

EXCLUSIVE LIMITED EASEMENT

For consideration of ONE DOLLAR, with receipt thereof hereby acknowledged, and other considerations, if any, as provided herein,

CITY OF ELY, NEVADA, a Nevada Municipal Corporation,

(hereinafter "GRANTOR"), does hereby grant to 4M PROPERTIES LLC (hereinafter "GRANTEE"), and its assigns, an exclusive easement, in perpetuity, to use an existing area, a driveway, over and across the following-described real property, of which GRANTOR is the owner, situated in the County of White Pine, State of Nevada, to wit:

a strip of City land that has been used as a driveway connecting the property known as 1 Carson Court in the City of Ely (APN #00146101, a parcel consisting of approximately 0.475 acres), just north of the southeast corner of Lot 1 of APN #00146101, to the cul-de-sac at the northern end of the road known as Carson Court, City Of Ely.

The easement is strictly limited to the disturbed area consisting of the current driveway as it presently exists, in its present location, and at its present length and width. No parking shall be permitted on the easement and no structures shall be constructed or placed on the area of the easement.

The GRANTEE is permitted to make improvements to the area included in the easement, i.e. the driveway, but in such circumstances the GRANTEE fully assumes the risk should such improvements be disturbed or damaged in the event the GRANTOR should ever need to access the sewer main located near to and/or under the easement, i.e. the driveway.

The acquiring entity is 4M PROPERTIES LLC, 10300 West Charleston Blvd, 13-D34, Las Vegas, NV 89135.

The easement herein granted is for the limited use of the above-described driveway area, for the purpose of accessing APN #00146101 from Carson Court, City of Ely, by the GRANTEE, its licensees, and permittees.

GRANTOR reserves the right of ingress and egress over and across the easement area for all lawful purposes, *provided* that such use shall not unreasonably interfere with the easement granted herein, and, *subject* to the proviso that the GRANTEE assumes all risk should GRANTEE ever improve the driveway and such improvement(s) subsequently be disturbed or damaged in the event the City should ever need to access the sewer main located near to and/or under the easement, i.e. the driveway.

The grant of easement herein made is subject to the effect of reservations and leases, if any, of oil, gas, and minerals in and under said land.

Notary Public

4M Properties LLC
10300 West Charleston BLVD, 13-D34
Las Vegas, NV 89135
Job: 16N-63E-16_Oghigian
September 17, 2026

Exhibit A
Access Easement Description

A tract of land situated in the Southeast one-quarter of Section 16, Township 16 North, Range 63 East, MDBM, City of Ely, White Pine County, Ely, Nevada, and more particularly described as follows:

Commencing at the northeasterly corner of Lot 1, Block 5, Elysium Terrace Subdivision, a duly recorded subdivision in said White Pine County, thence along the easterly boundary line of said Lot 1, South 30°30'20" West, 40.01 feet more or less to the **Point of Beginning**;

Thence South 59°29'40" East, 30.00 feet;

Thence South 30°30'20" West, 100.00 feet more or less to the right of way line of Carson Court;

Thence along a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 36°52'12", an arc length of 32.18 feet, and a chord bearing North 41°03'34" West, a chord distance of 31.62 feet, to the southeasterly corner of said Lot 1;

Thence along the easterly boundary line of said Lot 1, North 30°30'20" East, 90.00 feet more or less to the **Point of Beginning**.

Containing 2,796 square feet of land more or less

Prepared by:

Robert K. Rosevear, PLS
Rosevear Surveying & Consulting
800 Hall Street
Ely, NV 89301

