



Planning Commission Staff Report

Meeting Date: August 5, 2025

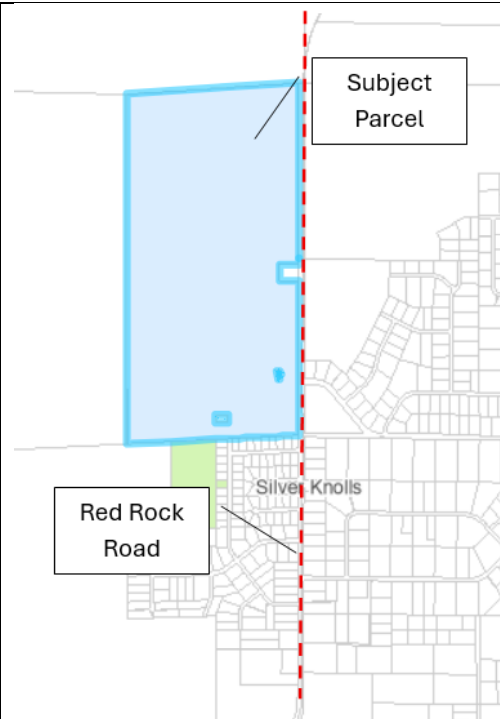
Agenda Item: 8A

ABANDONMENT CASE NUMBER:	WAB25-0003 (Red Rock Road)
BRIEF SUMMARY OF REQUEST:	To abandon Washoe County's interest in 20,606-sf of County right-of-way.
STAFF PLANNER:	Courtney Weiche, Senior Planner 775.328.3608 cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in 20,606 square feet of right-of-way along Red Rock Road on APNs 087-390-10 and 087-380-11.

Applicant:	Christy Corporation
Property Owner:	Lifestyle Homes TND LLC
Location:	Along Red Rock Road
APN:	087-390-10 & 087-380-11
Parcel Size:	308.6 acres
Master Plan:	Suburban Residential
Regulatory Zone:	Specific Plan (SP) and Public Semi-Public Facility (PSP)
Planning Area:	North Valleys
Development Code:	Authorized in Article 806, Vacations and Abandonments of Easements or Streets
Commission District:	5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Staff Report Contents

Abandonment Definition	3
Site Plan	6
Project Evaluation	10
North Valleys Planning Area	10
Reviewing Agencies	10
Recommendation	11
Motion	11
Appeal Process	12

Exhibits Contents

Conditions of Approval	Exhibit A
Agency Comments	Exhibit B
Public Notice	Exhibit C
Project Application.....	Exhibit D

Abandonment Definition

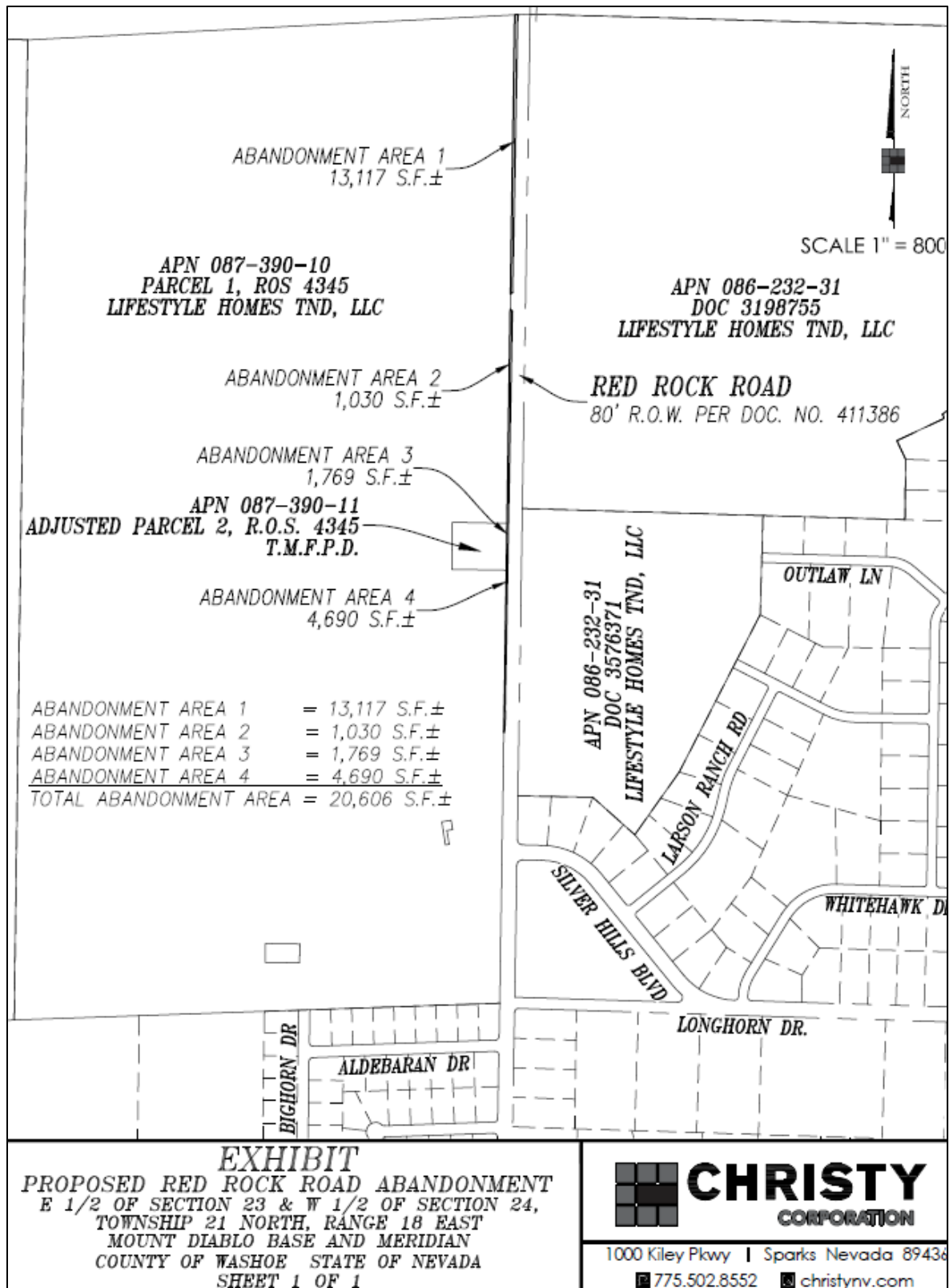
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

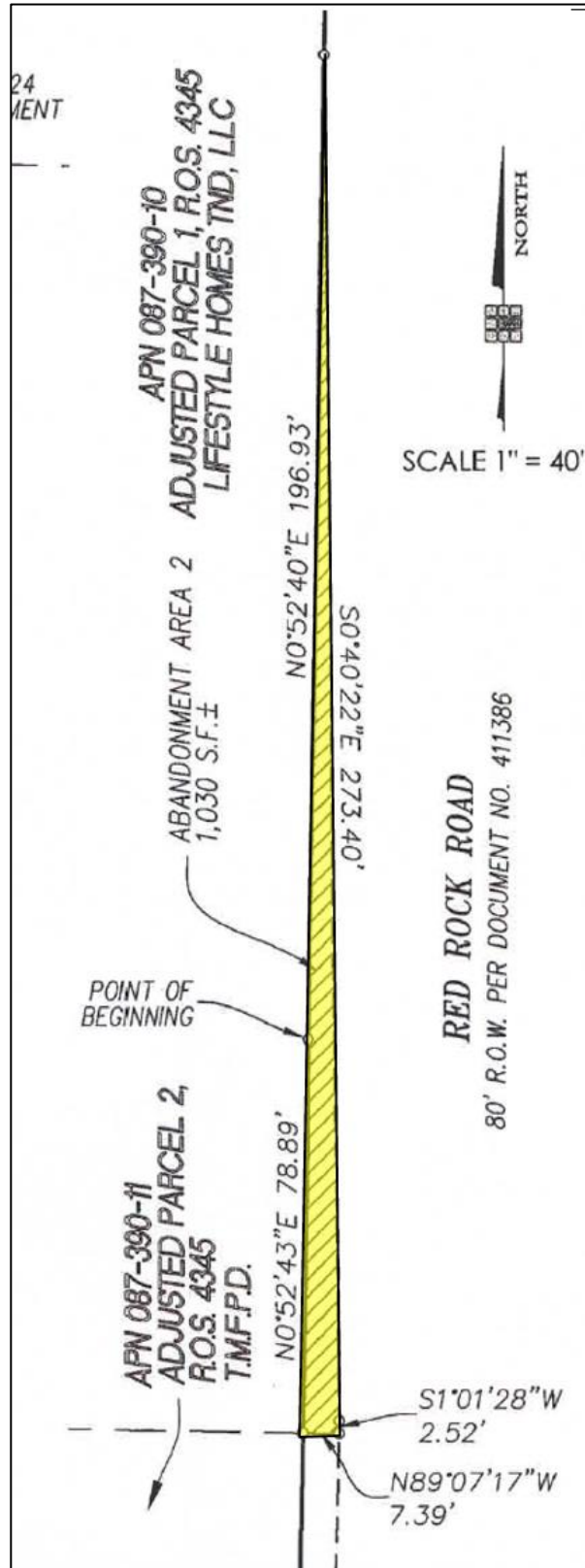
The conditions of approval for Abandonment Case Number WAB23-0003 are attached to this staff report and will be included with the Action Order if granted approval.

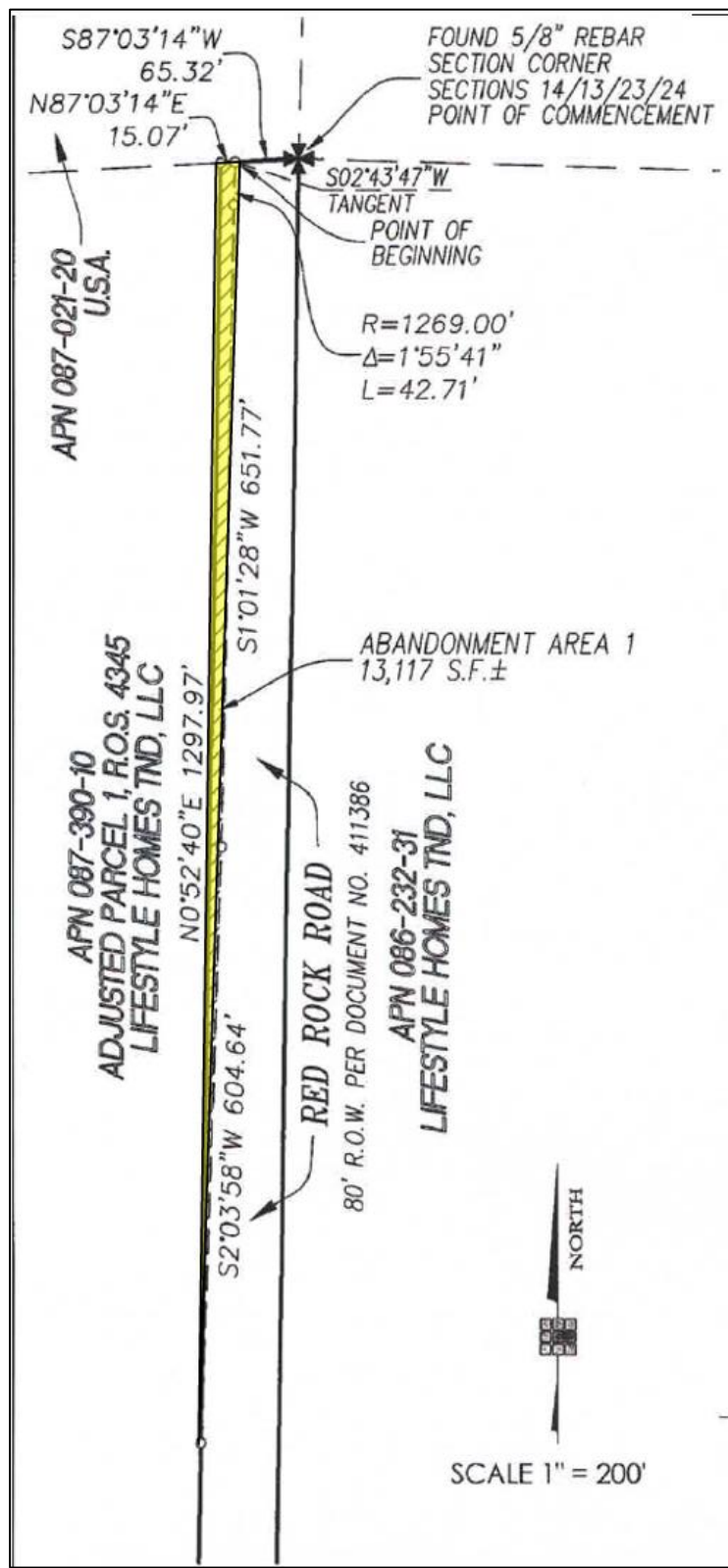
- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The subject properties adjoining the area of abandonment along Red Rock Road have regulatory zones of Specific Plan (SP) and public semi-public facilities (PSP) and the SP property is subject to the Silver Hills Specific Plan Development Standards Handbook.

