



**PICKLEBALL FACILITY
ADMINISTRATIVE PERMIT**

PREPARED FOR

LUCKY STAR GOLF, LLC

PREPARED BY:



WITH:



OCTOBER 8, 2020

PROJECT: 88-004.89

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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

2. What section of the Washoe County code requires the Administrative permit required?

3. What currently developed portions of the property or existing structures are going to be used with this permit?

4. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

5. Is there a phasing schedule for the construction and completion of the project?

6. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

7. What are the anticipated beneficial aspects or effect your project will have on adjacent properties and the community?

8. What will you do to minimize the anticipated negative impacts or effect your project will have on adjacent properties?

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

10. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

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11. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

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12. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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14. Utilities:

a. Sewer Service	
b. Water Service	

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

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

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Appendix A

- Project Narrative

Project Narrative - Table of Contents

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 Assessors Information for 152-021-03

 Vesting Deed with Legal Description

 Proof of Property Tax Payment

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 Full Size Maps



Project Narrative

Property Location/Site Area

The Club at ArrowCreek (TCAC) clubhouse is located at 2905 E. Arrowcreek Parkway, approximately 3,000 feet north of the ArrowCreek Guard House entry to the gated community. The subject property is a 149.06+/- acre parcel (APN 152-021-03) that houses the clubhouse, golf practice facilities, a pool, and some of the golf holes associated with the two 18-hole golf courses offered by TCAC. The proposed site for the pickleball facility is on a portion of the primary club parcel (APN 152-021-03), but only includes 73,300+/- s.f. (1.68+/- acres) of the 149.06+/- acre subject parcel. The proposed pickleball Development Site Area is located approximately 2,400 feet northwest of the existing clubhouse building and 650 +/- feet south of the intersection of Alpine Frost Court and W. Arrowcreek Parkway. A vicinity map is provided in the following page that shows the site area location associated with this application.

Project Overview

TCAC is located within the ArrowCreek Master Planned Community at the western end of ArrowCreek Parkway in Southwest Reno. The Arrowcreek master planned community was originally approved under the name Southwest Pointe in 1999 and was initially designed and approved to have 1,090 single family lots, two 18-hole golf courses with a and other amenities.

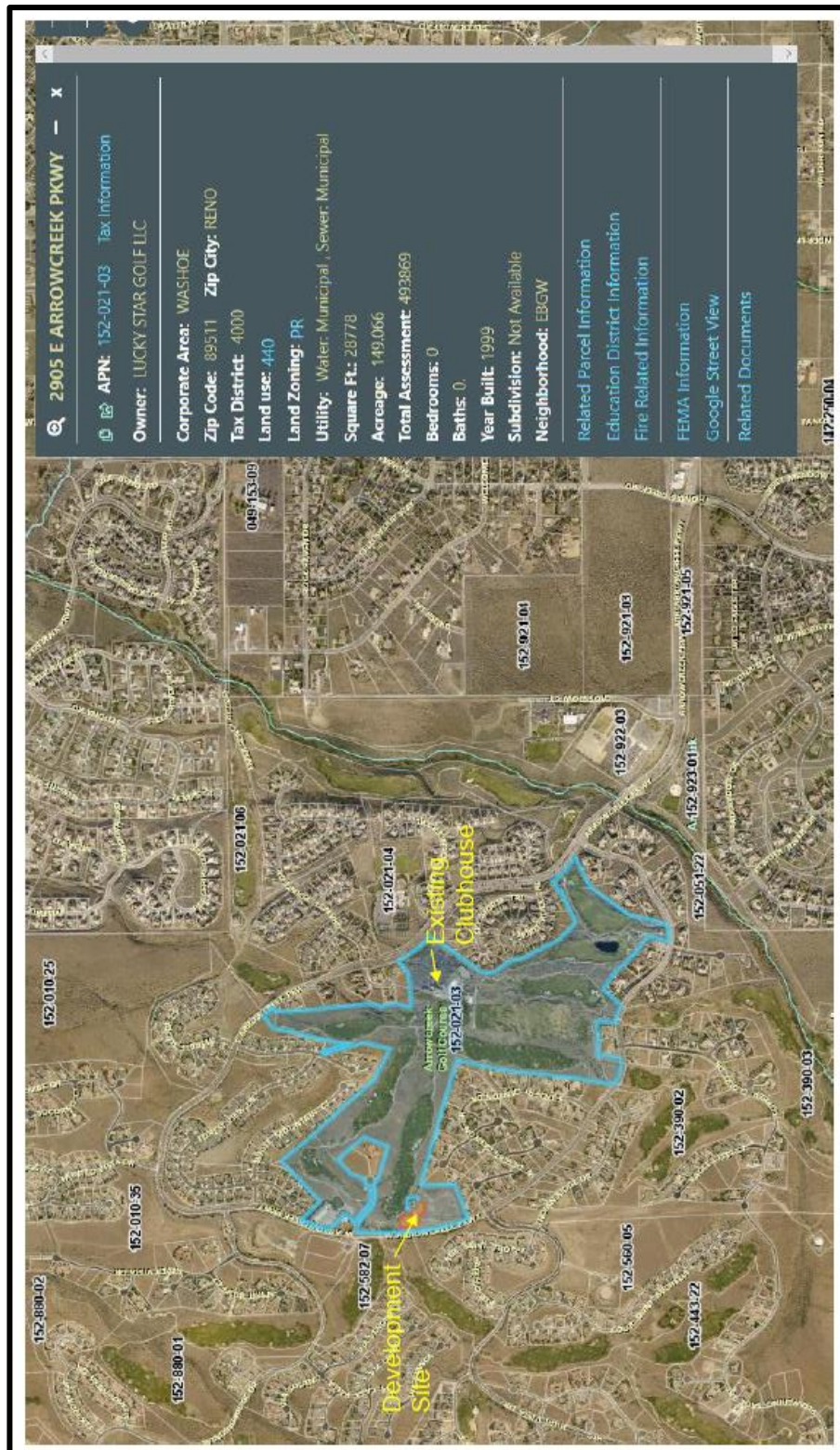
In 2018, TCAC embarked on an expansion and improvement plan to the clubhouse and golf course facilities with improvements to the golf practice areas behind the clubhouse building, expansion of the clubhouse, addition of a pool building and deck with improved cooking facilities near the pool and a pickleball facility. These approvals were granted through a series of special use permit, administrative permits and a zone change (changing the subject parcel to PR zoning) to allow for the varied uses that the club offers and wished for expansion and better service to their members. The approvals for all these improvements and additions were granted under the following Washoe County cases: WSUP18-0016; WSUP18-0020; WADMIN18-0015; and WRZA18-0009.

The Pickleball Facility was approved as part of the application that contained WSUP18-0020 and WADMIN18-0015 that allowed for expansion of the clubhouse facilities and offerings within and around the clubhouse. This included a 7,000 s.f. pickleball building to be located near the southeastern corner of the clubhouse, within the existing parking lot. After approval of the application, the location of the pickleball facility was questioned by the property owner in that it would have some view impact to some of the neighbors to the south, and it would take away some of the preferred member parking spaces. As such, an alternative location was sought for consideration. The site that was ultimately chosen is provided within this application package. It is necessary to revisit part of the Administrative Permit that had previously been decided for this facility as the location has changed. Indoor Sports and Recreation uses are allowed with the approval of an Administrative Permit.

THE CLUB AT ARROWCREEK - PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT

Figure 1 – Vicinity Map



Project Request

This Administrative Permit request is for a 9,000+/- s.f. pickleball building, associated parking, and landscaping. There are a couple areas of grading that need to be covered under this permit and the grading aspects were discussed with county staff prior to submittal of the application and it was identified that these grading aspects could be covered under the Administrative Permit process since a permit

Grading – the preliminary grading plan provided with this application identifies that there 4,983+/- CY of net cut to finish grade that will be necessary for the site preparation for the project. Through review of the cut and fill map, it was not identified that any of the volume of depth thresholds in Article 438 would be exceeded with the plan. However, there are a few, man-made 30% or steeper slopes that will be impacted with the grading and improvements for the parking lot and drop-off area. As such, this aspect of the plan would need consideration and review through this administrative permit process. The areas of 30%+ slope that will be impacted can be seen in the Slope Analysis Map provided in Appendix C with this application.

The section of Article 438 that needs consideration and review as part of this application is 110.438.35(a)(3) – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper). There are small areas of 30% plus sloped and within the parking lot and drop-off area that technically meet this threshold for review. They are very minor in overall size as there is only 669+/- s.f. of 30%+ slopes on the entire development site area.

Signage

Part of the proposed improvements will include a monument sign to provide appropriate directional guidance to the facility. Signage for the project has not yet been designed but will meet the requirements contained in Article 505 (Sign Regulations) of the Washoe County Development Code. Below are two photographic examples of signage that is currently used at TCAC for project entry and directional signage. Final signage design for this project is anticipated to closely follow this style or be complementary.



Lighting

Lighting will be provided to meet safety requirements for users of the facility, and for public safety and policing. Lighting will be provided as wall lighting on the pickleball building to help to illuminate project entries, walkway and to provide nighttime shadowing and architectural highlighting of the building. Additionally, site and parking lot lighting will be provided with modest height light standards to meet the requirements for safety and policing in the parking lot and walkways to and from the building. Site lighting will include light standards that will have a maximum height of between 15 and 20 feet and will provide downlighting to minimize light spillover or glare. Additionally, bollard lighting may also be used to light pedestrian path areas to and from the building, similar to the lighting package that is included in the clubhouse. Some of the lighting (not necessary for policing visibility) could be placed on motion sensors such that lighting is kept to a minimum during non-operational hours.



Parking

The Washoe County development Code Article 410 identifies that the parking requirement/ratio for Indoor Sports and Recreation uses is 5 spaces per 1,000 s.f. and 1 space per each employee on the largest shift. The 9,000+/- s.f. pickleball facility requires 45 spaces and it is anticipated that the typical peak shift employees needed to assist pickleball playing members would be 1. The total parking requirement for this facility is 46. Two of the parking spaces must be provided as accessible parking. These overall parking requirements are met as is the requirement for accessible parking.

TCAC offers golf cart access and parking of carts at the clubhouse and will also provide cart parking at this facility. There is a defined cart parking area north of the pickleball building, on the north side of the driveway. Some members that live within the Arrowcreek community drive their private golf carts to and from the clubhouse for their golf rounds, social activities, dining, or other events. This opportunity will also exist with the pickleball facility.

Landscaping

A preliminary landscape plan is provided with this application. The total amount of landscape area provided on the Development Site Area is 30,576+/- s.f. (+/-41% of the site). This amount of landscape provided significantly exceeds the code minimum requirement for the Development Site Area. Additionally, it should be understood that the preponderance of the project parcel (149.06+/- acres) is provided as a golf course, with natural landscape or ornamental landscaping (around the clubhouse facility, pool facility and golf

practice areas) and this overall parcel greatly exceeds the requirements for landscaping set for in the Washoe County Development Code.

Solid Waste Disposal

All solid waste will be transported from the pickleball facility to the clubhouse where trash facilities for pickup exist. This is similar to what is done with garbage from cans and collection buckets at golf holes and on-course bathrooms. It is specifically requested that a trash enclosure and trash collection not be required at this facility as garbage can be handled at the appropriate central location of the clubhouse, as already occurs for the other uses on the subject parcel.

Traffic

A 7,000 s.f. indoor pickleball facility with 4 courts was previously reviewed as part of the clubhouse expansion project in 2018 (WSUP18-0020/WADMIN18-0015) by Solaegui Engineers. The Traffic Letter (provided in Appendix C) that was prepared for this previous project, inclusive of the 4 court indoor pickleball facility, concluded that the net peak hour traffic volume increase was not large enough to trigger the need for a full traffic study, per Washoe County policy. Given that the currently proposed facility was previously included in a review of traffic for TCAC Clubhouse Expansion and Pickleball Facility project and this currently proposed facility is only a relocation from the previously approved site (near the clubhouse), the applicant believes that traffic for this facility has already been reviewed and accepted with the previous application approval.

Existing Utilities Facilities and Easements

The Development Site Area possesses a few utility easements that include an overhead powerline easement for the benefit of NV Energy (Doc No. 1607389), two TMWA easements for waterlines, access to a pump station, and for the location and access to a monitoring well (Doc No's.2151624 and 4862776), and a common area maintenance easement to the Arrowcreek HOA for a detention basin (Doc No. 2342737). Each of these easements and the facilities that are existing or allowed under the easement language has been considered and accommodations made with the preliminary site planning and grading or if the site plan and grading does not impact the uses provided for in the easement. A copy of each of the above-noted easement documents are provided in Appendix D of this application.

Overhead Powerline Easement (NV Energy) - Discussions with NV Energy have commenced and it is recognized by the application that the establishment of a Transmission Use Agreement will be necessary to ultimately allow for the proposed parking lot and drop-off lane that are part of the site. The applicant will continue to work with NV Energy to get an appropriate, acceptable agreement in place. It is understood that verification of such an agreement may become a condition of approval for this project through the administrative permit process.

TMWA Easements – The site plan has been designed to work with the facilities and access requirements that are in place per the two easements that TMWA holds on the property. The applicant's representative has made initial contact with TMWA and provided a conceptual plan for TMWA staff review and initial

comments, and a follow-up meeting has been scheduled for shortly after submittal of this application to Washoe County. The applicant remains committed to working with TMWA to make sure that their allowed facility and access rights established under these easement documents remains either protected and open or improved.

Master Plan and Zoning

Master Plan – The subject parcel is master planned Rural Residential (RR), and the Southwest Truckee Meadows Area Plan identifies properties to be within the ArrowCreek Wildland Transition Suburban Character Management Area (AWTSCMA).

Zoning – The subject parcel was recently rezoned to Parks and Recreation (PR) and that zoning designation is allowed under both the master plan designation of RR and the SWTMAP designation of AWTSCMA.

An Existing Master Plan and Zoning Exhibit is provided on the following two pages.

THE CLUB AT ARROWCREEK - PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT

Figure 2 – Master Plan Exhibit

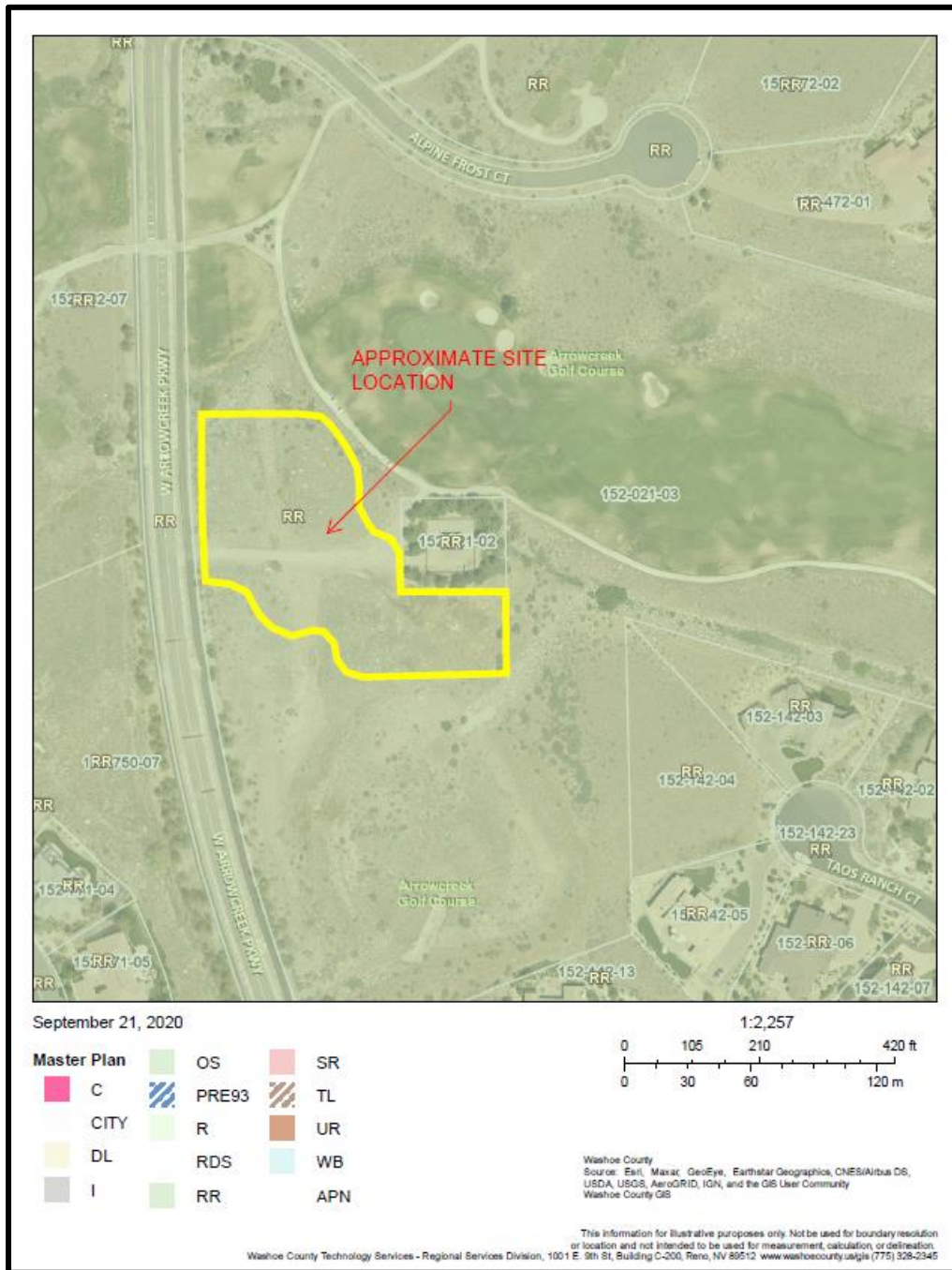
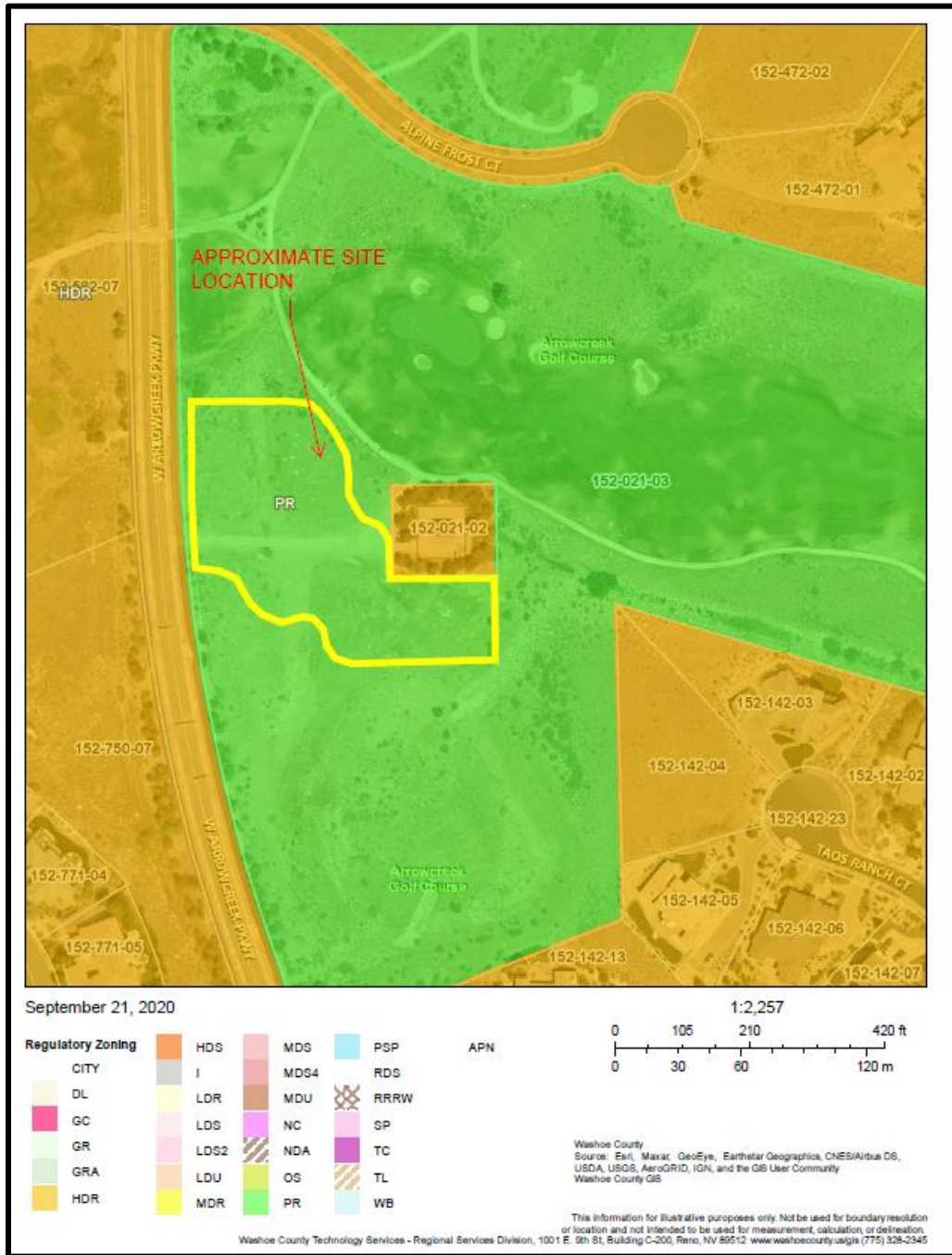


Figure 3 – Zoning Exhibit

THE CLUB AT ARROWCREEK - PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT



Existing Site Conditions

Following are photos of the existing site conditions of the Development Site Area.



View from the southern end of the site toward the north. The existing graded access that serves the TMWA pump station can be seen in the foreground.

View to the east of the existing access into the site. The TMWA pump station can be seen at the end of the existing graded access.





