

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Abandonment

Washoe County Code (WCC) Chapter 110, Article 806, Abandonment, provides for the vacation or abandonment of easements or streets. Applications for the vacation or abandonment of a street or easement owned by the County, or a government patent easement, may be initiated by the Board of County Commissioners, Planning Commission, the Director of Planning and Building or an owner of real property abutting an easement or public street right-of-way. See WCC 110.806, for further information.

Development Application Submittal Requirements

Applications are accepted on the 15th of each month (if the 15th is a non-work day, the first working day after the 15th)

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

Submit Title Report with "Original Packet" only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
7. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
8. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.

9. **Packets:** Three (3) packets and flash drive or DVD - any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
 - (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
 - (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

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: Ingenuity Industrial Center			
Project Description: Dividing APN 538-010-11 into 3 Parcels (20.67 ac, 11.03 ac, 8.33 ac) which will be used for Industrial Warehouses. Ingenuity Avenue will have a portion relinquished and a subsequent roundabout dedicated to end Ingenuity Avenue.			
Project Address: 447 Ingenuity Avenue, Washoe County, Nevada, 89441			
Project Area (acres or square feet): 39.53 Acres or 1,721,926.8 Sq. Ft.			
Project Location (with point of reference to major cross streets AND area locator): Located on the northerly right-of-way and end of Ingenuity Ave., about 800 feet from the Intersection of Ingenuity Ave. & Hawco Court			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
538-010-11	39.53 Ac		
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: Ingenuity Industrial Center LLC		Name: US Geomatics	
Address: 600 University St, Suite 2305		Address: P.O. Box 3299	
Seattle, WA	Zip: 98101	Reno, Nevada	Zip: 89505
Phone: 206.707.9696	Fax:	Phone: (775)-786-5111	Fax:
Email: sholcomb@avenue55.net		Email: info@usgeomatics.com	
Cell:	Other:	Cell:	Other:
Contact Person: Spencer Holcomb		Contact Person: Glen C. Armstrong	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Avenue 55		Name: Glen Armstrong	
Address: 600 University St., Suite 2305		Address: 648 Lander Street	
Seattle, WA	Zip: 98101	Reno, Nevada	Zip: 89509
Phone: 206.707.9696	Fax:	Phone: 775.786.5111	Fax:
Email: sholcomb@avenue55.net		Email: garmstrong@usgeomatics.com	
Cell:	Other:	Cell: 775.560.8516	Other:
Contact Person: Spencer Holcomb		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Ingenuity Industrial Center LLC

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Joe Blattner (please print name)

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

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

Assessor Parcel Number(s): 538-010-11

Printed Name Joe Blattner

Signed [Signature]

Address 600 University St. Suite 2305

Seattle, WA 98101

Subscribed and sworn to before me this 10th day of February, 2020.

(Notary Stamp)

Sarah A. Streeter - County of King, State of Washington
Notary Public in and for said county and state

My commission expires: 01-19-2024

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

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



Abandonment Application Supplemental Information

(All required information may be separately attached)

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

A portion of Ingenuity Avenue, said portion dedicated per document no. 4506782, part of Washoe County, Nevada.

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

Right-of-Way offered for dedication per parcel map no. 5124, accepted per document no. 4506782.

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

Said portion to be granted to current parcel APN 538,010,11. A roundabout will be offered for dedication in a subsequent Parcel Map.

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

A replacement 56' wide Public Access Easement per subsequent Parcel Map, Roundabout ending to Ingenuity Avenue.

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

A replacement 56' wide Public Access Easement (see above) will allow access to Parcel APN 538-010-03.

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

* Yes	* No ✓
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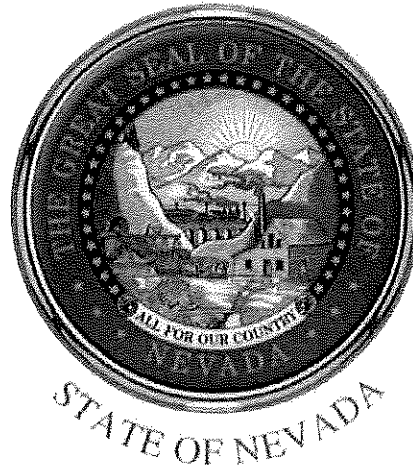
None that apply to Abandonment.

