

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Parcel Map for Northern Sun Development LLC			
Project Description: Vacant parcel. Create 2 resultant parcels from 1 existing parcel			
Project Address: 600 Deer Mountain Rd., Reno, NV 89523			
Project Area (acres or square feet): 3.00 acres			
Project Location (with point of reference to major cross streets AND area locator): On the the south side of I-80, east side of Deer Mountain Rd. approximately 900 feet south of Warrior Lane near Boomtown Casino.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
038-132-31	3.00		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Northern Sun Development LLC		Name: Alpine Land Surveyors	
Address: 2000 Kirman Ave.		Address: 7395 Gravel Ct.	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone: 775-322-7743	Fax:	Phone: 775-771-1491	Fax:
Email: bob@allcoconstruction.com		Email: mike@alpinelandsurveyors.com	
Cell: 775-690-5246	Other:	Cell: 775-771-1491	Other:
Contact Person: Bob Herman		Contact Person: Michael Miller	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Northern Sun Development LLC		Name: Venture Engineering Inc.	
Address: 2000 Kirman Ave.		Address: P.O. Box 8283	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89507
Phone: 775-322-7743	Fax:	Phone: 775-825-9898	Fax:
Email: bob@allcoconstruction.com		Email: john@venturereno.com	
Cell: 775-690-5246	Other:	Cell: 775-343-8690	Other:
Contact Person: Bob Herman		Contact Person: John Munson, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Northern Sun Development LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Robert Herman
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 038-132-31

Printed Name Robert Herman

Signed [Signature]

Address 2000 Kirman Ave

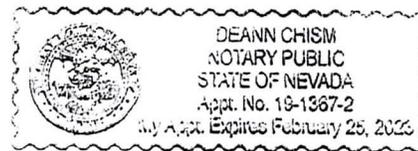
Reno, NV 89502

Subscribed and sworn to before me this 7 day of June, 2021

[Signature]
Notary Public in and for said county and state

My commission expires: 02/25/2023

(Notary Stamp)



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

600 Deer Mountain Rd., Reno, NV. Approximately 900' south of Warrior Lane

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
038-132-31	120- Vacant Single Family Residential	3.00

2. Please describe the existing conditions, structures, and uses located at the site:

Land is vacant, currently used for equestrian activities

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	1.0 Ac.	1.0 Ac.	1.0 Ac.	
Proposed Minimum Lot Width				

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	N/A			
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

Yes
 No

6. Utilities:

a. Sewer Service	Septic
b. Electrical Service/Generator	NV Energy
c. Water Service	Well

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

<input checked="" type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input checked="" type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County when creating new parcels. Please indicate the type and quantity of water rights you have available should dedication be required:

a. Permit #	90219	acre-feet per year	4.0
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Title is currently in the name of Say Hey, LLC. Conveyance to Robert or Heather Herman was filed with the DWR on 5/27/21. transfer of assignment is pending.
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10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

The private parcels may be gated but a trail easement is not applicable as this is not a subdivision.

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
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Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

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19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

26. How are you providing temporary irrigation to the disturbed area?

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

28. Surveyor:

Name	
Address	
Phone	
Cell	
E-mail	
Fax	
Nevada PLS #	

WASHOE COUNTY ASSESSOR PROPERTY DATA

6/7/2021

Owner Information				Building Information				XFOB	SUBAREA		
APN	038-132-31			Card 1 of 1	Bld #1 Situs	600 DEER MOUNTAIN RD		Property Name			
Situs 1	600 DEER MOUNTAIN RD WASHOE COUNTY NV 89523			Bld #	Quality			Building Type			
Owner 1	NORTHERN SUN DEVELOPMENT LLC				Stories			2nd Occupancy			
Mail Address	2000 KIRMAN AVE RENO NV 89502				Year Built	0		WAY 0			
Parcel Information					Bedrooms	0		Square Feet			
					Full Baths	0		Finished Bsmt	0		
Keyline Desc				FRAC SE4 SE4 SEC 16 TWP 19N RGE 18E (ROS 3177)				Fixtures	Basement Type		
Subdivision				UNSPECIFIED				Fireplaces	0	Gar Conv Sq Feet	0
Section 16 Township 19 Range 18				Record of Survey Map 3177 Parcel Map# 0 Sub Map#				Heat Type		Total Garage Area	0
Special Property Code								2nd Heat Type		Garage Type	
2021 Tax District	4011	Prior APN	038-132-29			Exterior Walls			Detached Garage	0	
2020 Tax District	4011	Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			2nd Ext Walls			Basement Gar Door	0	
PERMITS	gsutherland 06/13/2014			Roof Cover				Sub Floor			
				% Complete		0		Frame			
				Obso/Bldg Adj		0		Units/Bldg	0		
				Construction Modifier				Units/Parcel	0		