View of the existing pedestrian path that fronts the project development site.

Development Statistics

Parcel Number	152-021-03
Total Parcel Area	149.06+/- Acres
Development Site Area	73,300+/- SF (1.68+/- AC)
Disturbed Area	1.68+/- AC
Parking Required	46 Spaces
Parking Provided	46 Spaces
Accessible Parking Required	2 Spaces
Accessible Parking Provided	2 Spaces
Landscape Area Provided (Enhanced and Native/Reveg areas)	30,576+/- SF

Administrative Permit Findings

Article 808 of the Washoe County Development Code identifies findings that must be made in order to approve an administrative permit. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

The proposed uses and grading proposed with this special use permit are consistent with the Rural Residential master plan designation and the Parks and Recreation zoning designations on the subject parcel.

The proposed development is consistent with the following policies of the SWTMAP:

SW 1.4 – the zoning of the property is PR, which is conformant with the ArrowCreek Wildland Transition Suburban Character Management Area

SW 2.5 – As is the current case with TCAC facility, all lighting will conform to “dark sky” lighting standards and be provided at low or pedestrian level.

SW 2.13 – The proposed pickleball facility will utilize “dark sky” lighting standards, and be provided on a pedestrian scale. Traffic was previously reviewed and approved as part of the clubhouse expansion and pickleball facility application (WSUP18-0020/WADMIN18-0015). The overall traffic increase with the clubhouse and pickleball facility was not foreseen to exceed the original approved traffic volumes from the original approval for the Arrowcreek Community (AKA Southwest Pointe).

(b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

All necessary utilities and facilities defined in finding (b) are adjacent to the development site. No new roadways are necessary to serve the proposed pickleball facility. The site is currently served by private streets that were appropriately sized and approved with the original community approval in the late 1990's.

(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

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Approximately 78% of the site consists of slopes in the 0% to 15% range, which is identified to be "most developable." The site consists of less than 1% of steep slopes (greater than 30%) and those areas that are steep and moderately sloped were largely man-made with the creation of an access road to provide access to the overhead power line that runs across the site from north to south. The proposed site is easily accessible to residents/members within the community with access of the main loop road serving Arrowcreek Parkway. This roadway is designed with no homes fronting directly on it and serves as the main artery for all travel into and out of the Arrowcreek Community. The location of the site provides access to the site using golf carts and the cart paths of the ArrowCreek Golf Course. As such, pickleball players could use a club or private golf cart to access the site and not have to use the private streets within the Arrowcreek development, and access from the existing clubhouse would not necessitate a crossing of Arrowcreek Parkway at any point to reach the pickleball facility site.

(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

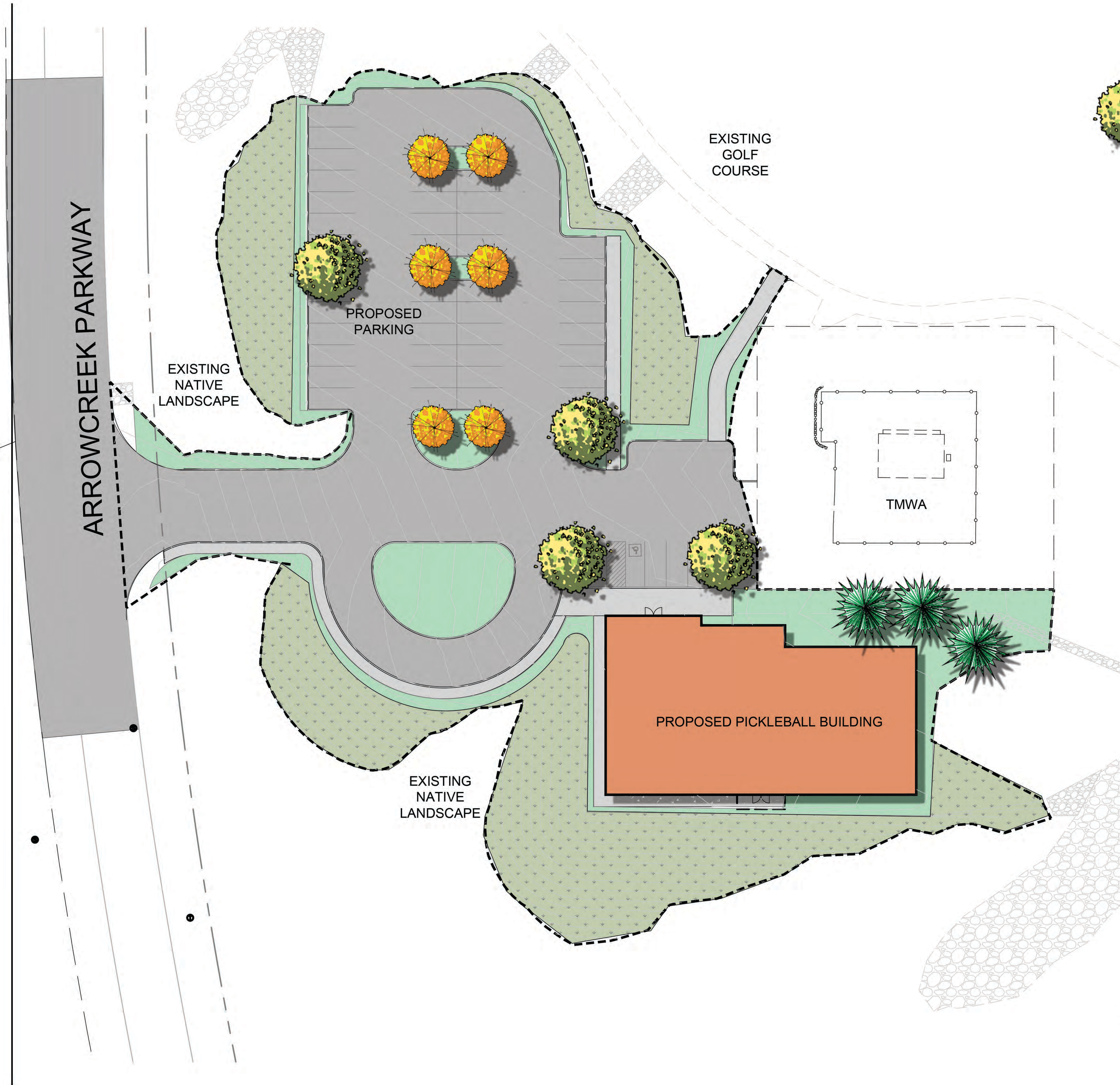
The ArrowCreek Community has benefitted by the sports and recreational opportunities, whether offered at TCAC or at the Resident's Center. Both facilities are located on the eastern side of the community and the location of this indoor facility containing four pickleball courts helps to distribute one of the recreational opportunities toward the western part of the community. The proposed use includes four (4) pickleball courts that are fully enclosed within a building that will keep noises associated with the play of pickleball minimized to non-audible.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

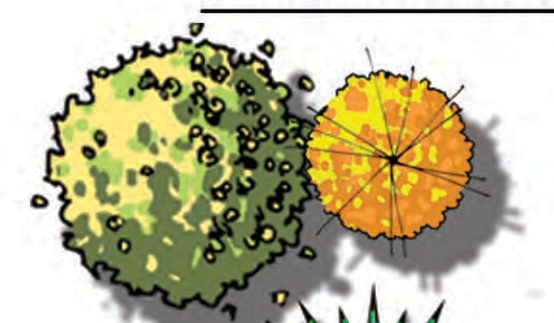



There are no military installations located in proximity to the proposed site area. As such, this finding is not applicable.

Appendix B

- Reduced Colored Landscape Plan
 - Civil Engineering Plan Sheets
- Colored Architectural Footprint Elevations and Perspectives



PRELIMINARY LANDSCAPE LEGEND

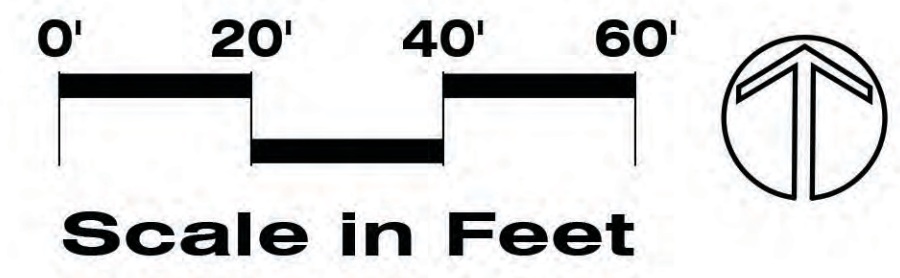
-  DECIDUOUS TREES
-  EVERGREEN TREES
-  PROPOSED LANDSCAPE
-  PROPOSED NATIVE REVEGETATION

GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
3. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
4. PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER WASHOE COUNTY CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

LANDSCAPE DATA

SITE AREA: 13,245 SQ FT
 ZONING: PR WASHOE COUNTY PARKS AND RECREATION
 REQUIRED LANDSCAPE AREA: 0 (EXEMPT)
 PROVIDED LANDSCAPE AREA: 30,516 SQ FT 41% OF TOTAL SITE AREA
 • PROPOSED LANDSCAPE AREA = 12,804 SQ FT
 • PROPOSED NATIVE REVEG AREA = 17,712 SQ FT
 • TREES REQUIRED: 4
 • (4) - ONE TREE FOR EVERY 10 PARKING SPACES PROVIDED (46)
 TREES PROVIDED: 13 PROPOSED TREES
 SHRUBS PROVIDED: 24 MIN. (6 SHRUBS PER PROPOSED TREE, MINIMUM)



No.	Revision Date

LA No: 682-591-04-20
 Designed: LE
 Drawn: LE
 Checked: RHH
 Date: 10/08/20

THE CLUB AT ARROWCREEK PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT

RENO, NV 89511
 APN: 152-021-03

OWNER/DEVELOPER:

RAYMOND W. CONRAD
 LUCKY STAR GOLF, LLC
 2905 E. ARROWCREEK PARKWAY
 RENO, NV 89511
 rconrad@raycoassociates.com
 CELL: (803) 960-1224

OWNER'S REPRESENTATIVE:

TONY CIORCIARI
 AMC DEVELOPMENT, LLC
 tonyciorciari@gmail.com
 CELL: (775) 771-4544

CIVIL ENGINEER AND PLANNING:

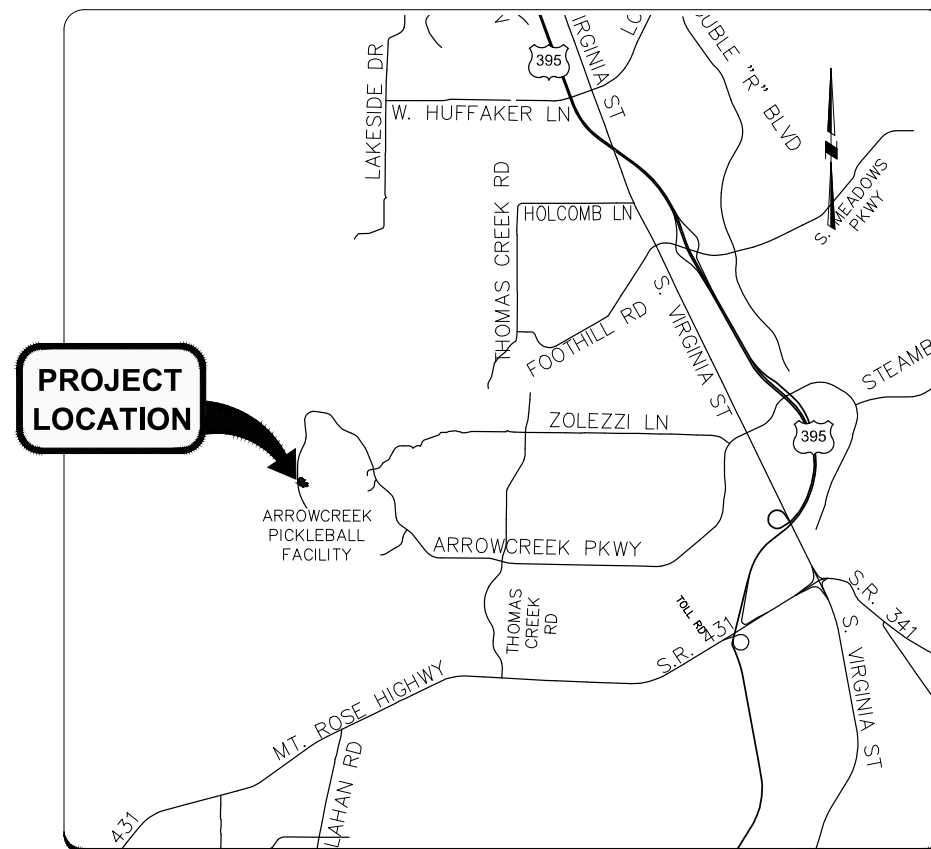


LANDSCAPE ARCHITECT - COMMUNITY DESIGN

LA STUDIOS
 1552 C STREET
 SPARKS, NV 89431
 lindsey@lastudionevada.com
 PHONE: (775) 323-2223

ARCHITECT

PHX ARCHITECTURE
 15990 N. GREENWAY-HAYDEN LOOP
 SCOTTSDALE, AZ 85260
 davidp@phxarch.com
 PHONE: (480) 477-1111



VICINITY MAP

SCALE: NTS

SHEET LIST TABLE

Sheet Number	Sheet Title
1	TITLE SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN

ENGINEERS STATEMENT:

TO THE BEST OF MY KNOWLEDGE, THE PLANS PREPARED ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

MATTHEW K. SUTHERLAND, P.E.
 CFA, INC.



10/8/2020
 NOT FOR CONSTRUCTION

BASIS OF BEARINGS AND COORDINATES:

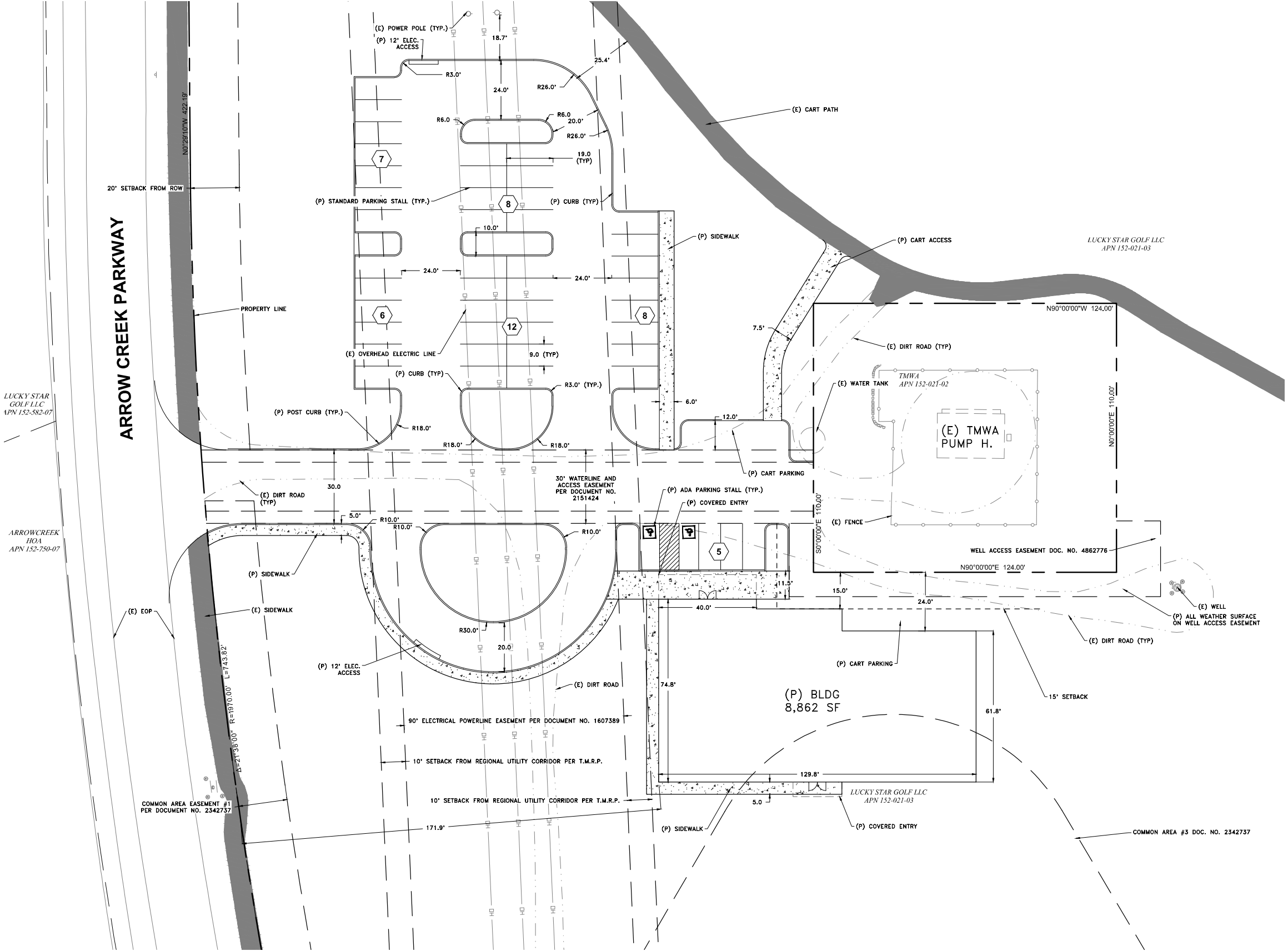
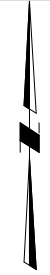
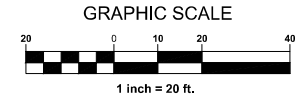
THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(94) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

BASIS OF ELEVATIONS:

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS OBSERVATIONS UTILIZING GEOID99.

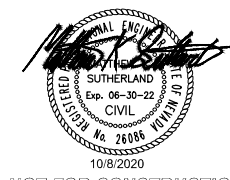
THE CLUB AT ARROWCREEK

PICKLEBALL FACILITY



SITE NOTES

- # NUMBER OF PARKING STALLS IN A ROW
- PARCEL APN = 152-021-03
- TOTAL PARCEL AREA = 149.06± ACRES
- DEVELOPMENT SITE AREA = 73,300± SF (1.68± ACRES)
- DISTURBED AREA = 1.68± ACRES
- PARKING REQUIRED = 46 SPACES
- PARKING PROVIDED = 46 SPACES
- ACCESSIBLE PARKING REQUIRED = 2 SPACES
- ACCESSIBLE PARKING PROVIDED = 2 SPACES
- LANDSCAPE AREA PROVIDED (ENHANCED AND NATIVE/REVEG AREAS) = 30,576± SF



NOT FOR CONSTRUCTION

THE CLUB AT ARROWCREEK PICKLEBALL FACILITY SITE PLAN ADMINISTRATIVE PERMIT

WASHOE COUNTY NEVADA

cfa CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
 1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 88004.89 DATE: 10-08-2020

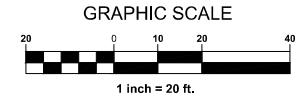
X:\Projects\88004.89\Drawings\Site\Plan\Site Plan.dwg MSUTHERLAND 10/7/2020 3:41 PM

THE CLUB AT ARROWCREEK

PICKLEBALL FACILITY

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT FILL TO FINISH GRADE	1.000	1.000	73147 Sq. Ft.	5628 Cu. Yd.	645 Cu. Yd.	4983 Cu. Yd.<Cut>
Totals			73147 Sq. Ft.	5628 Cu. Yd.	645 Cu. Yd.	4983 Cu. Yd.<Cut>



KEYNOTES

- | | |
|---------------------------------------------|----------------------------------------|
| 1 (E) 12" Ø WATER MAIN - MAINTAIN MIN COVER | 10 (P) STORM DRAIN INLET |
| 2 (E) 10" SANITARY SEWER MAIN | 11 (P) STORM DRAIN MANHOLE |
| 3 (E) GAS MAIN | 12 (P) DRAINAGE SWALE |
| 4 (E) ELECTRICAL LINE | 13 (E) DRAINAGE AND DRAIN PIPE |
| 5 (P) DOMESTIC WATER LATERAL | 14 (E) RIP RAP |
| 6 (P) IRRIGATION WATER LATERAL | 15 (E) STORMWATER DETENTION POND |
| 7 (P) FORCE MAIN - FM | • LOWEST TOP OF BERM EL = 5429.00 |
| 8 (P) STORM DRAIN PIPE | • OVERFLOW WEIR EL = 5427.43 |
| 9 (P) CONCRETE FLARED END SECTION | • 24" RCP OUTLET EL = 5422.61 |
| | 16 (E) ELEC. EQUIPMENT TO BE RELOCATED |
| | 17 (P) GRADE BREAK (TYP) |

GRADING NOTES

EXCESS CUT MATERIAL TO BE DISPOSED OF ONSITE IN ASSOCIATION WITH THE EXISTING GOLF COURSE ON THE SUBJECT PARCEL OR OTHER COMMONLY GOLF COURSE OWNED PARCELS

STORMWATER QUALITY NOTES

- STANDARD NOTE NO. 1: THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF RENO OR WASHOE COUNTY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT OR CONSTRUCTION PROJECT. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- STANDARD NOTE NO. 2: ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- STANDARD NOTE NO. 3: TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE INSTALLED ON DISTURBED AREAS AS SOON AS PRACTICABLE AND NO LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.1.b.(2).
- STANDARD NOTE NO. 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO WEEKLY INSPECTIONS MAY APPLY, SUCH AS FROZEN GROUND CONDITIONS OR SUSPENSION OF LAND DISTURBANCE ACTIVITIES. REFER TO STORMWATER GENERAL PERMIT NVR100000, SECTION 1.B.1.g.
- STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- STANDARD NOTE NO. 6: UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PERMANENTLY REVEGETATE ALL AREAS DISTURBED WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
- TEMPORARY BMPs SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.



