



Planning Commission Staff Report

Meeting Date: June 2, 2026

Agenda Item: 8A

ABANDONMENT CASE NUMBER:	WAB26-0003 (Cinder Lane)
BRIEF SUMMARY OF REQUEST:	Request to abandon government patent easements on APN 142-241-22
STAFF PLANNER:	Chris Bronczyk, Senior Planner 775.328.3612 cbronczyk@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the north, south and west 33-foot government patent easements.

This application is submitted by Tim Tornstrom. The subject property is located at 0 Cinder Lane (APN: 142-241-22) and consists of approximately 2.5 acres.

The proposal is being reviewed under Development Code Article 806, Vacations and Abandonments of Easements or Streets and is situated within Commission District 2 - Commissioner Clark. The site is currently governed by the Rural Residential and Rural Master Plan land use designations and the General Rural and High Density Rural Regulatory Zone zonings district, falling within the boundaries of the Southwest Truckee Meadows Planning Area.



Vicinity Map

STAFF RECOMMENDATION

APPROVE

**PARTIAL APPROVE WITH
CONDITIONS**

DENY

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Abandonment Definition

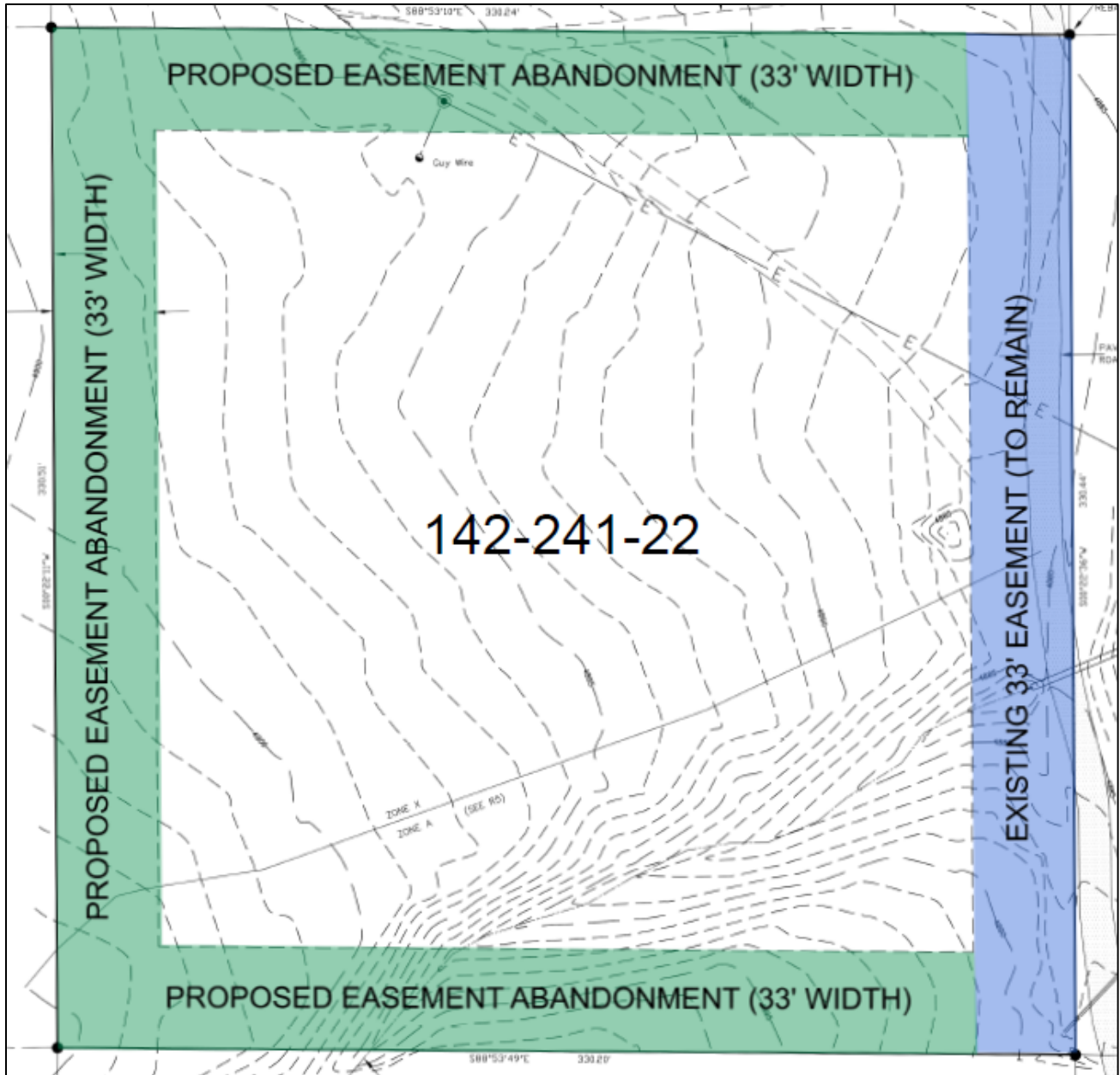
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation of the Resolution and Order of Abandonment.