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

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

SECRETARY OF STATE



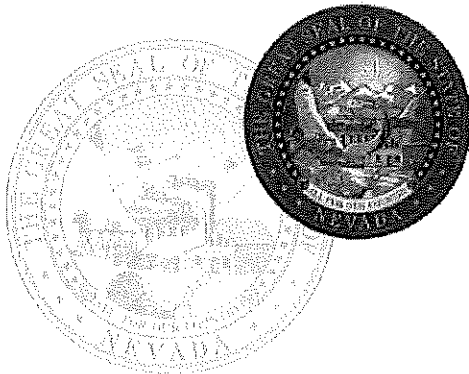
NEVADA STATE BUSINESS LICENSE

INGENUITY INDUSTRIAL CENTER, LLC
Nevada Business Identification # NV20191436439

Expiration Date: June 30, 2020

In accordance with Title 7 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada.

Valid until the expiration date listed unless suspended, revoked or cancelled in accordance with the provisions in Nevada Revised Statutes. License is not transferable and is not in lieu of any local business license, permit or registration.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on June 12, 2019

Barbara K. Cegavske

Barbara K. Cegavske
Secretary of State

You may verify this license at www.nvsos.gov under the Nevada Business Search.

License must be cancelled on or before its expiration date if business activity ceases.
Failure to do so will result in late fees or penalties which by law cannot be waived.



BARBARA K. CEGAVSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov



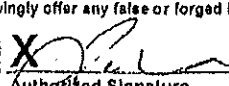
050303

Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20190251539-27 Filing Date and Time 06/10/2019 11:23 AM Entity Number E0271132019-7
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**Application for
 Registration of Foreign
 Limited-Liability Company**
 (PURSUANT TO NRS 86.544)

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

1. Name of Foreign Limited-Liability Company:	Ingenuity Industrial Center, LLC		Check box if a Series Limited-Liability Company <input type="checkbox"/>
2. Name Being Registered with Nevada: (see instructions)	The name under which this foreign limited-liability company proposes to register and transact business in Nevada is: Ingenuity Industrial Center, LLC		
3. Entity Domicile: (date and state or country of formation)	3/4/2019 Date Formed	Delaware State or Country where Authorized	<input checked="" type="checkbox"/> This entity is in good standing in the jurisdiction of its incorporation/creation.
4. Registered Agent for Service of Process: (check only one box)	<input checked="" type="checkbox"/> Commercial Registered Agent: Paracorp Incorporated Name <input type="checkbox"/> Noncommercial Registered Agent (name and address below) <u>OR</u> <input type="checkbox"/> Office or Position with Entity (name and address below) Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Entity Street Address _____ City _____ Nevada _____ Zip Code _____ Mailing Address (if different from street address) _____ City _____ Nevada _____ Zip Code _____ <i>In the event the above-designated Agent for Service of Process resigns and is not replaced or the agent's authority has been revoked or the agent cannot be found or served with exercise of reasonable diligence, then the Secretary of State is hereby appointed as the Agent for Service of Process.</i>		
5. Records Office: (see instructions)	c/o 600 University Street, Suite 2305 Street Address	Seattle City	WA 98101 State Zip Code
6. Street Address of Principal Office: (or office required to be maintained in the domicile state by the laws of that state)	251 Little Falls Drive Street Address	Wilmington City	DE 19808 State Zip Code
7. Name and Address of each Manager or Member: (attach additional page if more than 1)	BI Ingenuity LLC Name	600 University Street, Suite 2305 Street Address	Seattle WA 98101 City State Zip Code
8. Name and Signature of Manager or Member:	I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State. JOSEPH D. BLATTNER Name  Authorized Signature		
9. Certificate of Acceptance of Appointment of Registered Agent:	<input checked="" type="checkbox"/> I hereby accept appointment as Registered Agent for the above named Entity. If the registered agent is unable to sign the Application for Registration, submit a separate signed Registered Agent Acceptance form. Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity _____ Date _____		

This form must be accompanied by appropriate fees.

