

A.P.N. 037-390-05
After Recordation Return To
And Mail Tax Statements To:

LCG Waterfront, LLC
5780 Fleet Street, Suite 225
Carlsbad, CA 92008
Attention: Adam Knowlton

QUITCLAIM DEED

THIS INDENTURE is made the ____ day of _____, 2020, by and between **THE CITY OF SPARKS**, a municipal corporation (“Grantor”) and **LCG Waterfront, LLC**, a Nevada Limited Liability Company (“Grantee”).

WHEREAS, Grantor determined on _____ by Resolution _____ to convey to Grantee the property identified in this quitclaim; and

WHEREAS Grantor desires to quitclaim any interest it may have in the property to Grantee.

NOW THEREFORE, that said Grantor for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents do remit, remise and forever quitclaim unto Grantee and its heirs, executors, administrators, successors and assigns forever, all of Grantor’s right, title and interest in and to that certain real property situate in the County of Washoe, State of Nevada, more particularly described in Exhibits B and D and shown in Exhibit B-1 and D-1 attached hereto.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee and to their heirs, executors, administrators, successors and assigns forever.

The intention of this Quitclaim Deed is to convey any and all of the Grantor’s interest in and to the property described above, to the Grantee.

IN WITNESS WHEREOF, Grantor has executed this Instrument on the date set forth below and thereby authorizes its recordation.

GRANTOR:
The City of Sparks,
A municipal corporation

APPROVED AS TO FORM:

By: _____
Neil C. Krutz, City Manager

By: _____
Shirle T. Eiting, Assistant City Attorney

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this _ day of _____, 2020, personally appeared before me, a Notary Public, Neil C. Krutz, who acknowledged to me that he executed the foregoing instrument in his capacity as City Manager of The City of Sparks, as therein named.

Notary Public

**EXHIBIT B
LEGAL DESCRIPTION**

Parcel A1

Being a portion of Parcel A and C as described in that certain deed document recorded on January 22, 2016, as File Number 4552960 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

BEGINNING at the westerly terminus of a line labeled "*South 89°59'27" West 16.85"*" of said Parcel A;

THENCE coincident with the easterly line of said Parcel, *South 24°08'32" East* a distance of 35.02 feet;

THENCE continuing coincident said easterly line, *South 7°25'13" West* a distance of 39.30 feet;

THENCE departing said line, *North 13°56'23" West* a distance of 32.08 feet to the beginning of a curve;

THENCE a distance of 1.60 feet along the arc of a 29.50 foot radius curve to the right, through a central angle of *3°05'59"*;

THENCE *North 10°50'24" West* a distance of 13.29 feet;

THENCE *North 15°45'45" West* a distance of 12.36 feet;

THENCE *North 9°55'28" West* a distance of 53.14 feet to the beginning of a curve;

THENCE a distance of 5.28 feet along the arc of a 28.50 foot radius curve to the right, through a central angle of *10°36'56"*;

