



Parcel Map Review Committee Staff Report

Meeting Date: March 14, 2024

Agenda Item: 7A

TENTATIVE PARCEL MAP CASE NUMBER: WTPM23-0012 (Phungphiphadhana)

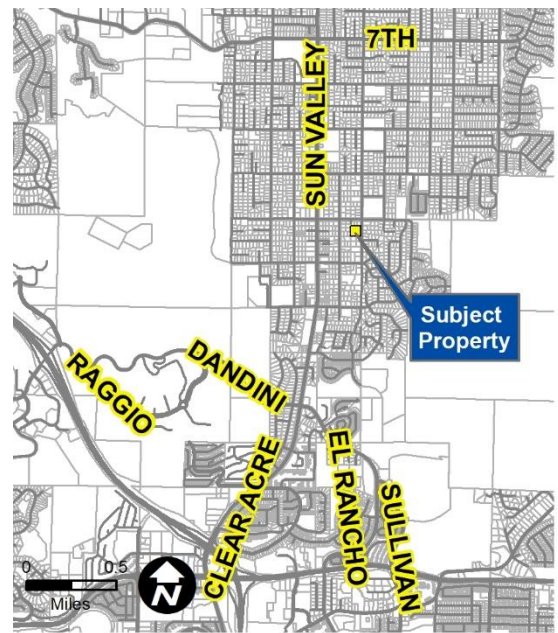
BRIEF SUMMARY OF REQUEST: Division of a parcel of land into three parcels of land

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 2.01-acre parcel into three (3) parcels of 29,175 square feet (0.67 acres), each.

Applicant: Terraphase Engineering
 Property Owner: Spencer Phungphiphadhana
 Location: 5275 Leon Drive, Sun Valley, NV 89433
 APN: 085-042-44
 Parcel Size: 2.01 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Medium Density Suburban (MDS)
 Area Plan: Sun Valley
 Development Code: Authorized in Article 606, Parcel Maps
 Commission District: 3 – Commissioner Garcia



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM23-0012 for Spencer Phungphiphadhana, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e).

(Motion with Findings on Page 11)

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Agency Comments..... Exhibit B
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Building Envelope Figure Exhibit D
Hydraulic Evaluation Exhibit E

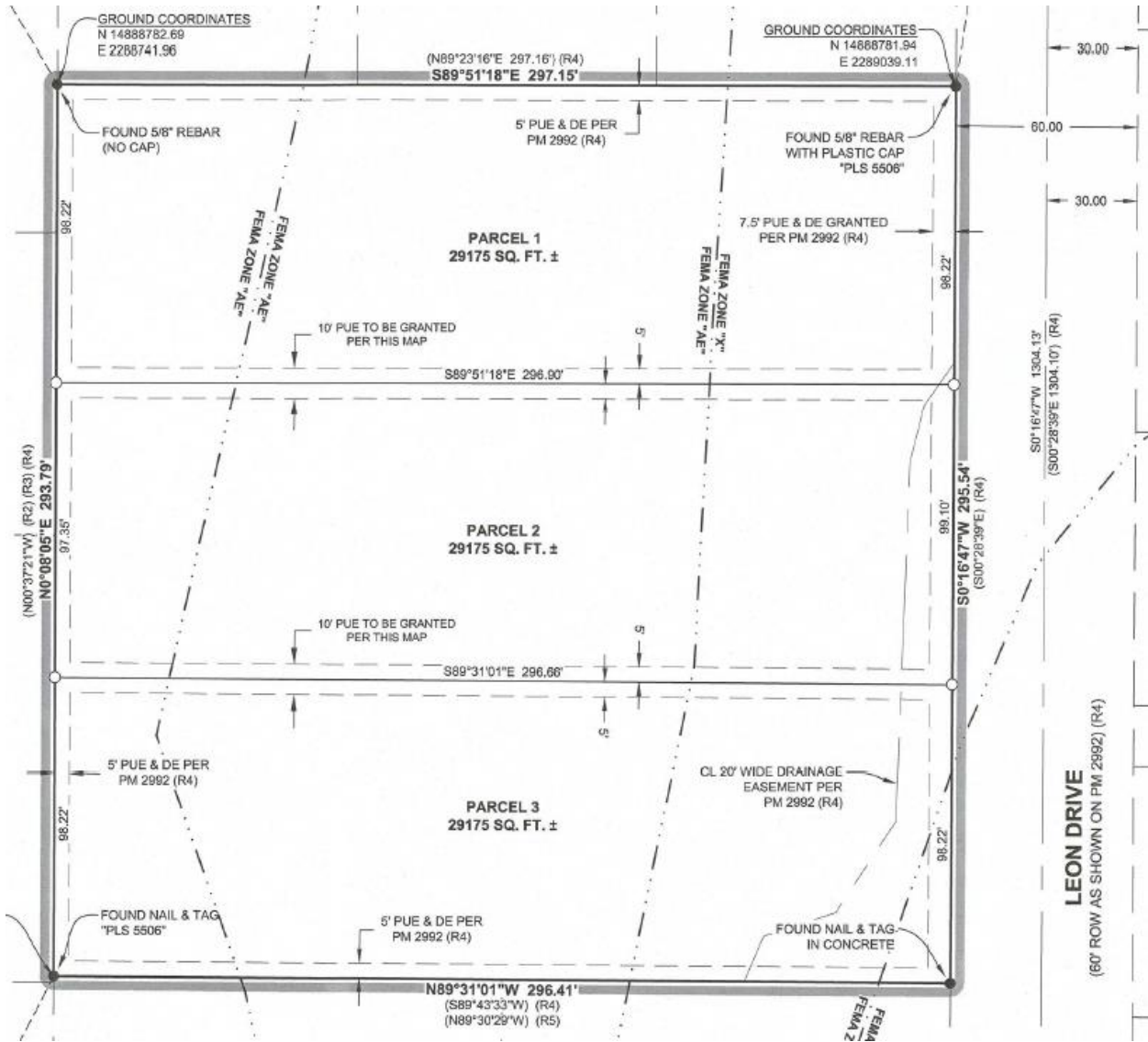
Parcel Map

The purpose of a parcel map is to allow for divisions of land into four lots or less, merger and re-division of existing lots, and common-interest communities consisting of four or fewer parcels pursuant to Washoe County Code Chapter 110, Article 606, Parcel Maps. A tentative parcel map must be submitted to the Planning and Building Division for the purpose of review prior to or concurrent with the final parcel map. Every tentative parcel map must be prepared by a professional land surveyor. The parcel map process exists to establish reasonable standards of design and procedures for dividing land in order to further the orderly layout and use of land and ensure proper legal descriptions and monumenting of divided land. Additionally, the process helps to safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any land division platted in the unincorporated area of Washoe County. If the Washoe County Parcel Map Review Committee grants an approval of the tentative parcel map, that approval is subject to conditions of approval. Conditions of approval are requirements that may need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

Within 22 months from the date of approval of the tentative parcel map, the applicant must file a final parcel map along with any required supporting materials with the Planning and Building Division and the County Engineer showing that all conditions imposed by the Washoe County Parcel Map Review Committee have been met. Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director of the Planning and Building Division or the Washoe County Board of County Commissioners to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. Failure to submit a complete final parcel map and pay the required fees within 22 months from the date of approval and record the map within the two-year time period shall cease any further action on the map and shall render the tentative parcel map as expired.

The conditions of approval for Tentative Parcel Map Case Number WTPM23-0012 are attached to this staff report and will be included with the action order if approved by the Parcel Map Review Committee.



Site Plan

Tentative Parcel Map Evaluation

Requirement	Evaluation
Area Plan	Sun Valley
Truckee Meadows Service Area (TMSA)	Inside TMSA
Regulatory Zone	Medium Density Suburban (MDS)
Maximum Lot Potential	6
Number of Lots on Parcel Map	3
Minimum Lot Size Required	12,000 square feet
Minimum Lot Size on Parcel Map	29,175 square feet
Minimum Lot Width Required	80 feet
Minimum Lot Width on Parcel Map	97.35 feet
Development Suitability Map	Most Suitable
Hydrographic Basin	Sun Valley Hydrographic Basin

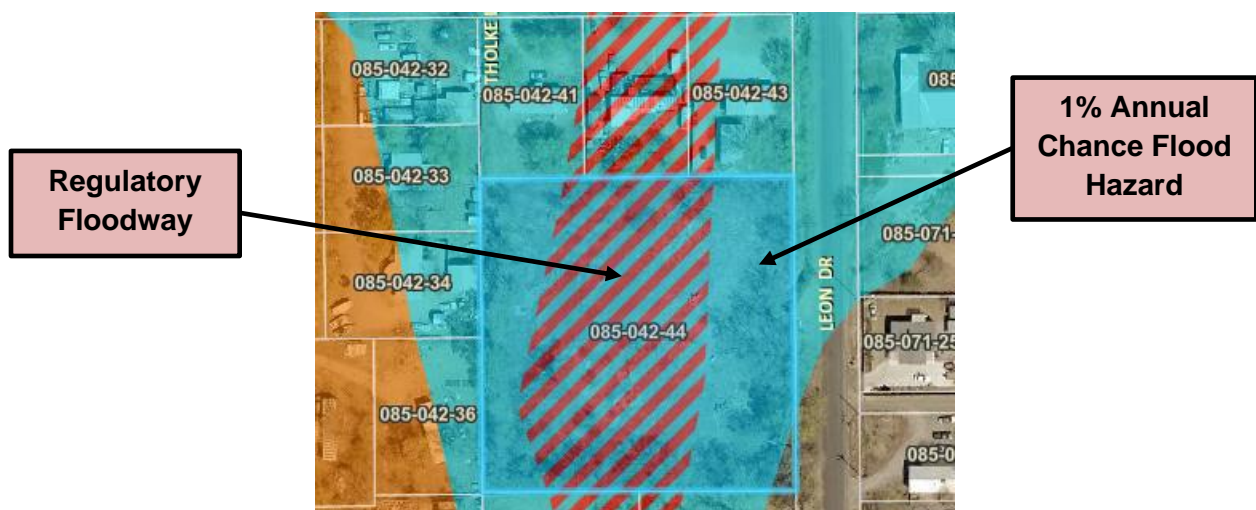
The tentative parcel map meets all minimum requirements for the Medium Density Suburban (MDS) regulatory zone.

The proposed division of land is not a second or subsequent division of a parcel map approved within the last five years.

Development Information

The subject parcel is undeveloped. The required setbacks for the Medium Density Suburban (MDS) regulatory zone are 20 feet from the front and rear yard property lines and 8 feet from the side yard property lines.

Multiple FEMA flood hazard zones pass through the subject parcel. (See image below.)