Land Information				LAND DETAILS				
Land Use	120	DOR Code	120	Sewer	None	Neighborhood	FCNF	FC Neighborhood Map
Size	130,680 SqFt	Size	3 Acres	Street	Unpaved	Zoning Code	LDS	
				Water	Well			

Sales and Transfer Records									RECORDER SEARCH
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note	
KAUFER, EDWARD C & CYNTHIA H	NORTHERN SUN DEVELOPMENT LLC	5173586	DEED	04-29-2021	120	714,000	4EV		
KAUFER, EDWARD C & CYNTHIA A	KAUFER, EDWARD C & CYNTHIA H	3758411	CORR	05-11-2009	180	0	3NTT	CLEARs RED FILE OF 4/23/09	
FORD, RUSSELL W	KAUFER, EDWARD C & CYNTHIA A	2691966	DEED	05-24-2002	120	176,000	1G		
	FORD, RUSSELL W	2068127		01-29-1997		0			

Valuation Information ⚠ The 2021/2022 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2021/22 NR	275,000	0	11,612	0		286,612	96,250	4,064	100,314	0
2021/22 VN	275,000	0	11,612	0		286,612	96,250	4,064	100,314	0
2020/21 FV	250,000	0	11,543	0	131,128	261,543	87,500	4,040	91,540	0

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.

ENTITY INFORMATION**ENTITY INFORMATION****Entity Name:**

NORTHERN SUN DEVELOPMENT, LLC

Entity Number:

E0134792009-7

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

03/16/2009

NV Business ID:

NV20091209322

Termination Date:

Perpetual

Annual Report Due Date:

3/31/2022

Series LLC:**Restricted LLC:****REGISTERED AGENT INFORMATION**

Name of Individual or Legal Entity:

ROBERTSON LAW FIRM, INC.

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Commercial Registered Agent

NV Business ID:

NV20131667364

Office or Position:

Jurisdiction:

NEVADA

Street Address:

50 W LIBERTY ST STE 600, RENO, NV, 89501, USA

Mailing Address:

Individual with Authority to Act:

G DAVID ROBERTSON

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	HEATHER HERMAN	2000 KIRMAN AVENUE, RENO, NV, 89502, USA	03/11/2019	Active
Manager	ROBERT HERMAN	2000 KIRMAN AVENUE, RENO, NV, 89502, USA	03/11/2019	Active

Page 1 of 1, records 1 to 2 of 2

[Filing History](#)

[Name History](#)

[Mergers/Conversions](#)

Washoe County Treasurer
 Tammi Davis

Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
03813231	Active	6/7/2021 1:37:36 AM
Current Owner: NORTHERN SUN DEVELOPMENT LLC 2000 KIRMAN AVE RENO, NV 89502		SITUS: 600 DEER MOUNTAIN RD WCTY NV
Taxing District 4011	Geo CD:	
Legal Description		
FRAC SE4 SE4 SEC 16 TWP 19N RGE 18E (ROS 3177)		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/17/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/5/2020	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/4/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/1/2021	2020	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$155.62	(\$77.60)	\$78.02
<u>Truckee Meadows Fire Dist</u>	\$494.32	(\$246.48)	\$247.84
<u>Washoe County</u>	\$1,273.96	(\$635.25)	\$638.71
<u>Washoe County Sc</u>	\$1,042.18	(\$519.67)	\$522.51
<u>Water District</u>	\$23.40	\$0.00	\$23.40
<u>TRUCKEE CANYON SEG WATER BASIN</u>	\$0.35	\$0.00	\$0.35
<u>RECLAMATION DAM SAFETY</u>	\$12.00	\$0.00	\$12.00
Total Tax	\$3,001.83	(\$1,479.00)	\$1,522.83

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020420429	U20.19521	\$1,754.91	4/29/2021

Pay By Check

Please make checks payable to:
**WASHOE COUNTY
 TREASURER**

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste
 D140
 Reno, NV 89512-2845

Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-3642

Address change requests may also be mailed to:
 Washoe County Assessor
 1001 E 9th Street
 Reno, NV 89512-2845

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

REFERENCES

1. PARCEL MAP NO. 3068, RECORDED AUGUST 1, 1996
2. RECORD OF SURVEY MAP NO. 3177, RECORDED JANUARY 30, 1997
BOTH OF OFFICIAL RECORDS, WASHOE COUNTY, NEVADA
3. PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA,
ORDER NO. 21016832-KH, DATED APRIL 21, 2021

BASIS OF BEARINGS & COORDINATES

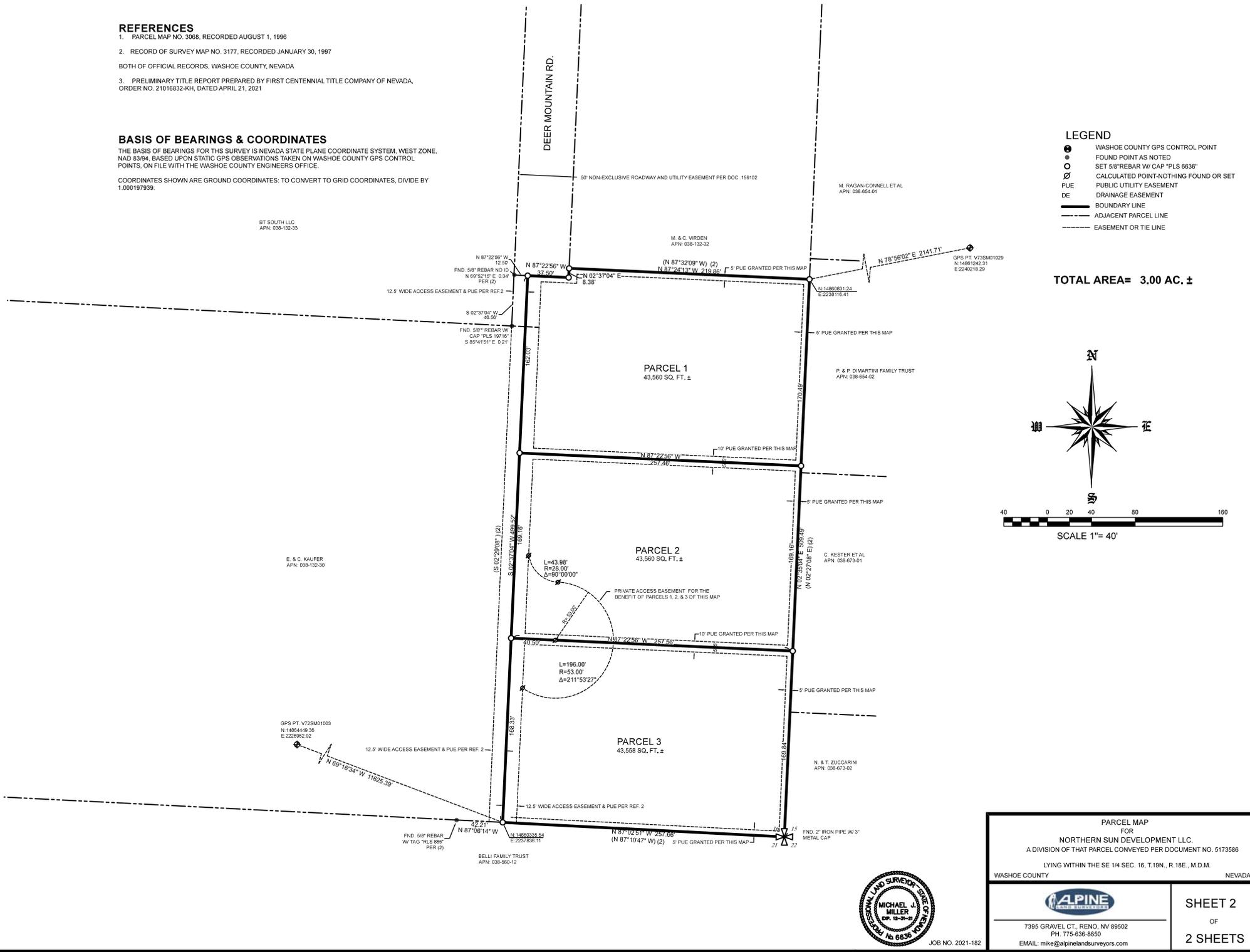
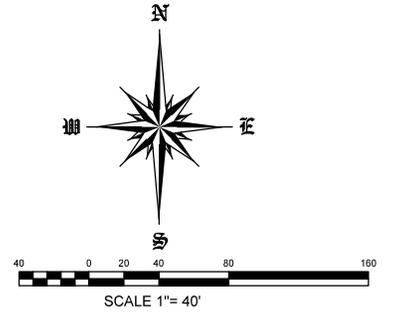
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83/94, BASED UPON STATIC GPS OBSERVATIONS TAKEN ON WASHOE COUNTY GPS CONTROL POINTS, ON FILE WITH THE WASHOE COUNTY ENGINEERS OFFICE.