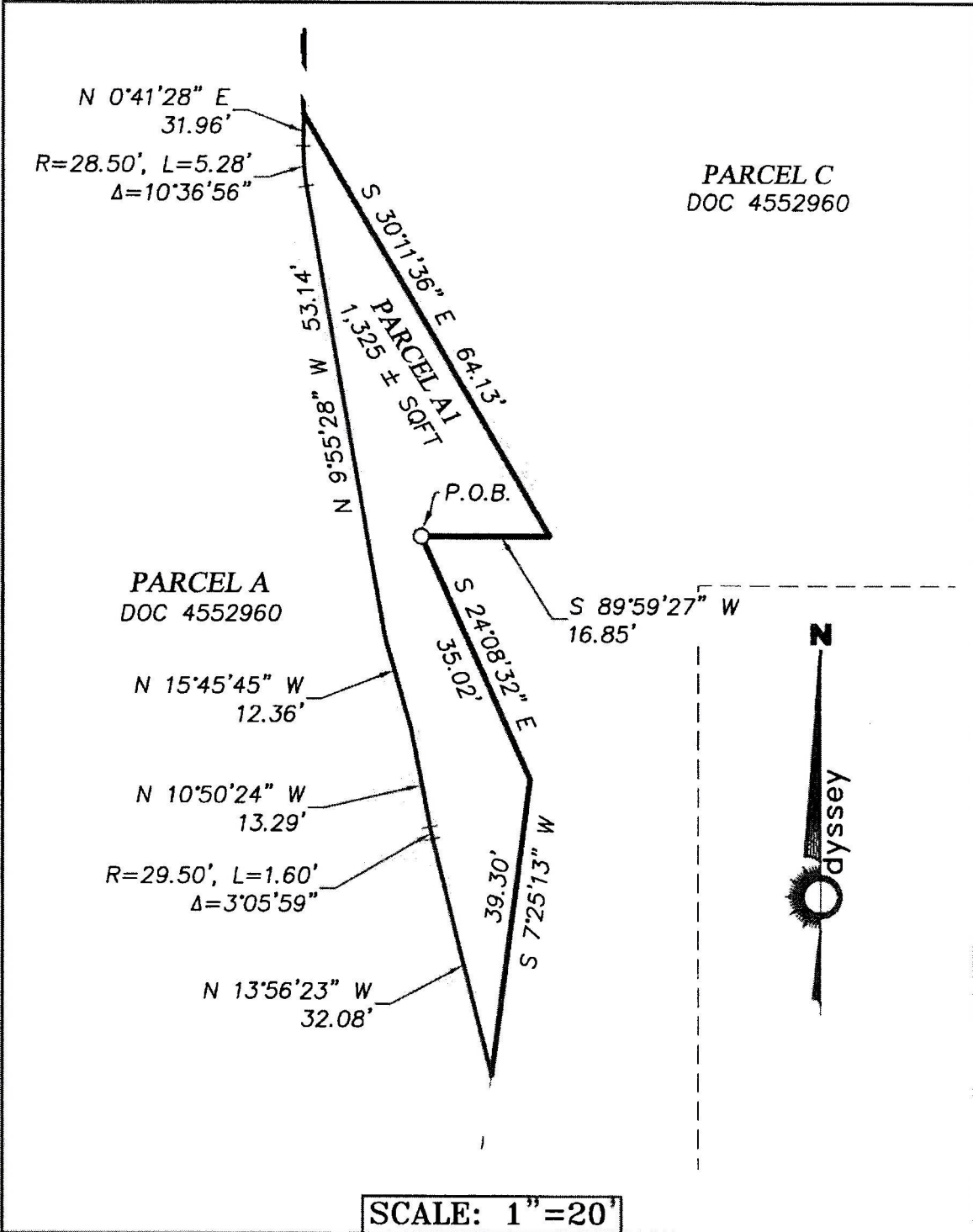
THENCE *North 0°41'28" East* a distance of 31.96 feet to the easterly line of said Parcel A;

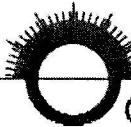
THENCE coincident with said line, *South 30°11'36" East* a distance of 64.13 feet;

THENCE continuing coincident with said line, *South 89°59'27" West* a distance of 16.85 feet, to the **POINT OF BEGINNING**.

Containing 1,325 square feet of land, more or less.

SEE EXHIBIT B-1 attached hereto and made a part hereof.



 <p>EXHIBIT B-1 WWW.ODYSSEY-CIVIL-ENGINEERING.COM</p> <p>odyssey ENGINEERING INCORPORATED</p>	<p>LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 3, T.19N., R.20E., M.D.M. SPARKS WASHOE COUNTY NEVADA</p>
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**EXHIBIT D
LEGAL DESCRIPTION**

Being a portion of Parcel A and C as described in that certain deed document recorded on January 22, 2016, as File Number 4552960 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

Parcel A2

COMMENCING at the southerly terminus of a line labeled "South 0°32'10" East 148.11'" of said Parcel A and beginning of a curve;

THENCE coincident with the easterly line of said Parcel, a distance of 29.76 feet along the arc of a 45.00 foot radius curve to the left, through a central angle of 37°53'16" to the **POINT OF BEGINNING**;

THENCE continuing coincident with said easterly line, a distance of 7.08 feet along the arc of a 45.00 foot radius curve to the left, through a central angle of 9°01'06" to a point of reverse curvature;

THENCE a distance of 53.89 feet along the arc of a 65.00 foot radius curve to the right through a central angle of 47°30'09";

THENCE South 0°03'10" West a distance of 16.54 feet to a point of cusp;

THENCE from a radial line which bears North 79°19'27" East, a distance of 6.41 feet along the arc of a 36.50 foot radius curve to the left, through a central angle of 10°03'35";

THENCE North 20°44'09" East a distance of 65.24 feet to the beginning of a curve;

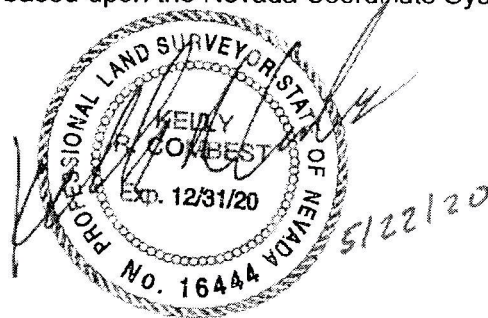
THENCE a distance of 2.69 feet along the arc of a 51.50 foot radius curve to the left, through a central angle of 2°59'42" and **POINT OF BEGINNING**.