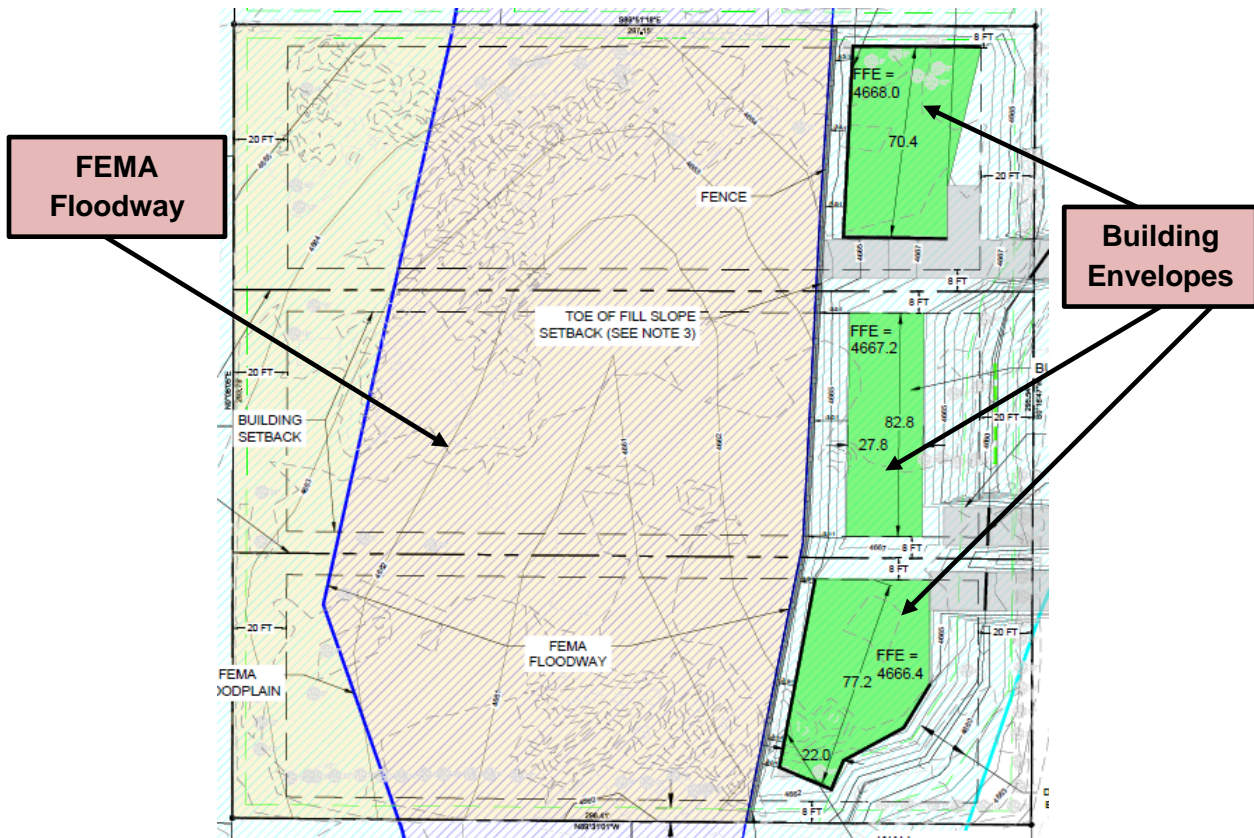


Washoe County Development Code, Article 416, *Flood Hazards*, Section 110.416.70(a) states that “every new encroachment, including fill, new construction, substantial improvement and other development, is prohibited in a designated floodway...”.

Washoe County Engineering (Engineering) reviewed the parcel map application and did not recommend denial. However, Engineering did provide multiple conditions related to the flood zones, which are included in Exhibit A. Engineering condition 2.d. states:

“The applicant shall provide a site plan exhibit which identifies the proposed buildable area for a structure and parking area that complies with the proper setbacks, as well as eliminating any encroachment, including fill, construction of any structures, or any other physical improvements, into the floodway on each proposed parcel...”

Engineering staff further clarified to planning staff that no construction at all is allowed within the floodway. The applicant spent several months working with Engineering to ensure that they could provide a site plan with appropriate building envelopes. The site plan is included with this report as Exhibit D. A portion of the site plan is also shown in the image below. The applicant has identified a buildable area outside of the floodway for each proposed parcel, and the buildable area for each proposed parcel will allow future development to meet the MDS setbacks. Engineering also required and reviewed a hydraulic analysis from the applicant, which is included as Exhibit E.



Sun Valley Area Plan Modifiers

The subject parcel is located within the Sun Valley Planning Area. The following are the pertinent development code regulations from Article 218, Sun Valley Area Plan Modifiers:

WCC Section 110.218.05 Community Water and Sewer. The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre;

WCC Section 110.218.25 New Parcel Restrictions. The creation of additional parcels in any regulatory zone within the Sun Valley planning area is restricted to areas within the service area of recognized water purveyors.

The applicant has indicated that all proposed parcels will be served by municipal water and sewer services via the Sun Valley General Improvement District (SVGID). Washoe County Water Rights (Water Rights) reviewed the parcel map application and confirmed that the proposed parcels will be served by SVGID. Northern Nevada Public Health, Environmental Health Division (EHS), also indicated that the proposed parcel map is for a currently existing parcel served by community water and sewerage systems. Water Rights provided a condition (included in Exhibit A) requiring a will-serve letter from SVGID, and EHS provided no conditions.

Master Plan Consistency

The proposed parcel map is consistent with the Envision Washoe 2040 Master Plan Sun Valley Vision Statement as described in the following section.

Master Plan Conformance

Vision Statement	Explanation of Conformance with Vision Statement
<i>“Sun Valley will continue to prioritize its people through the prioritization of sustainable growth...”</i>	The creation of two additional parcels, as requested in this application, will allow two additional individuals or families to purchase land and build a home.

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in the table below.

Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Adaptation & Resiliency Principle 1. Limit development in the Development Constraints Area.		
	AR1.2 - Limit development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact to floodplain functions.	A floodway runs through all parcels in the proposed parcel map. The applicant completed a hydraulic evaluation (Exhibit E) at the request of Washoe County Engineering (Engineering) and provided a figure (Exhibit D) showing building envelopes outside of the floodway. Engineering has included conditions in Exhibit A to ensure that no structures are built in the floodway.
Land Use Principle 6. Direct Development into the TMSA.		
	LU6.2 - Promote compatible mixed-use and infill development patterns within the TMSA.	The proposed parcel map will allow three main residences to be built within a 2.01-acre area that previously would have allowed only one main residence. The property is located within the TMSA.

Public Facilities & Services Principle 2. Provide sufficient water to meet the current and future needs of County residents.	
PFS2.3 - Ensure new suburban- and urban-level development is served by a community water supply system.	The proposed parcels will be served by municipal water and sewer services via SVGID.

The parcel map is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the Sun Valley Planning Area as described in the table below.

Master Plan Element Conformance Sun Valley Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Population & Housing Principle 2. Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.		
PH2.2 - Direct development of residential densities greater than 1 unit per five acres in the TMSA where it can utilize planned local and regional infrastructure.		The proposed parcel map will allow three residences to be built within a 2.01-acre area. The property is within the TMSA, and the proposed parcels will be served by municipal water & sewer services via SVGID.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Surveyor (PMs Only)	X	X	X	Wayne Handrock, whandrock@washoecounty.gov; Matt Philumalee, mphilumalee@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Brandon Zirkle, bzirkle@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Air Quality	X			
NNPH EMS	X	X		Sabrina Brasuell, emsprogram@nnph.org
NNPH Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Sun Valley GID	X			

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

Staff Comment on Required Findings

WCC Section 110.606.30(e) requires that all of the following findings be made to the satisfaction of the Washoe County Parcel Map Review Committee before granting approval of the request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.

Staff Comment: Compliance with environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal will be ensured, as appropriate, with the recordation of the map and/or upon development on each parcel of land. The application was reviewed by Washoe County Water Rights, Nevada Division of Water Resources, and Northern Nevada Public Health, Environmental Health Division, and no recommendation for denial was received. Washoe County Water Rights and Nevada Division of Water Resources provided conditions related to water rights and the provision of will-serve letters. These conditions are included in Exhibit A.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.

Staff Comment: Water will be supplied by Sun Valley General Improvement District (SVGID). Washoe County Water Rights, Nevada Division of Water Resources, and Northern Nevada Public Health, Environmental Health Division, reviewed the proposed parcel map. Washoe County Water Rights and Nevada Division of Water Resources provided conditions requiring will-serve letters. These conditions are included in Exhibit A.
 - (iii) The availability and accessibility of utilities.

Staff Comment: The proposed parcels will receive water and sewer services from SVGID. Washoe County Water Rights, Nevada Division of Water Resources, and Northern Nevada Public Health, Environmental Health Division, reviewed the proposed parcel map. Conditions were provided requiring will-serve letters for water supply. These conditions are included in Exhibit A. Power will be provided by NV Energy.
 - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.

Staff Comment: The proposed parcel map would create two additional lots, which are anticipated to have minimal impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Sun Valley Planning Area.
 - (v) Conformity with the zoning ordinances and master plan.

Staff Comment: The proposed division of land conforms with the applicable provisions of the Washoe County Development Code and Master Plan, as discussed in this staff report, and with the regulatory zoning on the property.
 - (vi) General conformity with the governing body's master plan of streets and highways.

Staff Comment: The application was reviewed by the appropriate agencies and no recommendation for denial was received. The proposal is in conformance with the area plan and master plans for streets and highways.

- (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.

Staff Comment: The application was reviewed by the appropriate agencies, including Washoe County Engineering, and no recommendations for new streets or highways was received.

- (viii) Physical characteristics of the land such as floodplain, slope and soil.

Staff Comment: The subject parcel is designated as "Most Suitable" on the Sun Valley Development Suitability map. Multiple FEMA flood hazard zones pass through the subject parcel. Washoe County Engineering (Engineering) reviewed the parcel map application and did not recommend denial. However, Engineering did provide multiple conditions related to the flood zones, including a condition to provide a site plan exhibit identifying the proposed buildable area for a structure and parking area that complies with the property setbacks, as well as eliminating any encroachment into the floodway on each proposed parcel. In addition, any structures built within a FEMA flood zone must comply with Washoe County Development Code, Article 416, Flood Hazards. All Engineering conditions are included in Exhibit A.

- (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.

Staff Comment: These provisions of statute refer to the preparation of tentative maps. All recommended conditions of approval from the reviewing agencies have been included with the staff report.

- (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Staff Comment: The application was reviewed by the Truckee Meadows Fire Protection District, and no recommendation for denial was received.

- (xi) Community antenna television (CATV) conduit and pull wire.

Staff Comment: The application was reviewed by the appropriate agencies, and no recommendation for denial was received. All appropriate easements shall be provided prior to approval of the final map.

- (xii) Recreation and trail easements.

Staff Comment: The application was provided to Washoe County Regional Parks and Open Space (Parks) staff, and no conditions related to trail easements were provided. Parks did not have any comments or conditions.

Recommendation

After a thorough analysis and review, Parcel Map Case Number WTPM23-0012 is being recommended for approval with conditions. Staff offers the following motion for the Parcel Map Review Committee's consideration.

Motion

I move that, after giving reasoned consideration to the information contained within the staff report and the information received during the public meeting, that the Washoe County Parcel Map Review Committee approve Parcel Map Case Number WTPM23-0012 for Spencer Phungphiphadhana, subject to the conditions of approval included as Exhibit A with the staff report, and make the determination that the following criteria is or will be adequately provided for pursuant to Washoe County Code, Section 110.606.30(e):

- 1) General improvement considerations for all parcel maps including, but not limited to:
 - (i) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal.
 - (ii) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the parcels of land being created.
 - (iii) The availability and accessibility of utilities.
 - (iv) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks.
 - (v) Conformity with the zoning ordinances and master plan.
 - (vi) General conformity with the governing body's master plan of streets and highways.
 - (vii) The effect of the proposed division of land on existing public streets and the need for new streets or highways to serve the parcels of land being created.
 - (viii) Physical characteristics of the land such as floodplain, slope and soil.
 - (ix) The recommendations and comments of those entities reviewing the tentative parcel map pursuant to NRS 278.330 and 278.348, inclusive.
 - (x) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
 - (xi) Community antenna television (CATV) conduit and pull wire.
 - (xii) Recreation and trail easements.

Appeal Process

Parcel Map Review Committee action will be effective 10 calendar days after the written decision is filed with the Secretary to the Parcel Map Review Committee, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Board of County Commissioners. Any appeal must be filed in writing within 10 calendar days from the date the written decision is filed with and signed by the Secretary of the Parcel Map Review Committee and mailed to the applicant.

Applicant: Terraphase Engineering, Attn: Mark Gookin
mark.gookin@terraphase.com

Property Owner: Spencer Phungphiphadhana, PO Box 1113, Sparks, NV 89432

Consultants: Eric V. Snyder & Deane Easton
esnyder@cfareno.com & deasdon@cfareno.com



Conditions of Approval

Tentative Parcel Map Case Number WTPM23-0012

The tentative parcel map approved under Parcel Map Case Number WTPM23-0012 shall be carried out in accordance with the conditions of approval granted by the Washoe County Parcel Map Review Committee on March 14, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this tentative parcel map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final parcel map. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this tentative parcel map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative parcel map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this tentative parcel map should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

- 1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this tentative parcel map.**
- b. The final map shall be in substantial compliance with all plans and documents submitted as part of this tentative parcel map application, and with any amendments imposed by the Parcel Map Review Committee. All documentation necessary to satisfy the conditions noted below shall accompany the final map when submitted to the County Engineer and the Planning and Building Division.
- c. The applicant shall comply with all the conditions of approval and shall submit a final map for signature by the Director of the Planning and Building Division within 22 months from the date of approval by the Parcel Map Review Committee. Each agency responsible for imposing conditions may determine whether its conditions must be fully completed or whether the applicant shall be offered the option of providing financial assurances as a means of assuring compliance.
- d. The final map shall contain the following jurat:

DIRECTOR OF PLANNING AND BUILDING CERTIFICATE

THE FINAL PARCEL MAP CASE NO. WTPM23-0012 MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20_____, BY THE DIRECTOR OF PLANNING AND BUILDING OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.4725.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION

- e. The applicant shall provide verification to the Planning and Building Division that all conditions from the Truckee Meadows Fire Protection District have been satisfied.
- f. The applicant has indicated that the proposed improvements will not exceed the major grading thresholds that require a special use permit. If the final construction drawings for the map include grading that exceeds the *Major Grading Permit Thresholds* listed in Article 438 Grading Standards, the applicant shall apply for a special use permit for grading; this approval may take up to three months to process. In addition, all related standards within the Washoe County Development Code shall be met on the construction drawings.