NOT FOR CONSTRUCTION

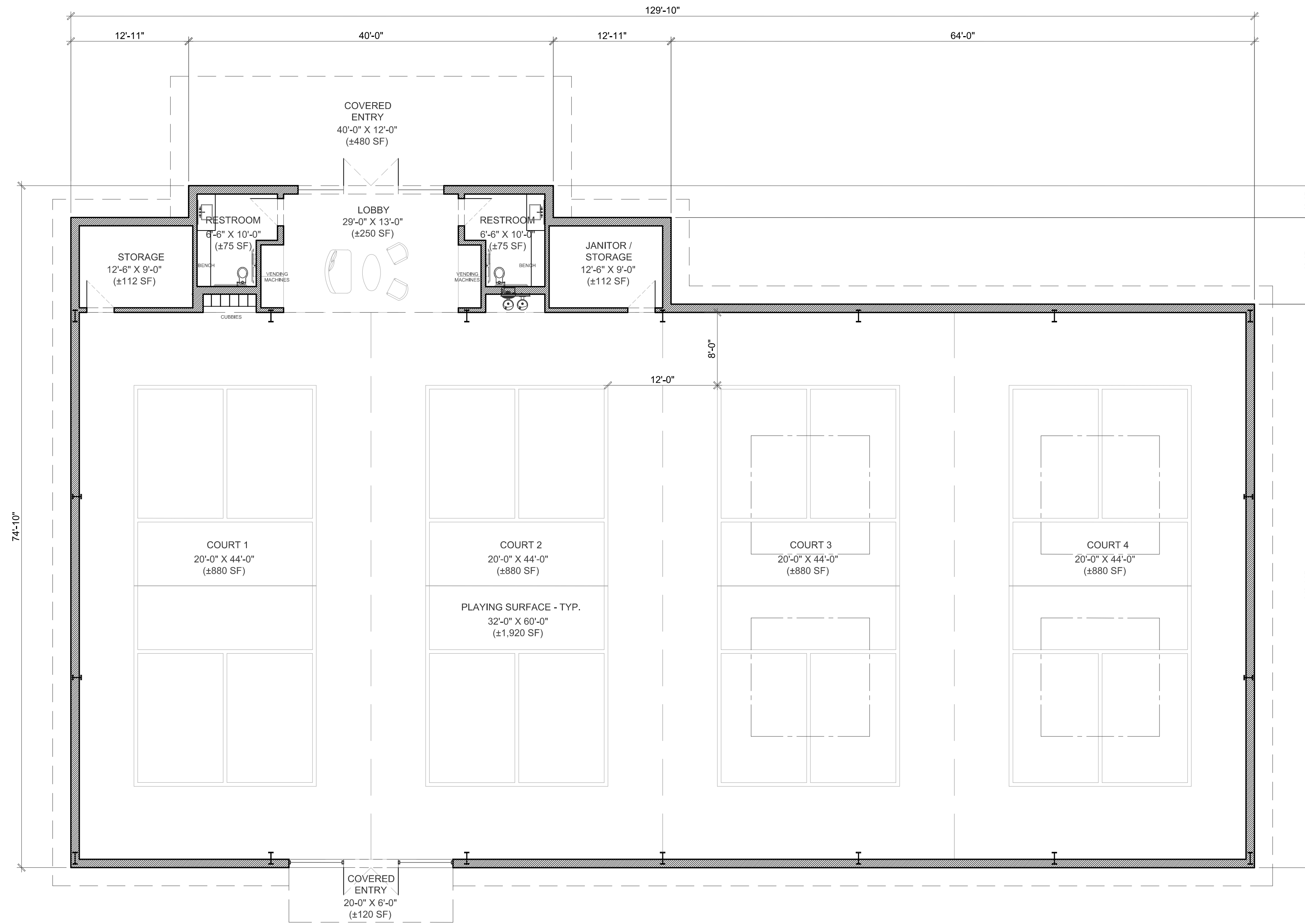
**THE CLUB AT ARROWCREEK
PICKLEBALL FACILITY
GRADING AND UTILITY PLAN
ADMINISTRATIVE PERMIT**

WASHOE COUNTY NEVADA

cfa CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LANDUSE PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 88004.89 DATE: 10-08-2020

X:\Projects\88004.89\Drawings\VENOR\SHEETS\GRADING PLAN\cfa\10/7/2020 3:41 PM



1 FLOOR PLAN

SCALE: 1/8" = 1' - 0"
 BUILDING..... 8,800 SF
 UNDER ROOF..... 10,140 SF



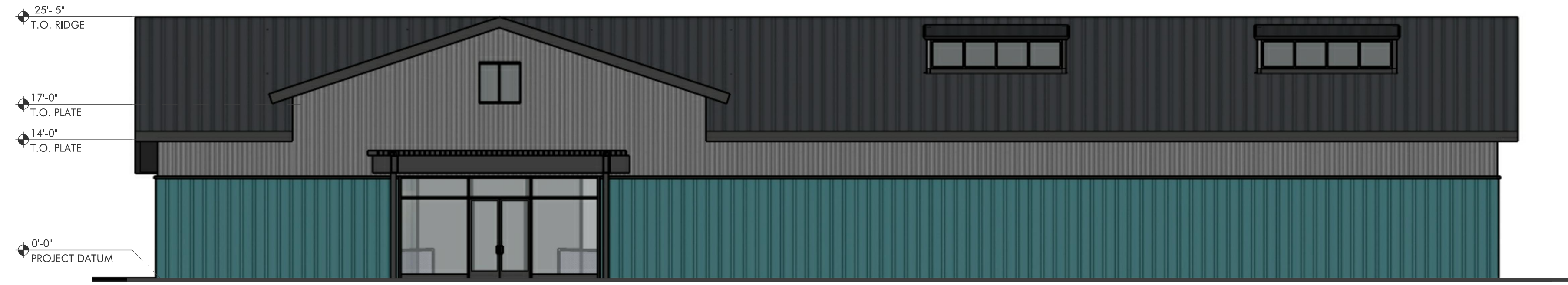
The Club at ArrowCreek - Pickleball Building
 October 6, 2020

Schematic Floor Plan
 SUP Submittal

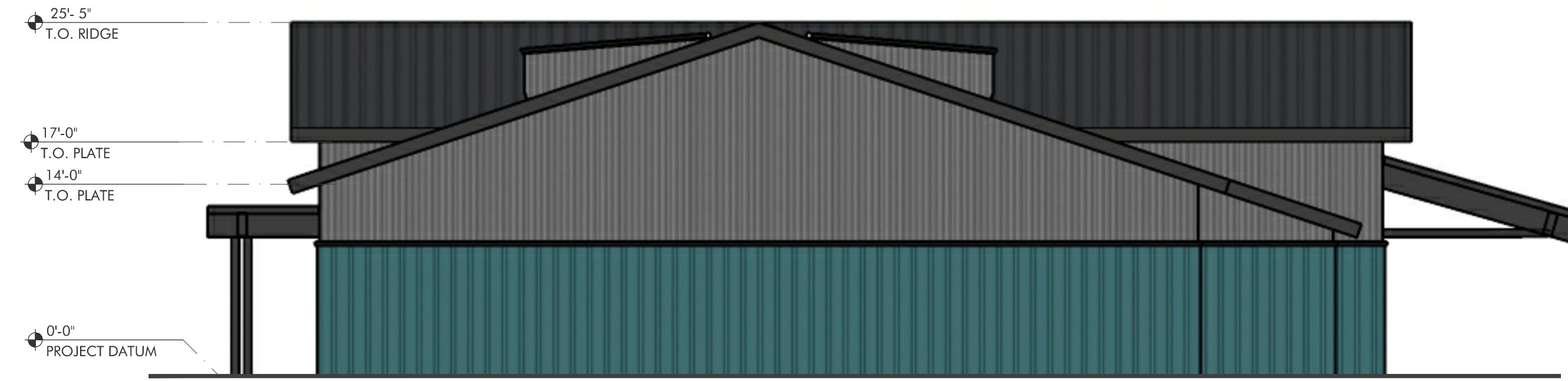




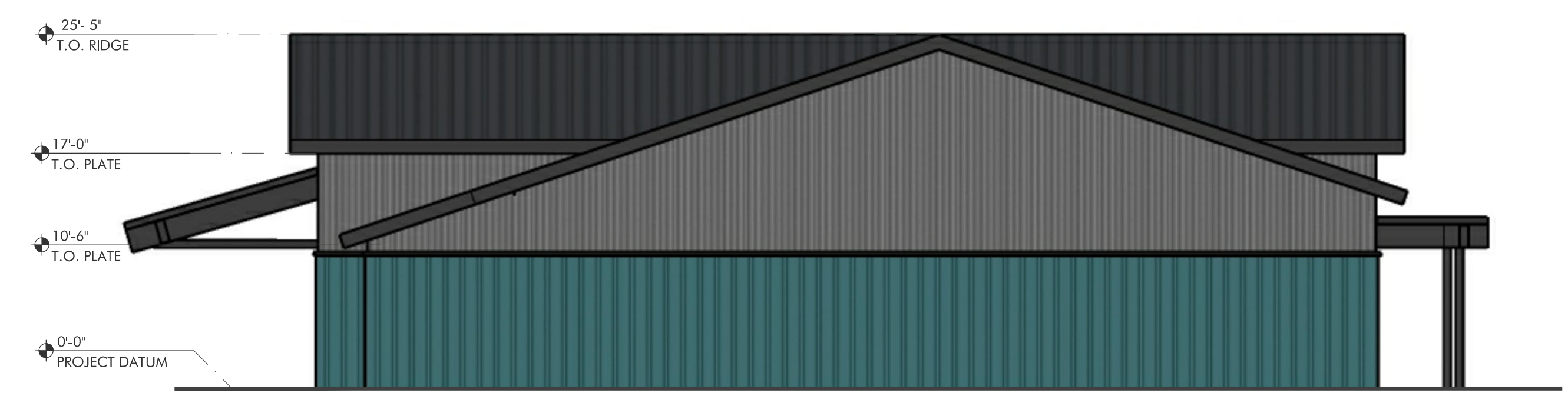
1 NORTH ELEVATION
SCALE: 1/8" = 1' - 0"



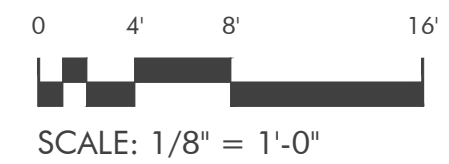
2 SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"



3 EAST ELEVATION
SCALE: 1/8" = 1' - 0"



4 WEST ELEVATION
SCALE: 1/8" = 1' - 0"



The Club at ArrowCreek - Pickleball Building
October 6, 2020
Schematic Elevations
SUP Submittal





1 FRONT PERSPECTIVE
NOT TO SCALE

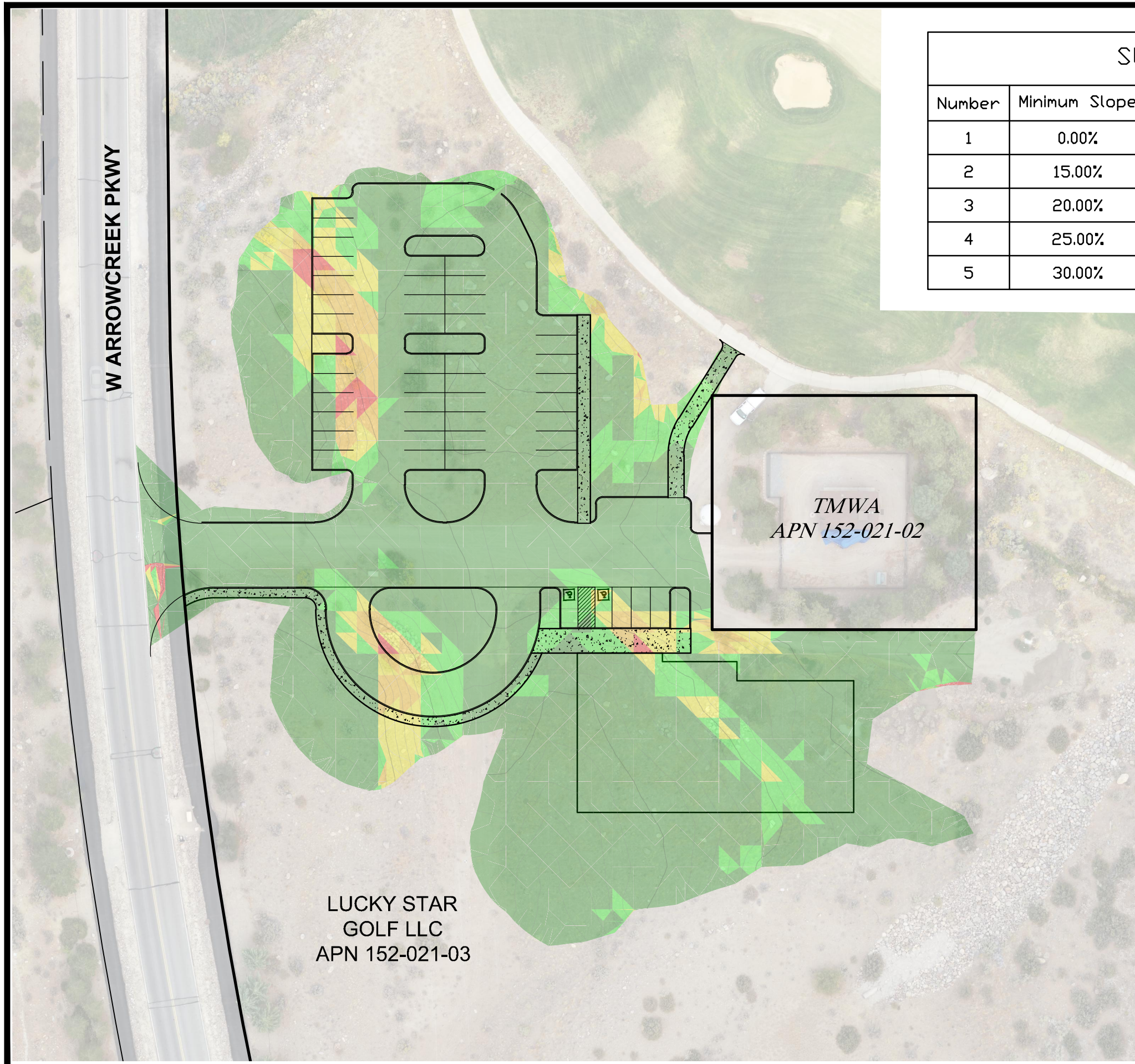


2 BACK PERSPECTIVE
NOT TO SCALE

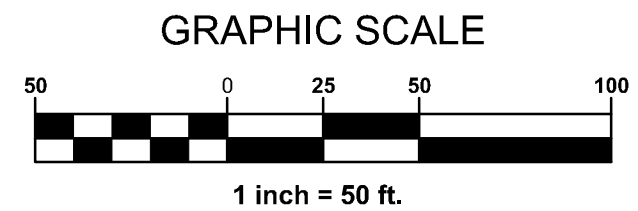
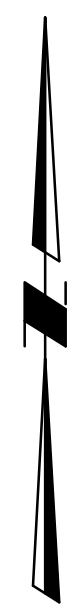
Appendix C

Project Exhibits and Reports

- Slope Analysis Map with Site Layout Overlay
 - Cut and Fill Map
 - TMWA Discovery Report
 - Traffic Letter



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	57217.16	
2	15.00%	20.00%	8799.27	
3	20.00%	25.00%	4273.50	
4	25.00%	30.00%	2335.94	
5	30.00%	2194.75%	669.85	



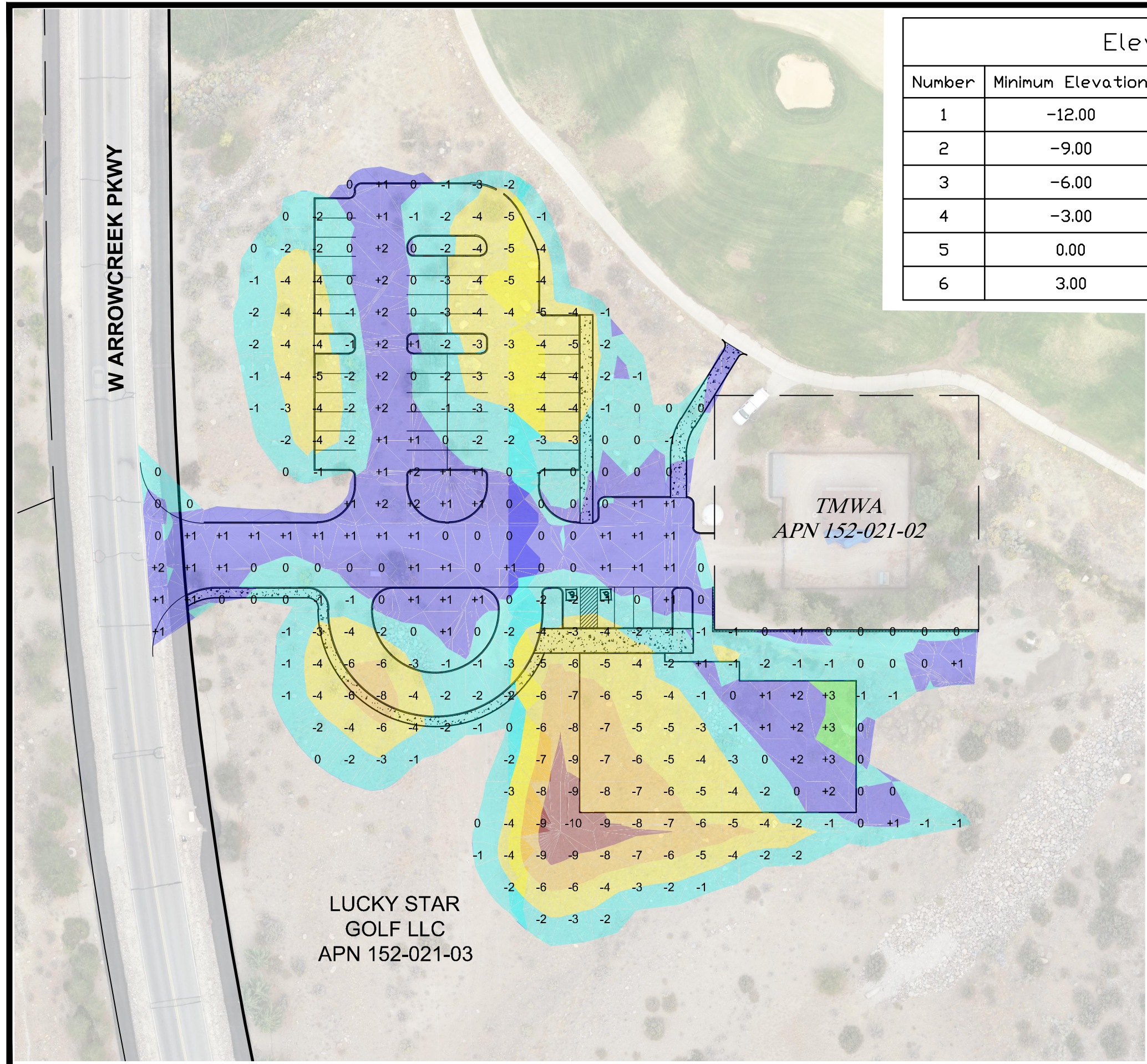
CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS

1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

EXISTING SLOPE MAP
 FOR
THE CLUB AT ARROWCREEK
 PICKLEBALL FACILITY
 APN 152-021-03
 WASHOE COUNTY
 NEVADA

JOB NO. 88004.89
 DRAWN BY JLM
 CHECKED BY DS

SHEET **1** / OF **1**



Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.00	-9.00	1138.08	Dark Red
2	-9.00	-6.00	4946.11	Orange
3	-6.00	-3.00	16720.95	Yellow
4	-3.00	0.00	28245.04	Cyan
5	0.00	3.00	21532.38	Blue
6	3.00	6.00	563.88	Green

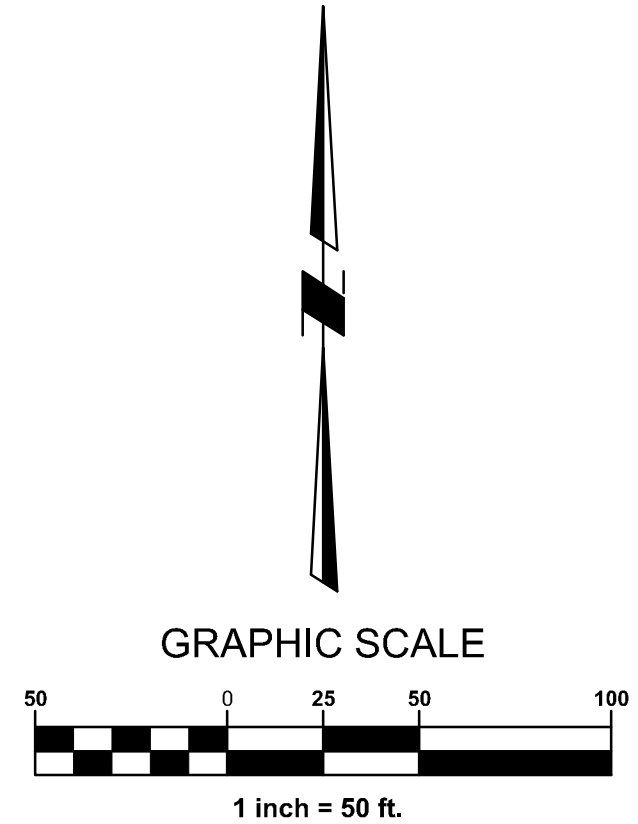
CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS



1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502
 775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

PROPOSED CUT/FILL MAP
 FOR
THE CLUB AT ARROWCREEK
 PICKLEBALL FACILITY
 APN 152-021-03
 WASHOE COUNTY
 NEVADA

JOB NO. 88004.89
 DRAWN BY JLM
 CHECKED BY DS
 SHEET **1** / OF **1**





September 19, 2018

Mr. Raymond Conrad
LUCKY STAR GOLF, LLC
2905 E Arrowcreek Pkwy
Reno, NV. 89511

RE: *Discovery: Arrowcreek Clubhouse _DISC; TMWA PLL 18-6411*
APN: 152-021-03

Dear Mr. Conrad

Pursuant to your request, Truckee Meadows Water Authority (TMWA) has completed its Discovery for the above referenced project, also referred to as *Arrowcreek Clubhouse _DISC; TMWA PLL 18-6411*, for APN 152-021-03.