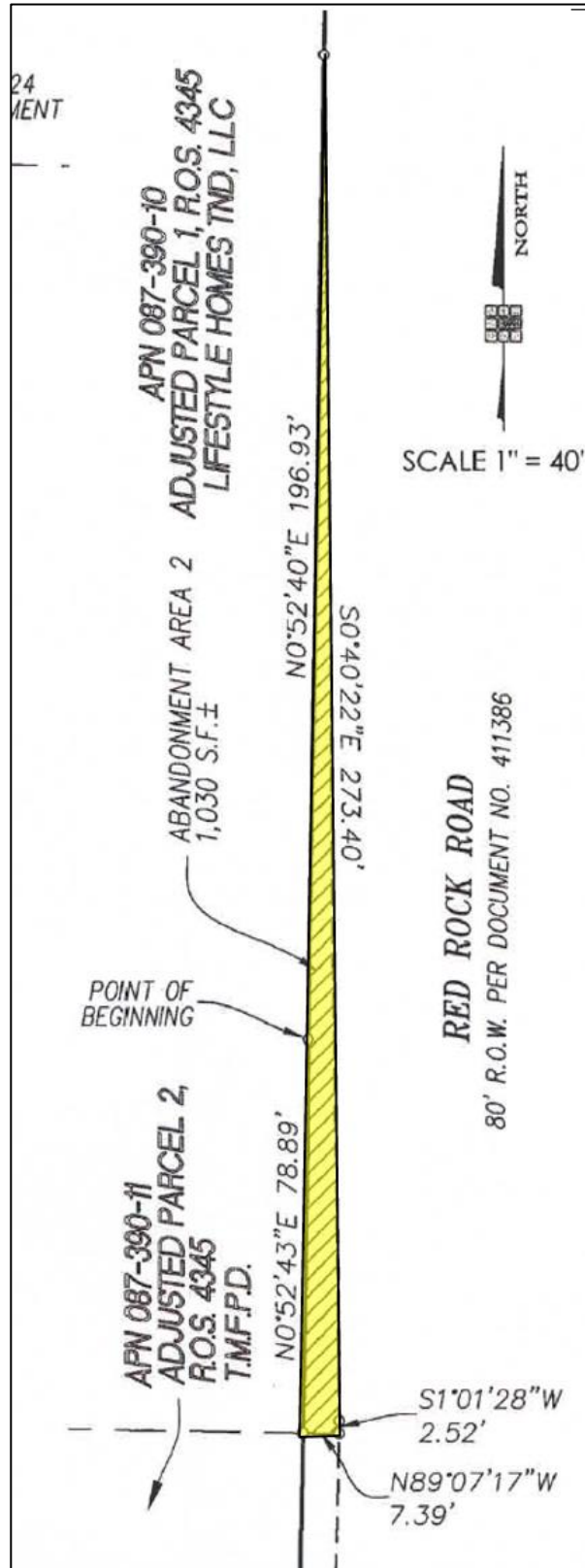


Overall Site Plan

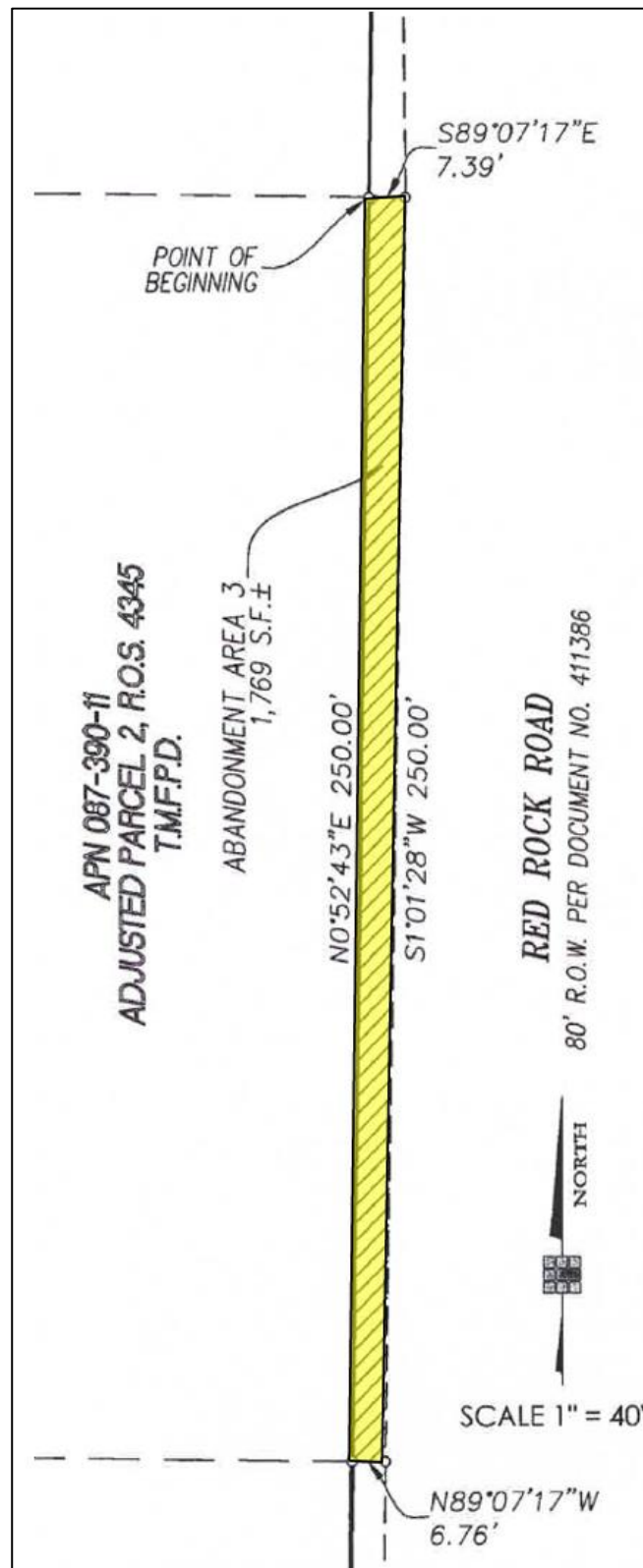




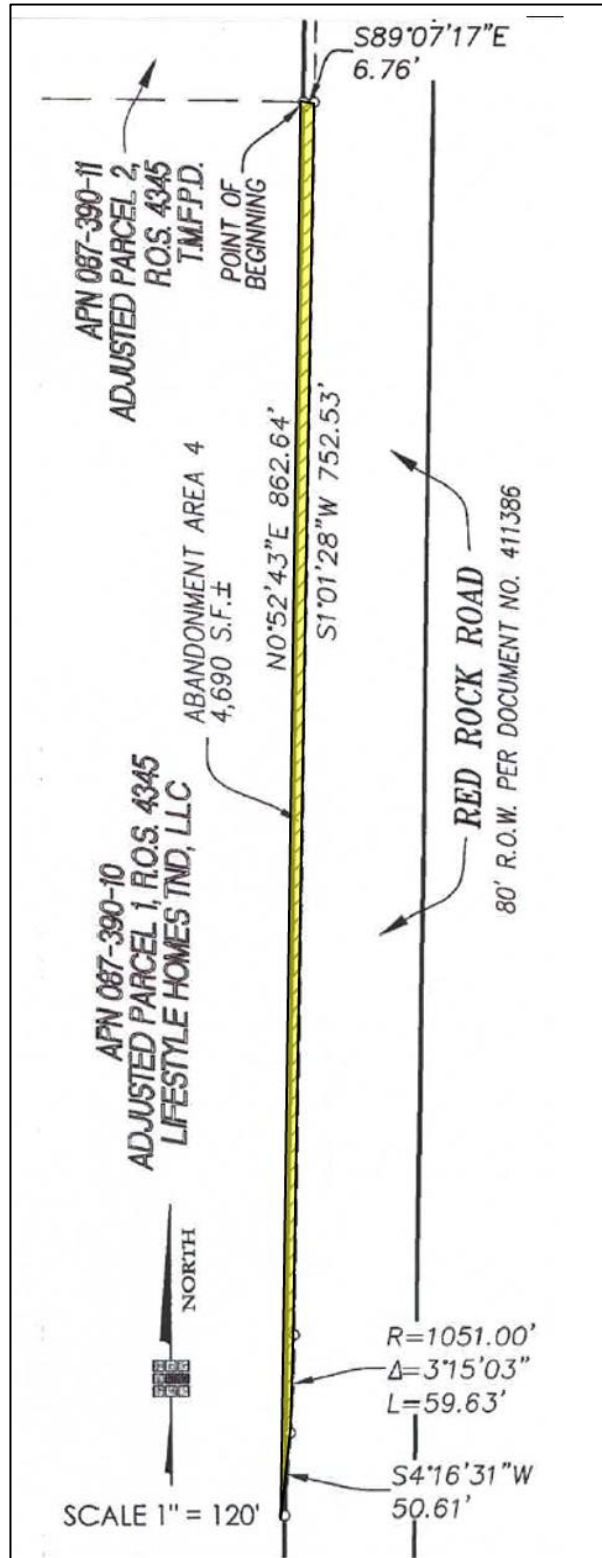
Abandonment Area 1 (13,117 square feet)



Abandonment Area 2 (1,030 square feet)



Abandonment Area 3 (1,769 square feet)



Abandonment Area 4 (4,690 square feet)

Project Evaluation

The request is to abandon 20,606 square feet of County right-of-way along the west side of Red Rock Road adjacent to APNs 087-390-10 and 087-390-11. See above site plans for specific abandonment areas and sizes. The abandonment is for County public right-of-way and any County rights to utility easements per deed Doc. 411386, recorded April 8, 1964. The requested abandonment is intended to accommodate the realignment of Red Rock Road for future residential development.

The subject parcel is 308.6-acres and has a regulatory zone of Specific Plan (Silver Hills). A portion of the parcel has an approved tentative map (WTM21-0006) for a 358-lot, single-family residential, common open space subdivision, with lots ranging in size from 5,000 square feet to 8,072 square feet. APN 087-390-10 is currently undeveloped. Truckee Meadows Fire Protection District operates a volunteer fire station on APN 087-390-11. The proposed abandonment may help support future improvements and/or expansion to the stations ingress and egress. The proposed abandonment will enable the subdivision to be developed as approved.

The Regional Transportation Commission, by and through Senior Technical Planner Shay League, confirmed in a letter to staff, dated April 4, 2025, that *“the proposed abandonment is in conformance with the requirements of the Red Rock Road widening project”*. See Attachment B.

North Valleys Planning Area

The subject parcel is located within the North Valleys Planning Area. There are no relevant policies related to the requested abandonment in the North Valleys Planning Area section of the Washoe County Master Plan.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Parks & Open Space	X	X		
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jktthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
TMFPD	X	X		
Regional Transportation Commission	X	X		
AT&T	X	X		
NV Energy	X			
Utilities, Inc.	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the

abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the North Valleys Planning Area.

Staff Comments: The Abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the North Valleys Planning Area, as staff has not found any applicable policies, action programs, standards, or maps related to this Abandonment request in those plans.

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The proposed abandonment does not result in a material injury to the public. As confirmed by RTC, the abandonment is in conformance with the plans for the Red Rock Road widening project intended to improve public safety.

- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: AT&T and NV Energy were sent the project description and application for evaluation. Staff received a response from AT&T stating that they had no concerns with the request. Engineering conditions of approval require retention or relocation of any public utility easements to the satisfaction of Washoe County, if impacted.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB25-0003 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Abandonment Case Number WAB25-0003 for Christy Corporation, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the North Valleys Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), 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 Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB25-0003

The project approved under Abandonment Case Number WAB25-0003 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on August 5, 2025. 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 Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment 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. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

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

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

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 CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Courtney Weiche, cweiche@washoecounty.gov, 775.328.3608

Washoe County Conditions of Approval

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this abandonment.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

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 Name – Robert Wimer, P.E., 775.328-2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit legal descriptions and exhibit maps for the areas of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.
- c. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless relinquished by the Public Utility Company holding the easement right.
- d. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

*** End of Conditions ***



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

Courtney Weiche
Senior Planner
Washoe County
cweiche@washoecounty.gov

RE: Abandonment Case WAB25-0003 Red Rock Road Abandonment (APN: 087-390-10)

April 4, 2025

Ms. Weiche,

This is a response to the Engineering Memo written February 25, 2025. I appreciate the opportunity to review the abandonment case detailed in the subject of this letter on behalf of the Regional Transportation Commission of Washoe County (RTC).

RTC confirms that the proposed abandonment is in conformance with the requirements of the Red Rock Road widening project.

Please submit any further review requests or updated application materials to developmentreview@rtcwashoe.com. If you have any questions regarding this response specifically, please contact me directly at sleague@rtcwashoe.com.

Sincerely,

SLeague

Shay League
Senior Technical Planner

Copied:

Heath Pate
Staff Engineer
Christy Corporation
heath@christynv.com

Janelle Thomas
Senior Licensed Engineer
Washoe County
jthomas@washoecounty.gov

Robert Wimer
Licensed Engineer
Washoe County
rwimer@washoecounty.gov

From: [COOPER, CLIFFORD E](#)
To: [Weiche, Courtney](#)
Subject: WAB24-0003 Red Rock Rd Abandonment
Date: Wednesday, February 19, 2025 11:09:32 AM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Courtney,
AT&T does not have any adverse comments for this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

From: [Program, EMS](#)
To: [Weiche, Courtney](#)
Cc: [Program, EMS](#)
Subject: FW: February Agency Review Memo II - Abandonment Case Number WAB25-0003 (Red Rock Road Abandonment)
Date: Friday, February 21, 2025 3:59:12 PM
Attachments: [February Agency Memo II.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Afternoon,

The EMS Program has reviewed the February Agency Review Memo II - Abandonment Case Number WAB25-0003 (Red Rock Road Abandonment), and has no concerns or questions at this time based on the information provided.

Thank you



April Miller
Sr. Office Specialist
Epidemiology and Public Health Preparedness

O: [775-326-6049](tel:775-326-6049)
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](https://nnph.org) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Wednesday, February 19, 2025 10:51 AM
To: Lustenberger, Fred <FLustenberger@washoecounty.gov>; Lowden, Joanne <JLowden@washoecounty.gov>; Ertell, Doreen <DErtell@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; WRWC <WRWC@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>; deBraga, Kristen <KDeBraga@nnph.org>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon

From: [Way, Dale](#)
To: [Weiche, Courtney](#)
Subject: Abandonment Case Number WAB25-0003 (Red Rock Road Abandonment)
Date: Saturday, March 1, 2025 11:34:10 AM

Courtney,

My apologies for the delay.

TMFPD has no specific comments or special Conditions of Approval on this request.

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you.

Sent from Dale Way's iPad

From: [Lowden, Joanne](#)
To: [Weiche, Courtney](#)
Subject: WAB25-0003 (Red Rock Road Abandonment)
Date: Wednesday, February 19, 2025 3:43:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Courtney,

I reviewed **#2 - Abandonment Case Number WAB25-0003 (Red Rock Road Abandonment)** on behalf of the Regional Parks and Open Space Program and have no comments/conditions for this case.

Thanks,



Joanne Lowden
Natural Resource Planning Coordinator
Community Services Department | Regional Parks and Open Space
jlowden@washoecounty.gov | Office: [775-328-2039](tel:775-328-2039)
1001 E. Ninth St., Reno, NV 89512




REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

Courtney Weiche
Senior Planner
Washoe County
cweiche@washoecounty.gov

RE: WAB25-0003 for Red Rock Road Abandonment

February 25, 2025

Ms. Weiche,

I appreciate the opportunity to comment on behalf of the Regional Transportation Commission of Washoe County (RTC) regarding the abandonment application for the Red Rock Road abandonment, Case Number WAB25-0003.

We have no further comment than those we have already provided through interacting with the applicant.

Sincerely,

SLeague

Shay League
Senior Technical Planner



Date: February 25, 2025

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Abandonment Case Number WAB25-0003 (Red Rock Road Abandonment)

GENERAL PROJECT DISCUSSION

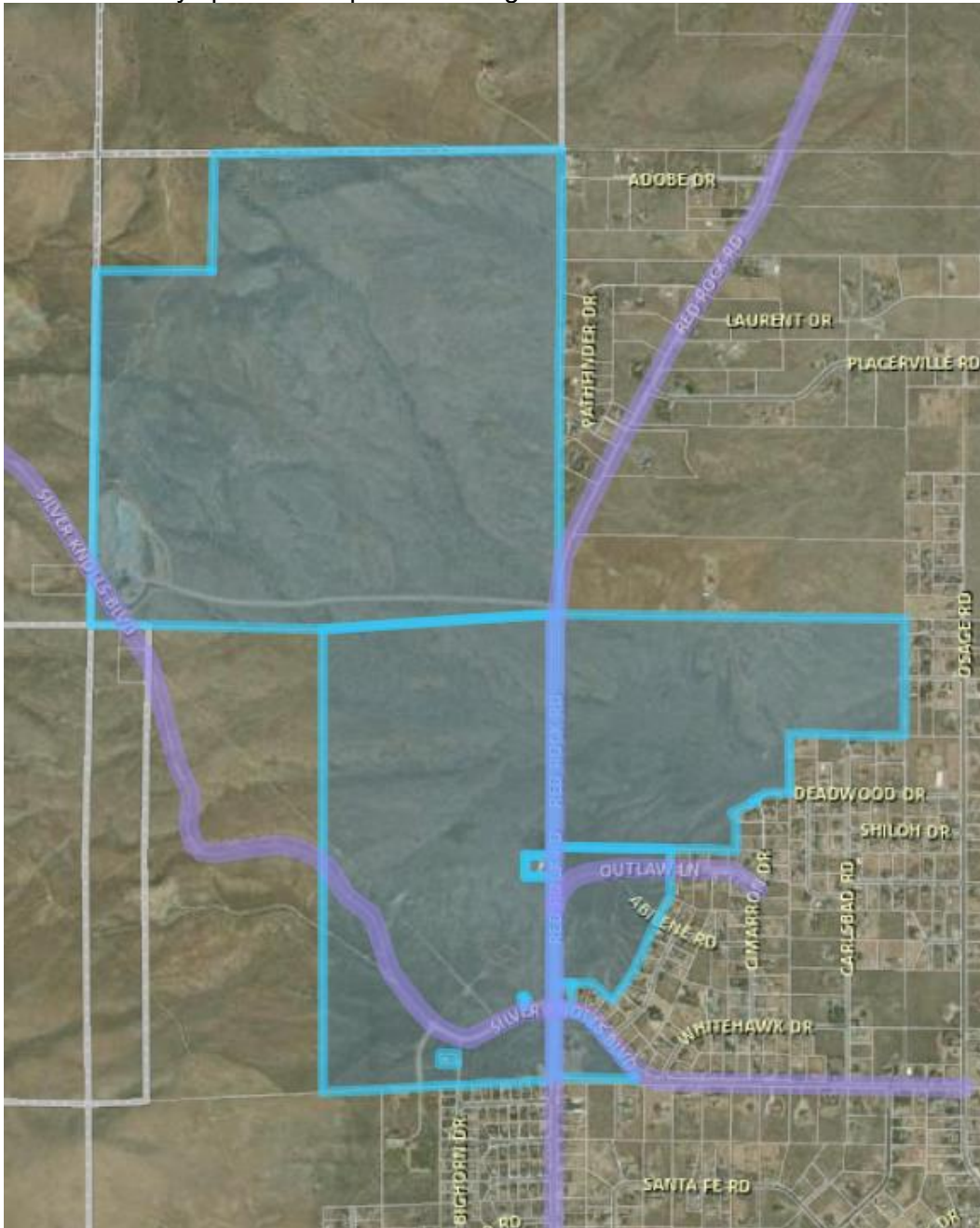
For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in 20,606 square feet of right of way along Red Rock Road on two parcels (APN 087-390-10, & -11).

