



# Parcel Map Review Committee Staff Report

Meeting Date: April 12, 2018

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM18-0004(Nichols)

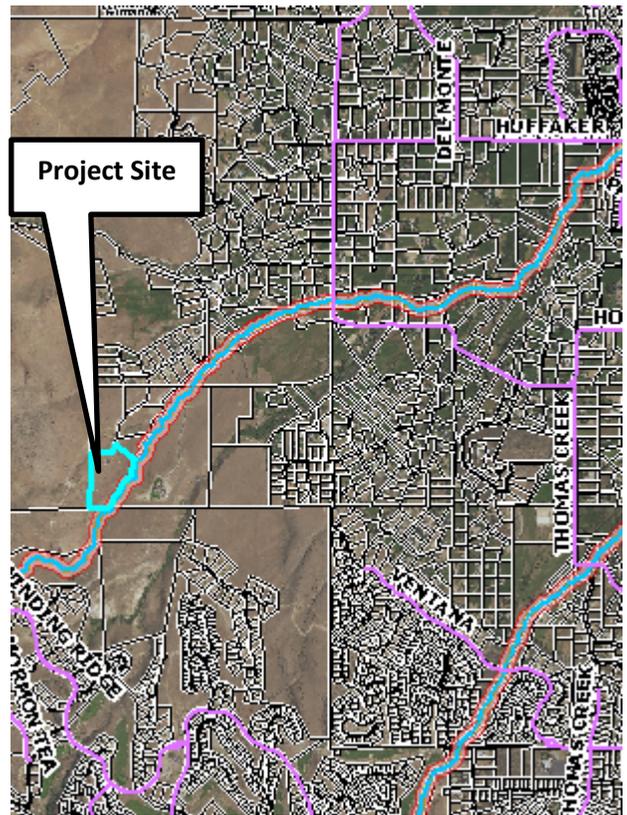
BRIEF SUMMARY OF REQUEST: To divide a ±20.20 acre parcel into three parcels and the three parcels will be ±10.20 acres, ±5.0 acres, and ±5.0 acres.

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a tentative parcel map to allow the parceling of a ±20.20 acre parcel into three parcels. One parcel will be ±10.20 acres and the two other parcels will be ±5.0 acres. The regulatory zoning for the proposed parcels will be Medium Density Rural (MDR) and General Rural (GR). The parcel proposed to be divided is located half a mile south of the intersection of Schellbourne Street and Brunswick Mill Road.

Applicant/Property Owner: Tom Nichols 2008 Trust  
Location: ½ mile from intersection of Shellbourne St. and Brunswick Rd.  
APN: 041-140-22  
Parcel Size: ±20.20 acres  
Master Plan: Rural Residential (RR)  
Regulatory Zone: ±15.11 acres Medium Density Rural (MDR - 1 unit per 2 acres) & ±5.59 acres General Rural (GR-1 unit per 40 acres)  
Area Plan: Southwest Truckee Meadows  
Citizen Advisory Board: South Truckee Meadows/Washoe Valley  
Development Code: Authorized in Article 606, Parcel Maps  
Commission District: 2 – Commissioner Lucey  
Section/Township/Range: Section 11, T18N, R19E, MDM, Washoe County, NV



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0004 for Tom Nichols 2008 Trust, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30.

*(Motion with Findings on Page 8)*

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## **Parcel Map**

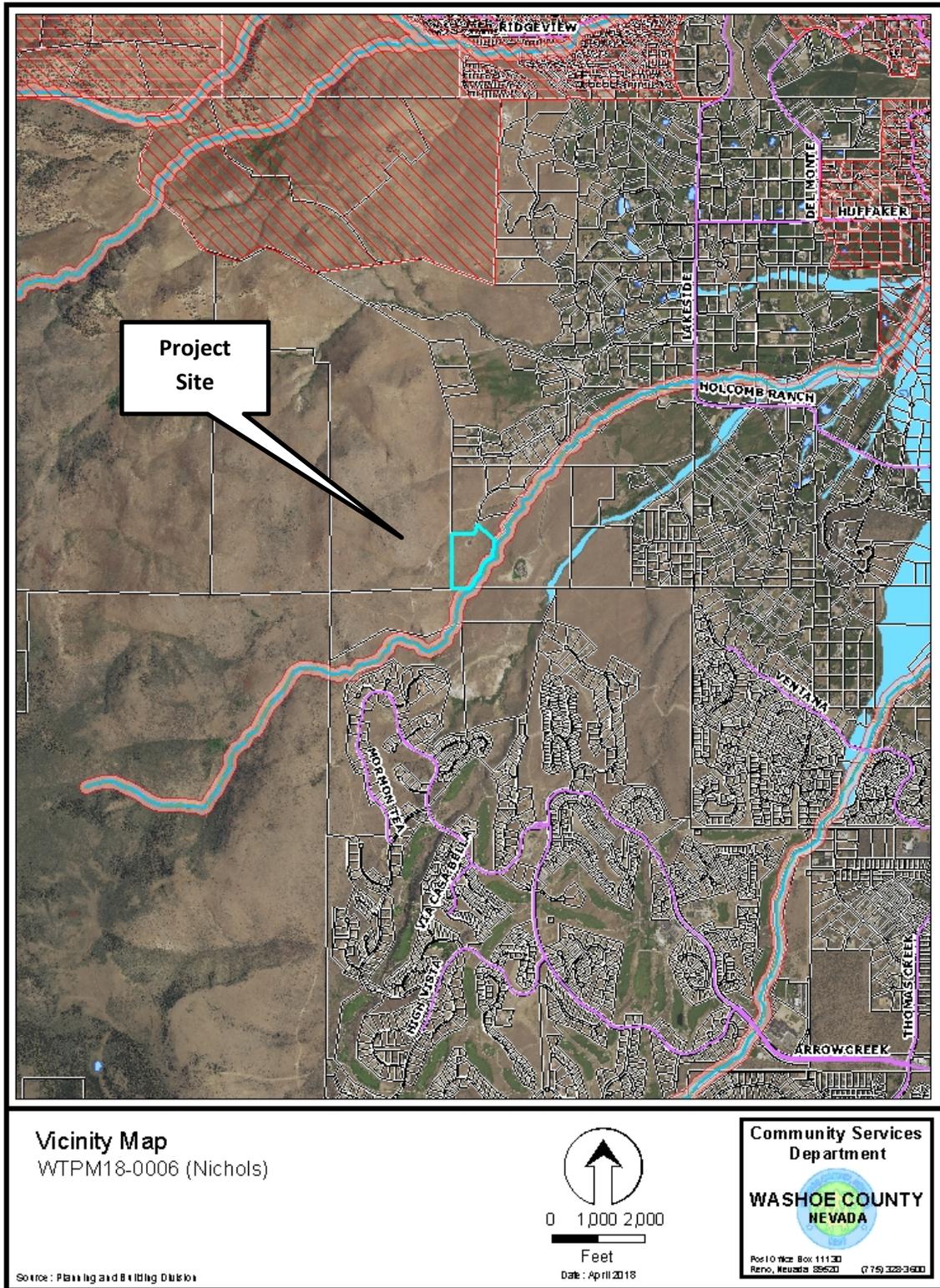
The purpose of a parcel map is to allow for the creation of subdivisions, merger and re-subdivision of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, *Parcel Maps*. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for subdividing in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project.

