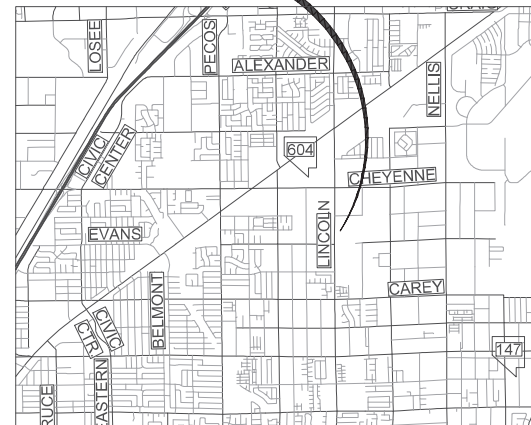


SITE MAP

ALTA/NSPS LAND TITLE SURVEY

PROJECT SITE



TITLE REPORT NOTE

THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY ARE AS LISTED IN THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE CO., ORDER NO. NCS-1174821-HLV, DATED APRIL 10, 2023, HAVE BEEN SHOWN ON THE SURVEY TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED, TOGETHER WITH APPROPRIATE RECORDING REFERENCES. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT COMMITMENT.

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:

SEE

TITLE TO SAID ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE VESTED IN:

PSIF EBS LINCOLN LLC, A DELAWARE LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

EXCEPT ANY INTEREST CLARK COUNTY MAY HAVE IN THE WESTERLY 30 FEET OF SAID LAND FOR ROADWAY PURPOSES AS SET FORTH IN THAT CERTAIN DEED RECORDED IN BOOK 73, PAGE 352 OF DEEDS.

RECORD MAPS

FILE 114, PAGE 61 OF PARCEL MAPS, RECORDED NOVEMBER 13, 2007

BASIS OF BEARINGS

NORTH 89°54'09" EAST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN FILE 114 PAGE 61, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

SURVEYOR'S NOTES

1. ASSESSOR'S PARCEL NUMBERS ARE SHOWN FOR CONVENIENCE ONLY AND ARE ACCURATE AS OF THE DATE THIS PLAT WAS PREPARED, HOWEVER THESE PARCEL NUMBERS CAN CHANGE. ALWAYS CONSULT THE ASSESSORS OFFICE TO VERIFY THESE NUMBERS PRIOR TO THEIR USE.

2. ALL ADJOINING OWNERSHIP INFORMATION WAS TAKEN FROM THE CLARK COUNTY ASSESSOR'S WEB SITE ON APRIL 25, 2023. THE CERTIFYING SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF SAID INFORMATION.

3. TANEY ENGINEERING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF, OR THE FAILURE TO NOTE, THE LOCATION OF NON-VISIBLE UTILITIES.

4. SUBJECT PARCEL IS LOCATED AT 2970 LINCOLN ROAD, LAS VEGAS, NV 89115.

5. PARCEL IS LOCATED WITHIN A FLOOD ZONE X PER FIRM MAP NO. 32003C2179F, REVISED NOVEMBER 16, 2011.

6. PARCEL CONTAINS 4.98 ACRES, MORE OR LESS.

7. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND STREET OR SIDEWALK WAS CONSTRUCTED WITH THE DEVELOPMENT OF THIS PARCEL.

8. ACCESS TO PUBLIC RIGHTS-OF-WAY IS AVAILABLE FROM LINCOLN ROAD.

9. THERE WERE NO ENCROACHMENTS OBSERVED DURING THE PERFORMANCE OF THE FIELD SURVEY.

10. OTHER THAN SHOWN THERE ARE NO OTHER UTILITIES VISIBLE DURING THE PERFORMANCE OF THE FIELD SURVEY.

11. THE SURVEYED PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY WITH NO GAPS, STRIPS OR GORES.

12. THE SURVEYED PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.

13. THERE IS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AS THE SITE HAS BEEN RECENTLY CONSTRUCTED.

15. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

12. COVENANTS, CONDITIONS, AND RESTRICTIONS IN A RESTRICTIVE COVENANT RUNNING WITH THE LAND RECORDED JULY 25, 2007, IN BOOK 20070725 AS INSTRUMENT NO. 00819 OF OFFICIAL RECORDS.

DOCUMENT CONTAINS NO EASEMENTS

13. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 26, 2007 IN BOOK 20070726 AS INSTRUMENT NO. 01194 OF OFFICIAL RECORDS.

PLOTTED HEREON AS (13)

14. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 17, 2008 IN BOOK 20080117 AS INSTRUMENT NO. 01569 OF OFFICIAL RECORDS.