The Resolution and Order of Abandonment is the legal record, prepared by the Engineering and Capital Projects Division which is recorded to complete the abandonment process. The Engineering and Capital Projects Division completes a technical review of the legal description, exhibit maps and any new easements, submitted by the applicant's surveyor, that are required by the conditions of approval. When the Engineering and Capital Projects Division is satisfied that all conditions of approval have been met, then the Engineering and Capital Projects Division will record the Resolution and Order of Abandonment with the County Recorder. The abandonment is complete upon the recordation of the Resolution and Order of Abandonment with the County Recorder.

The conditions of approval for Abandonment Case Number WAB26-0003 are attached to this staff report and will be included with the Action Order if granted approval.

- All conditions of approval are required to be completed before the abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects Division and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

The subject property has a regulatory zone of high density rural (HDR) and general rural (GR). Setbacks for the GR regulatory zone are 30 feet from the front and rear property lines and 50 feet from the side property lines. Setbacks for the HDR regulatory zone are 30 feet from the front and rear property lines and 15 feet from the side property lines



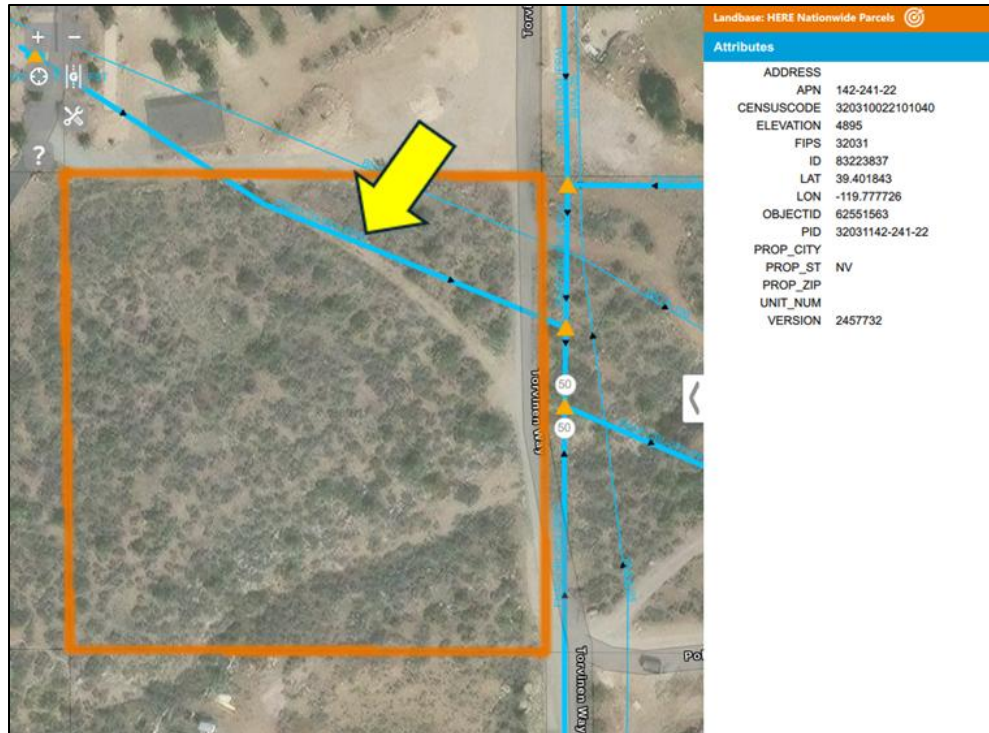
Site Plan

Project Evaluation

The applicants are requesting that Washoe County abandon its interest in three easements created with original land patents 385893-Book G, Page 345. (See Exhibit D, page 3) The existing 33' access easement to the west, known as Torvnien Way, is not included in this request for abandonment. The request is to abandon Washoe County's interest in three 33-foot-wide easements located on the north, east, and south sides of the parcel. The subject parcel is located just south of Arrowcreek Parkway, along Torvnien Way, which is in the Southwest Truckee Meadows Planning Area.

Two of the easements, the 33-foot-wide access easement along the subject parcel's western property line and the 33-foot-wide access easement along the subject parcel's southern portion of the parcel, do not provide access to any of the surrounding parcels. All other surrounding parcels have established access from other access easements. The 33-foot-wide easement along the northern property line provides access to neighboring properties. The applicant will be required to preserve a 20-foot-wide portion of the access easement along the northern property line. The remaining 20-foot access easement along the northern property line cannot be blocked by structures or other items and must remain open and accessible to vehicles.

Staff is recommending partial approval of this abandonment request. Staff is recommending approval of the abandonment for the full 33-feet of the easement along the south and west property lines. However, staff is recommending abandonment of Washoe County's interest in only 13-feet of the easement on the north side of the parcel, to preserve a 20-foot-wide portion of the access easement on the applicant's parcel to perpetuate access to neighboring parcels. Additionally, AT&T has noted that there is an existing utility pole line on the northern section of the parcel. The pole is owned by AT&T as a PUE easement, and it cannot be abandoned. AT&T has requested that the existing utility pole line remain within the designated easement and agrees with only abandoning a 13-foot-wide portion of the access easement.