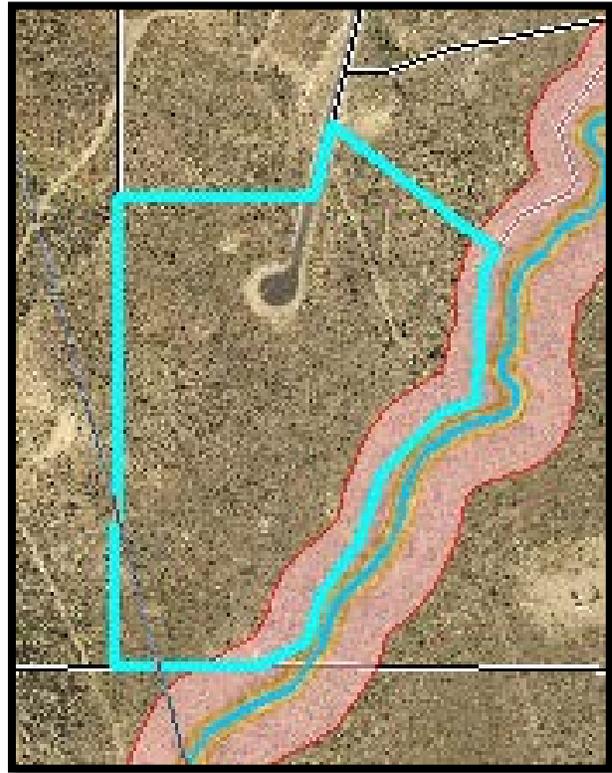
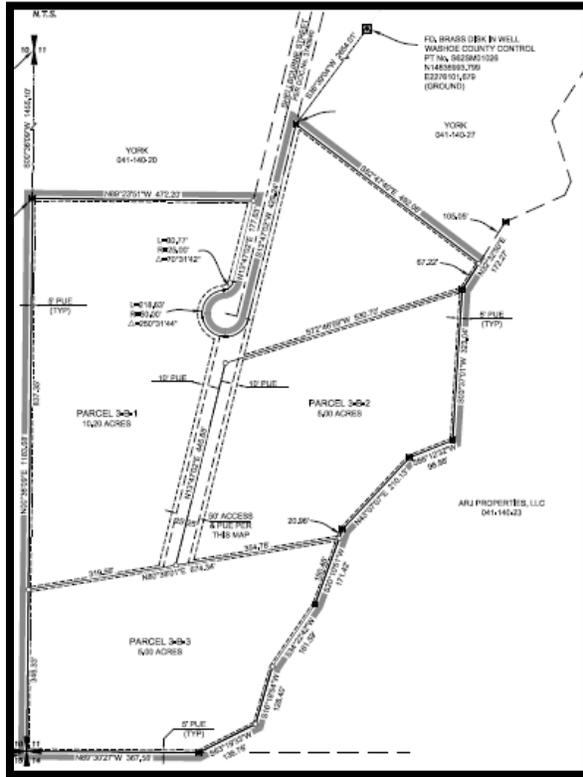
Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within the two year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The Conditions of Approval for Tentative Parcel Map Case Number WTPM18-0004 is attached to this staff report and will be included with the Action Order if approved by the Parcel Map Review Committee.

The subject property has regulatory zones of General Rural and Medium Density Rural. The proposed parcel map conforms to lot size and width requirements.



**Vicinity Map**



**Site Plan**

**Tentative Parcel Map Evaluation**

Regulatory Zone:	General Rural (GR) & Medium Density Rural (MDR)
Maximum Lot Potential:	3 lots
Number of Lots on Parcel Map:	3 lots
Minimum Lot Size Required:	4 acres
Minimum Lot Size on Parcel Map:	5 acres
Minimum Lot Width Required:	200 feet
Minimum Lot Width on Parcel Map:	323.04 feet

The tentative parcel map meets all minimum requirements for the Medium Density Rural (MDR) regulatory zone.

Development Suitability Constraints: The Southwest Area Plan Development Suitability Map, a part of the Southwest Area Plan, identifies the subject parcel as having slopes greater than 15 %.

Hydrographic Basin: The subject parcel is within the Truckee Meadows Hydrographic Basin.

The subject parcel is inside the Truckee Meadows Service Area (TMSA).

The proposed subdivision is not a second or subsequent division of a parcel map approved within the last five years.

**Southwest Area Plan Modifiers**

There are no modifiers within Article 214 (Area Plan Regulations – Southwest Area) of the Washoe County Code Chapter 110 (Development Code) that effect the evaluation of this proposed parcel map.

### **Development Information**

The subject site is undeveloped at this time, with paved Schellbourne Street dead ending on the parcel. The eastside of the parcel borders the critical stream zone buffer area of Dry Creek, which is identified as a significant hydrologic resource. The ±20.20 acre parcel's regulatory zoning is Medium Density Rural (MDR) on ±15.11 acres and General Rural (GR) on ±5.59 acres. The applicant is proposing one ±10.2 acre parcel, which will have ±6.3 acres zoned MDR and ±3.9 acres will be zoned GR. The two other 5 acre parcels will be MDR on 4 acres and GR on 1 acre. The three parcels meet the regulatory zoning MDR standards; the setbacks are 30 feet in the front and rear and 15 feet on the side. There is sufficient area within each proposed parcel to meet these standards.



**Schellbourne Street - looking south at project site**

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Washoe County Water Management Coordinator
- Washoe County Health District
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)
- Washoe-Storey Conservation District

4 out of the 7 above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order, if granted approval.

- **Washoe County Planning and Building Division- Planning** requires the final map be in substantial compliance with all plans and documents submitted with the tentative parcel map.

**Contact: Julee Olander, 775.328-3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**

- **Washoe County Engineering and Capital Projects Division** provided comments related to technical map requirements, roadway improvements, and access.

**Contact: Mike Gump, 775.328.2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- **Washoe County Health District** provided comments related to septic system location and a test trench.

**Contact: James English, 775.328.2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- **Washoe County Planning and Building Division- Water Planning** provided comments related to water service.

**Contact: Vahid Behmaram, 775.945.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

### **Staff Comment on Required Findings**

WCC Section 110.606.30 (i) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
 

*Staff Comment:* Compliance with all applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, and sewage disposal will be ensured prior to recordation of the final map or prior to approval of a development permit on the subject site. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.
 

*Staff Comment:* The existing and proposed lots will be served by individual domestic wells. Recommended conditions of approval are provided for water rights dedication requirements.
  - c) The availability and accessibility of utilities.
 

*Staff Comment:* The existing and proposed lots will be served by extension of the existing, adjacent, infrastructure to serve the newly created parcel.
  - d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 

*Staff Comment:* The proposed parcel map would create two additional lots within a previously developed area that is currently served by community services. The application was reviewed by the appropriate agencies and no recommendation for denial was received.
  - e) Conformity with the zoning ordinances and master plan.
 

*Staff Comment:* The proposed division of land is in conformity with the existing Medium Density Rural Regulatory Zone and the applicable provisions of the Washoe County Development Code and Master Plan.
  - f) General conformity with the governing body's master plan of streets and highways.
 

*Staff Comment:* The application was reviewed by the appropriate agencies and no recommendation for denial was received, the proposal is in conformance with the Area Plan and Master plans for streets and highways.

- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received, no recommendation for new streets or highways to serve the subdivision was received.

- h) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering and Capital Projects Division, and no recommendation for denial was received.

- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: All recommended conditions of approval have been included with the staff report. These sections of Nevada Revised Statutes deal with technical review of the map, review appropriate agencies for health considerations and utility considerations.

- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application was reviewed by the appropriate agencies, including the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

- k) Community antenna television (CATV) conduit and pull wire.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- l) Recreation and trail easements.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received.

## **Recommendation**

Those agencies which reviewed the application, recommended conditions in support of approval of the tentative parcel map. Therefore, after a thorough analysis and review, Parcel Map Case Number WTPM18-0004 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

## **Motion/Review Criteria**

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM18-0004 for Tom Nichols 2008 Trust, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30:

- 1) General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
  - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
  - c) The availability and accessibility of utilities;

- d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- e) Conformity with the zoning ordinances and master plan;
- f) General conformity with the governing body's master plan of streets and highways;
- g) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- h) Physical characteristics of the land such as floodplain, slope and soil;
- i) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive;
- j) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands;
- k) Community antenna television (CATV) conduit and pull wire; and
- l) Recreation and trail easements.

