

Exhibit B

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CORONA MIRAMONTE LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND TITLE 17 OF THE CITY OF SPARKS, AND HEREBY GRANTS TO THE CITY OF SPARKS, ALL PUBLIC UTILITY AND CABLE TV COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND CABLE TV SYSTEMS AND APPURTENANCES, TOGETHER WITH THE RIGHTS OF INGRESS THERETO AND EGRESS THEREFROM FOREVER.

CORONA MIRAMONTE LLC,
A DELAWARE LIMITED LIABILITY COMPANY

Scott Harris
SCOTT HARRIS
AUTHORIZED REPRESENTATIVE

13 Feb 2009
DATE

NOTARY CERTIFICATE:

STATE OF Texas 1 SS
COUNTY OF Dallas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF Feb, 2009,
BY SCOTT HARRIS AS AUTHORIZED REPRESENTATIVE OF CORONA MIRAMONTE LLC.

Michelle Nora Lopez
NOTARY PUBLIC MICHELLE NORA LOPEZ

MY COMMISSION NUMBER 12000262-9
MY COMMISSION EXPIRES Oct 6, 2012

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT CORONA MIRAMONTE LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED FEBRUARY 12, 2009, FOR THE BENEFIT OF THE CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: Rob Brazzale FEB. 23, 2009
DATE

Rob Brazzale
NAME/TITLE (PRINT)

UTILITY COMPANIES' CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

NV ENERGY

Richard R. Pyatt 1/22/09
DATE
RICHARD R. PYATT Senior Right of Way Agent
NAME/TITLE (PRINT)

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA

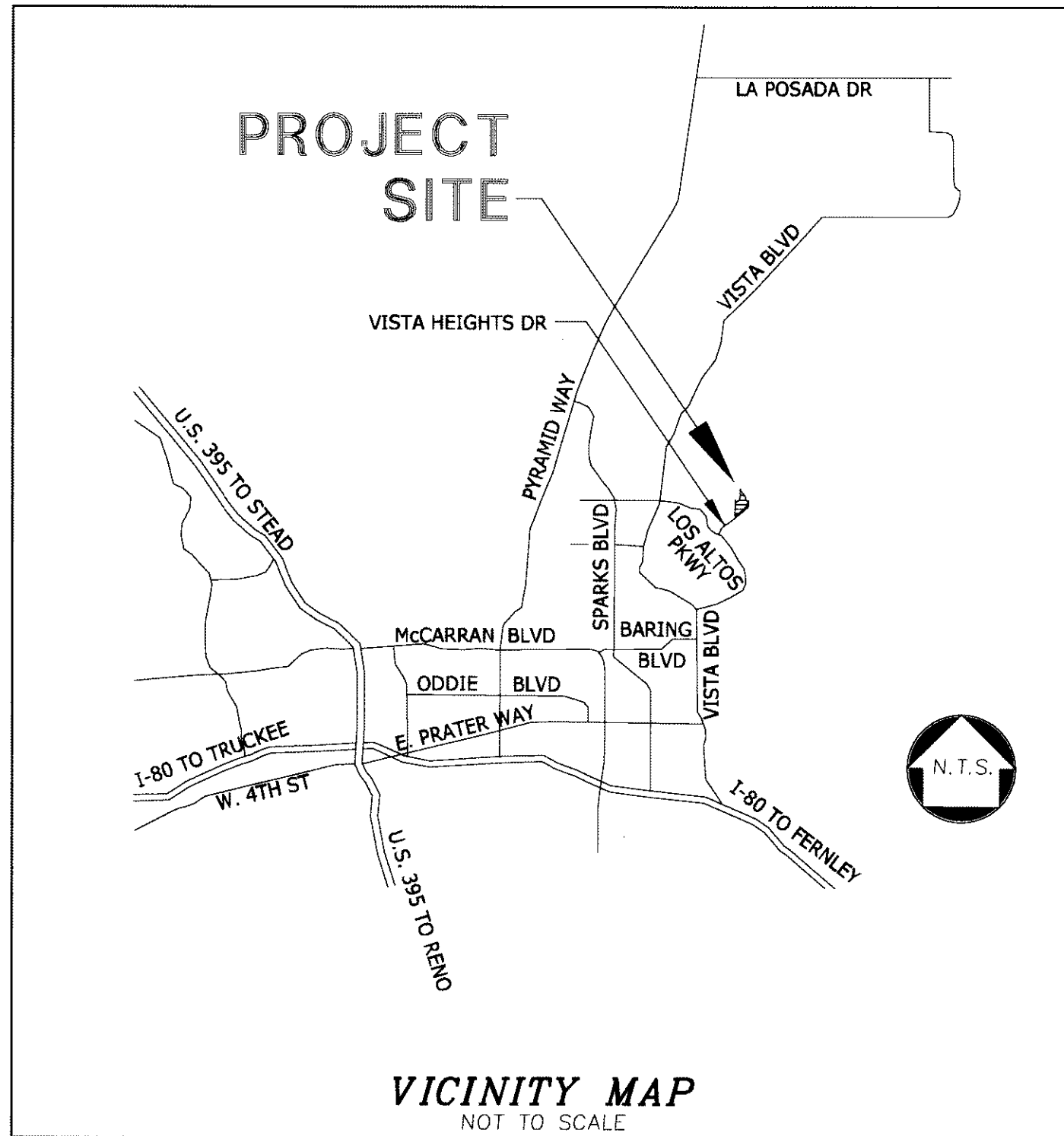
Deanna Vieira 1/22/09
DATE
DEANNA VIEIRA, Mar. O&E Planning & Eng. Design
NAME/TITLE (PRINT)