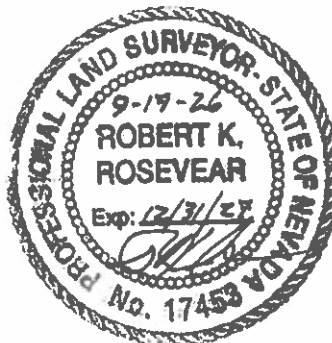
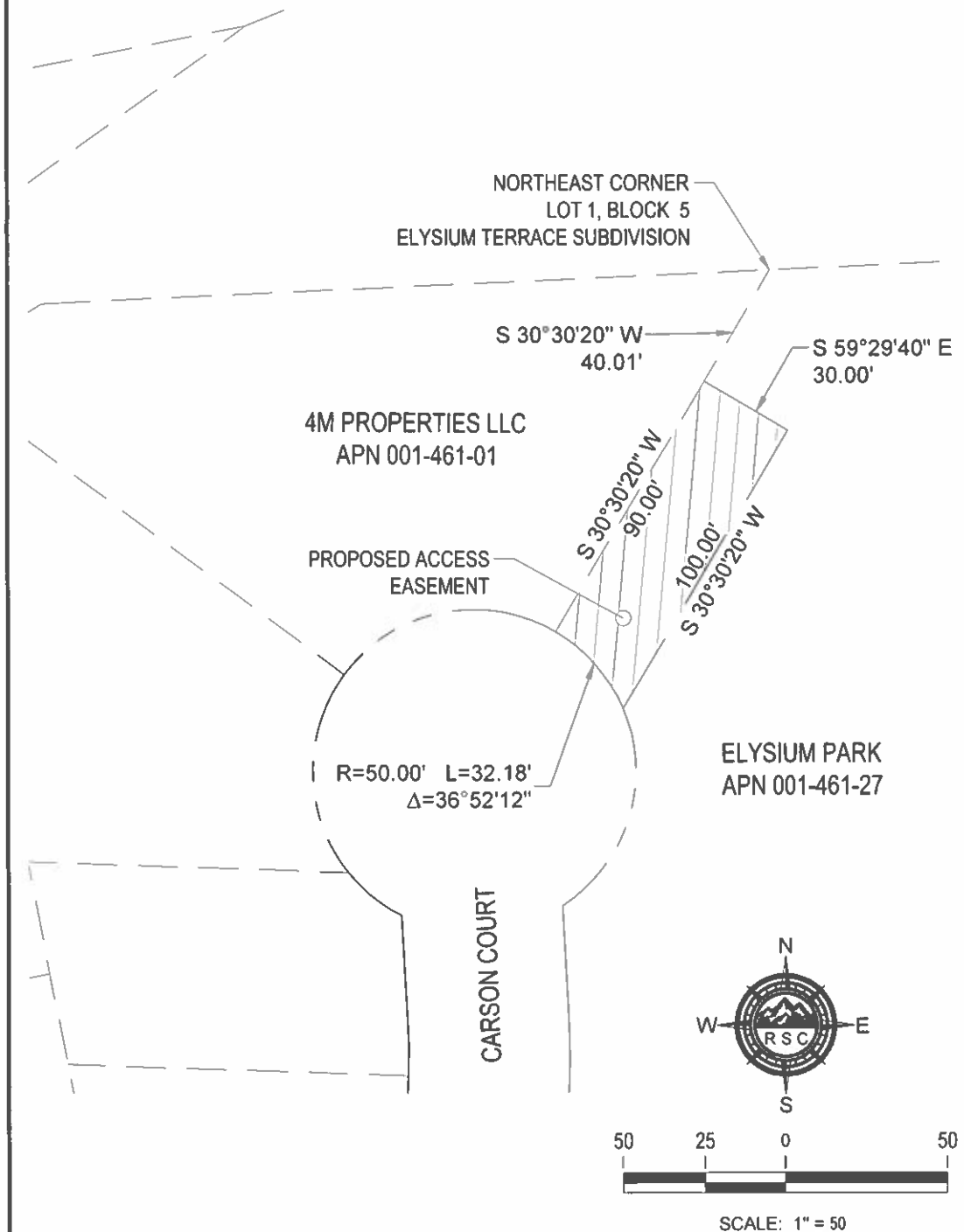


EXHIBIT B



DATE: 09/17/2026	CLIENT: OGHIGIAN
DRAWN BY: RKR	CHECKED BY: RKR
SCALE: AS-SHOWN	CAD FILE NAME: 16N-63E-16_EX

ROSEVEAR SURVEYING & CONSULTING
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