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

No water rights conditions for this abandonment.

Public Notice

Washoe County Code requires that public notification for an abandonment must be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of four (4) separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Abandonment Case Number WAB25-0003

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Abandonment-portion of Red Rock Road			
Project Description: Abandonment-portion of Red Rock Road for new realignment/widening for future development (Silver Hills)			
Project Address: Red Rock Road			
Project Area (acres or square feet): See exhibit A-1			
Project Location (with point of reference to major cross streets AND area locator): Red Rock Road and Silver Knolls			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
087-390-10	308.6ac		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lifestyle Homes TND LLC		Name:	
Address: 4760 Caughlin Pkwy #519		Address:	
Reno NV Zip: 89519		Zip:	
Phone: 775-750-5537 Fax:		Phone: Fax:	
Email: rlissner@gmail.com		Email:	
Cell: 775-750-5537 Other:		Cell: Other:	
Contact Person: Bob Lissner		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Christy Corporation		Name: Dan Bigrigg (Surveyor)	
Address: 1000 Kiley Parkway		Address:	
Sparks NV Zip: 89436		Zip:	
Phone: 775-502-8552x105 Fax:		Phone: Fax:	
Email: tonya@christynv.com		Email:	
Cell: 775-560-1459 Other:		Cell: 775-287-4107 Other:	
Contact Person: Tonya Cate		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

Portion of Red Rock Road, Section 23, T21N, R18E

2. On which map or document (please include with application) is the easement or right-of-way first referenced?

Red Rock Road as quitclaim to Washoe County per deed doc 411386 recorded April 8, 1964 (Attached)

3. What is the proposed use for the vacated area?

The requested abandonment is to accommodate the realignment/widening of Red Rock Road for future residential development.

4. What replacement easements are proposed for any to be abandoned?

See attached dedication map for the new realignment of Red Rock Road.

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

The current owner of the adjacent property is the developer who is requesting the abandonment.

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes

* NoXX

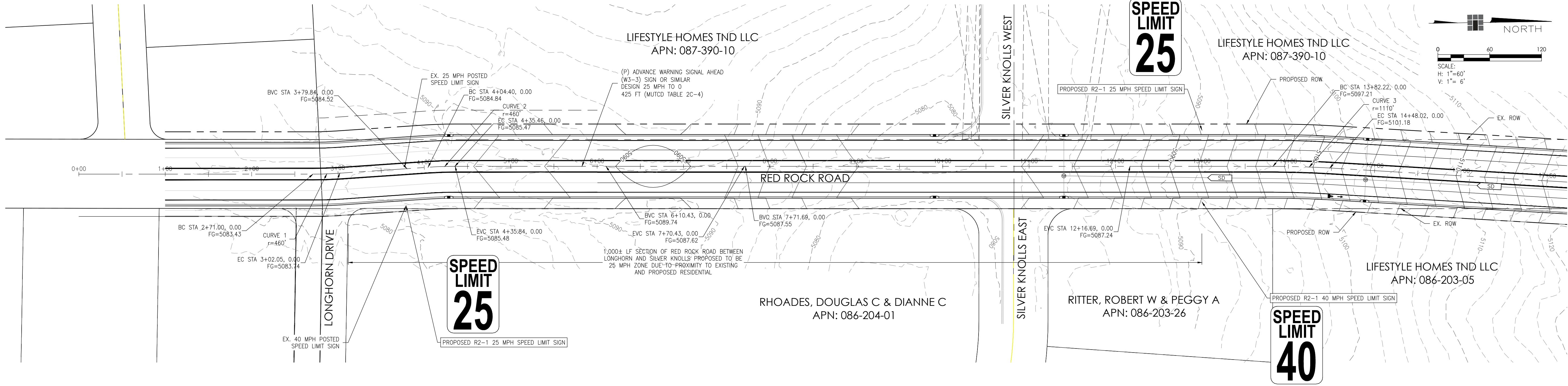
IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

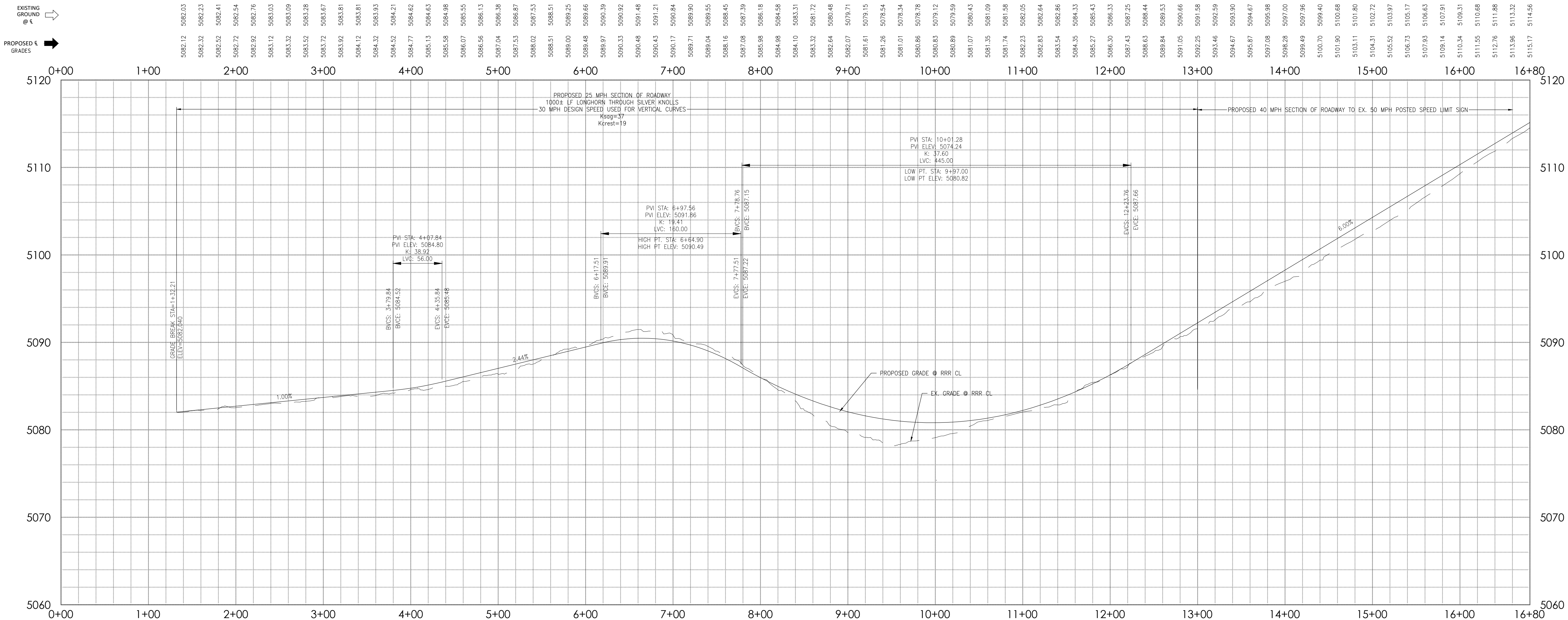
February 2024

G:\data\Silver Hills\DWG\Red Rock Road\2 XR-CIVL-SH-RED ROCK_FUTURE.dwg 5/08/23 12:49pm rz



RED ROCK ROAD PRELIMINARY BUILDOUT CONDITION

STA 0+00.00 TO 16+80.00



PRELIMINARY BUILDOUT EXHIBIT_2023.05.08

CHRISTY
CORPORATION
1000 Kiley Parkway | Sparks Nevada 89436
775.502.8552 christynv.com

REV.	DATE	DESCRIPTION

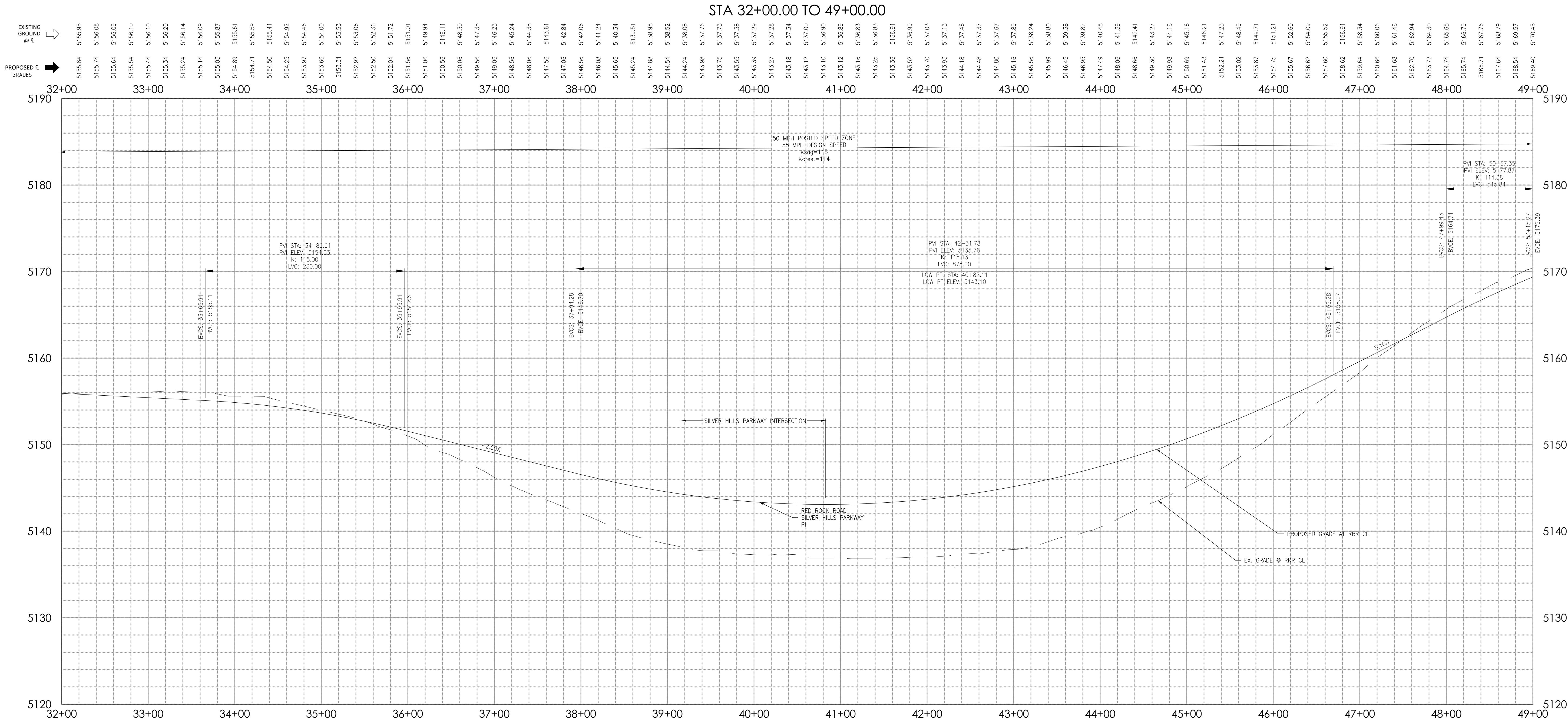
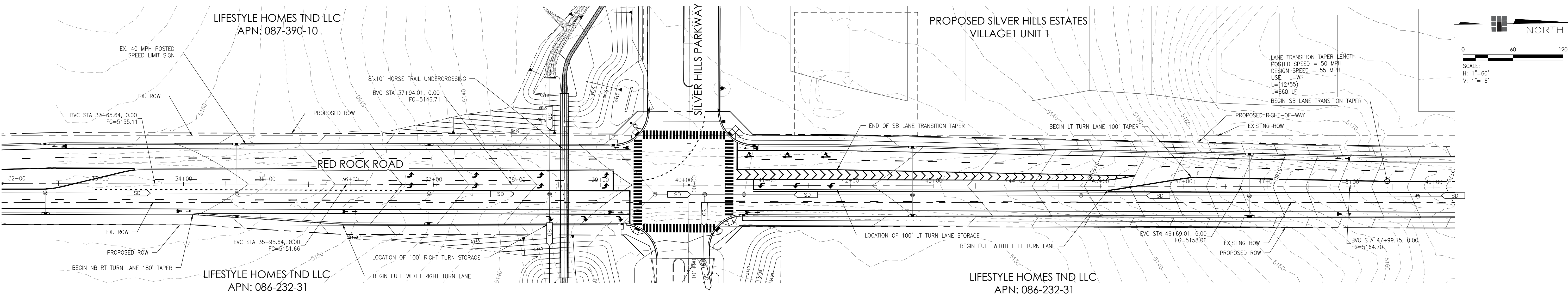
PRELIMINARY DESIGN EXHIBIT
RED ROCK ROAD BUILD OUT
PLAN AND PROFILE
LIFESTYLE HOMES
WASHOE COUNTY, NEVADA

Designs and drawings contained herein are protected under USC copyright Title 17. Unauthorised duplication is a violation of state and federal law.

Date: 5/8/2023
Designed by: CRM
Checked by: DGB
Job No. 1570.003

DRAWING
P1
SHEET **WAB25-0003**
EXHIBIT D

RED ROCK ROAD PRELIMINARY BUILDOUT CONDITION



PRELIMINARY BUILDOUT CONDITIONS_2023.05.08

REV.	DATE	DESCRIPTION	BY

PRELIMINARY DESIGN EXHIBIT
RED ROCK ROAD BUILD OUT
PLAN AND PROFILE
LIFESTYLE HOMES
WASHOE COUNTY, NEVADA

Designs and drawings contained herein are protected under USC copyright Title 17 Unauthorised duplication is a violation of state and federal law.

Date:	5/8/2023
Designed by:	CRM
Checked by:	DGB
Job No.	1570.003



Doug Buck

From: Marquis Williams <MWilliams@rtcwashoe.com>
Sent: Wednesday, June 21, 2023 9:04 AM
To: Doug Buck
Cc: Jeffrey Wilbrecht
Subject: RE: Red Rock Rd. Future Widening

Hi Doug,

Thank you for sending the revisions. Engineering has reviewed and concluded that this response is comprehensive. No further comments from us at this time.

Best,



Marquis Williams
Senior Technical Planner
Regional Transportation Commission of Washoe County

[1105 Terminal Way, Suite 211](#)

[Reno, NV 89502](#)

Office: (775) 332-0174

Fax: (775) 348-0450

Building A Better Community Through Quality Transportation

From: Doug Buck <Doug@christynv.com>
Sent: Monday, June 19, 2023 4:31 PM
To: Marquis Williams <MWilliams@rtcwashoe.com>
Cc: Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>
Subject: RE: Red Rock Rd. Future Widening

WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Marquis,

Attached is a response to your comment letter and a revised design memo and preliminary buildout plan for your review.

Please let me know if this is acceptable.

