

Application to Extend an Existing Development Agreement

For

Sierra Reflections

Prepared For:

World Properties, Inc.

c/o Fred Woodside
4100 Joy Lake Road
Reno, NV 89511

Prepared By:

KRATER CONSULTING Group, PC

A Nevada professional corporation
901 Dartmouth Drive
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February 14, 2022

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Supporting Letter

LEMONS,
GRUNDY &
EISENBERG

February 17, 2022

Via Hand Delivery

Dave Solaro, Assistant County Manager
Washoe County
1001 East Ninth Street, Bldg A
Reno, Nevada 89512

**Re: St. James's Village
Development Agreement for Sierra Reflections to
Provide for an Extension of Time
Our File No. 90.8011**

Dear Dave:

I represent World Properties regarding the above-referenced matter. Accordingly, we respectfully request that Washoe County take action to approve the attached Development Agreement to grant an extension of time on the approved Tentative Map for Sierra Reflections, Case File No. TM 06-001. Sierra Reflections consists of approximately 760 acres in Pleasant Valley and is planned for 938 residential lots. On March 18, 2008, June 14, 2010, May 13, 2014, and April 28, 2020, Washoe County and World Properties, Inc. (the "Landowner") entered into agreements concerning the development of the land authorized by NRS 278.0201 and Article 814 of the Washoe County Development Code to provide an extension of time for the Landowner to record the first final map. The attached Development Agreement would provide for one more two-year extension of time such that the first final map must be recorded by June 14, 2024. I have also included a check in the amount of \$1,341.60 representing the application fee for our request.

Justification for this requested extension of time is as follows:

1. While the real estate market has finally improved to allow this important project to move forward with recordation of final maps and construction of homes, this large and complex project faces many issues that still need to be fully resolved that include:
 - a. Completion of construction of the Reach 3 and Reach 4 sanitary sewer lines through Pleasant Valley and South Meadows. *Both Reach 3 and Reach 4 projects have numerous complex issues associated with them that only recently began to be fully understood and resolved. While Reach 3 will soon be under construction (Assumed to be early 2020*

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when we last submitted for an extension) we were only recently able to commence work on the design of Reach 4 as we were waiting for the final alignment and all issues to be resolved with Reach 3. We have now engaged Shaw Engineering to commence work on 30% design plans for County review and comment. Upon completion of the 30% plans to the County's satisfaction, we will then move forward with final design. We have consulted with County engineering staff on the scope of work. We anticipate this work being complete this May 2022.

Based on the final design of Reach 3, we plan to connect to Reach 3 north of Town Drive in lieu of the original planned connection at the lift station located at the south end of the nearby mobile home park at 40 Zircon Drive to eliminate a creek crossing and associated Waters of the US, environmental, and cultural resource issues. This may also require an amendment to the current approved reimbursement agreement with the County regarding surcharge payments.

In addition, Reach 4 is planned for the west side of SR 430 through Pleasant Valley. NDOT has been working with the Regional Transportation Commission on a joint use path along the west side of the highway and NDOT has expressed concern in reviewing Reach 4 plans before the alignment is set. NDOT has strongly expressed the willingness to cooperate on the design and ROW permitting but we understand the need to obtain both County and NDOT approval of the alignment before final design commences. This will be achieved through the 30% plans design process.

In conclusion, Reach 3 will soon be under construction and 30% design has commenced on Reach 4. Note that with the progress made on Reach 3 and 4, we were able to receive written confirmation from the Nevada Division of Environmental Protection that additional temporary septic systems that are connected to a dry sewer system will continue to be approved for two final maps in St. James Village as well as six planned initial lots in Sierra Reflections (See further discussion below).

Completion of the Reach 3 and 4 sanitary sewer lines will also open up the potential for homeowners in the Pleasant Valley area to connect to the public sewer line. High ground water table levels in this area have long been a concern to both Washoe County Engineering and Washoe County District Health regarding the long-term viability of septic systems within Pleasant Valley.

- b. Initial Design of TMWA water facilities and systems. – We completed a major water study in the fall of 2021 that was prepared by Lumos Associates (Attached). This study was critical to understanding the overall water system for both St. James Village and Sierra Reflections as the study focused of the viability and sustainability of the wells and tanks within St. James Village that form the backbone of the overall project water system. Coupled with the previous major flow test of a nearby well (10-day pumping test) to better determine the long-term ability of the local groundwater system to*

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accommodate the project, we now have a basis to begin a study of the future Sierra Reflections system. The Lumos study was planned to be completed in July 2021 but due to the current amount of engineering work being done in our area, staffing was not available to complete the study until November 2021. We immediately submitted a Discovery to TMWA after completion of the Lumos study but once again, due to staffing shortages, we have not yet received the completed discovery. TMWA expects that we will receive the study in the near future.

This work is ongoing and one additional long-term well pumping test will be required to fully understand the capabilities of the local groundwater system within Sierra Reflections proper along with additional infrastructure required to meet TMWA requirements. The work we are doing will benefit both the project and existing residents of this area by helping to develop and ultimately achieve a sustainable water delivery system.

In summary, key issues remain to be resolved and the current expiration date is such that the same key issues will likely remain outstanding on June 14, 2022. But we are confident that the granting of our request and approval and recordation of the attached development agreement will ensure the best possible project and allow development of Sierra Reflections to be the successful project that was originally envisioned for this area.

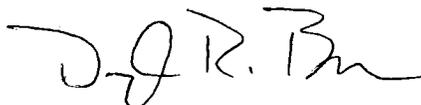
Meanwhile, in addition to the work completed and underway as discussed above, we have engaged CFA, Inc. to prepare a final parcel map and improvement plans that comply with Sierra Reflections Conditions of Approval to create the six one-acre buffer lots along Pagni Lane. We have had several meetings with County staff on this plan including planning, engineering, and District Health. Work will include master hydrology and drainage studies, sanitary sewer studies, traffic studies (prepared by Headway Transportation), and design of the entry road that connect to the old Highway 395. These six one-acre lots will use temporary septic systems as allowed with final parcel maps, but all lots will also be connected to a dry sewer system such that once Reach 3 and 4 are completed, the lots can be quickly switched over to the public sewer system similar to all of the lots in St. James Village.

The bottom line is that the owners of Sierra Reflections and St. James Village have completed significant work product with additional work underway to complete key tasks that will set the stage for the buildout of Sierra Reflections and the final completion of St. James Village. While nobody anticipated the length of time it would take to complete the Reach 3 and Reach 4 Sanitary Sewer lines that will connect St. James Village, Sierra Reflections, the Pleasant Valley area, completion will solve a large public sewer issue that has long been outstanding in the South Valley's area. Note that all existing homes in St. James Village paid their sewer connection fees prior to receipt of a building permit with all homes connected to the dry sewer system and under obligation to connect to the public sewer system

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when it becomes operational. Thank you for your help on this matter and please do not hesitate to contact me with any questions. We look forward to moving this project forward for the betterment of the County.

Sincerely,

A handwritten signature in black ink, appearing to read "D.R. Brown". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Douglas R. Brown

DRB/sgd

Enclosures

c: Fred Woodside, St. James Village
Kenneth Krater, P.E.

DRAFT DEVELOPMENT AGREEMENT

AGREEMENT

THIS AGREEMENT (“Agreement”) is made by and between **WORLD PROPERTIES, INC.**, a Nevada corporation (the “Landowner”), and the **COUNTY OF WASHOE**, a political subdivision of the State of Nevada, (“County”).

1. GENERAL.

1.1 Property. The Landowner is the owner of real property located in Washoe County, Nevada consisting of approximately 760 acres in Pleasant Valley (the “Property”) as more particularly described in Exhibit A, attached hereto.