### **Appeal Process**

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant/Owner: Tom Nichols  
1491 Giannotti Drive  
Sparks, NV 89436



# Conditions of Approval

Tentative Parcel Map Case Number WTPM18-0004

The tentative parcel map approved under Parcel Map Case Number WTPM18-0004 shall be carried out in accordance with the Conditions of Approval granted by the Washoe County Parcel Map Review Committee on April 12, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project.

**The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.**

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

**Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

**Washoe County Planning and Building Division**

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

**Contact: Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**

- a. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- b. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- c. The final map shall contain the following jurat:

**DIRECTOR OF PLANNING AND BUILDING CERTIFICATE**

THE FINAL PARCEL MAP CASE NO. WTPM18-0004 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

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MOJRA HAUENSTEIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- d. Any regulations, procedures, and conditions adopted by the Washoe County Health District must be met prior to recordation of a final map.
- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. Any regulations, procedures, and conditions adopted by Washoe County Health District must be met prior to recordation of a final map.

- g. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438, Grading Standards, the applicant shall apply for a special use permit for grading; and if approved, may be delayed up to three months processing time. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.
- h. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

**Contact: Mike Gump, PLS, 775.328.2315, [mgump@washoecounty.us](mailto:mgump@washoecounty.us)**

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Provide access road improvements to support emergency vehicles and verify roadway is located within the proposed access easement.
- c. Dash all lines that are not part of the division.
- d. All boundary corners must be set.

### **Washoe County Health District**

3. The following conditions are requirements of Environment Health Services, which shall be responsible for determining compliance with these conditions.

**Contact: James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a. The parcel map meets all requirements for all parcels having minimum sizing requirements.
- b. All proposed parcels are required to have a test trench evaluation by the WCHD and will require permitting. Please contact WCHD at 775-328-2434 for required test trench fees and map submittal requirements.

### **Washoe County Planning and Building Division - Water Planning**

4. The following conditions are requirements of the Planning and Building Division, Water Management Planner Coordinator, which shall be responsible for determining compliance with these conditions.

**Contact: Vahid Behmaram, 775.945.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- b. Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "Affidavit of Relinquishment for Domestic Wells" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- c. Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. Therefore, a preview of

water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.

- d. The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- e. The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This particular parcel map will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.
- f. The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

\*\*\* End of Conditions \*\*\*



**WASHOE COUNTY**  
**Engineering & Capital Projects**  
INTEGRITY COMMUNICATION SERVICE

Community Services  
Department  
P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

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**INTEROFFICE MEMORANDUM**

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**PARCEL MAP REVIEW**

DATE: March 12<sup>th</sup>, 2018  
TO: Department of Community Services, Julee Olander  
FROM: Mike Gump, PLS, Engineering Division  
**SUBJECT: *Parcel Map for: Tom Nichols 2008 Trust***  
***Parcel Map Case No.: WTPM18-0003***  
***APN: 41-140-22***  
***Review Date: March 7<sup>th</sup>, 2018***

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The Engineering Division has reviewed the subject parcel map and the following conditions must be successfully completed prior to final approval of this application by the Engineering Division.

1. Comply with the conditions of the Washoe County technical check for this map.
2. Provide access road improvements to support emergency vehicles and verify roadway is located within the proposed access easement.
3. Dash all lines that are not part of the division.
4. All boundary corners must be set.

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

March 10, 2018

Julie Olander, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Tom Nichols 2008 Trust; APN 041-140-22  
Tentative Parcel Map; WTPM18-0004

Dear Mrs. Olander:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. The parcel map meets all requirements for all parcels having minimum sizing requirements.
2. All proposed parcels are required to have a test trench evaluation by the WCHD and will require permitting. Please contact WCHD at 775-328-2434 for required test trench fees and map submittal requirements.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at [wrubio@washoecounty.us](mailto:wrubio@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Waste Management/Land Development Programs

JE:wr

Cc: File - Washoe County Health District





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

February 22, 2018

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Tentative Parcel Map Case Number WTPM18-0004 (Nichols) APN: 041-140-22

**Project description:**

The applicant is proposing a parcel map dividing one parcel  $\pm 20.20$  acres into three parcels. The three parcels will be  $\pm 10.20$  acres,  $\pm 5.0$  acres, and  $\pm 5.0$  acres and located half a mile south of the intersection of Shellbourne Street and Brunswick Mill Road. Water will be provided by individual domestic wells, and sewage disposal will be by individual septic systems.

*The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:*

- 1) The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, resulting parcels will rely on Individual Domestic wells as their source of domestic water supply.
- 2) Washoe County code requires that the applicant for a parcel map with parcels served by an individual domestic well, to bring forth an approved and recorded "**Affidavit of Relinquishment for Domestic Wells**" by the Nevada State Engineer's office. The applicant shall complete the relinquishment process with the State Engineer's office and record the approved form with the County Recorder's office and submit a recorded copy to Washoe County as a pre-requisite to approval of their parcel map.
- 3) Washoe County retains the authority to impose its own review and reject water rights which do not comply with Washoe County code and area plans. *Therefore, a preview of water rights intended to support the project (prior to relinquishment process) will be helpful for both the applicant and Washoe County staff.*
- 4) The ground water rights subject to relinquishment MAY NOT be supplemental ground water which supplement primary surface water rights.
- 5) The amount of water rights necessary is 2.00 acre-feet of ground water rights per newly created parcel. The original parcel is deemed exempt from the relinquishment process. In the way of an example, if one parcel is subdivided into a total of 4, there are 3 newly created parcels and one existing or remains thereof. This particular parcel map will create 2 newly created parcels which will require the relinquishment of 4.00 acre-feet of ground water rights.



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

- 6) The water rights must be in good standing with the State of Nevada, with current title. The water rights must be from the same hydrographic basin as the lands subject to the parcel map and comply with the appropriate area plan.

Community Services Department  
Planning and Building  
**TENTATIVE PARCEL MAP**  
(see page 5)  
**PARCEL MAP WAIVER**  
(see page 15)  
**APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.6100

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>TOM NICHOLS 2008 TRUST</b>			
Project Description: <b>PARCEL MAP</b>			
Project Address: 9380 BELLHAVEN RD, RENO NV 89511			
Project Area (acres or square feet): 20.20 ACRES			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 1/2 MILE SOUTH OF THE INTERSECTION OF SHELLBOURNE ST. AND BRUNSWICK MILL RD.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
041-140-22	20.20		
Section(s)/Township/Range: SEC 11, T. 18 N., R. 19 E., M.D.M.			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b> TOM NICHOLS 2008 TRUST		<b>Professional Consultant:</b>	
Name: TOM NICHOLS		Name: DANIEL T. KELSOE, PLS	
Address: 1491 GIANNOTTI DR		Address: 846 VICTORIAN AVE, SUITE #20	
SPARKS, NV	Zip: 89436	SPARKS, NV	Zip: 89431
Phone:	Fax:	Phone: 775-852-2251	Fax:
Email:		Email: DAN@ROBISONENG.COM	
Cell:	Other:	Cell: 775-852-2251	Other:
Contact Person: TOM NICHOLS		Contact Person: DANIEL KELSOE	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: TOM NICHOLS 2008 TRUST		Name:	
Address: SAME		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** TOM NICHOLS 2008 TRUST

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 )  
                          ) *Lyon*  
COUNTY OF WASHOE )

I, Thomas B. Nichols  
(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): 041-140-22

Printed Name Thomas B Nichols

Signed *Thomas B Nichols*

Address 1491 Giannotti Dr.

Subscribed and sworn to before me this 14<sup>th</sup> day of February, 2018.

*Alisa Rhyno*  
Notary Public in and for said county and state

My commission expires: 1/28/2020

(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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

9380 BELLHAVEN RD, RENO, NV, 89511

HALF A MILE SOUTH OF THE INTERSECTION OF SHELLBOURNE ST AND  
BRUNSWICK MILL RD

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-140-22	MDR	20.20

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

VACANT LAND

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area				
Minimum Lot Width				

4. 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.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

5. Utilities:

a. Sewer Service	NONE
b. Electrical Service/Generator	NONE
c. Water Service	NONE

6. 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
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

7. 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
---	------------------------------------	------------------------------------	-----------------------------------

- c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

8. 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 #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other, #		acre-feet per year	

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

--

9. 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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10. 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.
------------------------------	--	---

11. 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.
------------------------------	--	---

12. 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.
------------------------------	--	---

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

--

14. 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.
------------------------------	--	---

15. 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?