Nevada Secretary of State NRS 86.544 FLLC
 Article Revised: 9-28-17



BARBARA K. CEGAVSIKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov



180301

**Registered Agent
 Acceptance**
 (PURSUANT TO NRS 77.310)

This form may be submitted by: a Commercial Registered Agent, Noncommercial Registered Agent or Represented Entity. For more information please visit <http://www.nvsos.gov/index.aspx?page=141>

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Acceptance of Appointment by Registered Agent

In the matter of Ingenuity Industrial Center, LLC

Name of Represented Business Entity

I, Paracorp Incorporated

am a:

Name of Appointed Registered Agent OR Represented Entity Serving as Own Agent*

(complete only one)

- a) commercial registered agent listed with the Nevada Secretary of State,
- b) noncommercial registered agent with the following address for service of process:

Street Address	City	Nevada	Zip Code
Mailing Address (if different from street address)	City	Nevada	Zip Code

- c) represented entity accepting own service of process at the following address:

Title of Office or Position of Person in Represented Entity

Street Address	City	Nevada	Zip Code
Mailing Address (if different from street address)	City	Nevada	Zip Code

and hereby state that on 06/04/2019 I accepted the appointment as registered agent for the above named business entity. Date

Jody Moua Jody Moua, Assistant Secretary
 Authorized Signature of R.A. or On Behalf of R.A. Company

6/4/2019
 Date

*If changing Registered Agent when reinstating, officer's signature required.

 Signature of Officer Date

SECRETARY OF STATE



**CERTIFICATE OF REGISTRATION
OF
FOREIGN LIMITED LIABILITY COMPANY**

I, Barbara K. Cegavske, the duly elected and qualified Nevada Secretary of State, do hereby certify that I am the legal custodian of the records pertaining to Limited Liability Companies, and that I am the proper officer to execute this certificate.

I further certify upon said records that **INGENUITY INDUSTRIAL CENTER, LLC**, a Limited Liability Company organized under the laws of the State of Delaware did, on June 10, 2019 qualify pursuant to the provisions of the Nevada Revised Statutes and is currently registered to transact business in this State as a Limited Liability Company.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on June 12, 2019.

Barbara K. Cegavske

Barbara K. Cegavske
Secretary of State

Certified By: Melanie Negralle
Certificate Number: C20190611-1195

**INITIAL/ANNUAL LIST OF MANAGERS OR MANAGING MEMBERS AND STATE
BUSINESS LICENSE APPLICATION OF:**

Ingenuity Industrial Center, LLC
NAME OF LIMITED-LIABILITY COMPANY

ENTITY NUMBER

FOR THE FILING PERIOD OF 6/2019 TO 6/2020
USE BLACK INK ONLY - DO NOT HIGHLIGHT



Filed in the office of <i>Barbara K. Cegavske</i> Barbara K. Cegavske Secretary of State State of Nevada	Document Number 20190251540-59
	Filing Date and Time 06/10/2019 11:23 AM
	Entity Number E0271132019-7

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

- Print or type names and addresses, either residence or business, for all manager or managing members. A Manager, or if none, a Managing Member of the LLC must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
- If there are additional managers or managing members, attach a list of them to this form.
- Return completed form with the fee of \$150.00. A \$75.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
- State business license fee is \$200.00. Effective 2/1/2010, \$100.00 must be added for failure to file form by deadline.
- Make your check payable to the Secretary of State.
- Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.
- Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-5708.
- Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties. Failure to include annual list and business license fees will result in rejection of filing.