1.2 Tentative Map. The Property has a County land use designation including General Rural, Medium Density Rural, Low Density Suburban, Medium Density Suburban, and Public/Semi Public Facilities with a total number of residential dwelling units allowed by the existing land use designations being 1,087. On May 5, 2006, the County issued its Action Order approving a tentative map application of the Landowner for the Property known as Tentative Subdivision Map Case File No. TM06-001 (Sierra Reflections) (the “Tentative Map”) attached hereto as Exhibit B. The Tentative Map was a project of Regional Significance and received its final approval from the Truckee Meadows Regional Planning Commission on June 14, 2006. The development of the Property must be conducted pursuant to the provisions of the Tentative Map and the Washoe County Development Code (the “Code”).

1.3 Previous Final Maps. Landowner has not recorded a final map for any portion of the project.

1.4 Prior Development Agreements. On March 18, 2008, June 14, 2010, May 13, 2014, and April 28, 2020 the parties entered into Agreements concerning the development of land (the "Prior Agreements") authorized by NRS 278.0201 and Article 814 of the Code. The Prior Agreements among other things provides for an extension of time for Landowner to record the first final map (the "Final Map") to June 14, 2022. The Prior Agreements are amended, restated and superseded in their entirety by this Agreement, and this Agreement constitutes an amendment to a development agreement(s) authorized by NRS 278.0205 and Section 110.814.40 of the Code. By approving this Agreement upon recommendation of the Director of Planning and Development, the Board of County Commissioners has reviewed the Prior Agreements and agreed to amend them, hereby as provided in NRS 278.0205 and Section 110.814.35 of the Code. Pursuant to Section 110.814.35 of the Code, County acknowledges notice that the terms and conditions of the Prior Agreements have been complied with, and Landowner has demonstrated its good faith compliance with the terms of the Prior Agreements.

1.5 Next Final Map Requirement. Pursuant to NRS 278.360(1), unless the parties have entered into this agreement concerning the development of land authorized by NRS 278.0201, the Landowner must cause a final map (the “Final Map”) to be submitted prior to the expiration of the current recorded Development Agreement by June 14, 2022.

1.6 Circumstances Requiring an Extension of Time and Benefit to the County. Additional time is requested to work through several issues related to this development which benefits both the developer and County. Key issues include 1) Completion of construction of the Reach 3 and Reach 4 sanitary sewer lines through Pleasant Valley and South Meadows that will

require an amendment to the current approved reimbursement agreement with the county regarding surcharge payments based on current proposed connection plans from Reach 4 to Reach 3 south of Towne Drive. In addition, Reach 4 is planned for the west side of SR 430 through Pleasant Valley where the Nevada Department of Transportation (NDOT) is currently working with the Regional Transportation Commission on a joint use path along the west side of the highway. NDOT has expressed concern in reviewing Reach 4 plans before the alignment is set, and 2) Initial Design of TMWA water facilities and systems to serve the Property; with the absorption of Washoe County Water Resources into the Truckee Meadows Water Authority, a new water plan must be developed to meet TMWA requirements that is compatible with TMWA facilities and systems. Major studies have been completed but we still await a key TMWA discovery at the time of filing of this agreement.

The parties believe it is in the public interest to enter into this Agreement and provide, among other matters, additional time to design and establish phasing and financing for the infrastructure and construction of the development.

2. AGREEMENT CONCERNING DEVELOPMENT OF LAND.

2.1 Compliance with NRS 278.0201 and Code. This Agreement is an agreement concerning the development of land under NRS 278.0201 and Article 814 of the Code. The Landowner is the owner of fee title to the Property, and therefore has a legal interest in the Property. In compliance with NRS 278.0201(1), the following covenants, terms and conditions are set forth:

2.1.1. The land which is subject to this Agreement is approximately 760 acres in Pleasant Valley, more particularly described in Exhibit A: Legal Description.

2.1.2. The duration of this Agreement shall be for two (2) years from the date of signing by the Board of County Commissioners, provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of expiration of this Agreement.

2.1.3. This agreement shall terminate and all original conditions of approval for TM06-001 shall be in full force and effect upon recordation of the final map or the first final map in a series. Changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit. Final maps must then be filed in accordance with NRS 278.360.

2.1.4. The permitted uses on the Property and the density or intensity of its use, are as provided in the Tentative Map and the Code. The permitted use of the Property pursuant to the Tentative Map is a 938-lot single family dwelling development on 760 acres, which complies with the Property's land use designation.

2.1.5. The maximum height and size of the proposed buildings will comply with the Tentative Map.

2.1.6. The provisions for the dedication of any portion of the Property for public use are as provided in the Tentative Map and the Code. As part of this common open

space development there is a public trail planned through the Project that will provide access to and through common areas to adjoining properties. With the approval of this Agreement, the Landowner agrees to grant to the County a non-exclusive public trail easement as generally depicted on the Tentative Map on terms and conditions mutually acceptable to the County and the Landowner specifically reserving to the Landowner the right to relocate this easement as development of the Project proceeds.

2.1.7. Terms and conditions relating to construction and financing of necessary public improvements and facilities are in accordance with and as provided for in the Tentative Map and the Code, and will also be in accordance with any subdivision improvement agreements for future final maps.

2.1.8. Phasing and deadline dates for project grading and development with information on required bonding or other acceptable guarantees of performance and completion (Article 110.610 Washoe County Development Code) for each development phase or stage will be addressed with the submittal of each final map.

2.1.9 The next final map, to be a minimum of five lots, shall be recorded on or before the date of expiration of this Agreement. All successive final maps, if the Landowner chooses to record in a series, must include a minimum of five lots. Unless otherwise provided herein, the deadlines for any final maps shall be governed by NRS 278.360.

2.1.10 Development standards for the Project are set forth in the conditions and requirements of the Tentative Map, the Board of County Commission's Action Order dated May 5, 2006 attached hereto as Exhibit B, and future final maps.

2.1.11 No disturbance of any kind shall occur within any sensitive or critical stream zone buffer without an approved Special Use Permit.

2.2 Code and Changes to the Law. The parties agree that changes in federal, state or county law concerning public health, safety or welfare will apply to any final map or other permit.

2.3 Public Notice. Any and all public notices required to be given in connection with this amendment to the Prior Agreements shall be given in accordance with Section 110.814.25 of the Code.

2.4 Assumption of Risk. The Landowner acknowledges and agrees that the Landowner is proceeding voluntarily and at its own risk in entering into this Agreement and without advice, promises or guarantees of any kind from the County, other than as expressly set forth herein. The Landowner waives any claims for damages against the county that might arise out of, or relate to, a subsequent court determination that this Agreement or any provision in it is invalid and/or unenforceable, including any claim based on NRS 278.0233(1) regarding the requirements, limitations, or conditions imposed pursuant to this Agreement.

2.5 Default and Termination of Agreement. This Agreement shall become null and void, in the event of noncompliance with any term or deadline set forth in this Agreement if the breaching party fails to fully cure such noncompliance after reasonable written notice and opportunity to cure,

and all proceedings concerning the Tentative Map shall be terminated , provided that all the terms of this Agreement shall remain binding and enforceable regarding construction or development commenced, and any related permits, on any portion of the Property subject to a tentative map, a recorded final map or any use permit in existence at the time of termination of this Agreement.

3. MISCELLANEOUS PROVISIONS.

3.1 Time is of the Essence. Time is of the essence of this Agreement.

3.2 Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act except those of the waiving party, which shall be extended by a period of time equal to the period of the delay.

3.3 Assignability of the Agreement. This Agreement shall be binding upon and inure to the benefit of all future successors in interest of the Property as described in Exhibit A (Legal Description), and the successor shall assume the duties and obligations under this Agreement.

3.4 Entire Agreement. This Agreement is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter hereof and supersedes all prior understandings with respect thereto.