N/A
-----

16. 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.
------------------------------	--	---

### 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.**

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

N/A
-----

18. 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?

N/A

19. 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?

N/A

20. 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?

N/A

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

N/A

22. 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?

N/A

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

N/A

24. 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?

N/A

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

N/A

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

N/A

27. Surveyor:

Name	DANIEL T. KELSOE, PLS
Address	846 VICTORIAN AVE., SUITE #20 SPARKS, NV. 89431
Phone	775-852-2251
Cell	775-852-2251
E-mail	DAN@ROBISONENG.COM
Fax	N/A
Nevada PLS #	18874

## **Tentative Parcel Map Development Application Submittal Requirements**

**This sheet must accompany the original application and be signed by  
the Professional Land Surveyor.**

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
  - Name and address of property owners.
  - Legal description of property.
  - Description of all easements and/or deed restrictions.
  - Description of all liens against property.
  - Any covenants, conditions and restrictions (CC&Rs) that apply.

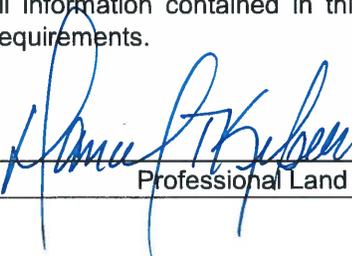
**Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.**

7. **Development Plan Specifications: (If the requirement is "Not Applicable," please check the box preceding the requirement)**
  - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
  - b. Property boundary lines, distances and bearings.
  - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
  - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
  - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.
  - f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
  - g. The location and outline to scale of each existing building or structure that is not to be moved in the development.

- h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
  - i. Vicinity map showing the proposed development in relation to the surrounding area.
  - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
  - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
  - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Packets:** Four (4) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any large format sheets included in the application. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Each packet shall include: one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

I hereby certify, to the best of my knowledge,, all information contained in this application is correct and meets all Washoe County Development Code requirements.

  
 \_\_\_\_\_  
 Professional Land Surveyor



**PRELIMINARY REPORT**

Assessor's Parcel No.: 041-140-22

2nd Updated and Amended May 11, 2017

Property Address: 9380 Bellhaven Road  
20.73 acres  
Reno NV  
89511

Order No.: 085183-PAH

Escrow Officer: Patti Hanson

Office Location: Western Title Company, LLC  
Kietzke Office  
5390 Kietzke Ln Suite 101  
Reno NV

Buyers/Borrowers: Tom Nichols 2008 Trust dated  
April 22, 2008 as restated on  
February 6, 2015

Reference No.:

In response to the above referenced application for a Policy of Title Insurance, Western Land Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein, hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms. The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth on the attached cover. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth on the attached cover. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of 04/28/2017 at 07:30 am

Western Title Company, an authorized agent

By:

Debbie Cimijotti

READ AND APPROVED

X \_\_\_\_\_  
X \_\_\_\_\_  
X \_\_\_\_\_  
X \_\_\_\_\_

The form of Policy of Title Insurance contemplated by this report is:

ALTA 2006 Standard Owner's

The estate or interest in the land hereinafter described or referred to covered by this Report is:  
Fee Simple

Page 1 of 15  
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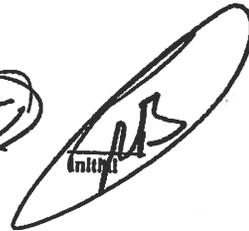
Title to said estate or interest at the date hereof is vested in: ARJ Properties, LLC, a Nevada limited liability company

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Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth on the attached cover of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Order No. 085183-PAH

### EXCEPTIONS

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
8. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.
9. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
10. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
11. Water rights, claims or title to water, whether or not recorded.
12. Rights of parties in possession.
13. Matters which may be disclosed by an inspection or by survey of said land that is satisfactory to this Company, or by inquiry of the parties in possession thereof.
14. The requirement that an Owner's Declaration/Affidavit be completed, and supplied for review prior to the issuance of a policy of title insurance.

Page 3 of 15  
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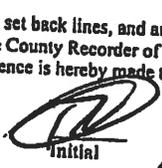
  
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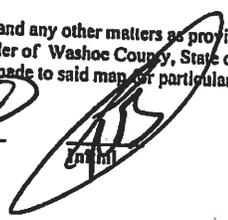
  
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15. Easement for road, firebreak, telephone line and spring development, and incidental purposes, granted to United States of America by an instrument, recorded on April 9, 1937, Book 110, Page 349 as Document No. 77344, Deed Records of Washoe County, Nevada.
16. Notice of Claim of Easement, executed by Sierra Pacific Power Company, recorded on May 22, 1992, as Document No. 1573427, and recorded September 23, 1992, as Document Nos. 1607389, 1607390, 1607391, and 1607392, Official Records of Washoe County, Nevada.
17. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Washoe County, State of Nevada on August 31, 2001, as Document No. 2591837. Survey Map No. 3969.
18. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. 4898, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 2, 2008, as Document No. 3636288. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.
19. Subdivision Improvement Agreement Pursuant to Washoe County Code 110 executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated December 30, 1899, by and between Richard H. Buenting and the County of Washoe, recorded on April 2, 2008, as Document No. 3636289, Official Records of Washoe County, Nevada.
20. Easement for Drainage Facilities, and incidental purposes, granted to County of Washoe, a political subdivision of the State of Nevada by a Grant of Easement, recorded on March 19, 2009, as Document No. 3740639, Official Records of Washoe County, Nevada.
21. Irrevocable Offer of Dedication executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated March 19, 2009, by and between ARJ Properties, LLC, a Nevada limited liability company and the County of Washoe, a political subdivision of the State of Nevada, recorded on March 19, 2009, as Document No. 3740640, Official Records of Washoe County, Nevada.
22. Boundary Line Adjustment Quitclaim Deed executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated March 19, 2009, by and between ARJ Properties, LLC, a Nevada limited liability company, recorded on March 19, 2009, as Document No. 3740645, Official Records of Washoe County, Nevada.
23. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Washoe County, State of Nevada on March 19, 2009, as Document No. 3740646. Survey Map No. 5140.
24. Right of Entry Agreement and Acknowledgment and Assumption of Risk and Covenant Not to Sue and Indemnification Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated April 10, 2009, by and between ARJ Properties, LLC and the County of Washoe, State of Nevada, recorded on June 1, 2009, as Document No. 3765305, Official Records of Washoe County, Nevada.
25. Boundary Line Adjustment Quitclaim Deed executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated June 29, 2011, by and between ARJ Properties, LLC, a Nevada limited liability company, recorded on June 30, 2011, as Document No. 4018698, Official Records of Washoe County, Nevada.
26. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Washoe County, State of Nevada on June 30, 2011, as Document No. 4018699. Survey Map No. 5348.
27. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. 5078, filed in the office of the County Recorder of Washoe County, State of Nevada, on October 10, 2012, as Document No. 4161551. Reference is hereby made to said map for particulars. If one is not included herewith, one will be furnished upon request.