- g. The approval for this tentative parcel map does not include improvements for driveways to building pads. Grading for access to building pads, if they exceed the criteria stated in the previous condition, shall require a special use permit.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Names –

Matthew Philumalee, PLS, 775.328.2315, mphilumalee@washoecounty.gov

Janelle K. Thomas, P.E., C.F.M., 775.328.3603, jkthomas@washoecounty.gov

Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Comply with the conditions of the Washoe County technical check for this map.
- b. Add the FEMA floodplains and floodways to the map.
- c. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
- d. The applicant shall provide a site plan exhibit which identifies the proposed buildable area for a structure and parking area that complies with the proper setbacks, as well as eliminating any encroachment, including fill, construction of any structures, or any other physical improvements, into the floodway on each proposed parcel. Please note that the fill slope proposed adjacent to the eastern edge of the floodway shall comply with the Washoe County Development Code Figure 110.438.60. TOE OF FILL SLOPE and that the floodway eastern edge shall be interpreted as a “property line”.
- e. The applicant shall graphically depict on the map the areas of the parcels that are not to be developed and include a note on the map to the approval of the County Surveyor and County Engineer.
- f. The applicant shall provide a hydraulic analysis of the floodplain which shows that the import of fill material and structures into the FEMA floodplain Zone A causes no rise in flood elevation levels to the satisfaction of the County Engineer.
- g. All boundary corners must be set.
- h. Add a Security Interest Holder’s Certificate to the map if applicable.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

Washoe County Water Rights

4. The following conditions are a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with these conditions.

Contact Name – Timber Weiss, Licensed Engineer, 775.954.4626, tweiss@washoecounty.gov

- a. The proposed parcels will be served by Sun Valley General Improvement District (SVGID). Applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the parcel map. Please email a copy of the SVGID will-serve or approval to: tweiss@washoecounty.gov.

Nevada Division of Water Resources

5. The following condition is a requirement of Nevada Division of Water Resources, which shall be responsible for determining compliance with this condition.

Contact Name – Steve Shell, Water Rights Specialist II, 775.684.2836, sshell@water.nv.gov

- a. The subject property lies within the Sun Valley General Improvement District (SVGID) service area. Municipal water service is subject to SVGID rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from SVGID and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

*** End of Conditions ***

October 6, 2023

Washoe County Community Services
Planning and Development Division

RE: Phunghpiphadhana; 085-.042-44
Tentative Parcel Map Review; WTPM23-0012

Dear Washoe County Staff:

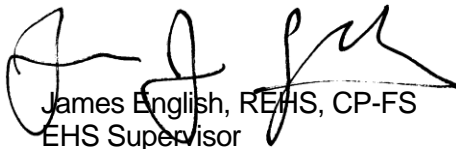
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The proposed parcel map is for a current existing parcel served by community water and sewerage systems.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health

From: [Program_EMS](#)
To: [Stark, Katherine](#)
Cc: [Program_EMS](#)
Subject: FW: September Agency Review Memo II
Date: Monday, September 25, 2023 12:23:15 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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[image011.png](#)

Hello,

The EMS Program has reviewed the September Agency Review Memo II - Tentative Parcel Map Case Number WTPM23-0012

(Phungphiphadhana) - and has no concerns or questions at this time based on the information provided. Thank you,

Sabrina.



Sabrina Brasuell
EMS Coordinator
Epidemiology and Public Health Preparedness

O: [775-326-6043](tel:775-326-6043)
1001 E Ninth St. Bldg. B Reno, NV 89512

NNPH.org | [f](#) [F](#) [@](#) [X](#) [in](#)

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PLEASE NOTE: My last day in the role of EMS Coordinator is October 10th, 2023. **After October 10th, 2023**, please send non-urgent emails to Program Manager, Andrea Esp at AEsp@nnph.org Please send non-urgent emails to emsprogram@nnph.org



Date: **REVISED November 29, 2023**

To: Katy Stark, Planner

From: Matthew Philumalee, PLS, Geomatics Specialist
Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Parcel Map for **WTPM23-0012 Phungphiphadhana**
APN: 085-042-44

The Engineering and Capital Projects Division has reviewed the subject parcel map and the following conditions ***must be successfully completed prior to final approval of this application*** by the Division:

1. Comply with the conditions of the Washoe County technical check for this map.
2. Add the FEMA floodplains and floodways to the map.
3. Add the following note to the map: Any structures within a FEMA flood zone must comply with the Washoe County Development Code Article 416.
4. The applicant shall provide a site plan exhibit which identifies the proposed buildable area for a structure and parking area that complies with the proper setbacks, as well as eliminating any encroachment, including fill, construction of any structures, or any other physical improvements, into the floodway on each proposed parcel. Please note that the fill slope proposed adjacent to the eastern edge of the floodway shall comply with the Washoe County Development Code Figure 110.438.60. TOE OF FILL SLOPE and that the floodway eastern edge shall be interpreted as a "property line".
5. The applicant shall graphically depict on the map the areas of the parcels that are not to be developed and include a note on the map to the approval of the County Surveyor and County Engineer.
6. The applicant shall provide a hydraulic analysis of the floodplain which shows that the import of fill material and structures into the FEMA floodplain Zone A causes no rise in flood elevation levels to the satisfaction of the County Engineer.
7. All boundary corners must be set.
8. Add a Security Interest Holder's Certificate to the map if applicable.

From: [Pekar, Faye-Marie L.](#)
To: [Stark, Katherine](#)
Subject: WTPM23-0012 (Phungphiphadhana)
Date: Tuesday, October 10, 2023 12:25:59 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Katy,

I have reviews WTPM23-0012 (Phungphiphadhana) on behalf of parks and do not have any comments.

Thank you,



Faye-Marie L. Pekar, MPA
Park Planner, Planning & Building Division | Community Services Department
fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: [Steve Shell](#)
To: [Stark, Katherine](#)
Subject: RE: SVGID? - RE: WTPM23-0012 (Phungphiphadhana)
Date: Friday, October 20, 2023 10:11:22 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image014.png](#)
[image019.png](#)

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Katy,

It's going to be Sun Valley General Improvement District by and through Truckee Meadows Water Authority.

It's probably better to say Sun Valley General Improvement District, though.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Nevada Division of Water Resources
775-684-2836

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Thursday, October 19, 2023 4:55 PM
To: Steve Shell <sshell@water.nv.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: SVGID? - RE: WTPM23-0012 (Phungphiphadhana)

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

Hi Steve,

I'm finalizing my staff report for this case. I'll attach the project application. You provided a review for me; your email is below. However, the property is in Sun Valley and will be served by SVGID (rather than TMWA). Would you like to modify your conditions? I have also attached our Water Rights staff's conditions for your reference.

Thanks!

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a tentative parcel map dividing a 2.01-acre parcel into three (3) parcels of 29,175 square feet (0.67 acres), each.

Applicant: Terraphase Engineering
 Property Owner: Spencer Phungphiphadhana
 Location: 5275 Leon Drive, Sun Valley,
 NV 89433
 APN: 085-042-44
 Parcel Size: 2.01 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Medium Density Suburban
 (MDS)
 Area Plan: Sun Valley
 Development Code: Authorized in Article 606,
 Parcel Maps
 Commission District: 3 – Commissioner Garcia



Katy Stark
Planner, Planning & Building Division | Community Services Department

krstark@washoecounty.gov | Direct Line: 775.328.3618

My typical working hours: Monday-Friday 7:00 am to 4:00 pm

Visit us first online: www.washoecounty.gov/csd
 Planning Division: 775.328.6100 | Planning@washoecounty.gov
 CSD Office Hours: Monday-Friday 8:00am to 4:00pm
 1001 East Ninth Street, Reno, NV 89512



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

[Submit a Nomination](#)

From: Steve Shell <sshell@water.nv.gov>
Sent: Wednesday, September 20, 2023 10:02 AM
To: Stark, Katherine <KRStark@washoecounty.gov>
Subject: WTPM23-0012

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

The subject property lies within the Truckee Meadows Water Authority service area. Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Cc: [Way, Dale](#)
Subject: WTPM23-0012 (Phungphiphandhana) Conditions of Approval
Date: Tuesday, September 19, 2023 10:55:47 AM
Attachments: [image002.png](#)

Hi Tim,

TMFPD has no specific conditions for this request.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"



Date: September 26, 2023

To: Katy Stark, Planner

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

Re: Tentative Parcel Map Case Number WTPM23-0012 (Phungphiphadhana)
APN 085-042-44

GENERAL PROJECT DISCUSSION

For hearing discussion, and possible action to approve a tentative parcel map dividing a 2.01-acre parcel into three (3) parcels of 29,175 square feet (0.67 acres), each.

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

The proposed parcels will be served by Sun Valley General Improvement District (SVGID). Applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project prior to the approval of the parcel map.

Please email a copy of the SVGID will-serve or approval to: tweiss@washoecounty.gov

From: [Zirkle, Brandon](#)
To: [Stark, Katherine](#); [Bronczyk, Christopher](#)
Subject: FW: September Agency Review Memo II
Date: Thursday, September 21, 2023 11:14:21 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[September Agency Review Memo II.pdf](#)

The Sheriff's Office has no objections to 8, 9, 11, 12.

Thank you,

Captain Brandon Zirkle
Washoe County Sheriff's Office
Valley Patrol Command
Office (775) 328-3354
Cell (775) 232-9477



From: Beard, Blaine <BBeard@washoecounty.gov>
Sent: Tuesday, September 19, 2023 11:03 AM
To: Zirkle, Brandon <BZirkle@washoecounty.gov>
Subject: FW: September Agency Review Memo II

These are all four (4) Valley Review memos.

Blaine Beard, Captain
Patrol Division – Incline Village
625 Mount Rose Highway, Incline Village, NV 89451
Desk: 775-832-4114
Personal Cell: 775-722-5580
Email: bbeard@washoecounty.gov
Web: www.WashoeSheriff.com

Community Services Department

Planning and Building

TENTATIVE PARCEL MAP

(see page 6)

PARCEL MAP WAIVER

(see page 11)

APPLICATION



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

Telephone: 775.328.6100

Tentative Parcel Map

Washoe County Code (WCC) Chapter 110, Article 606, Tentative Parcel Map, prescribes the requirements for and waiver of, parcel maps. A parcel map shall be required for all subdivisions, merger, and re-subdivision of existing lots, and common-interest communities consisting of four (4) or fewer units. The Parcel Map Review Committee shall approve, conditionally approve, or deny the tentative parcel map within sixty (60) days of the date that the application is determined to be complete. See WCC 110.606, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

This sheet must accompany the original application and be signed by the Professional Land Surveyor.

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD). There may also be a fee due to Engineering and Capital Projects for Technical Plan Check.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Tentative Parcel Map Application materials.
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.
7. **Development Plan Specifications:** (If the requirement is "Not Applicable," please check the box preceding the requirement.)
 - a. Map to be drawn using engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500' unless a prior approval is granted by the County Surveyor) showing all streets and ingress/egress to the property and must meet NRS standards as specified in NRS 278.466.
 - b. Property boundary lines, distances and bearings.
 - c. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development. *N/A*
 - d. The cross sections of all right-of-ways, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac. *N/A*
 - e. The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation, or public utility purposes.

- f. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.
 - g. The location and outline to scale of each existing building or structure that is not to be moved in the development. *N/A*
 - h. Existing roads, trails or rights-of-way within the development shall be designated on the map.
 - i. Vicinity map showing the proposed development in relation to the surrounding area.
 - j. Date, north arrow, scale, and number of each sheet in relation to the total number of sheets.
 - k. Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable. *N/A*
 - l. All known areas of potential hazard including, but not limited to, earth slide areas, avalanche areas or otherwise hazardous slopes, shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map. *N/A*
8. **Street Names:** A completed "Request to Reserve New Street Name(s)" form (included in application packet). Please print all street names on the Tentative Map. Note whether they are existing or proposed.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) The Title Report should only be included in the one (1) original packet.

I hereby certify, to the best of my knowledge, all information contained in this application is correct and meets all Washoe County Development Code requirements.



 Professional Land Surveyor

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description: Parcel Map for Spence Phungphiphadhana Revocable Living Trust			
Project Address: 5275 Leon Drive Sun Valley, NV 89433			
Project Area (acres or square feet): 2.01 acres or 87,525 sf			
Project Location (with point of reference to major cross streets AND area locator): Situates in a portion of the SE 1/4 of section 19, T20N, R20E, on Leon Drive between E. Gepford Pkwy & W. 2nd Ave			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
085-042-44	2.01		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spencer Phungphiphadhana		Name: Eric V. Snyder	
Address: PO BOX 1113		Address: 1150 Corporate Blvd	
Sparks, NV	Zip: 89432	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-432-6323	Fax: 432-6323
Email:		Email: esnyder@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Eric Snyder	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Terraphase Engineering-Mark Gookin		Name: Deane Easdon	
Address: 300 S. Wells Ave STE 13		Address: 1150 Corporate Blvd	
Reno, NV	Zip: 89502	Reno, NV	Zip: 89502
Phone: 775-771-7349	Fax:	Phone: 775-432-6601	Fax: 432-6601
Email: mark.gookin@terrphase.com		Email: deasdon@cfareno.com	
Cell:	Other:	Cell:	Other:
Contact Person: Mark Gookin		Contact Person: Deane Easdon	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Tentative Parcel Map Application
Supplemental Information**
(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

5275 Leon Drive - 210 ft +/- North to E. Gepford PKWY

- a. Please list the following:

APN of Parcel	Land Use Designation	Existing Acres
085-042-44	120-Vacant Single Family	2.01

2. Please describe the existing conditions, structures, and uses located at the site:

Site is undeveloped

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Minimum Lot Area	29175	29175	29175	
Proposed Minimum Lot Width				

4. For parcel with split zoning what is the acreage/square footage of each zoning in the new parcels?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Proposed Zoning Area	MDS	MDS	MDS	
Proposed Zoning Area				

5. Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Planning and Building staff for additional materials that are required to be submitted.)

Yes No

6. Utilities:

a. Sewer Service	Muni
b. Electrical Service/Generator	NV Energy
c. Water Service	Muni

7. Please describe the source of the water facilities necessary to serve the proposed tentative parcel map:

- a. Water System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

8. What sewer services are necessary to accommodate the proposed tentative parcel map?

a. Sewage System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Sun Valley GID

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

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

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

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

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

N/A

10. Does the property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

11. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, and this is the second parcel map dividing this property, Article 424, Hillside Development of the Washoe County Development Code will apply.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

12. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is it subject to avalanches, landslides, or flash floods; is it near a water body, stream, Significant Hydrologic Resource as defined in Article 418, or riparian area such as the Truckee River, and/or an area of groundwater recharge

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

13. Does the tentative parcel map involve common open space as defined in Article 408 of the Washoe County Development Code? (If so, please identify all proposed non-residential uses and all the open space parcels.)?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

14. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

N/A

15. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

16. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

N/A

17. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, include a separate set of attachments and maps.
------------------------------	--	---

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high. If your project exceeds any of the above criteria, you shall either provide a preliminary grading and roadway design plan for review OR if these criteria are exceeded with the final construction drawings and not disclosed at the Tentative Parcel Map Application, you shall be required to apply for a special use permit for grading and you will be delayed up to three months, if approved.

18. How many cubic yards of material are you proposing to excavate on site?

N/A

19. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

N/A

20. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

N/A

21. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

N/A

22. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

23. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

N/A

24. Will the grading proposed require removal of any trees? If so, what species, how many, and of what size?

N/A

25. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

26. How are you providing temporary irrigation to the disturbed area?

N/A

27. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

N/A

28. Surveyor:

Name	Eric V. Snyder
Address	1150 Corporate Blvd, Reno, NV 89502
Phone	775-432-6323
Cell	
E-mail	esnyder@cfareno.com
Fax	775-432-6323
Nevada PLS #	11194



Commitment

File No.: 2000552

Prepared by:

Stewart Title Company

5390 Kietzke Ln., Suite 101

Reno, NV 89511

(775) 332-7100



Stewart Title Company
5390 Kietzke Ln., Suite 101
Reno, NV 89511

1st Amended
PRELIMINARY REPORT

Our Order No.: 2000552
Owner: Phungphiphadhana Trust

Property Address: 5275 Leon Drive, Sun Valley, NV 89433

Today's Date: August 30, 2023

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Authorized Countersignature
Bill Bernard, Title Officer

Dated as of August 18, 2023 at 7:30AM

When replying, please contact:

Bill.bernard@stewart.com

Phone No. 775-332-9005

PRELIMINARY REPORT

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

- 2006 ALTA Owner's Policy - Standard
- 2006 ALTA Owner's Policy - Extended
- 2021 ALTA Owner's Policy - Standard
- 2021 ALTA Owner's Policy - Extended
- 2013 ALTA Homeowners Policy
- 2021 ALTA Homeowners Policy
- ALTA Short Form Residential Loan Policy 12-3-12
- ALTA Short Form Residential Loan Policy - Current Assessments 7-1-21
- ALTA Short Form Residential Loan Policy - Assessments Priority 7-1-21
- ALTA Short Form Expanded Coverage Residential Loan Policy - Current Assessments 7-1-21
- ALTA Short Form Expanded Coverage Residential Loan Policy - Assessments Priority 7-1-21
- 2006 ALTA Loan Policy - Standard
- 2006 ALTA Loan Policy - Extended
- 2021 ALTA Loan Policy - Standard
- 2021 ALTA Loan Policy - Extended
- ALTA Expanded Coverage Residential Loan Policy - Current Assessments 7-1-21
- ALTA Expanded Coverage Residential Loan Policy - Assessments Priority 7-1-21
- Preliminary Report Only
-

SCHEDULE A

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

FEE

Title to said estate or interest at the date hereof is vested in:

Spencer Phungphiphadhana, Trustee, or his successor(s) in trust, under the Spencer Phungphiphadhana Revocable Living Trust

File Number: 2000552

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Washoe, described as follows:

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

Parcel 4, of Parcel Map No. 2992, for Ernest Tholke, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on February 5, 1996, as File No. 2713112.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

1. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. (a) Unpatented mining claims, (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the matters excepted under (a), (b) or (c) are shown by the public records, (d) Indian tribal codes or regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. Any facts, rights, interests, or claims that are not shown by the public records but that could be ascertained by inspection of the land or that may be asserted by persons in possession of the land.
5. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
6. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.
7. Any lien, or right to a lien for services, labor, material or equipment, heretofore or hereafter furnished imposed by law and not recorded in the public records.
8. Water rights, claims or title to water, whether or not disclosed by the public records.
9. Taxes for the fiscal year 2023 - 2024 have been paid in full in the amount of \$502.59
Assessors Parcel No.: 085-042-44
10. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
11. Any liens for water and/or sewer which may be levied by reasons of said premises being within the Washoe County Department of Water Resources, Utilities Service Division. Specific amounts may be obtained by calling (775)954-4601.
12. Any additional liens which may be levied by reason of said premises being within the Sun Valley Water and Sanitation District.
13. Any liens for delinquent garbage fees if it can be determined that the same has attached to said premises pursuant to NRS Section 444.520.
14. Water rights, claims or title to water, whether or not recorded.

15. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on the subdivision map of Sun Valley Subdivision.
16. Covenants, conditions and restrictions as set forth in an instrument, recorded on February 26, 1954, in Book 343, Page 194, as Document No. 225637, Deed Records of Washoe County, Nevada; but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
17. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Parcel Map No. 2992, filed in the office of the County Recorder of Washoe County, State of Nevada, on February 5, 1996, as Document No. 2713112
18. Loss or damage by reason of the improvements, if any, located on the land described in Schedule A being declared to be personal property.

THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

Stewart Title Company RESERVES THE RIGHT TO AMEND THIS COMMITMENT/REPORT AT ANY TIME.

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

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

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

NOTE: A search of the Official Records for the county referenced in the above order number, for the 24 months immediately preceding the date above discloses the following instruments purporting to convey the title to said land: None

NOTE: If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Commitment/Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

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

NOTE: Notwithstanding anything to the contrary in this commitment/report, if the policy to be issued is other than an ALTA Owner's Policy (7/1/21) or ALTA Loan Policy (7/1/21), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this commitment/report. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

Stewart Title Company does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

END OF EXCEPTIONS

REQUIREMENTS AND NOTES

1. Show that restrictions or restrictive covenants have not been violated.
2. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.
3. Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.
4. Pay the premiums, fees and charges for the policy.
5. Pay all taxes, charges, and assessments affecting the land that are due and payable.
6. Documents satisfactory to us creating the interest in the land and the mortgage to be insured must be signed delivered and recorded.
7. Tell us in writing the name of any one not referred to in this Prelim who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
8. Record instrument(s) conveying or encumbering the estate or interest to be insured, briefly described:

Documents necessary to close the within transaction

9. After the review of all the required documents, the Company reserves the right to add additional items and/or make additional requirements prior to the issuances of any policy of title insurance.
10. NOTE: THIS REPORT MAKES NO REPRESENTATIONS AS TO WATER, WATER RIGHTS, MINERALS OR MINERAL RIGHTS AND NO RELIANCE CAN BE MADE UPON THIS REPORT OR A RESULTING TITLE POLICY FOR SUCH RIGHTS OR OWNERSHIP.
11. NOTE: There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.
12. NOTE: A copy of the Trust for The Spencer Phungphiphadhana Revocable Living Trust, together with all supplements, amendments, etc., thereto, as provided for in the Nevada Revised Statutes and a Trust Certification

END OF REQUIREMENTS AND NOTES

CALIFORNIA LAND TITLE ASSOCIATION

**STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - c) resulting in no loss or damage to the insured claimant;
 - d) attaching or created subsequent to Date of Policy; or
 - e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

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

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division;
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

PART I

1. (a) taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
(b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy..

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. a. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing- business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

STEWART TITLE GUARANTY COMPANY PRIVACY NOTICE

This Stewart Title Guaranty Company Privacy Notice ("Notice") explains how Stewart Title Guaranty Company and its subsidiary title insurance companies (collectively, "Stewart") collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of your information. Pursuant to Title V of the Gramm-Leach Bliley Act ("GLBA") and other Federal and state laws and regulations applicable to financial institutions, consumers have the right to limit some, but not all sharing of their personal information. Please read this Notice carefully to understand how Stewart uses your personal information.

The types of personal information Stewart collects, and shares depends on the product or service you have requested.

Stewart may collect the following categories of personal and financial information from you throughout your transaction:

1. Identifiers: Real name, alias, online IP address if accessing company websites, email address, account name, unique online identifier, social security number, driver's license number, passport number, or other similar identifiers;
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Name, signature, social security number, physical characteristics or description, address, telephone number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, credit reports, or any other information necessary to complete the transaction.

Stewart may collect personal information about you from:

1. Publicly available information from government records.
2. Information we receive directly from you or your agent(s), such as your lender or real estate broker;
3. Information about your transactions with Stewart, our affiliates, or others; and
4. Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Stewart may use your personal information for the following purposes:

1. To provide products and services to you or in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.

- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a non-affiliated third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter in a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Non-affiliated service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- To enable Stewart to prevent criminal activity, fraud, material misrepresentation, or nondisclosure.
- Stewart's affiliated and subsidiary companies.
- Non-affiliated third-party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

The law does not require your prior authorization or consent and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with non-affiliated third parties, except as required or permitted by law.

Right to Limit Use of Your Personal Information

You have the right to opt-out of sharing of your personal information among our affiliates to directly market to you. To opt-out of sharing to our affiliates for direct marketing, you may send an "opt out" request to Privacyrequest@stewart.com, or contact us through other available methods provided under "Contact Information" in this Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

How Stewart Protects Your Personal Information

Stewart maintains physical, technical and administrative safeguards and policies to protect your personal information.

Contact Information

If you have questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

Privacy Notice at Collection for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA") and the California Privacy Rights Act of 2020, effective January 1, 2023 ("CPRA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice at Collection for California Residents** ("CCPA & CPRA Notice"). This CCPA & CPRA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users, and consumers and others who reside in the State of California or are considered California Residents as defined in the CCPA & CPRA ("consumers" or "you"). All terms defined in the CCPA & CPRA have the same meaning when used in this Notice.

Personal and Sensitive Personal Information Stewart Collects

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), Gramm Leach Bliley Act (GLBA) and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of **personal and sensitive personal information** from consumers within the last twelve (12) months:

Category	Examples	Collected
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES

H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal and sensitive information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees, or their agents (For example, realtors, lenders, attorneys, brokers, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal and Sensitive Personal Information

Stewart may use or disclose the personal or sensitive information we collect for one or more of the following purposes:

- a. To fulfill or meet the reason for which the information is provided.
- b. To provide, support, personalize, and develop our website, products, and services.
- c. To create, maintain, customize, and secure your account with Stewart.
- d. To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- e. To prevent and/or process claims.
- f. To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf pursuant to valid service provider agreements.
- g. As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- h. To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- i. To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- j. To help maintain the safety, security, and integrity of our website, products and services, databases and other technology-based assets, and business.
- k. To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- l. Auditing for compliance with federal and state laws, rules and regulations.
- m. Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- n. To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal or sensitive information or use the personal or sensitive information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent throughout the course of your transaction (for example, a realtor, broker, or a lender). Stewart may disclose your personal information to a third party for a business purpose.

Typically, when we disclose personal information for a business purpose, we enter into a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- a. Service providers and vendors we contract with to render specific services (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- b. Affiliated Companies.
- c. Parties involved in litigation and attorneys, as required by law.
- d. Financial rating organizations, rating bureaus and trade associations.
- e. Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Your Consumer Rights and Choices Under CPPA and CPRA

Your Rights Under CCPA

The CCPA provides consumers (California residents as defined in the CCPA) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 *seq.*).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Your Rights Under CPRA

CPRA expands upon your consumer rights and protections offered by the CCPA. This section describes your CPRA rights and explains how to exercise those rights.

Opt-Out of Information Sharing and Selling

Stewart does not share or sell information to third parties, as the terms are defined under the CCPA and CPRA. Stewart only shares your personal information as commercially necessary and in accordance with this CCPA & CPRA Notice.

Correction of Inaccurate Information

You have the right to request that Stewart correct any inaccurate information maintained about.

Limit the Use of Sensitive Personal Information

You have the right to limit how your sensitive personal information, as defined in the CCPA and CPRA is disclosed or shared with third parties.

Exercising Your Rights Under CCPA and CPRA

To exercise the access, data portability, deletion, opt-out, correction, or limitation rights described above, please submit a verifiable consumer request to us by the available means provided below:

1. Calling us Toll Free at 1-866-571-9270; or
2. Emailing us at Privacyrequest@stewart.com; or
3. Visiting <http://stewart.com/ccpa>.

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child, if applicable.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA and CPRA rights. Unless permitted by the CCPA or CPRA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Record Retention

Your personal information will not be kept for longer than is necessary for the business purpose for which it is collected and processed. We will retain your personal information and records based on established record retention policies pursuant to California law and in compliance with all federal and state retention obligations. Additionally, we will retain your personal information to comply with applicable laws, regulations, and legal processes (such as responding to subpoenas or court orders), and to respond to legal claims, resolve disputes, and comply with legal or regulatory recordkeeping requirements

Changes to This CCPRA & CPRA Notice

Stewart reserves the right to amend this CCPA & CPRA Notice at our discretion and at any time. When we make changes to this CCPA & CPRA Notice, we will post the updated Notice on Stewart's website and update the Notice's effective date.

Link to Privacy Notice

Stewart's Privacy Notice can be found on our website at <https://www.stewart.com/en/privacy.html>.

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described herein, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Chief Compliance and Regulatory Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056



**LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS**

CLOSURE CALCULATIONS

FOR

PARCEL MAP FOR SPENCER PHUNGPHIPHADHANA

Parcel Name: PARCEL 1

North: 14888781.94' East: 2289039.11'

Segment #1: Line
Course: S0°16'47"W Length: 98.22'
North: 14888683.72' East: 2289038.63'

Segment #2: Line
Course: N89°51'18"W Length: 296.90'
North: 14888684.47' East: 2288741.74'

Segment #3: Line
Course: N0°08'05"E Length: 98.22'
North: 14888782.69' East: 2288741.97'

Segment #4: Line
Course: S89°51'18"E Length: 297.15'
North: 14888781.94' East: 2289039.12'

Perimeter: 790.50' Area: 29175 Sq. Ft.
Error Closure: 0.00 Course: N79°28'15"E
Error North: 0.000 East: 0.001

Precision 1: 790490000.00

Parcel Name: PARCEL 2

North: 14888683.72' East: 2289038.63'

Segment #1: Line
Course: S0°16'47"W Length: 99.10'
North: 14888584.62' East: 2289038.15'



Segment #2: Line
 Course: N89°31'01"W Length: 296.66'
 North: 14888587.12' East: 2288741.50'

Segment #3: Line
 Course: N0°08'05"E Length: 97.35'
 North: 14888684.47' East: 2288741.73'

Segment #4: Line
 Course: S89°51'18"E Length: 296.90'
 North: 14888683.72' East: 2289038.63'

Perimeter: 790.01' Area: 29175 Sq. Ft.
 Error Closure: 0.01 Course: N83°18'24"W
 Error North: 0.001 East: -0.005

Precision 1: 79001.00

Parcel Name: PARCEL 3

North: 14888584.62' East: 2289038.15'

Segment #1: Line
 Course: S0°16'47"W Length: 98.22'
 North: 14888486.40' East: 2289037.67'

Segment #2: Line
 Course: N89°31'01"W Length: 296.41'
 North: 14888488.90' East: 2288741.27'

Segment #3: Line
 Course: N0°08'05"E Length: 98.22'
 North: 14888587.12' East: 2288741.50'

Segment #4: Line
 Course: S89°31'01"E Length: 296.66'
 North: 14888584.62' East: 2289038.15'

Perimeter: 789.50' Area: 29175 Sq. Ft.
 Error Closure: 0.00 Course: S49°41'24"E
 Error North: -0.001 East: 0.001

Precision 1: 789510000.00

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SPENCER PHUNGPHIPHADHANA, TRUSTEE, OR SUCCESSOR(S) IN TRUST, UNDER THE SPENCER PHUNGPHIPHADHANA REVOCABLE LIVING TRUST, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TOGETHER WITH THE RIGHT OF ACCESS TO ALL PUBLIC UTILITY, CABLE TV COMPANIES AND TRUCKEE MEADOWS WATER AUTHORITY, THEIR SUCCESSORS AND ASSIGNS. THE OWNER AND ITS ASSIGNS AGREE TO THE USE OF RESIDENTIAL WATER METERS.

SPENCER PHUNGPHIPHADHANA, TRUSTEE, OR SUCCESSOR(S) IN TRUST, UNDER THE SPENCER PHUNGPHIPHADHANA REVOCABLE LIVING TRUST.

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

OWNER ACKNOWLEDGEMENT

STATE OF _____ }
 COUNTY OF _____ } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____, BY _____ AS _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

DISTRICT BOARD OF HEALTH CERTIFICATE

THIS MAP IS APPROVED BY THE WASHOE COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES. THIS MAP HAS BEEN FOUND TO MEET ALL APPLICABLE REQUIREMENTS AND PROVISIONS OF THE ENVIRONMENTAL HEALTH SERVICES DIVISION OF THE WASHOE COUNTY HEALTH DISTRICT.

FOR THE DISTRICT BOARD OF HEALTH _____ DATE _____

TITLE COMPANY CERTIFICATE

ORDER NO. 2000552

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SPENCER PHUNGPHIPHADHANA, TRUSTEE, OR SUCCESSOR(S) IN TRUST, UNDER THE SPENCER PHUNGPHIPHADHANA REVOCABLE LIVING TRUST OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT HE IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LAND TO BE DIVIDED, EXCEPT PER DEED(S) OF TRUST _____, 2023 AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS, AS OF _____, 20____.

STEWART TITLE COMPANY

BILL BERNARD, TITLE OFFICER _____ DATE _____

TAXATION CERTIFICATE

(APN: 085-042-44)

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

WASHOE COUNTY TREASURER

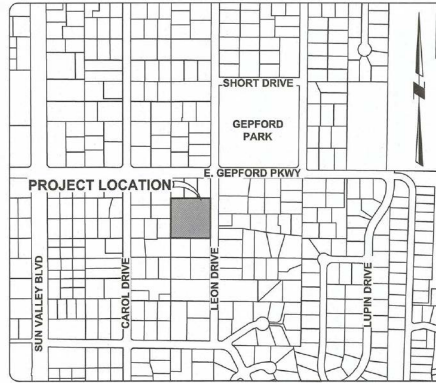
SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

DIRECTOR OF PLANNING AND DEVELOPMENT CERTIFICATE

THE FINAL PARCEL MAP CASE NO. _____ MEETS ALL APPLICABLE STATUTES, ORDINANCES, AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ITS CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE, AND THOSE CONDITIONS HAVE BEEN SATISFIED FOR RECORDATION OF THIS MAP. THE OFFER(S) OF DEDICATION IS (ARE) REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NEVADA REVISED STATUTES CHAPTER 278.

THIS FINAL MAP IS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY THE DIRECTOR OF PLANNING AND BUILDING DIVISION OF WASHOE COUNTY, NEVADA, IN ACCORDANCE WITH NEVADA REVISED STATUTES 278.471 THROUGH 278.472S.

KELLY MULLIN, DIRECTOR, PLANNING AND BUILDING DIVISION _____ DATE _____



VICINITY MAP
NOT TO SCALE

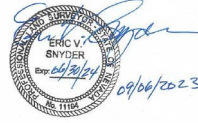
SURVEYOR'S CERTIFICATE

I, ERIC V. SNYDER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SPENCER PHUNGPHIPHADHANA, TRUSTEE, OR SUCCESSOR(S) IN TRUST, UNDER THE SPENCER PHUNGPHIPHADHANA REVOCABLE LIVING TRUST.

- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 2023.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN AFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

ERIC V. SNYDER ~ PLS 11194



REFERENCES

- TRACT MAP NO. 398 FOR SUN VALLEY SUBDIVISION, FILE NO. 159030, RECORDED DECEMBER 23, 1947, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 1517 FOR EARL F. JOHNSON, FILE NO. 872275, RECORDED AUGUST 10, 1983, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 1637 FOR JIJANITA H. THOLKE, FILE NO. 923811, RECORDED MAY 9, 1984, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 2992 FOR ERNEST THOLKE, FILE NO. 1965334, RECORDED FEBRUARY 5, 1996, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
- PARCEL MAP NO. 4378 FOR DELORES ABOLINAS, FILE NO. 3209286, RECORDED MAY 4, 2005, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

WATER & SEWER RESOURCE REQUIREMENTS

THE PROJECT/DEVELOPMENT DEPICTED ON THIS MAP IS IN CONFORMANCE WITH THE PROVISIONS OF ARTICLE 422 OF WASHOE COUNTY CHAPTER 110 (DEVELOPMENT CODE).

WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT _____ DATE _____

UTILITY COMPANY CERTIFICATES

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

CHARTER COMMUNICATIONS _____ PRINT NAME/TITLE _____ DATE _____

NEVADA BELL TELEPHONE CO. _____ PRINT NAME/TITLE _____ DATE _____
 D.B.A. AT&T NEVADA

SERRA PACIFIC POWER COMPANY _____ PRINT NAME/TITLE _____ DATE _____
 D.B.A. NV ENERGY

SUN VALLEY GRID _____ PRINT NAME/TITLE _____ DATE _____

WASHOE COUNTY COMMUNITY SERVICES _____ PRINT NAME/TITLE _____ DATE _____

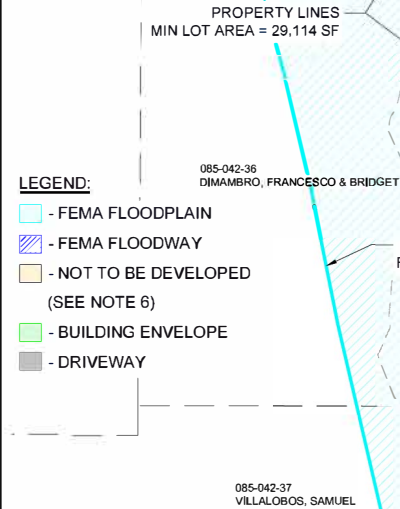
NOTES

- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 7.5 FEET COINCIDENT WITH ANY PUBLIC RIGHT-OF-WAY, 5 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES AND 10 FEET CENTERED ON ALL INTERIOR LOT LINES.
- A PUBLIC UTILITY AND CABLE TV EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY AND CABLE TV FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- PUBLIC UTILITY EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION AND TRUCKEE MEADOWS WATER AUTHORITY.
- WITH THE DEVELOPMENT OF EACH PARCEL AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR SAID PARCEL, THE OWNER SHALL DEDICATE WATER RIGHTS TO THE SERVING UTILITY SUFFICIENT TO SERVE THE DEVELOPMENT, AND SHALL PROVIDE WASHOE COUNTY WITH A WILL-SERVE LETTER.
- SEWAGE DISPOSAL SHALL BE BY CONNECTION TO A PUBLIC SEWER SYSTEM.
- ALL REQUIRED IMPROVEMENTS SHALL BE INSTALLED BY THE OWNER IN ACCORDANCE WITH R.M.C. CHAPTER 18 AS PARCELS ARE DEVELOPED.
- FIRE HYDRANTS SHALL BE INSTALLED AS PER FIRE DEPARTMENT REQUIREMENTS WITH THE ISSUANCE OF BUILDING PERMITS.
- EACH PARCEL CREATED BY THIS MAP IS REQUIRED TO HAVE A SEPARATE WATER METER AND WATER SERVICE LINE. THE WATER PURVEYOR SHALL HAVE THE RIGHT TO INSTALL A WATER METER IN A PUBLIC UTILITY EASEMENT ADJACENT TO THE STREET TO SERVE EACH PARCEL RESPECTIVELY.
- FOR EACH PARCEL CREATED BY THIS FINAL MAP, ACCESS AND DRAINAGE IMPROVEMENTS MEETING THE REQUIREMENTS OF WASHOE COUNTY DEVELOPMENT CODE ARE REQUIRED WITH SAID IMPROVEMENTS TO BE INCLUDED WITHIN AN APPROVED RESIDENTIAL BUILDING PERMIT.
- WASHOE COUNTY WILL PRE ASSIGN ADDRESSES TO BE RELEASED ONCE AN ASSESSOR'S PARCEL NUMBER HAS BEEN ESTABLISHED. IF STRUCTURE PLACEMENT DOES NOT REFLECT THE STREET ON WHICH THE PRE-ASSIGNED ADDRESS IS ISSUED, THE DEVELOPER WILL REQUEST A NEW ADDRESS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL PROPERTIES, REGARDLESS IF THEY ARE LOCATED WITHIN OR OUTSIDE OF A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.
- ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH WASHOE COUNTY DEVELOPMENT CODE ARTICLE 416.
- OWNERS OF EACH PARCEL SHALL PERPETUATE ALL NATURAL DRAINAGE.
- NO HABITABLE STRUCTURES SHALL BE LOCATED ON A FAULT THAT WAS ACTIVE DURING THE HOLOCENE EPOCH OF GEOLOGICAL TIME.
- PER PARCEL MAP NO. 2992 NOTE 3, STATES THAT ONE RESIDENCE ON PARCEL 4 WILL BE SERVED WITH WATER AND SEWER BY SUN VALLEY WATER AND SANITATION DISTRICT UNDER SAID PARCEL MAP. HOWEVER, ANY ADDITIONAL DEVELOPMENT ON PARCEL 4, WHETHER AFTER SUBSEQUENT PARCELING OR OTHERWISE WILL REQUIRE THE OWNER OF THE PROPERTY TO CONSTRUCT SUCH WATER AND SEWER MAIN LINE EXTENSIONS AS NEEDED BY SUN VALLEY WATER AND SANITATION DISTRICT TO SERVE SUCH ADDITIONAL DEVELOPMENT.

PARCEL MAP FOR SPENCER PHUNGPHIPHADHANA REVOCABLE LIVING TRUST BEING AN ADJUSTMENT OF PARCEL 4 OF P.M. NO. 2992 SITUATE IN A PORTION OF THE SE 1/4 OF SEC 19, T20N, R20E MDM WASHOE COUNTY, NEVADA	
CFA, INC. LAND SURVEYORS CIVIL ENGINEERS LAND USE PLANNERS 1501 CORPORATE BOULEVARD • RENO, NEVADA 89502 775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM	JOB NO. 23013.00 DRAWN BY DRE CHECKED BY EYS DATE AUGUST 2023 SHEET 1 / 2

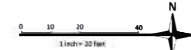
NOTES:

1. ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
2. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT COST ARTICLE 416.
3. APPLICABLE WASHOE COUNTY DEVELOPMENT STANDARDS
 - 3.1. FLOODWAY - NO NEW ENCROACHMENTS
 - 3.2. FLOODPLAIN - ONE FOOT ABOVE BFE (4668.0, 4667.2, 4666.4)
 - 3.3. MINIMUM LOT AREA - 12,000 SQ FT (MDS)
 - 3.4. FRONT YARD SETBACK - 20 FT (MDS)
 - 3.5. SIDE YARD SETBACK - 8 FT (MDS)
 - 3.6. REAR YARD SETBACK - 20 FT (MDS)
 - 3.7. MINIMUM DRIVEWAY WIDTH - 12 FT
 - 3.8. DRIVEWAY SETBACK - 5 FT
4. FILL SLOPE PROPOSED ADJACENT TO THE EASTERN EDGE OF THE FLOODWAY SHALL COMPLY WITH THE WASHOE COUNTY DEVELOPMENT CODE - FIGURE 110.438.60. - TOE OF FILL SLOPE WITH THE FLOODWAY EASTERN EDGE INTERPRETED AS A "PROPERTY LINE".
5. ALL BOUNDARY CORNERS TO BE SET.
6. THE AREAS OF PARCELS PRESENTED AS NOT TO BE DEVELOPED ARE TO BE APPROVED BY THE COUNTY SURVEYOR AND COUNTY ENGINEER.



- LEGEND:**
- FEMA FLOODPLAIN
 - FEMA FLOODWAY
 - NOT TO BE DEVELOPED (SEE NOTE 6)
 - BUILDING ENVELOPE
 - DRIVEWAY

SITE PLAN EXHIBIT



DRAWN BY: REVIEWED BY: APPROVED BY: DATE: PROJECT NO.: SHEET NO.:	C MG AS 3/2/2019 NSR.001	1
DESERT AIR LLC 5420 W. WASHINGTON BUILDING ENVELOPE FIGURE		SAFETY FIRST
13355 Sky Dr., Suite 1000 Dallas, California 75242 Phone: 310-642-1850 www.terrapiase.com		
LICENSED PROFESSIONAL	SIGNATURE	DATE
REVISION HISTORY	DESCRIPTION	DATE
NO.	APPROVED	DATE

Technical Memorandum

To: Mr. Spencer Phunghphiphadhana From: David Westhoff, Associate Hydrologist
Desert Air Terraphase Engineering Inc.

cc:

Date: January 31, 2024 Project No.: N035.001

Subject: **Hydraulic Evaluation of Sun Valley Wash on Parcel 085-042-44**

Introduction

Desert Air is proposing to construct 3 homes on Parcel APN 085-042-44 in Sun Valley, north of Reno, NV. Sun Valley Wash passes through the parcel from north to south. It is likely that construction of the homes would raise the flood elevation in the vicinity of the parcel, hence, Desert Air is also proposing improvements to the Sun Valley Wash channel to mitigate this increase. Terraphase Engineering (TEI) was contracted by Desert Air to analyze the channel and determine what the net impacts of constructing the homes and improving the channel would be on water surface elevations on APN 085-042-44.

The subject parcel is located at 5275 Leon Drive in Sun Valley, within Washoe County's jurisdiction (Figure 1). Sun Valley Wash crosses the parcel flowing from north to south. The parcel is located within Flood Insurance Rate Map (FIRM) 32031C3034G. The FIRM shows the property is almost entirely mapped as Flood Zone AE with a floodway. This means that Sun Valley Wash has been studied in detail and FEMA has established base flood elevations on it. There is a small amount of Zone A in the southeast corner of the property. Three homes are proposed for the property while proposed improvements to the channel include grading to remove obstructions to flow.

Details of TEI's study and the results are presented below.

Existing Conditions

The property is currently undeveloped and vegetated with trees, grass and some brush. The site slopes from north to south at a slope of approximately 1%. The topographic data has a 1-foot contour interval. Three channel sections were defined based on this data, one of which is in the same location as a section in the current effective FEMA model. From upstream to downstream (north to south) the sections were labeled 100, 90 (corresponding to the FEMA cross section) and 80 (Figure 2). The current effective FEMA 100-year flow rate for this reach of Sun Valley Wash is 2,443 cfs. The section data and the flow rate were input to the U.S. Army Corps of Engineers HEC-RAS model v.6.3.1.

Proposed Conditions

Plans showing proposed improvements to the Sun Valley Wash channel were prepared by TEI. Channel sections were defined based on the proposed topography at the same locations as in the existing conditions model and given the same labels. A HEC-RAS model for proposed conditions was created using the new sections and FEMA’s 100-year flow rate of 2,443 cfs.

Results and Conclusions

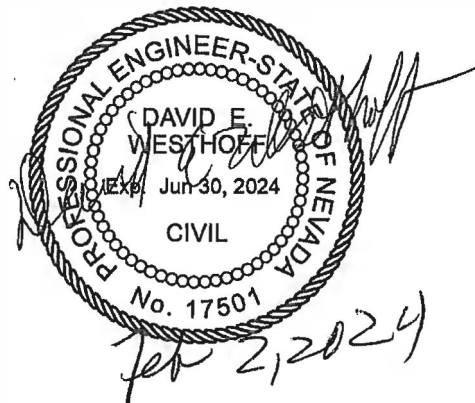
The results from the two models are shown in Table 1.

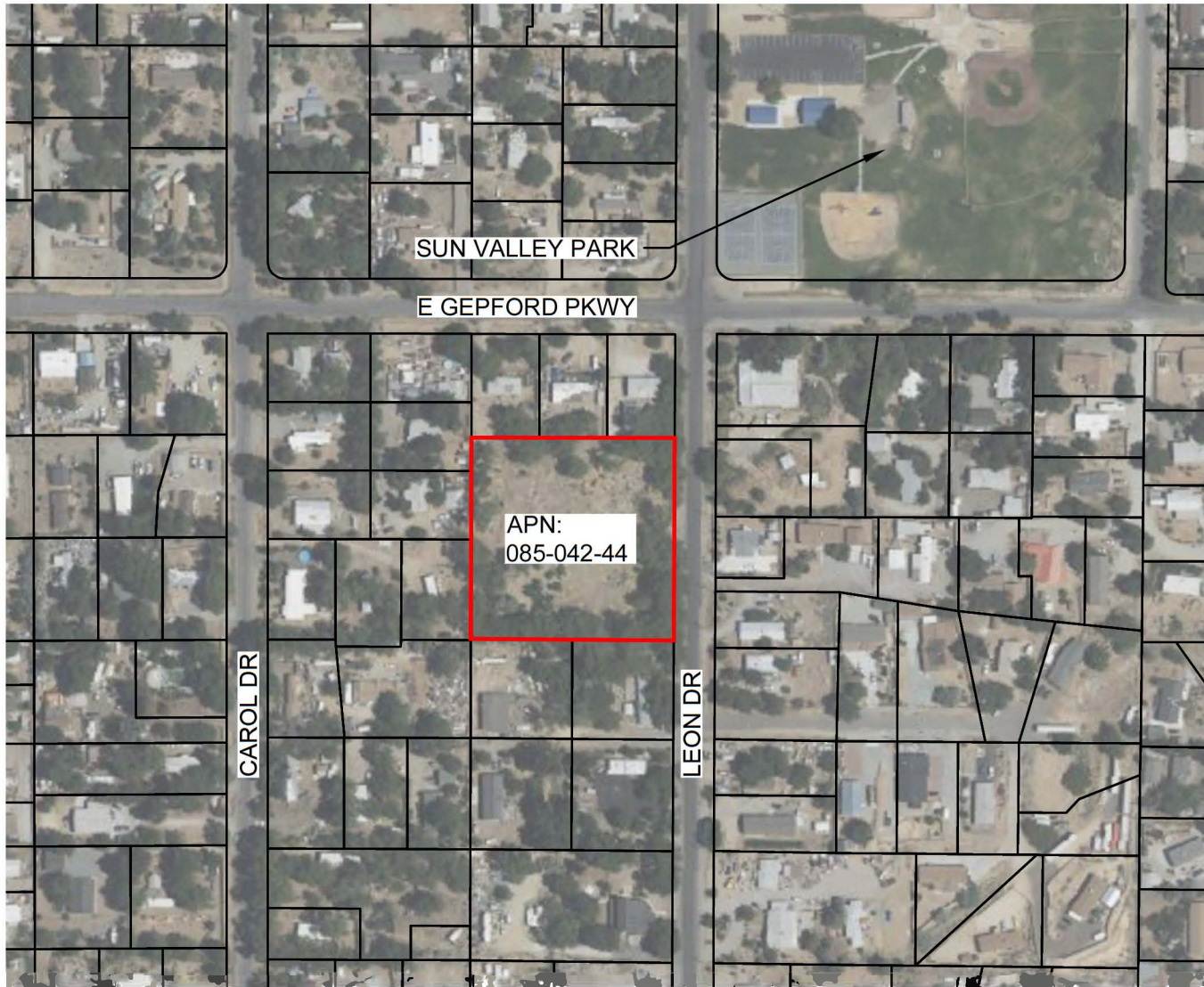
TABLE 1. Comparison of Existing and Proposed Conditions Water Surface Elevations			
CROSS-SECTION	EXISTING CONDITIONS ELEV.	PROPOSED CONDITIONS ELEV	DECREASE IN ELEV., FT
100	4665.74	4665.08	0.66
90	4664.66	4663.87	0.79
80	4663.38	4662.75	0.63

NOTE: All water surface elevations are in feet above mean sea level on the NAVD 1988 datum.

The results in Table 1 show that there is no increase in water surface elevations. Thus, the project will not have any negative impacts on this or adjacent properties. The HEC-RAS models are attached to this memo.

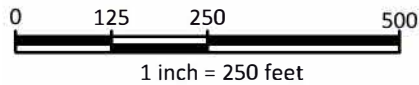
Note that on the effective FIRM the water surface elevation is shown as 4,666 feet on the subject parcel. That elevation is based on modeling done in 1998 using topographic data with less precision than that used in this study. That study likely used topographic data with a 4-foot contour interval, whereas this study used topographic data with a 1-foot interval. That, plus the fact that the topography has likely changed over the last 20+ years accounts for the difference in the elevations between that study and the existing conditions elevations in this study. All elevations shown in Table 1 are below FEMA’s elevation of 4,666 feet, further demonstrating that there will be no negative impacts on neighboring properties.





LEGEND

- PROPERTY BOUNDARY
- PARCELS

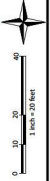
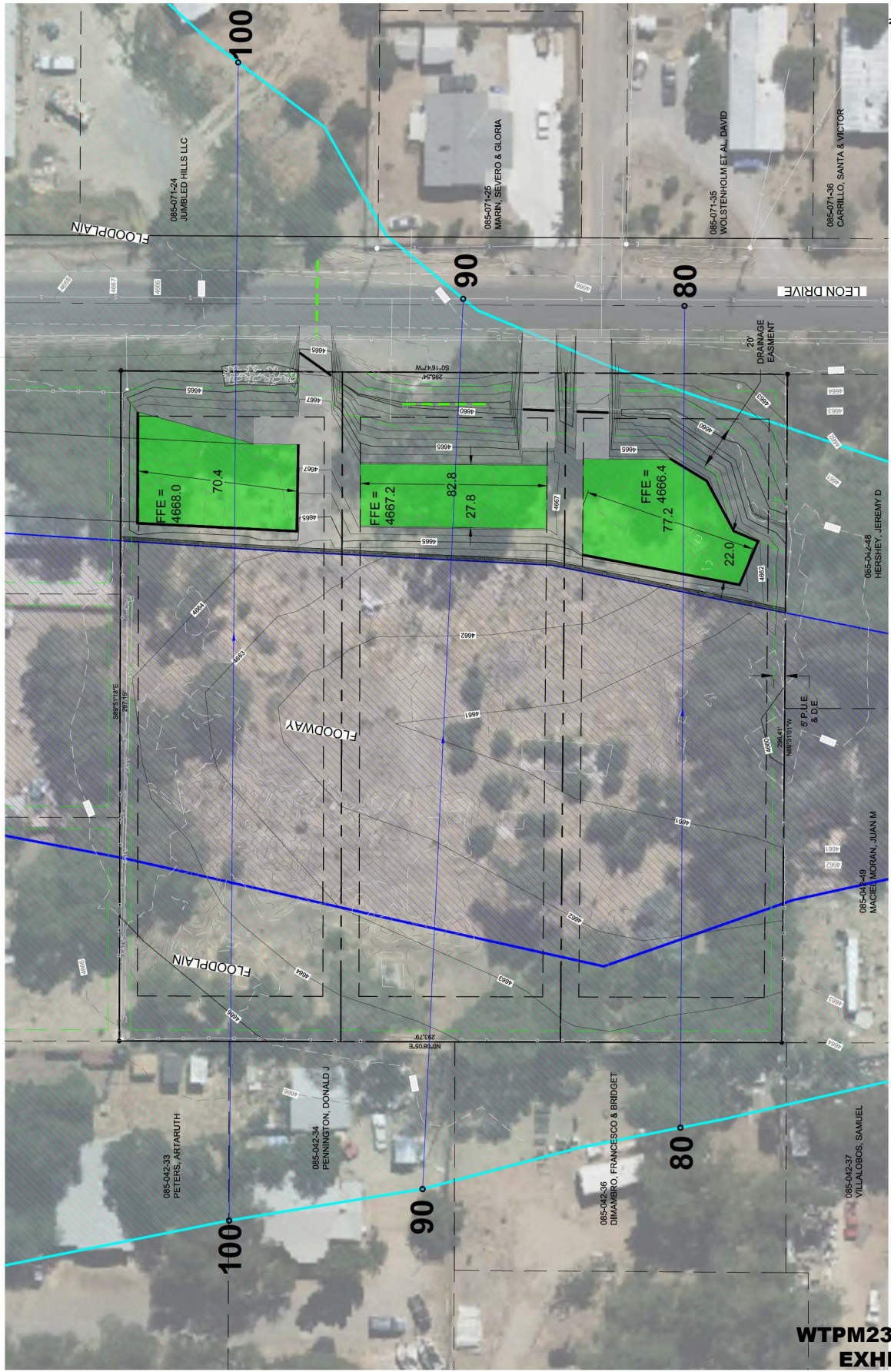


CLIENT:	Desert Air LLC
PROJECT:	5275 Leon Drive
PROJECT NUMBER:	N035.001

5275 LEON DR
 SUN VALLEY, NV 89433
 VICINITY MAP

Figure 1

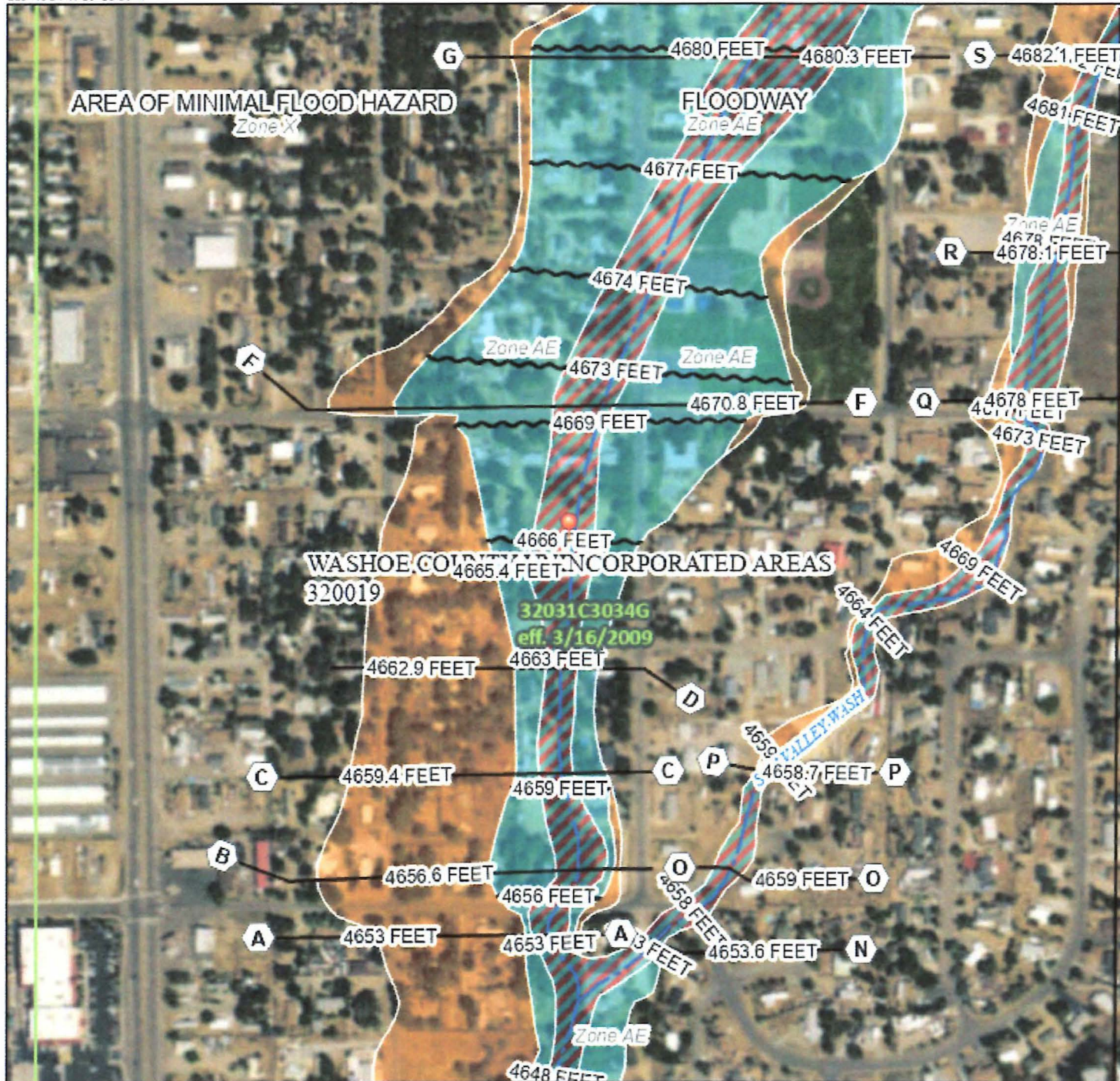
SAFETY FIRST DESERT AIR LLC 5275 LEON DRIVE HYDRAULIC WORKMAP		LICENSED PROFESSIONAL ENGINEER TERRAPHASE 300 S WADE AVE., SUITE 13 PHOENIX, AZ 85024 PHONE: 724-341-3459 WWW.TERRAPHASE.COM		SIGNATURE _____ DATE _____ PROJECT NO. _____ DRAWN BY: _____ CHECKED BY: _____ DATE: 2/7/2024 SCALE: AS SHOWN APPROVED BY: _____ DATE: _____ PROJECT NO.: 085-001	
REVISION HISTORY NO. _____ DESCRIPTION _____ DATE _____ APPROVED _____		FIGURE NO. 2			



National Flood Hazard Layer FIRMette



119°46'54"W 39°35'18"N



119°46'16"W 39°34'50"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2024 at 1:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

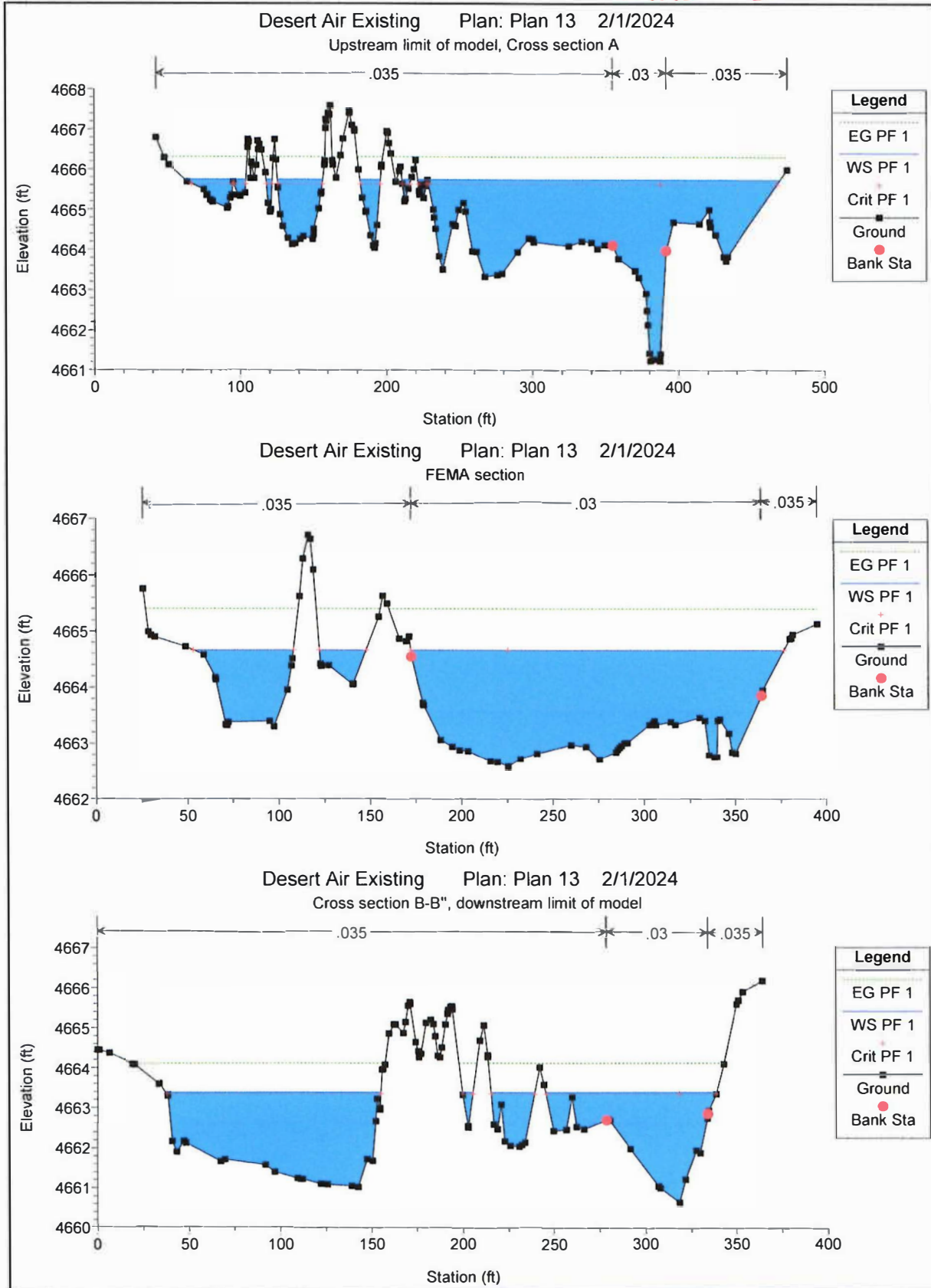
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM map panel number. Areas for unmapped and unmodernized areas cannot be used for regulatory purposes.

WTPM230012 EXHIBIT E

EXISTING CONDITIONS HEC-RAS MODEL FOR

APN 085-042-44

Existing

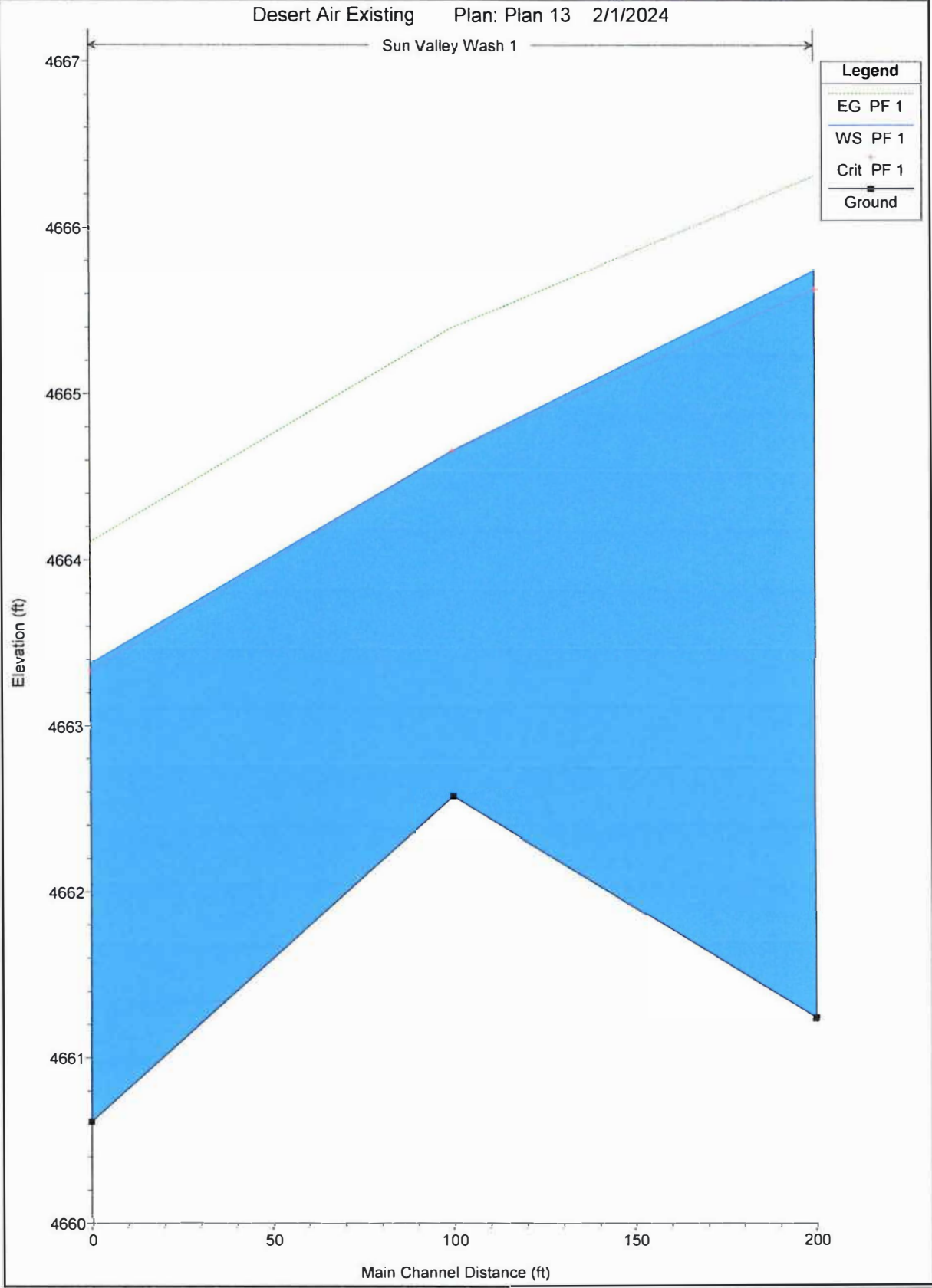


Existing

HEC-RAS Plan: Plan 13 River: Sun Valley Wash Reach: 1 Profile: PF 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W S Elev (ft)	Crit W S (ft)	E.G. Elev (ft)	E G Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	100	PF 1	2443.00	4661.24	4665.74	4665.63	4666.31	0.007315	8.27	468.58	346.69	0.87
1	90	PF 1	2443.00	4662.57	4664.66	4664.66	4665.40	0.011176	7.16	371.54	284.83	1.00
1	80	PF 1	2443.00	4660.61	4663.38	4663.33	4664.11	0.012003	7.91	363.05	241.37	1.05

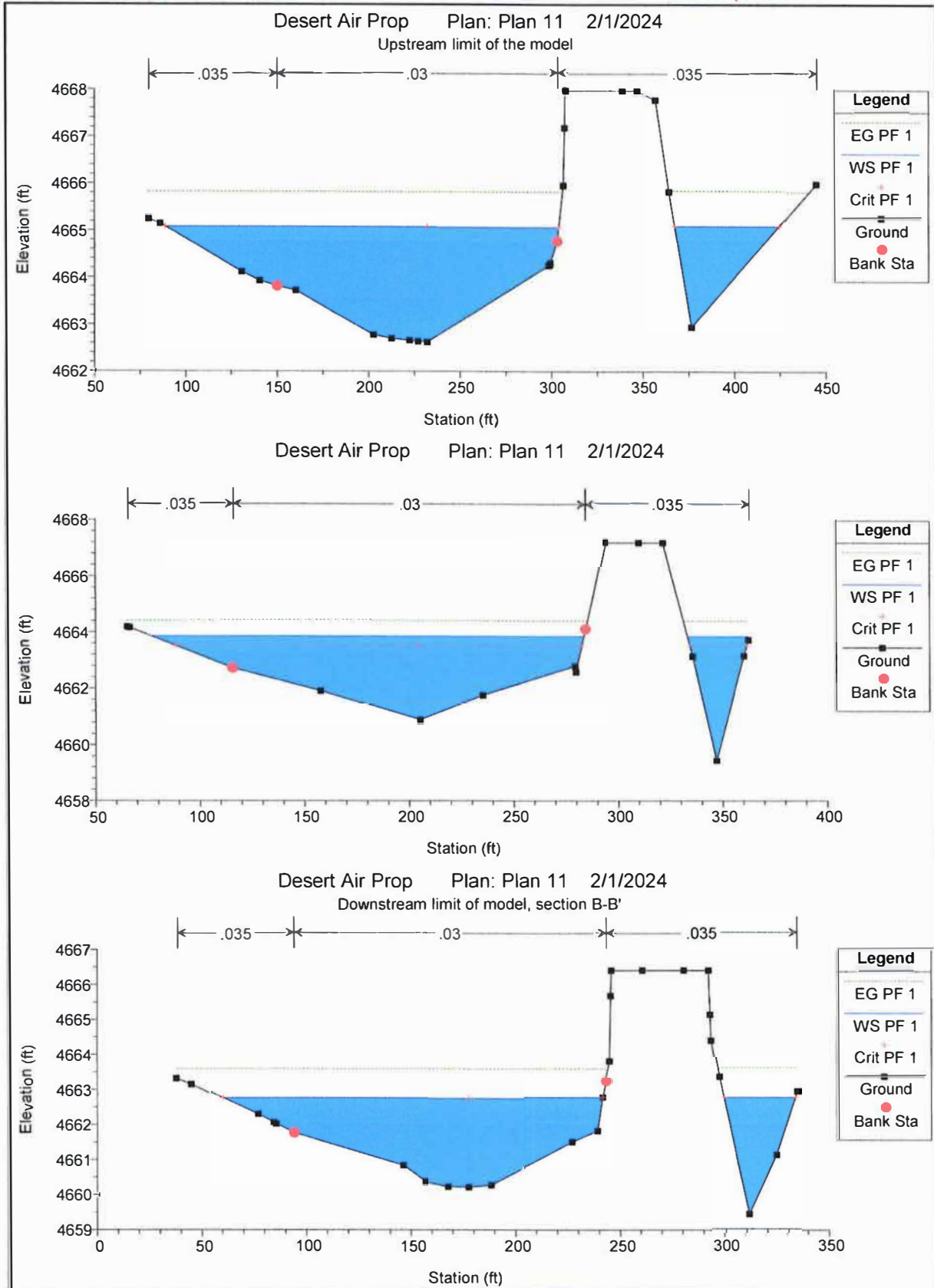
Existing



PROPOSED CONDITIONS HEC-RAS MODEL FOR

APN 085-042-44

Proposed



Proposed

HEC-RAS Plan: Plan 11 River: Sun Valley Propo Reach: 1 Profile: PF 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W S. Elev (ft)	Crit W S (ft)	E.G. Elev (ft)	E G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
1	100	PF 1	2443.00	4662.62	4665.08	4665.08	4665.82	0.010289	7.39	377.83	272.61	0.98
1	90	PF 1	2443.00	4660.87	4663.87	4663.54	4664.42	0.006189	6.13	419.14	236.36	0.77
1	80	PF 1	2443.00	4660.22	4662.75	4662.75	4663.59	0.010840	7.61	341.61	215.83	1.00

Proposed