ABOVE SPACE IS FOR OFFICE USE ONLY

ANNUAL LIST FILING FEE: \$150.00 LATE PENALTY: \$75.00 (if filing late)

BUSINESS LICENSE FEE: \$200.00 LATE PENALTY: \$100.00 (if filing late)

CHECK ONLY IF APPLICABLE AND ENTER EXEMPTION CODE IN BOX BELOW

NRS 76.020 Exemption Codes

Pursuant to NRS Chapter 76, this entity is exempt from the business license fee. Exemption code:

001 - Governmental Entity
006 - NRS 6808.020 Insurance Co.

NOTE: If claiming an exemption, a notarized Declaration of Eligibility form must be attached. Failure to attach the Declaration of Eligibility form will result in rejection, which could result in late fees.

NAME BI Ingenuity LLC	MANAGER OR MANAGING MEMBER		
ADDRESS 600 University Street, Suite 2305	CITY Seattle	STATE WA	ZIP CODE 98101
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE
NAME	MANAGER OR MANAGING MEMBER		
ADDRESS	CITY	STATE	ZIP CODE

None of the managers or managing members identified in the list of managers and managing members has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of a manager or managing member in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X
Signature of Manager, Managing Member or
Other Authorized Signature

Title: Managing Member Date: 06/05/2019

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$3,453.67
- Partial

[ADD TO CART](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
53801011	Active	2/14/2020 2:08:57 AM

Current Owner:
 INGENUITY INDUSTRIAL CENTER LLC
 600 UNIVERSITY ST STE 2305
 SEATTLE, WA 98101

SITUS:
 447 INGENUITY AVE
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Legal Description

Township 21 Section 14 Lot 3 Block Range 20 SubdivisionName _UNSPECIFIED

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$13,814.83	\$10,361.16	\$0.00	\$0.00	\$3,453.67
2018	\$13,182.11	\$13,182.11	\$0.00	\$0.00	\$0.00
2017	\$12,650.93	\$12,650.93	\$0.00	\$0.00	\$0.00
Total					\$3,453.67

Disclaimer

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

EXHIBIT A

LEGAL DESCRIPTION FOR AN ABANDONMENT OF A PORTION OF INGENUITY AVENUE

A portion of Ingenuity Avenue as shown on and offered for dedication on Parcel Map No. 5124, "2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain LLC", filed on April 15, 2014, as Document No. 4344409, Official Records of Washoe County, Nevada, situated in the Southwest Quarter of Section 14, Township 21 North, Range 20 East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at the southernmost corner of Parcel 3, as shown on Parcel Map No. 5257, "20th Parcel Map for Spanish Springs Associates Limited Partnership", filed on October 26, 2016, as Document No. 4646827, Official Records of Washoe County, Nevada.

THENCE, a distance of 26.99 feet along the arc of a non-tangent curve to the right, having a radius of 472.00 feet, through a central angle of 3°16'33" and a radial line to the beginning of said curve to the right bearing South 53°13'51" West;

THENCE, North 33°29'36" West, a distance of 85.68 feet along the northerly right-of-way for Ingenuity Avenue to the **POINT OF BEGINNING**.

THENCE, North 33°29'36" West, a distance of 540.50 feet continuing along said right-of-way;

THENCE, South 56°30'24" West, a distance of 56.00 feet;

THENCE, South 33°29'36" East, a distance of 540.50 feet along the southerly right-of-way for Ingenuity Avenue;

THENCE, North 56°30'24" East, a distance of 56.00 feet to the **POINT OF BEGINNING**.

Containing 30,268 square feet of land, more or less.

BASIS OF BEARING:

Identical to that of Parcel Map No. 5124, "2nd Parcel Map for Spanish Springs Associates Limited Partnership and Mystic Mountain LLC", filed on April 15, 2014, as Document No. 4344409, Official Records of Washoe County, Nevada.