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- 28. Road Maintenance Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, dated July 2, 2015, by and between ARJ Properties, LLC, a Nevada limited liability company; Marilyn D. York, an unmarried woman and Ray W. York and Elaine A. York, husband and wife, recorded on July 2, 2015, as Document No. 4486483, Official Records of Washoe County, Nevada.  
Said document was re-recorded on July 7, 2015, 0 as Document No. 4488104, Official Records of Washoe County, Nevada.
- 29. The fact that the ownership of said land does not include rights of access to or from any road, street or highway, nor to be served by any contiguous rights of way or easements over adjoining property to any such public road or highway. The following exception will be included in any policy of title insurance concerning the subject property: Notwithstanding the insuring clauses of the policy, the Company does not insure against loss or damage by reason of a lack of a right of access to and from the land.
- 30. Prior to the issuance of any policy of title insurance, the following must be furnished to the Company with respect to ARJ PROPERTIES, LLC, a Nevada limited liability company:  
  
This Company will require a copy of the articles of organization for ARJ PROPERTIES, LLC, a Nevada limited liability company, and any certificates of amendments filed with the Secretary of State, together with copies of any management agreements or operating agreements, together with a current list of all members of said limited liability company.
- 31. Any notes following the legal description herein referencing NRS 111.312 are required for recording purposes only and will not be insured in any policy of title insurance.

NOTE: Taxes for the fiscal year 2016-2017, in the amount of \$4,358.37 have been paid in full. (APN 041-140-22)

Note: The following matters require special consideration and/or resolution prior to the close of escrow:

The subject property appears to be free and clear of any liens or mortgages. Please make inquiry of the parties in title to verify that this property is in fact unencumbered by any loans or liens.

ITEMS 12, 13, 14, 29 and 30

Please refer to Notes to Closer

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

WESTERN TITLE COMPANY RESERVES THE RIGHT TO AMEND THIS PRELIMINARY TITLE REPORT AT ANY TIME.

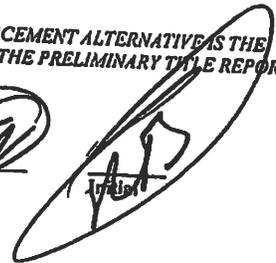
\*\*\*\*\*ATTENTION LENDERS\*\*\*\*\*

THE 100 ENDORSEMENT IS NO LONGER BEING OFFERED. THE REPLACEMENT ALTERNATIVE AS THE ALTA 9.10-06 AND IS NOW REFLECTED IN THE ALTA SUPPLEMENT IN THE PRELIMINARY TITLE REPORT.

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NOTE: A search of the Official Records for the county referenced in the above order number, for the 24 months immediately preceding the date above discloses the following instruments purporting to convey the title to said land:  
NONE

NOTE:

If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this report or a resulting title policy for such rights or ownership.

NOTE: Notwithstanding anything to the contrary in this Report, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Report. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

WESTERN TITLE COMPANY does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

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Legal Description

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

All that certain real property situate within the Southwest One-Quarter (SW 1/4) of Section Eleven (11), Township Eighteen (18) North, Range Nineteen (19) East, Mount Diablo Meridian, Washoe County, Nevada, and more particularly described as follows:

BEGINNING at the Southwest Corner of said Section Eleven (11) and proceeding thence along the West line of said Section, North 00°36'11" East a distance of 1183.68 feet;  
THENCE departing said West line, South 89°23'49" East a distance of 497.88 feet;  
THENCE North 13°47'04" East a distance of 185.86 feet;  
THENCE South 52°47'38" East a distance of 519.32 feet;  
THENCE South 32°32'52" West a distance of 67.22 feet;  
THENCE South 03°37'03" West a distance of 323.04 feet;  
THENCE South 68°12'34" West a distance of 98.88 feet;  
THENCE South 43°07'09" West a distance of 210.13 feet;  
THENCE South 20°10'53" West a distance of 171.42 feet;  
THENCE South 34°22'44" West a distance of 161.59 feet;  
THENCE South 16°18'56" West a distance of 128.40 feet;  
THENCE South 63°19'35" West a distance of 136.78 feet to the South line of said Section;  
THENCE proceeding along said South line, North 89°30'25" West a distance of 367.56 feet to the POINT OF BEGINNING;

Being further described as Parcel 3-B of Record of Survey Map No. 5348, recorded June 30, 2011, as Document No. 4018699, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Quitclaim Deed recorded in the office of the County Recorder of Washoe County, Nevada on June 30, 2011, as Document No. 4018698 of Official Records.

Assessor's Parcel Number(s):  
041-140-22

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CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

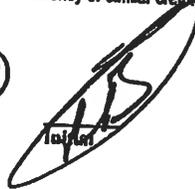
The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

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**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facis, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)  
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE**

**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.a., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

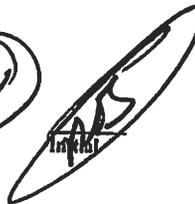
6. Lack of a right:

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- a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
- b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
- 8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

### 2006 ALTA LOAN POLICY (08-17-08) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- 1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

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- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

Except as provided in Schedule B - Part II, This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

**PART I**

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

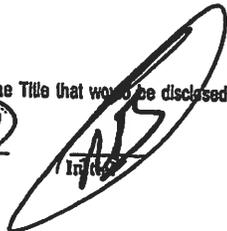
- 1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

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5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**PART II**

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

**2006 ALTA OWNER'S POLICY (06-17-06)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

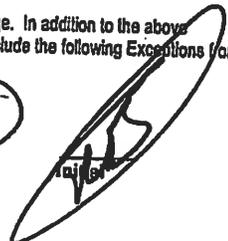
The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

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This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. Variable exceptions such as taxes, easements, CC&R's, etc. shown here.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or

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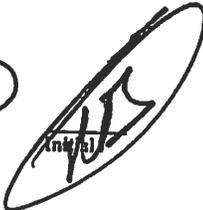
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- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- 5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
- 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
- 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
- 9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
- 10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
- 11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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**PRIVACY POLICY**

The Financial Services Modernization Act recently enacted by Congress has brought many changes to the financial services industry, which includes insurance companies and their agents. One of the changes requires Western Title Company, LLC, a Nevada limited liability company, to explain to you how we collect and use customer information.

Western Title Company has always and will continue to adhere to strict standards of confidentiality when it comes to protecting the privacy, accuracy and security of customer information provided to us.

**PERSONAL INFORMATION WE MAY COLLECT:**

Western Title collects information about you (for instance, your name, address and telephone number), and information about your transaction, including the identity of the real property you are buying or refinancing. We obtain copies of deeds, notes or mortgages that may be involved in the transaction. We may obtain this information directly from you or from the lender, attorney, or real estate broker or agent that you have chosen. When we provide escrow, or settlement services, or mortgage loan servicing, we may obtain your social security number, along with other information from third parties including appraisals, credit reports, land surveys, loan account balances, and sometimes your bank account information in order to facilitate your transaction.

**HOW WE USE THIS INFORMATION:**

Western Title Company does NOT share your information with marketers outside our own family. There is NO need to tell us to keep your information to ourselves because we share your information only to provide the service requested by you, your lender or in other ways permitted by law. The privacy law permits some sharing of information without your approval. We may share your information internally and with nonaffiliated third parties in order to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control and to provide information to government and law enforcement agencies. Companies within a family may share certain information among themselves in order to identify and market their own products that they think may be useful to you. Credit information about you is shared only to facilitate your transaction or for some other purpose permitted by law.

**HOW WE PROTECT YOUR INFORMATION:**

We restrict access to nonpublic information about you to our employees that need the information to provide products and services to you. We maintain physical, electronic and procedural safeguards that comply with the law to guard your nonpublic information. We reinforce Western Title's privacy policy with our employees.

You do not need to respond to this notice, unless you have concerns about any information we have obtained. You can write us at:

Western Title Company, LLC, a Nevada limited liability company  
Attention: Operations Manager  
P.O. Box 3059  
Reno, NV 89505

Western Title Company, LLC, is an agent for Chicago Title Insurance, Westcor Land Title Insurance Company, Fidelity National Title Insurance Company, Old Republic National Title Insurance Company, Commonwealth Land Title, and Stewart Title Guaranty Company. You may receive additional Privacy Policy information from these companies.