3.5 Governing Law. The parties hereto acknowledge that this Agreement has been negotiated and entered into in the State of Nevada. The parties hereto expressly agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Nevada and venue for any action shall be solely in state district court for Washoe County, Nevada.

3.6 Days of Week. If any date for performance herein falls on a Saturday, Sunday or holiday, pursuant to the laws of the State, the time for such performance shall be extended to 5:00 p.m. on the next business day.

3.7 Written Amendments. Amendments to this Agreement shall be defined as changes which are not in substantial compliance with the Tentative Map and this Agreement. Amendments, if any, shall be approved as provided in NRS 278.0205. Changes hereto which are in substantial compliance with the overall Tentative Map and this Agreement may be requested by Owners and approved or denied by the Director of Community Development. The Director of Community Development shall also decide whether or not a proposed change is in substantial compliance with the overall Tentative Map. The Owners may appeal an adverse decision by the Director of Community Development to the Board of County Commissioners by written notice filed with the Director of Community Development, if filed within twenty (20) days of receipt of the notice of the adverse decision unless an appeal to the Board of Adjustment is required to occur first. No oral statements or representations subsequent to the execution hereof by either party are binding on the other party, and neither party shall have the right to rely on such oral statements or representations.

3.8 Future Cooperation. Each party shall, at the request of the other, at any time, execute and deliver to the requesting party all such further instruments as may be reasonably necessary or appropriate in order to effectuate the purpose and intent of this Agreement.

3.9 Third Party Beneficiary Rights. This Agreement is not intended to create any third-party beneficiary rights in any person not a party hereto.

3.10 Interpretation. The parties hereto acknowledge and agree that each has been given the opportunity to review this Agreement with legal counsel independently. The parties have equal bargaining power and intend the plain meaning of the provisions herein. In the event of an ambiguity in or dispute regarding the interpretation of the Agreement, the interpretation of this Agreement shall not be resolved by any rule of interpretation providing for interpretation against the party who causes the uncertainty to exist, or against the draftsmen.

3.11. Counterparts. This instrument may be executed in two or more counterparts, which, when taken together, shall constitute one and the same instrument. Any signature page of this instrument may be detached from any counterpart without impairing the legal effect of any signatures thereon, and may be attached to another counterpart identical in form thereto, but having attached to it one or more additional signature pages.

[Signatures appear on following page]

[Signature page to Development Agreement]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date above last written below.

LANDOWNER:

WORLD PROPERTIES, INC., a Nevada CORPORATION

By: _____

Date: _____

Name: _____

Title: _____

COUNTY:

COUNTY OF WASHOE, a political subdivision of the State of Nevada, by its BOARD OF WASHOE COUNTY COMMISSIONERS

By: _____, Chairman

Date: _____

ATTEST:

_____, County Clerk

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

 This instrument was acknowledged before me on _____, 20____, by
_____ as a _____ of World Properties, Inc., a Nevada corporation.

My Commission Expires: _____

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

 This instrument was acknowledged before me on April _____, 2009, by
_____, as Director of Community Development, County of Washoe.

Notary Public
My Commission Expires: _____

Exhibit “A

LEGAL DESCRIPTION OF PROJECT PROPERTY

DESCRIPTION

SIERRA REFLECTIONS SUBDIVISION

A parcel of land situated within Sections 13, 14 and 23, T17N, R19E, and Section 18, T17N, R20E, MDM, Washoe County, Nevada; more particularly described as follows:

Beginning at the northwest corner of said Section 18;
thence along the north line of said Section 18, S 89°25'39" E, 330.12 feet to the terminus of Pagni Lane;
thence along said terminus, S 02°52'29" E, 36.38 feet;
thence along the south line of said Pagni Lane the following five (5) courses and distances:
N 89°44'46" E, 1012.27 feet;
on the arc of a 612.12 foot radius curve to the left through a central angle of 10°13'50" a distance of 109.30 feet to a point of reverse curvature;
on the arc of a 561.11 foot radius curve to the right through a central angle of 11°03'25" a distance of 108.28 feet to a point on the said north line of Section 18;
along said north line of Section 18, S 89°25'39" E, 730.02 feet;
S 87°36'44" E, 667.25 feet to a point on the westerly line of U. S. Highway 395;
thence along said westerly line the following nine (9) courses and distances:
on the arc of a 2050.00 foot radius curve to the left from a tangent bearing S 08°32'54" E through a central angle of 05°50'57" a distance of 209.28 feet;
S 14°23'51" E, 743.62 feet;
on the arc of a 1950.00 foot radius curve to the right through a central angle of 22°10'10" a distance of 754.51 feet;
S 19°07'09" W, 262.20 feet;
on the arc of a 1180.00 foot radius curve to the left through a central angle of 02°04'41" a distance of 42.80 feet;
N 70°50'30" W, 6.58 feet;
S 19°09'30" W, 703.91 feet;
N 89°16'28" W, 167.75 feet;
S 19°09'30" W, 472.78 feet to a point on the north-south centerline of said Section 18;
thence along said north-south centerline N 00°28'08" E, 448.53 feet to the center of said Section 18;
thence along east-west centerline of said Section 18, N 89°16'28" W, 660.01 feet to the northeast corner of the NW1/4 NE1/4 SW1/4 of said Section 18;
thence along the north-south centerline of the said NE1/4 SW1/4 of said Section 18, S 00°28'08" W, 1322.21 feet to the southeast corner of the SW1/4 NE1/4 SW1/4 of said Section 18;
thence along the east-west centerline of the SW1/4 of said Section 18, N 89°09'42" W, 333.42 feet to the northeast corner of the W1/2 NW1/4 SE1/4 SW1/4 of Section 18;
thence along the east line of said W1/2 NW1/4 SE1/4 SW1/4 of Section 18, S 00°29'00" W, 217.31 feet to a point on the northwesterly line of said U. S. Highway 395;
thence along said northwesterly line the following five (5) following courses and distances:
S 73°05'49" W, 1702.62 feet to a point on the west line of said Section 18;
along said west line of Section 18, S 00°46'13" W, 156.71 feet;
S 72°39'10" W, 176.57 feet;
on the arc of a non-tangent 1250.00 foot radius curve to the left from a tangent bearing

on the arc of a non-tangent 1250.00 foot radius curve to the left from a tangent bearing S 72°58'25" W through a central angle of 22°01'32" a distance of 480.52 feet;
S 71°25'58" W, 529.92 feet to a point on the south line of said Section 13;
thence along said south line, S 89°00'31" W, 1548.93 feet to the south one quarter corner of said Section 13;
thence N 88°28'49" W, 2596.63 feet to the southwest corner of said Section 13;
thence along the east line of said Section 23, S 01°20'54" W, 660.14 feet to the southeast corner of the N1/2 NE1/4 NE1/4 of said Section 23;
thence along said south line of said N1/2 NE1/4 NE1/4 of Section 23, N 89°31'48" W, 1138.21 feet to a point on the easterly line of U. S. Highway 395 Freeway;
thence along said easterly line the following twenty-four (24) courses and distances:
N 27°25'39" E, 132.09 feet;
N 18°58'21" E, 613.62 feet;
N 14°53'55" E, 302.48 feet;
N 27°25'39" E, 1246.72 feet;
N 15°22'17" E, 294.99 feet;
N 35°22'52" E, 410.04 feet;
N 58°33'47" E, 134.38 feet;
on the arc of a non-tangent 3789.36 foot radius curve to the right from a tangent bearing N 38°01'22" E through a central angle of 10°11'54" a distance of 674.49 feet;
S 89°51'17" E, 345.00 feet;
N 37°39'12" W, 270.48 feet;
on the arc of a non-tangent 3838.57 foot radius curve to the right from a tangent bearing N 52°20'48" E through a central angle of 10°25'00" a distance of 697.87 feet;
N 62°45'48" E, 474.02 feet;
N 63°15'50" E, 650.74 feet;
S 52°30'22" E, 264.13 feet;
N 63°15'48" E, 86.44 feet;
N 63°15'00" E, 28.39 feet;
N 41°48'56" E, 246.74 feet;
N 63°15'48" E, 803.80 feet;
N 33°56'51" E, 170.99 feet;
N 71°45'55" E, 299.98 feet;
N 53°09'00" E, 185.70 feet;
N 31°03'47" E, 412.27 feet;
N 49°19'32" W, 32.81 feet;
on the arc of a non-tangent 2165.35 foot radius curve to the left from a tangent bearing N 40°40'28" E through a central angle of 11°47'07" a distance of 445.39 feet to a point on the north line of said Section 13;
thence along said north line, N 89°25'57" E, 717.68 feet to the point of beginning.
Containing 758.99 acres, more or less.