See attached Exhibit B for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
P.O. Box 3299
Reno, Nevada, 89505

DRAFT

BASIS OF BEARING:

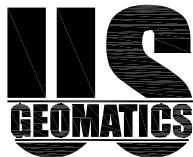
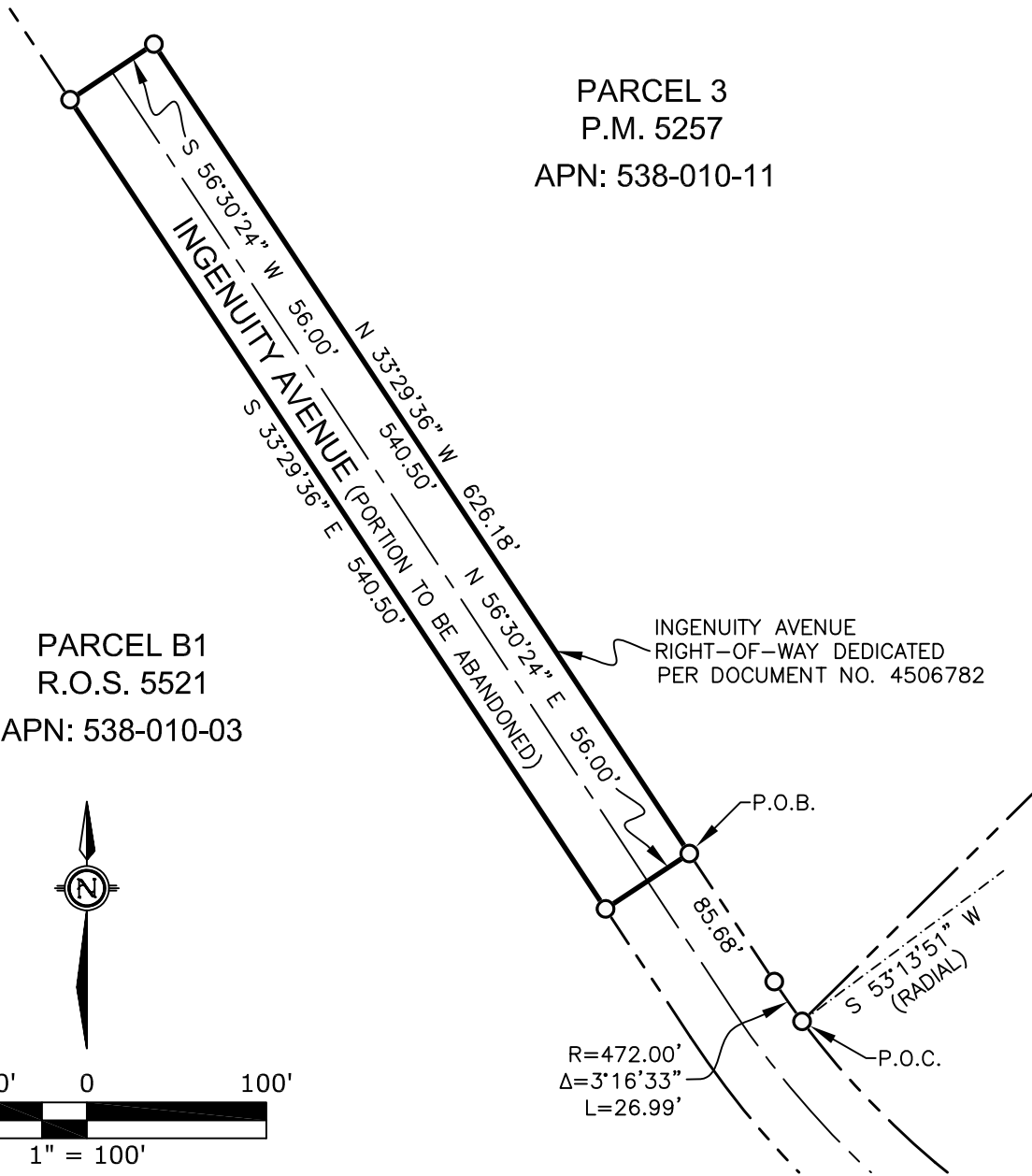
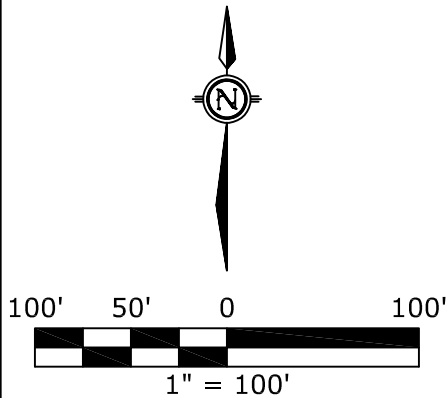
IDENTICAL TO THAT OF PARCEL MAP NO. 5124, FILED ON APRIL 15, 2014, AS DOCUMENT NO. 4344409, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