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**WASHOE COUNTY TREASURER**

PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

Received By:

smartell

Receipt Number:

U17.19971

Location:

Treasurer's Office

Receipt Year:

2017

Session:

SMartell-0-02162018

Date Received:

02/16/2018

**PAYMENT RECEIPT**

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining	
Real	Bill Number: 2017174009 Bill Year: 2017 PIN: 04114022 Primary Owner: TOM NICHOLS 2008 TRUST Property Addr: SCHELLBOURNE ST Property Desc: Township 18 Section 11 Lot 3-B Block Range 19 SubdivisionName _	1,117.81	1,117.81	0.00	0.00	1,117.81	1,117.81	0.00	
<b>Totals:</b>		1,117.81	1,117.81	0.00	0.00	1,117.81	1,117.81	0.00	
Tender Information:		Charge Summary:							
Check #9/1077		1,117.81	Real						1,117.81
Total Tendered		1,117.81	Total Charges						1,117.81

**WASHOE COUNTY TREASURER**

PO BOX 30039 RENO, NV 89520-3039

By Whom Paid:

TOM NICHOLS  
 1491 GIANNOTTI DR  
 SPARKS NV 89436

**PAID**  
**FEB 15 2018**  
 W. C. T. O. 27

BALANCE REMAINING	0.00
CHARGES	1,117.81
PAID	1,117.81
CHANGE	0.00

**WTPM18-0004**  
**EXHIBIT C**



## Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

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

9380 BELLHAVEN RD, RENO, NV, 89511

HALF A MILE SOUTH OF THE INTERSECTION OF SHELLBOURNE ST AND  
BRUNSWICK MILL RD

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
041-140-22	MDR <i>162</i>	20.20

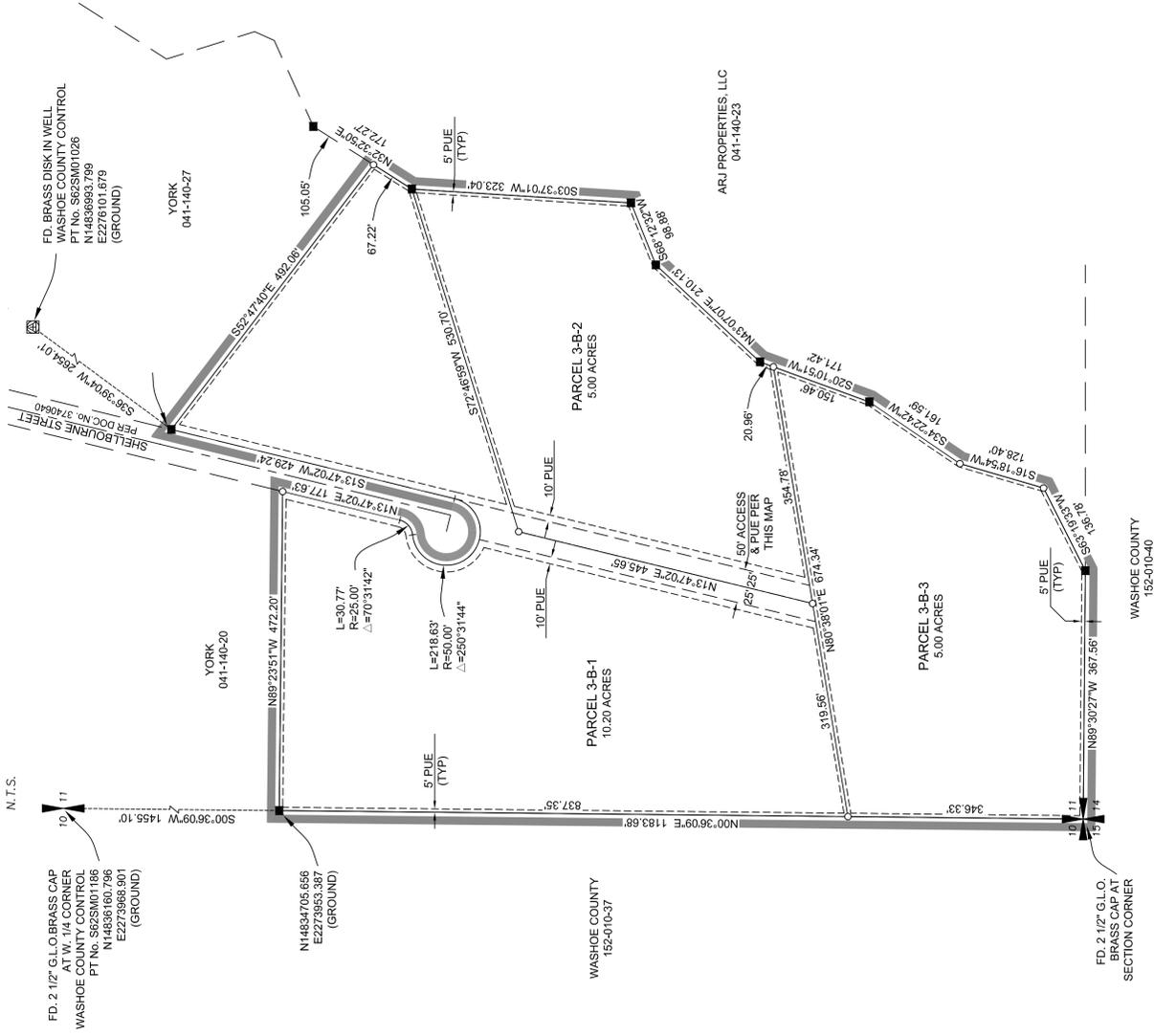
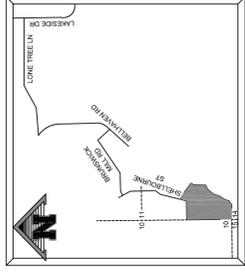
2. Please describe the existing conditions, structures, and uses located at the site:

VACANT LAND

3. What are the proposed lot standards? *size*

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	<i>10.20 Ac</i>	<i>5.00 Ac</i>	<i>5.00 Ac</i>	
Minimum Lot Width	<i>319.56'</i>	<i>323.04'</i>	<i>346.73'</i>	

# PARCEL MAP OF A.P.N. 041-140-22 TOM NICHOLS 2008 TRUST



**OWNERS CERTIFICATE:**  
THIS IS TO CERTIFY THAT THE UNDERSIGNED, TOM NICHOLS 2008 TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF CHAPTER 278, NRS, AND EASEMENTS SHOWN FOR ACCESS, UTILITY, SNOW STORAGE, SIGNAGE AND DRAINAGE ARE HEREBY GRANTED.

TOM NICHOLS 2008 TRUST  
DATE: \_\_\_\_\_  
NOTARY PUBLIC ACKNOWLEDGMENT  
STATE OF NEVADA } S.S.  
COUNTY OF WASHOE }

ON THIS DAY OF \_\_\_\_\_, 2018, TOM NICHOLS, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

**TITLE COMPANY'S CERTIFICATE:**  
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT TOM NICHOLS 2008 TRUST IS THE ONLY OWNER OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF SAID LANDS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF WASHOE, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

FIRST AMERICAN TITLE  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT NAME AND TITLE

**SURVEYOR'S CERTIFICATE:**  
I, DANIEL T. KELSÖE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:  
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF TOM NICHOLS 2008 TRUST.  
2. THE LANDS SURVEYED LIE WITHIN THE SOUTHWEST (SW 1/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, CITY OF RENO, COUNTY OF WASHOE, STATE OF NEVADA.  
3. THE SURVEY WAS COMPLETED ON DECEMBER 21, 2017.  
4. 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 APPLICABLE FEDERAL AND STATE STATUTES, IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 692.  
5. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DANIEL T. KELSÖE, PLS 18974  
FOR AND ON BEHALF OF  
ROBISON ENGINEERING CO., INC.