Thanks,
Doug

Douglas Buck, PE | Engineering Manager
Christy Corporation, LTD

1000 Kiley Parkway | Sparks, NV | 89436

Phone: 775.502.8552 ext. 102 | Direct: 775.236.2482 | Mobile: 775.527.0707

From: Marquis Williams <MWilliams@rtcwashoe.com>
Sent: Wednesday, June 14, 2023 9:12 AM
To: Doug Buck <Doug@christynv.com>
Cc: Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>
Subject: RE: Red Rock Rd. Future Widening

Good morning Doug,

RTC Engineering has reviewed the preliminary buildout design for the Red Rock Road future widening project. Please find the attached comment letter and let me know if you have any questions.

Best,



Marquis Williams
Senior Technical Planner
Regional Transportation Commission of Washoe County

1105 Terminal Way, Suite 211
Reno, NV 89502

Office: (775) 332-0174
Fax: (775) 348-0450

Building A Better Community Through Quality Transportation

From: Doug Buck <Doug@christynv.com>
Sent: Monday, May 8, 2023 1:47 PM
To: Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>; Dale Keller <dkeller@rtcwashoe.com>; Fink, Mitchell <MFink@washoecounty.gov>
Cc: West, Walt <WWest@washoecounty.gov>; Kimberly Diegle <kdiegle@rtcwashoe.com>; Loren Chilson (<lchilson@headwaytransportation.com>) <lchilson@headwaytransportation.com>; Blaine Petersen <bpetersen@headwaytransportation.com>; Ahmad, Mariam <mahmad@washoecounty.gov>; Walt West <wwest@washoecounty.us>; Bob Lissner <rlissner@gmail.com>; Peter Lissner <lshreno@gmail.com>
Subject: RE: Red Rock Rd. Future Widening

WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Jeff,

Please see attached. Note we modified the buildout exhibit a bit while reviewing the code requirements. This modified the grading along the north end of Silver Hills and leaving the Silver Hills frontage with a superelevated section.

Please let me know if you have any questions.

Thanks and have a spectacular day!

Doug

Douglas Buck, PE | Engineering Manager
Christy Corporation, LTD
1000 Kiley Parkway | Sparks, NV | 89436
Phone: 775.502.8552 ext. 102 | Direct: 775.236.2482 | Mobile: 775.527.0707

From: Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>
Sent: Wednesday, April 26, 2023 12:12 PM
To: Doug Buck <Doug@christynv.com>; Dale Keller <dkeller@rtcwashoe.com>; Fink, Mitchell <MFink@washoecounty.gov>
Cc: West, Walt <WWest@washoecounty.gov>; Kimberly Diegle <kdiegle@rtcwashoe.com>; Loren Chilson (lchilson@headwaytransportation.com) <lchilson@headwaytransportation.com>; Blaine Petersen <bpetersen@headwaytransportation.com>; Ahmad, Mariam <mahmad@washoecounty.gov>; Walt West <wwest@washoecounty.us>; Bob Lissner <rlissner@gmail.com>; Peter Lissner <shreno@gmail.com>
Subject: RE: Red Rock Rd. Future Widening

Hi Doug,

Do you have any documentation relative to the design criteria/requirements this alignment adheres to/follows.

Thanks, Jeff

From: Doug Buck <Doug@christynv.com>
Sent: Monday, April 17, 2023 1:25 PM
To: Dale Keller <dkeller@rtcwashoe.com>; Fink, Mitchell <MFink@washoecounty.gov>
Cc: West, Walt <WWest@washoecounty.gov>; Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>; Kimberly Diegle <kdiegle@rtcwashoe.com>; Loren Chilson (lchilson@headwaytransportation.com) <lchilson@headwaytransportation.com>; Blaine Petersen <bpetersen@headwaytransportation.com>; Ahmad, Mariam <mahmad@washoecounty.gov>; Walt West <wwest@washoecounty.us>; Bob Lissner <rlissner@gmail.com>; Peter Lissner <shreno@gmail.com>
Subject: RE: Red Rock Rd. Future Widening

WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Dale,

Attached is an updated preliminary buildout design for Red Rock Road. The design includes previously discussed right-of-way and lane shifts to avoid existing residential properties at the south end of the Silver Hills development near Silver Knolls and Longhorn at Red Rock. The preliminary plans identify design speed and posted speeds. Red Rock is horizontally and vertically designed to accommodate the arterial road at the speeds shown on the plan which match existing posted speeds.

Please let me know if you have any comments or concerns regarding this preliminary design. We are close to submitting improvement plans to Washoe County for partial buildout of Red Rock Road in the vicinity of the proposed Silver Hills intersection at the north end of the project. We have already submitted improvement plans for the first subdivision map, Silver Hills Village 1, Unit 1.

If RTC has no concerns with this design, please indicate so via email.

Thanks and have a spectacular day!

Doug

Douglas Buck, PE | Engineering Manager
Christy Corporation, LTD
1000 Kiley Parkway | Sparks, NV | 89436
Phone: 775.502.8552 ext. 102 | Direct: 775.236.2482 | Mobile: 775.527.0707

From: Dale Keller <dkeller@rtcwashoe.com>
Sent: Monday, August 8, 2022 4:41 PM
To: Doug Buck <Doug@christynv.com>; Fink, Mitchell <MFink@washoecounty.gov>
Cc: West, Walt <WWest@washoecounty.gov>; Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>; Kimberly Diegle <kdiegle@rtcwashoe.com>
Subject: RE: Red Rock Rd. Future Widening

Hi Doug,

I looked into the geometry further. The RTC does not have any additional comments related to the future widening.

It appears the roadway was shifted at Silver Knolls Road to avoid impacts to the single family residences along the eastside of the roadway which the RTC supports.

Please let me know if you need anything else. Thank you.



Dale Keller, P.E.
Director of Engineering
Regional Transportation Commission of Washoe County

[1105 Terminal Way, Suite #108](#)
[Reno, NV 89502](#)
Office: (775) 335-1827
Cell: (775) 338-5304
DKeller@rtcwashoe.com

Building A Better Community Through Quality Transportation

From: Doug Buck <Doug@christynv.com>
Sent: Monday, August 8, 2022 1:03 PM
To: Fink, Mitchell <MFink@washoecounty.gov>; Dale Keller <dkeller@rtcwashoe.com>
Cc: West, Walt <WWest@washoecounty.gov>
Subject: RE: Red Rock Rd. Future Widening

WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Dale,

Has RTC had an opportunity to digest what has been sent on Red Rock Road? We need to ensure that we have a plan in place to continue our design for the final maps we are submitting this month.

Thanks,
Doug

Douglas Buck, PE | Engineering Manager
Christy Corporation, LTD
1000 Kiley Parkway | Sparks, NV | 89436
Phone: 775.502.8552 ext. 102 | Direct: 775.236.2482 | Mobile: 775.527.0707

From: Fink, Mitchell <MFink@washoecounty.gov>
Sent: Friday, July 22, 2022 1:44 PM
To: Dale Keller <dkeller@rtcwashoe.com>

Cc: Doug Buck <Doug@christynv.com>; West, Walt <WWest@washoecounty.gov>

Subject: RE: Red Rock Rd. Future Widening

Hi Dale,

I spoke to Doug Buck, the civil design engineer, for the Silver Hills Project and if we could have comments back by August 5th that would be greatly appreciated. I Cc'd Doug on this email as well if you have design questions for him.

Thank you.



Mitchell Fink, P.E. | Licensed Engineer

Community Services Department | Engineering & Capital Projects Division

mfink@washoecounty.gov | Office: 775.328.2050

1001 E. 9th Street, Reno, NV 89512

For additional information, email engineering@washoecounty.gov or call 775.328.2040



****Have some kudos to share about a Community Services Department employee or experience?
email; csdallstars@washoecounty.us***

The content of this email is the confidential property of Washoe County and should not be copied, modified, retransmitted, or used for any purpose except with written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Dale Keller <dkeller@rtcwashoe.com>

Sent: Thursday, July 21, 2022 4:57 PM

To: Fink, Mitchell <MFink@washoecounty.gov>

Subject: RE: Red Rock Rd. Future Widening

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Mitch,

When do you need a response back? We're taking a deeper dive on the geometrics.



Dale Keller, P.E.

Director of Engineering

Regional Transportation Commission of Washoe County

[1105 Terminal Way, Suite #108](#)

[Reno, NV 89502](#)

Office: (775) 335-1827

Cell: (775) 338-5304

DKeller@rtcwashoe.com

Building A Better Community Through Quality Transportation

From: Fink, Mitchell <MFink@washoecounty.gov>

Sent: Monday, July 18, 2022 1:28 PM

To: Dale Keller <dkeller@rtcwashoe.com>

Subject: Red Rock Rd. Future Widening

WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Dale,

These are the concerns from Lifestyle Homes about the future of Red Rock Rd. widening and the impact to the Silver Hills Subdivision.

The attached drawing shows vertical profile of Red Rock in front of the Silver Hills subdivision, plus suggestions for long term repair, some of which should be done with the first final map, and more if RTC would allow it completed with RRIF Credit Waivers.

In addition, it's probably a good time to plan for Red Rock to eventually be four lanes. The pavement is currently not centered in the easement, but the easement can be easily widened and adjusted east/west at this time. It would be good to have a decision on this issue as we plot our first final map.

The real horizontal question: If and when four lanes is necessary, does positioning in the easement make it possible to build two new lanes rather than build a new four lane road?

If you would like to discuss further please let me know. Thanks.



Mitchell Fink, P.E. | Licensed Engineer

Community Services Department | Engineering & Capital Projects Division

mfink@washoecounty.gov | Office: 775.328.2050

1001 E. 9th Street, Reno, NV 89512

For additional information, email engineering@washoecounty.gov or call 775.328.2040



****Have some kudos to share about a Community Services Department employee or experience?***

email; csdallstars@washoecounty.us

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DEED

THIS INDENTURE, made this 27TH day of MARCH, 1964, between DON S. YORK, JAMES C. SWEGER and A-ALLSTATE ABSTRACT & ESCROW COMPANY, a Nevada corporation, parties of the first part, hereinafter called "Grantors", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, party of the second part, hereinafter called "Grantee",

411386

WITNESSETH :

That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, to first parties in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged does by these presents remise, release and forever QUITCLAIM unto the said party of the second part, the successors and assigns of the second party, all the right, title estate and interest, claim and demand, both at law and in equity, as well in possession as in expectancy of the parties of the first part, for use as a public road and thoroughfare, of, in and to that certain tract, piece or parcel of land situate, lying and being in the East-half of the East-half of Section 23, T21N, R18E, M.D.B. & M. and more particularly described as follows, to wit:

Commencing at the SE corner of said Section 23 the TRUE POINT OF BEGINNING; thence N. 0°03'50" E. 2629.53 feet to a point; thence N. 0°03'43" E. 2628.89 feet to a point; thence N. 89°56'17" W. 80.00 feet to a point; thence S. 0°03'43" W. 2628.89 feet to a point; thence S. 0°03'50" W. 2629.50 feet to a point; thence S. 89°54'50" E. 80.00 feet the true point of beginning, the herein described parcel of land being a strip of land for use for highway purposes and containing an area of 9.65 acres, more or less.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the premises, together with the appurtenances, unto the Grantee for the purpose herein set forth.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 27TH day of MARCH, 1964.

Don S. York
Don S. York

James C. Sweger
James C. Sweger

A-ALLSTATE ABSTRACT AND ESCROW COMPANY

By: Gordon C. Shelley

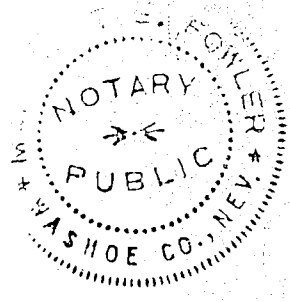


STATE OF NEVADA)
COUNTY OF WASHOE)

On this 27 day of March, 1964, before me, the undersigned, a Notary Public in and for the County of Washoe, State of Nevada, personally appeared

DON S. YORK and JAMES C. SWEGER, known to me to be the persons described in and who executed the annexed instrument, who acknowledged to me that they, and each of them executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.



Margaret E. Fowler
Notary Public in and for the County of

Washoe, State of Nevada.

My commission expires: Jan 28, 1966

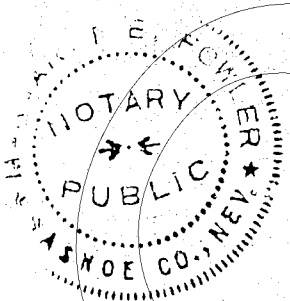
STATE OF NEVADA)

: ss

COUNTY OF WASHOE)

On this 27 day of March, 1964, personally appeared before me, a Notary Public in and for the said County and State, Gordon C. Shelley, known to me to be the President of the corporation which executed the foregoing instrument, and upon oath, did depose and say that he is an officer of said corporation as above designated, that he is acquainted with the seal of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signature to said instrument was made by an officer of said corporation as indicated after said signature; that said corporation executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.



Margaret E. Fowler
Notary Public in and for the County

of Washoe, State of Nevada

My commission expires: Jan 28, 1966

DOCUMENT No. 411386

Filed for record at the request of WASHOE COUNTY

APR 8 1964

at 25 Minutes past 4 o'clock P. M.

