

# **THE CLUB AT ARROWCREEK (APN 152-021-03) REGULATORY ZONE AMENDMENT**

PREPARED FOR

**LUCKY STAR GOLF**

PREPARED BY:

**CFA, INC.  
1150 CORPORATE BOULEVARD  
RENO, NV 89502  
(775) 856-1150**



**DECEMBER 17, 2018**

**PROJECT: 88-004.79**

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**Map Pocket**

Full Size Regulatory Zone Amendment Map

## Project Narrative

### Property Location/Site Area

The Club at ArrowCreek is located at 2905 E. Arrowcreek Parkway, approximately 3,000 feet north of the ArrowCreek Guard House entry to the gated community. The parcel that is associated with this regulatory zone amendment request contains 149.06+/- acres (APN 152-021-03). The uses currently contained on the subject parcel are golf course holes, tee boxes and fairways, golf practice areas, a clubhouse, parking lot and associated structures with the operation of the golf course. The parcel is bound by single family residences and various roads that were designed within the Arrowcreek master planned community (of which the golf course is part of). A vicinity map is provided in the following page that shows the parcel location associated with this application.

### The Club at ArrowCreek – Overview

The Club at ArrowCreek is located within the ArrowCreek Master Planned Community at the western end of ArrowCreek Parkway in Southwest Reno. The ArrowCreek 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 minimum 15,000 s.f. clubhouse and a 20,000 s.f. shopping center. The shopping center was never constructed and was substituted for by a resident's center, which operates at a much lower level of intensity than the 20,000 s.f. shopping center would have.

The Club at ArrowCreek is a member's only facility that offers golf on two 18-hole courses, dining/food service and member facilities for parties, gatherings and special occasions, and social and recreational groups. The Club at ArrowCreek was purchased out of bankruptcy in 2015 by a group of ArrowCreek residents who were passionate about seeing the golf course and facilities maintained and successful. To accomplish this, the current owners of the Club at ArrowCreek, Lucky Star Golf, LLC have commenced on a renovation and upgrade plan to provide greater value and offerings to club members in effort to grow membership to a sustainable level.

The first step in the renovation/improvements came in the form of a special use permit for improvement to the backyard grounds, which included a pool addition, improvement to the golf practice areas and outdoor amenities and outdoor recreational offerings. The improvements approved through that special use permit commenced construction in November of 2018.

TCAC has plans for expansion of the clubhouse facility that include indoor recreational facilities in the form of a fitness area and indoor pickleball building offering 4 courts. Additionally, an events area for weddings and meetings is planned along with expansion of the existing uses that have been operating at the TCAC for over 20 years. These improvements will be addressed through a special use permit application that is intended to follow this regulatory zone amendment request in processing order.

# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

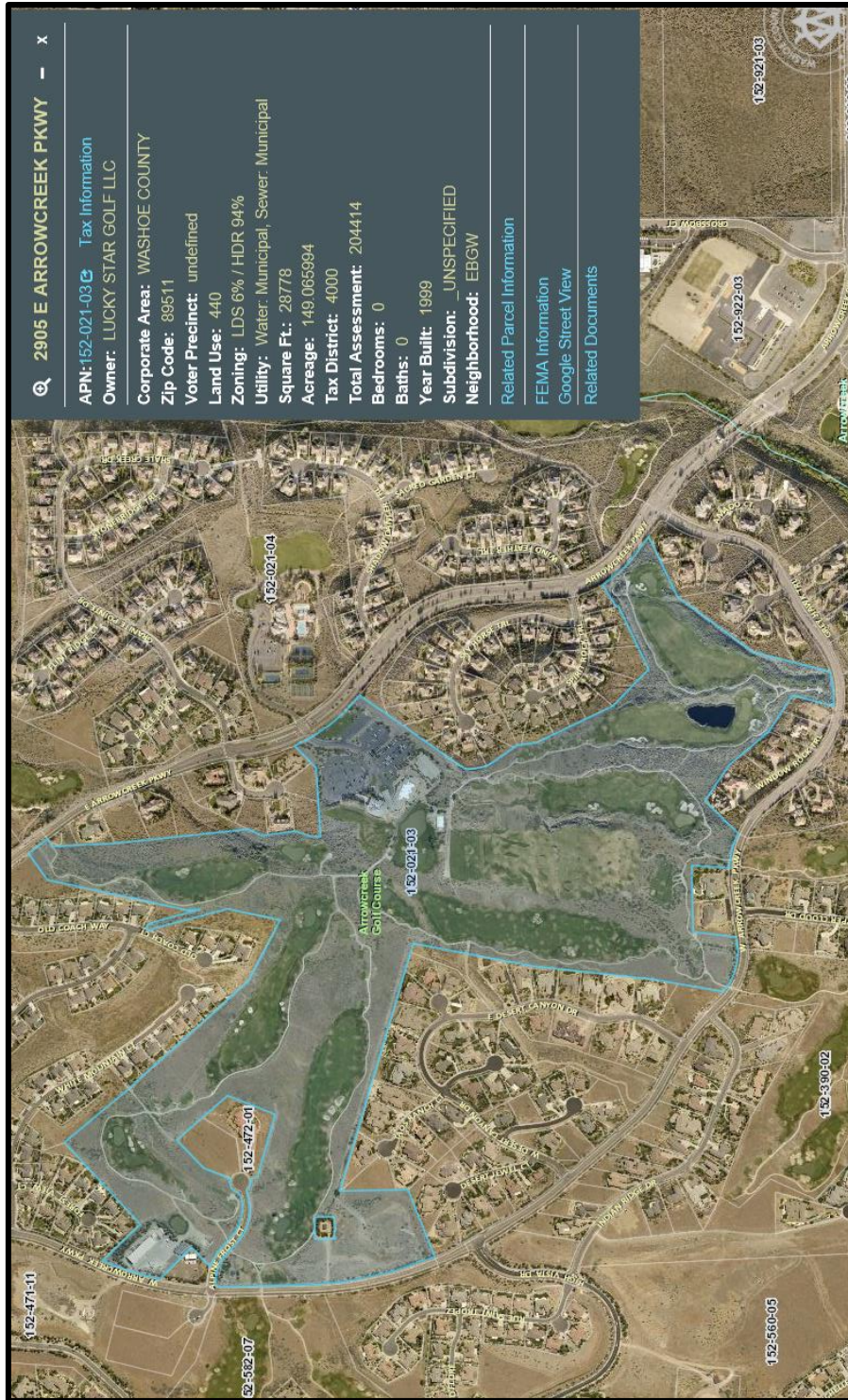


Figure 1 – Vicinity Map



Washoe County staff identified that some of the uses that are planned within the clubhouse expansion plans would not be allowed within the current zoning designation that covers the property (HDR and LDS – High Density Rural and Low Density Suburban). As such, it was recommended that a change to the regulatory zoning to PR (Parks and Recreation) be requested as this regulatory zone better fits the activities that are currently existing and that are planned with the expansion.

This application request is made to bring the zoning designation into conformance with the actual existing uses and proposed uses on the subject parcel.

### Existing Master Plan

The Southwest Truckee Meadows Area Plan (SWTMAP) identifies the subject parcel to have two master plan designation: Rural Residential (RR) and Suburban Residential (SR). The RR designation is contained on 94% of the parcel while the SR designation exists on 6% of the parcel. The parcel is contained entirely within the Arrowcreek master planned community and is located within the Arrowcreek Wildland Transition Suburban Character Management Area (AWTSCMA). Per policy SW.1.4 of the SWTMAP, the following Washoe County zoning designations are considered to be in conformance with the AWTSCMA.

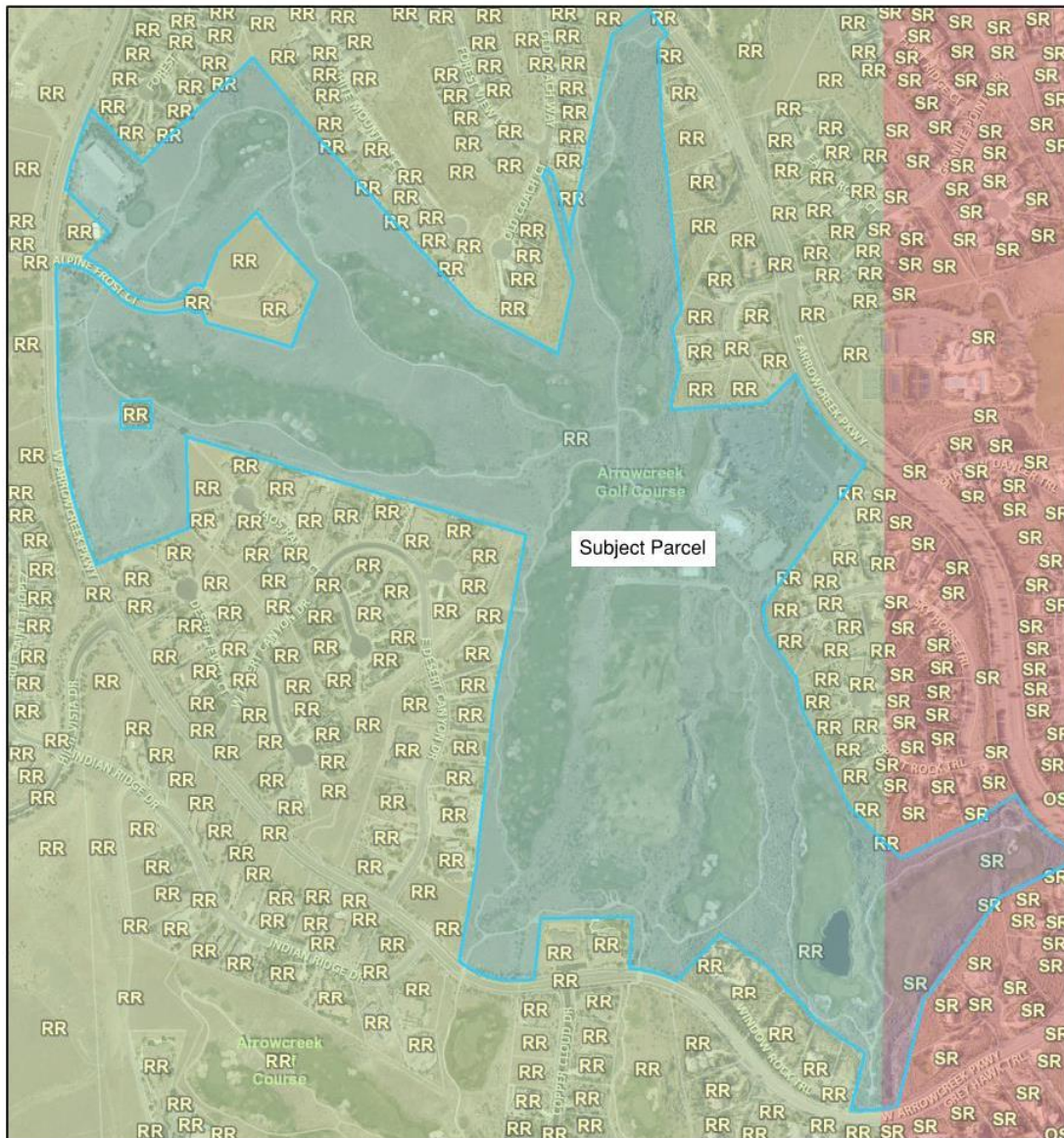
- General Rural (GR – One unit per 40 acres)
- Low Density Rural (LDR – One unit per 10 acres)
- Medium Density Rural (MDR – One unit per 5 acres)
- Low Density Suburban (LDS – One unit per 1 acre)
- Public/Semi-public Facilities (PSP).
- Parks and Recreation (PR)
- Open Space (OS)
- High Density Rural (HDR) – Limited to the areas designated HDR as of the effective date of this plan.

An exhibit showing the existing Washoe County Master Plan designations on the subject parcel and surrounding properties is provided on the following page.

# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

### The Club at Arrowcreek Current Master Plan

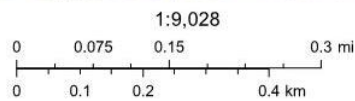


December 3, 2018

#### Master Plan

- RR
- SR
- OS

APN  
152-021-03



Washoe County  
Washoe County GIS  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation or delineation.  
Washoe County Technology Services - Regional Services Division, PO Box 11130, Reno, NV 89520-0027 www.washoecounty.us/gis (775) 328-2345

Figure 2: Washoe County Master Plan

### Existing and Proposed Zoning

The subject parcel is currently split zoned. The two zoning designations on the property are HDR and LDS. The HDR designation exists on 94% of the parcel while the LDS designation exists on 6%. Both existing zoning designations are in conformance with the Washoe County Master Plan. An existing zoning exhibit is provided on 6 of this Project Narrative.

### Traffic

All traffic is served by private streets within the Arrowcreek community that connect to Arrowcreek Parkway, which transitions to a publicly maintained roadway at the gatehouse/entry to the Arrowcreek Community.

This proposed Regulatory Zone Amendment will have no impact on traffic. As such, it is foreseen that no traffic study is needed with the requested change of zoning from HDR and LDS to PR. However, a traffic letter analyzing ADT and peak hour traffic that were previously approved with the Arrowcreek (AKA Southwest Pointe) master planned community. The previously approved traffic report calculated 36 holes of golf, inclusive of a clubhouse and a 20,000 square foot (s.f.) shopping center. These uses provided a cumulative ADT of 4,106 and 359 PM peak hour trips.

### FEMA Review

The subject parcel is located outside of any flood hazard zones, as indicated by FEMA mapping. A copy of the Washoe County GIS Mapping showing the FEMA flood zones and information is provided in Appendix C with this application.

### Project Request

It is requested that the zoning be changed to PR as it is a better fit to the actual use of the existing clubhouse. This regulatory zone amendment requests a change from HDR on 94% and LDS on 6% of the parcel to PR on 100% of the subject parcel.

The PR designation provides a better fit for the existing and future uses on the subject parcel. The future anticipated clubhouse expansion includes an indoor workout area, indoor pickleball and events (weddings and gatherings) on the parcel and located at the clubhouse, and are allowed with additional review under the PR zone. As such, a special use permit and administrative permit request will be reviewed to address these uses should the requested regulatory zone amendment be approved.

As defined by the Washoe County Development Code, Section 110.106.15(o), the Parks and Recreation Regulatory Zone is intended for,

“...parks, golf courses, ski resorts and other active and passive recreational areas. This category includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs. There is no minimum lot area for this regulatory zone.”

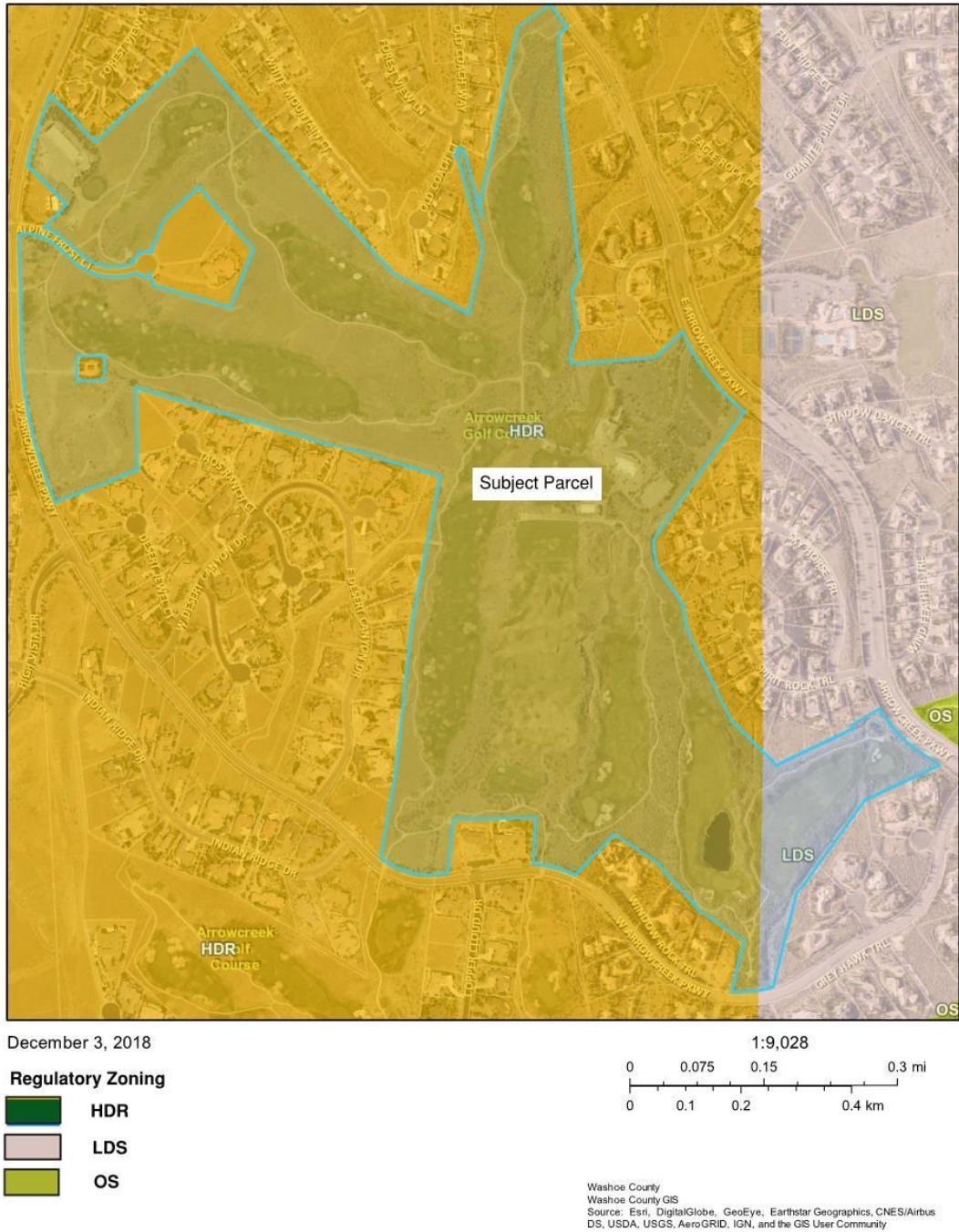
A proposed zoning exhibit is provided on page 7 of this Project Narrative.



# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

### The Club at Arrowcreek Requested Regulatory Zone Amendment



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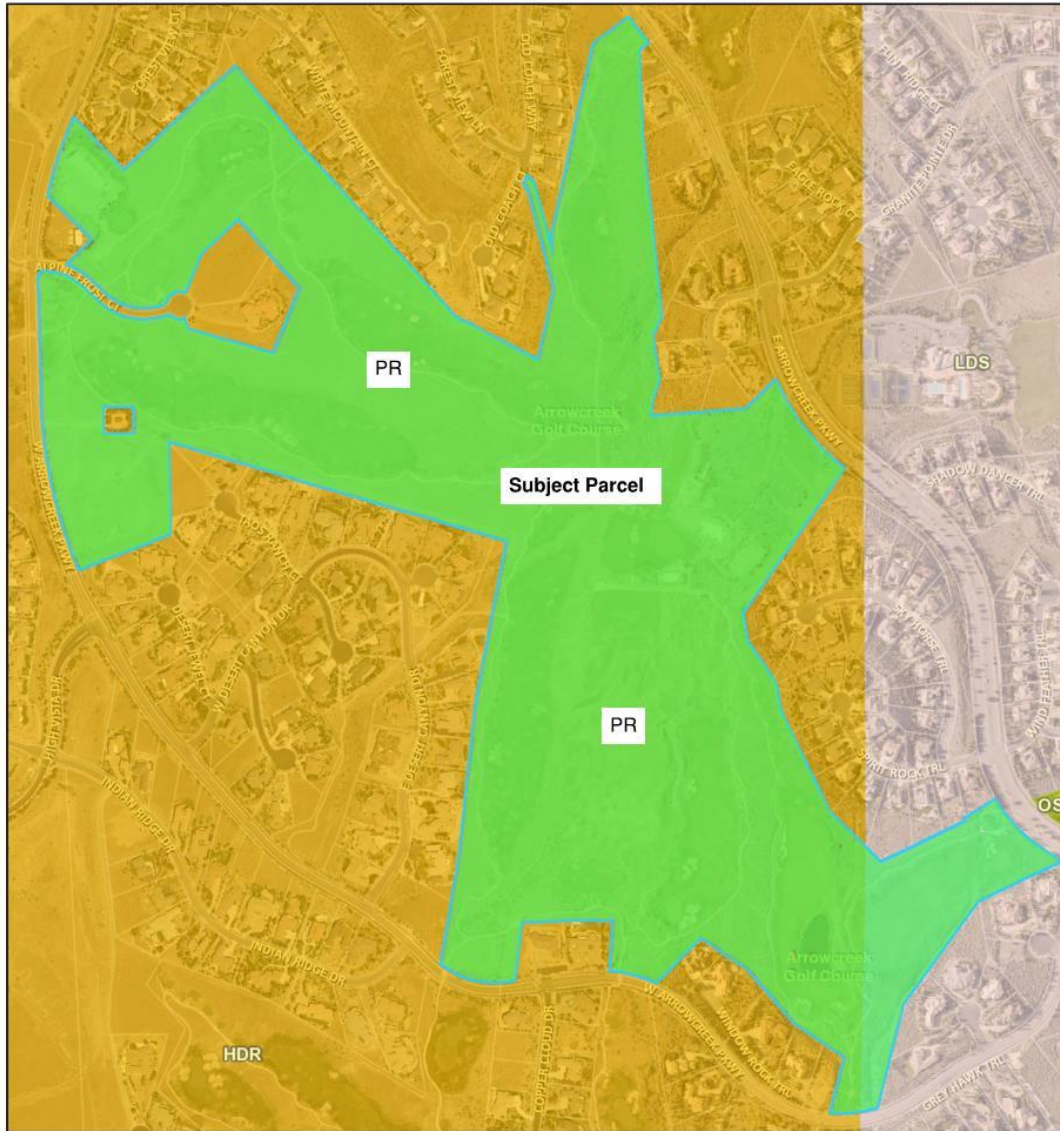
Figure 3: Washoe County Existing Regulatory Zoning



# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

### The Club at Arrowcreek Requested Regulatory Zone Amendment

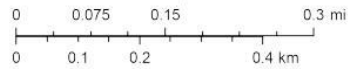


December 3, 2018

#### Regulatory Zoning

	HDR
	LDS
	OS
	PR

1:9,028



Washoe County  
Washoe County GIS  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus  
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary resolution

Figure 4: Washoe County Proposed Regulatory Zoning

### Regulatory Zone Amendment Findings

The following findings are required to be made for the approval of a regulatory zone amendment per Article 821 of the Washoe County Development Code.

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

*The requested regulatory zone amendment is intended to bring the subject parcel into better conformance with many of the current uses on the site and will allow for the proposed future uses such as the addition of indoor sports and recreation, and events and gatherings at the clubhouse.*

*Most of the policies and action programs contained within the SWTMAP are specific to project design, rather than zoning. However, as noted in the Master Plan section of this Project Narrative, the proposed zoning of PR is in conformance with policy SW.1.4 of the SWTMAP.*

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*The change of the zoning to PR is not anticipated to have an adverse impact to the surrounding properties relative to public health, safety or welfare. The uses that have been ongoing will remain the same and future additional uses that are anticipated will be proposed and reviewed through a separate special use permit.*

- (3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*The requested zoning amendment will formally allow existing uses to continue by-right instead of being considered existing-non-conforming uses.*

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

*The requested zoning amendment will not have an adverse effect upon existing facilities. The golf course and clubhouse have existed as part of the Arrowcreek master planned community for over 20 years and the overall recreational targeted use of the facility and property is not proposed to change.*

- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

*The Arrowcreek Master Planned Community, inclusive of the golf course and clubhouse facility was reviewed and approved under the Washoe County Master Plan goals, policies and action plans. The overall form and recreational and leisure offerings on the subject parcel are not anticipated to change. The plan is to provide additional opportunities and improvement to the club to the benefit of the members and to help*

## THE CLUB AT ARROWCREEK (APN 152-021-03)

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### REGULATORY ZONE AMENDMENT

*bring the overall Club to financial viability. As such, the requested amendment will not affect the policies and programs of the Master Plan.*

- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*The proposed amendment will not affect the desired pattern of growth as the subject property and surrounding community area already predominately fully built-out.*

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

*Not Applicable*

# **APPENDIX A**



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: The Club at ArrowCreek (APN 152-021-03) - Regulatory Zone Amendment			
Project Description: Proposed is a zone change to bring the existing clubhouse and its associated uses into conformance with the Washoe County Development Code.			
Project Address: 2905 E. Arrowcreek Parkway			
Project Area (acres or square feet): 149.06+/- Ac			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Approximately 2,300 feet NW of E. Arrowcreek Pkwy. and W. Arrowcreek Pkwy.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
152-021-03	149.06+/- Ac		
Section(s)/Township/Range: portions of sections 23 & 24 T.18N, R19E			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). DA9-1-93, SPW9-13-93, WSUP18-00016			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Lucky Star Golf, LLC		Name: CFA, Inc.	
Address: 2905 E. Arrowcreek Pkwy, Reno, Nevada 89511		Address: 1150 Corporate Boulevard	
Reno, NV	Zip: 89511	Reno, Nevada 89502	Zip:
Phone:	Fax:	Phone: 775-856-7073	Fax:
Email: rconrad@raycoassociates.com jconrad@geninfo.com		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell: 775-737-8910	Other:
Contact Person: Raymond and Jeanne Conrad		Contact Person: R. David Snelgrove, AICP	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Lucky Star Golf, LLC		Name: Gary W. Pestello	
Address: Same as above		Address: 10198 Via Verona	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone:	Fax:
Email:		Email: gwpestello@icloud.com	
Cell:	Other:	Cell: 775 815 1941	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Lucky Star Golf, 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    )

Raymond Conrad and Jeanne Conrad  
(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): 152-021-03

Printed Name Raymond Conrad, Manager  
Jeanne Conrad, Manager

Signed *Raymond Conrad*  
*Jeanne Conrad*

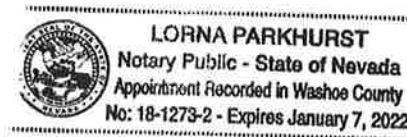
Address 2905 E. Arrowcreek Pkwy, Reno, Nevada 89511

*State: Nevada*  
*County: Washoe*  
Subscribed and sworn to before me this  
16<sup>th</sup> day of December, 2018.

*Lorna Parkhurst*  
Notary Public in and for said county and state

My commission expires: 1-7-22

(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

# LUCKY STAR GOLF LLC

## Business Entity Information

Status:	Active	File Date:	6/6/2018
Type:	Foreign Limited-Liability Company	Entity Number:	E0276022018-8
Qualifying State:	DE	List of Officers Due:	6/30/2019
Managed By:		Expiration Date:	
NV Business ID:	NV20181409930	Business License Exp:	6/30/2019

## Registered Agent Information

Name:	CAPITOL CORPORATE SERVICES, INC.	Address 1:	202 SOUTH MINNESOTA STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

## Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
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**No stock records found for this company**

## Officers

Include Inactive Officers

### Manager - JEANNE CONRAD

Address 1:	1588 N. CASEY KEY RD.	Address 2:	
City:	OSPREY	State:	FL
Zip Code:	34229	Country:	
Status:	Active	Email:	

### Manager - RAYMOND CONRAD

Address 1:	1588 N. CASEY KEY RD.	Address 2:	
City:	OSPREY	State:	FL
Zip Code:	34229	Country:	
Status:	Active	Email:	

## Actions\Amendments

Action Type:	Application for Foreign Registration
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<b>Document Number:</b>	<b>20180257527-89</b>	<b># of Pages:</b>	<b>2</b>
<b>File Date:</b>	<b>6/6/2018</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	<b>Initial List</b>		
<b>Document Number:</b>	<b>20180257528-90</b>	<b># of Pages:</b>	<b>1</b>
<b>File Date:</b>	<b>6/6/2018</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	<b>Merge In</b>		
<b>Document Number:</b>	<b>20180262538-27</b>	<b># of Pages:</b>	<b>6</b>
<b>File Date:</b>	<b>6/11/2018</b>	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			



# Regulatory Zone Amendment 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 Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

The zoning amendment will change 149.06+/- acres from a split zone of LDS - low density suburban (6%) and HDR - high density rural(94%) to PR - parks and recreation(100%).

This amendment is requested to bring the existing and proposed uses into conformance with the Washoe County Development code. The HDR designation (as are many other residential designations) is fully appropriate for a golf course, a clubhouse and associated activities. However, some of the current uses and to be proposed uses at the clubhouse would operate as existing/non-conforming uses under the HDR zoning designation, Such uses include indoor recreation and events (weddings and other gatherings). Changing the zoning designation to PR allows for continued improvement/upgrade to the Club at ArrowCreek, and allows the club to offer a greater number of recreational and leisure activities to it's membership in an effort to help the club be financially viable.

The current Master Plan designations of RR - rural residential - and SR - suburban residential - is appropriate for the new requested zoning.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The subject property is located at 2905 E. Arrowcreek Parkway. It is approximately 2,300 feet NW of E. Arrowcreek Pkwy. and W. Arrowcreek Pkwy. The APN is 152-021-03.

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
152-021-03	RR	LDS	8.94+/-	PR	8.94+/-
152-021-03	RR	HDR	140.12+/-	PR	140.12+/-

c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	HDR	Residential
South	HDR	Residential
East	LDS/HDR	Residential/Common Area/private street
West	HDR	Residential

3. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

The parcel contains two 18 hole golf courses, golf practice facilities and a pool area (currently under construction), 21,716+/- s.f. clubhouse, parking and associated facilities and buildings. The property was graded and contoured in the late 1990's to accommodate for the golf course and associated buildings and parking lot.

Future plans (to be submitted and reviewed under a separate special use permit) will include an expansion to the clubhouse and additional recreational uses (workout area and indoor pickleball facility).

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The site provides a manicured landscape which is suitable for a golf course. Pond and detention area have been created on the project site with original construction (20+ years ago) in benefit of the entire Arrowcreek master planned community. Vegetation consists of manicured lawn in the form of tee boxes, fairways, greens and transitional natural vegetation at the end of the defined golf holes. The topography has been contoured for use as a golf course and is varied, but generally sloped upward toward the west. The Washoe County Comprehensive Plan Conservation Element maps and Southwest Truckee Meadow Area Plan Development Constraints map show the site to have moderate geothermal potential, to be within the black bear habitat/range, contain small patches of potential wetlands areas that are currently contained within golf course landscape or natural areas and areas of slopes greater than 15% that are largely within the contoured golf course area or provided as steps to parking areas near the clubhouse.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

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

Explanation:

There are small areas of potential wetlands within the golf course area that have already been addressed through the development of the golf course holes. FEMA mapping available through the Washoe County GIS site indicates that there are no floodplains on the property and the area is within FEMA Zone X. There are faults within the property, but those were studied and avoided with development of the golf course and clubhouse.

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

Explanation:

When this project was first proposed in 1993, SHPO recommended a cultural resource study be completed of the site. This was completed, and the findings entered into record as part of the original initial application in the 1990's.

7. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other #	N/A	acre-feet per year	

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

TMWA completed a Discovery Report on September 19, 2018 for the previously approved special use permit facilities covered under WSUP18-00016 (Pool and Backyard Grounds). This report also addresses a future 19,000+/- s.f. expansion to the clubhouse (to be addressed under a separate application/special use permit). The determination was that the prior demand commitments to the subject property (by TMWA) are greater than the current total demand, plus the foreseen expansion project. A copy of the Discovery Report is provided with this application. Given this review, no new water rights are expected to be necessary for the the planned future expansion (separate application)

The Discovery Report did not include any consideration for landscaping and it should be noted that landscape areas are watered using reclaimed effluent from the South Truckee Meadows Wastewater Treatment Facility and would not be included in a domestic water supply or demand calculation.

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

This regulatory zone amendment does not provide any approval for intensification. Any expansion or continued improvement to the site will be reviewed under a separate special use permit application. See response in (e) above.



8. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

Not applicable
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9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

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

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Not Applicable

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

E. Arrowcreek Parkway, Damonte Ranch Parkway, South Virginia Street.

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes  No

12. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 36
b. Health Care Facility	Saint Mary's Galena Urgent Care
c. Elementary School	Hunsberger Elementary School (no impact to this facility)
d. Middle School	Pine Middle School (no impact to this facility)
e. High School	Galena High School (no impact to this facility)
f. Parks	Arrowcreek Residents Center (Private), Arrowcreek Park (Neighborhood) and South Valleys Regional Park (Regional)
g. Library	South Valleys Library (no impact to this facility)
h. Citifare Bus Stop	Route 56 at Damonte Ranch Pkwy and South Virginia Street

## Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

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

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

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

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

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

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

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

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

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

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

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

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

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

## Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

According to Section 110.821.15 (d) Findings, in order for a recommendation for approval, all of the following findings must be made by the Commission:

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

RESPONSE: The requested regulatory zone amendment is intended to bring the subject parcel into better conformance with many of the current uses on the site, and will allow for indoor sports and recreation and events and gatherings at the clubhouse with future improvements.

(2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

RESPONSE: The change of the zoning to PR is not anticipated to have an adverse impact to the surrounding properties relative to public health, safety or welfare. The uses that have been ongoing will remain the same and future additional uses that are anticipated will be proposed and reviewed through a separate special use permit.

(3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

RESPONSE: The requested zoning amendment will formally allow existing uses to continue by-right instead of being considered existing-non-conforming uses.

(4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

RESPONSE: The requested zoning amendment will not have an adverse effect upon existing facilities. The golf course and clubhouse have existed as part of the ArrowCreek master planned community for over 20 years and the overall recreational targeted use of the facility and property is not proposed to change.

(5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

RESPONSE: The ArrowCreek Master Planned Community, inclusive of the golf course and clubhouse facility, was reviewed and approved under the Washoe County Master Plan goals, policies and action plans. The overall form and recreational and leisure offerings on the subject parcel are not anticipated to change. The plan is to provide additional opportunities and improvement to the club to the benefit of the members and to help bring the overall Club to financial viability. As such, the requested amendment will not affect the policies and programs of the Master Plan.

(6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

RESPONSE: The proposed amendment will not affect the desired pattern of growth as the subject property and surrounding community area already predominately fully built-out

(7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

RESPONSE: Not Applicable

# **APPENDIX B**

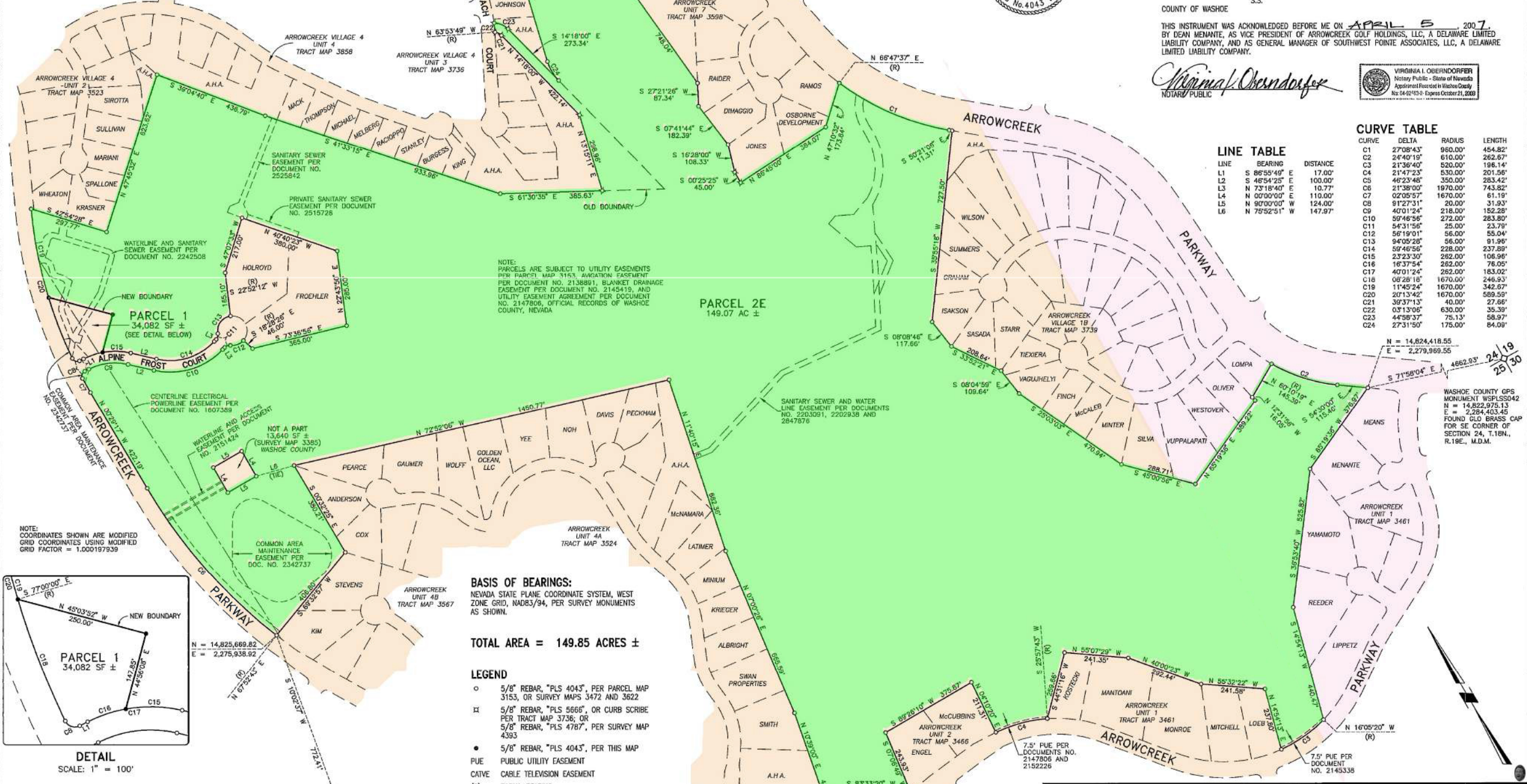
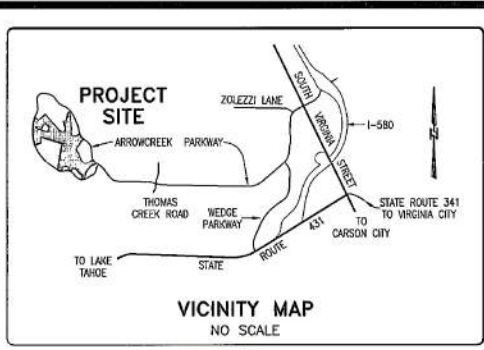


4809

# THE CLUB AT ARROWCREEK

## REGULATORY ZONE AMENDMENT

### PARCEL EXHIBIT APN 152-021-03



### 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.

*George Fong*  
GEORGE FONG - PLS 4043  
SURVEYOR STATE OF NEVADA  
No. 4043  
4/18/07

### 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*  
DEAN MENANTE, VICE PRESIDENT

SOUTHWEST POINTE ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
*Dean Menante*  
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  
Approved Renewal in Washoe County  
No. 04-62453-9 Expires October 21, 2008

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°55'48" E	17.00'
L2	S 46°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"	530.00'	196.14'
C4	21°47'23"	530.00'	201.56'
C5	46°23'48"	350.00'	283.42'
C6	21°38'00"	1970.00'	743.82'
C7	02°05'57"	1670.00'	61.19'
C8	91°22'31"	20.00'	31.93'
C9	40°01'24"	218.00'	152.28'
C10	59°46'56"	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°46'56"	228.00'	237.89'
C15	23°23'30"	282.00'	106.96'
C16	16°37'54"	282.00'	76.06'
C17	40°01'24"	282.00'	183.02'
C18	08°28'18"	1670.00'	246.93'
C19	11°45'24"	1670.00'	342.67'
C20	20°13'42"	1670.00'	589.59'
C21	39°37'13"	40.00'	27.66'
C22	03°13'06"	630.00'	35.39'
C23	44°58'37"	75.13'	58.97'
C24	27°31'50"	175.00'	84.09'

**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
  - CAIVE 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  
4/18/07  
DATE

**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

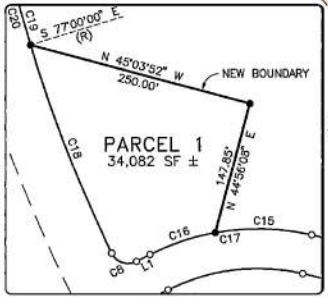
JOB NO. 06-011.01  
DATE 12/29/06  
SHEET 1 OF 1

**COUNTY RECORDER'S CERTIFICATE**  
FILE NO: 3522577

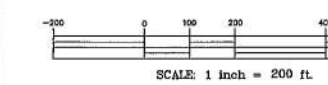
FILED FOR RECORD AT THE REQUEST OF *C&M Engineering*  
ON THIS 19 DAY OF April 2007  
AT 2 MINUTES PAST 10 O'CLOCK A.M.  
OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA

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

- PR
- HDR
- LDS



DETAIL  
SCALE: 1" = 100'



**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 YARD.
- 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. 3522577.

3522577

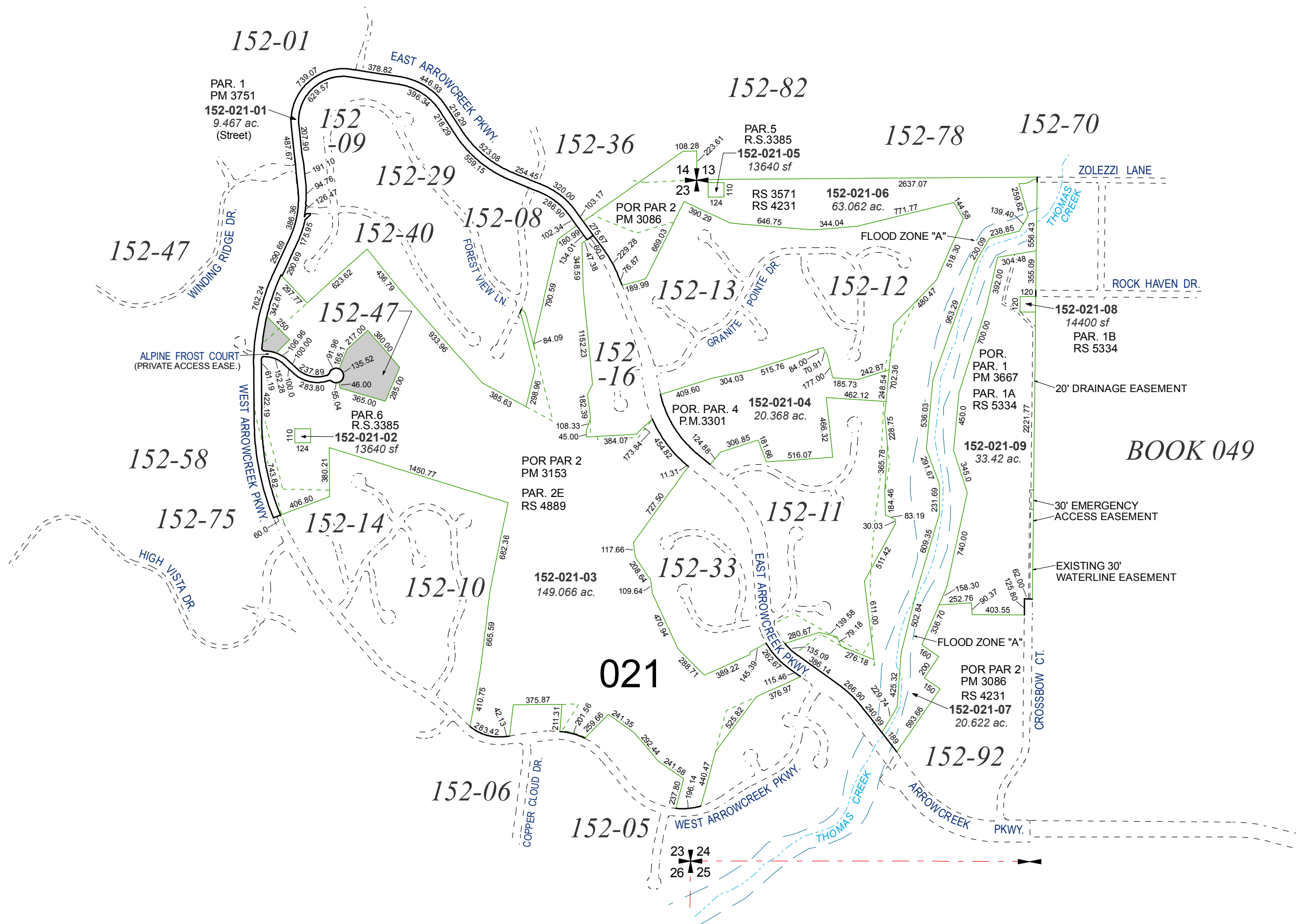
CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

Record of Survey Map 4809



# **APPENDIX C**

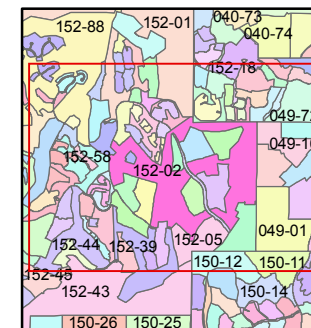
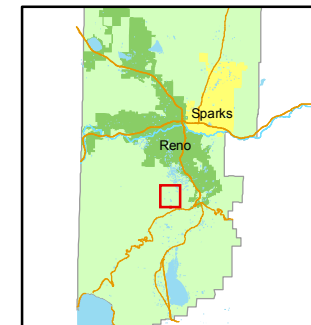
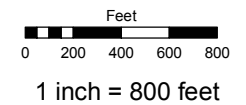
PORTIONS OF SECTIONS 14, 23 & 24  
T18N - R19E



Assessor's Map Number  
**152-02**

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

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



created by: KSB 6/03/11  
last updated: \_\_\_\_\_  
area previously shown on map(s)  
152-01

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

WASHOE COUNTY ASSESSOR PROPERTY DATA	12/14/2018
--------------------------------------	------------

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	Occupancy Sec Occupancy	Country Club
Owner 1	LUCKY STAR GOLF LLC			Stories	1.00	Square Feet	11,842
Mail Address	1588 N CASEY KEY RD OSPREY FL 34229			Year Built	1999	Square Feet does not include Basement or Garage Conversion Area.	
Rec Doc No	4828727	Rec Date	07/03/2018	W.A.Y.	1999	Finished Bsmt	0
Prior Owner	FRIENDS OF ARROWCREEK LLC			Bedrooms	0	Unfin Bsmt	0
Prior Doc	4518226			Full Baths	0	Bsmt Type	
Keyline Desc	RS 4889 LT 2E			Half Baths	0	Gar Conv Sq Foot	0
Subdivision	_UNSPECIFIED			Fixtures		Total Gar Area	0
Lot: 2E Block:		Sub Map#		Fireplaces	0	Gar Type	
Record of Survey Map: 4889		Parcel Map#		Heat Type	WARM/COOL	Det Garage	0
Section: Township: 18 Range: 19		SPC	225, 046	Sec Heat Type		Bsmt Gar Door	0
Tax Dist	4000 Add'l Tax Info	Prior APN	Multiple	Ext Walls	STUD-STUCCO	Sub Floor	
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			Sec Ext Walls	STUD-ASHLAR	Frame	WD/STL FRAME
				Roof Cover		Construction Mod	0
				Obso/Bldg Adj	-3,786,458	Units/Bldg	1
				% Complete	100 %	Units/Parcel	4

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

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2018/19 FV	2019/20 VN	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	562,724	584,041	1SVR	450	07-03-2018	4,972,759	FRIENDS OF ARROWCREEK LLC	LUCKY STAR GOLF LI
Taxable Improvement Value	0	0	3NTT	440	09-29-2015	0	FRIENDS OF ARROWCREEK LLC	FRIENDS OF ARROW
Taxable Total	562,724	584,041	3NTT	440	10-16-2014	0	ASPEN SIERRA LEASING CO LTD	FRIENDS OF ARROW
Assessed Land Value	196,953	204,414	3NTT	450	06-18-2013	0	ASPEN SIERRA LEASING CO LTD,	ASPEN SIERRA LEASI
Assessed Improvement Value	0	0	3NTT	440	06-06-2011	0	ASPEN SIERRA LEASING CO LTD,	ASPEN SIERRA LEASI
Total Assessed	196,953	204,414	3MB	440	10-03-2008	7,000,000	ARROWCREEK GOLF HOLDINGS LLC,	ASPEN SIERRA LEASI

The 2019/2020 values are preliminary values and subject to change.

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

Unlimited Access  
CBA 11/20, P. 03



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](mailto: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 12/13/2018. **NOTE:** The 2019/2020 values are preliminary values and subject to change.



**DOC #4828727**

07/03/2018 02:08:26 PM  
Electronic Recording Requested By  
TICOR TITLE - RENO (COMMERCIAL)  
Washoe County Recorder  
Lawrence R. Burtness  
Fee: \$41.00 RPTT: \$20389.30  
Page 1 of 11

WHEN RECORDED MAIL TO:

**Lucky Star Golf LLC, a Delaware limited liability company  
1588 North Casey Key Road  
Osprey, FL 34229**

MAIL TAX STATEMENTS TO:  
**Same As Above**

Escrow No. 1801854-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.:

152-021-03,06 & 152-850-06, 152-390-02 & 03;  
152-443-22, 152-880-01, 152-582-07,  
152-611-07, 152-850-06 and 152-471-11.

SPACE ABOVE FOR RECORDER'S  
R.P.T.T. \$ 20,389.30

USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That  
Friends of Arrowcreek, LLC, a Nevada limited liability company**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to**

**Lucky Star Golf LLC, a Delaware limited liability company**

~~all that real property situated in the County of Washoe, State of Nevada, described as follows:~~

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.**

**THIS SPACE INTENTIONALLY LEFT BLANK  
Signature and notary acknowledgement on page two.**

Escrow No. 1801854-CD  
APN No.: 152-021-03,06 & 152-850-06

Friends of Arrowcreek, LLC, a Nevada  
limited liability company

By: [Signature]  
Gary W. Pestello  
Manager

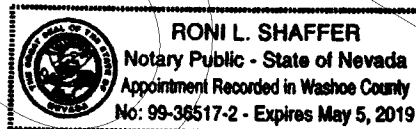
By: [Signature]  
Thomas HR Gurnee  
Manager

STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on, June 29, 2018  
by Gary W. Pestello.

[Signature]  
NOTARY PUBLIC

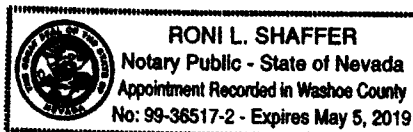


STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on, June 29, 2018  
by Thomas HR Gurnee.

[Signature]  
NOTARY PUBLIC



This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed  
under escrow No. 01801854.

Escrow No. 1801854-CD

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Parcel 2E as shown on the 2nd Record of Survey Supporting a Boundary Line Adjustment for Arrowcreek Golf Holdings, LLC, and Southwest Pointe Associates, LLC, Record of Survey Map No. 4889, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 19, 2007, as File No. 3522577, Official Records, being more particularly described as follows:

Beginning at the most Northerly corner of Parcel 2D as shown on that Record of Survey in Support of a Boundary Line Adjustment between Arrowcreek Golf Holdings, L.L.C., and A. Paul Regnier & Nancy A. Regnier, recorded on June 2, 2004 as Record of Survey Map 4393, Document No. 3047058, Official Records of Washoe County, Nevada, said point being on the Southwesterly line of Arrowcreek Parkway and the being the most Easterly corner of Common Area A of Arrowcreek Village 4, Unit 1, as shown on the plat thereof, recorded on April 27, 1998, as Tract Map 3522, Document No. 2203884, Official Records of Washoe County, Nevada;

Thence along said Southwesterly line of Arrowcreek Parkway, S 35°57'12" E, 134.01 feet;  
 Thence S 54°50'59" W, 47.38 feet;  
 Thence S 01°39'19" E, 348.59 feet;  
 Thence S 05°24'37" E, 748.04 feet;  
 Thence S 27°21'26" W, 87.34 feet;  
 Thence S 07°41'44" E, 182.39 feet;  
 Thence S 16°28'00" W, 108.33 feet;  
 Thence S 00°25'25" W, 45.00 feet;  
 Thence N 86°45'00" E, 384.07 feet;  
 Thence N 47°10'32" E, 173.84 feet to a point on the said Southwesterly line of Arrowcreek Parkway;  
 Thence along said Southwesterly line of Arrowcreek Parkway the following two (2) courses and distances;  
 On the arc of a non-tangent 960.00 foot radius curve to the left from a tangent bearing  
 S 23°12'23" E, through a central angle of 27°08'43" a distance of 454.82 feet;  
 S 50°21'06" E, 11.31 feet;  
 Thence S 35°55'18" W, 727.50 feet;  
 Thence S 08°08'46" E, 117.66 feet;  
 Thence S 33°52'21" E, 208.64 feet;  
 Thence S 08°04'59" E, 109.64 feet;  
 Thence S 25°03'03" E, 470.94 feet;  
 Thence S 45°00'56" E, 288.71 feet;  
 Thence N 65°19'36" E, 389.22 feet;  
 Thence N 12°31'56" W, 16.05 feet;  
 Thence N 60°10'19" E, 145.39 feet to a point on the said Southwesterly line of Arrowcreek Parkway;  
 Thence along said Southwesterly line of Arrowcreek Parkway the following two (2) courses and distances;  
 On the arc of a non-tangent 610.00 foot radius curve to the left from a tangent bearing  
 S 29°49'41" E, through a central angle of 24°40'19" a distance of 262.67 feet;  
 S 54°30'00" E, 115.46 feet;  
 Thence S 65°19'36" W, 376.97 feet;  
 Thence S 36°53'40" W, 525.82 feet;

Thence S 14°54'13" W, 440.47 feet to a point on the Northerly line of said Arrowcreek Parkway; Thence along said Northerly line of Arrowcreek Parkway on the arc of a non-tangent 520.00 foot radius curve to the right from a tangent bearing S 73°54'40" W through a central angle of 21°36'40" a distance of 196.14 feet; Thence N 14°54'13" E, 237.80 feet; Thence N 55°32'22" W, 241.58 feet; Thence N 40°00'23" W, 292.44 feet; Thence N 55°07'29" W, 241.35 feet; Thence S 44°31'16" W, 259.66 feet to a point on the said Northerly line of Arrowcreek Parkway; Thence along said Northerly line of Arrowcreek Parkway on the arc of a non-tangent 530.00 foot radius curve to the left from a tangent bearing N 64°02'17" W through a central angle of 21°47'23" a distance of 201.56 feet; Thence N 04°10'20" E, 211.31 feet; Thence S 89°26'10" W, 375.87 feet; Thence S 07°06'49" W, 243.93 feet to a point on the said Northerly line of Arrowcreek Parkway; Thence along said Northerly line of Arrowcreek Parkway the following two (2) courses and distances: S 83°33'20" W, 42.13 feet; On the arc of a 350.00 foot radius curve to the right through a central angle of 46°23'48" a distance of 283.42 feet; Thence N 10°39'00" E, 410.75 feet; Thence N 07°00'26" E, 665.59 feet; Thence N 11°40'15" E, 682.36 feet; Thence N 72°52'06" W, 1450.77 feet; Thence S 00°32'25" E, 380.21 feet; Thence S 69°32'57" W, 406.80 feet to a point on the Easterly line of said Arrowcreek Parkway; Thence along said Easterly line of Arrowcreek Parkway the following three (3) courses and distances: On the arc of a non-tangent 1970 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 02°05'57" a distance of 61.19 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 to a point on the Southerly line of Alpine Frost Court; Thence along said Southerly line of Alpine Frost Court the following seven (7) courses and distances: S 86°55'49" E, 17.00 feet; On the arc of a 218.00 foot radius curve to the right through a central angle of 40°01'24" a distance of 152.28 feet; S 46°54'25" E, 100.00 feet; On the arc of a 272.00 foot radius curve to the left through a central angle of 59°46'56" a distance of 283.80 feet; N 73°18'40" E, 10.77 feet; On the arc of a 25.00 foot radius curve to the right through a central angle of 54°31'56" a distance of 23.79 feet to a point of reverse curvature; On the arc of a 56.00 foot radius curve to the left through a central angle of 56°19'01" a distance of 55.04 feet; Thence S 18°28'26" E, 46.00 feet; Thence S 73°36'56" E, 365.00 feet; Thence N 22°43'50" E, 285.00 feet; Thence N 40°40'23" W, 380.00 feet; Thence S 47°07'33" W, 217.00 feet; Thence S 22°52'12" W, 165.10 feet to a point on the Northerly line of said Alpine Frost Court; Thence along said Northerly line of Alpine Frost Court the following six (6) courses and distances: On the arc of a non-tangent 56.00 foot radius curve to the left from a tangent bearing N 67°07'48" W through a central angle of 94°05'28" a distance of 91.96 feet to a point of reverse curvature;

On the arc of a 25.00 foot radius curve to the right through a central angle of 54°31'56" a distance of 23.79 feet;  
 S 73°18'40" W, 10.77 feet;  
 On the arc of a 228.00 foot radius curve to the right through a central angle of 59°46'56" a distance of 237.89 feet;  
 N 46°54'25" W, 100.00 feet;  
 On the arc of a 262.00 foot radius curve to the left through a central angle of 23°23'30" a distance of 106.96 feet to Point "A";  
 Thence N 44°56'08" E, 147.85 feet;  
 Thence N 45°03'52" W, 250.00 feet to a point on the said Easterly line of Arrowcreek Parkway;  
 Thence along said Easterly line of Arrowcreek Parkway on the arc of a non-tangent 1670.00 foot radius curve to the right from a tangent bearing N 13°00'00" E through a central angle of 11°45'24" a distance of 342.67 feet;  
 Thence S 42°54'28" E, 297.77 feet;  
 Thence N 47°45'32" E, 623.62 feet;  
 Thence S 39°04'40" E, 436.79 feet;  
 Thence S 41°33'15" E, 933.96 feet;  
 Thence S 61°30'35" E, 385.63 feet;  
 Thence N 13°15'11" E, 298.96 feet;  
 Thence N 14°18'00" W, 422.14 feet;  
 Thence along the arc of a 40.00 foot radius curve to the left through a central angle of 39°37'13" a distance of 27.66 feet to a point on the Easterly line of Old Coach Court;  
 Thence along said Easterly line of Old Coach Court on the arc of a non-tangent 630.00 foot radius curve to the left from a tangent bearing N 26°06'11" E through a central angle of 03°13'06" a distance of 35.39 feet;  
 Thence along the arc of a non-tangent 75.13 foot radius curve to the right from a tangent bearing S 59°19'02" E through a central angle of 44°58'37" a distance of 58.97 feet;  
 Thence S 14°18'00" E, 273.34 feet;  
 Thence along the arc of a 175.00 foot radius curve to the right from a tangent bearing N 14°18'00" W through a central angle of 27°31'50" a distance of 84.09 feet;  
 Thence N 13°13'50" E, 790.59 feet;  
 Thence N 54°50'59" E, 180.99 feet to the point of beginning.

Excepting therefrom, that portion thereof, conveyed to Washoe County and described as Assessment District Well Site Facility – Parcel 6, by Grant, Bargain and Sale Deed, recorded November 6, 1997, in Book 5036, Page 664, as Document No. 2151423, Official Records.

APN: 152-021-03

PARCEL 2:

Parcel 2 as shown on the Record of Survey for a Parcel Map Waiver for Washoe County, Record of Survey Map No. 4231, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 11, 2003, as File No. 2835808, Official Records, being more particularly described as follows:

Beginning at the most Southerly corner of Parcel 2C of Survey Map 3472, as shown on the plat thereof, recorded July 21, 1998, as Document No. 2233310, Official Records of Washoe County, Nevada;

Thence N 37°41'43" W, 429.99 feet;  
 Thence along the arc of a 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 490.00 foot radius curve to the right through a central angle of 15°47'45" a distance of 135.09 feet;

Thence N 72°13'40" E, 280.67 feet;  
Thence S 75°35'05" E, 139.58 feet;  
Thence S 24°08'23" E, 79.18 feet;  
Thence S 67°48'42" E, 276.18 feet;  
Thence N 07°03'37" W, 611.00 feet;  
Thence N 28°22'09" E, 511.42 feet;  
Thence N 05°50'19" W, 30.03 feet;  
Thence N 65°50'39" W, 83.19 feet;  
Thence N 01°41'08" W, 184.46 feet;  
Thence N 03°23'39" E, 365.78 feet;  
Thence N 05°50'19" W, 228.75 feet;  
Thence N 05°47'40" E, 702.36 feet;  
Thence N 43°43'23" E, 480.47 feet;  
Thence N 23°35'05" E, 518.30 feet;  
Thence N 30°50'29" W, 144.58 feet;  
Thence S 76°10'25" W, 771.77 feet;  
Thence S 85°12'55" W, 344.04 feet;  
Thence N 85°16'00" W, 646.75 feet;  
Thence N 64°33'50" W, 390.29 feet;  
Thence S 26°27'01" W, 669.03 feet;  
Thence S 74°25'39" W, 189.99 feet;  
Thence N 21°49'39" W, 76.87 feet;

Thence along the arc of a 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, 275.67 feet;  
Thence N 54°50'59" E, 945.34 feet;  
Thence N 88°55'09" E, 108.27 feet;  
Thence S 00°23'33" W, 223.61 feet;  
Thence N 89°32'44" E, 2637.07 feet;  
Thence S 00°37'20" W, 571.56 feet;  
Thence S 80°45'00" W, 304.48 feet;  
Thence S 12°18'00" W, 392.00 feet;  
Thence S 17°47'00" W, 700.00 feet;  
Thence S 05°24'00" W, 450.00 feet;  
Thence S 17°39'00" E, 345.00 feet;  
Thence S 12°11'00" W, 740.00 feet;  
Thence S 23°18'00" W, 495.00 feet;  
Thence S 55°31'32" E, 160.00 feet;  
Thence S 34°28'28" W, 200.00 feet;  
Thence S 55°31'32" E, 150.00 feet;  
Thence S 34°28'28" W, 593.66 feet to the point of beginning.

Excepting therefrom, that portion thereof, conveyed to Washoe County and described as Assessment District Well Site Facility – Parcel 5, by Grant, Bargain and Sale Deed, recorded November 6, 1997, in Book 5036, Page 664, as Document No. 2151423, Official Records.

Also excepting therefrom, that portion thereof, conveyed to the County of Washoe by Deed recorded October 30, 2002, as Document No. 2755391, Official Records and more particularly described as follows:



A parcel of land situate within the West one-half of Section 24, T.18N., R.19E., M.D.M., being a portion of Parcel 2D of Survey Map 3571, as shown on the plat thereof, recorded March 1, 1999, as Document No. 2312176, Official Records of Washoe County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of said Parcel 2D, said point also being the North one-quarter corner of said Section 24;

Thence along the Easterly line of said Parcel 2D the following thirteen (13) courses and distances:

S 00°37'20" W, 15.12 feet to the Point of Beginning;

S 00°37'20" W, 556.44 feet;

S 80°45'00" W, 304.48 feet;

S 12°18'00" W, 392.00 feet;

S 17°47'00" W, 700.00 feet;

S 05°24'00" W, 450.00 feet;

S 17°39'00" E, 345.00 feet;

S 12°11'00" W, 740.00 feet;

S 23°18'00" W, 495.00 feet;

S 55°31'32" E, 160.00 feet;

S 34°28'28" W, 200.00 feet;

S 55°31'32" E, 150.00 feet;

S 34°28'28" W, 593.66 feet to a point on the Northeasterly line of Arrowcreek Parkway;

Thence along said Northeasterly line, N 37°41'43" W, 189.00 feet;

Thence N 30°54'37" E, 229.74 feet;

Thence N 04°13'22" E, 425.32 feet;

Thence N 14°11'11" E, 502.84 feet;

Thence N 16°26'25" E, 609.35 feet;

Thence N 00°24'50" E, 231.69 feet;

Thence N 20°21'06" W, 291.67 feet;

Thence N 05°25'50" E, 536.03 feet;

Thence N 19°47'16" E, 953.29 feet;

Thence N 29°22'30" E, 230.09 feet;

Thence N 76°30'20" E, 238.85 feet;

Thence N 30°50'54" E, 139.40 feet;

Thence N 16°30'35" W, 259.62 feet;

Thence N 89°32'44" E, 30.00 feet;

Thence along the arc of a 115.00 foot radius curve to the left through a central angle of 32°30'00" a distance of 65.23 feet;

Thence N 57°02'44" E, 6.66 feet;

Thence along the arc of a 85.00 foot radius curve to the right through a central angle of 31°29'12" a distance of 46.71 feet to the point of beginning.

APN: 152-021-06

PARCEL 3:

Parcel A and B of ARROWCREEK SUBDIVISION-UNIT 8, Tract Map No. 3827, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on May 12, 2000 as File No. 2446804, Official Records.

APN: 152-390-02 and 152-390-03

PARCEL 4:

All land lying within the exterior boundaries of "Reversion to Acreage of Parcels Band C of Record of Survey Map 3925 and Parcel D1 of Record of Survey Map 3992", Reversion Parcel Map No. 4748, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 19, 2007, as Document No. 3522575, Official Records.

APN: 152-443-22

PARCEL 5:

Parcel G of ARROWCREEK SUBDIVISION-UNIT 28, Tract Map No. 4433, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 6, 2005, as Document No. 3153018, Official Records, Official Records, and as amended by a "CERTIFICATE OF AMENDMENT" recorded March 24, 2005, as Document No. 3187611, Official Records.

APN: 152-880-01

PARCEL 6:

Parcel 1F as shown on the Record of Survey in Support of a Boundary Line Adjustment between Arrowcreek Golf Holdings, LLC, and Southwest Pointe Associates, LLC, Record of Survey Map No. 4660, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on December 27, 2005, as File No. 3328432, Official Records, being more particularly described as follows:

A parcel of land located within a portion of Parcel 1E of Record of Survey Map 4012, File Number 2628621, of the Official Records of Washoe County, Nevada, situated within the West Half of Section 23, Township 18 North, Range 19 East, MDM, being more particularly described as follows:

Beginning at the most Northerly corner of said Parcel 1E;  
 Thence along the exterior boundary of said Parcel 1E, South 57°18'18" East a distance of 150.81 feet;  
 Thence along a tangent circular curve to the left with a radius of 364.50 feet and a central angle of 52°06'31" an arc length of 331.50 feet;  
 Thence North 70°35'10" East a distance of 51.25 feet;  
 Thence South 50°58'04" East a distance of 480.51 feet;  
 Thence departing said exterior boundary South 71°12'06" East a distance of 378.80 feet to a point on said exterior boundary;  
 Thence along said exterior boundary from a tangent which bears South 01°58'44" West, along a circular curve to the left with a radius of 1730.00 feet and a central angle of 02°28'01" an arc length of 74.49 feet;  
 Thence South 00°29'17" East a distance of 422.19 feet;  
 Thence along a tangent circular curve to the left with a radius of 2030.00 feet and a central angle of 02°55'45" an arc length of 103.78 feet;  
 Thence with a non-tangent line South 67°52'52" West a distance of 462.03 feet;  
 Thence South 38°40'25" West a distance of 477.15 feet;  
 Thence South 59°48'43" West a distance of 67.21 feet;  
 Thence South 30°45'09" West a distance of 242.20 feet;  
 Thence South 08°59'49" West a distance of 187.57 feet;  
 Thence from a tangent which bears North 70°00'56" West, along a circular curve to the right with a radius of 285.50 feet and a central angle of 25°33'06" an arc length of 127.32 feet;  
 Thence North 44°27'50" West a distance of 267.70 feet;  
 Thence along a tangent circular curve to the left with a radius of 314.50 feet and a central angle of 43°52'26" an arc length of 240.83 feet;  
 Thence with a non-tangent line North 18°19'10" East a distance of 92.62 feet;  
 Thence North 89°58'42" East a distance of 260.00 feet;  
 Thence North 32°55'52" East a distance of 47.81 feet;

Thence North 44°09'04" East a distance of 56.05 feet;  
Thence North 50°38'57" East a distance of 86.44 feet;  
Thence North 44°29'42" East a distance of 139.68 feet;  
Thence North 38°59'52" West a distance of 66.74 feet;  
Thence North 25°56'40" East a distance of 58.16 feet;  
Thence North 49°00'38" East a distance of 63.95 feet;  
Thence North 48°50'09" East a distance of 87.59 feet;  
Thence North 33°14'27" East a distance of 115.01 feet;  
Thence North 45°36'44" East a distance of 34.98 feet;  
Thence South 47°06'04" East a distance of 52.71 feet;  
Thence North 51°58'55" East a distance of 102.60 feet;  
Thence North 49°26'32" East a distance of 80.35 feet;  
Thence North 48°40'58" East a distance of 124.27 feet;  
Thence North 40°58'28" West a distance of 194.81 feet;  
Thence North 57°06'25" West a distance of 156.93 feet;  
Thence North 49°40'40" West a distance of 100.41 feet;  
Thence North 51°16'28" West a distance of 138.05 feet;  
Thence North 66°55'26" West a distance of 113.72 feet;  
Thence North 52°53'25" West a distance of 72.19 feet;  
Thence North 36°24'57" West a distance of 34.67 feet;  
Thence North 04°55'58" West a distance of 53.09 feet;  
Thence North 55°19'41" West a distance of 104.60 feet;  
Thence North 24°00'11" West a distance of 93.28 feet;  
Thence North 01°28'09" West a distance of 73.03 feet;  
Thence North 39°51'20" West a distance of 123.20 feet;  
Thence North 44°51'32" East a distance of 103.03 feet to the Point of Beginning.

APN: 152-582-07

PARCEL 7:

Parcel D of ARROWCREEK SUBDIVISION-UNIT 26, Tract Map No. 4100, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 28, 2002, as Document No. 2705678, Official Records.

APN: 152-611-07

PARCEL 8:

Parcel F2 as shown on the Record of Survey in Support of a Boundary Line Adjustment between Arrowcreek Golf Holdings, LLC, Creekside LLC, and Joseph I. and Takako I. Peters, Record of Survey Map No. 4599, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 29, 2005, as File No. 3238457, Official Records, being more particularly described as follows:

A parcel of land located within a portion of Parcel F of Subdivision Tract Map 4100, File Number 2705678, of the Official Records of Washoe County, Nevada, situated within the Southeast Quarter of Section 15, and the East Half of Section 22, Township 18 North, Range 19 East, MDM, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel F from which the North Quarter corner of said Section 22 bears South 88°44'21" West a distance of 2632.84 feet;  
Thence along the exterior boundary of said Parcel F South 39°43'47" West a distance of 15.11 feet;  
Thence South 27°35'20" West a distance of 311.29 feet;

Thence South 73°29'16" West a distance of 27.83 feet;  
 Thence South 25°27'11" West a distance of 157.22 feet;  
 Thence South 06°10'06" West a distance of 38.67 feet;  
 Thence South 27°35'20" West a distance of 716.66 feet;  
 Thence South 03°10'13" East a distance of 491.81 feet;  
 Thence South 01°35'59" East a distance of 122.47 feet;  
 Thence South 29°55'33" West a distance of 68.95 feet;  
 Thence South 07°13'34" West a distance of 437.16 feet;  
 Thence South 16°22'21" West a distance of 385.60 feet;  
 Thence South 20°08'53" West a distance of 199.89 feet;  
 Thence South 49°52'00" West a distance of 715.32 feet;  
 Thence South 13°44'29" West a distance of 130.49 feet;  
 Thence South 18°33'10" West a distance of 73.03 feet;  
 Thence North 59°49'25" West a distance of 381.66 feet;  
 Thence North 29°01'45" East a distance of 195.52 feet;  
 Thence North 35°07'27" East a distance of 862.89 feet;  
 Thence North 06°37'36" West a distance of 619.80 feet;  
 Thence North 07°54'49" East a distance of 323.22 feet;  
 Thence North 54°28'42" West a distance of 168.85 feet;  
 Thence North 26°51'47" East a distance of 107.81 feet;  
 Thence along a tangent circular curve to the left with a radius of 514.67 feet and a central angle of 30°35'16" an arc length of 274.76 feet;  
 Thence with a non-tangent line North 86°16'31" East a distance of 188.98 feet;  
 Thence departing said exterior boundary North 86°16'31" East a distance of 10.20 feet;  
 Thence North 15°11'06" West a distance of 79.43 feet;  
 Thence North 10°20'50" East a distance of 187.88 feet;  
 Thence North 01°50'57" East a distance of 202.26 feet;  
 Thence South 86°16'31" West a distance of 10.31 feet to a point on said exterior boundary; Thence along said exterior boundary North 10°53'17" East a distance of 188.30 feet;  
 Thence North 40°33'02" East a distance of 259.67 feet;  
 Thence North 26°24'41" East a distance of 186.13 feet;  
 Thence North 43°07'49" East a distance of 213.62 feet;  
 Thence North 82°37'39" East a distance of 174.95 feet;  
 Thence North 59°46'59" East a distance of 60.63 feet;  
 Thence from a tangent which bears South 30°13'01" East, along a circular curve to the left with a radius of 852.33 feet and a central angle of 05°00'08" an arc length of 74.41 feet;  
 Thence South 35°13'09" East, a distance of 22.95 feet;  
 Thence along a tangent circular curve to the left with a radius of 282.33 feet and a central angle of 29°29'11" an arc length of 145.30 feet;  
 Thence South 64°42'20" East a distance of 151.17 feet;  
 Thence along a tangent circular curve to the right with a radius of 1177.67 feet and a central angle of 02°57'23" an arc length of 60.76 feet to the Point of Beginning.

APN: 152-850-06

PARCEL 9:

Parcel 1H as shown on the Seventh Parcel Map for Southwest Pointe Associates, L.L.C., Parcel Map No. 4578, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 23, 2006, as Document No. 3405077, Official Records.

APN: 152-471-11

Document No. 4400937 is provided pursuant to the requirements of Section 6.NRS 111.312.

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Bill Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
15202103	Active	12/12/2018 2:06:30 AM
<b>Current Owner:</b> LUCKY STAR GOLF LLC 1588 N CASEY KEY RD OSPREY, FL 34229		<b>SITUS:</b> 2905 E ARROWCREEK PKWY WASHOE COUNTY NV
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
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	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$1,595.42	\$0.00	\$0.00	\$1,595.42
INST 4	3/4/2019	2018	\$1,595.41	\$0.00	\$0.00	\$1,595.41
<b>Total Due:</b>			<b>\$3,190.83</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,190.83</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">Remediation</a>	\$83.19	\$0.00	\$83.19
<a href="#">State of Nevada</a>	\$334.82	\$0.00	\$334.82
<a href="#">Truckee Meadows Fire Dist</a>	\$1,063.55	\$0.00	\$1,063.55
<a href="#">Washoe County</a>	\$2,740.99	\$0.00	\$2,740.99
<a href="#">Washoe County Sc</a>	\$2,242.31	\$0.00	\$2,242.31
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.03	\$0.00	\$0.03
<b>Total Tax</b>	<b>\$6,464.89</b>	<b>\$0.00</b>	<b>\$6,464.89</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018164961	B18.132440	\$1,595.42	10/11/2018
2018	2018164961	B18.51036	\$1,678.64	8/17/2018

**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) 328-2500

Address change requests may also be mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039