

Bronczyk, Christopher

From: Dennis Troy <dtroy@realmconstructors.com>
Sent: Thursday, August 01, 2019 1:22 PM
To: Bronczyk, Christopher
Subject: Fwd: Winery

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Hi Chris and Donna,

Please see the condition below as prepared by Brian, can we please include this into the staff report.

Thank you,

Sent from my iPhone

Begin forwarded message:

From: Stan Jaksick <ssj3232@aol.com>
Date: August 1, 2019 at 1:04:12 PM PDT
To: dtroy@realmconstructors.com
Subject: Fwd: Winery

Hi Dennis

See Brian comments below, I think SUCCESSORS OR ASSIGNEES is important to add, I realize we're getting down to the wire here but if you want to take some of Bryan's comments and add them to your email that's great.

Can you please either forward your email to Chris Bronczyk (cbronczyk@washoecounty.us) or hand deliver a copy to him so he can read it into the record.

Thanks

Stan Jaksick

Begin forwarded message:

From: Brian Newman <brian@mlsdreno.com>
Date: August 1, 2019 at 12:36:58 PM PDT
To: Stan Jaksick <ssj3232@aol.com>
Subject: RE: Winery

The owner(s) of APNs 047-162-19 and 047-162-21, along with its successors and assignees, shall be responsible for the maintenance, in perpetuity, of roadway as described in Washoe County Recorder's Document Number 1926933, with the following exception of the easement area being south of the access driveway to APN 047-162-21. Should an additional ingress / egress driveway or other vehicular access, for purposes of serving either portion of APNs 047-162-19 and 047-162-21, be established within the

easement described in Doc # 1926933, then the maintenance and improved pavement sections shall be extended to the southern edge of that vehicular access.

The agreement shall be executed between the owners of APNs 047-162-19 and APNs 047-162-21 (currently "Dennis and Tina De La Montanya Trust") and the Montreux Development Group LLC. A separate maintenance agreement shall be drafted between the "Dennis and Tina De La Montanya Trust" and surrounding property owners who use the road for access.