TOTAL AREA OF ABANDONMENT:

30,268 SQUARE FEET ±

PARCEL 3
P.M. 5257
APN: 538-010-11

PARCEL B1
R.O.S. 5521
APN: 538-010-03



P.O. Box 3299
Reno, NV 89505
P. 775.786.5111
www.usgeomatics.com

EXHIBIT B

ABANDONMENT OF A
PORTION OF INGENUITY AVENUE

A PORTION OF THE SW 1/4 OF
SECTION 14, T.21N., R.20E., M.D.M.

WASHOE COUNTY

NEVADA

SHEET

1
of
1

LEGEND:

- SUBJECT TRACT PROPERTY LINES
- - - ADJACENT PROPERTY LINES
- - - RIGHT-OF-WAY CENTERLINES
- - - EASEMENT LINES
- FOUND 5/8" REBAR WITH CAP, PLS 4043 (R2)
- SET 5/8" REBAR WITH CAP, PLS 16451
- ⊙ FOUND CENTERLINE MONUMENT, BRASS CAP
- ⊙ NEVADA GPS NETWORK CONTROL MONUMENT
- () RECORD DATA PER REFERENCE AS NOTED
- - - FEMA FLOOD ZONE BOUNDARY
- ⊕ GRAPHIC BORDER
- ⊕ PLSS CORNER
- ▨ WATERLINE EASEMENT PER DOC. NO. 4811563