This recommendation of approval for the proposed abandonment is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements (PUE) remain unless they are relinquished by the Public Utility Company holding the easement right. The applicant will need to coordinate with their licensed surveyor to work through the public utility companies who have a vested interest in the easement to sign off on any abandonment of that portion of the easement and that task is completed outside of Washoe County's abandonment process.

Southwest Truckee Meadows Planning Area

The subject parcel is located within the Southwest Truckee Meadows Planning Area. Staff was unable to find any relevant policies related to the abandonment of easements in the Southwest Truckee Meadows Planning Area.

Reviewing Agencies

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

Washoe County Planning Commission

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Parks & Open Space	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X			
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X			
TMFPD	X			
AT&T	X			
NV Energy	X			

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

Staff Comment on Required Findings

WCC Section 110.806.20 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Planning Area.

Staff Comments: The abandonment is consistent with the policies, action programs, standards, and maps of the Master Plan and the Southwest Truckee Meadows Planning Area, as staff has not found any applicable policies, action programs, standards or maps related to this abandonment request.

- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public.

Staff Comments: The requested abandonment along the eastern property line and within the southerly portion of the parcel will not result in any material injury to the public. Access is already established for all parcels who would utilize those easements. However, staff is recommending only a partial abandonment of a 13-foot wide portion of the 33-foot wide easement along the northern boundary. Allowing an abandonment of 13-feet and preserving a 20-foot wide easement along the northern boundary will perpetuate legal access to neighboring parcels.

- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Staff Comments: AT&T and NV Energy were sent the project application. AT&T and Washoe County Engineering reviewed the project and provided a comment/condition of approval to address existing public utility easements. Staff is recommending a partial abandonment of only 13-feet of the 33-foot-wide access easement along the northern boundary, preserving a 20-foot easement. Public

Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.

Recommendation

After a thorough analysis and review, Abandonment Case Number WAB26-0003 is being recommended for partial approval with conditions. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission partially approve Abandonment Case Number WAB26-0003 for Tim Tornstrom, specifically abandoning Washoe County's interest in the 33 foot easements abutting the east and south property lines but retaining 20 feet of the easement on the northern property line, with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110.806.20, and a fourth finding in accordance with Nevada Revised Statutes 278.480(3):

- (a) Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southwest Truckee Meadows Planning Area; and
- (b) No Detriment. The abandonment or vacation does not result in a material injury to the public; and
- (c) Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.
- (d) No longer required for a public purpose (NRS 278.480(3)). The government patent easement is no longer required for a public purpose.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), 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 Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Abandonment Case Number WAB26-0003

The project approved under Abandonment Case Number WAB26-0003 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on June 2, 2026. 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. Furthermore, to the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, this request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. Nothing in this abandonment should be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, this abandonment does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Unless otherwise specified, all conditions related to the approval of this Abandonment shall be met prior to recordation of the Resolution and Order of Abandonment. Prior to recordation of the Resolution and Order of Abandonment, each agency shall determine when compliance of their specific conditions is met by the applicant as set forth in the Conditions of Approval. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Community Services Department – Planning and Building Division.

Compliance with the conditions of approval related to this abandonment 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. All conditions of approval must be met prior to the Engineering and Capital Projects Division recording the required Resolution and Order of Abandonment.

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

- All conditions of approval are required to be completed before the Abandonment can be recorded and finalized.
- The abandonment will be effective after the approval of a Resolution and Order of Abandonment by the Engineering and Capital Projects and after the recordation of the Resolution and Order of Abandonment by the County Recorder.

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 CSD – Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Chris Bronczyk, Senior Planner, 775.328.3612, cbronczyk@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 abandonment.
- b. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- c. The applicant shall demonstrate substantial conformance to the plans approved as part of this abandonment action. The County Engineer shall determine compliance with this condition.
- d. This Abandonment will be effective upon recordation of the Resolution and Order of Abandonment by the County Recorder.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
- b. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 33-foot width of the western and southern access easements, and a 13-foot southern portion of the northern access easement to retain adequate access easement width on the north side of the property to perpetuate access to neighboring parcels.
- c. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.

Washoe County Conditions of Approval

- d. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
- e. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

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: Jenny Williamson, 775.444.8521, jewilliamson@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/>

*** End of Conditions ***



Date: April 22, 2026

To: Chris Bronczyk, Senior Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Abandonment Case WAB26-0003 Cinder Lane Abandonment
APN: 142-241-22

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of the access easement along the western, northern, and southern borders on the subject parcel and is located on approximately 2.5 acres south of Arrowcreek Parkway. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement the applicable County Code and are based upon our review of the application prepared by the applicant. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please contact the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

- 1. Following discussion with staff, Engineering recommends approval of the abandonment of a 33-foot access easement along the western and southern portions of the parcel. However, the access easement along the northern border should only abandon a 13-foot southern portion of the access easement in order to allow the northern 20-foot portion to be retained to perpetuate access to neighboring parcels.***

Conditions:

1. Prior to recordation of the Order of Abandonment, the applicant shall submit a legal description and exhibit map for the area of abandonment, any new easements and any easement reservations that are required, to the Engineering and Capital Projects Division for review and approval. Legal descriptions and exhibit maps shall be prepared by a Nevada professional land surveyor.
2. The abandonment legal description and exhibit map shall accurately depict the abandonment of a 33-foot width of the western and southern access easements, and a 13-foot southern portion of the northern access easement to retain adequate access easement width on the north side of the property to perpetuate access to neighboring parcels.
3. Retention or relocation of all public utility easements is required to the satisfaction of and at no expense to Washoe County or the existing public utilities that originally accepted and approved said easements, as well as any other public utilities now in existence that

**WAB26-0003
EXHIBIT B**

currently utilize said easements. Said relocations shall be evidenced by the recordation of properly executed documents reflecting the grant of new easements (if required) to said public utilities and the relinquishment by said public utilities of their former easements.