Enclosed please find two internal memoranda from TMWA's Engineering and Water Rights Departments detailing their findings. Should you have any questions after reviewing the enclosures, please feel free to contact me at (775) 834-8012 or my email at kmeyer@tmwa.com.

Thank you for the opportunity to serve your discovery and future project development needs.

Sincerely,

Karen Meyer

Karen L. Meyer
New Business Project Coordinator

Enclosure

cc: BJ Walkiewicz, CFA Inc.

LOCATION:

The project is in Washoe County on APN 152-021-03. The project is within TMWA's service territory, and TMWA's Area 15. The project will be served by TMWA's Arrowcreek system and lies in the Arrowcreek 1 Regulated Zone. The project parcel covers approximately 149 acres.

ASSUMPTIONS:

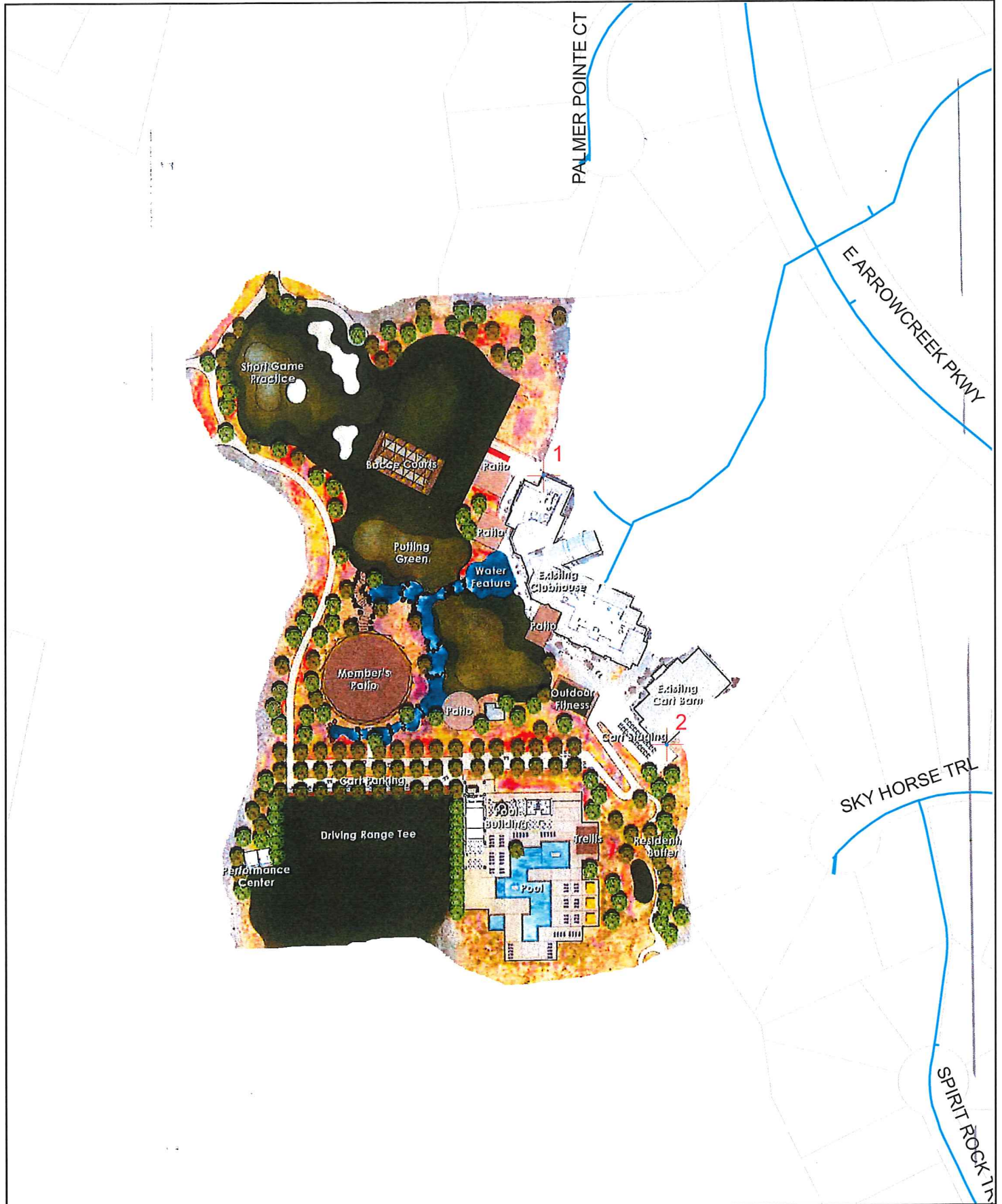
1. The applicant shall be responsible for all application, review, inspection, storage, treatment, permit, easements, and other fees pertinent to the Project as adopted by the TMWA at the time of execution of water service agreement.
2. The cost opinions contained herein do not include new business fees, cost of water rights and related fees, or contribution to the water meter retrofit fund.
3. Fire flow demands are estimated at 2,500 gpm for 2 hours. The local Fire Marshal is responsible for establishing final fire flow requirements.
4. Domestic demands are estimated from TMWA's historic demand factors. Based on water rights requirements determined by TMWA's Natural Resources Department, the project maximum day demand has been estimated at 6.8 gpm. This demand is within the capacity originally dedicated for the property, and is not subject to facility fees. TMWA plans to reevaluate the maximum day demand equations for all customer usage types within the next 12 months, as part of a Water Facility Plan Update.
5. Project pressure criteria are:
 - a. Maximum day pressure of at least 45 pounds per square inch (psi) at building pad elevation with tank level at top of fire storage,
 - b. Peak hour pressure of at least 40 psi at building pad elevation with tank level at top of emergency storage,
 - c. Maximum day plus fire flow pressure of at least 20 psi at center of street elevation with tank level at bottom of fire storage, and
 - d. Wintertime minimum demand pressure of at most 100 psi at service elevation with the tank nearly full and filling.
 - e. TMWA does not calculate pressures for multi-story buildings. Confirmation that pressure will be adequate for upper stories is the responsibility of the Applicant.
6. Site elevations were taken from existing topography provided by the Washoe County.
7. Facility requirements for the Project are based on the assumed elevations, maximum day demand, and fire flow requirements. Changes in these may affect facility requirements.
8. Easements, permits and all pertinent Agency approvals are obtained for the design and construction of the water infrastructure necessary to serve the proposed Project.
9. All cost opinions are preliminary and subject to change. The costs presented in this study are planning level estimates based on the information available. Actual costs will be determined at the time of application for service. Cost opinions do not include on-site improvements made by the applicant.
10. This discovery is based on the current status of TMWA's system. Future development may alter the conclusions of this discovery. Capacity in TMWA's system is available on a first-come, first-served basis, and commitment to provide service is not established until a contract for service is executed and all fees are paid.

DISCUSSION:

The Owner proposes construction of a pool, pool building, and landscaping improvements at the Arrowcreek Golf Course. Provision of water for irrigation is not considered in this discovery because reclaimed wastewater will be used for all irrigation.

The proposed improvements will result in an estimated increase in potable water of 6.8 gpm during maximum day demands. This estimated increase, when added to existing potable water demands, are within the capacity previously dedicated for the parcel.

No additional facilities will be required to serve the proposed project, and no additional facility fees are owed for the estimated demand increase.



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**ARROWCREEK CLUBHOUSE
DISCOVERY
PROJECT SITE**

FIGURE 1

DATE: 9-13-2018
 WORK ORDER: 18-6411
 SCALE: 1 inch = 200 feet





Date: September 12, 2018

To: Karen Meyer

From: David Nelson *DN*

RE: 18-6411, Arrowcreek Clubhouse, Pool-house and Amenities Discovery, (APN 152-021-03)

The New Business/Water Resource team will answer the following assumptions on each new discovery:

- Is the property within Truckee Meadows Water Authority's water service territory?
- Does the property have Truckee River water rights appurtenant to the property, groundwater or resource credits associated with the property?
 - If yes, what is the status of the water right: Agricultural or Municipal and Domestic use?
- Estimated water demand for residential and or commercial projects.
- Any special conditions, or issues, that are a concern to TMWA or the customer.

The following information is provided to complete the Discovery as requested:

- This subject parcel (APN 152-021-03) is within Truckee Meadows Water Authority's (TMWA's) service territory. An annexation is not required.
- There are resource credits appurtenant to this property, which will be applied to the new demand. Per records from the Nevada Division of Water Resources there are no Truckee River decreed water rights appurtenant. The developer will be required to follow TMWA's current rules, specifically Rule 7, and pay all fees for water rights needed in order to obtain a will serve commitment letter.
- Based on the information provided by the applicant this project "Arrowcreek Clubhouse and Amenities Discovery" is estimated to require a domestic demand of **9.19 acre-feet (AF)**. Landscaping plans were not provided to TMWA and are proposed to be reclaim; therefore, a landscaping demand was not determined. Please see the attached demand calculation sheet for the **estimated** domestic demand. Once final plans are submitted a more accurate demand will be calculated. *Note: Water rights held or banked by the applicant must be dedicated to the project before any purchase of Rule 7 water resources. At this time TMWA does not have any Rule 7 water resources for purchase in this area. Area groundwater will need to be dedicated to new demand if deemed acceptable by TMWA.*
- Any existing right of ways and public easements would need to be reviewed, and if needed the property owner will need to grant TMWA the proper easements and/or land dedications to provide water service to the subject properties. Property owner will be required, at its sole expense, to provide TMWA with a current preliminary title report for all subject properties. Owner will represent and warrant such property offered for dedication or easements to TMWA shall be free and clear of all liens and encumbrances. Owner is solely responsible for obtaining all appropriate permits, licenses, construction easements, subordination agreements, consents from lenders, and other necessary rights from all necessary parties to dedicate property or easements with title acceptable to TMWA.



WATER RIGHTS AND METER FUND CONTRIBUTION
CALCULATION WORKSHEET FOR MULTI-TENANT APPLICATIONS

		Demand (Acre Feet)
1 Existing demand (current usage) at Service Property		3.35
2 Pool-house and Amenities-Ph.1 _____ Comps	1.32	
3 Clubhouse Addition-Ph. 2 _____ 19,000 x 0.00011 per sq.ft.	2.09	
4 Fixture units: _____ x 15x 365x 3.07/ 1 mil	0.00	
5 Landscaping: Reclaim _____ sq ft x 3.41/ 43,560	0.00	TBD
6 Drip: Reclaim	0.00	TBD
7 Other calculated demand: Pools	<u>2.43</u>	
8 New or additional demand at Service Property (lines 2+3+4+5+6)		<u>5.84</u>
9 Total Demand at Service Property (lines 1+8)		9.19
10 Less: Prior demand commitments at service property	9.24	
11 Less: Other resource credits	<u>0.00</u>	
12 Total Credits (lines 10+11)		<u>9.24</u>
13 Resource credit - no water rights required		<u>(0.05)</u>
14 Factor amount (0.11 x Line 13)		0.00
15 No return flow required		<u>0.00</u>
16 TOTAL RESOURCES REQUIRED (lines 13+14+15)		<u>(0.05)</u>
17 Price of Water Rights per AF \$7,600	No rule 7 for purchase in this area	\$ NA
18 Will Serve Commitment Letter Preparation Fee (\$100.00 per letter)		\$ 100
19 Due Diligence Fee (\$150.00 per parcel)		\$ 0
20 Document Preparation Fees (\$100.00 per document)		\$ 0
21 Meter Contribution (\$1,830 x -0.05 acre feet of demand)		\$ 0
22 TOTAL FEES DUE (lines 17+18+19+20)		\$ <u>100</u>

Project: Arrowcreek Clubhouse, Pool-house and Amenities Discovery - Ph.1 & 2 - Irrigation Reclaim

Applicant: Lucky Star Golf, LLC **Quote date:** 9/10/2018

Phone: Raymond Conrad - 851/5464 **Tech contact:** David 834-8021

APN: 152-021-03 **Project No:** 18-6411

Remarks: Storage, Treatment, Supply and Feeder Main fees calculated on new acre feet of demand.

Fees quotes are valid only within 15 calendar days of Quote Date. This discovery proposes water

feature and irrigation to be on reclaim water; therefore, no potable irrigation demand associated.

TMWA has no rule 7 water resources for sale in this area at this time.

SOLAEGUI
ENGINEERS

December 27, 2018

Mr. Mitchell Fink
Washoe County Community Development
1001 East Ninth Street
Reno, Nevada 89520

Re: Arrowcreek Clubhouse Expansion Traffic Letter

Dear Mitch:

This letter is provided to document the trip generation totals for the Arrowcreek Clubhouse Expansion. Most of the functions planned in the expansion are typical to a golf course clubhouse are not considered to generate new trips but are simply serving the existing golf membership. Detailed information regarding the various functions offered in the clubhouse are summarized on the attached use list associated with the developer provided parking data. Five uses within the facility are non-typical to a golf clubhouse. These uses include a 2,369 square feet fitness area, a 486 spin area, a 483 square feet yoga area, a 7,000 square feet Pickleball facility and a 672 square feet kids area. These five areas total 11,010 square feet.

Trip generation calculations for the proposed non-typical golf uses are based on the Tenth Edition of *ITE Trip Generation* (2017). The calculation sheets are attached for ITE land use #492: Health / Fitness Club. Table 1 shows the trip generation summary for the proposed use.

TABLE 1
TRIP GENERATION

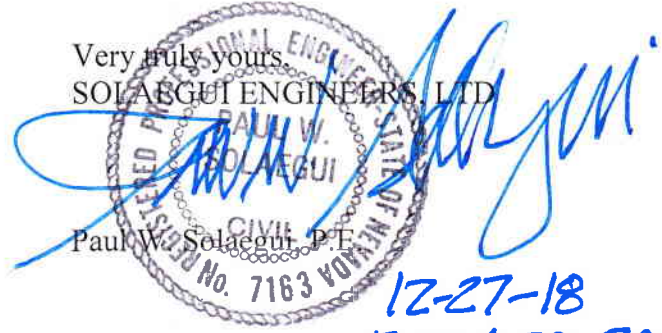
<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR TOTAL</u>	<u>PM PEAK HOUR TOTAL</u>
Health / Fitness Club 11,010 Square Feet	n/a	14	57

As indicated in Table 1, the proposed non-typical golf uses which are assumed to function as a health / fitness club generate 14 AM peak hour trips and 57 PM peak hour trips. ITE does not provide average daily volume data for this use. The peak hour volumes are not large enough to trigger the need for a full traffic study per Washoe County policy.

We trust that this information will be adequate for your project review. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD

Paul W. Solaequi, P.E.



Enclosures
Letters/Arrowcreek Clubhouse Expansion Trip Letter

Use Assigned	Indicated Use	SF	Per 1,000		Column1	Per Employee During Peak Employment Shift	Notes
			Number of Spaces per 1,000 SF	Square Feet Building Space			
5	kitchen	3250	10	32.5	1		1
	Dining 2	3707	10	37.07			1
	Covered Patio	1126	10	11.26			1
	Covered Patio	398	10	3.98			1
	Covered Patio	692	10	6.92			1
5	beer wine storage	166	10	1.66	1		1
8	employee break room	235	10	2.35	1		1
5	freezer	119	10	1.19	1		1
5	walk-in	173	10	1.73	1		1
5	Private dining	303	10	3.03	1		1
5	Private dining	303	10	3.03	1		1
5	Dining	2335	10	23.35	1		1
5	display kitchen	309	10	3.09	1		1
6	Wine tasting	477	10	4.77	1		1
6	bar	1832	10	18.32	1		1
8	vestibule	77	10	0.77	1		1
8	foyer	660	10	6.6	1		1
8	living room	408	10	4.08	1		1
5	café	1848	10	18.48	1		1
3	fitness	2369	5	11.845	1		2
3	spin	486	5	2.43	1		2
3	yoga	483	5	2.415	1		2
	Pickleball Facility	7000	5	35		1	2
1	board room	480	4	1.92	1		3
1	office suite	1152	4	4.608	1		3
1	office	147	4	0.588	1		3
1	office	147	4	0.588	1		3
1	offices	327	4	1.308	1		3
8	pro shop	1095	3	3.285	1		4
8	club fitting	828	3	2.484	1		4
8	putting lab	878	3	2.634	1		4
8	Prefunction	1676	3	5.028	1		5
8	mens RR	180	3	0.54	1		5
8	womens RR	180	3	0.54	1		5
8	Electrical/IT	134	3	0.402	1		5
8	coat check	135	3	0.405	1		5
	Staging Area	188	3	0.564			5
8	storage	195	3	0.585	1		5
5	maintenance room kitchen	270	3	0.81	1		5
8	employee RR	67	3	0.201	1		5

5	storage	119	3	0.357	1	5
8	corridor	289	3	0.867		5
8	mens RR	298	3	0.894		5
8	womens RR	298	3	0.894		5
8	RR	62	3	0.186		5
8	RR	67	3	0.201		5
8	mechanical room	62	3	0.186	1	5
8	corridor	162	3	0.486	1	5
3	mens lounge	1061	5	5.305	1	5
3	vanities	135	3	0.405	1	5
	Storage/Mechanical Room	101	3	0.303		5
3	shoes/towels	395	3	1.185	1	5
3	womens lockers	1397	3	4.191	1	5
8	corridor	2417	3	7.251		5
3	womens lounge	754	3	2.262	1	5
3	kids	672	3	2.016	1	5
3	RR	67	3	0.201		5
3	men's lockers	2576	3	7.728	1	5
Totals		47,767		298		

1	Administrative Offices		4		1	
	Commercial Recreation					
2	Outdoor Sports and Recreation		0		As specified by use permit	
3	Indoor Sports and Recreation		5		1	1 per seat if not associated with lodging facilities; .5 per seat otherwise
4	Convention and Meeting Facilities		0		1	
	Eating and Drinking Establishments					
5	Full Service		10		1	
	Liquor Sales					
6	On-Premise		10		1	
	Personal Services					
7	Retail Sales		4		0	
8	Speciality Store		3		1	

Table 110.410.15.1

HANDICAPPED ACCESSIBLE SPACES

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6

201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Community Development.