PLOTTED HEREON AS (14)

15. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 28, 2008 IN BOOK 20080128 AS INSTRUMENT NO. 02613 OF OFFICIAL RECORDS.

DOCUMENT CONTAINS AN EASEMENT THAT IS BLANKET IN NATURE AND AFFECT THE SUBJECT PARCEL IN ITS ENTIRETY.

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS TO EQUIPMENT AGREEMENT" RECORDED FEBRUARY 08, 2008 IN BOOK 20080208 AS INSTRUMENT NO. 02939 OF OFFICIAL RECORDS.

DOCUMENT CONTAINS AN EASEMENT THAT IS BLANKET IN NATURE AND AFFECT THE SUBJECT PARCEL IN ITS ENTIRETY.

17. AN EASEMENT FOR PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 26, 2019 IN BOOK 20190826 AS INSTRUMENT NO. 03037 OF OFFICIAL RECORDS.

PLOTTED HEREON AS (17)

18. AN EASEMENT FOR TRAFFIC IMPROVEMENTS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 26, 2019 IN BOOK 20190826 AS INSTRUMENT NO. 03038 OF OFFICIAL RECORDS.

PLOTTED HEREON AS (18)

19. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 07, 2019 IN BOOK 20191007 AS INSTRUMENT NO. 02353 OF OFFICIAL RECORDS.

PLOTTED HEREON AS (19)

20. AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF A NATURAL GAS PIPELINE OR PIPELINES AND APPURTENANCES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 24, 2019 IN BOOK 20191024 AS INSTRUMENT NO. 00115 OF OFFICIAL RECORDS.

LOCATION OF GAS LINE COULD NOT BE DETERMINED

21. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$6,644,077.00 RECORDED DECEMBER 21, 2021 IN BOOK 20211221 AS INSTRUMENT NO. 03286 OF OFFICIAL RECORDS.

DATED: DECEMBER 21, 2021
TRUSTOR: PSIF EBS LINCOLN LLC, A DELAWARE LIMITED LIABILITY COMPANY
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
BENEFICIARY: PNC BANK, NATIONAL ASSOCIATION

DOCUMENT CONTAINS NO EASEMENTS

22. A DOCUMENT ENTITLED "ASSIGNMENT OF LEASES AND RENTS" RECORDED DECEMBER 21, 2021 IN BOOK 20211221 AS INSTRUMENT NO. 03287 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED DECEMBER 21, 2021 IN BOOK 20211221 AS INSTRUMENT NO. 03286 OF OFFICIAL RECORDS.

DOCUMENT CONTAINS NO EASEMENTS

23. A FINANCING STATEMENT RECORDED DECEMBER 21, 2021 IN BOOK 20211221 AS INSTRUMENT NO. 03288 OF OFFICIAL RECORDS.
DEBTOR: PSIF EBS LINCOLN LLC
SECURED PARTY: PNC BANK, NATIONAL ASSOCIATION

DOCUMENT CONTAINS NO EASEMENTS

24. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 24, 2022 IN BOOK 20220224 AS INSTRUMENT NO. 03360 OF OFFICIAL RECORDS.

PLOTTED HEREON AS (24)

25. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "ACCESS TO EQUIPMENT EASEMENT AGREEMENT" RECORDED MAY 10, 2022 IN BOOK 20220510 AS INSTRUMENT NO. 02318 OF OFFICIAL RECORDS.

DOCUMENT CONTAINS AN EASEMENT FOR ACCESS TO METER ROOM.

28. AN EASEMENT FOR PEDESTRIAN ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 15, 2021 IN BOOK 20211215 AS INSTRUMENT NO. 02240 OF OFFICIAL RECORDS.

PLOTTED HEREON AS (28)

SURVEYOR'S CERTIFICATE

TO PSIF EBS LINCOLN LLC, RCO US HOLDINGS LTD, AND FIRST AMERICAN TITLE INSURANCE CO.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(B)(1), 8, 9, 11(A), AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 06, 2023.

DATE OF PLAT OR MAP: MAY 9, 2023

STEVEN M. DUMOVICH, PLS
6030 S. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844
NEVADA CERTIFICATE NO. 14347



steven m
dumovich
Digitally signed by steven
m dumovich
Date: 2023.05.09 12:14:19
+0700'

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR: EBS REALTY PARTNERS, LLC

PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA

DATE: 16 APRIL 2023
DRAWN: SD
CHECKED: SD
SCALE: AS SHOWN



TANEY ENGINEERING
6030 SO. JONES BOULEVARD
LAS VEGAS, NEVADA 89118
(702) 362-8844 FAX: (702) 362-5233

JOB # EBS20003
SHEET 1
OF 2

SITE MAP