Containing 446 square feet of land, more or less.

SEE EXHIBIT D-1 attached hereto and made a part hereof

The **BASIS OF BEARING** for these descriptions is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Prepared by
Odyssey Engineering, Inc.
Kelly R. Combest, P.L.S. 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431



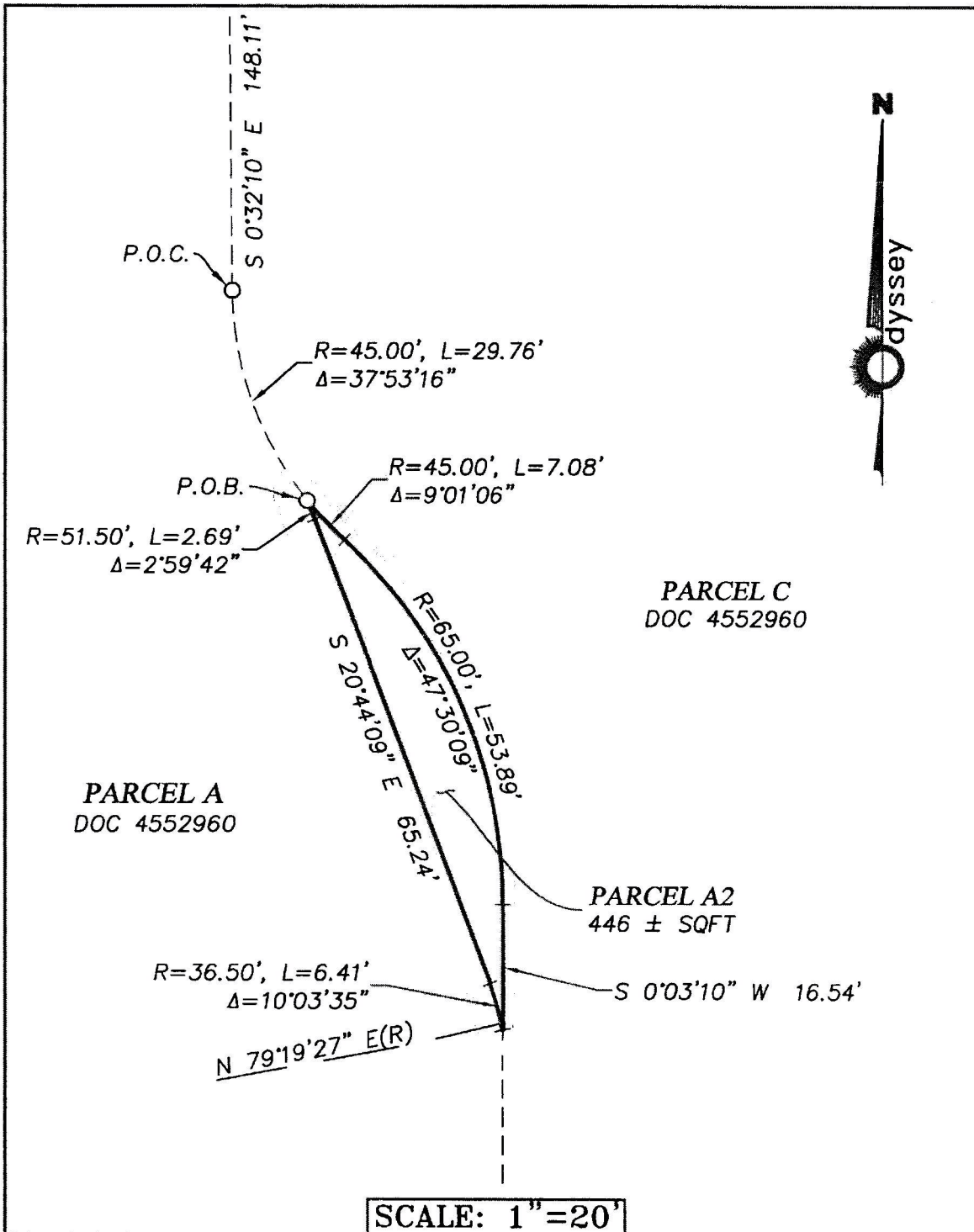


EXHIBIT D-1
 WWW.ODYSSEY-CIVIL-ENGINEERING.COM
 **odyssey** ENGINEERING INCORPORATED

LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 3, T.19N., R.20E., M.D.M.
 SPARKS WASHOE COUNTY NEVADA