CHARTER COMMUNICATIONS

Greg Sulezich 1/22/2009
DATE
Greg Sulezich Designer
NAME/TITLE (PRINT)

TRUCKEE MEADOWS WATER AUTHORITY

Kenneth C. Biscoe 1/22/2009
DATE
Kenneth C. Biscoe WATER RESOURCE Supp.
NAME/TITLE (PRINT)



COUNTY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND PERFORMED A TECHNICAL MAP CHECK OF THE GEOMETRIC DATA SHOWN HEREON, PURSUANT TO THAT INTERLOCAL AGREEMENT RECORDED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AS DOCUMENT NO 2233806, AND I AM SATISFIED SAID GEOMETRIC DATA IS TECHNICALLY CORRECT.

Jeffrey H. Cruess
JEFFREY H. CRUESS
WASHOE COUNTY SURVEYOR
1-22-09

GOVERNING AGENCY CERTIFICATE:

I HEREBY APPROVE THIS PARCEL MAP ON BEHALF OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA AND ACCEPT ALL PUBLIC STREETS, ALLEYS, RIGHTS-OF-WAY AND EASEMENTS, TOGETHER WITH ALL APPURTENANCES THERETO, FOR THE BENEFIT OF THE PUBLIC IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION SHOWN HEREON.

Wayne A. Seidel 2/24/09
DATE
WAYNE A. SEIDEL, P.E.
PUBLIC WORKS DIRECTOR, CITY OF SPARKS

TAX CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.N. 512-050-07

WASHOE COUNTY TREASURER
Bill Stevens-Combs 1/22/2009
DATE
DEPUTY
Bill Stevens-Combs Deputy Treasurer
NAME/TITLE (PRINT)

SURVEYOR'S CERTIFICATE:

I KEVIN M. ALMETER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CORONA MIRAMONTE LLC, A DELAWARE LIMITED LIABILITY COMPANY.
- 2. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON 1-22-2009.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