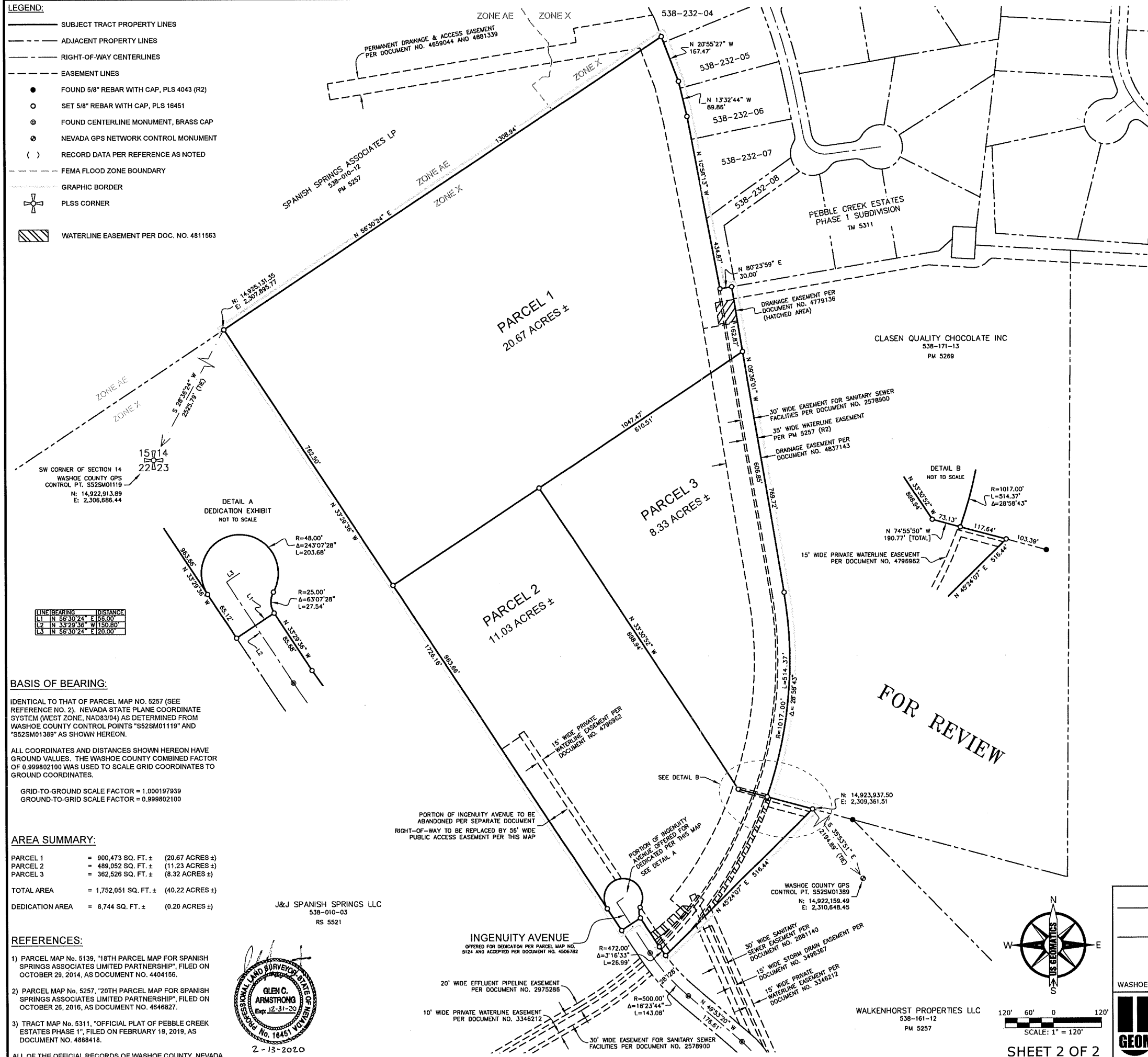
NOTES:

- 1) ACCORDING TO FEMA FLOOD LETTER OF MAP REVISION NO. 14-09-1338P-320019, EFFECTIVE OCTOBER 20, 2014, THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 2) PARCELS ARE FOR NON-RESIDENTIAL USE.
- 3) NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- 4) SEWAGE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- 5) WATER FOR FIRE SUPPRESSION, MEETING BOTH DURATION AND FLOW IN ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERMIT.
- 6) WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVICING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT AND SHALL PROVIDE WASHOE COUNTY WITH A WILL SERVE LETTER.
- 7) FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION INSPECTION SHALL BE IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 8) PRIOR TO THE ISSUANCE OF SANITARY SEWER WILL SERVE LETTER OR BUILDING PERMIT, SANITARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE SHALL BE PAID. CONNECTION FEES FOR COMMERCIAL DEVELOPMENT WILL BE DETERMINED UPON WASTE FIXTURE UNIT COUNTS. THESE FIXTURE UNIT COUNTS SHALL BE PREPARED BY THE APPLICANT'S ARCHITECT OR ENGINEER IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND SHALL BE SUBMITTED TO THE UTILITY SERVICES DIVISION FOR REVIEW AND APPROVAL.
- 9) THE TRAFFIC MITIGATION PLAN REQUIRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 10) STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAID PRIOR TO RELEASE OF BUILDING PERMIT.

EASEMENT NOTES:

- 1) ALL PREVIOUSLY ESTABLISHED EASEMENTS ARE TO REMAIN.
- 2) A PUBLIC UTILITY AND CABLE TV EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO SAID PARCELS AND THE RIGHT TO EXIT SAID PARCELS WITH SAID FACILITIES FOR THE PURPOSE OF SERVICING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 3) ALL PUBLIC UTILITY EASEMENTS INCLUDE CABLE TELEVISION FACILITIES AND TRUCKEE MEADOWS WATER AUTHORITY FACILITIES.
- 4) EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN THE 10-FOOT PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- 5) PUBLIC UTILITY AND CABLE TV EASEMENTS ARE HEREBY GRANTED AS FOLLOWS, 10 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, AND 5 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.
- 6) A 5 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED COINCIDENT WITH ALL SIDE AND REAR PARCEL LINES.
- 7) A 10 FOOT PLOWED SNOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY GRANTED ALONG ALL STREET RIGHTS-OF-WAY.
- 7) PRIVATE FIRE WATERLINE EASEMENTS ARE HEREBY RESERVED AS FOLLOWS: 15 FEET IN WIDTH COINCIDENT WITH ALL STREET RIGHTS-OF-WAY, 10 FEET IN WIDTH COINCIDENT WITH THE SIDE AND REAR LINES OF ALL PARCELS.

Subsequent Parcel Map



LINE	BEARING	DISTANCE
L1	N 06°30'24" E	156.00'
L2	N 33°29'36" W	150.86'
L3	N 56°30'24" E	120.00'

BASIS OF BEARING:

IDENTICAL TO THAT OF PARCEL MAP NO. 5257 (SEE REFERENCE NO. 2). NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83/04) AS DETERMINED FROM WASHOE COUNTY CONTROL POINTS "S52SM01119" AND "S52SM01389" AS SHOWN HEREON.

ALL COORDINATES AND DISTANCES SHOWN HEREON HAVE GROUND VALUES. THE WASHOE COUNTY COMBINED FACTOR OF 0.999802100 WAS USED TO SCALE GRID COORDINATES TO GROUND COORDINATES.

GRID-TO-GROUND SCALE FACTOR = 1.000197939
GROUND-TO-GRID SCALE FACTOR = 0.999802100

AREA SUMMARY:

PARCEL 1	= 900,473 SQ. FT. ±	(20.67 ACRES ±)
PARCEL 2	= 489,052 SQ. FT. ±	(11.23 ACRES ±)
PARCEL 3	= 362,526 SQ. FT. ±	(8.32 ACRES ±)
TOTAL AREA	= 1,752,051 SQ. FT. ±	(40.22 ACRES ±)
DEDICATION AREA	= 8,744 SQ. FT. ±	(0.20 ACRES ±)

J&J SPANISH SPRINGS LLC
538-010-03
RS 5521

REFERENCES:

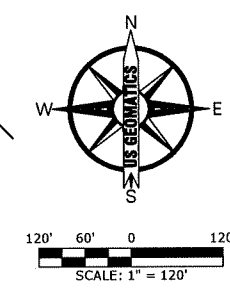
- 1) PARCEL MAP No. 5139, "18TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON OCTOBER 29, 2014, AS DOCUMENT NO. 4404156.
- 2) PARCEL MAP No. 5257, "20TH PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES LIMITED PARTNERSHIP", FILED ON OCTOBER 26, 2016, AS DOCUMENT NO. 4646827.
- 3) TRACT MAP No. 5311, "OFFICIAL PLAT OF PEBBLE CREEK ESTATES PHASE 1", FILED ON FEBRUARY 19, 2019, AS DOCUMENT NO. 4888418.



Z-13-2020

ALL OF THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

FOR REVIEW



TENTATIVE PARCEL MAP FOR

INGENUITY INDUSTRIAL CENTER LLC

PARCEL 3 OF PARCEL MAP NO. 5257
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14,
TOWNSHIP 21 NORTH, RANGE 20 EAST, M.D.M.

WASHOE COUNTY NEVADA

US GEOMATICS
P.O. BOX 3299
RENO, NV 89505

648 LANDER STREET
RENO, NV 89509

PHONE (775) 786-5111
WWW.USGEOMATICS.COM
INFO@USGEOMATICS.COM

Ingenuity Avenue Abandonment

Contact Information Sheet

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