A.P.N. 037-031-02
After Recordation Return To
City of Sparks 431 Prater
Way Sparks, NV 89431
Attn: City Clerk

QUITCLAIM DEED

THIS INDENTURE is made the **2nd day of June 2020**, by and between **LCG Waterfront, LLC**, a Nevada Limited Liability Company ("Grantor") and **THE CITY OF SPARKS**, a municipal corporation ("Grantee").

WHEREAS Grantor desires to quitclaim any interest it may have in the property to Grantee.

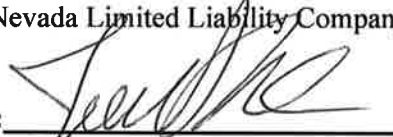
NOW THEREFORE, that said Grantor for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents do remit, remise and forever quitclaim unto Grantee and its heirs, executors, administrators, successors and assigns forever, all of Grantor's right, title and interest in and to that certain real property situate in the County of Washoe, State of Nevada, more particularly described in Exhibits A and C and shown in Exhibit A-1 and C-1 attached hereto.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee and to their heirs, executors, administrators, successors and assigns forever.

The intention of this Quitclaim Deed is to convey any and all of the Grantor' s interest in and to the property described above, to the Grantee.

IN WITNESS WHEREOF, Grantor has executed this Instrument on the elate set forth below and thereby authorizes its recordation.

GRANTOR:
LCG Waterfront, LLC
A Nevada Limited Liability Company

By: 
James P. Previti
Authorized Representative

CALIFORNIA ACKNOWLEDGEMENT

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


State of California }
 }
County of San Diego }

On June 2, 2020 before me Christina D. Shoop, Notary Public, personally appeared James P. Previti, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in his/~~her~~/their authorized capacity~~(ies)~~; and that by his/~~her~~/their signature~~(s)~~ on the instrument the person~~(s)~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature

Notary Public Seal 
CHRISTINA D. SHOOP
Notary Public - California
San Diego County
Commission # 2214962
My Comm. Expires Oct 17, 2021

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel C1

Being a portion of Parcel A and C as described in that certain deed document recorded on January 22, 2016, as File Number 4552960 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

BEGINNING at the most southwesterly corner of said Parcel C;

THENCE coincident with the westerly line of said Parcel C, North 0°33'47" West a distance of 77.46 feet;

THENCE continuing coincident with said westerly line, North 7°45'13" East a distance of 123.00 feet;

THENCE departing said westerly line, South 13°56'23" East a distance of 36.24 feet to the beginning of a curve;

THENCE a distance of 12.52 feet, along the arc of a 51.50 radius curve to the right, through a central angle of 13°55'50";

THENCE South 0°00'33" East a distance of 52.48 feet to the beginning of a curve;

THENCE a distance of 2.21 feet, along the arc of a 31.50 foot radius curve to the right, through a central angle of 4°01'34";

THENCE South 4°01'01" West a distance of 30.90 feet to the beginning of a curve;

THENCE a distance of 33.46 feet, along the arc of a 33.46 foot radius curve to the left through a central angle of 42°37'03";

THENCE South 45°00'00" East, a distance of 16.41 feet, to a point coincident with the easterly line of said Parcel C;