Kevin M. Almeter
KEVIN M. ALMETER
12-31-10
1-22-09

KEVIN M. ALMETER, P.L.S.
NEVADA CERTIFICATE NO. 19052

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3733268

FILE NO. <u>3733268</u> FILED FOR RECORD AT THE REQUEST OF <u>Wood Rodgers</u> ON THIS <u>26</u> DAY OF <u>Feb.</u> 2009, AT <u>31</u> MINUTES PAST <u>10</u> O'CLOCK <u>A.M.</u> , OFFICIAL RECORDS OF WASHOE COUNTY NEVADA. <u>Kathryn L. Burke</u> COUNTY RECORDER BY: <u>C. Bartley</u> DEPUTY FEE: <u>31.00</u>	PARCEL MAP FOR CORONA MIRAMONTE LLC A DIVISION OF COMMON AREA B OF SUBDIVISION TRACT MAP NO. 4641 BEING A PORTION OF THE WEST 1/2 OF SECTION 24, T. 20 N., R. 20 E., M.D.M. SPARKS WASHOE COUNTY NEVADA JOB NO. 1390.013 SHEET 1 OF 2 WOOD RODGERS ENGINEERING • SURVEYING • PLANNING • SURVEYING 875 Double Eagle Court Tel 775.823.4068 Reno, NV 89521 Fax 775.823.4066
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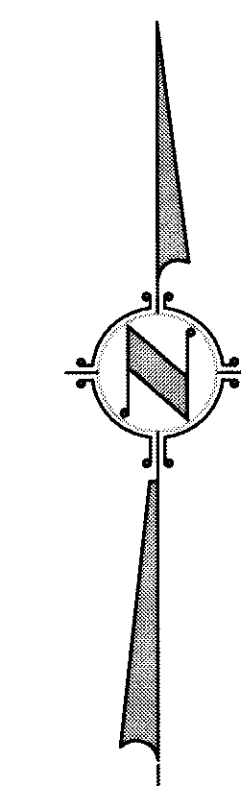
Parcel Map 4976

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP 4976

4976A

GENERAL NOTES:

1. COMMON AREAS B-1 & B-2 ARE SUBJECT TO A BLANKET PUBLIC UTILITY, ACCESS, STORM DRAIN & SURFACE DRAINAGE EASEMENT GRANTED PER T.M. 4641.
2. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHT-OF-WAYS, 5.0 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES.
3. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
4. ALL PUBLIC UTILITY EASEMENTS SHALL INCLUDE CABLE TELEVISION.
5. A PRIVATE DRAINAGE EASEMENT, 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR PARCEL LINES IS ALSO HEREBY GRANTED FOR THE EXCLUSIVE PURPOSE OF PROVIDING DRAINAGE FOR THE MUTUAL BENEFIT OF ADJOINING PARCEL OWNERS. SAID EASEMENT TO BE RELOCATABLE WITH THE ADJUSTMENT OF BOUNDARY LINES AS AGREED UPON BY THE ADJOINING PARCEL OWNERS.
6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE SUFFICIENT WATER RIGHTS TO THE SERVICING WATER PURVEYOR AND PROVIDE THE CITY OF SPARKS WITH A WILL SERVE LETTER.
7. SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM UNLESS OTHERWISE APPROVED AT TIME OF DEVELOPMENT.
8. COMMON AREAS B-1 & B-2 ARE SUBJECT TO (a) AN AVIGATION EASEMENT RECORDED JUNE 23, 2006 UNDER DOC. NO. 3404695, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND (b) A LIMITED AVIGATION EASEMENT FOR MOSQUITO ABATEMENT RECORDED OCTOBER 19, 2006 UNDER DOC. NO. 3452851, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
9. PORTIONS OF COMMON AREAS B-1 & B-2 ARE SUBJECT TO A PERMANENT BLANKET EASEMENT FOR SURFACE DRAINAGE GRANTED TO CITY OF SPARKS PER DOC. NO. 2346418, FILED IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA ON JUNE 1, 1999. (AFFECTS SW1/4 NW1/4 SEC. 24)



0 50 100 200
SCALE: 1" = 100'

BASIS OF BEARINGS:

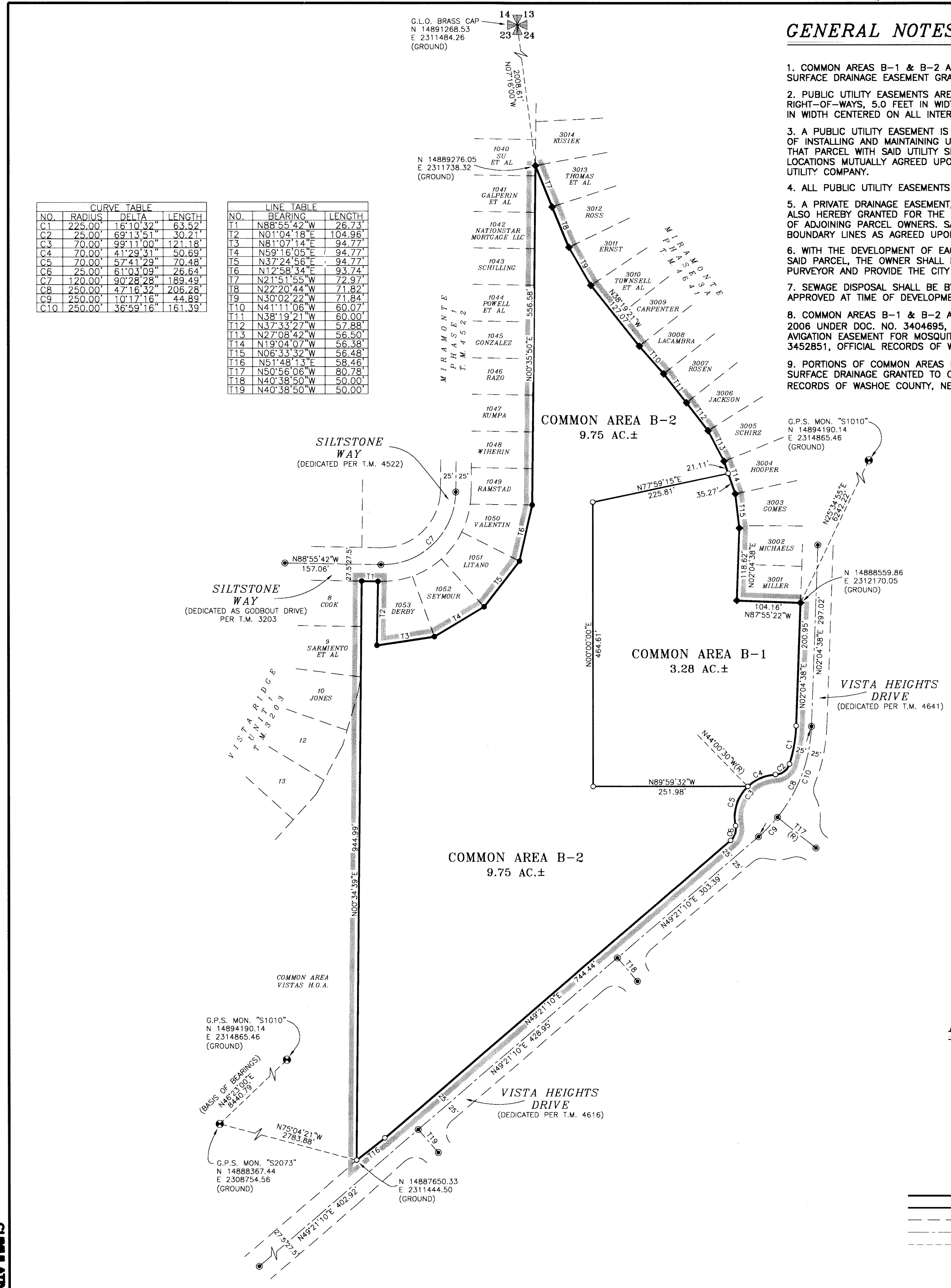
RECORD OF SURVEY FOR THE CITY OF SPARKS 2000 GEODETIC CONTROL SURVEY RECORD OF SURVEY NO. 3885, A-G FILED FEBRUARY 7, 2001 - DOC. NO. 2522263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, (I.E. THE GRID BEARING BETWEEN MONUMENTS "S2073" AND "S1010" TAKEN AS N46°23'00"E). BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN). COMBINED GRID TO GROUND FACTOR = 1.000197939.