4. This Abandonment approval is for the elimination of the Offer of Dedication of public right-of-way and any County rights to utility easements. Public Utility Easements remain unless they are relinquished by the Public Utility Company holding the easement right.
5. The applicant shall comply with conditions necessary to affect the Resolution and Order of Abandonment within two (2) years from the date of the action by the Planning Commission or this conditional abandonment will be null and void.

WAB26-0003
EXHIBIT B



Date: April 16, 2026

To: Chris Bronczyk, Senior Planner

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

Re: Abandonment Case Number WAB26-0003 (Cinder Lane)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of the North, South and West 33-foot government patent easement.

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

No water rights conditions for this abandonment.

**WAB26-0003
EXHIBIT B**

From: [COOPER, CLIFFORD E](#)
To: [Bronczyk, Christopher](#)
Subject: WAB26-0003 (Cinder Lane)
Date: Wednesday, April 15, 2026 9:29:16 AM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Chris,

AT&T and NVEnergy share a pole line that bisects the subject property. Abandoning the northern 33ft easement could adversely affect the existing utilities. AT&T sees in the ALTA report #s 5 and 11, that utilities are part of the exceptions on this property. As long as the utility line is protected by these exceptions, AT&T does not have any adverse comments for this project.

Thanks,

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

**WAB26-0003
EXHIBIT B**

Abandonment WAB26-0003

Chris Bronczyk, cbronczyk@washoecounty.gov, 775-328-3612

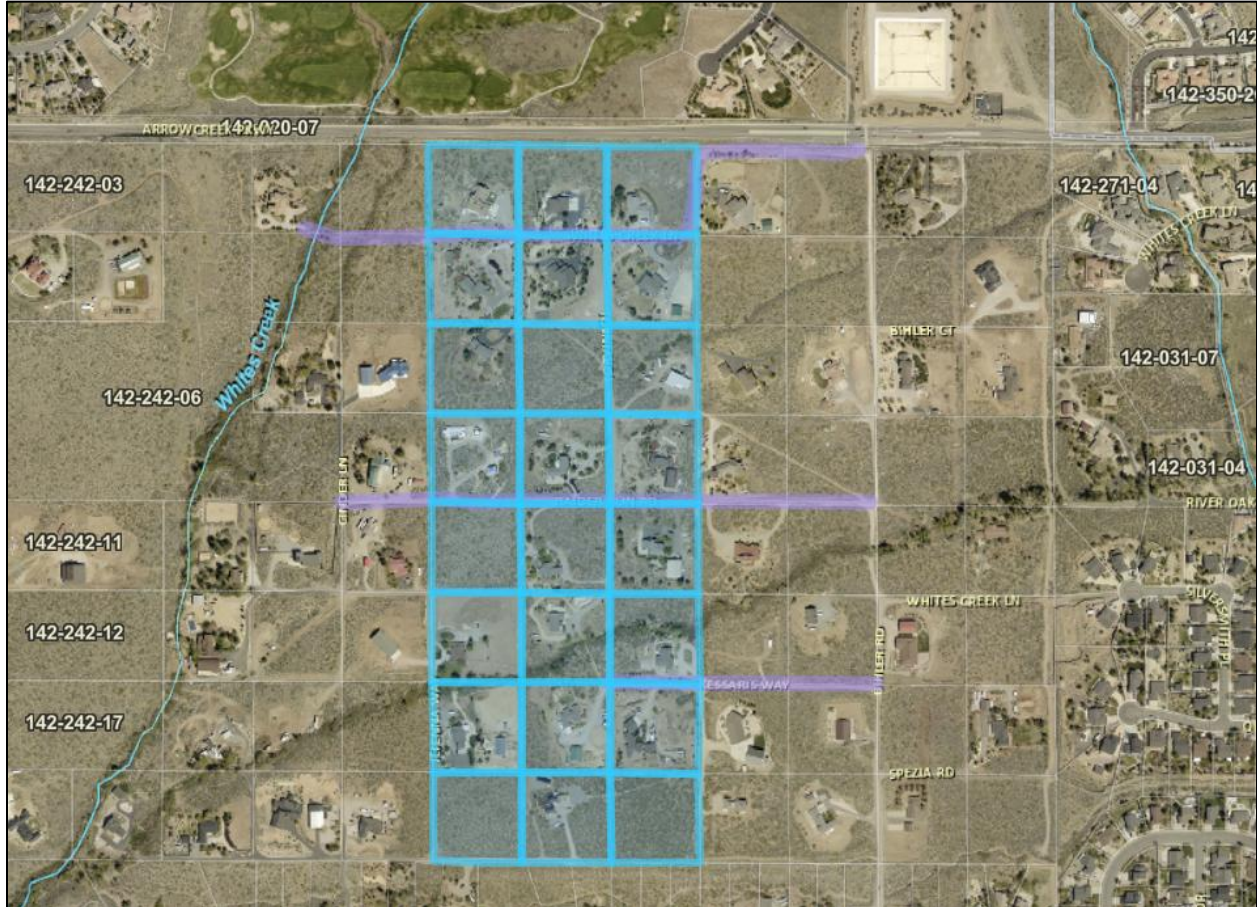
142-241-22 0 Cinder Lane

TMFPD Comments by Jenny Williamson, jewilliamson@tmfpd.us, 775-444-8521:

1. 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/>
2. No other concerns at this time.

Public Notice

Pursuant to Washoe County Code Section 110.806.15(c)(1) public notification consists of notification by mailing to each owner of property abutting or connected to the proposed vacation or abandonment. This proposal was notified to **24** separate property owners.



NOTICING MAP

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:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
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:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:		Phone:	
Fax:		Fax:	
Email:		Email:	
Cell:		Cell:	
Other:		Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

**Abandonment Application
Supplemental Information**
(All required information may be separately attached)

1. What and where is the abandonment that is being requested?

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

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

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

5. What factors exist or will be employed to prevent the proposed abandonment from resulting in significant damage or discrimination to other property in the vicinity?

6. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the abandonment request? (If so, please attach a copy.)

* Yes	* No
-------	------

IMPORTANT

NOTICE REGARDING ABANDONMENTS:

To the extent that Washoe County does not own the easements in question, it cannot abandon them. Therefore, an abandonment request is in effect a “quitclaim” by the County of whatever interest it might have in the easements in favor of the owners who applied for the abandonment. For example, if the abandonment is approved by Washoe County and recorded, it will likely affect the allowable building envelope on the property, to the benefit of the applicant. However, even if the abandonment is approved, it should not be construed as an assertion by the County of ownership over the easements in question. To the extent other property owners nearby or other entities might have any ownership interests in these easements, an approved abandonment by the County does not affect those interests and the property owners associated with this abandonment are responsible for utilizing whatever legal mechanisms are necessary to address those interests on their own.

Nevada 057690

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant

John Edward Chech

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 18 N., R. 20 E.,

Sec. 30, Lot 28.

The area described contains 2.50 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

Reserving unto the United States its permittee or licensee, the right to enter upon, occupy and use, any part or all of that portion of the N $\frac{1}{2}$ NE $\frac{1}{4}$ said Sec. 30, lying within 50 feet of the center line of the transmission line right-of-way of the Sierra Pacific Power Company, Project No. 270 for the purposes provided in the Act of June 10, 1920 (41 Stat. 1063), and subject to the conditions and limitations of Section 24 of said Act, as amended by the Act of August 26, 1935 (49 Stat. 846).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the TWENTIETH day of JULY in the year of our Lord one thousand nine hundred and SIXTY-ONE and of the Independence of the United States the one hundred and EIGHTY-SIXTH.

For the Director, Bureau of Land Management.

By Ruth W. Talley
Chief, Patents Section.

[SEAL]

1221260

Patent Number

20

WAB26-0003

EXHIBIT D

385893

DOCUMENT No. _____

Filed for record at the request of John Edward Coheck

JUN 3 1963 at 25 Minutes past 1 o'clock P M.

Recorded in Book E of LAND PATENT

Page 345 Records of Washoe County, Nevada.

DONALD QUESTA, County Recorder

Fee: \$ 1.75

By Harold Louisa Deputy

COPY



Preliminary Title Report

File No.: 2893614

Prepared by:

Stewart Title Company

5390 Kietzke Ln.101

Reno, NV 89511

(775) 332-7100

In conjunction with escrow:

, Escrow Officer

Escrow No.: 14224122



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

Original
PRELIMINARY REPORT

Our Order No.: 2893614
Proposed Buyer/Borrower: Tim Tornstrom and Patricia Piedad Segura
Seller:

Sales Price:
Loan Amount:

Property Address: 0 Cinder Lane, Reno, NV 89511

Proposed Lender:

Today's Date: April 6, 2026

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.

Renee Muldoon

Authorized Countersignature
Renee Muldoon, Title Officer

Dated as of March 20, 2026 at 8:00AM

When replying, please contact:

, Escrow Officer
Fax:
Email:

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 SIMPLE

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

[Tim Tornstrom and Patricia Segura, as Trustees of the Tornstrom Segura Trust \(created by a Trust Instrument dated September 28, 2023\)](#)

File Number: 2893614

LEGAL DESCRIPTION

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

Mount Diablo Meridian, Nevada, Township 18 North, Range 20 East, Section 30, Lot 28.

NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Washoe County, Nevada on March 26, 2013, as Instrument No. [4218474](#), of Official Records.