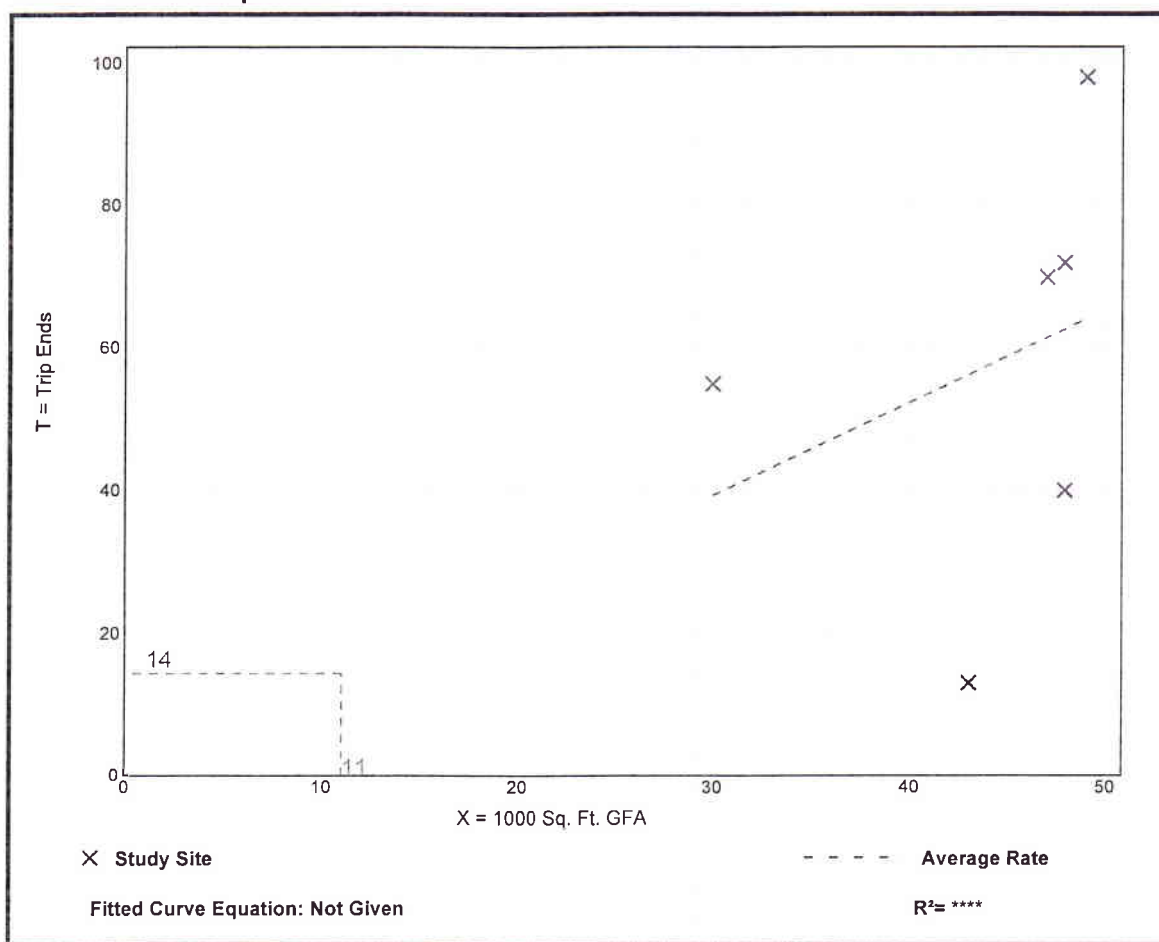
Health/Fitness Club (492)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 6
 Avg. 1000 Sq. Ft. GFA: 44
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.31	0.30 - 2.00	0.64

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

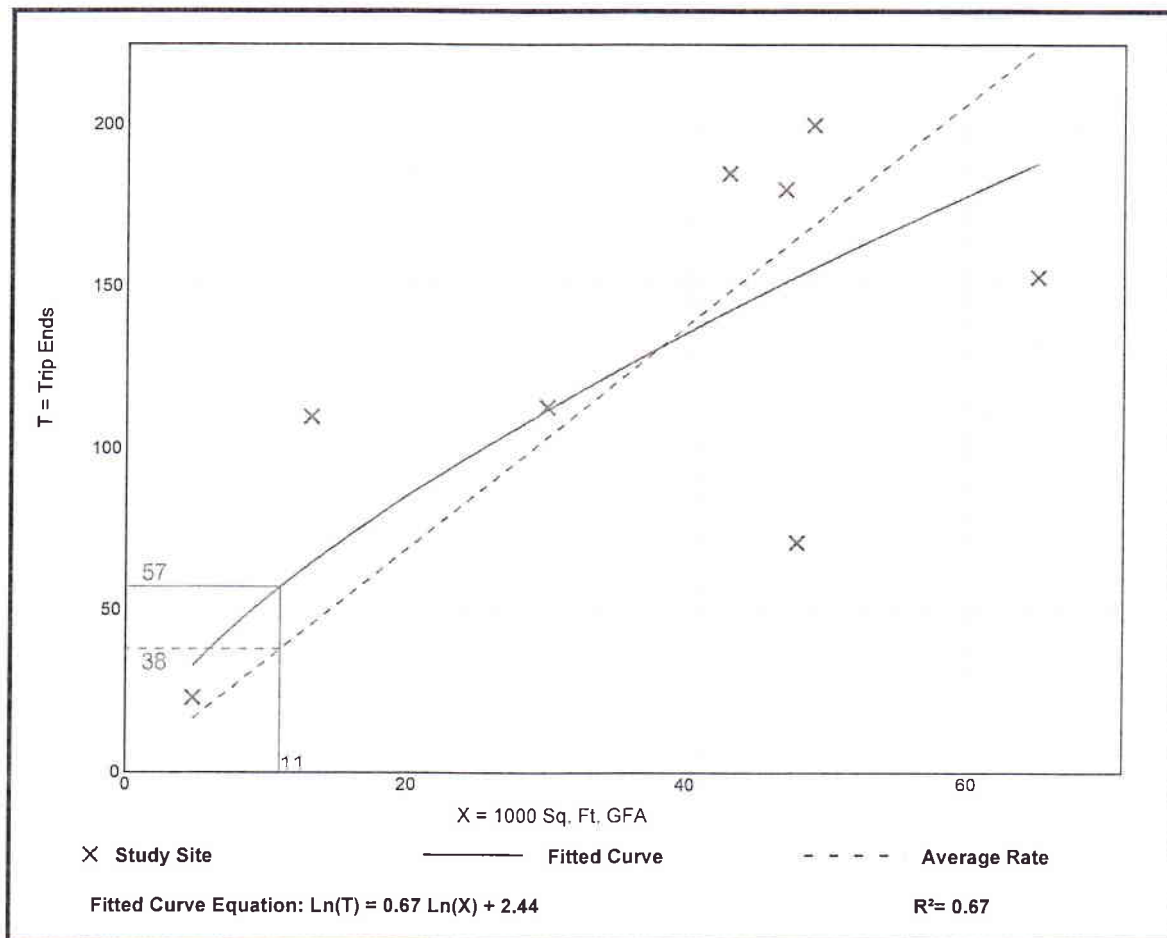
Health/Fitness Club (492)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 8
 Avg. 1000 Sq. Ft. GFA: 37
 Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.45	1.48 - 8.37	1.57

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Appendix D

Supporting Information

- Assessor's Parcel Map Sheet
- Assessors Information for 152-021-03
- Vesting Deed with Legal Description
 - Proof of Property Tax Payment
 - Recorded Map of subject parcel
 - Easement Documents

Assessor's Map Number
152-02

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 339-2261



1 inch = 800 feet

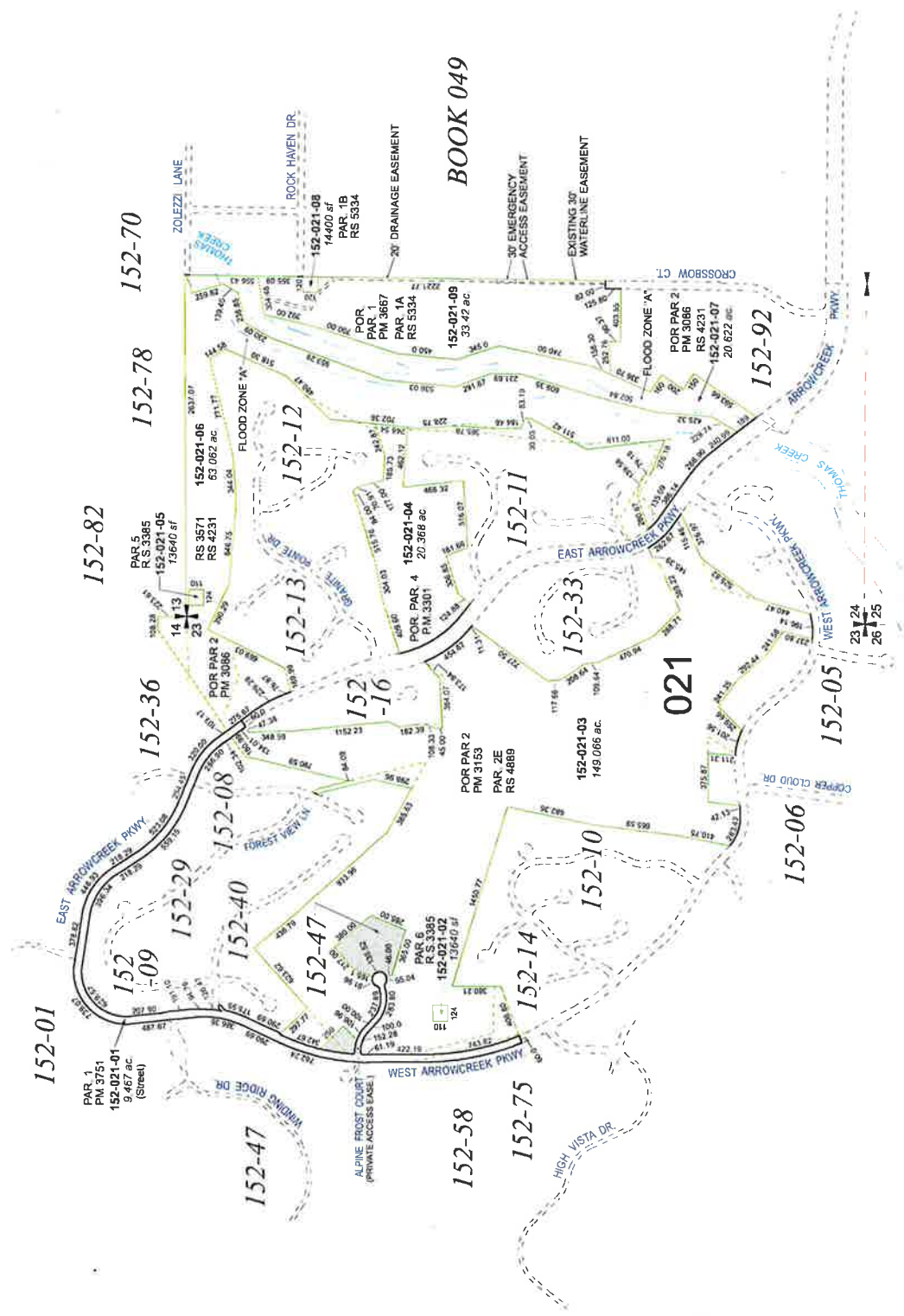


created by: KSB 6/03/11
last updated:

area previously shown on map(s)
152-01

NOTE: This map was prepared for the use of the Assessor's Office and is not intended for any other 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 presented herein.

**PORTIONS OF SECTIONS 14, 23 & 24
T18N - R19E**



BOOK 049

021

APN: 152-021-03 Card 1 of 4

Owner Information & Legal Description		Building Information	
(add'l) Situs	2905 E ARROWCREEK PKWY, WASHOE COUNTY 89511	Quality	C35 Abv Avg/High
Owner 1	LUCKY STAR GOLF LLC	Occupancy	Country Club
Mall Address	1588 N CASEY KEY RD OSPREY FL 34229	Sec Occupancy	
Rec Doc No	4828727	Stories	1.00
Rec Date	07/03/2018	Year Built	1999
Prior Owner	FRIENDS OF ARROWCREEK LLC	W.A.Y.	1999
Prior Doc	4518226	Bedrooms	0
Keyline Desc	RS 4889 LT 2E	Full Baths	0
Subdivision	_UNSPECIFIED	Half Baths	0
Lot: 2E Block:	Sub Map#	Fixtures	0
Record of Survey Map: 4889	Parcel Map#	Fireplaces	0
Section: Township: 18 Range: 19	SPC 225, 046	Heat Type	WARM/COOL
Tax Dist 4000 Add'l Tax Info	Prior APN Multiple	Sec Heat Type	
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied	Ext Walls	STUD-STUCCO
		Sec Ext Walls	STUD-ASHLAR
		Roof Cover	
		Obso/Bldg Adj	-3,770,481
		% Complete	100 %
		Units/Bldg	1
		Units/Parcel	4

Land Information		Sewer		NBC		EBGW	
Land Use	440	Zoning	LDS 6% / HDR 94%	Municipal		NBC Map	EB NBC Map
Size	149.066 Acre or ~6,493,315 SqFt	Water	Muni	Street	Paved		

Valuation Information				Sales/Transfer Information/Recorded Document				
Valuation History	2017/18 FV	2018/19 FV	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	548,712	562,724	4MV	450	07-03-2018	4,972,759	FRIENDS OF ARROWCREEK LLC	LUCKY STAR GOLF LLC
Taxable Improvement Value	0	0	3NTT	440	09-29-2015	0	FRIENDS OF ARROWCREEK LLC	FRIENDS OF ARROWCREEK LLC
Taxable Total	548,712	562,724	3NTT	440	10-16-2014	0	ASPEN SIERRA LEASING CO LTD	FRIENDS OF ARROWCREEK LLC
Assessed Land Value	192,049	196,953	3NTT	450	06-18-2013	0	ASPEN SIERRA LEASING CO LTD,	ASPEN SIERRA LEASING CO LTD
Assessed Improvement Value	0	0	3NTT	440	06-06-2011	0	ASPEN SIERRA LEASING CO LTD,	ASPEN SIERRA LEASING CO LTD
Total Assessed	192,049	196,953	3MB	440	10-03-2008	7,000,000	ARROWCREEK GOLF HOLDINGS LLC,	ASPEN SIERRA LEASING CO LTD



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

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. 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 07/15/2018.

Bill Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
15202103	Active	10/6/2020 1:40:22 AM
Current Owner: LUCKY STAR GOLF LLC 1588 N CASEY KEY RD OSPREY, FL 34229		SITUS: 2905 E ARROWCREEK PKWY WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Township 18 Section Lot 2E Block Range 19 SubdivisionName _UNSPECIFIED		

Installments

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

Tax Detail

	Gross Tax	Credit	Net Tax
Remediation	\$72.69	\$0.00	\$72.69
State of Nevada	\$839.58	(\$474.70)	\$364.88
Truckee Meadows Fire Dist	\$2,666.89	(\$1,507.86)	\$1,159.03
Washoe County	\$6,873.16	(\$3,886.09)	\$2,987.07
Washoe County Sc	\$5,622.70	(\$3,179.07)	\$2,443.63
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$0.03	\$0.00	\$0.03
Total Tax	\$16,075.05	(\$9,047.72)	\$7,027.33

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2020	2020530249	B20.48407	\$7,027.33	8/14/2020

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

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

Change of Address

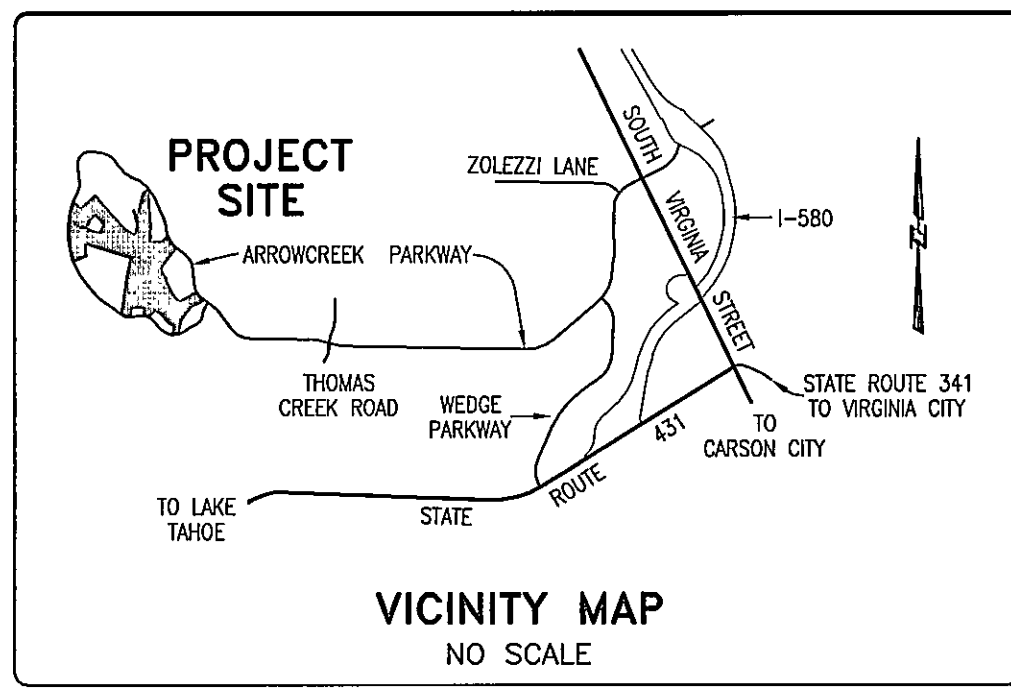
All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

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

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

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

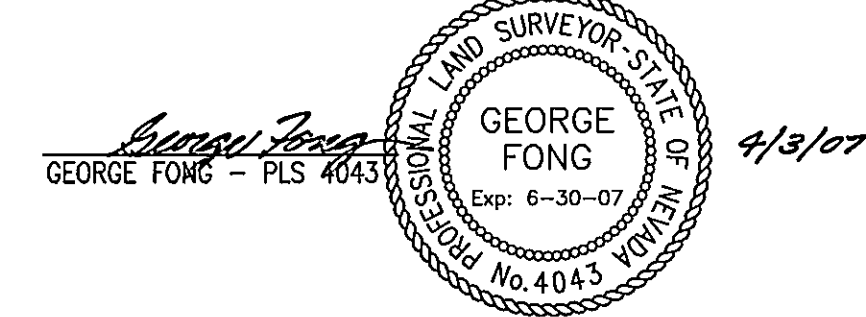
6897



SURVEYOR'S CERTIFICATE

I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY THAT:

- I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT;
- ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OR WILL OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340;
- THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE; AND
- I HAVE PREPARED THIS SURVEY AT THE INSTANCE OF ARROWCREEK GOLF HOLDINGS, LLC; THE LANDS SURVEYED LIE WITHIN THE NW1/4, NE1/4 AND SE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 24, T.18N., R.19E., M.D.M.; AND THE SURVEY WAS COMPLETED ON JANUARY 5, 2007.



OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE THAT:

- THEY HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDATION;
- THEY AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;
- THEY AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE;
- ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;
- ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

ARROWCREEK GOLF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 Dean Menante, Vice President

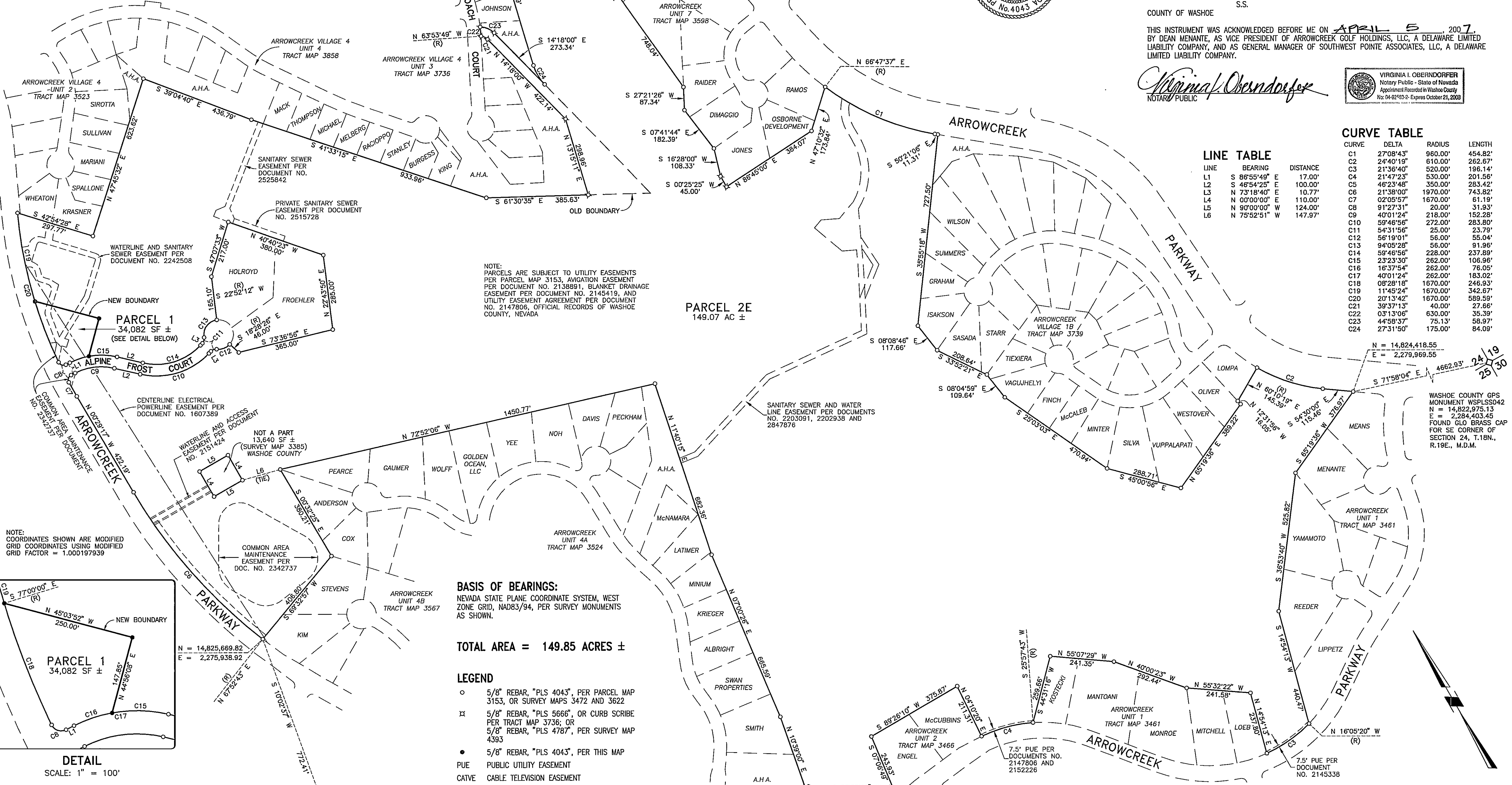
SOUTHWEST POINTE ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 Dean Menante, General Manager

STATE OF NEVADA S.S.
 COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 5, 2007, BY DEAN MENANTE, AS VICE PRESIDENT OF ARROWCREEK GOLF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AS GENERAL MANAGER OF SOUTHWEST POINTE ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

Virginia I. Oberndorfer
 Notary Public

VIRGINIA I. OBERNDORFER
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No. 04-82452; Expires October 21, 2008



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°55'48" W	17.00'
L2	S 48°54'25" E	100.00'
L3	N 73°18'40" E	10.77'
L4	N 00°00'00" E	110.00'
L5	N 90°00'00" W	124.00'
L6	N 75°52'51" W	147.97'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	27°08'43"	960.00'	454.82'
C2	24°40'19"	610.00'	262.67'
C3	21°36'40"	520.00'	196.14'
C4	21°47'23"	550.00'	201.56'
C5	48°23'48"	350.00'	283.42'
C6	21°38'00"	1970.00'	743.82'
C7	02°05'57"	1670.00'	61.19'
C8	91°27'31"	20.00'	31.93'
C9	40°01'24"	218.00'	152.28'
C10	59°48'56"	272.00'	283.80'
C11	54°31'56"	25.00'	23.79'
C12	56°19'01"	56.00'	55.04'
C13	94°05'28"	56.00'	91.96'
C14	59°48'56"	228.00'	237.89'
C15	23°23'30"	262.00'	106.96'
C16	16°37'54"	262.00'	76.05'
C17	40°01'24"	252.00'	183.02'
C18	08°28'18"	1670.00'	246.83'
C19	11°45'24"	1670.00'	342.67'
C20	20°13'42"	1670.00'	589.59'
C21	39°37'13"	40.00'	27.86'
C22	03°13'06"	630.00'	35.39'
C23	44°58'37"	75.13'	58.97'
C24	27°31'50"	175.00'	84.09'

NOTE: PARCELS ARE SUBJECT TO UTILITY EASEMENTS PER PARCEL MAP 3153, AVIGATION EASEMENT PER DOCUMENT NO. 2148419, BLANKET DRAINAGE EASEMENT PER DOCUMENT NO. 2147806, AND UTILITY EASEMENT AGREEMENT PER DOCUMENT NO. 2147806, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

BASIS OF BEARINGS:
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN.