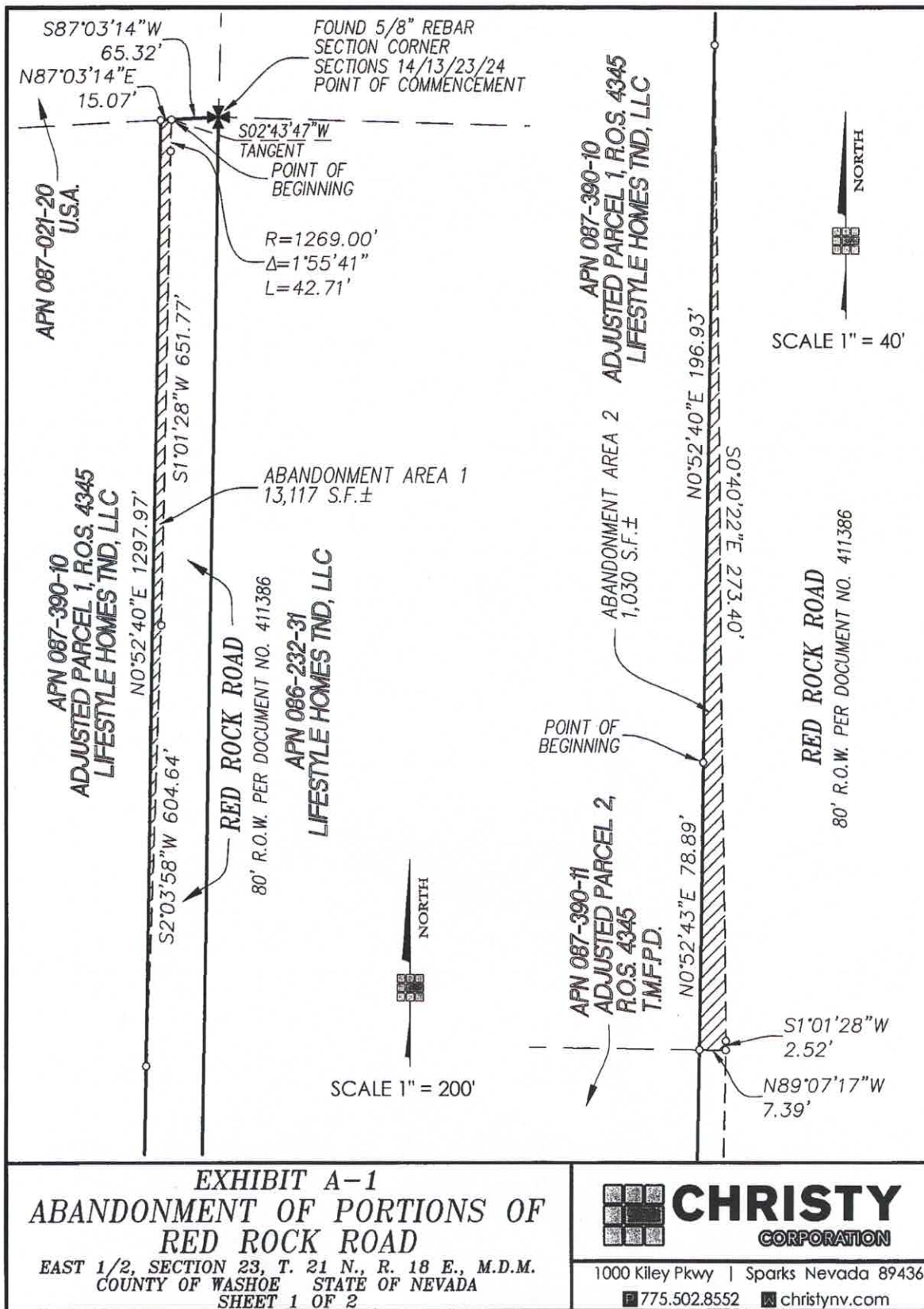
Recorded in Book 742 of DEEDS

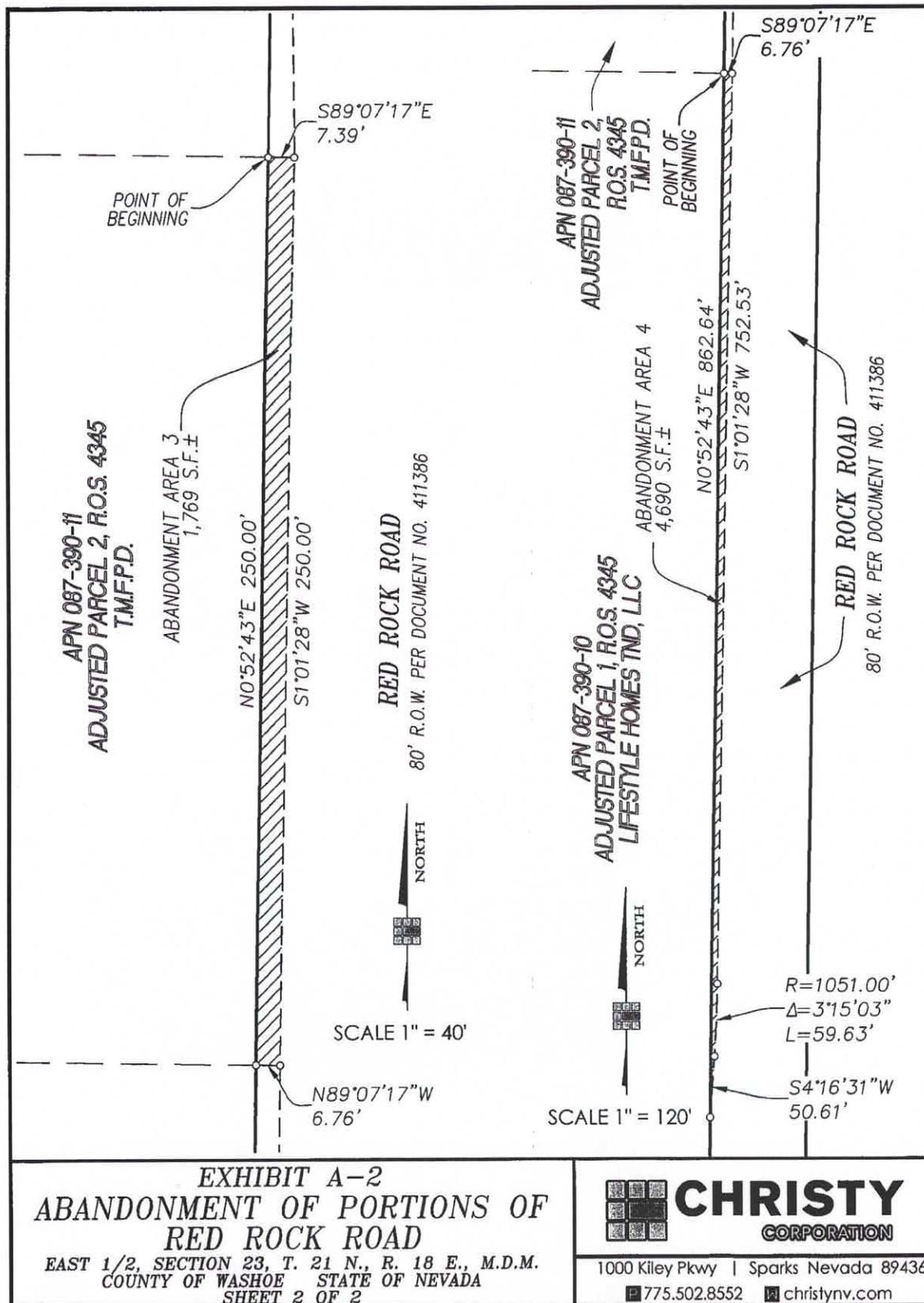
Page 446 Records of Washoe County, Nevada.

Fee: \$ No Fee

DONALD QUESTA, County Recorder

By Betty B. Lewis Deputy







PRELIMINARY REPORT

Assessor's Parcel No.:	087-390-13 087-390-10 086-232-31 086-203-05 087-390-11	Order No.:	2089CNV-MDD
Property Address:	Vacant Land Reno NV 89508	Escrow Officer	Michele Davis
		Office Location:	Core Title Group LLC 5310 Kietzke Lane, Ste 100 Reno NV
Buyers/Borrowers:	Lifestyle Homes TND	Reference No.:	

In response to the above referenced application for a policy of title insurance, **Westcor 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 a defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Exclusions from Coverage, and Conditions of said policy forms.

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.

With respect to any contemplated owner's policy, the printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A, attached. 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/ALTA Homeowner's Policy of Title Insurance, which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A 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.

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 01/03/2024 at

Core Title Group LLC, an authorized agent

John A. Sinigaglia

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

Report Only

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

Fee Simple

Title to said estate or interest at the date hereof is vested in: **Lifestyle Homes TND, L.L.C., a Nevada limited liability company, as to Parcel 1; Lifestyle Homes, TND, LLC, a Nevada limited liability company, as to Parcels 2, 3 and 4; and Truckee Meadows Fire Protection District, as to Parcel 5**

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. 2089CNV-MDD

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. Water rights, claims or title to water, whether or not recorded.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
9. 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.
10. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
11. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
12. 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.

13. Provisions, Reservations, Easements and the effect thereof, contained in the Patent from the **United States of America**, recorded on **July 20, 1962, in Book G, Page 203** as Document No. **363425**, Patent Records of Washoe County, Nevada.
14. Easement for roadway, and incidental purposes, granted by **an instrument**, recorded on **March 15, 1963, in Book 674, Page 318** as Document No. **379896**, Deed Records of Washoe County, Nevada.
15. Easement for drilling, installing and maintaining two (2) water wells for irrigation, domestic and quasi municipal purposes, and incidental purposes, granted by **an instrument**, recorded on **January 26, 1972, in Book 609, Page 445** as Document No. **232846**, Official Records of Washoe County, Nevada.

A Default Judgment to extinguish said Easement Agreement, recorded on **January 30, 2024**, as Document No. **5432971**, Official Records of Washoe County, Nevada.
16. Easement for public utilities, and incidental purposes, granted by **an instrument**, recorded on **June 28, 1973, in Book 742, Page 725** as Document No. **291873**, 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 **February 13, 1976**, as Document No. **396369**. Survey Map No. **938**.
18. Easement for underground conduits, and incidental purposes, granted by **an instrument**, recorded on **March 9, 1978, in Book 1207, Page 445** as Document No. **518573**, Official Records of Washoe County, Nevada.
19. A document entitled "License," recorded on **April 6, 1979, in Book 1375, Page 891** as Document No. **598136**, Official Records of Washoe County, Nevada.
20. Easement for underground conduits, above ground marker posts, and incidental purposes, granted by **an instrument**, recorded on **May 15, 1980, in Book 1503, Page 686** as Document No. **673210**, Official Records of Washoe County, Nevada.
21. Easement for underground utility lines, and incidental purposes, granted by **an instrument**, recorded on **September 7, 1979, in Book 1427, Page 644** as Document No. **628200**, Official Records of Washoe County, Nevada.
22. Easement for electric underground facilities, and incidental purposes, granted by **an instrument**, recorded on **September 30, 1985, in Book 2231, Page 277** as Document No. **1025122**, Official Records of Washoe County, Nevada.
23. Easement for underground cable television facilities, and incidental purposes, granted by **an instrument**, recorded on **August 24, 1993, in Book 3824, Page 588** as Document No. **1705464**, Official Records of Washoe County, Nevada.
24. Easement for underground anchors, together with overhead guy wires or cables for one or more lines of towers or poles, and incidental purposes, granted by **an instrument**, recorded on **May 3, 1994, in Book 4053, Page 546** as Document No. **1793370**, Official Records of Washoe County, Nevada.
25. Easement for overhead and underground electric distribution, communication and gas distribution & transmission, and incidental purposes, granted by **an instrument**, recorded on **May 5, 2000**, as Document No. **2444870**, Official Records of Washoe County, Nevada.
26. Easement for overhead electric distribution and communication, and incidental purposes, granted by **an instrument**, recorded on **May 10, 2001**, as Document No. **2552144**, Official Records of Washoe County, Nevada.
27. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Washoe County, State of Nevada on **March 4, 2004**, as Document No. **3002373**. Survey Map No. **4345**.
28. Easement for public access road, and incidental purposes, granted by **an instrument**, recorded on **March 16, 2004**, as Document No. **3007444**, Official Records of Washoe County, Nevada.

29. Easement for ingress and egress, and incidental purposes, granted by **an instrument**, recorded on **November 23, 2005**, as Document No. **3312069**, Official Records of Washoe County, Nevada.
30. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Washoe County, State of Nevada on **November 23, 2005**.

Survey Map No. **4652**
31. A document entitled "Annexaton Tract Map 4479" recorded on **May 18, 2005**, as Document No. **3215644**, Official Records of Washoe County, Nevada.
32. Matters as disclosed on Record of Survey filed in the office of the County Recorder of Washoe County, State of Nevada on **April 9, 2010**, as Document No. **3869237**.

Survey Map No. **4935**.
33. A document entitled "Bill No. 1660, Ordinance No. 1484, An Ordinance pursuant to Nevada Revised Statutes 278.0201 Through 278.0207 Adopting a Development Agreement With Lifestyle Homes TND, LLC (Case No. DA 09-001) for Tentative Subdivision Map (Case No. TM 09-001) for Silver Hills Subdivision, recorded on **March 6, 2012**, as Document No. **4090817**, Official Records of Washoe County, Nevada.
34. A document entitled "Amended and Restated Development Agreement (Silver Hills Subdivision), recorded on **February 28, 2017**, as Document No. **4683580**, Official Records of Washoe County, Nevada.
35. A document entitled Ordinance Approving "Amended and Restated Development Agreement (Silver Hills)" recorded on **February 28, 2017**, as Document No. **4683579**, Official Records of Washoe County, Nevada.

Said document was re-recorded on **March 1, 2017**, as Document No. **4684254**, Official Records of Washoe County, Nevada.
36. Easement for public utilities, access, and incidental purposes, by an instrument, recorded on July 27, 2021 as Document No. 5208332, Official Records of Washoe County, Nevada.
37. Retail Water Service Area Annexation Agreement executed by and between the parties named therein, subject to the terms, covenants and conditions therein provided, recorded on March 15, 2022 as Document No. 5285128, Official Records of Washoe County, Nevada.
38. The requirement for a release of a pending court action as disclosed by a recorded notice showing Green Valley Ranch, Inc, as Defendant, and Lifestyle Homes TND, LLC, as Plaintiff, in Washoe County of the Washoe, as Case No. CV23-01250, recorded on July 24, 2023 as Document No. 5394593, Official Records of Washoe County, Nevada. (AFFECTS Parcel 3 and 4)

Prior to the issuance of any policy of title insurance, the following must be furnished to the Company with respect to **Lifestyle Homes TND, L.L.C., a Nevada limited liability company, as to Parcel 1; Lifestyle Homes, TND, LLC, a Nevada limited liability company, as to Parcels 2, 3 and 4; and Truckee Meadows Fire Protection District, as to Parcel 5**:

This Company will require a copy of the articles of organization for **Lifestyle Homes TND, L.L.C., a Nevada limited liability company, as to Parcel 1; Lifestyle Homes, TND, LLC, a Nevada limited liability company, as to Parcels 2, 3 and 4; and Truckee Meadows Fire Protection District, as to Parcel 5**, 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.
39. The requirement that an Owner's Declaration/Affidavit be completed, and supplied for review prior to the issuance of a policy of title insurance.
40. Rights of parties in possession.

NOTE: This report is being issued for information purposes only, no liability assumed.

NOTE: Taxes for the fiscal year **2024-2025**, in the amount of **\$2,844.04** have been paid in full. (APN **087-390-13**)

NOTE: Taxes for the fiscal year **2024-2025**, in the amount of **\$3,611.16** have been paid in full. (APN **087-390-10**)

NOTE: Taxes for the fiscal year **2024-2025**, in the amount of **\$3,771.88** have been paid in full. (APN **086-232-31**)

NOTE: Taxes for the fiscal year **2024-2025**, in the amount of **\$2,844.04** have been paid in full. (APN **086-203-05**)

NOTE: Taxes for the fiscal year **2024-2025 ARE EXEMPT** (APN **087-390-11**)

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

Core Title Group LLC RESERVES THE RIGHT TO AMEND THIS COMMITMENT/REPORT AT ANY TIME.

*****ATTENTION LENDERS*****

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

NOTE: Any notes following the legal description (if any) referencing NRS 111.312 are required for recording purposes only and will not be insured in any policy of title insurance.

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

NOTE: Notwithstanding anything to the contrary in this commitment/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 commitment/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:

Core Title Group LLC 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.

Legal Description

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

PARCEL 1:

Township 21 North, Range 18 East, M.D.B. & M. Section 24:

The Northwest quarter; the Northwest quarter of the Northeast quarter.

EXCEPTING THEREFROM any portion thereof lying with the boundaries of "WASHOE RANCHES UNIT NO. 1, 2 AND 5," according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada on August 12, 1964, August 27, 1964 and September 18, 1968, respectively.

ALSO EXCEPTING THEREFROM the parcels of land as described in instruments recorded March 8, 1972 in Book 619, Page 180, Document No. 237019, Official Records; and recorded March 13, 1972 in Book 620, Page 400, Document No. 237523, Official Records; and recorded March 10, 1972 in Book 627, Page 153, Document No. 240432, Official Records; and recorded June 14, 1972 in Book 644, Page 427, Document No. 247742, Official Records, and recorded June 14, 1972 in Book 644, Page 439, Document No. 247743, Official Records and recorded November 15, 1973 in Book 778, Page 448, Document No. 308565, Official Records; and recorded November 15, 1973 in Book 778, Page 450, Document No. 308566, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Washoe County, Nevada on April 15, 2005, as Document No. 3198755 of Official Records.

PARCEL 2:

The Southwest Quarter of Section 24, Township 21 North, Range 18 East, M.D.B. & M.

EXCEPTING THEREFROM that parcel of land contained within the boundaries of "SILVER KNOLLS RANCHES, UNIT 6- A," according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada on October 27, 1966, Tract Map No. 1017;

AND

ALSO EXCEPTING THEREFROM the parcel of land designated as Parcel "B" being shown on said map as "Not a part."

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Washoe County, Nevada on September 18, 2007, as Document No. 3576371 of Official Records.