APN: [142-241-22](#)

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 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.
5. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
6. 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.
7. Any lien or right to a lien for services, labor, equipment or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. Water rights, claims or title to water, whether or not shown by the public records.
9. The lien, if any, of supplemental taxes, assessed pursuant to the provision of the Nevada Revised Statutes.
10. Any liens that may be created for delinquent waste management charges pursuant to NRS 444.520.
11. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
12. Taxes for the fiscal year 2025 to 2026 have been paid in full in the amount of \$925.26
Assessors Parcel No. 142-241-22
13. Any liens that may be created for Delinquent Sewer Charges by reason of said premises lying within the City of Reno/Sparks, the County of Washoe (Sewer). Contact the following for Sewer/Water, and/or Tax Assessment information: City of Reno Sewer at (775) 334-2095; City of Sparks Sewer at (775) 353-2360; County of Washoe Sewer at (775) 954-4601; Washoe County Treasurer at (775) 328-2510. Delinquent amounts may be added to and collected through the secured real property tax roll of the Washoe County Assessor's Office and included in the tax installments referenced above.

14. Mineral rights, reservations, easements and exclusions in the patent from the United States of America recorded June 3, 1963, in Book G, Page 345 Instrument No. [385893](#), of Official Records.
15. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on Subdivision Map, Official Records of Washoe County, Nevada.
16. Rights of parties in possession of the subject property by reason of unrecorded leases, if any.

NOTE: This report is being issued for information purposes only, no liability assumed.

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. Satisfactory verification of the identity of the seller(s) and buyer(s) is required prior to recording and/or closing the transaction.
11. We find no open Deeds of Trust of record. Please verify by inquiry of escrow personnel and/or agents whether or not we have overlooked something and advise the title department, prior to closing.
12. The requirement that an Owner's Declaration/Affidavit be completed, and supplied for review prior to the issuance of a policy of title insurance.
13. The requirement that a copy of the Tornstrom Segura Trust (created by a Trust Instrument dated September 28, 2023), Agreement and any amendments thereto, be supplied to this office for review prior to the issuance of any policy of title insurance.
14. Note: According to the public records there have been no Deed(s) of record conveying the property described in this report for the previous 24 months.

The last Deed(s) of record conveying the property described in this report is/are as follows:

A Grant, Bargain, Sale Deed executed by Katherine A. Arriaga, Trustee of the Arriaga Family Trust, dated September 19, 2016 to Tim Tornstrom and Patricia Piedad Segura, husband and wife, as joint tenants, recorded January 15, 2019 as Instrument No. [4881138](#), in the Office of the County Recorder, Washoe County, Nevada..

A Grant, Bargain, Sale Deed executed by Tim Tornstrom and Patricia Piedad Segura, husband and wife as joint tenants to Tim Tornstrom and Patricia Segura, as Trustees of the Tornstrom Segura Trust (created by a Trust Instrument dated September 28, 2023), recorded November 8, 2023 as Instrument No. [5417921](#), in the Office of the County Recorder, Washoe County, Nevada.

END OF REQUIREMENTS AND NOTES

STEWART INFORMATION SERVICES CORPORATION GRAMM-LEACH BLILEY PRIVACY NOTICE

This Stewart Information Services Corporation Privacy Notice (“Notice”) explains how we and our affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) 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, or other similar identifiers.
2. Demographic Information: Marital status, gender, date of birth.
3. Personal Information and Personal Financial Information: Full name, signature, social security number, address, driver’s license number, passport number, 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 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 in connection with a transaction.
2. To improve our products and services.
3. To communicate with you about 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 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, your realtor, broker, or a lender). Stewart may disclose your personal information to non-affiliated third-party service providers and vendors to render services to complete your transaction.

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.
- Parties involved in litigation and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations, taxing authorities, if required in the transaction.
- 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 your information with affiliates for direct marketing, you may send an "opt out" request to OptOut@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 directly 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 specific questions or comments about this Notice, the ways in which Stewart collects and uses your information described herein, or your choices and rights regarding such use, 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

STEWART INFORMATION SERVICES CORPORATION PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

Stewart Information Services Corporation and its affiliates and majority-owned subsidiary companies (collectively, “Stewart,” “our,” or “we”) respect and are committed to protecting your privacy. Pursuant to the California Consumer Privacy Act of 2018 (“CCPA”) and the California Privacy Rights Act of 2020 (“CPRA”), we are providing this **Privacy Notice** (“CCPA Notice”). This CCPA Notice explains how we collect, use, and disclose personal information, when and to whom we disclose such information, and the rights you, as a California resident have regarding your Personal Information. This CCPA Notice supplements the information contained in Stewart’s existing privacy notice and applies solely to all visitors, users, consumers, and others who reside in the State of California or are considered California Residents as defined in the CCPA (“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

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

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.

B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)). A name, signature, Social Security number, 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.

C. Protected classification characteristics under California or federal law. Age, race, color, ancestry, national origin, citizenship, marital status, sex (including gender, gender identity, gender expression), veteran or military status.

D. Commercial information. Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.

E. Internet or other similar network activity. Browsing history, search history, information on a consumer’s interaction with a website, application, or advertisement.

F. Geolocation data

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:

- 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 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).
- 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, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all 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).