TOTAL AREA = 149.85 ACRES ±

- LEGEND**
- 5/8" REBAR, "PLS 4043", PER PARCEL MAP 3153, OR SURVEY MAPS 3472 AND 3622
 - ⊕ 5/8" REBAR, "PLS 5666", OR CURB SCRIBE PER TRACT MAP 3736; OR 5/8" REBAR, "PLS 4787", PER SURVEY MAP 4393
 - 5/8" REBAR, "PLS 4043", PER THIS MAP
 - PUE PUBLIC UTILITY EASEMENT
 - CTVE CABLE TELEVISION EASEMENT
 - (R) RADIAL BEARING
 - DIMENSION POINT—NOTHING SET
 - A.H.A. ARROWCREEK HOMEOWNER ASSOCIATION

REFERENCES:
 TRACT MAP 3736, RECORDED JULY 28, 1999, AS DOCUMENT NO. 2365541, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 CERTIFICATE OF AMENDMENT RECORDED APRIL 4, 2002, AS DOCUMENT NO. 2672474, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 SURVEY MAP 4393, RECORDED JUNE 2, 2004, AS DOCUMENT NO. 3047058, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

GOVERNING AGENCY CERTIFICATE

WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.

Jack Holmes
 JACK HOLMES
 DATE 4/18/07

2nd RECORD OF SURVEY
 SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR ARROWCREEK GOLF HOLDINGS, LLC, AND SOUTHWEST POINTE ASSOCIATES, LLC

SITUATE WITHIN THE NW1/4, NE1/4, AND SE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 24, T.18N., R.19E., M.D.M.; BEING PARCEL 2D OF SURVEY MAP 4393 AND THAT PARCEL OF LAND PER DOCUMENT NO. 2672474 WASHOE COUNTY NEVADA

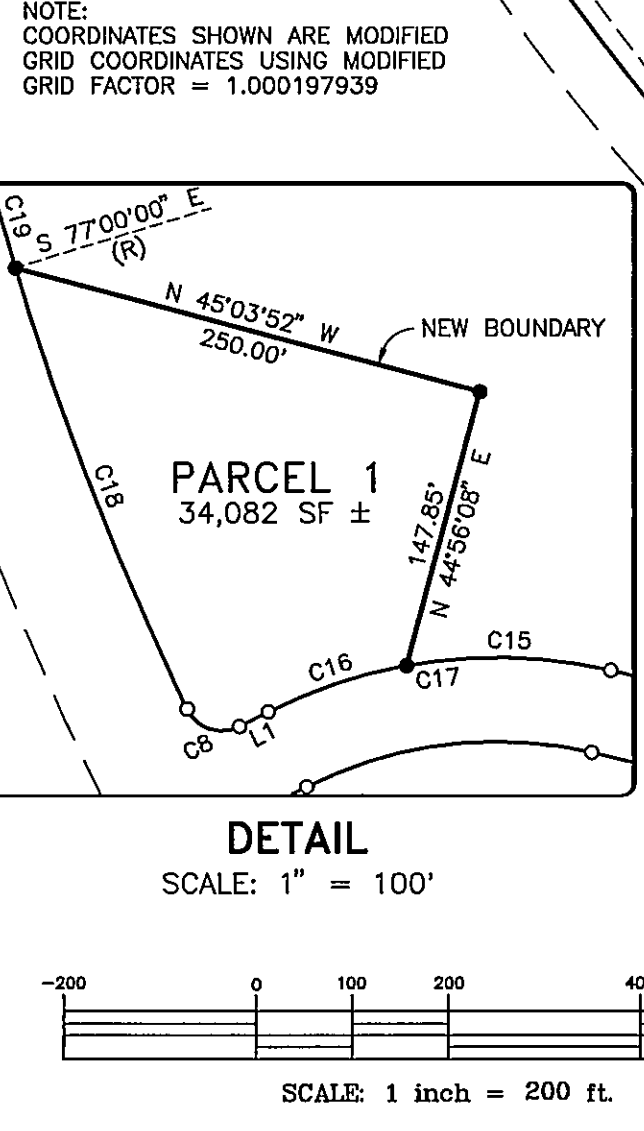
C & M ENGINEERING AND DESIGN, LTD
 9498 DOUBLE R BLVD., SUITE B
 RENO, NV 89521
 PHONE: (775) 856-3312
 FAX: (775) 856-3318

JOB NO. 06-011.01
 DATE 12/29/06
 SHEET 1 OF 1

COUNTY RECORDER'S CERTIFICATE
 FILE NO: 35722571

FILED FOR RECORD AT THE REQUEST OF C & M ENGINEERING AND DESIGN, LTD ON THIS 19 DAY OF APRIL 2007 AT 2 MINUTES PAST 4 O'CLOCK A.M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

Kathryn L. Burke
 COUNTY RECORDER
 BY: C. Bartley
 DEPUTY
 FEE: 21.00



- NOTES:**
- NO ADDITIONAL LOTS ARE BEING CREATED AS A RESULT OF THIS MAP.
 - NO AFFECTED PARCEL IS SMALLER THAN THE MINIMUM SIZE REQUIRED BY THE REGULATORY ZONE.
 - ACCESS TO ALL LOTS IS PROVIDED.
 - THERE ARE NO ENCROACHMENTS INTO ANY PUBLIC EASEMENT, RIGHT-OF-WAY OR REQUIRED WAY.
 - NO STRUCTURES EXIST WHICH WILL BE IN CONTRAVENTION TO THE REQUIRED SETBACKS OF THE WASHOE COUNTY DEVELOPMENT CODE.
 - THE INTENT OF THIS MAP IS TO INDICATE A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY DOCUMENT NO. 3522571.

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Record of Survey Map 4899

After Recordation Return To:
SIERRA PACIFIC POWER COMPANY
Right-of-Way Department
P.O. Box 10100
Reno, Nevada 89520

1607389

A.P.N.
49-010-10

NO TAX DEDUCTION NOTICE OF CLAIM OF EASEMENT

To the Clerk of the County of Washoe, State of Nevada,
and all others whom it may concern:

PLEASE TAKE NOTICE that Sierra Pacific Power Company has and
claims an easement over and across land, which land and easement
are described in the grant of easement set forth in Attachment A.
Sierra Pacific Power Company's address is 6100 Neil Road, Reno,
Nevada.

The owner of the property NELL J. REDFIELD TRUST, BETTY
ALYCE JONES, HELEN JEANE JONES, IRIS G. BREWERTON, KENNETH G.
WALKER and GERALD C. SMITH, Trustees, and the interest of the
owner as far as known to Sierra Pacific Power Company is a fee.

SIERRA PACIFIC POWER COMPANY
A Nevada Corporation

Date: 9/10/92 By: Margaret G. Manes
MARGARET G. MANES
General Counsel

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On September 10, 1992, personally appeared
before me, a Notary Public, MARGARET G. MANES, personally known
to me (or proved to me on the basis of satisfactory evidence) to
be the person who executed the within instrument as GENERAL
COUNSEL, of SIERRA PACIFIC POWER COMPANY, a Nevada corporation,
on behalf of said corporation therein named and acknowledged to
me that the corporation executed it.



Mary H. Moyer
NOTARY PUBLIC

BK 3570PG0985

1 THIS AGREEMENT, made and entered into this 11th day of
2 September, 1952, by and between H.B.R. BUSHARD by her duly
3 appointed Attorney-in-Fact, Lavere Redfield, hereinafter
4 referred to as "Grantor", and SIERRA PACIFIC POWER COMPANY, a
5 corporation, organized and existing under the laws of the State
6 of Maine, and transacting a public utility business in the State
7 of Nevada, hereinafter referred to as "Grantee".

8
9 W I T N E S S E T H:

10 That for and in consideration of the mutual promises and
11 agreements of the parties hereto, and other valuable considera-
12 tion hereinafter mentioned, Grantor hereby grants to Grantee
13 the right, privilege and authority to construct, operate and
14 maintain an electric power line and the right to place, inspect,
15 maintain, alter and replace thereon a line of wooden poles or
16 metal structures with crossarms, wires, cables, fixtures,
17 anchors, guy wires and other appurtenances, all hereinafter
18 referred to as "facilities", and to keep the same free of
19 foliage, with the right to trim and remove limbs, brush and
20 timber, which may interfere with the operation of said line;
21 upon, over and across the following described lands and premises
22 situate in the County of Washoe, State of Nevada, to wit:

23 ✓ Parcel #1:

24 The Southeast one-quarter (SE $\frac{1}{4}$) of
25 the Southeast one-quarter (SE $\frac{1}{4}$) of
26 Section 24, T. 19 N. R. 18 E. MDB&M

27 Center line of said electric power line to
28 be located approximately as follows:

29 Beginning at a point on the Easterly
30 line of the Southeast one-quarter
(SE $\frac{1}{4}$) of said Section 24, from which
point the Northeast corner of said
Section 24 bears N. 0° 07' 14" W.
4123.85 feet more or less, and running

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Thence, N. 64° 19' 14" W. 228.90 feet to a point on the Northerly line of the Southeast one-quarter (SE $\frac{1}{4}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of said Section 24.

Parcel #2:

The West one-half (W $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 11, the Northwest one-quarter (NW $\frac{1}{4}$) and the East one-half (E $\frac{1}{2}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 14, the East one-half (E $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) of Section 23, the East one-half (E $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 26, T. 18N. R. 19E. MDB&M.

Center line of said electric power line to be located approximately as follows:

Beginning at a point on the Northerly line of the Southwest one-quarter (SW $\frac{1}{4}$) of said Section 11, from which point the West one-quarter (W $\frac{1}{4}$) corner of said Section 11 bears West 178.87 feet and running

- Thence, S. 0° 07' 44" E. 407.77 feet
- Thence, S. 21° 19' 04" E. 4396.46 feet
- Thence, S. 3° 18' 24" E. 10,908.78 feet
- Thence, S. 12° 56' 04" E. 339.64 feet

more or less, to a point on the southerly line of the Northwest one-quarter (NW $\frac{1}{4}$) of said Section 26, from which point the center of said Section 26 bears East 205 feet more or less.

Parcel #3:

The East one-half (E $\frac{1}{2}$) of Section 35, T. 18 N. R. 19E. MDB&M

Center line of said electric power line to be located approximately as follows:

Beginning at a point on the Northerly line of the Northeast one-quarter (NE $\frac{1}{4}$) of said Section 35, from which point the North one-quarter (N $\frac{1}{4}$) corner of said Section 35 bears West 339.48 feet more or less, and running

Thence, S. 12° 56' 04" E. 5428.45 feet to a point on the Southerly line of said Section 35, from which point the Southeast corner of said Section 35 bears East 1014.94 feet more or less.

Parcel #4:

The Southwest one-quarter (SW $\frac{1}{4}$) of the Southwest one-quarter (SW $\frac{1}{4}$) of Section 1, T. 17N. R. 19E. MDB&M

BK3570PG0988

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Center line of said electric power line to be located approximately as follows:

Beginning at a point on the Southerly line of the Southwest one-quarter (SW $\frac{1}{4}$) of said Section 1, from which point the Southwest corner of said Section 1 bears N. 88° 09' 29" W. 223.23 feet and running

Thence, N. 12° 56' 04" W. 965.85 feet to a point on the Westerly line of the Southwest one-quarter (SW $\frac{1}{4}$) of said Section 1.

Parcel #5

The East one-half (E $\frac{1}{2}$) of the Northwest one-quarter (NW $\frac{1}{4}$) of Section 13, T. 17 N. R.19E. MDB&M

Center line of said electric power line to be located approximately as follows:

Beginning at a point on the Northerly line of the Northwest one-quarter (NW $\frac{1}{4}$) of said Section 13, from which point the North one-quarter (N $\frac{1}{4}$) corner of said Section 13 bears East 937.97 feet more or less and running

Thence, S. 24° 03' 24" E. 2251.36 feet more or less, to a point on the Easterly line of the Northwest one-quarter (NW $\frac{1}{4}$) of said Section 13.

IT IS FURTHER AGREED that the Grantee may construct a roadway for line construction and maintenance along the general route of the proposed electric power line, and Grantee in that respect agrees to place two gates along said road at points shown on the map attached hereto and made a part hereof, with a fence connecting with said gates on each side thereof to a distance not exceeding -100- feet.

Grantee, its contractors, agents and employees, shall have the right of ingress to and egress from the said right-of-way and the electric power line and facilities thereon at all times, with the specific understanding that Grantee shall be responsible for any damage to buildings, structures, fences, crops, animals or other personal property suffered by Grantor by

BK 3570 PG 0989

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reason of the construction, maintenance, alteration or repair of said line.

IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that the compensation be paid by Grantee to Grantor for the rights and privileges herein granted shall be settled by mutual agreement of the parties but if said parties are unable to agree upon such compensation within six (6) months from the date hereof, then Grantee shall institute in the Second Judicial District Court of the State of Nevada, in and for the County of Washoe, a suit for condemnation, and the compensation for the privileges herein granted shall be determined in said action.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

H.B.R. BUSHARD

By *H. Redfield*
Attorney-in-Fact

Grantor

SIERRA PACIFIC POWER COMPANY

By *F. A. Tracy*
President

Grantee

POSTED

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY
SIERRA PACIFIC POWER CO.

'92 SEP 23 P2:50 4.

JOE MELCHER
COUNTY RECORDER
FEE 9.00 DEP *J*

WOODBURN, FORMAN
& WOODBURN
ATTORNEYS
206 NO. VIRGINIA ST.
RENO, NEVADA

CA 9.50

2151424

When Recorded, Return To:

Washoe County Utility Services Division
P.O. Box 11130
Reno, NV 89520

APNs: 152-020-06, 152-020-11 and 152-020-19

GRANT OF EASEMENT

THIS INDENTURE, made and entered into this 28th day of October, 1997, by and between **SOUTHWEST POINTE ASSOCIATES, L.L.C.**, a Delaware limited liability company, hereinafter referred to as "Grantor", and the **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, hereinafter referred to as "Grantee".

WITNESSETH:

That the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant and convey unto Grantee, its successors and assigns forever, a nonexclusive easement and right-of-way for the construction, maintenance, repair and replacement of water transmission mains and appurtenances thereto, over, across and through a parcel of land situate in the County of Washoe, State of Nevada, as described on the attached Exhibit "A".

This is a nonexclusive Grant of Easement and to the extent that other uses do not interfere with the use of said easement by Grantee as permitted herein, Grantor, Grantor's successors and assigns, shall be permitted to use the same for any purpose they may desire.

The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon said property of Grantor and for the benefit of Grantee.

IN WITNESS WHEREOF, the Grantor has executed this indenture the day and year first above written.

SOUTHWEST POINTE ASSOCIATES, L.L.C.
a Delaware limited liability company

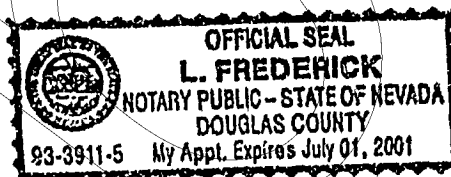
Ey: Jeff Dingham
JEFFERY DINGMAN, President

BK5036PG0668

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on October 22, 1997 by JEFFERY DINGMAN as President of SOUTHWEST POINTE ASSOCIATES, L.L.C., a Delaware limited liability company.

NOTARY: L. Frederick



Accepted For The County Of Washoe

By: Joanne Bond
Joanne Bond, Chairman
Washoe County Board of Commissioners

ATTEST:

Judi Bailey
Judi Bailey, County Clerk

BK5036PG0669

EXHIBIT "A"

DESCRIPTION
ASSESSMENT DISTRICT FACILITY EASEMENT 4

A parcel of land situate within Sections 14, 23, 24 and 26, T18N, R19E, MDM, and being portions of Parcel 2A of Survey Map 3150, recorded November 27, 1996, as Document No. 2051794, and portions of Parcels 1A, 2A and 3A of Survey Map 3294, recorded August 26, 1997, as Document No. 2128435, Official Records of Washoe County, Nevada; more particularly described as follows:

Commencing at the south one-quarter corner of said Section 24;
thence along the north-south centerline of said Section 24, N 00°37'20" E, 249.07 feet to a point on the centerline of Arrowcreek Parkway;
thence along the centerline of Arrowcreek Parkway the following courses and distances:
N 89°45'53" W, 247.49 feet;
along the arc of a tangent 820.00 foot radius curve to the right through a central angle of 52°04'10" a distance of 745.20 feet;
N 37°41'43" W, 251.70 feet to the TRUE POINT OF BEGINNING;
thence N 52°18'17" E, 60.00 feet;
thence N 37°41'43" W, 484.23 feet;
thence along the arc of a tangent 910.00 foot radius curve to the left through a central angle of 16°48'17" a distance of 266.90 feet;
thence N 54°30'00" W, 386.14 feet;
thence along the arc of a tangent 490.00 foot radius curve to the right through a central angle of 50°49'12" a distance of 434.62 feet;
thence N 03°40'48" W, 455.56 feet;
thence along the arc of a tangent 710.00 foot radius curve to the left through a central angle of 46°40'18" a distance of 578.35 feet;
thence N 50°21'06" W, 375.49 feet;
thence along the arc of a tangent 840.00 foot radius curve to the right through a central angle of 42°21'06" a distance of 620.91 feet;
thence N 13°20'51" W, 106.66 feet;
thence along the arc of a non-tangent 950.50 foot radius curve to the left from a tangent bearing N 09°44'40" W through a central angle of 16°14'23" a distance of 269.40 feet;
thence N 25°59'02" W, 152.94 feet;
thence N 21°49'39" W, 376.09 feet;
thence along the arc of a tangent 930.00 foot radius curve to the left through a central angle of 14°07'33" a distance of 229.28 feet;
thence N 35°57'12" W, 184.00 feet;
thence N 52°54'42" E, 603.96 feet;
thence S 58°17'31" E, 174.72 feet;
thence N 84°52'50" E, 284.40 feet;
thence N 00°00'00" E, 30.12 feet;

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thence S 84°52'50" W, 277.10 feet;
thence N 58°17'31" W, 185.28 feet;
thence S 52°54'42" W, 623.91 feet;
thence N 35°57'12" W, 164.83 feet;
thence along the arc of a tangent 580.00 foot radius curve to the left through a central angle of 31°36'43" a distance of 320.00 feet;
thence N 67°33'55" W, 254.45 feet;
thence along the arc of a tangent 870.00 foot radius curve to the right through a central angle of 34°26'54" a distance of 523.08 feet;
thence N 33°07'01" W, 218.29 feet;
thence along the arc of a tangent 530.00 foot radius curve to the left through a central angle of 48°18'57" a distance of 446.93 feet;
thence N 81°25'58" W, 378.82 feet;
thence along the arc of a tangent 405.00 foot radius curve to the left through a central angle of 104°33'23" a distance of 739.07 feet;
thence S 05°59'21" E, 487.67 feet;
thence along the arc of a tangent 720.00 foot radius curve to the right through a central angle of 30°44'45" a distance of 386.36 feet;
thence S 24°45'24" W, 290.69 feet;
thence along the arc of a tangent 1730.00 foot radius curve to the left through a central angle of 25°14'41" a distance of 762.24 feet;
thence S 00°29'17" E, 422.19 feet;
thence along the arc of a tangent 2030.00 foot radius curve to the left through a central angle of 24°28'51" a distance of 867.36 feet;
thence S 22°30'58" E, 58.20 feet;
thence S 11°49'32" W, 63.99 feet;
thence along the arc of a non-tangent 330.00 foot radius curve to the left from a tangent bearing S 53°18'17" W through a central angle of 56°29'42" a distance of 325.39 feet;
thence S 03°11'24" E, 50.00 feet;
thence along the arc of a tangent 470.00 foot radius curve to the right through a central angle of 28°17'24" a distance of 232.06 feet;
thence S 64°54'01" E, 60.00 feet;
thence along the arc of a non-tangent 530.00 foot radius curve to the left from a tangent bearing N 25°05'59" E, through a central angle of 28°17'24" a distance of 261.69 feet;
thence N 03°11'24" W, 50.00 feet;
thence along the arc of a tangent 270.00 foot radius curve to the right through a central angle of 58°07'52" a distance of 273.94 feet to a point of compound curvature;
thence along the arc of a tangent 20.00 foot radius curve to the right through a central angle of 94°39'57" a distance of 33.04 feet;
thence S 30°23'36" E, 117.81 feet;
thence S 34°12'26" E, 90.20 feet;
thence S 30°23'36" E, 50.94 feet;
thence along the arc of a tangent 1530.00 foot radius curve to the left through a central angle of 10°28'30" a distance of 279.72 feet;