**WATER AND SEWER RESOURCE REQUIREMENTS:**  
THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 DEVELOPMENT CODE.  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE \_\_\_\_\_

**DISTRICT BOARD OF HEALTH CERTIFICATE:**  
THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.  
FOR THE DISTRICT BOARD OF HEALTH DATE \_\_\_\_\_

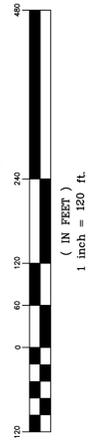
**TAX CERTIFICATE:**  
THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON ASSESSOR'S PARCELS NUMBER 041-140-22 FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.  
WASHOE COUNTY TREASURER  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

AREAS:  
PARCEL 3-B-1: 10.20 ACRES  
PARCEL 3-B-2: 5.00 ACRES  
PARCEL 3-B-3: 5.00 ACRES  
TOTAL AREA: 20.20 ACRES

**LEGEND:**  
FOUND 5/8" REBAR, NO CAP PLS 19020 OR AS NOTED  
SET 5/8" REBAR & PLASTIC CAP OR NAIL & WASHER, PLS 18974, AS CONDITIONS ALLOW  
FOUND WASHOE COUNTY CONTROL MONUMENT AS NOTED  
DIMENSION POINT, NOTHING FOUND OR SET  
SECTION CORNER  
QUARTER (1/4) SECTION CORNER  
PUBLIC UTILITY EASEMENT

**REFERENCES:**  
1. RECORD OF SURVEY MAP No. 5348  
2. RECORD OF SURVEY MAP No. 5140  
3. PARCEL MAP No. 4898  
4. DOCUMENT No. 3740640

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS SHOWN HEREON. A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.



**UTILITY COMPANIES CERTIFICATE:**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT TO BE GRANTED, OR TO REMAIN HAVE BEEN APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY.

SIERRA PACIFIC POWER COMPANY, dba NV ENERGY DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE \_\_\_\_\_  
BY: CLIFF COOPER, MGR-OSP PLANNING AND ENGINEERING DESIGN  
CHARTER COMMUNICATIONS DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT DATE \_\_\_\_\_  
BY: DWAYNE SMIT, DIRECTOR OF ENGINEERING  
TRUCKEE MEADOWS WATER AUTHORITY DATE \_\_\_\_\_  
BY: JOHN R. ZIMMERMAN, WATER RESOURCES MANAGER

**NOTES:**  
1. PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.  
2. A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCEL AND THE RIGHT TO EXIT SAID PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.  
3. PARCELS ARE FOR RESIDENTIAL USE.  
4. THE NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.  
5. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.  
6. WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY THE BUILDING PERMIT FOR SAID PARCEL, THE APPLICANT SHALL DEPOSIT WITH THE COUNTY A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.  
7. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.  
8. EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE. THE WATER SERVICE SHALL BE PROVIDED THROUGH TO INSTALL A WATER METER IN THE 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.  
9. WASHOE COUNTY WILL PRE-ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

**DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE:**  
THE FINAL PARCEL MAP CASE NO. \_\_\_\_\_ MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE ENITATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. THE PARCEL MAP IS HEREBY APPROVED FOR RECORDATION. THIS MAP IS OPEN TO THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278. THIS FINAL MAP IS APPROVED AND ACCEPTED THIS DAY OF \_\_\_\_\_, 2018, BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

MOURA HALENSTEIN, DIRECTOR, PLANNING AND DEVELOPMENT  
PARCEL MAP FOR  
**TOM NICHOLS 2008 TRUST**  
A.P.N. 41-140-22  
BEING PARCEL 3-B, PER RECORD OF SURVEY MAP No. 5348, ALSO BEING A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 11, T. 18 N., R. 19 E., M.D.M.  
WASHOE COUNTY  
DRAWN BY: DTK  
DATE: SEP 2017  
PROJ. CODE: AWC  
PROJ. #.: 353-13.001  
SHEET 1 OF 1



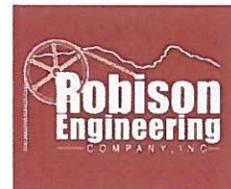
846 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com  
775-852-2251

**TOM NICHOLS 2008 TRUST  
A.P.N. 041-140-22**

**PARCEL MAP  
LEGAL DESCRIPTIONS**

**TOTAL ACREAGE = 20.20 ACRES  
NUMBER OF PARCELS = 3**

**PREPARED BY: ROBISON ENGINEERING Co.  
846 VICTORIAN AVE. SUITE 20  
SPARKS, NEVADA 89431  
775-852-2251  
SURVEYOR: DANIEL T. KELSOE, PLS 18974**



**LEGAL DESCRIPTIONS**  
**A.P.N. 041-140-22**

**ORIGINAL BOUNDARY**

**A.P.N. 041-140-22**

All that real property situate in the State of Nevada, County of Washoe, being that portion of the SouthWest Quarter (SW ¼) of Section 11, Township 18 North, Range 19 East, M.D.M., described as follows:

**BEING** all that portion of Parcel 3-B, as shown on that Second Record of Survey, In Support of a Boundary Line Adjustment for ARJ Properties, Map No. 5348, Official Records of Washoe County, Nevada.

**EXCEPTING** that portion of Shellbourne Street, as Dedicated in Document No. 3740640.

**CONTAINING:**           20.20 ACRES, more or less

**PROPOSED BOUNDARIES**

**PARCEL 3-B-1**

**BEGINNING** at the most Northwest corner of said Parcel 3-B per Record of Survey Map No. 5348;

**THENCE** along the North line of said Parcel 3-B, S89°23'51"E a distance of 472.21 feet, to the Westerly Right-of-Way line of Shellbourne Street, Dedicated per Document No. 3740640, Official Records of Washoe County, Nevada;

**THENCE** along said Westerly Right-of-Way, S13°47'02"W a distance of 177.63 feet;

**THENCE** continuing along said Westerly Right-of-Way, through a curve to the right, having a radius of 25.00 feet, through a central angle of 70°31'42", and an arc length of 30.77 feet;

**THENCE** continuing along said Westerly Right-of-Way, through a reverse curve to the left, having a radius of 50.00 feet, through a central angle of 250°31'44", and an arc length of 218.63 feet, to the Easterly Right-of-Way of said Shellbourne Street;

**THENCE** along said Easterly Right-of-Way line, N13°47'02"E a distance of 429.24 feet;

**THENCE** leaving said Easterly Right-of-Way line, S52°47'40"E a distance of 492.06 feet;

**THENCE** S32°32'50"W a distance of 67.22 feet;

**THENCE** S72°46'59"W a distance of 530.70 feet;

**THENCE** S13°47'02"W a distance of 445.65 feet;

**THENCE** S80°38'01"W a distance of 319.56 feet, to the West line of Said Parcel 3-B and the West line of Section 11;

**THENCE** along said West lines, N00°36'09"E a distance of 837.35 feet, to the **POINT OF BEGINNING**,

**CONTAINING:** 10.20 Acres, more or less

**PARCEL 3-B-2**

**COMMENCING** at the most Northwest corner of said Parcel 3-B per Record of Survey Map No. 5348;

**THENCE** along the West lines of said Parcel 3-B and the West line of Section 11, S00°36'09"W a distance of 837.35 feet;

**THENCE** leaving said West lines, N80°38'01"E a distance of 319.56 feet, to the **POINT OF BEGINNING**;

**THENCE** N13°47'02"E a distance of 445.65 feet;

**THENCE** N72°46'59"E a distance of 530.70 feet;

**THENCE** S03°37'01"W a distance of 323.04 feet;

**THENCE** S68°12'32"W a distance of 98.88 feet;

**THENCE** S43°07'07"W a distance of 210.13 feet;

**THENCE** S20°10'51"W a distance of 20.96 feet;

**THENCE** S80°38'01"W a distance of 354.78 feet, to the **POINT OF BEGINNING**,

**CONTAINING:**           5.00 Acres, more or less

**PARCEL 3-B-2**

**COMMENCING** at the most Northwest corner of said Parcel 3-B per Record of Survey Map No. 5348;

**THENCE** along the West lines of said Parcel 3-B and the West line of Section 11, S00°36'09"W a distance of 837.35 feet, to the **POINT OF BEGINNING**;

**THENCE** leaving said West lines, N80°38'01"E a distance of 674.34 feet;

**THENCE** S20°10'51"W a distance of 150.46 feet;

**THENCE** S34°22'42"W a distance of 161.59 feet;

**THENCE** S16°18'54"W a distance of 128.40 feet;

**THENCE** S63°19'33"W a distance of 136.78 feet;

**THENCE** N89°30'27"W a distance of 367.56 feet;

**THENCE** N00°36'09"E a distance of 346.33 feet, to the **POINT OF BEGINNING**,

**CONTAINING:** 5.00 Acres, more or less

**BASIS OF BEARINGS:** The Basis of Bearings for these descriptions is NAD 83/94 Nevada State Plane Coordinate System, West Zone, based on ties to Washoe County Control Points S62SM01186 AND S62SM01026. Using a combined Grid to Ground factor of 1.000197939.