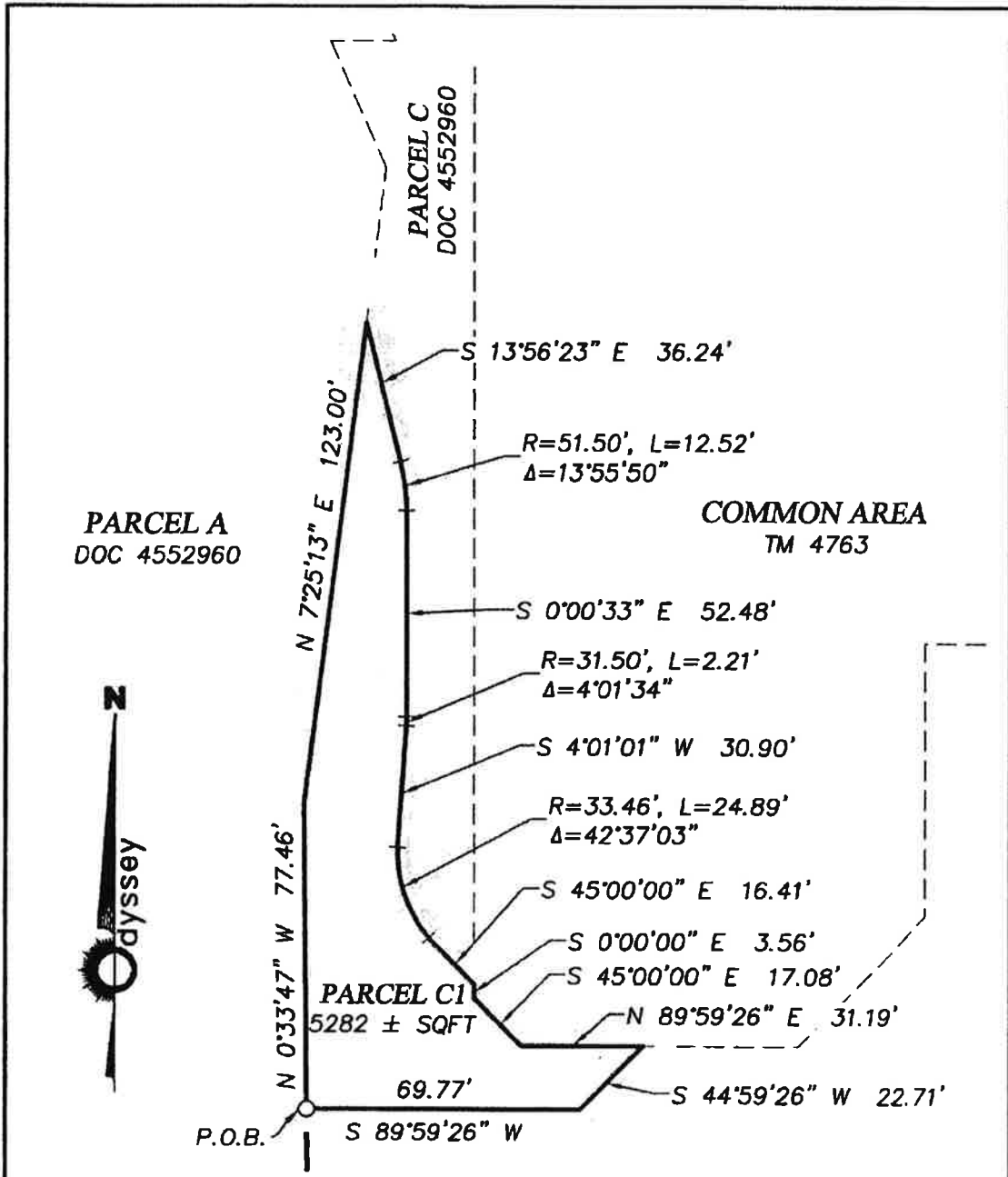
THENCE continuing coincident with the easterly line the following three (4) courses;


1. South 0°00'00" East a distance of 3.56 feet;
2. South 45°00'00" east a distance of 17.08 feet;
3. North 89°59'26" East a distance of 33.19 feet;
4. South 44°59'26" West a distance of 31.19 feet to the southerly line of said Parcel C;

THENCE South 89°59'26" West a distance of 69.77 feet, to the **POINT OF BEGINNING**.

Containing 5,282 square feet of land, more or less.

SEE EXHIBIT A-1 attached hereto and made a part hereof.



SCALE: 1" = 40'	
 <p>EXHIBIT A-1 WWW.ODYSSEY-CIVIL-ENGINEERING.COM odyssey ENGINEERING INCORPORATED</p>	<p>LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 3, T.19N., R.20E., M.D.M.</p> <p>SPARKS WASHOE COUNTY NEVADA</p>

**EXHIBIT C
LEGAL DESCRIPTION**

Parcel C2

Being a portion of Parcel A and C as described in that certain deed document recorded on January 22, 2016, as File Number 4552960 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

BEGINNING at the northwesterly terminus of a line labeled "*South 30°11'36" East 64.78"*" of said Parcel C;

THENCE coincident with the westerly line of said Parcel, North 0°03'10" East a distance of 34.32 feet, to a point of cusp;

