

Community Services Department
Planning and Building
ABANDONMENT APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

| | | | |
|---|---------------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: 017-150-44.15750 Cheryl Ln.Reno.Roehrick | | | |
| Project Description: Manufactured homed and garage to be installed | | | |
| Project Address: 15750 Cheryl Ln., Reno, NV 89521 | | | |
| Project Area (acres or square feet): 1 acre/43,420 sq ft | | | |
| Project Location (with point of reference to major cross streets AND area locator): Cheryl Ln/Big Smokey Dr (Toll Rd/Big Smokey X-st) | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| 017-150-44 | 1.0 | | |
| Section(s)/Township/Range: N ½ of SW ¼ of Section 34 – T18N-R20E | | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). N/A | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: Roehrick Trust/Foster Trust | | Professional Consultant: TBD | |
| Name: Del Roehrick & Nancy Foster | | Name: | |
| Address: 15055 Pinion Dr. | | Address: | |
| Reno, NV | Zip: 89521 | | Zip: |
| Phone: 775-762-7657 | Fax: | Phone: | Fax: |
| Email: Del.roehrick@sbcglobal.net | | Email: | |
| Cell: 408-316-3572 | Other: (C)Preferred | Cell: | Other: |
| Contact Person: Del Roehrick | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Owner/builder (same) | | 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): | |

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

Property Owner Affidavit

Applicant Name: Roehrick Living Trust

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, DEL ROEHCRICK TRUSTEE OF THE ROEHCRICK LIVING TRUST
(please print name) DATED MARCH 19, 2012

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): 017-150-44 017-150-44

Printed Name: DEL ROEHCRICK TRUSTEE

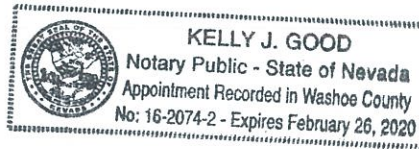
Signed: [Signature]

Address: 15055 PINION DR
RENO NV 89521

Subscribed and sworn to before me this 14 day of February, 12

[Signature]
Notary Public in and for said county and state
My commission expires 2/26/2020

(Notary Stamp)



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

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

ORIGINAL

Certificate of Trust

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

Comes now DEL ROEHRICK, and swears as follows:

Pursuant to Nevada Revised Statutes sections 164.400 et seq., this Certificate of Trust is signed by all the currently acting Trustees of the ROEHRICK LIVING TRUST, dated March 19, 2012, and any amendments thereto, who, being first duly sworn upon oath, depose and say:

1. This Certificate of Trust refers to the ROEHRICK LIVING TRUST, dated March 19, 2012, and any amendments thereto, executed by DEL ROEHRICK as Trustor. Property to be titled in this trust should be transferred to DEL ROEHRICK, Trustee, or his successors in trust, under the ROEHRICK LIVING TRUST, dated March 19, 2012.
2. The address of the Trustor is 5740 East Hidden Valley, Reno, NV 89502.
3. The initial Trustee of the Trust is:

DEL ROEHRICK
4. The present Trustee is:

DEL ROEHRICK
5. My Trust is a grantor trust under the provisions of Sections 673-677 of the Code.
6. My Trustee shall act unanimously when there are two trustees serving and shall act by majority decision when three or more trustees are acting.
7. My Trustee under my Trust Agreement is authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in my Trust name. My Trustee shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. All powers of my Trustee are fully set forth in the Trustee Powers Article of my Trust Agreement.
8. My Trust is revocable and DEL ROEHRICK holds the power to revoke the Trust. My Trust, executed on March 19, 2012, currently exists, has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect. There have been no amendments limiting the powers of my Trustee over trust property.
9. No person or entity paying money to or delivering property to my Trustee shall be required to see to its application. All persons relying on this document regarding my

Trustee and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

Executed in the County of Washoe, Nevada, on March 19, 2012.

Trustor and Trustee:


DEL ROEHRICK

STATE OF NEVADA

)
SS

COUNTY OF WASHOE

)

This instrument was signed and sworn (or affirmed) before me on March 19, 2012 by DEL ROEHRICK.


Notary



Prepared by:
Bradley B Anderson
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway
Reno, NV 89521
(775) 823-9455 FAX (775) 823-9456
www.probatebusters.com

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

Property Owner Affidavit

Applicant Name: Foster Living Trust

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

STATE OF NEVADA }
COUNTY OF WASHOE }

Nancy Foster Trustee of the Foster Living Trust dated March 19, 2012
(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): 017-150-44

Printed Name Nancy Foster Trustee

Signed Nancy Foster Trustee

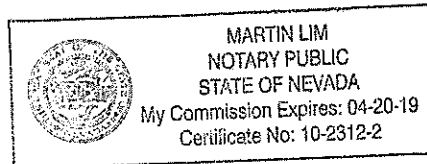
Address 15055 Pinon Dr Reno NV 89521

Subscribed and sworn to before me this 14 day of February, 2018.

[Signature] Washoe County, NV
Notary Public in and for said county and state

My commission expires 04-20-2019

(Notary Stamp)



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

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

ORIGINAL

Abandonment Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to vacations and abandonments may be found in Article 806, Vacations and Abandonments of Easements or Streets.

1. What is the abandonment being requested?

Approximate 50% abandonment of width of exiting roadway easement facing Big Smokey Drive (along south property boundary) from 33' to 15'. Neither adjacent properties nor their owners use thereof or access to, or future utilities access/serviceability, or emergency, off road vehicle, equestrian, or pedestrian access to adjacent BLM/Public Lands in this rural location are impacted by the proposed reduction of the partial easement abandonment adjustments being request, which are well contained within the 15750 Cheryl Lane lots' footprint.

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

Washoe County Assessor's Map Number 017-15

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

To ease a highly constrained permit-able building footprint due to extraordinary conditions placed on this particular lot, not consistent with the use and utility enjoyed by surrounding property owners.

Backed by BLM land along its' western perimeter (facing Cheryl Ln), constructible area on this perpendicular-cornered 1-acre/43,420 sq. ft. lot is inhibited due to down-sloped (west to east direction) topographic conditions and narrowness. The condition is unusually compounded as the lot is fully bound along 3 (west/south/east) of its 4 perimeters by roads, their respective 33' road-facing GR-mandated easements, as well as an additional 30' setback requirement along each of the same property lines. There is an additional 12' setback requirement along the northern property boundary.

Exacerbating conditions due to slope benching/contouring of the property [in concert with other adjacent lots] in order to create a consolidated single-level residential/garage building pad located in the north-central area of the property further reduces the buildable footprint to approximately 80' x 55', or 4,400 sq.ft. of the 43,420 sq.ft. lot size; 10% +/- of the total.

The proposed modest single-level/single-family home of 1400 sq ft (+/-), garage, septic, and related infrastructure consistent with current residences of similar build (manufactured) and size directly adjacent to the property would be significantly challenging to install within the current permit-able footprint, while also attempting to follow aesthetic symmetry and slope orientation of surrounding residences.

3. What is the proposed use for the vacated area? (Continued)

Further, should the full width of the easement and GR setback remain intact, combined with the existing 12' setback on the properties northern terraced boundary, it makes it nearly physically impossible to provide proper access/egress for transport equipment, etc., to position manufactured home components (52'x13', plus approx. 6' hitch) adjacent to the required foundation footprint (within the 55' maximum footprint), in preparation for final installation.

Without the southern east/west (Big Smokey Drive) easement adjustment: It eliminates the ability to build a preferred primary, safer (year-around; rain/snow/ice), more-shallow sloped driveway of approximately 5% grade (50% that of the Big Smokey access point; see attached photos) along the northeast perimeter of the property. This is also the preferred path for adjacent trenching to and provide for future serviceability of existing on-site utilities, e.g. city water, electric, telephone, cable, etc., as well as the to-be-defined location for required Septic & disposal field infrastructure.

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

N/A

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?

No Impact: Neither adjacent properties nor their owners use thereof or access to, or future utilities access/serviceability, or emergency, off road vehicle, equestrian, or pedestrian access to adjacent BLM/Public Lands in this rural location are impacted by the proposed reduction of the partial easement abandonment adjustments being request, which are well contained within the 15750 Cheryl Lane lots' footprint.

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

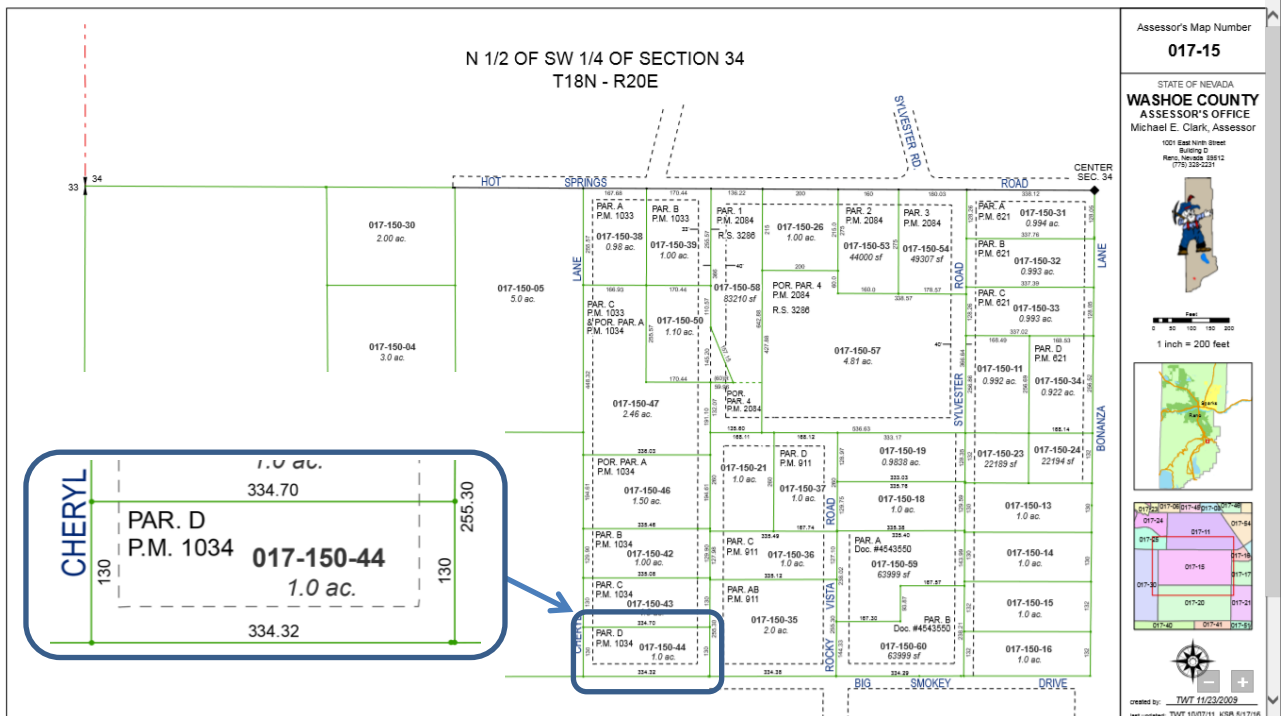
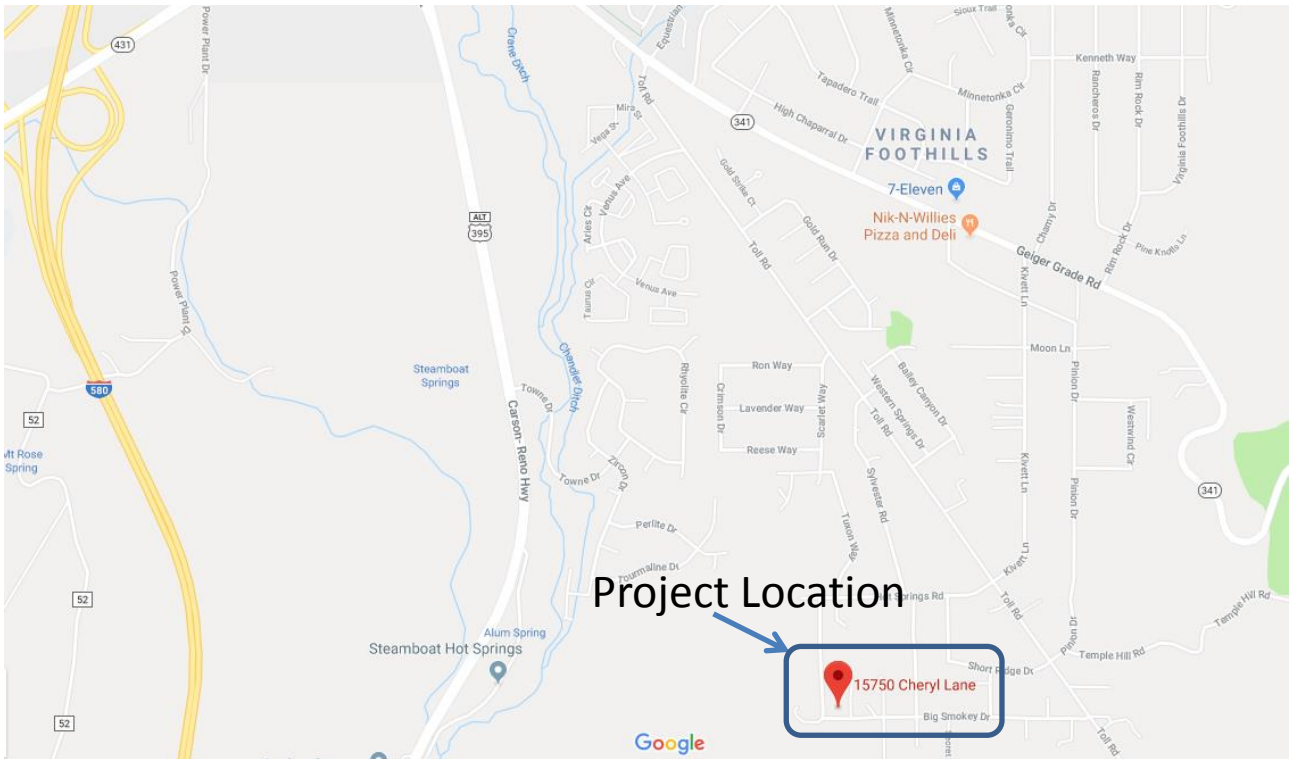
No

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

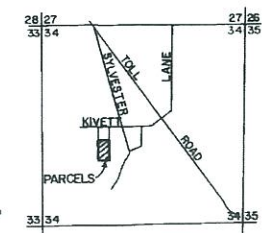
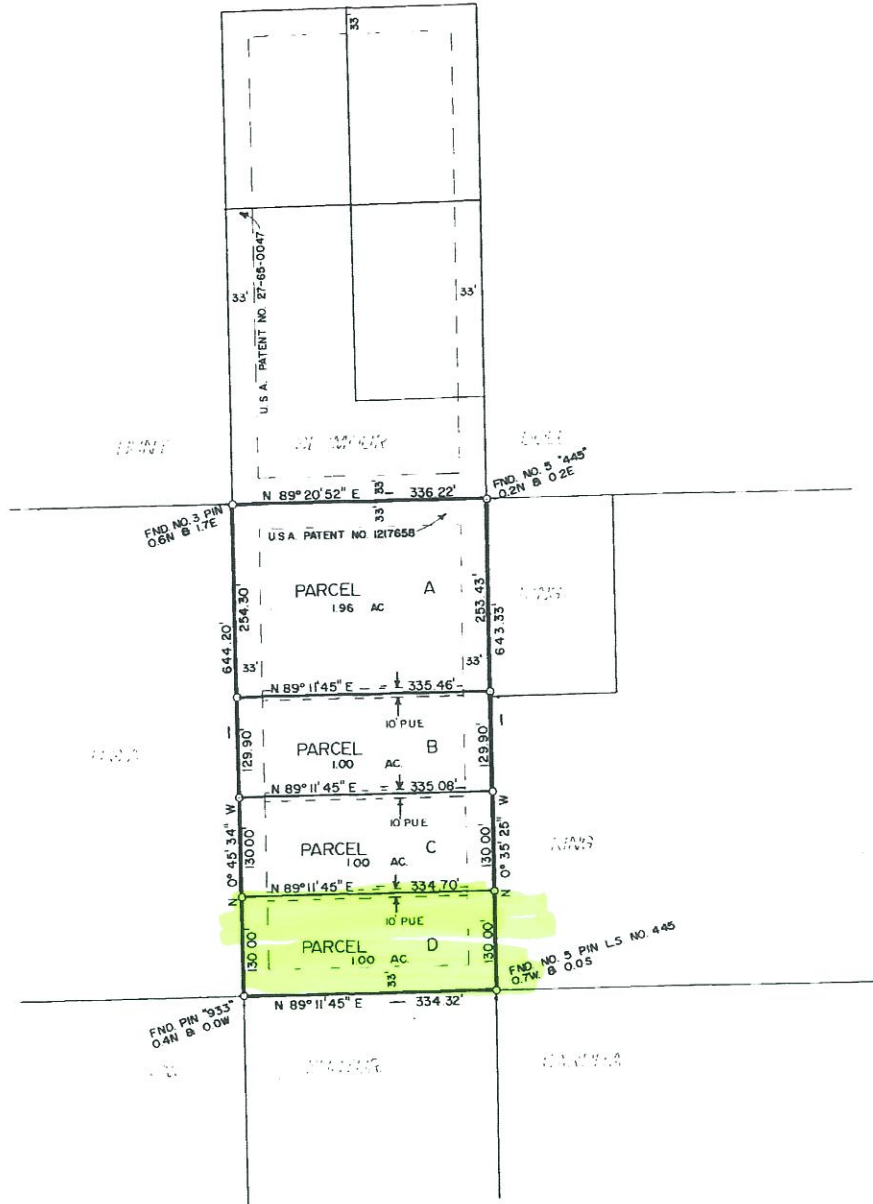
To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a "quitclaim" by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment 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.

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster



https://www.washoecounty.us/assessor/cama/?command=subarea_data&parid=01715044&Card=1

1034



VICINITY MAP

655989

BASIS OF BEARINGS: N 89° 30' 00\"/>

- = FOUND SURVEY POINT AS INDICATED
- = SET CAPPED NO 5 REBAR NV L.S. 3226

ACCESS FROM THIS PROPERTY TO TOLL ROAD IS BY PRIVATE ROADWAYS AND EASEMENTS NOT MAINTAINED BY WASHOE COUNTY; MAINTENANCE IS THE RESPONSIBILITY OF THE USER.

NOTE: FOR THE DOCUMENTATION OF THE 50' ACCESS EASEMENT SEE P.M. NO. 1033
THE 33' GOVERNMENT EASEMENTS ARE PUBLIC ROADWAY AND UTILITY.

1" = 100'

OWNERS CERTIFICATE

This is to certify that the undersigned PHIL B. HALCOMB & CAMILLA G. HALCOMB & NANCY A. KLOSTERMAN are the owners of the tract of land represented on this map, that they hereby consent to the preparation and recordation of this map, and hereby grant those permanent easements for utility installation and access shown hereon.

Phil Halcomb
PHIL HALCOMB

Camilla G. Halcomb
CAMILLA G. HALCOMB

NOTARY'S CERTIFICATE

STATE OF NEVADA ss
COUNTY OF WASHOE

On Sept. 9th, 1979, personally appeared before me, a Notary Public, PHIL B. HALCOMB & CAMILLA G. HALCOMB & NANCY A. KLOSTERMAN known to me to be the persons described in the foregoing instrument, who acknowledged that they executed the same.

Gerald D. Stanton
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, GERALD STANTON, hereby certify that this is a true and accurate plat of the land surveyed by me or under my direct supervision, at the instance of PHIL B. HALCOMB & CAMILLA G. HALCOMB & NANCY A. KLOSTERMAN, and that the monuments are of the character and occupy the positions indicated, and are sufficient for the survey to be retraced. This survey was completed on Aug. 15th, 1979.



UTILITY COMPANIES' APPROVAL

We, the undersigned public utility companies, hereby approve the grant of easements designated on this map.

Sierra Pacific Power Co.
DATE 9-10-79

NOTE: A public utility easement is also hereby granted within each parcel for the exclusive purpose of installing and maintaining utility service facilities at locations mutually agreed upon by the Owner of Record at the time of installation and the utility company.

COUNTY COMMISSIONER'S APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA, ON Feb 5th 1980.

ATTEST Debi Bentley
COUNTY CLERK

FILE No. 655989
Filed for record at the request of Stanton Surveying on this 6th day of February, 1980, at 10 minutes past 3 o'clock, P.M., Official Records of Washoe County, Nevada.

Joe Malches
COUNTY RECORDER

FEE \$5.00 By Alexander Johnson
DEPUTY

PARCEL MAP FOR
HALCOMB & KLOSTERMAN
W1/2 SW1/4 NE1/4 SW1/4 SEC. 34
T18N. R.20E. M.D.M.
STANTON & SURVEYING

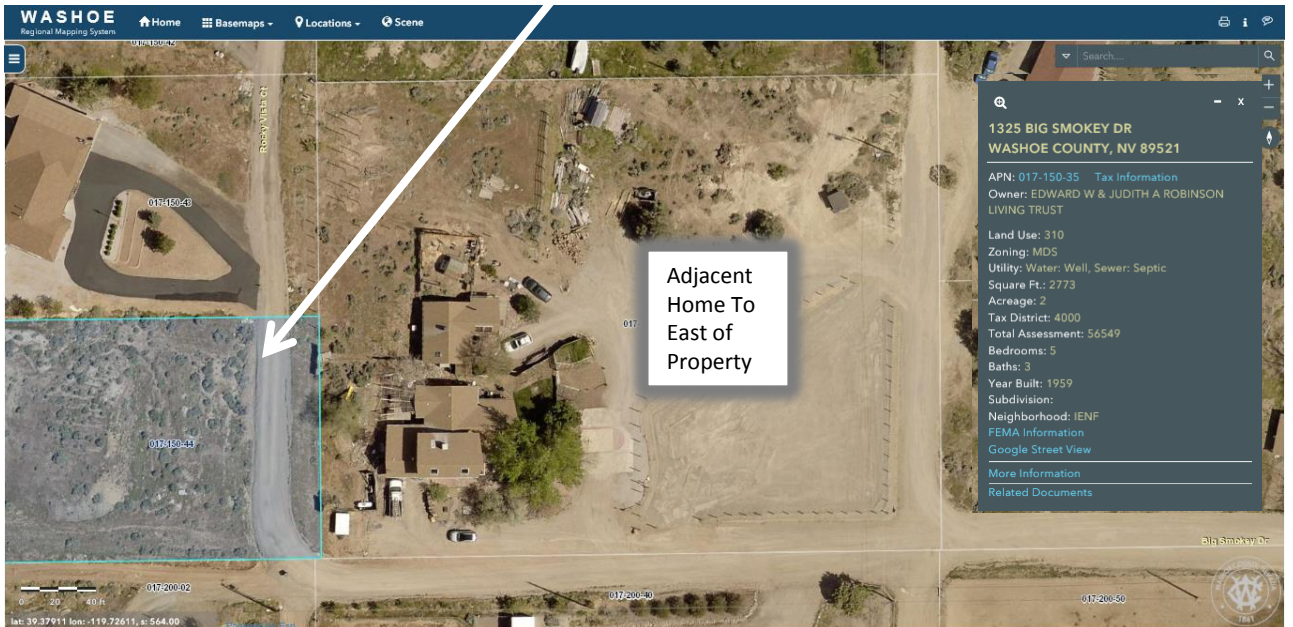
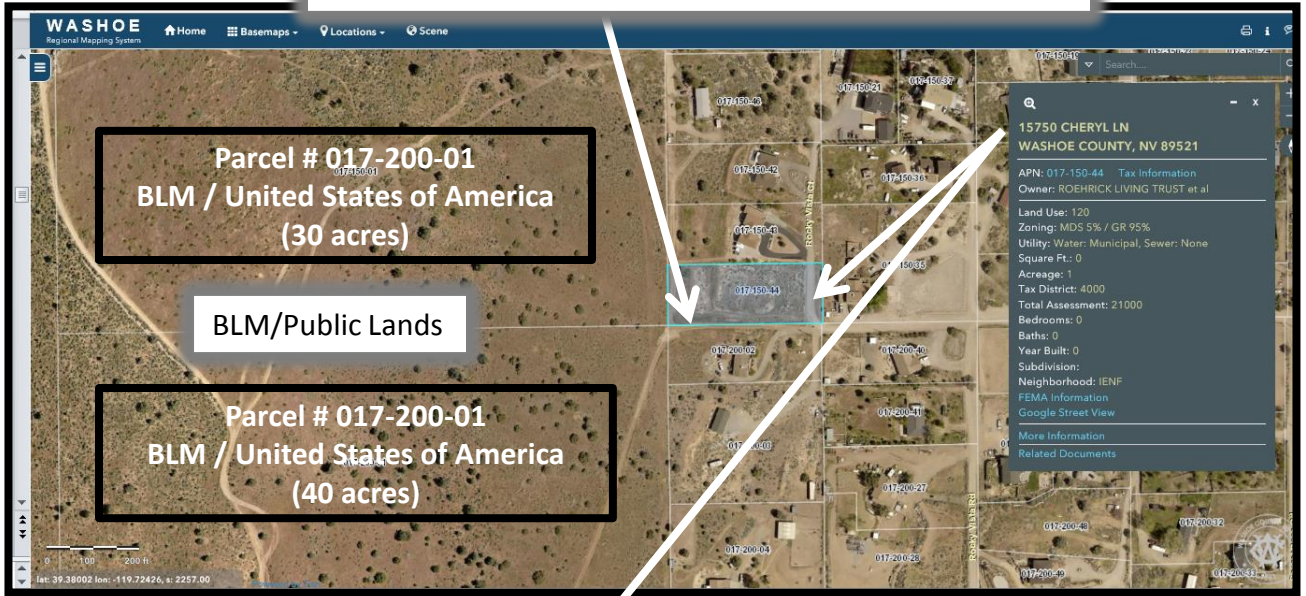
CUMULATIVE INDEXES FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Parcel Map # 1034

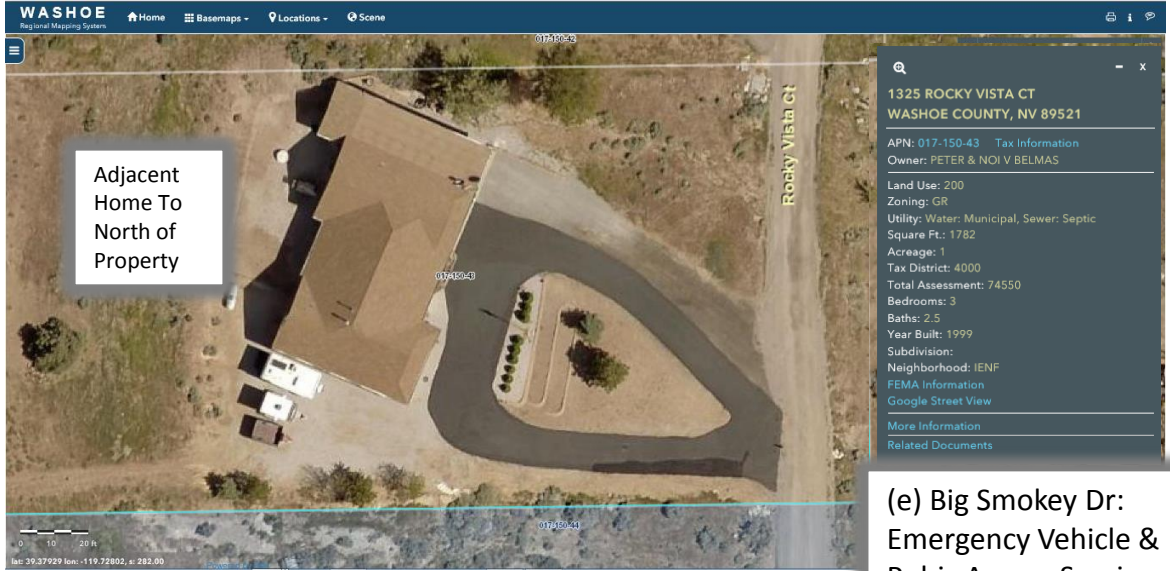
1034

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

(e) Big Smokey Dr: Emergency Vehicle Service Road & Pubic Access to Public Lands Outside of Property Lot-line. No Utilities. (No impact to access by request)



Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster



(e) Big Smokey Dr: Emergency Vehicle & Pubic Access Service Road Outside of Property Lot-line. No Utilities. (No impact by request)



Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster



15750 CHERYL LN
WASHOE COUNTY, NV 89521

APN: 017-150-44 Tax Information
Owner: ROEHRICK LIVING TRUST et al

Land Use: 120
Zoning: MDS 5% / GR 95%
Utility: Water: Municipal, Sewer: None
Square Ft.: 0
Acreage: 1
Tax District: 4000
Total Assessment: 21000
Bedrooms: 0
Baths: 0
Year Built: 0
Subdivision:
Neighborhood: IENF
FEMA Information
Google Street View

More Information
Related Documents

12'
Setback
(North)

(e) Big Smokey Dr: Emergency
Vehicle Service Road & Pubic
Access to Public Lands Outside of
Property Lot-line. No Utilities.
(No impact to access by request)

Adjacent
Homes To
North of
Property

Adjacent
Homes To
South of
Property

Current G.R. Easement & Setback
Impact Condition on South Lot-line
Facing Big Smokey Drive

BLM/Public
Lands

Requested Partial Easement
Abandonment Inside of Property Line
(Reduction from 33' to 15')



BLM/Public Lands

Adjacent Homes To North of Property



BLM/Public Lands

Adjacent Homes To South of Property

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster



**Purchased Home: 1397 sf;
3/2; 56' x 26'6"; Energy Star**





15750 Cheryl Ln:
(South) Big Smokey
Property Line

(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access to BLM
Outside of Property
Lot-line. No Utilities.
(No impact by
request)



Cheryl Ln (North):
Limited access from
Hot Springs Road

ROAD CLOSED TO
THE PUBLIC
NO TRESPASSING
DETOUR BIG SMOKEY RD.

BEWARE
of DOG

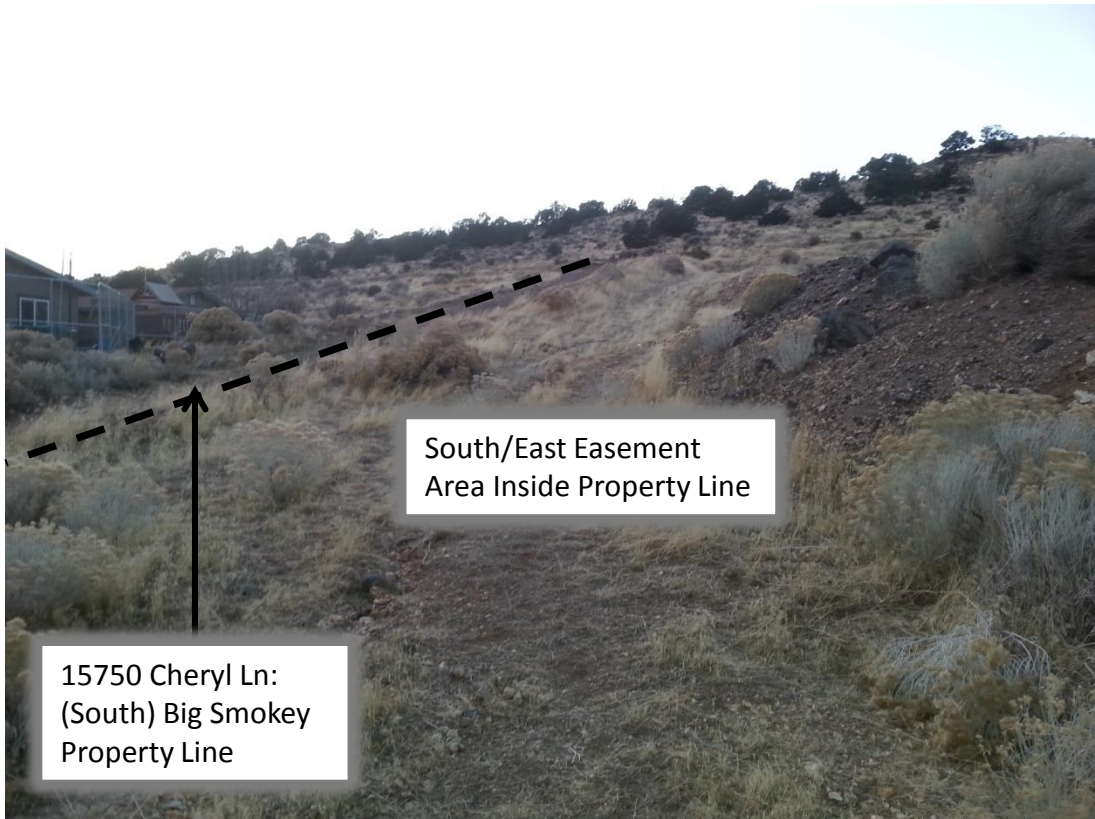


15750 Cheryl Ln:
South/East Corner



15750 Cheryl Ln.
North/East Corner:
Proposed Primary
Driveway Access
Point & Utilities Run





15750 Cheryl Ln:
(South) Big Smokey
Property Line

South/East Easement
Area Inside Property Line



15750 Cheryl Ln:
Primary Building
(Terrace) Location

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

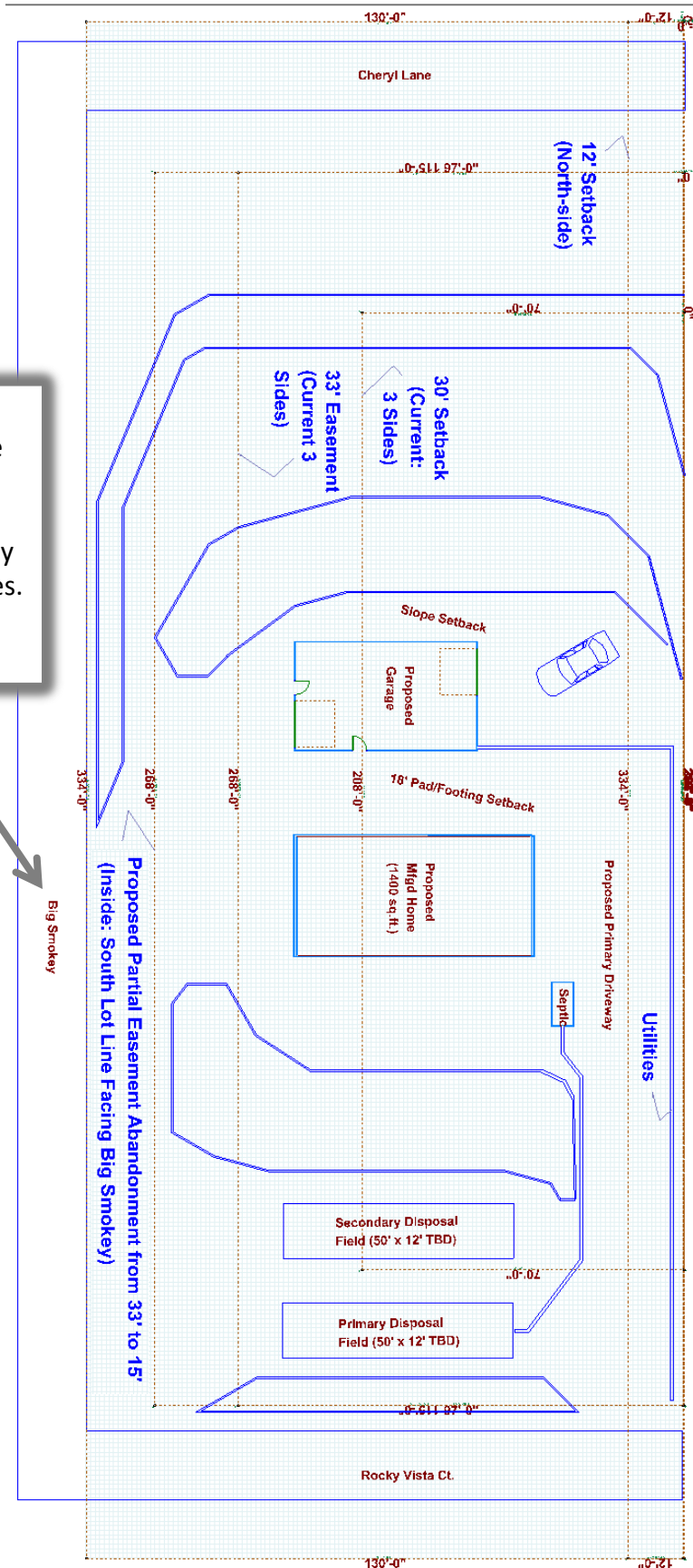


15750 Cheryl Ln:
Primary Building
(Terrace) Location



15750 Cheryl Ln:
Primary Building
(Terrace) Location

(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access
Outside of Property
Lot-line. No Utilities.
(No impact by
request)



Proposed Partial Easement Abandonment from 33' to 15'
(inside: South Lot Line Facing Big Smokey)

Big Smokey

Cheryl Lane

12' Setback
(North-side)

30' Setback
(Current:
3 Sides)

33' Easement
(Current 3
Sides)

Slope Setback

Proposed
Garage

18' Pad/Footing Setback

Proposed
Mid Home
(1400 sq. ft.)

Proposed Primary Driveway

Utilities

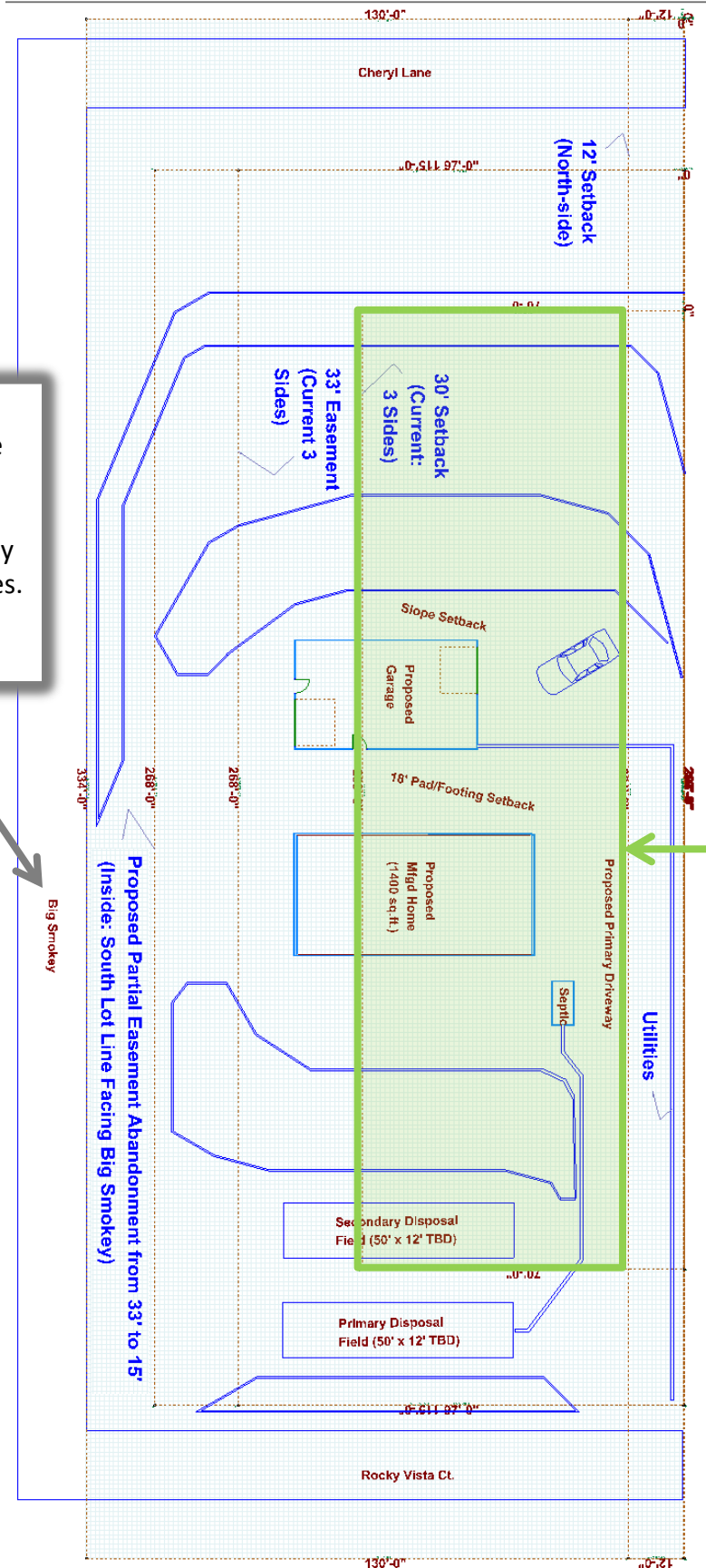
Septic

Secondary Disposal
Field (50' x 12' TBD)

Primary Disposal
Field (50' x 12' TBD)

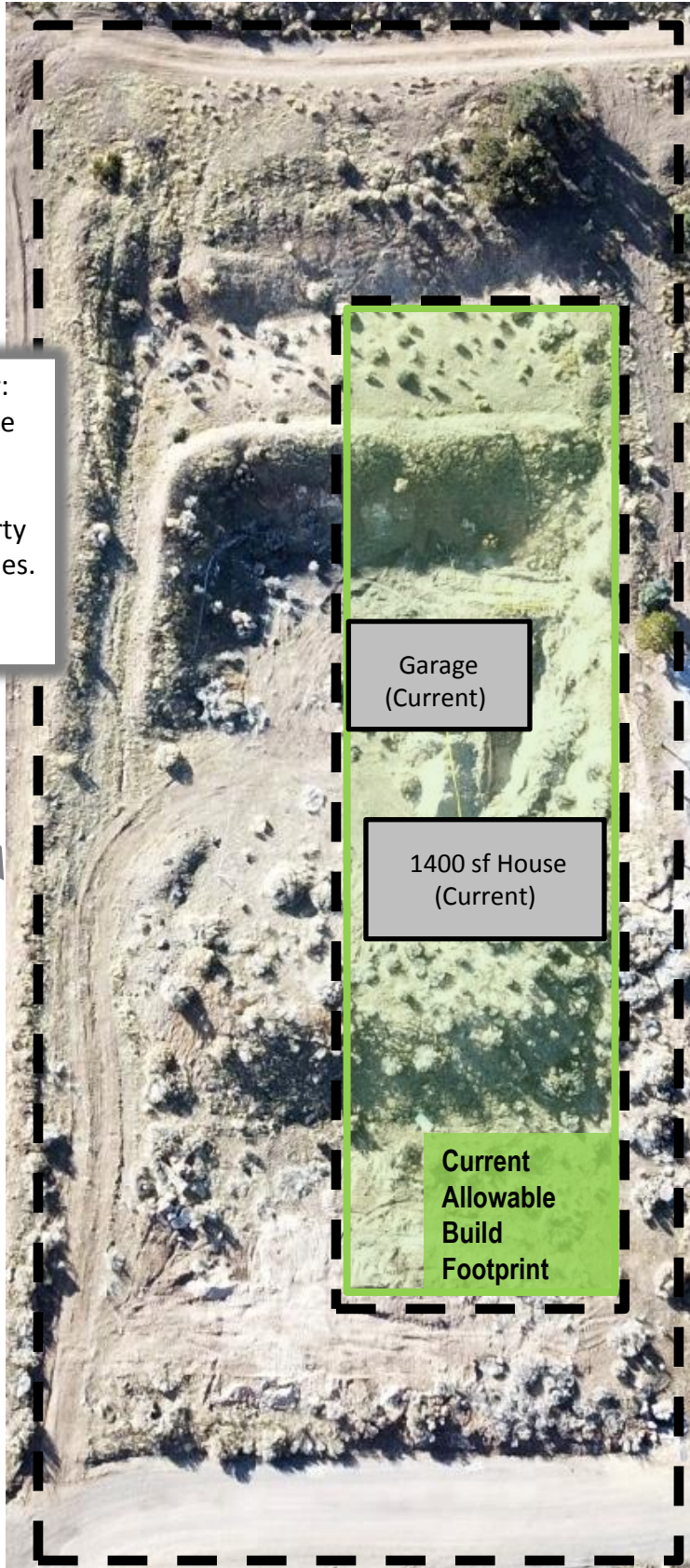
Rocky Vista Ct.

(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access
Outside of Property
Lot-line. No Utilities.
(No impact by
request)



Current
Combined
G.R.
Easement &
Setback
Condition
(Allowable
Build
Footprint)

(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access
Outside of Property
Lot-line. No Utilities.
(No impact by
request)



Current
Topography and
Allowable Build
Footprint Makes
Placement of
Mfgd. Home and
Access/Egress of
Transport
Equipment
Extraordinarily
Challenging

Garage
(Current)

1400 sf House
(Current)

Current
Allowable
Build
Footprint

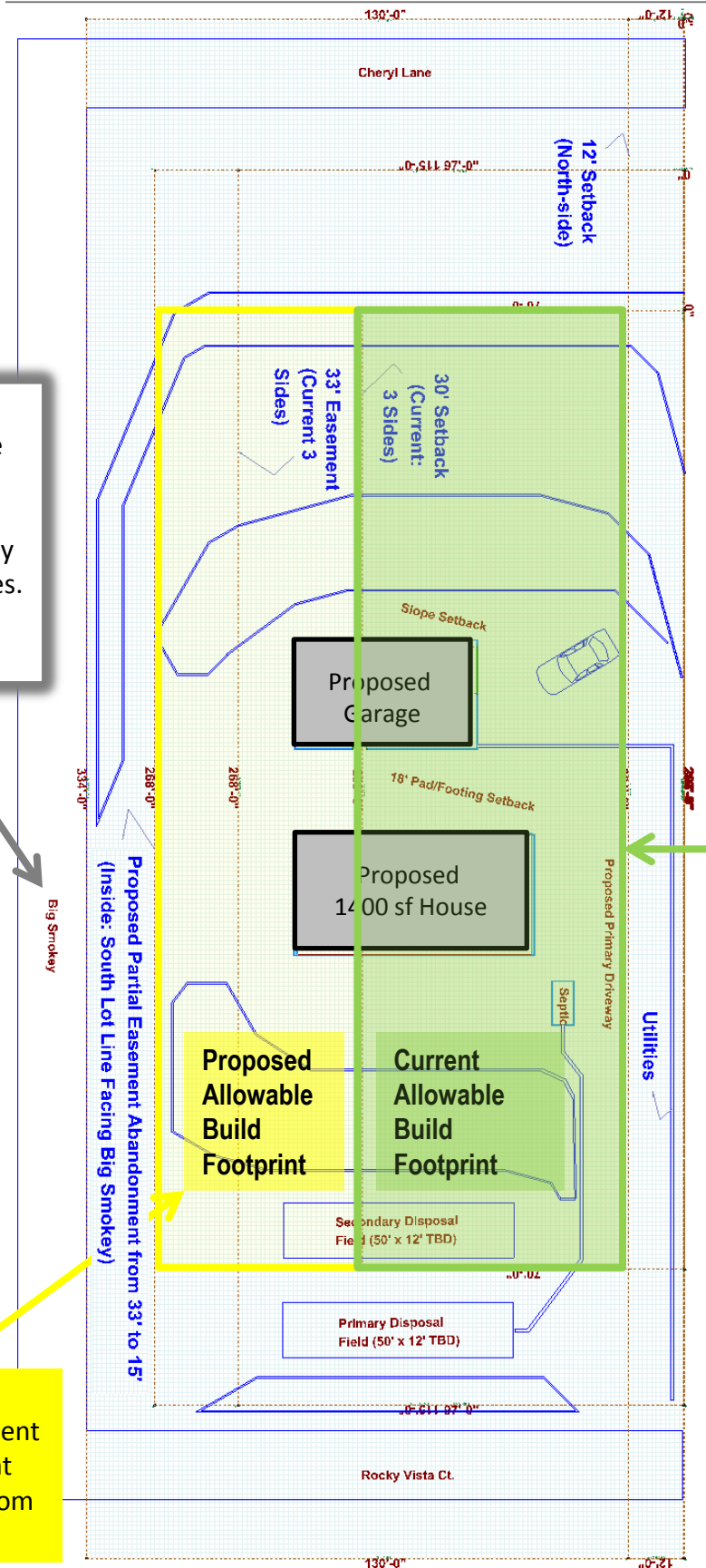
Eliminates ability
to Design &
Construct Safer
(Shallow Slope;
5%+/- Grade)
North Perimeter
Driveway

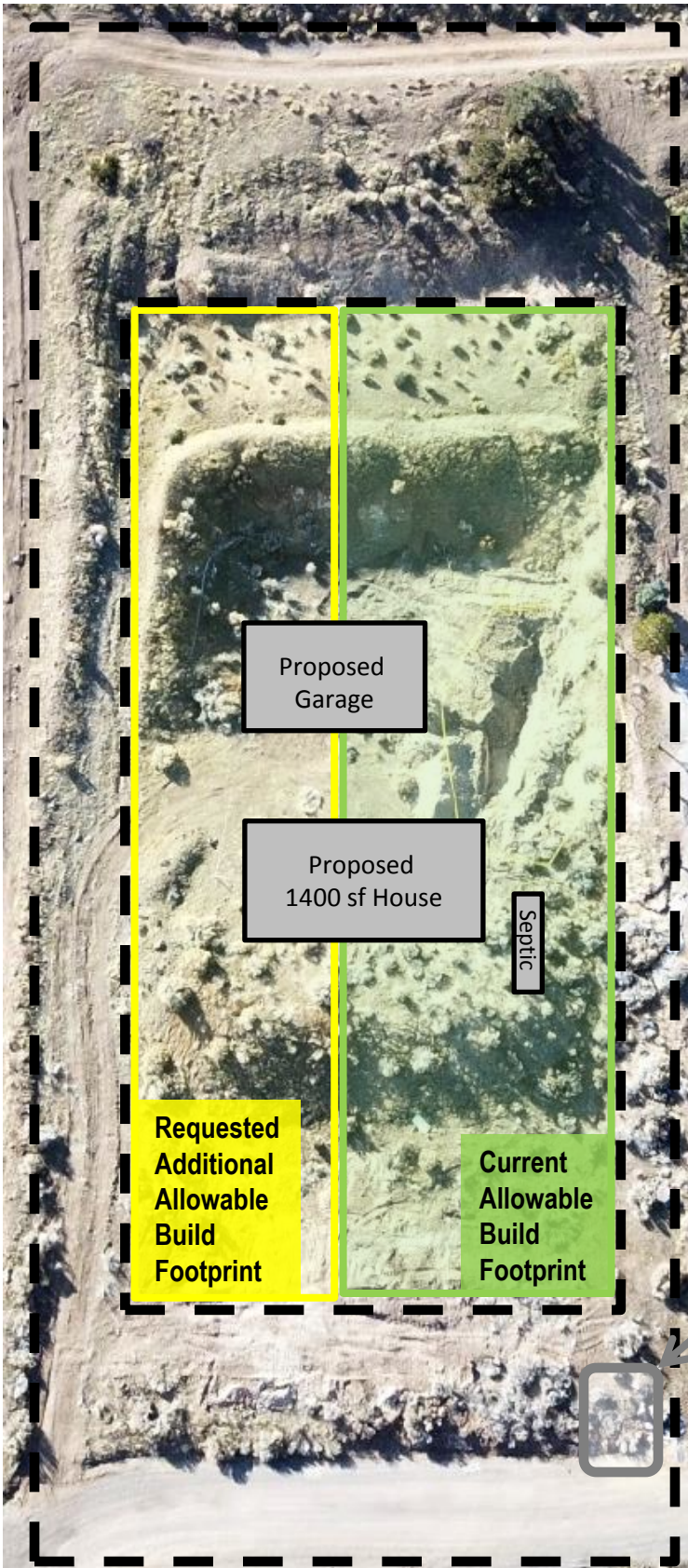
Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

(e) Big Smokey Dr:
Emergency Vehicle
Service Road &
Pubic Access
Outside of Property
Lot-line. No Utilities.
(No impact by
request)

Current
Combined
G.R.
Easement &
Setback
Condition
(Allowable
Build
Footprint)

Requested
Partial Easement
Abandonment
(Reduction from
33' to 15')

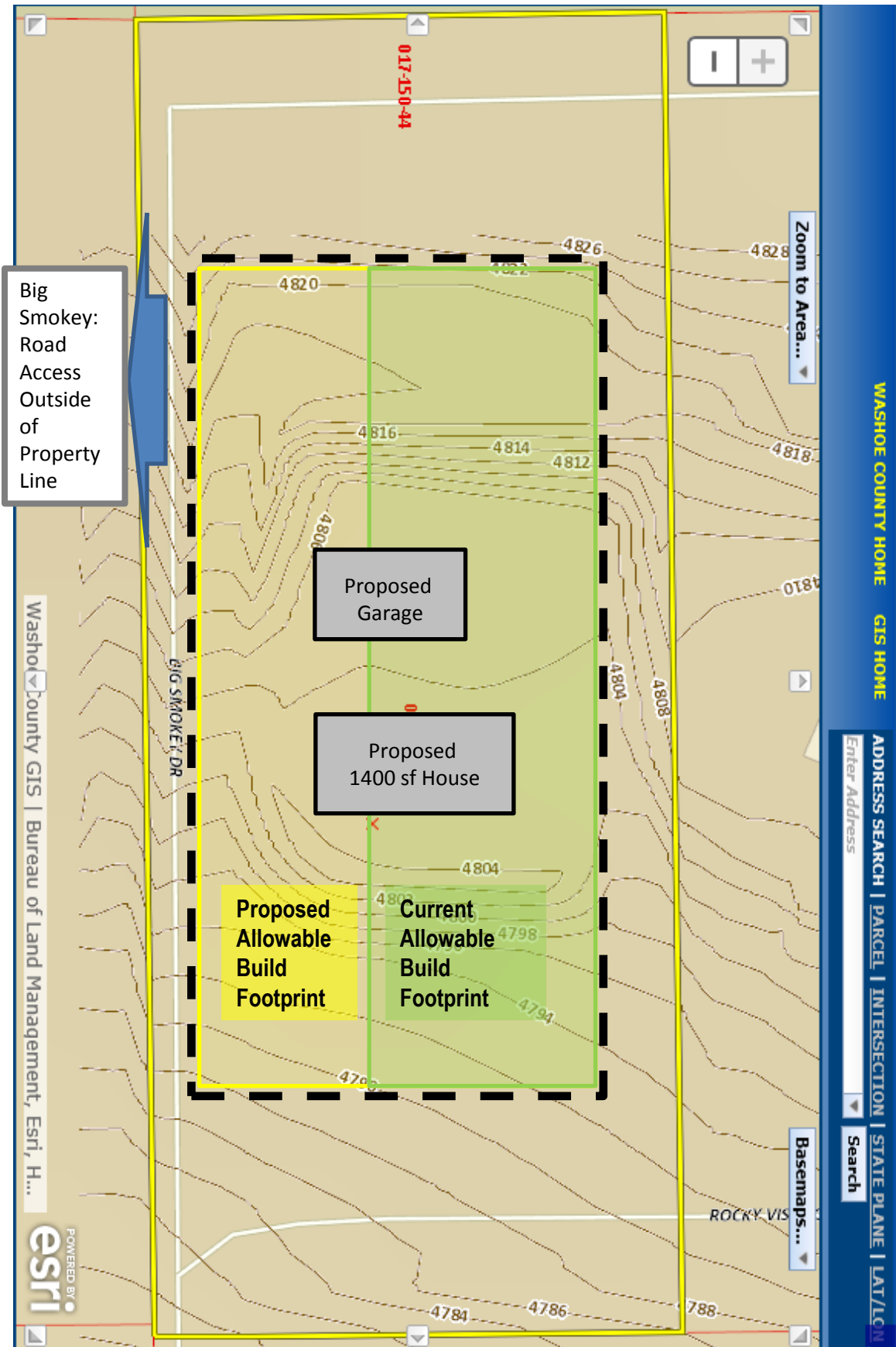




Partial Easement Abandonment

- Allows Central Placement of Mfgd. Home Consistent with Surrounding Residences
- Enables Access/Egress of Home Transport Equipment to North
- Enables Design/Construction of Safer (Shallow Slope; 5%+/- Grade) Year-around Primary Driveway
- Enables Simplified & Serviceable Placement of Septic System, Disposal Field Line, Site Utilities Trenching & Access

(e) Site Utilities Location & Access Point; e.g. Water, Elect., Phone, Cable



Big Smokey: Road Access Outside of Property Line

Proposed Garage

Proposed 1400 sf House

Proposed Allowable Build Footprint

Current Allowable Build Footprint

Washoe County GIS | Bureau of Land Management, Esri, H...



WASHOE COUNTY HOME GIS HOME

ADDRESS SEARCH | PARCEL | INTERSECTION | STATE PLANE | LAT/LON

Enter Address

Search

Zoom to Area...

Basemaps...

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

[Tax Search](#)

[Payment Cart](#)

Account Detail

Proof of Property Tax Payment

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

| Parcel ID | Status | Last Update |
|--|----------------|----------------------------------|
| 01715044 | Active | 2/9/2018 2:06:30 AM |
| Current Owner: ROEHRICK LIVING TRUST | | SITUS: 15750 CHERYL LN |
| 15055 PINION DR RENO, NV 89521 | | |
| Taxing District | Geo CD: | |
| Legal Description | | |
| Lot D SubdivisionName _UNSPECIFIED | | |

[Pay Online](#)

\$0.00

[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

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

| Tax Year | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due |
|----------------------|----------|------------|--------------|----------|---------------|
| 2017 | \$371.83 | \$371.83 | \$0.00 | \$0.00 | \$0.00 |
| 2016 | \$362.82 | \$362.82 | \$0.00 | \$0.00 | \$0.00 |
| 2015 | \$361.76 | \$361.76 | \$0.00 | \$0.00 | \$0.00 |
| 2014 | \$350.52 | \$350.52 | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$340.30 | \$340.30 | \$0.00 | \$0.00 | \$0.00 |
| Total | | | | | \$0.00 |

[Payment Information](#)

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WASHOE COUNTY ASSESSOR PROPERTY DATA

02/11/2018

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Last Recorded Document in our records: # 4783626 January 30, 2018

Proof of Current Ownership

APN: 017-150-44 Card 1 of 1

Owners for 017-150-44

| Owner Name | Owner Description | Percent |
|-----------------------|--------------------------|---------|
| ROEHRICK LIVING TRUST | TRUST AND ETAL OWNERSHIP | |
| ROEHRICK TRUSTEE, DEL | TRUSTEE | |
| FOSTER LIVING TRUST | LIVING TRUST | |
| FOSTER TRUSTEE, NANCY | TRUSTEE | |

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 02/10/2018. NOTE: The 2018/2019 values are preliminary values and subject to change.

Project Name: 017-150-44.15750 Cheryl Ln. Reno. Roehrick. Foster

Last Recorded Document In our records: # 4783626 January 30, 2018

Proof of Current Ownership

APN: 017-150-44 Card 1 of 1

| Owner Information & Legal Description | | | | Building Information | | | |
|---------------------------------------|--|-----------|----------------|----------------------|---|--|---|
| Situs | 15750 CHERYL LN , WASHOE COUNTY 89521 | | | Quality | | Bldg Type | |
| Owner 1 | ROEHRICK LIVING TRUST et al | | | Stories | | Square Feet | 0 |
| Mail Address | 15055 PINION DR RENO NV 89521 | | | Year Built | 0 | Square Feet does not include Basement or Garage Conversion Area. | |
| Owner 2 or Trustee | ROEHRICK TRUSTEE, DEL | | | W.A.Y. | 0 | Finished Bsmt | 0 |
| Owner 3 or Trustee | FOSTER LIVING TRUST | | | Bedrooms | 0 | Unfin Bsmt | 0 |
| Rec Doc No | 4783626 | Rec Date | 01/30/2018 | Full Baths | 0 | Bsmt Type | |
| Prior Owner | ELDER-STOUT TRUST | | | Half Baths | 0 | Gar Conv Sq Foot | 0 |
| Prior Doc | 3681938 | | | Fixtures | | Total Gar Area | 0 |
| Keyline Desc | PM 1034 LT D | | | Fireplaces | 0 | Gar Type | |
| Subdivision | _UNSPECIFIED | | | Heat Type | | Det Garage | 0 |
| | Lot: D | Block: | Sub Map# | Sec Heat Type | | Bsmt Gar Door | 0 |
| | Record of Survey Map: | | Parcel Map# | Ext Walls | | Sub Floor | |
| | | | 1034 | Sec Ext Walls | | Frame | |
| | Section: | Township: | Range: | Roof Cover | | Construction Mod | 0 |
| | | | SPC | Obso/Bldg Adj | 0 | Units/Bldg | 0 |
| | Tax Dist | 4000 | Add'l Tax Info | % Complete | 0 | Units/Parcel | 0 |
| | | | Prior APN | | % | | |
| Tax Cap Status | Use does not qualify for Low Cap, High Cap Applied | | | | | | |

| Land Information | | | | | | | |
|------------------|-------------------------|--------|-----------------|--------|---------|-------------------------|------------|
| Land Detail | | | | | | NBC = Neighborhood Code | |
| Land Use | 120 | Zoning | MDS 5% / GR 95% | Sewer | None | NBC | IENF |
| Size | 43,560 SqFt or ~ 1 Acre | Water | Muni | Street | Unpaved | NBC Map | IE NBC Map |

| Valuation Information | | | Sales/Transfer Information/Recorded Document | | | | | |
|--|------------|------------|--|-----|------------|------------------|----------------------|-----------------------|
| Valuation History | 2017/18 FV | 2018/19 NR | Sales/Transfer History | | | | | |
| Taxable Land Value | 52,500 | 60,000 | V-Code | DOR | Doc Date | Value/Sale Price | Grantor | Grantee |
| Taxable Improvement Value | 0 | 0 | 4BV | 120 | 01-30-2018 | 82,000 | ELDER-STOUT TRUST | ROEHRICK LIVING TRUST |
| Taxable Total | 52,500 | 60,000 | 3BGG | 120 | 08-26-2008 | 0 | STOUT, GERALD C | ELDER-STOUT TRUST |
| Assessed Land Value | 18,375 | 21,000 | 3BGG | 120 | 07-31-2008 | 0 | STOUT, GERALD | STOUT,GERALD C |
| Assessed Improvement Value | 0 | 0 | 3BPM | 120 | 02-07-2007 | 0 | GURNEY, DONNA | STOUT,GERALD |
| Total Assessed | 18,375 | 21,000 | 1G | 120 | 04-21-2004 | 85,000 | BRANINBURG, JOSEPH B | GURNEY,DONNA |
| | | | 2MQC | 120 | 05-13-1997 | 62,500 | | BRANINBURG,JOSEPH B |
| The 2018/2019 values are preliminary values and subject to change. | | | | | | | | |

| | |
|--------------------|----------------|
| Building #1 Sketch | Property Photo |
|--------------------|----------------|