Daniel T. Kelsoe, PLS 18974  
Prepared by the Firm of:  
**Robison Engineering Company, Inc.**  
846 Victorian Avenue, Suite 20  
Sparks, Nevada 89431  
775-852-2251

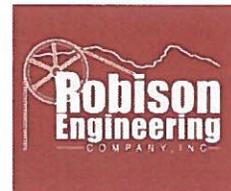
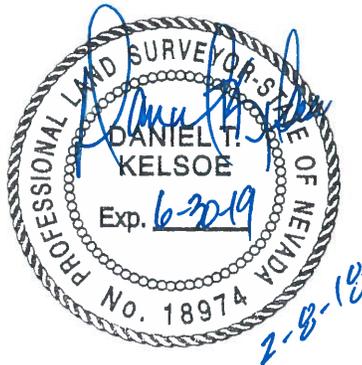


**TOM NICHOLS 2008 TRUST  
A.P.N. 041-140-22**

**PARCEL MAP  
CLOSURE CALCULATIONS**

**TOTAL ACREAGE = 20.20 ACRES  
NUMBER OF PARCELS = 3**

**PREPARED BY: ROBISON ENGINEERING Co.  
846 VICTORIAN AVE. SUITE 20  
SPARKS, NEVADA 89431  
775-852-2251  
SURVEYOR: DANIEL T. KELSOE, PLS 18974**



**Lot Report**

**Feb 08, 2018**

**OVERALL BOUNDARY**

PNT#	Bearing	Distance	Northing	Easting
20001			14834705.656	2273953.387
	S 89°23'51" E	472.20		
20023			14834700.690	2274425.564
	S 13°47'02" W	177.63		
20024			14834528.175	2274383.242
Radius: 24.98 Length: 30.77 Chord: 28.86 Delta: 70°34'44"				
Chord BRG: S 49°02'29" W Rad-In: N 76°14'53" W Rad-Out: N 05°40'09" W				
Radius Pt: 20025 14834534.114,2274358.976 Tangent: 17.68 Dir: Right				
Tangent-In: S 13°45'07" W Tangent-Out: S 84°19'51" W Non Tangential-In Non Tangential-Out				
20005			14834509.254	2274361.443
Radius: 50.00 Length: 218.63 Chord: 81.65 Delta: 250°31'44"				
Chord BRG: S 40°57'06" E Rad-In: S 05°41'14" E Rad-Out: N 76°12'58" W				
Radius Pt: 20006 14834459.500,2274366.398 Tangent: 70.71 Dir: Left				
Tangent-In: S 84°18'46" W Tangent-Out: N 13°47'02" E Non Tangential-In Tangential-Out				
20007			14834447.587	2274414.958
	N 13°47'02" E	429.24		
20008			14834864.461	2274517.229
	S 52°47'40" E	492.06		
20009			14834566.922	2274909.142
	S 32°32'50" W	67.22		
20010			14834510.259	2274872.978
	S 03°37'01" W	323.04		
20011			14834187.862	2274852.598
	S 68°12'32" W	98.88		
20012			14834151.156	2274760.784
	S 43°07'07" W	210.13		
20013			14833997.774	2274617.157
	S 20°10'51" W	171.42		
20014			14833836.878	2274558.020
	S 34°22'42" W	161.59		
20015			14833703.513	2274466.777
	S 16°18'54" W	128.40		
20016			14833580.284	2274430.707
	S 63°19'33" W	136.78		
20017			14833518.881	2274308.484
	N 89°30'27" W	367.56		
20018			14833522.041	2273940.937
	N 00°36'09" E	1183.68		
20001			14834705.656	2273953.387

Closure Error Distance > 0.0000  
Total Distance > 4669.23  
Area: 879986.05 Sq. Feet, 20.20 Acres

**PARCEL 3-B-1**

PNT#	Bearing	Distance	Northing	Easting
20008			14834864.461	2274517.229
	S 52°47'40" E	492.06		
20009			14834566.922	2274909.142
	S 32°32'50" W	67.22		
20010			14834510.259	2274872.978
	S 72°46'59" W	530.70		
20019			14834353.176	2274366.060
	S 13°47'02" W	445.65		
20020			14833920.361	2274259.879
	S 80°38'01" W	319.56		
20021			14833868.353	2273944.580
	N 00°36'09" E	837.35		
20001			14834705.656	2273953.387
	S 89°23'51" E	472.20		
20023			14834700.690	2274425.564
	S 13°46'57" W	177.63		
20003			14834528.174	2274383.246
Radius: 25.00 Length: 30.77 Chord: 28.87 Delta: 70°31'42"				
Chord BRG: S 49°02'55" W Rad-In: N 76°12'56" W Rad-Out: N 05°41'14" W				
Radius Pt: 20004 14834534.131,2274358.966 Tangent: 17.68 Dir: Right				
Tangent-In: S 13°47'04" W Tangent-Out: S 84°18'46" W Non Tangential-In				
Tangential-Out				
20005			14834509.254	2274361.443
Radius: 50.00 Length: 218.63 Chord: 81.65 Delta: 250°31'44"				
Chord BRG: S 40°57'06" E Rad-In: S 05°41'14" E Rad-Out: N 76°12'58" W				
Radius Pt: 20006 14834459.500,2274366.398 Tangent: 70.71 Dir: Left				
Tangent-In: S 84°18'46" W Tangent-Out: N 13°47'02" E Tangential-In Tangential-				
Out				
20007			14834447.587	2274414.958
	N 13°47'02" E	429.24		
20008			14834864.461	2274517.229

Closure Error Distance > 0.0000  
 Total Distance > 4021.01  
 Area: 444332.37 Sq. Feet, 10.20 Acres

**PARCEL 3-B-2**

PNT#	Bearing	Distance	Northing	Easting
20019			14834353.176	2274366.060
	N 72°46'59" E	530.70		
20010			14834510.259	2274872.978
	S 03°37'01" W	323.04		
20011			14834187.862	2274852.598
	S 68°12'32" W	98.88		
20012			14834151.156	2274760.784
	S 43°07'07" W	210.13		
20013			14833997.774	2274617.157
	S 20°10'51" W	20.96		
20022			14833978.101	2274609.927
	S 80°38'01" W	354.78		
20020			14833920.361	2274259.879
	N 13°47'02" E	445.65		
20019			14834353.176	2274366.060

Closure Error Distance > 0.0000

Total Distance > 1984.14

Area: 217854.08 Sq. Feet, 5.00 Acres

**PARCEL 3-B-3**

PNT#	Bearing	Distance	Northing	Easting
20022			14833978.101	2274609.927
	S 20°10'51" W	150.46		
20014			14833836.878	2274558.020
	S 34°22'42" W	161.59		
20015			14833703.513	2274466.777
	S 16°18'54" W	128.40		
20016			14833580.284	2274430.707
	S 63°19'33" W	136.78		
20017			14833518.881	2274308.484
	N 89°30'27" W	367.56		
20018			14833522.041	2273940.937
	N 00°36'09" E	346.33		
20021			14833868.353	2273944.580
	N 80°38'01" E	674.34		
20022			14833978.101	2274609.927

Closure Error Distance > 0.0000

Total Distance > 1965.46

Area: 217800.00 Sq. Feet, 5.00 Acres