2/18/22

Basis of bearings is Nevada State Plane Coordinate System, West Zone Grid, NAD83/94.

C and M Engineering
5488 Reno Corporate Drive, Suite 200B
Reno, NV 89511

Exhibit “B”

Action Order

Community Services Department
Planning and Building
AMENDMENT OF CONDITIONS
APPLICATION



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

Telephone: 775.328.6100

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8th of each month (if the 8th is a non-work day, the first working day after the 8th)

- XX 1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
- XX 2. **Development Application:** A completed Washoe County Development Application form.
- XX 3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
- XX 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.
- XX 5. **Application Materials:** The completed Amendment of Conditions Application materials.
- N/A 6. **Site Plan Specifications:**
- Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - Show locations of parking, landscaping, signage and lighting.
- N/A 7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
- N/A 8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
- XX 9. **Packets:** Three (3) packets and a flash drive – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

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 Planning and Building and/or Engineering and Capital Projects.
 - (iii) All oversized maps and plans must be folded to a 9" x 12" size.
 - (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- N/A (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Sierra Reflections			
Project Description: A request to extend an existing development agreement for two additional years on an approved 938-unit single family residential, common open space subdivision.			
Project Address: Not assigned			
Project Area (acres or square feet): 759.601 acres			
Project Location (with point of reference to major cross streets AND area locator): South of Pagni Lane, west of Old Highway 395 (SR 430) and as far south as Little Washoe Lake			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
See attached list			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM06-001, SW06-001, and WAC19-0005			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: World Properties, Inc.		Name: Krater Consulting Group, PC	
Address: 4100 Joy Lake Road		Address: 901 Dartmouth Drive	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89509
Phone: (775) 849-9070 Fax: 849-3919		Phone: (775) 815-9561 Fax:	
Email: Fred.woodside@att.net		Email: ken@kraterconsultinggroup.com	
Cell: (775) 722-1499 Other:		Cell: (775) 815-9561 Other:	
Contact Person: Fred Woodside		Contact Person: Kenneth Krater, P.E.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: World Properties, Inc.		Name:	
Address: 4100 Joy Lake Road		Address:	
Reno, NV	Zip: 89511	Zip:	
Phone: (775) 849-9070 Fax: 849-3919		Phone: Fax:	
Email: Fred.woodside@att.net		Email:	
Cell: (775) 722-1499 Other:		Cell: Other:	
Contact Person: Fred Woodside		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Sierra Reflections

Washoe County Assessor Parcels

Parcel Number	Area
046-080-40	15.290 acres
046-060-45	185.180 acres
046-060-47	23.630 acres
046-060-55	54.980 acres
046-100-02	40.000 acres
046-100-03	19.446 acres
046-100-04	36.000 acres
046-100-07	146.660 acres
046-100-10	5.430 acres
046-090-01	0.800 acres
046-090-04	5.000 acres
046-090-05	5.000 acres
046-090-06	5.000 acres
046-090-07	5.000 acres
046-090-08	5.000 acres
046-090-09	4.400 acres
046-090-10	4.400 acres
046-090-11	5.000 acres
046-090-12	5.000 acres
046-090-13	2.960 acres
046-090-14	0.990 acres
046-090-15	0.870 acres
046-090-16	0.180 acres
046-090-17	5.000 acres
046-090-18	5.000 acres
046-090-23	0.910 acres
046-090-24	1.100 acres
046-090-25	16.560 acres
046-090-26	154.815 acres
	759.601 acres



1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AGENCIES.
 2. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.
 3. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.
 4. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.
 5. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.
 6. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.
 7. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.
 8. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.
 9. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.
 10. THE DESIGNER HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR.

NO.	DESCRIPTION	DATE	BY
1	DESIGN	10/15/10	J. SMITH
2	REVISION	10/20/10	J. SMITH
3	REVISION	11/05/10	J. SMITH
4	REVISION	11/15/10	J. SMITH
5	REVISION	12/01/10	J. SMITH
6	REVISION	12/15/10	J. SMITH
7	REVISION	01/05/11	J. SMITH
8	REVISION	01/15/11	J. SMITH
9	REVISION	02/01/11	J. SMITH
10	REVISION	02/15/11	J. SMITH
11	REVISION	03/01/11	J. SMITH
12	REVISION	03/15/11	J. SMITH
13	REVISION	04/01/11	J. SMITH
14	REVISION	04/15/11	J. SMITH
15	REVISION	05/01/11	J. SMITH
16	REVISION	05/15/11	J. SMITH
17	REVISION	06/01/11	J. SMITH
18	REVISION	06/15/11	J. SMITH
19	REVISION	07/01/11	J. SMITH
20	REVISION	07/15/11	J. SMITH
21	REVISION	08/01/11	J. SMITH
22	REVISION	08/15/11	J. SMITH
23	REVISION	09/01/11	J. SMITH
24	REVISION	09/15/11	J. SMITH
25	REVISION	10/01/11	J. SMITH
26	REVISION	10/15/11	J. SMITH
27	REVISION	11/01/11	J. SMITH
28	REVISION	11/15/11	J. SMITH
29	REVISION	12/01/11	J. SMITH
30	REVISION	12/15/11	J. SMITH

NO.	DESCRIPTION	DATE	BY
1	DESIGN	10/15/10	J. SMITH
2	REVISION	10/20/10	J. SMITH
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4	REVISION	11/15/10	J. SMITH
5	REVISION	12/01/10	J. SMITH
6	REVISION	12/15/10	J. SMITH
7	REVISION	01/05/11	J. SMITH
8	REVISION	01/15/11	J. SMITH
9	REVISION	02/01/11	J. SMITH
10	REVISION	02/15/11	J. SMITH
11	REVISION	03/01/11	J. SMITH
12	REVISION	03/15/11	J. SMITH
13	REVISION	04/01/11	J. SMITH
14	REVISION	04/15/11	J. SMITH
15	REVISION	05/01/11	J. SMITH
16	REVISION	05/15/11	J. SMITH
17	REVISION	06/01/11	J. SMITH
18	REVISION	06/15/11	J. SMITH
19	REVISION	07/01/11	J. SMITH
20	REVISION	07/15/11	J. SMITH
21	REVISION	08/01/11	J. SMITH
22	REVISION	08/15/11	J. SMITH
23	REVISION	09/01/11	J. SMITH
24	REVISION	09/15/11	J. SMITH
25	REVISION	10/01/11	J. SMITH
26	REVISION	10/15/11	J. SMITH
27	REVISION	11/01/11	J. SMITH
28	REVISION	11/15/11	J. SMITH
29	REVISION	12/01/11	J. SMITH
30	REVISION	12/15/11	J. SMITH



SECONDARY PROJECT ENTRY W/ ENHANCED LANDSCAPE TREATMENTS AND PROJECT IDENTIFICATION SIGNAGE

U.S. HIGHWAY 298

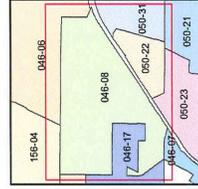
04-080-70

Assessor's Map Number
046-08

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor
1001 East Ninth Street
Reno, NV 89512
(775) 332-2321