REFERENCES:

- 1) TRACT MAP NO. 3125, FILE NO. 1875515, 03/03/95
 - 2) TRACT MAP NO. 3203, FILE NO. 1944772, 11/21/95
 - 3) TRACT MAP NO. 4522, FILE NO. 3250305, 07/25/05
 - 4) DEDICATION TRACT MAP NO. 4615, FILE NO. 3356266, 03/02/06
 - 5) TRACT MAP NO. 4616, FILE NO. 3356268, 03/02/06
 - 6) TRACT MAP NO. 4641, FILE NO. 3377446, 04/21/06
 - 7) CERTIFICATE OF AMENDMENT, DOC. NO. 3387421, 05/15/06
 - 8) CERTIFICATE OF AMENDMENT, DOC. NO. 3459442, 11/06/06
- (ALL IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA)

CURVE TABLE		
NO.	RADIUS	LENGTH
C1	225.00'	63.52'
C2	25.00'	30.21'
C3	70.00'	12.18'
C4	70.00'	50.69'
C5	70.00'	70.48'
C6	25.00'	28.64'
C7	120.00'	189.49'
C8	250.00'	206.28'
C9	250.00'	44.89'
C10	250.00'	161.39'

LINE TABLE		
NO.	BEARING	LENGTH
T1	N88°55'42"W	26.73'
T2	N01°04'18"E	104.96'
T3	N81°07'14"E	94.77'
T4	N59°16'05"E	94.77'
T5	N37°24'56"E	94.77'
T6	N12°58'34"E	93.74'
T7	N21°51'55"W	72.97'
T8	N22°20'44"W	71.82'
T9	N30°02'22"W	71.84'
T10	N41°11'06"W	60.07'
T11	N38°19'21"W	60.00'
T12	N37°33'27"W	57.88'
T13	N27°08'42"W	56.50'
T14	N19°04'07"W	56.38'
T15	N06°33'32"W	56.48'
T16	N51°46'13"E	58.46'
T17	N50°56'06"W	80.78'
T18	N40°38'50"W	50.00'
T19	N40°38'50"W	50.00'



LEGEND:

- 5/8" REBAR & CAP - "PLS 5101" PER CERT. OF AMEND. DOC. NO. 3387421
- ◆ 5/8" REBAR & CAP - "PLS 17758" PER CERT. OF AMEND. DOC. NO. 3459442
- ⊙ G.P.S. CONTROL MONUMENT PER R.O.S. 3885
- ⊙ STANDARD STREET MONUMENT PER T.M.'S 3125, 3203, 4522, 4616 & 4641
- ⊕ TYPICAL SECTION CORNER
- ⊖ SET 5/8" REBAR AND CAP - "PLS 19052" OR SCRIBED CURB ON PARCEL LINE EXTENDED
- (R) RADIAL BEARING
- PARCEL MAP BOUNDARY
- NEW PARCEL LINE
- - - ADJACENT PARCEL LINE
- - - CENTERLINE
- - - BOUNDARY TIE LINE

TOTAL AREA = 13.03 AC.±

3733260
PARCEL MAP
FOR
CORONA MIRAMONTE LLC
A DIVISION OF COMMON AREA B OF
SUBDIVISION TRACT MAP NO. 4641
BEING A PORTION OF THE WEST 1/2 OF SECTION 24,
T. 20 N., R. 20 E., M.D.M.
SPARKS WASHOE COUNTY NEVADA
JOB NO. 1390.013
WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING
575 Double Eagle Court Reno, NV 89521 Tel 775.823.4068 Fax 775.823.4066
SHEET 2
OF 2

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

3733260

Parcel Map 4976A

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP