV 89103  
PHONE: (702) 222-0465  
DATE: MAY 15, 2008

BOCK & CLARK NSN  
PROJECT NO. 200801629-25

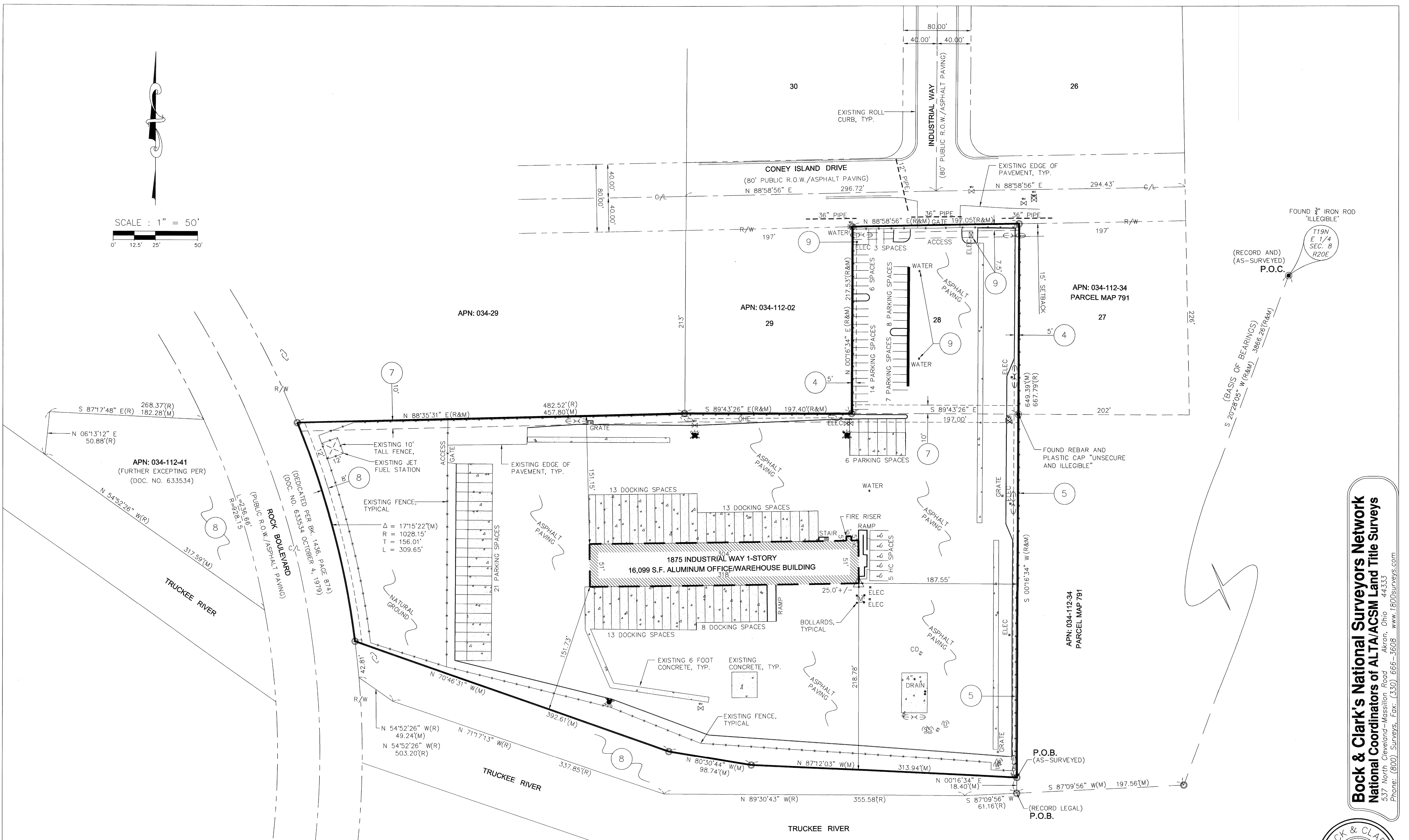


REVISED DECEMBER 2, 2008  
REVISED JANUARY 20, 2009  
LAST REVISED JUNE 2, 2009





SCALE : 1" = 50'  
0' 12.5' 25' 50'

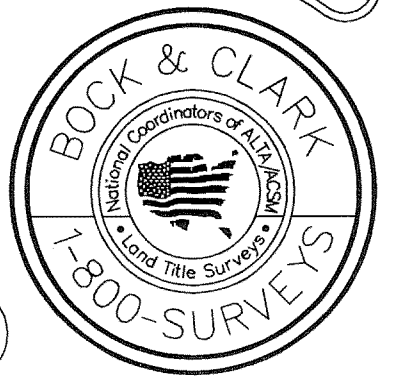


FOUND 3/4" IRON ROD 'ILLEGIBLE'  
T19N E 1/4 SEC. 8 R20E  
(RECORD AND) (AS-SURVEYED) P.O.C.

(BASIS OF BEARINGS)  
S 20°28'05" W (R&M) 3866.26 (R&M)

P.O.B. (AS-SURVEYED)  
P.O.B. (RECORD LEGAL)

**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
537 North Cleveland-Massillon Road Akron, Ohio 44333  
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com



ALTA/ACSM LAND TITLE SURVEY  
PREPARED FOR:  
**YRC 1108 PROJECT**  
DATE: MAY 15, 2008  
NETWORK PROJECT No. 200801629-25 Sheet 2 of 2