PARCEL 3:

A parcel of land situate within the East Half of Section 23, Township 21 North, Range 18 East, MDM, Washoe County, Nevada more particularly described as follows:

Beginning at the intersection of the Westerly Right-of-Way of Red Rock Road and the South Line of said Section from which the Southeast Corner of said Section bears North 88°00'52" East a distance of 80.10 feet;

thence with said Section Line South 88°00'52" West a distance of 2584.75 feet to the South Quarter Corner of said Section;

thence with the center Section Line of said Section North 00°48'19" East a distance of 2718.57 feet to the Center Section;

thence continuing with said Center Section Line North 00°47'43" East a distance of 2496.34 feet to the North Quarter Corner of said Section;

thence with the North Line of said Section North 87°03'14" East a distance of 2594.37 feet to a point on said Right-of-Way;

thence with said Right-of-Way South 00°52'40" West a distance of 2625.94 feet;

thence South 00°52'43" West a distance of 78.89 feet;

thence departing said Right-of-Way North 89°07'17" West a distance of 290.40 feet;

thence South 00°52'43" West a distance of 250.00 feet;

thence South 89°07'17" East a distance of 290.40 feet to a point on said Right-of-Way;

thence with said Right-of-Way South 00°52'43" West a distance of 2303.98 feet to the Point of Beginning.

EXCEPTING THEREFROM all that land described in Exhibit "A" of Deed Document 631016, recorded September 21, 1979 in Book 1432, Page 384 more particularly described as follows:

Beginning at a point from which the Southeast Corner of said Section bears South 79°32'24" East a distance of 1165.52 feet;

thence North 89°08'48" West a distance of 181.50 feet;

thence North 00°51'12" East a distance of 100.00 feet;

thence South 89°08'48" East a distance of 183.24 feet;

thence from a tangent which bears South 04°08'56" West, along a circular curve to the left with a radius of 1054.82 feet and a central angle of 03°17'44" an arc length of 60.67 feet;

thence South 00°51'12" West a distance of 39.36 feet to the Point of Beginning.

ALSO EXCEPTING THEREFROM all that land described in Exhibit "B" of Deed Document 631016, recorded September 21, 1979 in Book 1432, Page 384 more particularly described as follows:

Beginning at a point from which the Southeast Corner of said Section bears South 23°43'54" East a distance of 917.01 feet;

thence North 08°48'38" West a distance of 125.00 feet;

thence North 81°11'22" East a distance of 50.00 feet;

thence South 08°48'38" East a distance of 50.00 feet;

thence South 81°11'22" West a distance of 30.00 feet;

thence South 08°48'38" East a distance of 75.45 feet;

thence from a tangent which bears South 83°47'41" West along a circular curve to the left with a radius of 440.00 feet and a central angle of 02°36'19" a distance of 20.01 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment recorded in the office of the County Recorder of Washoe County, Nevada on March 4, 2004, as Document No. 3002372 of Official Records.

PARCEL 4:

A parcel of land situate within a portion of the West 1/2 of Section 23, Township 21 North, Range 18 East, M.D.M., Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the North quarter corner of said Section 23, being marked by a U.S. G.L.O. brass cap monument dated "1942,"

thence along the north-south centerline of said Section 23 South $00^{\circ}47'43''$ West a distance of 2496.34 feet to the center of said Section 23, marked by a 2" brass cap monument set in concrete stamped "RLS 104," dated "1975;"
thence continuing along the north-south centerline of said Section 23 South $00^{\circ}48'19''$ West a distance of 2718.57 feet to the South quarter corner of said Section 23, being marked by a U.S. G.L.O. brass cap monument dated "1942;"
thence along the South line of said Section 23 South $88^{\circ}00'16''$ West a distance of 1999.57 feet;
thence leaving said line North $00^{\circ}21'56''$ East a distance of 2785.13 feet to the east-west centerline of said Section 23;
thence North $01^{\circ}54'25''$ East a distance of 2580.09 feet to the North line of said Section 23;
thence along said line South $87^{\circ}40'49''$ East a distance of 1969.20 feet to the Point of Beginning.

EXCEPTING THEREFROM an easement for ingress and egress 30 feet in width, being that portion of the South 30 feet of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 23 lying West of the westerly line of Silver Knolls Boulevard as designated on the Record of Survey for James C. Sweger, Survey Map 938, File Number 396569, filed in the Official Records of Washoe County, Nevada on February 13, 1976.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Deed recorded in the office of the County Recorder of Washoe County, Nevada on November 23, 2005, as Document No. 3312069 of Official Records.

PARCEL 5:

A parcel of land situate within the Southeast quarter of Section 23, Township 21 North, Range 18 East, MDM, Washoe County, Nevada more particularly described as follows:

Beginning at a point on the Westerly right-of-way of Red Rock Road from which the Southeast corner of said Section bears South $01^{\circ}06'49''$ East a distance of 2301.37 feet;
thence departing said right-of-way North $89^{\circ}07'17''$ West a distance of 290.40 feet;
thence North $00^{\circ}52'43''$ East a distance of 250.00 feet;
thence South $89^{\circ}07'17''$ East a distance of 290.40 feet to a point on said right-of-way;
thence with said right-of-way South $00^{\circ}52'43''$ West a distance of 250.00 feet to the point of beginning.

Basis of bearings: North American Datum of 1983, Nevada State Plane West Zone. Ground distances hereon reflect grid distances multiplied by a scale factor of 1.000197939.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Washoe County, Nevada on March 4, 2004 as Document No. 3002372 of Official Records.

Assessor's Parcel Number(s):

087-390-13
087-390-10
086-232-31
086-203-05
087-390-11

Exhibit A (Revised 11-04-22)

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990 (11-09-18)**

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.

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 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, 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/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:

- a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Amount of Insurance shown in Schedule A or \$2,500.00 (<i>whichever is less</i>)	\$10,000.00
Covered Risk 18:	1% of Amount of Insurance shown in Schedule A or \$5,000.00 (<i>whichever is less</i>)	\$25,000.00
Covered Risk 19:	1% of Amount of Insurance shown in Schedule A or \$5,000.00 (<i>whichever is less</i>)	\$25,000.00
Covered Risk 21:	1% of Amount of Insurance shown in Schedule A or \$2,500.00 (<i>whichever is less</i>)	\$5,000.00

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

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.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - 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:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Amount of Insurance shown in Schedule A or \$2,500.00 (<i>whichever is less</i>)	\$10,000.00
Covered Risk 18:	1% of Amount of Insurance shown in Schedule A or \$5,000.00 (<i>whichever is less</i>)	\$25,000.00
Covered Risk 19:	1% of Amount of Insurance shown in Schedule A or \$5,000.00 (<i>whichever is less</i>)	\$25,000.00
Covered Risk 21:	1% of Amount of Insurance shown in Schedule A or \$2,500.00 (<i>whichever is less</i>)	\$5,000.00

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are 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) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;

- iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the 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 the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

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 at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, 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 at Date of Policy.
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, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B

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.

EXCEPTIONS FROM COVERAGE

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:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

- 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 at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
- 3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
- 4. Any encroachment, encumbrance, violation, variation, easement, 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 at Date of Policy.
- 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, material or equipment unless such lien is shown by the Public Records at Date of Policy.
- 7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

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 Core Title Group LLC, a Nevada limited liability company, to explain to you how we collect and use customer information.

Core Title Group LLC 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:

Core Title Group LLC 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:

Core Title Group LLC 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:

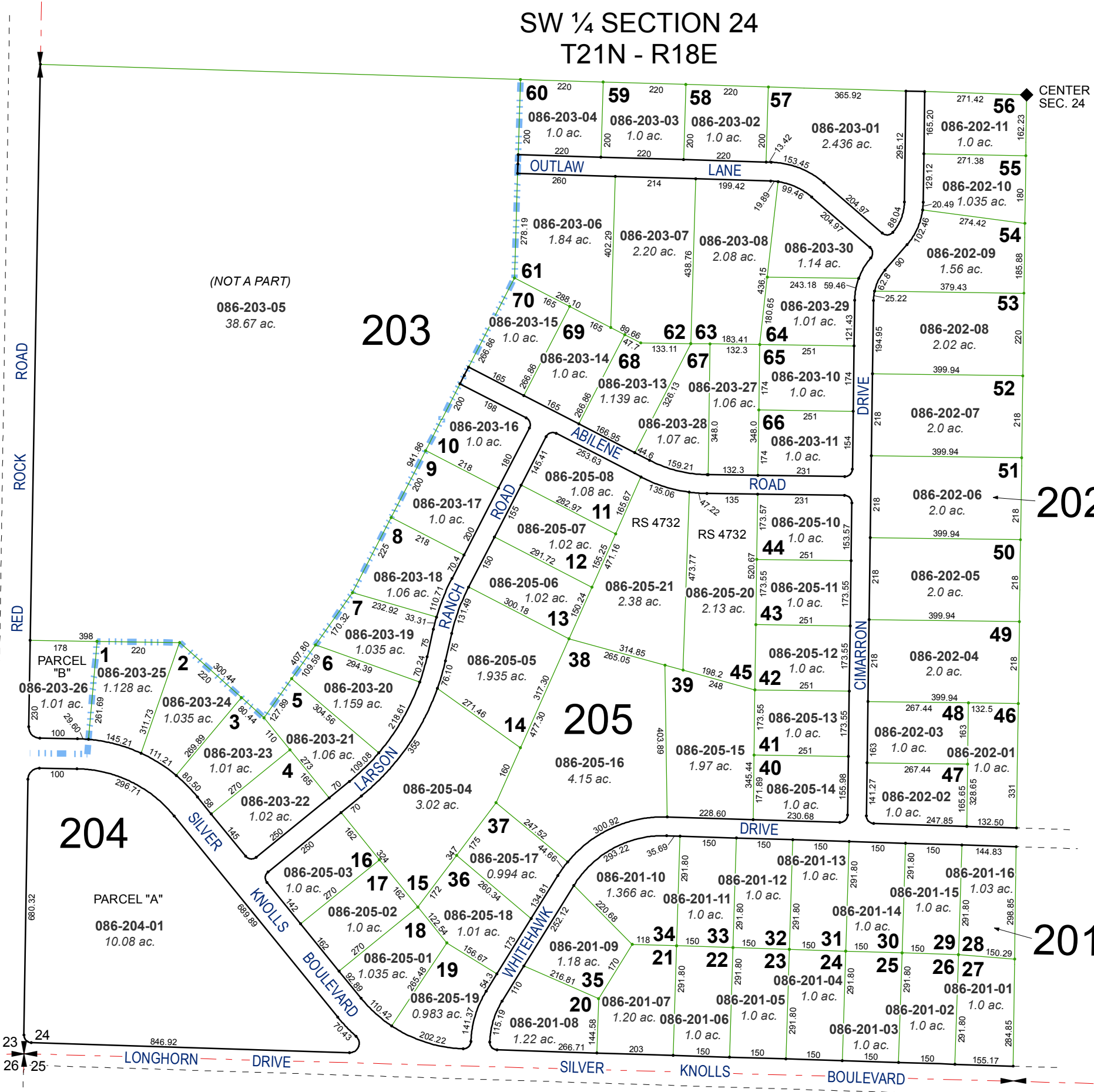
We restrict access to nonpublic information about you to our employees that need the information to provide products and services to you. We maintain physical, electronic and procedural safeguards that comply with the law to guard your nonpublic information. We reinforce Core Title Group LLC's privacy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

Core Title Group LLC, a Nevada limited liability company
Attention: Operations Manager
5310 Kietzke Lane, Ste 100
Reno, NV 89511

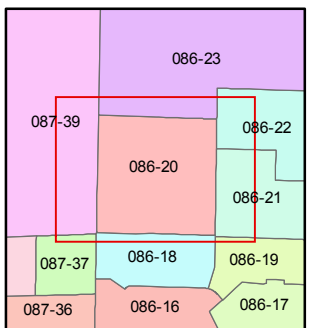
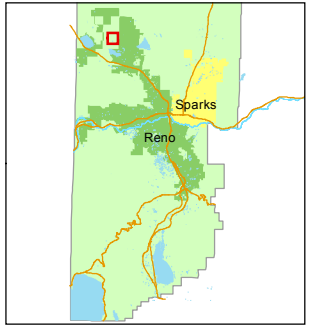
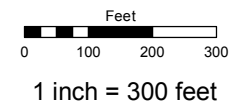
Core Title Group LLC, is an agent for Chicago Title Insurance, Westcor Land Title Insurance Company, First American Title Insurance Company, Fidelity National Title Insurance Company, Old Republic National Title Insurance Company, Commonwealth Land Title, and Stewart Title Guaranty Company. You may receive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

(#1017)
SILVER KNOLLS RANCHOS UNIT NO. 6-A
SW ¼ SECTION 24
T21N - R18E



Assessor's Map Number
086-20

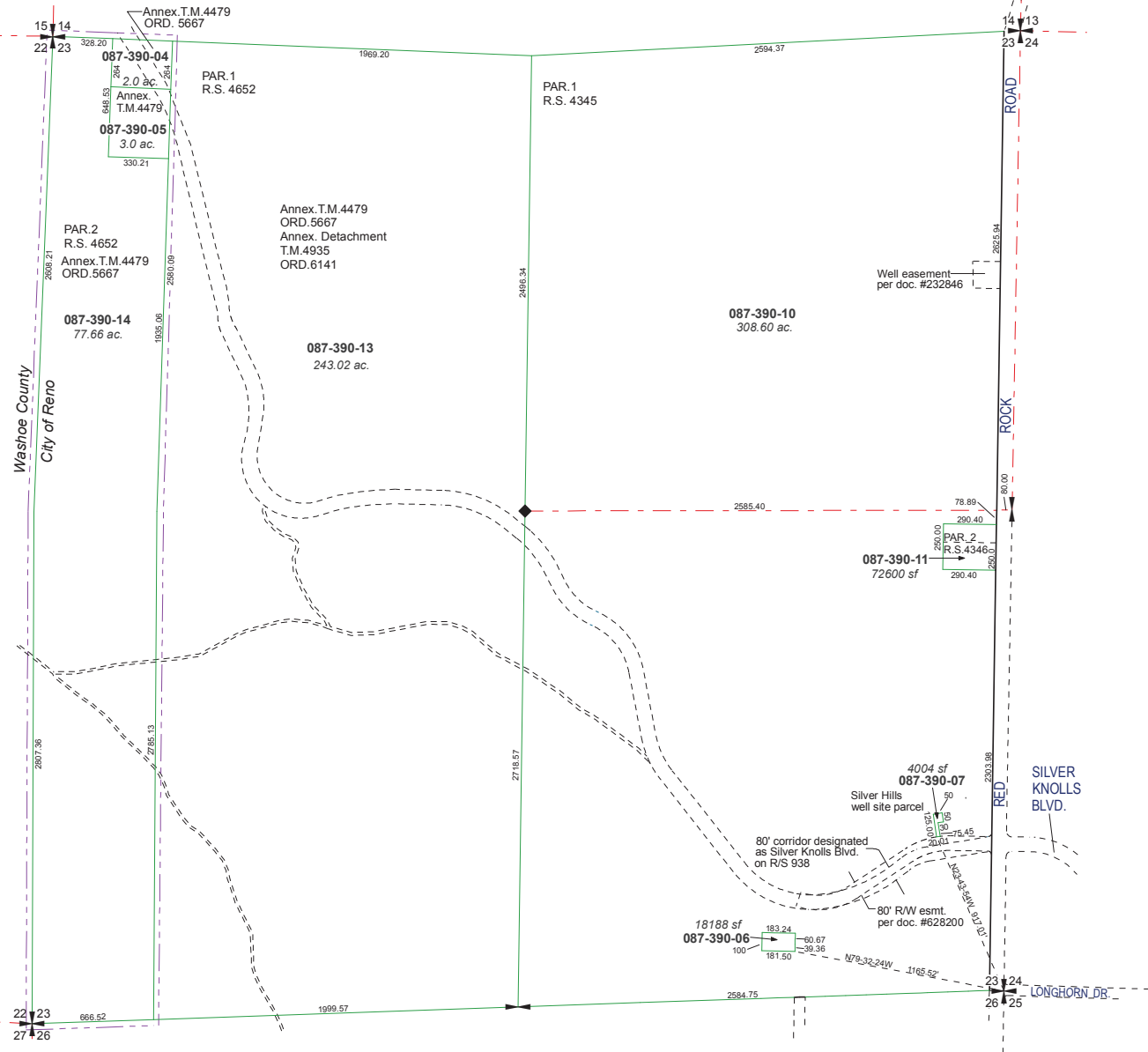
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



created by: EMG 11/18/2014
last updated: _____
area previously shown on map(s) _____
080-12