Scale: 1 inch = 300 feet
0 75 150 225 300 Feet

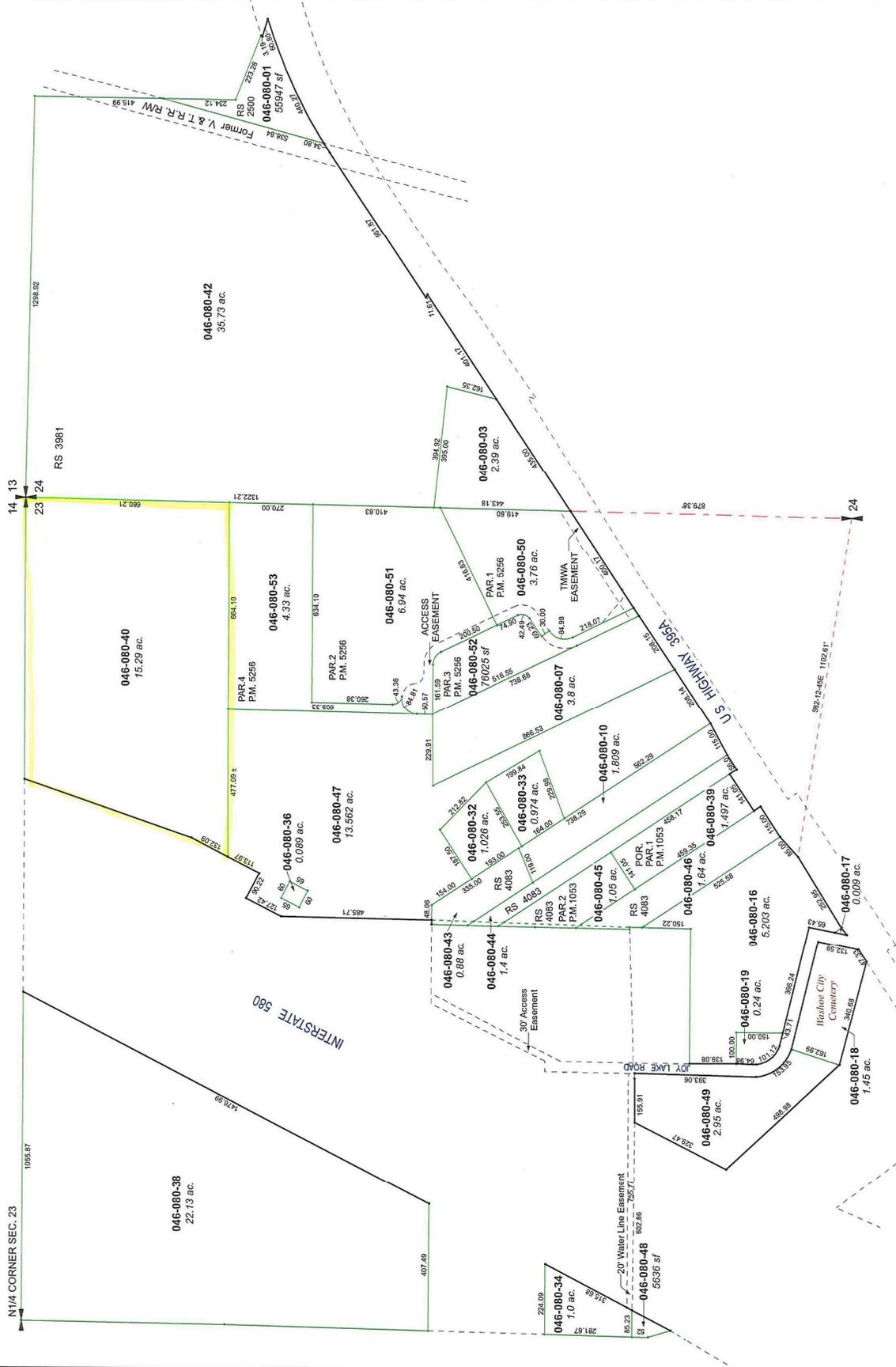


created by: CFB 07/09/2010
last updated: SR 11/02/16

area previously shown on map(s)

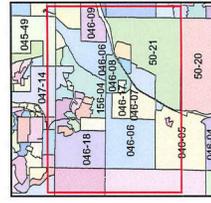
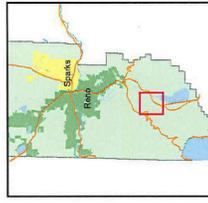
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and advisory purposes. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

**PORTIONS OF SECTIONS 23 & 24
T17N - R19E**





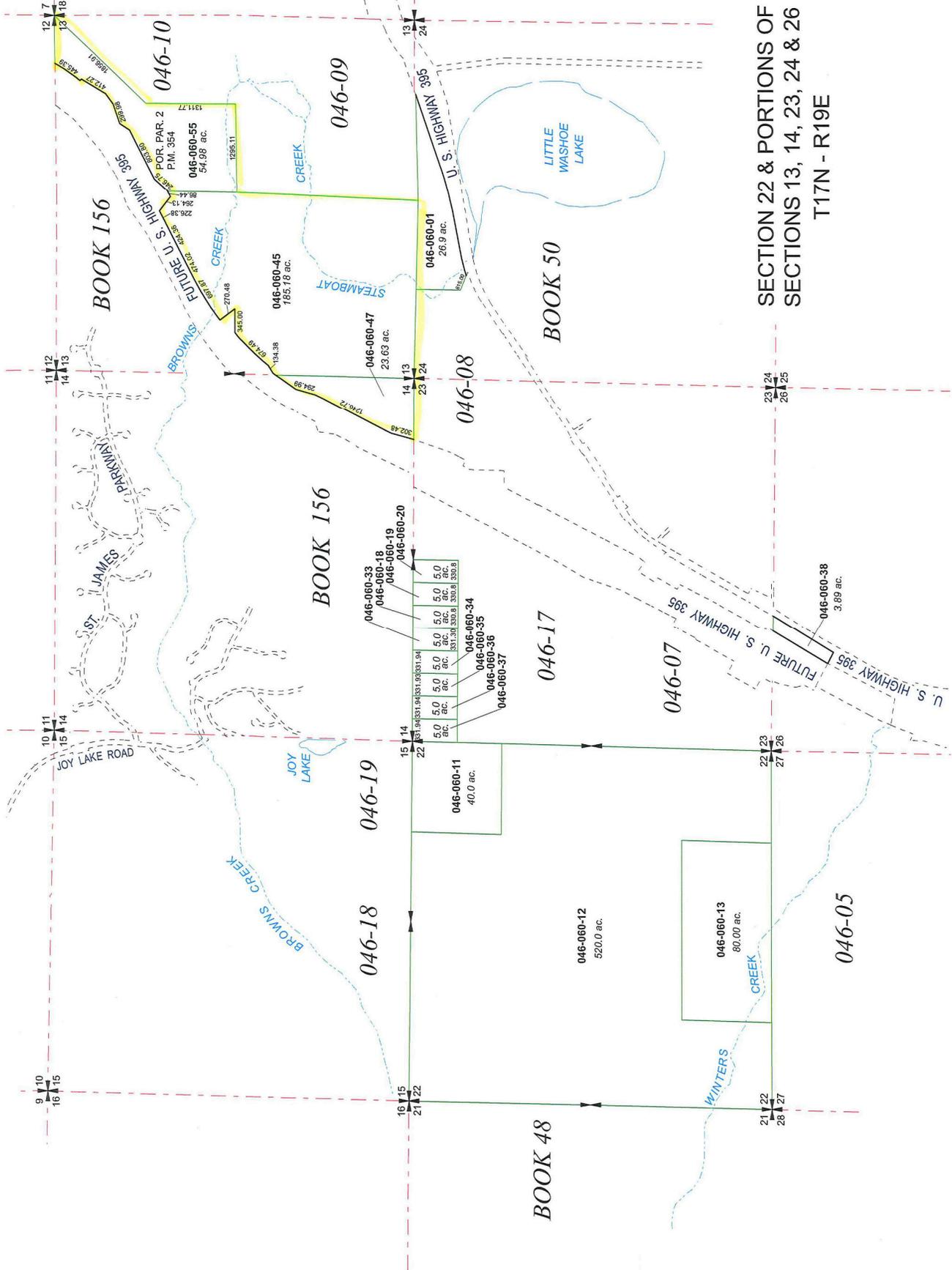
Feet
0 330 660 990 1,320
1 inch = 1,320 feet



created by: KSB 12/15/09
last updated:

area previously shown on map(s)
045-25, 51 & 046-05, 10

NOTE: This map was prepared for the use of the Assessor's Office for assessment purposes only. It does not constitute a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the information furnished.