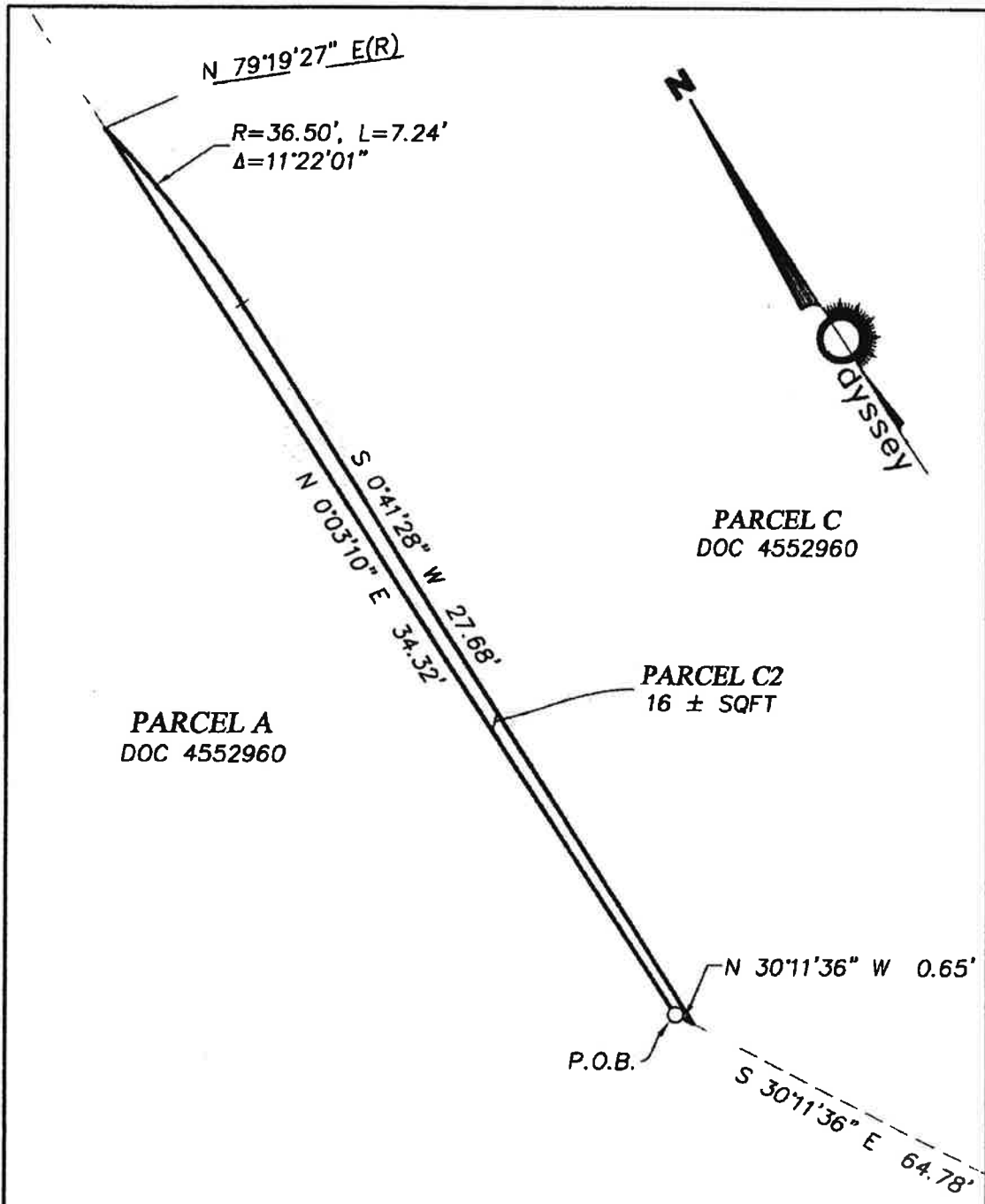
THENCE departing said line, from a radial line which bears North 79°19'27" East, a distance of 36.50 feet along the arc of a 36.50 foot radius curve to the right, through a central angle of 11°22'01";

THENCE South 0°41'28" West a distance of 27.68 feet a point coincident with the westerly line of said Parcel C;

THENCE North 30°11'36" West a distance of 0.65 feet to the **POINT OF BEGINNING**.

Containing 16 square feet of land, more or less.

SEE EXHIBIT C-1 attached hereto and made a part hereof



SCALE: NTS



EXHIBIT C-1

WWW.ODYSSEY-CIVIL-ENGINEERING.COM

odyssey ENGINEERING INCORPORATED

LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 3, T.19N., R.20E., M.D.M.

SPARKS WASHOE COUNTY NEVADA

A.P.N. 037-380-01

After Recordation Return To:

City of Sparks
431 Prater Way
Sparks, NV 89431
Attn: City Clerk

QUITCLAIM DEED

THIS INDENTURE is made the 4~~th~~ day of **June 2020** , by and between **LANDCAP SPARKS IV, LLC**, a Nevada Limited Liability Company ("Grantor") and **THE CITY OF SPARKS**, a municipal corporation ("Grantee").

WHEREAS Grantor desires to quitclaim any interest it may have in the property to Grantee .

NOW THEREFORE , that said Grantor for good and valuable consideration, the receipt of which is hereby acknowledged, by these presents do remit , re mise and forever quitclaim unto Grantee and its heirs, executors, administrators, successors and assigns forever, all of Grantor 's right, title and interest in and to that certain real propertyy situate in the County of Washoe, State of Nevada, more particularly described in Exhibits E and shown in Exhibit E-1 attached hereto.

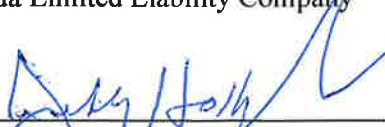
TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee and to their heirs, executors, administrators, successors and assigns forever.

The intention of this Quitclaim Deed is to convey any and all of the Grantor' s interest in and to the property described above, to the Grantee.

IN WITNESS WHEREOF , Grantor has executed this Instrument on the date set forth below and thereby authorizes its recordation.

GRANTOR:

Landcap Sparks IV, LLC
A Nevada Limited Liability Company

By: 
Jeffrey Holbrook

Its: Co Manager

By: 
Stephen Hinckley,

Its: Co-Manager

NOTARIZATION TO FOLLOW NEXT PAGE

CALIFORNIA ACKNOWLEDGEMENT

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

State of California }
 }
County of San Diego }

On June 4, 2020 before me Christina D. Shoop, Notary Public, personally appeared Jeffrey L. Holbrook, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christina D Shoop
Notary Public Signature



CALIFORNIA ACKNOWLEDGEMENT

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

State of California }
 }
County of San Diego }

On June 4, 2020 before me Christina D. Shoop, Notary Public, personally appeared Stephen H. Hinckley, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christina D Shoop
Notary Public Signature



Notary Public Seal

**EXHIBIT E
LEGAL DESCRIPTION**

Being a portion of the Common Area as depicted on Tract Map 4763, recorded on March 30, 2007, as File Number 3515735 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

Parcel C3

BEGINNING at the southerly terminus of a line labeled "North 00°00'00" East 235.76'" of said Common Area;

THENCE coincident with the easterly line of said Common Area, North 00°00'00" East a distance of 3.56 feet

THENCE departing said line, South 45°00'00" East a distance of 19.42 feet;

THENCE North 90°00'00" East a distance of 29.53 feet;

THENCE South 0°00'17" East a distance of 1.90 feet, to the southerly line of said Common Area;

THENCE coincident with said line, South 89°59'26" West a distance of 31.19 feet;

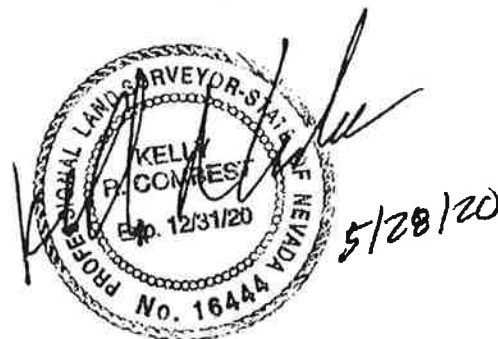
THENCE continuing coincident with said line, North 45°00'00" West a distance of 17.08 feet, to the **POINT OF BEGINNING**.

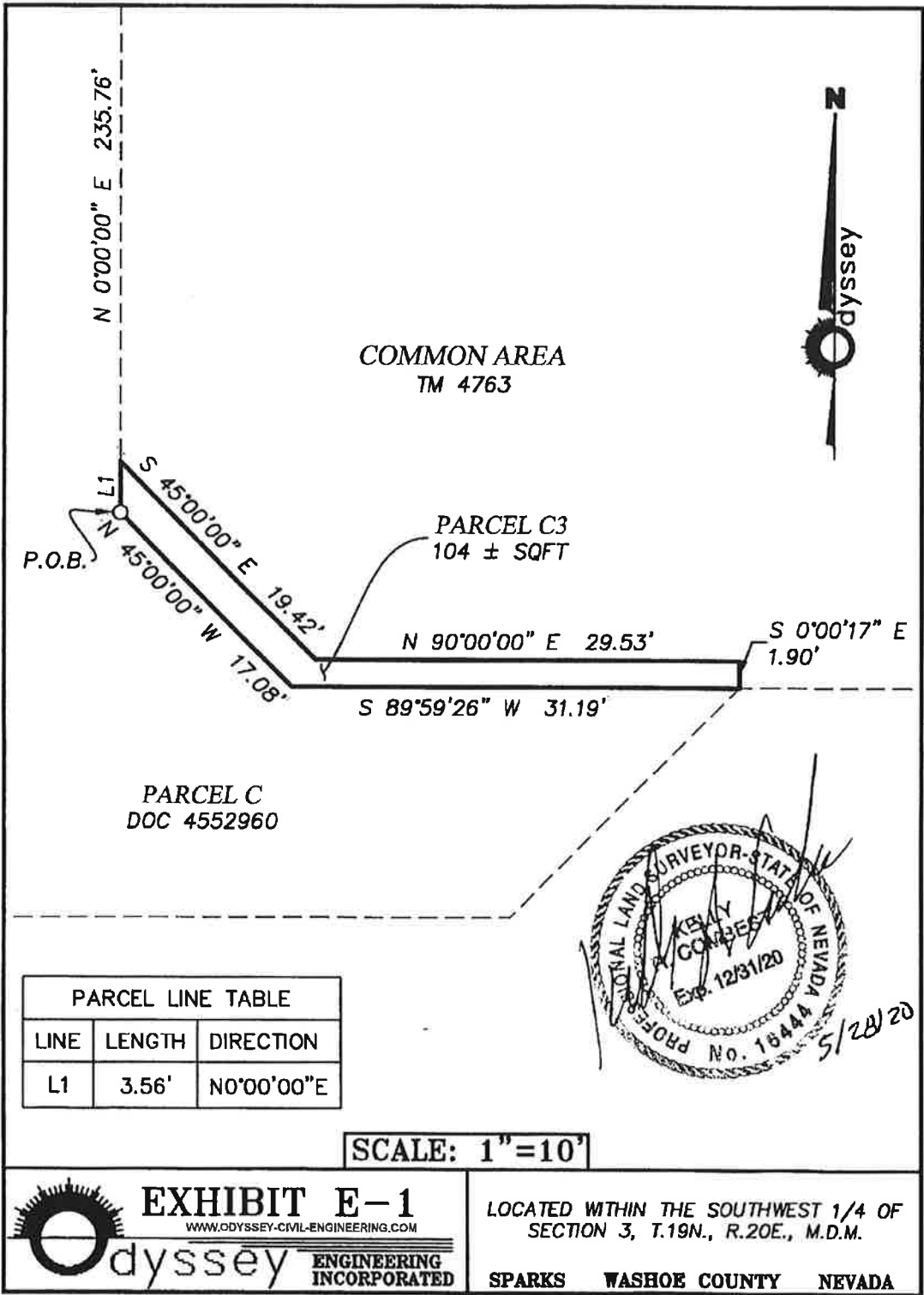
Containing 104 square feet of land, more or less.

SEE EXHIBIT E-1 attached hereto and made a part hereof

The **BASIS OF BEARING** for these descriptions is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Prepared by
Odyssey Engineering, Inc.
Kelly R. Combest, P.L.S. 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431



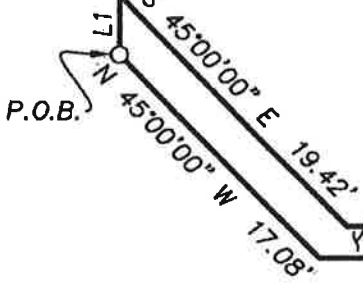


N 0°00'00" E 235.76'



COMMON AREA
TM 4763

PARCEL C3
104 ± SQFT



N 90°00'00" E 29.53'
S 89°59'26" W 31.19'

S 0°00'17" E
1.90'

PARCEL C
DOC 452960



PARCEL LINE TABLE		
LINE	LENGTH	DIRECTION
L1	3.56'	N0°00'00"E

SCALE: 1"=10'

EXHIBIT E-1
WWW.ODYSSEY-CIVIL-ENGINEERING.COM

odyssey ENGINEERING INCORPORATED

LOCATED WITHIN THE SOUTHWEST 1/4 OF SECTION 3, T.19N., R.20E., M.D.M.
SPARKS WASHOE COUNTY NEVADA