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the status of the land or the data delineated hereon.
WAB25-0003
EXHIBIT D

SECTION 23, T21N - R18E



Assessor's Map Number

087-39

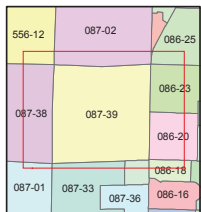
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



Feet
 0 75 150 300 450 600

1 inch = 600 feet



created by: CFB 04/15/2010

last updated:

area previously shown on map(s)

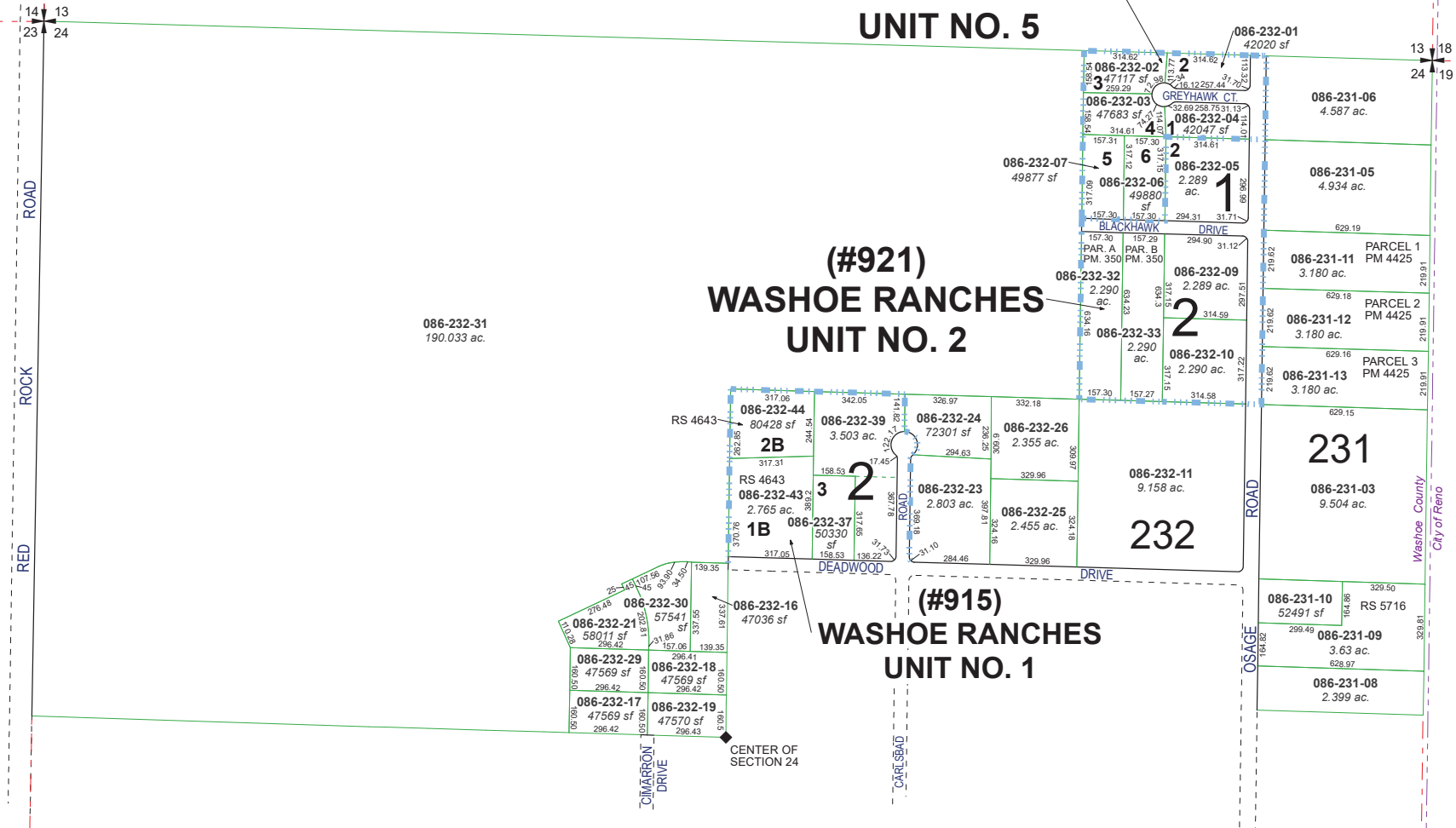
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

PORTION OF NORTH ½ OF SECTION 24
T21N - R18E

**(#1079)
WASHOE RANCHES
UNIT NO. 5**

**(#921)
WASHOE RANCHES
UNIT NO. 2**

**(#915)
WASHOE RANCHES
UNIT NO. 1**

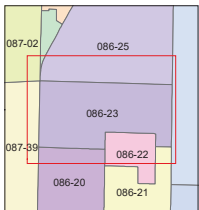
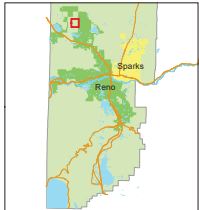


Assessor's Map Number
086-23

STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 100 200 300 400
1 inch = 400 feet



created by: EMG 11/18/2014
updated: SR 02/09/23

area previously shown on map(s):
080-08

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Owner Information				Building Information		XFOB	SUBAREA
APN	087-390-10		Card 1 of 1		Bld #1 Situs	11305 RED ROCK RD	Property Name
Situs 1	11305 RED ROCK RD WASHOE COUNTY NV 89508		Bld #				Building Type
Owner 1	LIFESTYLE HOMES TND LLC				Stories		2nd Occupancy
Mail Address	4790 CAUGHLIN PKWY # 519 RENO NV 89519			Year Built	0	WAY	0
				Bedrooms	0	Square Feet	
Parcel Information				Full Baths	0	Finished Bsmt	0
				Half Baths	0	Unfin Bsmt	0
				Fixtures		Basement Type	
				Fireplaces	0	Gar Conv Sq Feet	0
				Heat Type		Total Garage Area	0
				2nd Heat Type		Garage Type	
				Exterior Walls		Detached Garage	0
				2nd Ext Walls		Basement Gar Door	0
				Roof Cover		Sub Floor	
				% Complete	0	Frame	
				Obso/Bldg Adj	0	Units/Bldg	0
				Construction Modifier		Units/Parcel	0
				Keyline Desc	RS 4345 LT 1		
Subdivision	_UNSPECIFIED						
	Section	Township 21	Range 18				
Record of Survey Map 4345 : Parcel Map# : Sub Map#							
Special Property Code							
2025 Tax District	4000	Prior APN	087-390-09				
2024 Tax District	4000	Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied				

Land Information						LAND DETAILS	
Land Use	120	DOR Code	120	Sewer	None	Neighborhood	GCLZ GC Neighborhood Map
Size	13,442,616 SqFt	Size	308.6 Acres	Street	Paved	Zoning Code	SP
CAGC	-	Water	None				

Sales and Transfer Records						RECORDER SEARCH		
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
LIFESTYLE HOMES TND LLC	LIFESTYLE HOMES TND LLC	3002372	BLA	03-04-2004	400	0	3NTT	

Valuation Information ⚠ The 2025/2026 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2025/26 NR	1,234,400	0	0	0		1,234,400	432,040	0	432,040	0
2025/26 VN	1,234,400	0	0	0		1,234,400	432,040	0	432,040	0
2024/25 FV	1,234,400	0	0	0	318,307	1,234,400	432,040	0	432,040	0

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



All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 02-05-2025

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.gov

OWNER’S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, LIFESTYLE HOMES TND, LLC, A NEVADA LIMITED LIABILITY COMPANY ARE THE OWNER(S) OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278, AND THAT THE STREETS, AVENUES, HIGHWAYS AND ALL APPURTENANCES THERETO AS SHOWN HEREON ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND HEREBY GRANTS TO ALL PUBLIC UTILITIES, TRUCKEE MEADOWS WATER AUTHORITY, CHARTER COMMUNICATIONS AND WASHOE COUNTY, THE PERMANENT EASEMENTS SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOREVER. THE WATER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO TRUCKEE MEADOWS WATER AUTHORITY. THE OWNER AND IT’S ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN THE PROPERTY OF THE PRESENT OWNER.

LIFESTYLE HOMES TND, LLC, A NEVADA LIMITED LIABILITY COMPANY

ROBERT J. LISSNER, MANAGER

NOTARY CERTIFICATION

STATE OF NEVADA)
) :SS.
COUNTY OF WASHOE)

ON THIS _____ DAY OF _____, 202____, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE SAID STATE AND COUNTY, ROBERT J. LISSNER AS MANAGER OF LIFESTYLE HOMES TND, LLC, A NEVADA LIMITED LIABILITY COMPANY PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND; AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED EXCEPT FOR DOCUMENT NO. _____

STEWART TITLE COMPANY

BY: _____ DATE: _____

PRINTED NAME & TITLE

UTILITY COMPANIES CERTIFICATE:

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

SIERRA PACIFIC POWER COMPANY, DBA NV ENERGY DATE: _____

PRINT NAME & TITLE

NEVADA BELL TELEPHONE COMPANY, DBA AT&T NEVADA DATE: _____

PRINT NAME & TITLE

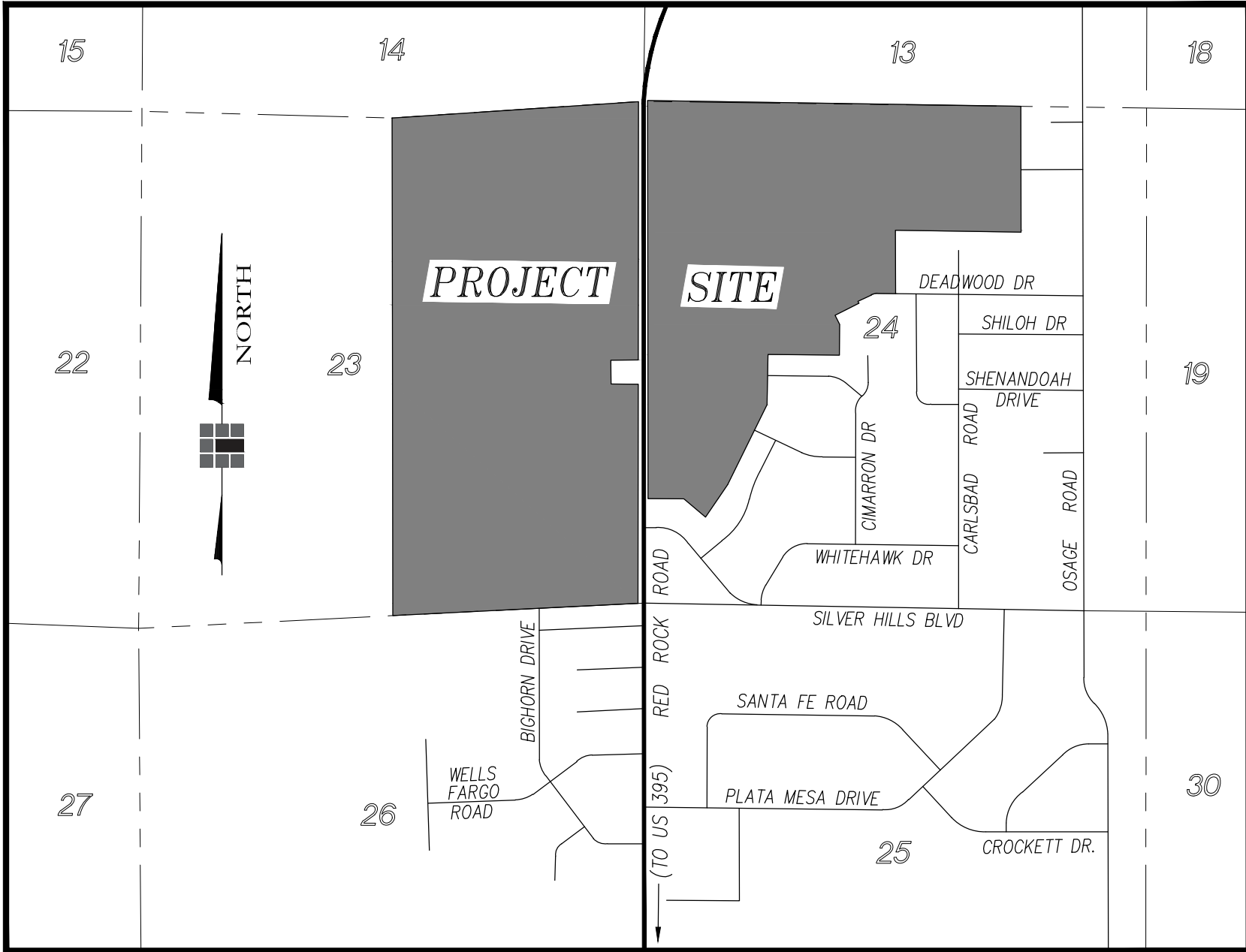
CHARTER COMMUNICATIONS DATE: _____

PRINT NAME & TITLE

TRUCKEE MEADOWS WATER AUTHORITY DATE: _____

PRINT NAME & TITLE

DEDICATION MAP
FOR
RED ROCK ROAD AND
SILVER HILLS PARKWAY



VICINITY MAP

NOT TO SCALE

NOTES:

- 1) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 2) PUBLIC UTILITY EASEMENTS INCLUDE THE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
- 3) PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10’ IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY AND 5’ IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES.
- 4) A 10’ PUBLIC UTILITY, TRAFFIC CONTROL SIGNAGE AND PLOWED SNOW STORAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY AND THE 10’ PLOWED SNOW STORAGE EASEMENT IS FOR PLOWED SNOW FROM STREET RIGHT-OF-WAY ONLY.
- 5) THE SIDEWALKS WITHIN THE 11’ PEDESTRIAN ACCESS EASEMENT GRANTED HEREON SHALL BE MAINTAINED BY THE HOME OWNER’S ASSOCIATION.
- 6) NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT HAS BEEN ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- 7) TRUCKEE MEADOWS WATER AUTHORITY IS HEREBY GRANTED A BLANKET WATER FACILITY EASEMENT WITHIN ALL STREETS OFFERED FOR DEDICATION AND WILL REMAIN UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED FOR DEDICATION.
- 8) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT 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.
- 10) THE PROPERTY SHOWN ON THIS PLAT IS ENTIRELY WITHIN FEMA FLOOD ZONE “X” (UNSHADED), OTHER AREAS, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ON FLOOD INSURANCE RATE MAP No. 32031C2825H WITH A MAP REVISED DATE OF JUNE 18, 2013. HOWEVER, ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITH OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- 11) THE OWNERS OF PARCELS CREATED BY THIS PLAT SHALL NOT PROTEST THE FORMATION OF A STORM WATER UTILITY DISTRICT, FLOOD CONTROL DISTRICT, SPECIAL ASSESSMENT DISTRICT OR OTHER FUNDING MECHANISM WHICH APPROVED AND CREATED FOR THE PURPOSE OF STORM WATER AND/OR FLOOD WATER MANAGEMENT.
- 12) THE TEMPORARY TURN AROUND EASEMENT GRANTED HEREON SHALL AUTOMATICALLY TERMINATE UPON DEDICATION OF FUTURE STREETS.