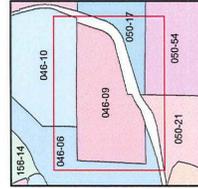
**SECTION 22 & PORTIONS OF
SECTIONS 13, 14, 23, 24 & 26
T17N - R19E**

Assessor's Map Number
046-09

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, NV 89502
(775) 323-2231



Scale
0 100 200 300 400
1 inch = 400 feet



created by: CFB 03/20/2012
last updated:

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended to be used as a legal document. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

POR. SE 1/4 SEC. 13, T17N - R19E

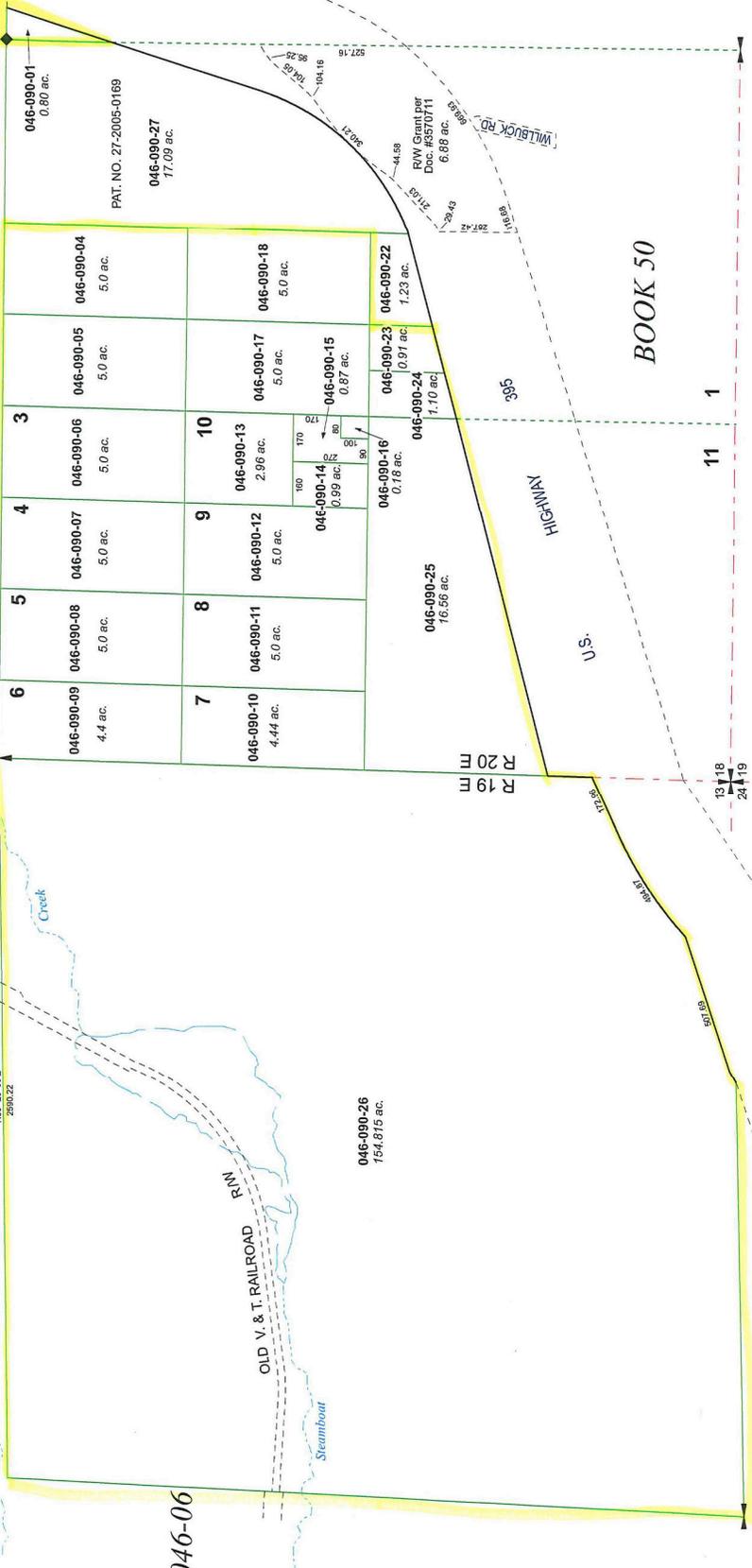
046-10

U.S. GOVERNMENT LOTS

CENTER SEC. 18

POR. SW 1/4 & SE 1/4 SEC. 18, T17N - R20E

046-06



R 20 E
R 19 E

13 18
24 19

Property Owner Affidavit

Applicant Name: World Properties, Inc.

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Frederick D Woodside
(please print name)

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

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

Assessor Parcel Number(s): See attached list in this application.

Printed Name Frederick D Woodside

Signed Frederick D Woodside

4100 Joy Lake Road

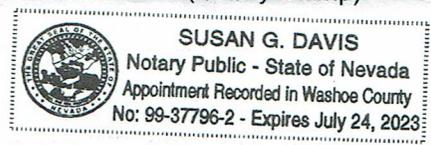
Address Reno, NV 89511

Subscribed and sworn to before me this 18th day of February, 2022.

Susan G. Davis
Notary Public in and for said county and state

My commission expires: 7-24-23

(Notary Stamp)



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

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

**CORPORATE RESOLUTION AND AUTHORIZATION OF CORPORATE
REPRESENTATIVE OF WORLD PROPERTIES, INC.**

The Board of Directors of World Properties, Inc., a Nevada corporation (the "Corporation") through its Board of Directors hereby resolves and authorizes Frederick D. Woodside to act as the authorized agent of the Corporation to execute on behalf of the Corporation any and all real estate related documents, including but not limited to execution of documents from a state or local regulatory agency for land use, entitlements or water use.

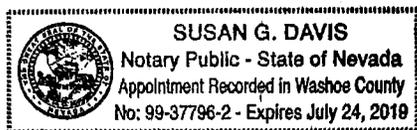
Dated Mar, 4, 2019

WORLD PROPERTIES, INC., a Nevada corporation

By: 
Ghassan Al Dahlawi, Chairman and President

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on March 4, 2019 by Ghassan Al Dahlawi, as Chairman and President of World Properties, Inc.




Notary Public

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the **existing** and **proposed condition(s)**.

See attached cover letter and draft development agreement.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.

Approval of this extension to the development agreement will help ensure timely completion of the Reach 4 Sanitary Sewer Line along the Old Highway 395 roadway alignment (shoulder of the highway) from Towne Drive to Pagni Lane to provide sanitary sewer to Sierra Reflections, St. James Village, and the Pleasant Valley neighborhood.

2022 PUBLIC HEARING APPLICATION AND MEETING DATES						
PLANNING COMMISSION		BOARD OF ADJUSTMENT		PARCEL MAP REVIEW COMMITTEE		MASTER PLAN AMENDMENTS
Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date	Tentative Meeting Date	Intake Date Tentative PC Meeting Date
11/8/2021	1/4/2022	11/8/2021	1/6/2022	11/8/2021	1/13/2022	
12/8/2021	2/1/2022	12/8/2021	2/3/2022	12/8/2021	2/10/2022	
1/10/2022	3/1/2022	1/10/2022	3/3/2022	1/10/2022	3/10/2022	1/10/2022 TBD
2/8/2022	4/5/2022	2/8/2022	4/7/2022	2/8/2022	4/14/2022	
3/8/2022	5/3/2022	3/8/2022	5/5/2022	3/8/2022	5/12/2022	
4/8/2022	6/7/2022	4/8/2022	6/2/2022	4/8/2022	6/9/2022	
5/9/2022	7/5/2022	5/9/2022	7/7/2022	5/9/2022	7/14/2022	5/9/2022 TBD
6/8/2022	8/2/2022	6/8/2022	8/4/2022	6/8/2022	8/11/2022	
7/8/2022	9/6/2022	7/8/2021	9/1/2022	7/8/2022	9/8/2022	
8/8/2022	10/4/2022	8/8/2022	10/6/2022	8/8/2022	10/13/2022	
9/8/2022	11/1/2022	9/8/2021	11/3/2022	9/8/2022	11/10/2022	9/8/2022 TBD
10/10/2022	12/6/2022	10/10/2022	12/1/2022	10/10/2022	12/8/2022	
11/8/2022	1/3/2023	11/8/2021	1/5/2023	11/8/2022	1/12/2023	
12/8/2022	2/7/2023	12/8/2022	2/2/2023	12/8/2022	2/9/2023	

DEVELOPMENT CODE (Washoe County Code Chapter 110)
MASTER FEE SCHEDULE
 Applications accepted by CSD, Planning and Building

APPLICATIONS	COMMUNITY SERVICES DEPARTMENT FEES										HEALTH FEES		
	Planning			Engineering			Parks		Health District		TOTAL		
	PLANNING	NOTICING	RTF	ENGINEERING	UTILITIES	RTF	PARKS	RTF	ENVIRON.	VECTOR			
ABANDONMENT													
Not Tahoe	\$1,111	\$200	\$52.44	\$195	\$26	\$8.84	-	-	\$187	-			\$1,780.28
Tahoe	\$1,111	\$200	\$52.44	\$195	-	\$7.80	-	-	\$187	-			\$1,753.24
ADMINISTRATIVE PERMIT													
Not Tahoe	\$1,265	\$200	\$58.60	\$65	\$38	\$4.12	-	-	\$187	\$322			\$2,139.72
Tahoe	\$1,265	\$200	\$58.60	\$65	-	\$2.60	-	-	\$187	\$322			\$2,100.20
ADMINISTRATIVE REVIEW PERMIT (See Note 0)													
Not Tahoe	\$1,000	\$200	\$48.00	\$65	\$203	\$10.72	-	-	\$617	-			\$2,143.72
Tahoe	\$1,000	\$200	\$48.00	\$121	-	\$4.84	-	-	\$617	-			\$1,990.84
AGRICULTURAL EXEMPTION LAND DIVISION													
AMENDMENT OF CONDITIONS	\$250	-	\$10.00	\$500	-	\$20.00	-	-	\$1,943	-			\$2,723.00
APPEALS/INITIATION OF REVOCATION	\$700	\$200	\$36.00	\$390	-	\$15.60	-	-	-	-			\$1,341.60
No Map	\$803	\$200	\$40.12	-	-	-	-	-	-	-			\$1,043.12
With Map	\$803	\$200	\$40.12	\$390	-	\$15.60	-	-	-	-			\$1,448.72
Administrative/Code Enforcement Decision	-	-	-	-	-	-	-	-	-	-			\$0.00
BOUNDARY LINE ADJUSTMENT													
Not Tahoe	\$51	-	\$2.04	\$268	\$38	\$12.24	-	-	\$187	-			\$558.28
Tahoe	\$51	-	\$2.04	\$268	-	\$10.72	-	-	\$187	-			\$518.76
COOPERATIVE PLANNING	\$1,230	-	\$49.20	-	-	-	-	-	-	-			\$1,279.20
DEVELOPMENT AGREEMENT													
Less Than 5 Parcels	\$3,500	\$200	\$148.00	-	-	-	-	-	\$617	\$243			\$4,708.00
5 or More Parcels (See Note 1)	\$5,000	\$200	\$208.00	-	-	-	-	-	\$617	\$243			\$6,268.00
DEVELOPMENT CODE AMENDMENT	\$2,242	\$200	\$97.68	\$1,299	-	\$51.96	-	-	-	-			\$3,890.64
DIRECTOR'S MODIFICATION OF STANDARDS	\$338	-	\$13.52	-	-	-	-	-	-	-			\$351.52
DISPLAY VEHICLES	\$65	-	\$2.60	-	-	-	-	-	\$187	-			\$254.60
DIVISION OF LAND INTO LARGE PARCELS (See Note 2)	\$252	-	\$10.08	\$416	\$35	\$18.04	-	-	\$47	-			\$778.12

In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee the application is complete. Pursuant to section 110.906.10 of the Washoe County Code, no fees shall be required of a governmental entity or agency thereof.

SIERRA REFLECTIONS
PROOF OR PROPERTY TAX PAYMENTS

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-510

Received By: agallegos
 Location: Treasurer's Office
 Session: agallegos-0-02182022

Attachment B Page 36
 Receipt Number: U21.16388
 Receipt Year: 2021
 Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254356 Bill Year: 2021 PIN: 04609013 Primary Owner: RENO HIGHLANDS Property Addr: 23857 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	100.97	100.97	0.00	0.00	100.97	100.97	0.00
Real	Bill Number: 2021254817 Bill Year: 2021 PIN: 04609014 Primary Owner: RENO HIGHLANDS Property Addr: 23855 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	100.44	100.44	0.00	0.00	100.44	100.44	0.00
Real	Bill Number: 2021254601 Bill Year: 2021 PIN: 04609015 Primary Owner: RENO HIGHLANDS Property Addr: 23853 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	100.97	100.97	0.00	0.00	100.97	100.97	0.00
Real	Bill Number: 2021254646 Bill Year: 2021 PIN: 04609023 Primary Owner: RENO HIGHLANDS Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	91.66	91.66	0.00	0.00	91.66	91.66	0.00

W.C.T.O. 22

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

**FEB 16 2022
 PAID**

By Whom Paid:

RENO HIGHLANDS
 4100 JOY LAKE RD
 RENO NV 89511

BALANCE REMAINING	0.00
CHARGES	624.12
PAID	624.12
CHANGE	0.00

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: agallegos Receipt Number: U21.16388
 Location: Treasurer's Office Receipt Year: 2021
 Session: agallegos-0-02182022 Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021257749 Bill Year: 2021 PIN: 05011302 Primary Owner: RENO HIGHLAND INC Property Addr: 106 RAWHIDE DR Property Desc: Lot 26 Range 20 Section Township 17 SubdivisionName PLEASANT VA	183.32	183.32	0.00	0.00	183.32	183.32	0.00
Real	Bill Number: 2021254566 Bill Year: 2021 PIN: 04609001 Primary Owner: RENO HIGHLANDS Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	46.76	46.76	0.00	0.00	46.76	46.76	0.00
Totals:		624.12	624.12	0.00	0.00	624.12	624.12	0.00
Tender Information:		Charge Summary:						
Check #1-6/1117		624.12	Real					624.12
Total Tendered		624.12	Total Charges					624.12

W.C.T.O. 22

FEB 16 2022

PAID

WASHOE COUNTY TREASURER

PO BOX 30039
RENO, NV 89520-3039
775-328-2510

Received By: agallegos
Location: Treasurer's Office
Session: agallegos-0-02182022

Receipt Number: U21.16390
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021355429 Bill Year: 2021 PIN: 04606055 Primary Owner: WORLD PROPERTIES INC Property Addr: PAGNI LN Property Desc: Range 19 Block SubdivisionName _UNSPECIFIED Township 17 Section	779.39	779.39	0.00	0.00	779.39	779.39	0.00
Real	Bill Number: 2021254815 Bill Year: 2021 PIN: 04609004 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254959 Bill Year: 2021 PIN: 04609005 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254510 Bill Year: 2021 PIN: 04609006 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00

W.C.T.O. 22

WASHOE COUNTY TREASURER PO BOX 30039 RENO, NV 89520-3039

FEB 16 2022

PAID

By Whom Paid:

WORLD PROPERTIES INC
4100 JOY LAKE RD
RENO NV 89511

BALANCE REMAINING	0.00
CHARGES	4,321.58
PAID	4,321.58
CHANGE	0.00

WASHOE COUNTY TREASURER

PO BOX 30039
RENO, NV 89520-3039
775-328-2510

Received By: agallegos Receipt Number: U21.16390
Location: Treasurer's Office Receipt Year: 2021
Session: agallegos-0-02182022 Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021255081 Bill Year: 2021 PIN: 04609007 Primary Owner: WORLD PROPERTIES INC Property Addr: 23887 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254698 Bill Year: 2021 PIN: 04609008 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254274 Bill Year: 2021 PIN: 04609009 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021255121 Bill Year: 2021 PIN: 04609010 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00

W.C.T.O. 22

FEB 16 2022

PAID

WASHOE COUNTY TREASURER

PO BOX 30039
RENO, NV 89520-3039
775-328-2510

Received By:

agallegos

Receipt Number:

Location:

Treasurer's Office

Receipt Year:

2021

Session:

agallegos-0-02182022

Date Received:

02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254497 Bill Year: 2021 PIN: 04609011 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254307 Bill Year: 2021 PIN: 04609012 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Real	Bill Number: 2021254760 Bill Year: 2021 PIN: 04609017 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	137.11	137.11	0.00	0.00	137.11	137.11	0.00
Real	Bill Number: 2021254419 Bill Year: 2021 PIN: 04609018 Primary Owner: WORLD PROPERTIES INC Property Addr: US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	128.32	128.32	0.00	0.00	128.32	128.32	0.00

W.C.T.O. 22

FEB 16 2022

PAID

WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: agallegos Receipt Number: U21.16390
 Location: Treasurer's Office Receipt Year: 2021
 Session: agallegos-0-02182022 Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254751 Bill Year: 2021 PIN: 04609024 Primary Owner: WORLD PROPERTIES INC Property Addr: 23795 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	91.66	91.66	0.00	0.00	91.66	91.66	0.00
Real	Bill Number: 2021254673 Bill Year: 2021 PIN: 04609025 Primary Owner: WORLD PROPERTIES INC Property Addr: 23805 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	195.01	195.01	0.00	0.00	195.01	195.01	0.00
Real	Bill Number: 2021254856 Bill Year: 2021 PIN: 04610003 Primary Owner: WORLD PROPERTIES INC Property Addr: PAGNI LN Property Desc: Range 19 Township 17 SubdivisionName _UNSPECIFIED Lot 1	250.70	250.70	0.00	0.00	250.70	250.70	0.00
Real	Bill Number: 2021254511 Bill Year: 2021 PIN: 04610004 Primary Owner: WORLD PROPERTIES INC Property Addr: 160 PAGNI LN Property Desc: Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Section	274.51	274.51	0.00	0.00	274.51	274.51	0.00

W.C.T.O. 22
FEB 16 2022
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WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By:
Location:
Session:

agallegos
 Treasurer's Office
 agallegos-0-02182022

Receipt Number: U21.16390
Receipt Year: 2021
Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021254971 Bill Year: 2021 PIN: 04610007 Primary Owner: WORLD PROPERTIES INC Property Addr: 23455 US HIGHWAY 395 S Property Desc: Lot Block Range 20 SubdivisionName _UNSPECIFIED Township 17 Se	79.87	79.87	0.00	0.00	79.87	79.87	0.00
Real	Bill Number: 2021335117 Bill Year: 2021 PIN: 04610010 Primary Owner: WORLD PROPERTIES INC Property Addr: 120 PAGNI LN Property Desc: Range 20 Township 17 SubdivisionName _UNSPECIFIED Section 18	220.87	220.87	0.00	0.00	220.87	220.87	0.00
Real	Bill Number: 2021257564 Bill Year: 2021 PIN: 05015002 Primary Owner: WORLD PROPERTIES INC Property Addr: 23070 US HIGHWAY 395 S Property Desc: Range 20 Block SubdivisionName _UNSPECIFIED Township 17 Section	382.75	382.75	0.00	0.00	382.75	382.75	0.00
Real	Bill Number: 2021257802 Bill Year: 2021 PIN: 05015007 Primary Owner: WORLD PROPERTIES INC Property Addr: 23030 US HIGHWAY 395 S Property Desc: Range 20 Block SubdivisionName _UNSPECIFIED Township 17 Section	263.97	263.97	0.00	0.00	263.97	263.97	0.00

W.C.T.O. 22

FEB 16 2022

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WASHOE COUNTY TREASURER

PO BOX 30039
 RENO, NV 89520-3039
 775-328-2510

Received By: agallegos Receipt Number: U21.16390
 Location: Treasurer's Office Receipt Year: 2021
 Session: agallegos-0-02182022 Date Received: 02/18/2022

PAYMENT RECEIPT

Type	Description	Balance	Net Tax	Interest	Fees Penalties	Current Due	Current Paid	Balance Remaining
Real	Bill Number: 2021257544 Bill Year: 2021 PIN: 05017001 Primary Owner: WORLD PROPERTIES INC Property Addr: 23800 S VIRGINIA ST Property Desc: Range 20 Block 17 SubdivisionName _UNSPECIFIED Township 17 Secti	234.22	234.22	0.00	0.00	234.22	234.22	0.00
Real	Bill Number: 2021257954 Bill Year: 2021 PIN: 05017003 Primary Owner: WORLD PROPERTIES INC Property Addr: 23750 S VIRGINIA ST Property Desc: Range 20 Block SubdivisionName _UNSPECIFIED Township 17 Section	128.32	128.32	0.00	0.00	128.32	128.32	0.00
Totals:		4,321.58	4,321.58	0.00	0.00	4,321.58	4,321.58	0.00
Tender Information:		Charge Summary:						
Check #15-36/1116		4,321.58	Real					4,321.58
Total Tendered		4,321.58	Total Charges					4,321.58

W.C.T.O. 22

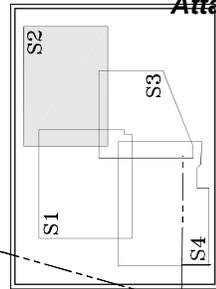
FEB 16 2022

PAID

SIERRA REFLECTIONS

Geometric Sheets – From Approved Tentative Map

KEY PLAN



SIERRA REFLECTING SUBDIVISION
GEOMETRICS

C & M ENGINEERING AND DESIGN, LTD.
1400 SOUTH BAYVIEW, STE. 9
SUNNYVALE, CA 94086
PHONE: (973) 662-2121

SEE SHEET S3

SEE SHEET S3

U.S. HIGHWAY 395

STEAMBOAT CREEK

STEAMBOAT CREEK

SCALE: 1"=100'

WORLD PROPERTIES, INC.
10000 WOODBURN, CA 94598
PHONE: (925) 751-1100

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SEE SHEET S1

SEE SHEET S1