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thence S 40°52'06" E, 529.93 feet;
thence along the arc of a tangent 780.00 foot radius curve to the left through a central angle of 20°05'36" a distance of 273.54 feet;
thence S 60°57'42" E, 133.47 feet;
thence along the arc of a tangent 1320.00 foot radius curve to the right through a central angle of 15°59'36" a distance of 368.46 feet;
thence S 44°58'06" E, 102.05 feet;
thence along the arc of a tangent 410.00 foot radius curve to the left through a central angle of 51°28'34" a distance of 368.36 feet;
thence N 83°33'20" E, 44.31 feet;
thence N 87°22'11" E, 90.20 feet;
thence N 83°33'20" E, 7.60 feet;
thence S 06°26'40" E, 36.11 feet;
thence along the arc of a tangent 377.00 foot radius curve to the right through a central angle of 13°57'56" a distance of 91.89 feet;
thence S 07°31'16" W, 658.19 feet;
thence along the arc of a tangent 377.00 foot radius curve to the right through a central angle of 56°36'50" a distance of 372.51 feet;
thence S 64°08'05" W, 82.24 feet;
thence along the arc of a tangent 323.00 foot radius curve to the left through a central angle of 52°41'25" a distance of 297.04 feet;
thence S 11°26'41" W, 100.41 feet;
thence along the arc of a tangent 277.00 foot radius curve to the right through a central angle of 105°39'07" a distance of 510.78 feet;
thence N 62°54'12" W, 149.75 feet;
thence along the arc of a tangent 463.00 foot radius curve to the left through a central angle of 26°33'34" a distance of 214.62 feet;
thence N 89°27'46" W, 34.06 feet;
thence along the arc of a tangent 277.00 foot radius curve to the right through a central angle of 43°02'22" a distance of 208.08 feet;
thence S 46°08'12" W, 480.33 feet;
thence S 02°15'30" W, 43.28 feet;
thence N 46°08'12" E, 484.19 feet;
thence along the arc of a non-tangent 307.00 foot radius curve to the left from a tangent bearing S 51°47'47" E through a central angle of 37°39'58" a distance of 201.82 feet;
thence S 89°27'46" E, 34.06 feet;
thence along the arc of a tangent 433.00 foot radius curve to the right through a central angle of 26°33'34" a distance of 200.72 feet;
thence S 62°54'12" E, 149.75 feet;
thence along the arc of a tangent 307.00 foot radius curve to the left through a central angle of 105°39'07" a distance of 566.10 feet;
thence N 11°26'41" E, 100.41 feet;
thence along the arc of a tangent 293.00 foot radius curve to the right through a central angle of 52°41'25" a distance of 269.45 feet;

thence N 64°08'05" E, 82.24 feet;
thence along the arc of a tangent 407.00 foot radius curve to the left through a central angle of 56°36'50" a distance of 402.16 feet;
thence N 07°31'16" E, 658.19 feet;
thence along the arc of a tangent 407.00 foot radius curve to the left through a central angle of 13°57'56" a distance of 99.20 feet;
thence N 06°26'40" W, 36.11 feet;
thence N 83°33'20" E, 164.48 feet;
thence N 85°03'41" E, 88.31 feet;
thence along the arc of a non-tangent 470.00 foot radius curve to the right from a tangent bearing S 85°38'50" E through a central angle of 23°08'15" a distance of 189.80 feet;
thence S 28°57'30" W, 10.90 feet;
thence S 61°02'30" E, 18.00 feet;
thence N 28°57'30" E, 11.01 feet;
thence along the arc of a non-tangent 470.00 foot radius curve to the right from a tangent bearing S 60°18'55" E through a central angle of 20°58'53" a distance of 172.11 feet;
thence S 39°20'02" E, 277.70 feet;
thence along the arc of a tangent 580.00 foot radius curve to the left through a central angle of 85°31'40" a distance of 865.79 feet;
thence N 55°08'18" E, 163.79 feet;
thence along the arc of a tangent 470.00 foot radius curve to the right through a central angle of 07°49'56" a distance of 64.25 feet;
thence N 62°58'14" E, 226.91 feet;
thence along the arc of a tangent 380.00 foot radius curve to the left through a central angle of 52°39'43" a distance of 349.27 feet;
thence N 10°18'31" E, 55.63 feet;
thence S 79°41'29" E, 11.00 feet;
thence N 10°18'31" E, 18.00 feet;
thence N 79°41'29" W, 10.94 feet;
thence along the arc of a non-tangent 650.00 foot radius curve to the right from a tangent bearing N 11°03'51" E through a central angle of 24°26'09" a distance of 277.21 feet;
thence N 35°30'00" E, 19.87 feet;
thence along the arc of a tangent 30.00 foot radius curve to the right through a central angle of 90°00'00" a distance of 47.12 feet;
thence S 54°30'00" E, 44.66 feet;
thence along the arc of a tangent 790.00 foot radius curve to the right through a central angle of 16°48'17" a distance of 231.70 feet;
thence S 37°41'43" E, 220.38 feet;
thence S 07°18'17" W, 56.57 feet;
thence S 37°41'43" E, 104.13 feet;
thence S 82°41'43" E, 56.57 feet;

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thence S 37°41'43" E, 79.72 feet;
thence N 52°18'17" E, 60.00 feet to the point of beginning.

Excepting therefrom the following described parcel of land:

Commencing at the south one-quarter corner of said Section 24;
thence along the north-south centerline of said Section 24, N 00°37'20" E, 249.07 feet to a point on the centerline of Arrowcreek Parkway;
thence along the centerline of Arrowcreek Parkway the following courses and distances:
N 89°45'53" W, 247.49 feet;
along the arc of a tangent 820.00 foot radius curve to the right through a central angle of 52°04'10" a distance of 745.20 feet;
N 37°41'43" W, 735.93 feet;
along the arc of a tangent 850.00 foot radius curve to the left through a central angle of 16°48'17" a distance of 249.30 feet;
thence N 54°30'00" W, 176.66 feet;
thence S 35°30'00" W, 60.00 feet to the TRUE POINT OF BEGINNING;
thence N 54°30'00" W, 209.48 feet;
thence along the arc of a tangent 610.00 foot radius curve to the right through a central angle of 50°49'12" a distance of 541.06 feet;
thence N 03°40'48" W, 455.56 feet;
thence along the arc of a tangent 590.00 foot radius curve to the left through a central angle of 46°40'18" a distance of 480.60 feet;
thence N 50°21'06" W, 375.49 feet;
thence along the arc of a tangent 960.00 foot radius curve to the right through a central angle of 42°21'06" a distance of 709.61 feet;
thence N 03°05'07" W, 106.59 feet;
thence along the arc of a non-tangent 849.50 foot radius curve to the left from a tangent bearing N 06°18'47" W through a central angle of 11°21'31" a distance of 168.41 feet;
thence N 17°40'18" W, 231.22 feet;
thence N 21°49'39" W, 376.09 feet;
thence along the arc of a tangent 870.00 foot radius curve to the left through a central angle of 14°07'33" a distance of 214.49 feet;
thence N 35°57'12" W, 118.00 feet;
thence S 54°02'48" W, 11.00 feet;
thence N 35°57'12" W, 18.00 feet;
thence N 54°02'48" E, 11.00 feet;
thence N 35°57'12" W, 242.84 feet;
thence along the arc of a tangent 520.00 foot radius curve to the left through a central angle of 31°36'43" a distance of 286.90 feet;
thence N 67°33'55" W, 254.45 feet;
thence along the arc of a tangent 930.00 foot radius curve to the right through a central angle of 34°26'54" a distance of 559.15 feet;
thence N 33°07'01" W, 218.29 feet;

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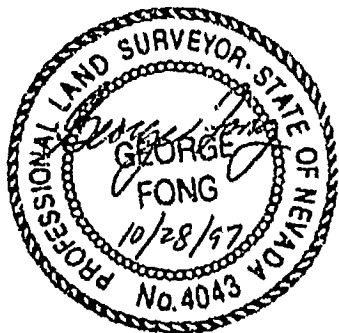
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thence along the arc of a tangent 470.00 foot radius curve to the left through a central angle of $48^{\circ}18'57''$ a distance of 396.34 feet;
thence N $81^{\circ}25'58''$ W, 378.82 feet;
thence along the arc of a tangent 345.00 foot radius curve to the left through a central angle of $104^{\circ}33'23''$ a distance of 629.57 feet;
thence S $05^{\circ}59'21''$ E, 487.67 feet;
thence along the arc of a tangent 780.00 foot radius curve to the right through a central angle of $30^{\circ}44'45''$ a distance of 418.56 feet;
thence S $24^{\circ}45'24''$ W, 290.69 feet;
thence along the arc of a tangent 1670.00 foot radius curve to the left through a central angle of $25^{\circ}14'41''$ a distance of 735.81 feet;
thence S $00^{\circ}29'17''$ E, 422.19 feet;
thence along the arc of a tangent 1970.00 foot radius curve to the left through a central angle of $03^{\circ}32'10''$ a distance of 121.58 feet;
thence N $90^{\circ}00'00''$ E, 250.24 feet;
thence S $00^{\circ}00'00''$ W, 20.00 feet;
thence S $90^{\circ}00'00''$ W, 248.73 feet;
thence along the arc of a non-tangent 1970.00 foot radius curve to the left from a tangent bearing S $04^{\circ}36'27''$ E through a central angle of $25^{\circ}47'09''$ a distance of 886.59 feet;
thence S $30^{\circ}23'36''$ E, 250.73 feet;
thence along the arc of a tangent 1470.00 foot radius curve to the left through a central angle of $10^{\circ}28'30''$ a distance of 268.75 feet;
thence S $40^{\circ}52'06''$ E, 529.93 feet;
thence along the arc of a tangent 720.00 foot radius curve to the left through a central angle of $20^{\circ}05'36''$ a distance of 252.50 feet;
thence S $60^{\circ}57'42''$ E, 133.47 feet;
thence along the arc of a tangent 1380.00 foot radius curve to the right through a central angle of $15^{\circ}59'36''$ a distance of 385.21 feet;
thence S $44^{\circ}58'06''$ E, 102.05 feet;
thence along the arc of a tangent 350.00 foot radius curve to the left through a central angle of $51^{\circ}28'34''$ a distance of 314.45 feet;
thence N $83^{\circ}33'20''$ E, 44.31 feet;
thence N $79^{\circ}44'29''$ E, 90.20 feet;
thence N $83^{\circ}33'20''$ E, 203.79 feet;
thence S $87^{\circ}32'15''$ E, 97.35 feet;
thence along the arc of a non-tangent 530.00 foot radius curve to the right from a tangent bearing S $85^{\circ}49'40''$ E through a central angle of $46^{\circ}29'38''$ a distance of 430.08 feet;
thence S $39^{\circ}20'02''$ E, 277.70 feet;
thence along the arc of a tangent 520.00 foot radius curve to the left through a central angle of $85^{\circ}31'40''$ a distance of 776.23 feet;
thence N $55^{\circ}08'18''$ E, 163.79 feet;
thence along the arc of a tangent 530.00 foot radius curve to the right through a central angle of $07^{\circ}49'56''$ a distance of 72.45 feet;

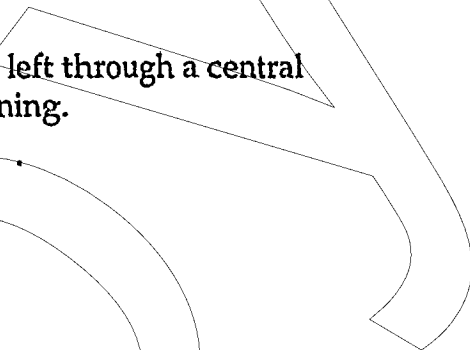
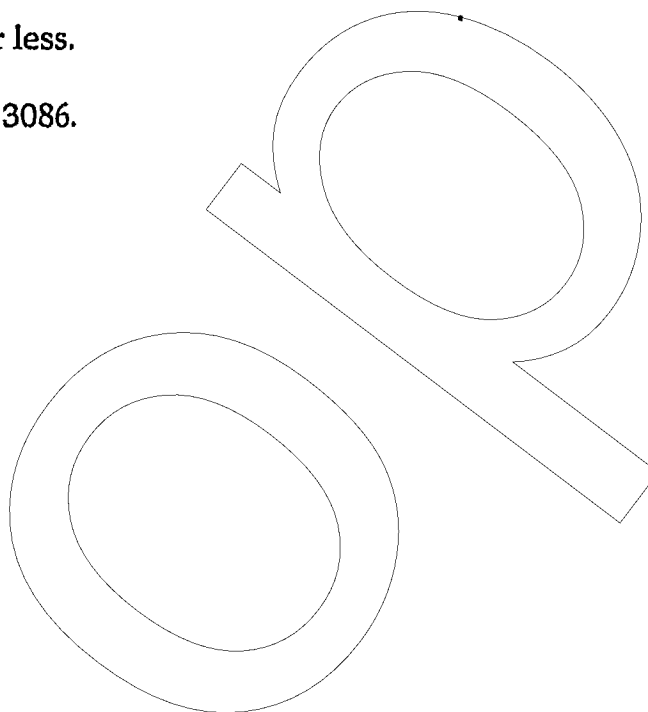
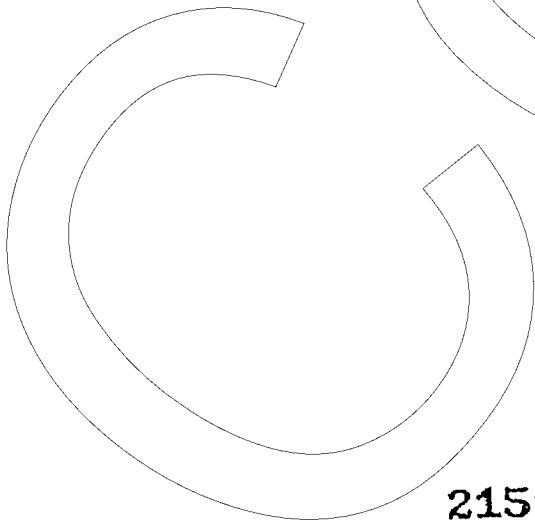
thence N 62°58'14" E, 226.91 feet;
thence along the arc of a tangent 320.00 foot radius curve to the left through a central angle of 52°39'43" a distance of 294.12 feet;
thence N 10°18'31" E, 133.47 feet;
thence along the arc of a tangent 530.00 foot radius curve to the right through a central angle of 25°11'29" a distance of 233.03 feet;
thence N 35°30'00" E, 34.58 feet;
thence along the arc of a tangent 30.00 foot radius curve to the left through a central angle of 90°00'00" a distance of 47.12 feet to the point of beginning.

Containing 32.73 acres, more or less.

Basis of bearings is Parcel Map 3086.



BK 5036PG0676



2151424

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY
Washoe Co. Water Div.
97 NOV -6 AM 11:28

JOE MELLER
COUNTY RECORDER

FEE 0 DEP A

9/8

DOC # 4862776

10/31/2018 11:18:10 AM

Requested By
TRUCKEE MEADOWS WATER AUTHORITY
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$0.00 RPTT: \$0.00
Page 1 of 7

A.P.N: 152-021-03

After Recordation Return To:

Truckee Meadows Water Authority
Attn: Heather Edmunson, Land Agent
P.O. Box 30013
Reno, Nevada 89520-3013



The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

**GRANT OF EASEMENT FOR
ARROWCREEK 2 MONITORING WELL**

This Grant of Easement dated ^{OCTOBER} August 3, 2018 is between **LUCKY STAR GOLF, LLC, A Delaware limited liability company (Grantor)**, and **TRUCKEE MEADOWS WATER AUTHORITY**, a Joint Powers Authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada, Sparks, Nevada and Washoe County, Nevada, pursuant to NRS Chapter 277 (Grantee).

RECITALS:

- A. Grantor owns the real property located in Washoe County, Nevada, more particularly described as APN: 152-021-03 (Grantor Property);
- B. Grantee operates a municipal water system in Washoe County;
- C. Grantor desires to grant an easement to Grantee over a portion of the Grantor Property, for the purposes of and on the terms and conditions set forth herein.

NOW THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

GRANT OF EASEMENT

1. Grant of Easement. Grantor hereby grants to Grantee, its successors, assigns, agents, and licensees a permanent and non-exclusive easement and right of way to construct, alter, maintain, inspect, repair, reconstruct, and operate

a monitoring well, together with the appropriate mains, markers, conduits, pipes, fixtures, and any other facilities or appurtenances deemed necessary or convenient by Grantee to operate the well (Water Facilities), over, across, upon, under, and through that portion of the Grantor Property more fully described on **Exhibit "A"** and shown on **Exhibit "A-1"** attached hereto (Easement Area).

2. Access. Grantee shall have at all times ingress and egress to the Easement Area, including over the Grantor Property to the extent necessary, for the purposes set forth above.

3. Hold Harmless. Subject to the limitation of NRS Chapter 41 and Paragraph 4 below, Grantee shall be responsible for any loss, damage or injury suffered or sustained by Grantor for any damage to the personal property or improvements located on the Grantor Property, to the extent directly caused by any negligent act or omission of Grantee in constructing, maintaining, and operating the Water Facilities in the Easement Area.

4. No Interference. Grantor shall not, without Grantee's prior written consent (which consent shall not be unreasonably withheld), plant, erect or construct, nor permit to be planted, erected or constructed, within the Easement Area, any shrubs, trees, buildings, fences, structures, or any other improvement or obstruction which in the reasonable judgment of Grantee interferes with Grantee's access to and use of the Easement Area for the intended purposes, nor shall Grantor engage in or permit any activity to occur within the Easement Area which in the reasonable judgment of Grantee is inconsistent with Grantee's use of the Easement Area.

Notwithstanding the foregoing, Grantor may install or construct asphalt paving or standard concrete for purposes of providing parking within the Easement Area with Grantee's consent, which shall not be unreasonably withheld. Except as to landscaping, pavement or concrete otherwise permitted by Grantee pursuant to this Section, Grantee shall have the right, without payment, liability or notice to Grantor, to remove or clear any and all buildings, fences, structures, paving, combustible materials, trees, brush, debris, or any other obstruction from the Easement Area, which in the reasonable judgment of Grantee may interfere with or endanger Grantee's access to or use of the Easement Property or the constructing, altering, maintaining, inspecting, repairing, reconstructing and operating of the Water Facilities.

5. Reimbursement for Grantor Breach. Grantor shall reimburse Grantee for the reasonable costs incurred by Grantee as a result of Grantor's breach of any covenant of Grantor set forth herein.

6. Relocation of Easement Area and Water Facilities. Grantor may, at any time, request the relocation of the Easement Area and Water Facilities to a new location on the Grantor Property, and Grantee agrees to perform such relocation provided (i) such new location is suitable to Grantee for Grantee's intended purposes; (ii) Grantor convey to Grantee an equivalent easement in the new location; and (iii) Grantor pay for all reasonable out-of-pocket costs and expenses incurred by Grantee arising from or related to the relocation of the Water Facilities, whether on or off the Grantor Property, including design costs and retirement of existing facilities.

7. Grantor Warranties. Grantor warrants and represents to Grantee as follows:

a. Title to Grantor's Property. Grantor owns fee title to Grantor's Property and the Easement Area and there are no prior encumbrances, liens, restrictions, covenants or conditions applicable to the Easement Area which will frustrate or make impossible the purposes of the easements granted herein.

b. Authority. The person signing this Easement on behalf of Grantor is duly authorized to so sign and has the full power and authority to bind Grantor, to sell and convey the Easement Area to Grantee, and to enter into and perform the obligations hereunder.

c. Defects. Grantor has no knowledge of any defects or conditions of the Easement Area or Grantor's Property which would impair Grantee's ability to enjoy the use and purpose of this Easement.

d. Legal Access. Legal and sufficient access to this Grant of Easement exists through either the access easement granted hereunder, another easement transferred to Grantee or from a public road.

e. Contracts or Leases. There are no leases, licenses, permits or other contracts with third parties which affect any portion of the Easement Area.

f. Pending Litigation. Grantor is not aware of any pending or threatened litigation or regulatory actions regarding the Easement Area and the Easement Area is not subject to any foreclosure or deed in lieu of foreclosure.

THIS GRANT OF EASEMENT and the terms contained herein are granted in gross for the benefit of Grantee and shall run with the land and shall be binding upon and shall inure to the benefit of Grantor and Grantee and the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

Exhibit A
Legal Description

All that certain real property situate in the Northeast One-Quarter of Section 23, Township 18 North, Range 19 East, M.D.M, Washoe County Nevada, more particularly described as follows:

BEGINNING at the southeast corner of that parcel defined as "Arrowcreek Well #2", as described in that deed with Washoe County, a political subdivision of the State of Nevada, as grantor, and Truckee Meadows Water Authority, a joint powers authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada and Sparks, Nevada, and the County of Washoe, pursuant to NRS Chapter 277, as grantee, recorded December 31, 2014, as Document No. 4422982, Official Records, Washoe County, Nevada; Said POINT OF BEGINNING being further described as bearing North 42°16'18" West, 4376.48 feet from the Southeast corner of Section 23, Township 18 North, Range 19 East, M.D.M., as shown on Record of Survey Map No. 3385, recorded February 27, 1998, Official Records, Washoe County, Nevada.

THENCE from said POINT OF BEGINNING, North 0°00'00" West, along the east line of said parcel, 20.98 feet;

THENCE departing said east line, South 90°00'00" East, 18.00 feet;

THENCE South 00°00'00" East, 30.98 feet;

THENCE South 90°00'00" West, 152.00 feet;

THENCE North 00°00'00" West, 24.81 feet;

THENCE North 90°00'00" East, 10.00 feet to a point lying on the west line of said parcel;

THENCE South 00°00'00" East, along the west line of said parcel, 14.81 feet, to the southwest corner of said parcel;

THENCE South 90°00'00" East, along the south line of said parcel, 124.00 feet to said POINT OF BEGINNING, containing 2,046 square feet, more or less.

The basis of bearings for this description are identical with those bearings shown on said Record of Survey Map No. 3385.

Michael J. Miller
Michael J. Miller, P.L.S.



10-29-18

EXHIBIT A-1

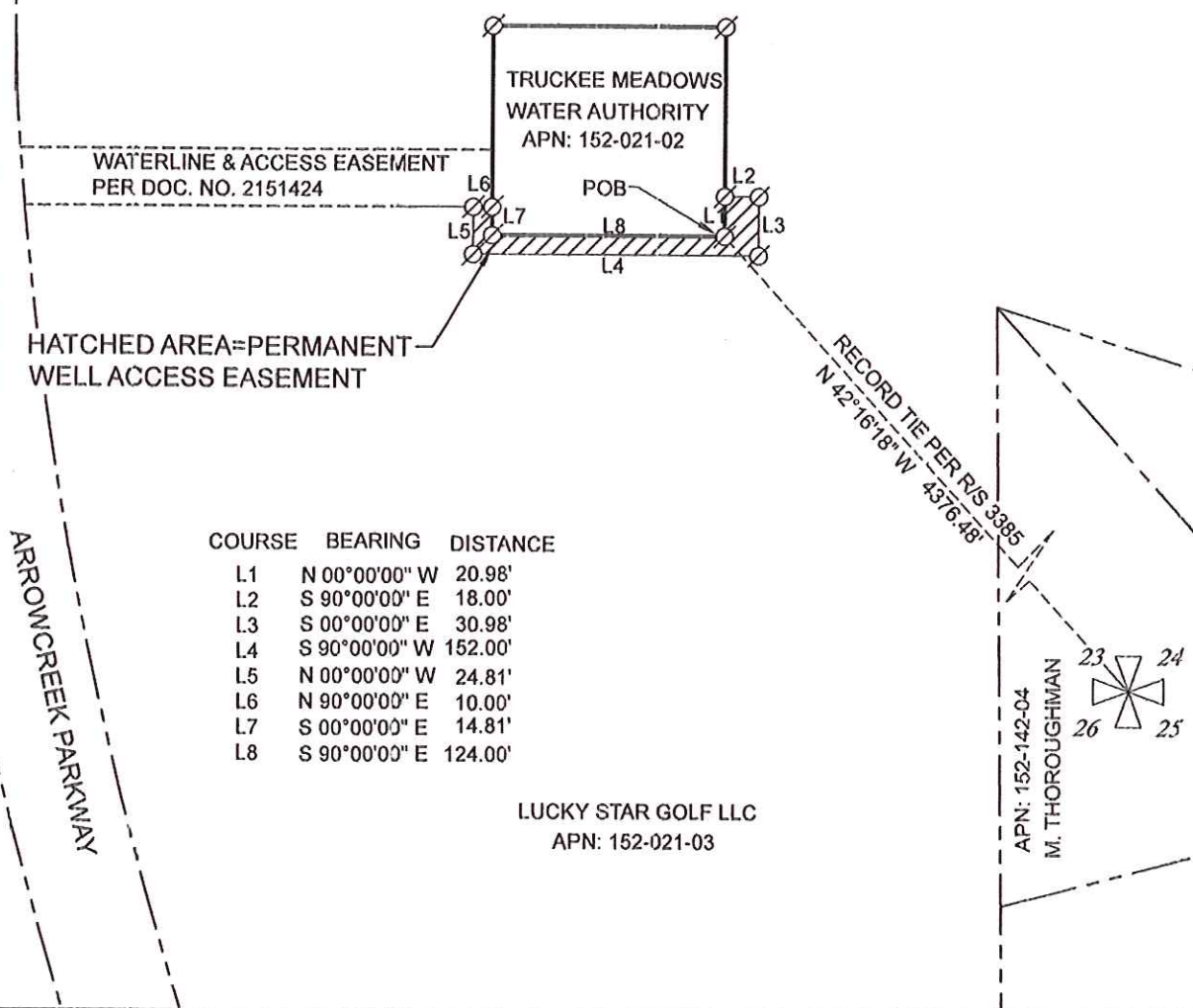
LEGEND

- P.M PARCEL MAP
- POB POINT OF BEGINNING
- APN ASSESSOR PARCEL NO.
- R/S RECORD OF SURVEY

LUCKY STAR GOLF LLC
APN: 152-021-03



SCALE 1"=100'



HATCHED AREA=PERMANENT WELL ACCESS EASEMENT

WATERLINE & ACCESS EASEMENT
PER DOC. NO. 2151424

ARROWCREEK PARKWAY

COURSE	BEARING	DISTANCE
L1	N 00°00'00" W	20.98'
L2	S 90°00'00" E	18.00'
L3	S 00°00'00" E	30.98'
L4	S 90°00'00" W	152.00'
L5	N 00°00'00" W	24.81'
L6	N 90°00'00" E	10.00'
L7	S 00°00'00" E	14.81'
L8	S 90°00'00" E	124.00'

LUCKY STAR GOLF LLC
APN: 152-021-03

APN: 152-142-04
M. THOROUGHMAN

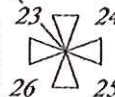


EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION

FOR

PERMANENT WELL ACCESS EASEMENT

LYING WITHIN A PORTION OF THE NE ¼ SEC.23, T.18N., R.19E., M.D.M.

WASHOE COUNTY

NEVADA

ALPINE LAND SURVEYORS

7395 GRAVEL CT., RENO, NV 89502
PH. 775-636-8550

EMAIL: mike@alpinelandsurveyors.com

SHEET

OF

1

1



WASHOE COUNTY RECORDER

OFFICE OF THE COUNTY RECORDER
LAWRENCE R. BURTNES, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Signature

10-30-18

Date

Printed Name

2342737

1 WHEN RECORDED, RETURN TO:

2 ArrowCreek Homeowners Association
3 c/o Robert M. Sader, Esq.
4 462 Court Street
5 Reno, NV 89501

6 APN: 152-020-62

7 **COMMON AREA MAINTENANCE EASEMENT**

8 THIS GRANT OF EASEMENT, made and entered into this 30th day of April,
9 1999, by and between **ARROWCREEK GOLF HOLDINGS, L.L.C.**, a Delaware limited liability
10 company, hereinafter referred to as "Grantor"; and **ARROWCREEK HOMEOWNERS**
11 **ASSOCIATION**, a Nevada nonprofit corporation, hereinafter referred to as "Grantee".

12 **WITNESSETH:**

13 For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable
14 consideration, receipt is hereby acknowledged, Grantor hereby grants to Grantee a permanent
15 maintenance and landscaping easement as common area (as defined in that certain Declaration Of
16 Covenants, Conditions And Restrictions recorded on October 17, 1997 as Document No. 2145699
17 in the office of the Recorder of Washoe County, Nevada) upon, over, across and through the land
18 herein described, together with the perpetual right to enter upon said land to construct, reconstruct,
19 maintain and repair said common area.

20 The easement granted hereby is located in the County of Washoe, State of Nevada, more
21 particularly described in Exhibit "A", attached hereto and by this reference made a part hereof.

22 This is a nonexclusive grant of easement and to the extent that other uses do not interfere with
23 the use of said easement by Grantee as permitted herein, Grantor, its successors and assigns, shall be
24 permitted to use the same for any purpose it may desire.

25 The covenants and agreement herein contained shall inure to the benefit of and shall be
26 binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be,
27
28

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1 and are, covenants running with the land binding upon said property of Grantor and for the benefit
2 of Grantee.

3 IN WITNESS WHEREOF, Grantor hereto has executed this Grant of Easement the day and
4 year first above written.

5 TO HAVE AND TO HOLD, said easement and right-of-way unto the Grantee and unto its
6 successors and assigns forever.

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GRANTOR:

**ARROWCREEK GOLF HOLDINGS,
L.L.C., a Delaware limited liability
company**

By: 

Title: Vice President/General Manager
CLAUDIA TREBISI

ACCEPTED:

**ARROWCREEK HOMEOWNERS
ASSOCIATION, a Nevada nonprofit
corporation**

By: 

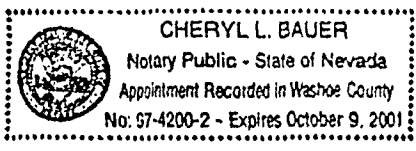
Title: Vice President/General Manager
CLAUDIA TROISI

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1 STATE OF NEVADA)
2 COUNTY OF WASHOE) ss.

3 This instrument was acknowledged before me on April 30th, 1999 by
4 Claudia Troisi as Vice President/General Manager of ARROWCREEK GOLF
HOLDINGS, L.L.C., a Delaware limited liability company.

NOTARY: *C Cheryl L Bauer*



12 STATE OF NEVADA)
13 COUNTY OF WASHOE) ss.

14 This instrument was acknowledged before me on April 30th, 1999 by
15 Claudia Troisi as Vice President/General of the ARROWCREEK
HOMEOWNERS ASSOCIATION, a Nevada nonprofit corporation.

NOTARY: *C Cheryl L Bauer*



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EXHIBIT "A"

DESCRIPTION

Parcels of land situate within Section 23, T18N, R19E, MDM, being a portion of Parcel 2B of Survey Map 3472, recorded on July 21, 1998, as Document No. 2233310, Official Records of Washoe County, Nevada; more particularly described as follows:

Easement 1:

Beginning at a point on the westerly boundary of said Parcel 2B, said point being on the easterly line of Arrowcreek Parkway and being the most westerly corner of Lot 428 of Arrowcreek Subdivision Unit 4B, as shown on the plat thereof, recorded July 9, 1998, as Tract Map 3567, Document No. 2229275, Official Records of Washoe County, Nevada, thence along said easterly line on the arc of a 1970.00 foot radius curve to the right from a tangent bearing N 22°07'17" W through a central angle of 17°37'50" a distance of 606.20 feet;

thence N 89°59'53" E, 20.06 feet;

thence along the arc of a non-tangent 1950.00 foot radius curve to the left from a tangent bearing S 04°32'13" E through a central angle of 17°36'06" a distance of 599.05 feet to a point on the northerly line of said Lot 428;

thence along said northerly line S 69°32'57" W, 20.01 feet to the point of beginning.

Containing 12,052 square feet, more or less.

Easement 2:

Commencing at a point on the westerly boundary of said Parcel 2B, said point being on the easterly line of Arrowcreek Parkway and being the most westerly corner of Lot 428 of Arrowcreek Subdivision Unit 4B, as shown on the plat thereof, recorded July 9, 1998, as Tract Map 3567, Document No. 2229275, Official Records of Washoe County, Nevada, thence along said easterly line the following three (3) courses and distances:

on the arc of a 1970.00 foot radius curve to the right from a tangent bearing N 22°07'17" W through a central angle of 21°38'00" a distance of 743.82 feet;

N 00°29'17" W, 422.19 feet;

on the arc of a 1670.00 foot radius curve to the right through a central angle of 01°26'03" a distance of 41.80 feet to the Point of Beginning;

thence continuing along said 1670.00 foot radius curve to the right through a central angle of 00°39'55" a distance of 19.39 feet to a point of compound curvature;

thence along the arc of a 20.00 foot radius curve to the right through a central angle of 91°27'31" a distance of 31.93 feet;

thence S 86°55'49" E, 17.00 feet;

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thence along the arc of a 218.00 foot radius curve to the right through a central angle of 00°39'13" a distance of 2.49 feet;
thence S 47°20'26" W, 55.69 feet to the point of beginning.

Containing 708 square feet, more or less.

Easement 3:

Commencing at a point on the westerly boundary of said Parcel 2B, said point being on the easterly line of Arrowcreek Parkway and being the most westerly corner of Lot 428 of Arrowcreek Subdivision Unit 4B, as shown on the plat thereof, recorded July 9, 1998, as Tract Map 3567, Document No. 2229275, Official Records of Washoe County, Nevada, thence N 14°16'29" E, 145.47 feet to the Point of Beginning;
thence N 29°12'32" W, 91.69 feet;
thence along the arc of a 100.00 foot radius curve to the right through a central angle of 59°25'47" a distance of 103.72 feet;
thence N 30°13'15" E, 162.46 feet;
thence along the arc of a 80.00 foot radius curve to the right through a central angle of 119°07'39" a distance of 166.33 feet;
thence S 30°39'06" E, 233.62 feet;
thence along the arc of a 100.00 foot radius curve to the right through a central angle of 111°38'12" a distance of 194.84 feet;
thence S 80°59'06" W, 123.16 feet;
thence along the arc of a 100.00 foot radius curve to the right through a central angle of 69°48'22" a distance of 121.83 feet to the point of beginning.

Containing 2.40 acres, more or less.

Easement 4:

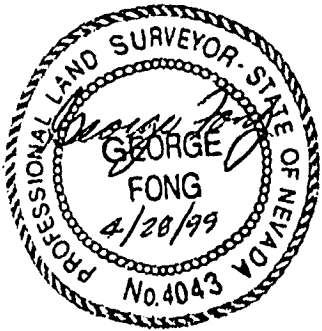
Commencing at a point on the westerly boundary of said Parcel 2B, said point being on the easterly line of Arrowcreek Parkway and being the most westerly corner of Lot 225 of Arrowcreek Village 4, Unit 2, as shown on the plat thereof, recorded April 27, 1998, as Tract Map 3523, Document No. 2203887, Official Records of Washoe County, Nevada, thence along said easterly line of Arrowcreek Parkway on the arc of a 1670.00 foot radius curve to the left from a tangent bearing S 24°45'24" W through a central angle of 17°30'58" a distance of 510.55 feet to the Point of Beginning;
thence continuing along said easterly line of Arrowcreek Parkway on the arc of said 1670.00 foot radius curve to the left through a central angle of 02°42'43" a distance of 79.05 feet to a point of compound curvature;

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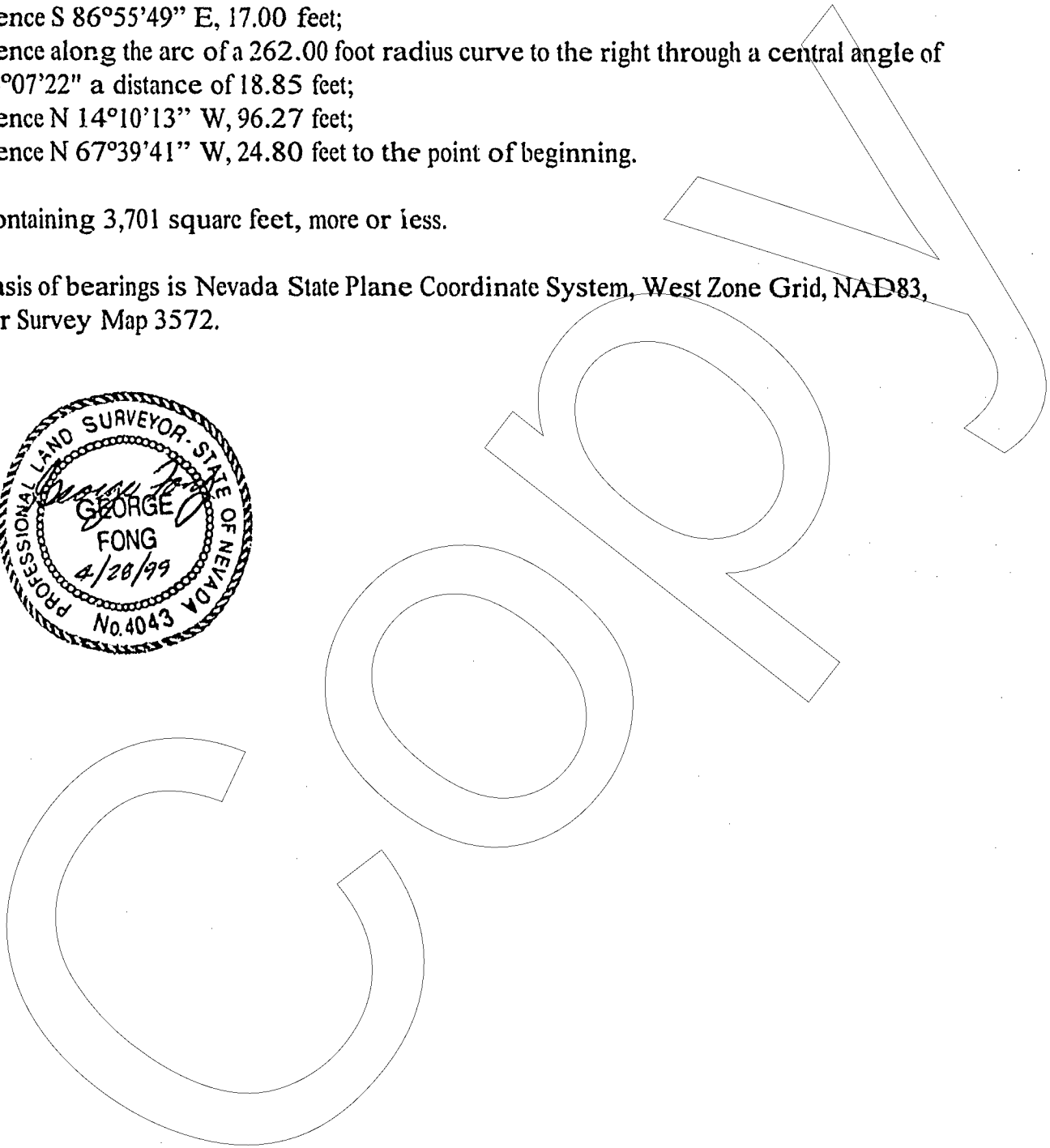
thence along the arc of a 20.00 foot radius curve to the left through a central angle of 91°27'31" a distance of 31.93 feet;
thence S 86°55'49" E, 17.00 feet;
thence along the arc of a 262.00 foot radius curve to the right through a central angle of 04°07'22" a distance of 18.85 feet;
thence N 14°10'13" W, 96.27 feet;
thence N 67°39'41" W, 24.80 feet to the point of beginning.

Containing 3,701 square feet, more or less.

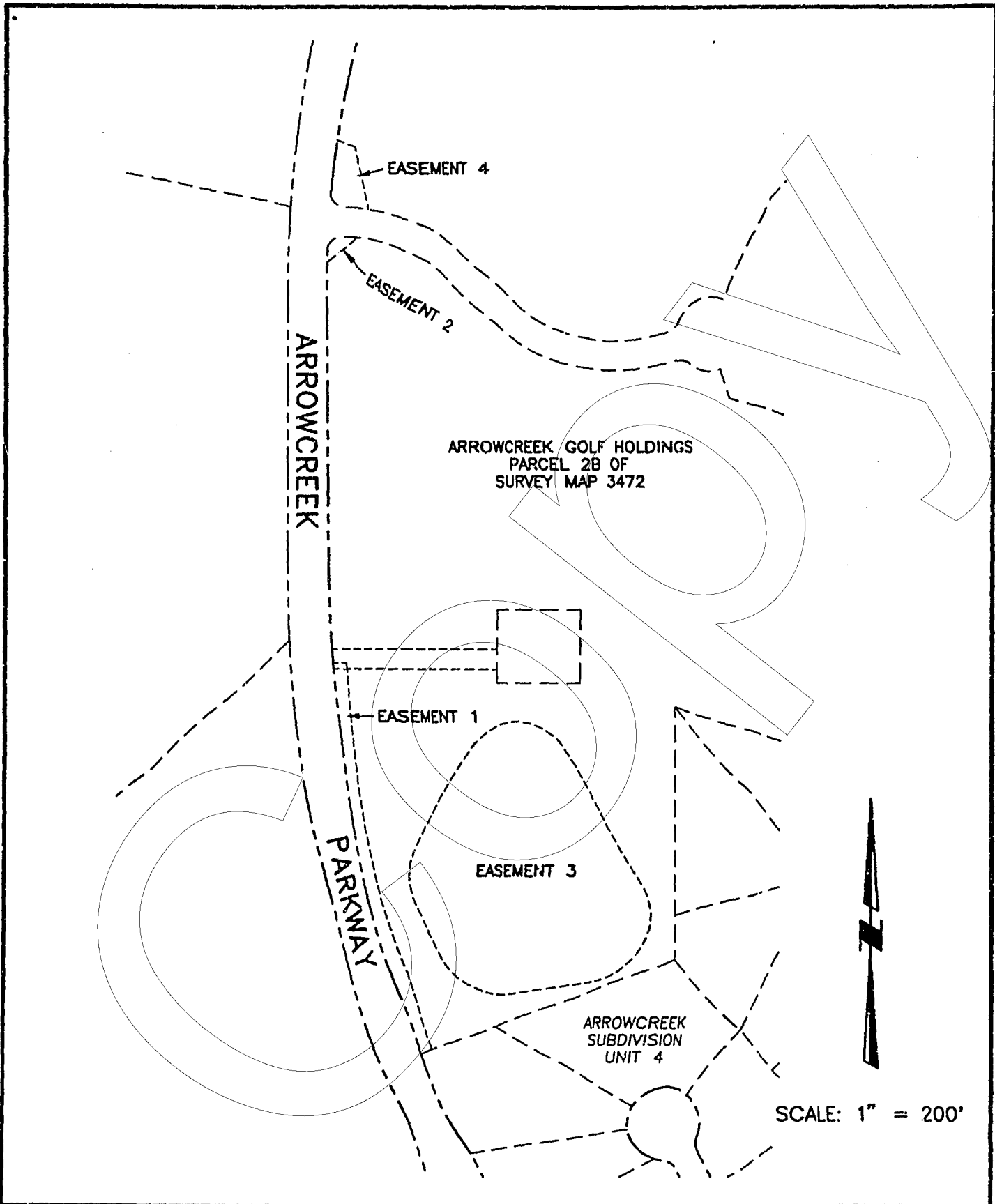
Basis of bearings is Nevada State Plane Coordinate System, West Zone Grid, NAD83, per Survey Map 3572.



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cfa
 PLANNERS • ENGINEERS • SURVEYORS
 LANDSCAPE ARCHITECTS
 1150 CORPORATE BLVD. RENO, NV 89502
 (775) 856-1150 FAX: (775) 856-1160

EXHIBIT MAP
 COMON AREA MAINTENANCE EASEMENT
 ARROWCREEK GOLF HOLDINGS

JOB NO.:
 88003.25
 DATE:
 4/27/99
 SHEET 1 OF 1

BK5690PG0465

COPY

2342737

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY

CFA
99 MAY 21 PM 1:24

KATHRYN L. BURKE
COUNTY RECORDER

FEE 14- DEP *ML*

UM14-