COORDINATES SHOWN ARE GROUND COORDINATES. TO CONVERT TO GRID COORDINATES, DIVIDE BY 1.000197939.

LEGEND

- WASHOE COUNTY GPS CONTROL POINT
- FOUND POINT AS NOTED
- SET 5/8" REBAR W/ CAP "PLS 6636"
- CALCULATED POINT-NOTHING FOUND OR SET
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BOUNDARY LINE
- - - ADJACENT PARCEL LINE
- - - EASEMENT OR TIE LINE

TOTAL AREA= 3.00 AC. ±



PARCEL MAP
FOR
NORTHERN SUN DEVELOPMENT LLC.
A DIVISION OF THAT PARCEL CONVEYED PER DOCUMENT NO. 5173586
LYING WITHIN THE SE 1/4 SEC. 16, T.19N., R.18E., M.D.M.
WASHOE COUNTY NEVADA



7395 GRAVEL CT. RENO, NV 89502
PH. 775-636-8650
EMAIL: mike@apinelandsurveyors.com

SHEET 2
OF
2 SHEETS

APN: 038-132-30, 038-132-31

DOC #5173587

04/29/2021 12:15:12 PM
Electronic Recording Requested By
FIRST CENTENNIAL - RENO (MAIN OF
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$
Page 1 of 7

WHEN RECORDED, RETURN TO:

Robertson, Johnson, Miller & Williamson
50 West Liberty Street, Suite 600
Reno, NV 89501

PRIVATE ROAD MAINTENANCE AGREEMENT

THIS PRIVATE ROAD MAINTENANCE AGREEMENT ("Agreement"), made and entered into as of this 28th day of April, 2021, by and between EDWARD C. KAUFER & CYNTHIA KAUFER ("Kaufer") and NORTHERN SUN DEVELOPMENT, LLC, a Nevada Limited Liability Company ("Northern Sun");

WITNESSETH:

WHEREAS:

A. Kaufer currently owns certain real property in Washoe County, Nevada, commonly known as 605 DEER MOUNTAIN ROAD, APN 038-132-30 ("605 DEER MOUNTAIN"), and more particularly described in Exhibit "A" hereto; and

B. Northern Sun currently owns certain real property in Washoe County, Nevada, commonly known as 600 DEER MOUNTAIN ROAD, APN 038-132-31 ("600 DEER MOUNTAIN"), and more particularly described in Exhibit "B" hereto, which Northern Sun acquired from Kaufer; and

C. Northern Sun intends to subdivide 600 DEER MOUNTAIN into three separate parcels, with each parcel to be developed, and to sell and convey those parcels. Those parcels are referred to herein as "Northern Sun parcels A, B, and C"; and

D. 605 DEER MOUNTAIN and 600 DEER MOUNTAIN are accessed by Deer Mountain Road. A 25.00-foot-wide easement for ingress, egress, and all public utilities was created by documents recorded as Document No. 2068129 and Document No. 2068130 of Official Records, Washoe County, Nevada to access 605 DEER MOUNTAIN and 600 DEER MOUNTAIN (herein referred to as "Road Easement"); and

E. The Road Easement is generally located between 605 DEER MOUNTAIN and 600 DEER MOUNTAIN and is a certain private road ("Private Road"), as described in documents recorded as Easement Document No. 2068129, Easement Document No. 2068130, and Record of Survey Map recorded as Document No. 2068645 of Official Records, Washoe County, Nevada ("Document Nos. 2068129, 2068130, and 2068645"); and

F. Kaufer and Northern Sun intend that all present and future owners ("Parcel Owners") of all portions of real property within 605 DEER MOUNTAIN and 600 DEER MOUNTAIN ("Parcels"), including, but not limited to, Northern Sun parcels A, B, and C, if and when created, and their respective tenants and agents, shall enjoy and be subject to this Agreement, subject to the terms and obligations set forth herein; and

NOW, THEREFORE, for good and valuable consideration, and in order to facilitate the development plans for the Parcels, the parties hereby create rights and obligations for the Private Road, construction of improvements, maintenance, and repair. The provisions hereof are intended to be covenants running with the land, binding all property within 605 DEER MOUNTAIN and 600 DEER MOUNTAIN, their respective owners, and their successors and assigns.