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:

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: Internet or other similar network activity

Category F: Non-public education information

A. Your Consumer Rights and Choices Under CCPA and CPRA

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

i. 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.

ii. Deletion Request Rights

You have the right to request that Stewart delete any 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.

iii. 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 Notice.

iv. Correction of Inaccurate Information

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

v. **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

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 submit a verifiable consumer request to us by the available means provided below:

1. Emailing us at OptOut@stewart.com; or
2. Visiting <https://www.stewart.com/en/quick-links/ccpa-request.html>

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.

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 rights. Unless permitted by the CCPA, 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 CCPA Notice

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

Link to Privacy Notice

<https://www.stewart.com/en/privacy.html>

Contact Information

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

PROJECT INFORMATION

Assessed Owner: TIM TORNSTROM & PATRICIA PIEDAD SEGURA

Lot 28 of Section 30, T18N, R20E, M.D.M. (R1 & R2)

APN: 142 - 241 - 22

Address: 0 Cinder Lane RENO, NV

AREA: 2.51 Acres +/-

REFERENCES

R1 = U.S.D.I. B.L.M. SUPPLEMENTAL PLAT OF SECTION 30, T18N, R20E MDM. DATED FEBRUARY 9, 1961.

R2 = U.S.A. PATENT NO. 1221260 TO JOHN EDWARD CHECH DATED JULY 20, 1961 IN THE U.S. B.L.M. RECORDS.

R3 = RECORD OF SURVEY S1765 FOR FALCIONI BY STANTON DATED JULY 25, 1985.

R4 = RECORD OF SURVEY S4200 FOR ANDERSON BY BIGBY DATED FEBRUARY 18, 2003.

R5 = FEMA FIRM MAP NUMBER 32031C3245G DATED MARCH 16, 2009 AND UPDATED BY FEMA WITH A LETTER DATED JUNE 18, 2013.

FLOOD PLAIN NOTE

THE FLOOD ZONE BOUNDARY DEPICTED ON THIS MAP WAS COPIED FROM DIGITAL DATA SHOWN ON THE FEMA MAP AND THE WASHOE COUNTY GIS MAP.
 ZONE A = AREAS WITH A 1% CHANCE OF FLOODING
 ZONE X = AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN (R5)

BASIS OF BEARINGS

THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK.
 GROUND COORDINATES ARE SHOWN AND WERE OBTAINED BY MULTIPLYING THE GRID COORDINATES BY THE SPARKS MODIFIED SCALE FACTOR OF 1.000197939 (R/S 2775, R/S 3396, & R/S 3885). ALL DISTANCES SHOWN ARE GROUND DISTANCES.

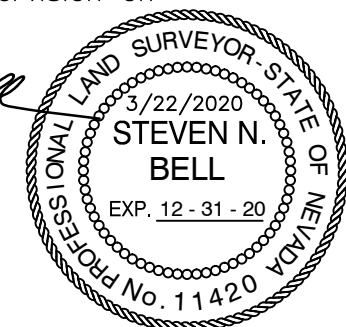
VERTICAL DATUM

NAVD 88 PER CITY OF RENO VERTICAL CONTROL NETWORK
 BENCH MARK: No. 3091, ELEVATION 4555.77 FT.