TAX CERTIFICATE

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

APN: 086-203-05, 086-232-31 AND 087-390-10

WASHOE COUNTY TREASURER

BY: _____ DATE: _____
DEPUTY TREASURER

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 _____

COMMUNITY SERVICES CERTIFICATE

THIS DEDICATION TRACT MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2022, BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR STREETS, AVENUES, DRIVES, COURTS, OPEN SPACE, HIGHWAYS, SEWER FACILITIES IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

RELLY MULLIN, _____ DATE _____
PLANNING AND BUILDING DIRECTOR

COUNTY SURVEYOR’S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT CONSISTING OF 5 SHEETS, AND THAT I AM SATISFIED SAID PLAT IS TECHNICALLY CORRECT AND THAT AN ADEQUATE PERFORMANCE GUARANTEE HAS BEEN FILED GUARANTEEING THE MONUMENTS AS SHOWN HEREON WILL BE SET BY _____

WAYNE HANDROCK, PLS
NEVADA CERTIFICATE NO. 20464
WASHOE COUNTY SURVEYOR

SURVEYOR’S CERTIFICATE

I, DANIEL A. BIGRIGG, 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 LIFESTYLE HOMES TND, LLC A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE EAST 1/2 OF SECTION 23 AND THE NORTH 1/2 AND SOUTHWEST 1/4 OF SECTION 24, T21N, R18E, MDM, AND THE SURVEY WAS COMPLETED ON OCTOBER 27, 2022.
3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY _____ AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



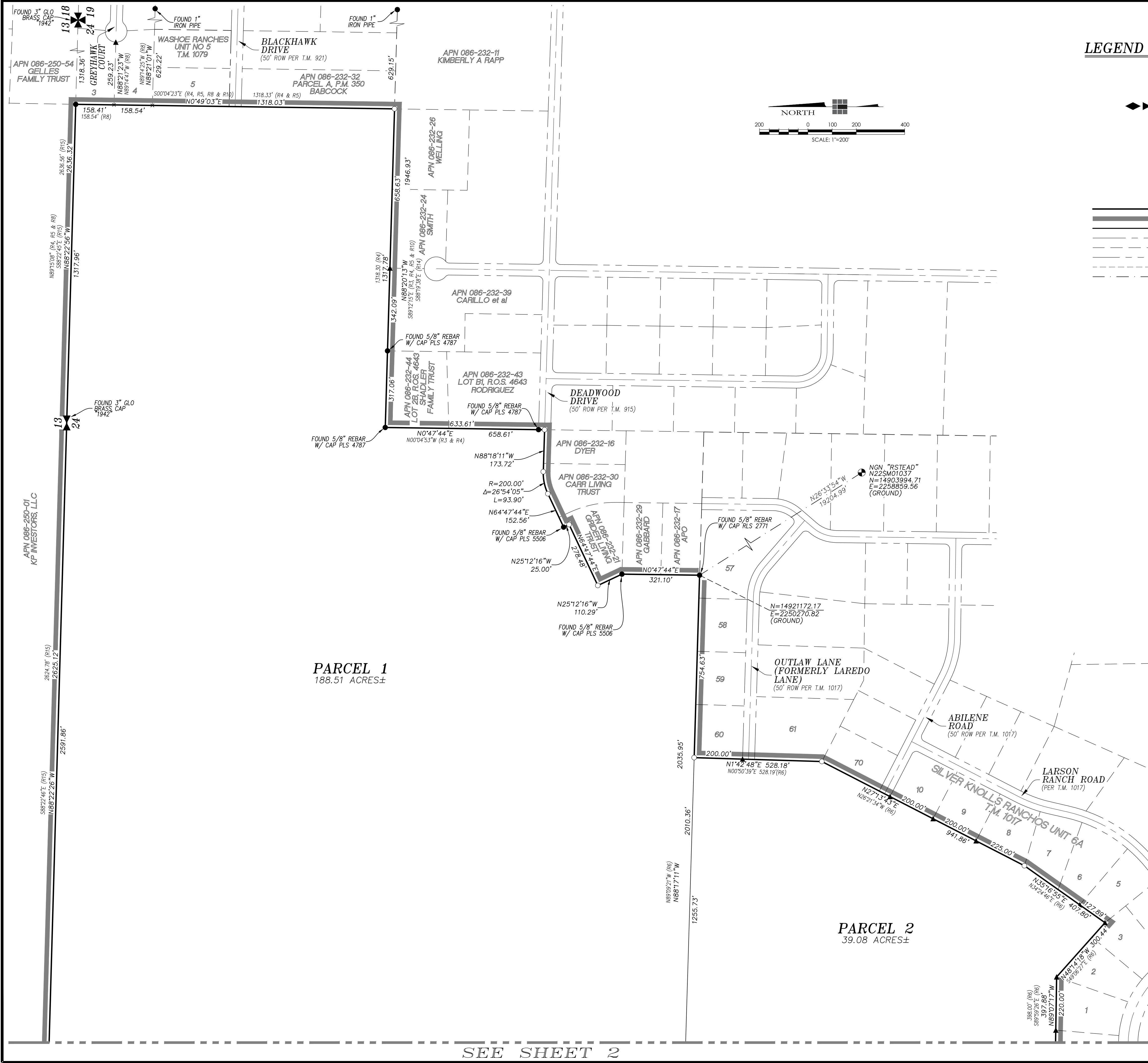
DANIEL A. BIGRIGG, P.L.S.
NEVADA CERTIFICATE NO. 19716

4/2/2024

DEDICATION MAP
FOR
**RED ROCK ROAD AND
SILVER HILLS PARKWAY**
BEING PORTIONS OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 3198755,
THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 3576371 &
ADJUSTED PARCEL 1 PER R.O.S. 4345
SITUATE WITHIN THE EAST 1/2 OF SECTION 23 &
THE NORTH 1/2 AND SOUTHWEST 1/4 OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 18 EAST, M.D.M.
COUNTY OF WASHOE STATE OF NEVADA

CHRISTY
CORPORATION
1000 Kiley Pkwy | Sparks Nevada 89436
775.502.8552 christynv.com

SHEET
1
OF
5



LEGEND

●

FOUND 5/8" REBAR
UNLESS OTHERWISE NOTED

▲

FOUND 1/2" REBAR

×

DIMENSION POINT—NOTHING FOUND OR SET

✱

FOUND PLSS CORNER AS NOTED

○

NGN GPS STATION

○

SET 5/8" REBAR W/ CAP "PLS 19716"
OR CURB SCRIBE ON PROPERTY LINE EXTENDED

○

SET STANDARD STREET CENTERLINE MONUMENT

○

P.U.E. PUBLIC UTILITY EASEMENT

○

P.M. PARCEL MAP

○

T.M. TRACT MAP

○

R.O.S. RECORD OF SURVEY

○

S.F. SQUARE FEET

○

(R) RADIAL BEARING

D.A.

DEDICATION AREA

—

PROJECT BOUNDARY

—

GRAPHIC BORDER

—

PRIVATE RIGHT OF WAY

—

CENTERLINE

—

ADJACENT PARCEL

—

ADJACENT RIGHT OF WAY

—

EASEMENT

—

TIE



4/2/2024

DEDICATION MAP
FOR
**RED ROCK ROAD AND
SILVER HILLS PARKWAY**
BEING PORTIONS OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT
NO. 3198755, THE PARCEL OF LAND DESCRIBED IN DOCUMENT
NO. 3576371 & ADJUSTED PARCEL 1 PER R.O.S. 4345
SITUATE WITHIN THE EAST 1/2 OF SECTION 23 &
THE NORTH 1/2 AND SOUTHWEST 1/4 OF SECTION 24,
TOWNSHIP 21 NORTH, RANGE 16 EAST, M.D.M.
COUNTY OF WASHOE STATE OF NEVADA

CHRISTY

CORPORATION

1000 Kiley Pkwy | Sparks Nevada 89436

775.502.8552 christynv.com

SHEET

3

OF

5

APNs: 087-390-10

When recorded return to:
Washoe County Engineering Division
1001 E. Ninth Street
Reno, Nevada 89512
Attn: Robert Wimer
WABU_____

RESOLUTION AND ORDER OF ABANDONMENT

WHEREAS, the Washoe County Planning Commission did receive a petition to abandon a portion of Red Rock Road as quitclaimed to Washoe County per Deed Document No. 411386 recorded April 8, 1964 in Deed Records of Washoe County, Nevada. The area is designated Specific Plan Area in Washoe County Zoning and is situated within the East One-Half (E 1/2) of Section Twenty-Three (23), Township Twenty-One (21) North, Range Eighteen (18) East, Mount Diablo Base and Meridian, and

WHEREAS, pursuant to NRS 244.276 and 278.480 the County of Washoe has the power to vacate the roadway easement, and

WHEREAS, existing public utility and drainage easements shall remain: and

WHEREAS, upon evidence presented by the County Engineer and other interested persons, the Washoe County Planning Commission finds 1) that the public will not be materially injured by the proposed abandonment: and 2) that the abandonment is in the best interests of the County: and 3) the Planning Commissioners gave reasoned consideration to information presented: and

WHEREAS, the Washoe County Planning Commission ordered on _____, the abandonment of the abovementioned roadway easements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE WASHOE COUNTY PLANNING COMMISSION that the following described portions of roadway be abandoned and that this Order of Abandonment be recorded in the Office of the Washoe County Recorder pursuant to NRS 278.480.

See attached: Exhibit A Descriptions, Roadway and Drainage Easement Abandonment
Exhibit A-1 Map to Accompany Description for Abandonment

RESOLUTION AND ORDER OF ABANDONMENT 087-390-10, CONTINUED

WASHOE COUNTY PLANNING COMMISSION
WASHOE COUNTY, NEVADA

By: _____
FRANCINE DONSHICK, Chair

Date

ATTEST:

TREVOR LLOYD
Secretary to the Planning Commission

EXHIBIT "A"
LEGAL DESCRIPTION FOR
ROADWAY ABANDONMENT AREAS

All that certain real property situate within the East One-Half (E 1/2) of Section Twenty-Three (23), Township Twenty-One (21) North, Range Eighteen (18) East, Mount Diablo Base and Meridian, Washoe County, Nevada, being portions of Rock Road as quitclaimed to Washoe County per Deed Document No. 411386 recorded April 8, 1964 in Deed Records of Washoe County, Nevada, being more particularly described as follows:

ABANDONMENT AREA 1

COMMENCING at the Northeast corner of said Section 23 as marked by a 5/8" rebar, also being the Northeast corner of said Rock Road as quitclaimed to Washoe County per Deed Document No. 411386;

THENCE departing said Northeast corner and along the North line of said Section 23 and the North boundary of said Rock Road per Deed Document No. 411386, South 87°03'14" West, 65.11 feet to the beginning of a non-tangent curve to the left being the **POINT OF BEGINNING**;

THENCE departing said North line and boundary and along the following three (3) courses:

- 1) from a tangent which bears South 02°57'09" West, 42.71 feet along a 1269.00 foot radius curve through a central angle of 01°55'41";
- 2) South 01°01'28" West, 651.77 feet;
- 3) South 02°03'58" West, 604.64 feet to the West boundary of said Rock Road per Deed Document No. 411386, being on the East boundary of Adjusted Parcel 1 as shown on Record of Survey No. 4345 recorded March 4, 2004 as File No. 3002373 in the Official Records of Washoe County, Nevada;

THENCE along said West boundary of Rock Road per Deed Document No. 411386 and said East boundary of Adjusted Parcel 1, North 00°52'40" East, 1297.97 feet to the aforementioned North line of said Section 23 and the Northwest corner of said Rock Road per Deed Document No. 411386, being the Northeast corner of said Adjusted Parcel 1;

THENCE departing said common corner and along said North section line and the North line of said Rock Road per Deed Document No. 411386, North 87°03'14" East, 15.07 feet to the **POINT OF BEGINNING**.

Containing 13,117 square feet of land more or less.

See Exhibit A-1, attached hereto and made a part hereof.

ABANDONMENT AREA 2

All that certain real property situate within the East One-Half (E 1/2) of Section Twenty-Three (23), Township Twenty-One (21) North, Range Eighteen (18) East, Mount Diablo Base and Meridian, Washoe County, Nevada, being portions of Rock Road as quitclaimed to Washoe County per Deed Document No. 411386 recorded April 8, 1964 in Deed Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the East angle point of Adjusted Parcel 1 as shown on Record of Survey No. 4345 recorded March 4, 2004 as File No. 3002373 in the Official Records of Washoe County, Nevada, being on the center section line of said Section 23 and the West right-of-way of Red Rock Road per Deed Document No. 411386;

THENCE departing said angle point and along said East boundary of Adjusted Parcel 1 and said West right-of-way, North 00°52'40" East, 196.93 feet;

THENCE departing said common boundary and along the following three (3) courses:

- 1) South 00°40'22" East, 273.40 feet;
- 2) South 01°01'28" West, 2.52 feet;
- 3) North 89°07'17" West 7.39 feet to the Northeast corner of Adjusted Parcel 2 per said Record of Survey No. 4345 being on the aforementioned West right-of-way of Red Rock Road;

THENCE departing said Northeast corner and along the aforementioned East boundary of Adjusted Parcel 1 and said West right-of-way North 00°52'43" East, 78.89 feet to the **POINT OF BEGINNING**.

Containing 1,030 square feet of land, more or less.

See Exhibit A-1, attached hereto and made a part hereof.

ABANDONMENT AREA 3

All that certain real property situate within the Southeast One-Quarter (SE 1/4) of Section Twenty-Three (23), Township Twenty-One (21) North, Range Eighteen (18) East, Mount Diablo Base and Meridian, Washoe County, Nevada, being portions of Rock Road as quitclaimed to Washoe County per Deed Document No. 411386 recorded April 8, 1964 in Deed Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the Northeast corner of Adjusted Parcel 2 as shown on Record of Survey No. 4345 recorded March 4, 2004 as File No. 3002373 in the Official Records of Washoe County, Nevada, being on the West right-of-way of Red Rock Road per Deed Document No. 411386;

THENCE departing said Northeast corner and said West right-of-way and along the following three (3) courses:

- 1) South 89°07'17" East, 7.39 feet;
- 2) South 01°01'28" West, 250.00 feet;
- 3) North 89°07'17" West, 6.76 feet to the Southeast corner of said Adjusted Parcel 2 and said West right-of-way of Red Rock Road;

THENCE departing said Southeast corner and along the East boundary of said Adjusted Parcel 2 and said West right-of-way, North 00°52'43" East, 250.00 feet to the aforementioned Northeast corner of Adjusted Parcel 2 and the **POINT OF BEGINNING**.

Containing 1,769 square feet of land, more or less.

See Exhibit A-2, attached hereto and made a part hereof.

ABANDONMENT AREA 4

All that certain real property situate within the Southeast One-Quarter (SE 1/4) of Section Twenty-Three (23), Township Twenty-One (21) North, Range Eighteen (18) East, Mount Diablo Base and Meridian, Washoe County, Nevada, being portions of Rock Road as quitclaimed to Washoe County per Deed Document No. 411386 recorded April 8, 1964 in Deed Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of Adjusted Parcel 2, being on the East boundary of Adjusted Parcel 1, both shown on Record of Survey No. 4345 recorded March 4, 2004 as File No. 3002373 in the Official Records of Washoe County, Nevada, being on the West right-of-way of Red Rock Road per Deed Document No. 411386;

THENCE departing said corner and said boundaries and along the following four (4) courses:

- 1) South 89°07'17" East, 6.76 feet;
- 2) South 01°01'28" West, 725.53 feet to the beginning of a tangent curve to the right;
- 3) 59.63 feet along the arc of a 1051.00 foot radius curve through a central angle of 03°15'03";
- 4) South 04°16'13" West to the aforementioned West right-of-way of Red Rock Road and East boundary of Adjusted Parcel 1;

THENCE along said common boundary, North 00°52'43" East, 862.64 feet to the aforementioned Southeast corner of said Adjusted Parcel 2 and the **POINT OF BEGINNING**.

Containing 4,690 square feet of land, more or less.

See Exhibit A-2, attached hereto and made a part hereof.

The basis of bearings for this description is identical to said Record of Survey No. 4345.

Prepared by:
Christy Corporation
1000 Kiley Parkway
Sparks, Nevada 89436

Daniel A. Bigrigg, P.L.S.
Nevada Certificate No. 19716