1. PRIVATE ROAD IMPROVEMENTS AND PROHIBITIONS.

1.1 Private Road Improvements. "Improvements" shall include improvement to the Private Road itself, to provide improved access to 605 DEER MOUNTAIN and 600 DEER MOUNTAIN. Such Private Road Improvements shall include, without limitation: potentially moving the fence that is placed on the East boundary of the existing Private Road to the East boundary of the Private Road as described in Document Nos. 2068129, 2068130, and 2068645. The existing Private Road as of the date of this Agreement is approximately 12 feet, and the East boundary fence shall be moved further East, approximately 13 feet plus or minus field verified, to create a width of approximately 25 feet as described in Document Nos. 2068129, 2068130, and 2068645. If the County determines that the fence needs to be moved, Northern Sun and Kaufer will equally share in the expense of moving the fence.

1.2 Prohibitions. No buildings, structures, walls, fences, landscaping, or other improvements which impede the use of the Private Road shall be placed upon, over, or under the Private Road by any Parcel Owner, and no Parcel Owner shall take any action which would cause the Private Road to be unfit for its primary intended purpose of vehicular ingress and egress or which would create an unreasonable risk of danger for any user of the Private Road.

2. MAINTENANCE AND REPAIR.

2.1 Maintenance. All property owners of property currently within the Parcels, by mutual agreement, shall equally be responsible for management, maintenance, and repair of the Private Road, including, but not limited to: the costs of cleaning; snow removal; road surface maintenance, and/or reasonably related maintenance and repair deemed necessary by the Parcel Owners.

3. PRIVATE ROAD EXPENSES.

3.1 Road Expenses. "Road Expenses" shall mean the actual costs of maintenance, operation, and repair, or otherwise arising from or related to, the Private Road, as deemed necessary by the consent of all owners.

3.2 Allocation of Private Road Expenses. Private Road Expenses shall be allocated from time to time as follows: (1) all property owners of property currently within 605 DEER MOUNTAIN and 600 DEER MOUNTAIN shall equally be responsible for Road Expenses; (2) when and if Northern Sun parcels A, B, and C are created, those new parcels will share equally in the Road Expenses. Thus, upon creation of the Northern Sun parcels A, B, and C, Road Expenses would be allocated between four (4) parcels equally.

4. PROTECTION OF LENDERS.

4.1 Encumbrance of Parcels Permitted. Any Parcel may be encumbered with a deed of trust.

4.2 Breach of Covenants. A breach by any Parcel Owner of any of the provisions of this Agreement shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value.

5. MISCELLANEOUS GENERAL PROVISIONS.

5.1 No Public Right or Dedication. Nothing contained in this Agreement shall be deemed to be a gift or dedication of all or any part of the Private Road to the public or for any public use.

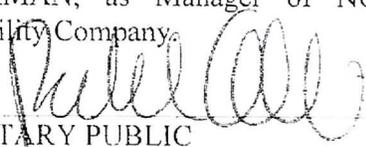
5.2 Limited Liability. Except to the extent, if any, expressly prohibited by applicable Nevada law, no party to this Agreement, future or present, shall be liable to any other person or entity subject to this Agreement for any action or for any failure to act with respect to any matter if the action taken or failure to act was reasonable or in good faith.

5.3 Entire Agreement; Severability; Recordation. This Agreement contains the entire agreement of the parties hereto with respect to the subject matter hereof. Invalidation of any one of the provisions hereof by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect. This Agreement shall be recorded in the office of the Recorder of Washoe County, Nevada.

[Signatures are on the following page.]

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This foregoing instrument was acknowledged before me this 29th day of April, 2021, by ROBERT HERMAN, as Manager of NORTHERN SUN DEVELOPMENT, LLC, a Nevada Limited Liability Company.



NOTARY PUBLIC



IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

EDWARD C. KAUFER & CYNTHIA KAUFER

By: [Signature]
EDWARD C. KAUFER

By: [Signature]
CYNTHIA KAUFER

NORTHERN SUN DEVELOPMENT, LLC,
a Nevada Limited Liability Company,
By: Its Manager,
Robert Herman

By: [Signature]
ROBERT HERMAN

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This foregoing instrument was acknowledged before me this 28th day of April, 2021, by EDWARD C. KAUFER.

[Signature]
NOTARY PUBLIC



STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This foregoing instrument was acknowledged before me this 28th day of April, 2021, by CYNTHIA KAUFER.

[Signature]
NOTARY PUBLIC

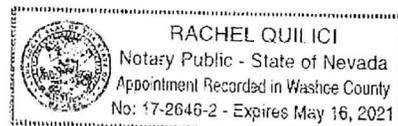


EXHIBIT A

PARCEL 1:

All that parcel of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 19 North, Range 18 East, M.D.B.&M., being more particularly described as follows:

Beginning at the Southeast corner of Parcel B of Parcel Map No. 3068, filed in the Washoe County Recorder's Office, State of Nevada, on August 1, 1996, as Document No. 2017390, thence North 87°14'10" West 508.63 feet; thence North 03°35'00" East 452.90 feet; thence South 87°14'10" East 529.69 feet, thence North 02°29'08" East 46.56 feet; thence South 87°30'52" East 12.50 feet; thence South 02°29'08" West 499.52 feet; thence North 87°10'47" West 42.24 feet to the point of beginning.

Said land is also shown as Parcel B-1 on that certain Record of Survey No. 3177 filed for record on January 30, 1997 in the office of the Washoe County Recorder as File No. 2068645, Official Records.

PARCEL 1A:

A non-exclusive roadway and utility easement as set forth in an instrument recorded November 13, 1969, in Book 426, Page 322, as Document No. 159102 of Official Records, more particularly described as follows:

Beginning at the intersection of the Southern line of Blue Heron Park Subdivision Unit No. 1, Washoe County, Nevada, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 16, 1962, and the Eastern line of Deer Mt. Road; thence South 2°27'30" West 362.33 feet to the Northwest corner of the parcel of ground conveyed to First Finance Corporation of Nevada, by Deed recorded October 8, 1962, under Filing No. 368959, Deed Records; thence South 2°27'26" West 78.20 feet; thence North 87°32'34" West 50.00 feet; thence North 2°27'26" East, 78.20 feet; thence North 2°27'30" East 368.78 feet; thence along the Southern line of said Blue Heron Park Subdivision, South 80°04' East 50.42 feet to the point of beginning.

The above legal description was taken from prior Document No. 2429405.

Assessors Parcel No.: 038-132-30

PARCEL 2:

Beginning at the Southeast corner of Section 16, Township 19 North, Range 18 East, M.D.B.&M.; thence along the East Section line of said Section 16, North 02°27'08" East 509.49 feet; thence North 87°32'09" West 219.86 feet; thence South 02°29'08" West 8.38 feet; thence North 87°30'52" West 37.50 feet; thence South 02°29'08" West 499.52 feet; thence South 87°10'47" East 257.66 feet to the point of beginning.

The above described parcel of land is situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 16.

PARCEL 2A:

An easement for ingress and egress over the Southerly extension of Deer Mountain Road as described in the Deeds recorded as Document Nos. 159102, 631008, 631009 and 648394, Official Records.

The above legal description was taken from prior Document No. 2691966.

Assessors Parcel No.: 038-132-31

Exhibit B

PARCEL 1:

Beginning at the Southeast corner of Section 16, Township 19 North, Range 18 East, M.D.B.&M.; thence along the East Section line of said Section 16, North 02°27'08" East 509.49 feet; thence North 87°32'09" West 219.86 feet; thence South 02°29'08" West 8.38 feet; thence North 87°30'52" West 37.50 feet; thence South 02°29'08" West 499.52 feet; thence South 87°10'47" East 257.66 feet to the point of beginning.

The above described parcel of land is situated in the SE ¼ SE ¼ of said Section 16.

PARCEL 2:

An easement for ingress and egress over the Southerly extension of Deer Mountain Road as described in the Deeds recorded as Document Nos. 159102, 631008, 631009 and 648394, Official Records.

The above legal description was taken from prior Document No. 2691966.

Assessor Parcel No.: 038-132-31