SURVEYORS STATEMENT

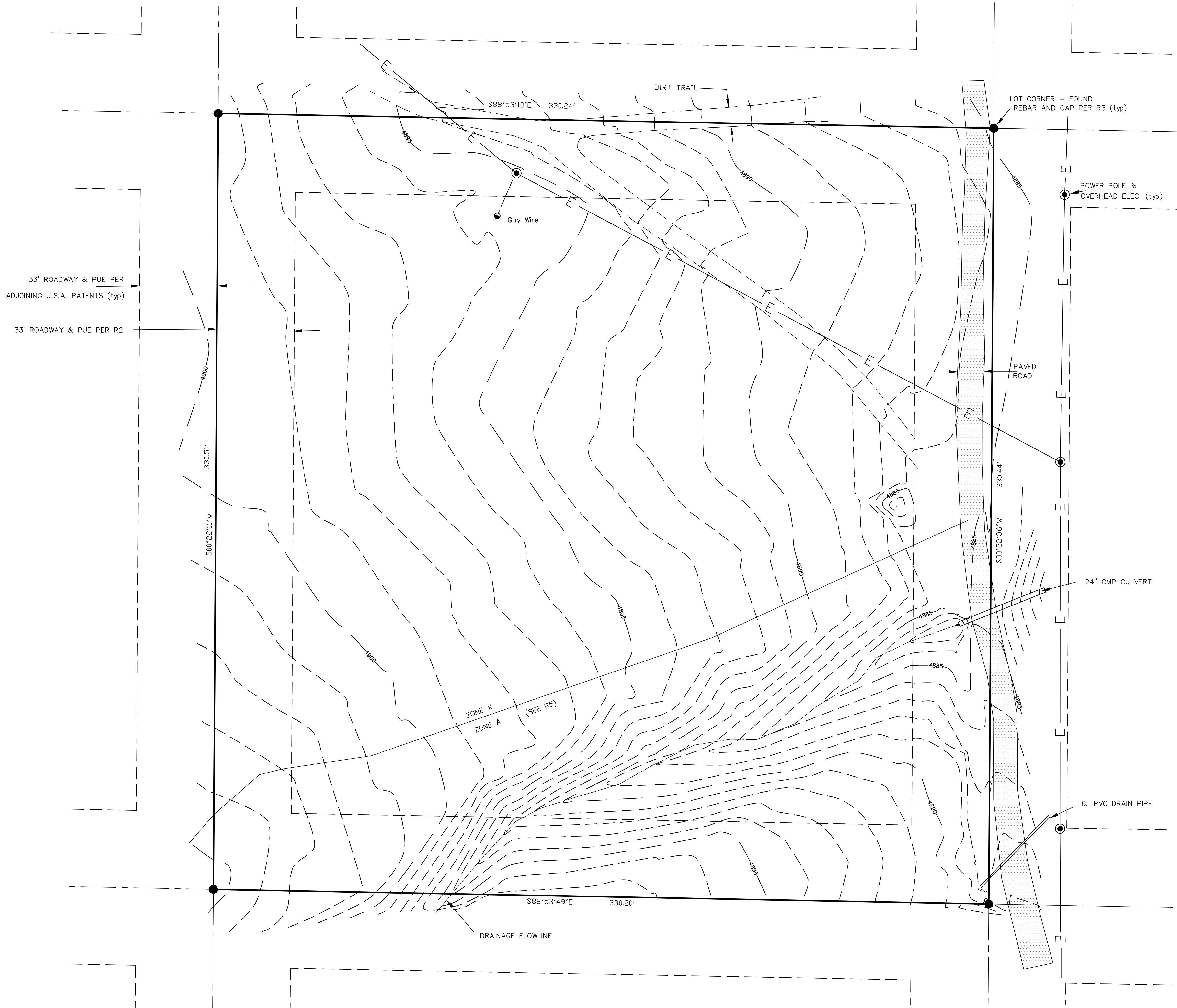
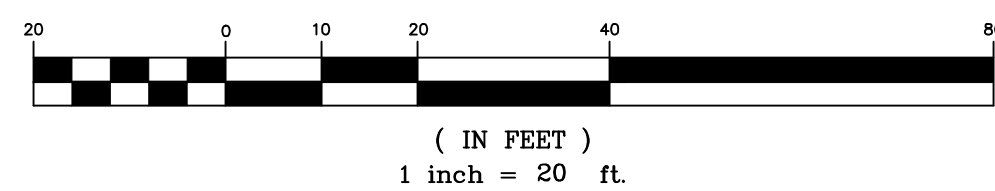
This survey was done by me or under my direct supervision on March 20, 2020

Steven N. Bell
 Steven N. Bell
 PLS 11420



Bell Land Surveying

GRAPHIC SCALE



REVISIONS

TOPOGRAPHIC & BOUNDARY SURVEY

Bell Land Surveying
 100 Fillmore Way
 Reno, Nevada 89519
 (775) 240-3079
 Fallon: 775-423-8701
 email: stevenbell@yahoo.com

DATE: MARCH 23, 2020
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" Contours
 DRAWN BY: SNB
 DESIGNED BY:
 CHECKED BY:
 JOB NO.: 672

SHEET 1 OF 1

APN: 142 - 241 - 22, Address: 0 CINDER LANE
 A Portion of the NE 1/4 of Section 30, T18N, R20E, MDB&M
 WASHOE COUNTY NEVADA

PROPOSED EASEMENT ABANDONMENT (33' WIDTH)

PROPOSED EASEMENT ABANDONMENT (33' WIDTH)

142-241-22

PROPOSED EASEMENT ABANDONMENT (33' WIDTH)

EXISTING 33' EASEMENT (TO REMAIN)

DIRT TRAIL

LOT CORNER - FOUND REBAR AND CAP PER R

POWER OVER

PAVED ROAD

S88°53'10"E 330.24'

S00°22'36"W 330.44'

S00°22'11"W 330.51'

S88°53'49"E 330.20'

ZONE X
ZONE A (SEE R5)

DRAINAGE FLOWLINE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

From: [Jason March](#)
To: [Bronczyk, Christopher](#)
Cc: [Jaclyn March](#)
Subject: Easement Abandonment
Date: Thursday, April 23, 2026 4:14:39 PM
Attachments: [preview.png](#)

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hello Chris,

I am writing to ask how we go about protesting the abandonment of easements on 0 Cinder Lane. Our property borders the north side of the 0 Cinder property so we will be directly and negatively impacted by the loss of this easement. Any guidance or direction you can provide in this matter would be appreciated.

W

Your entire applica
personal information

Project Information
Project Name:0 Cind
Project Abandon Description:142-241
Project Address:0 Cin
Project Area (acres or :
Project Location (with The parcel (APN 142-241· terminus of Torvinen Drive
Assessor's Parcel N 142-241-22
Indicate any previous Case No.(s).
Applic
Property Owner:
Name:Tim Tornstrom
Address:

Phone:
Email:
Cell:
Contact Person: Tim
Applicant/Developer
Name: Tim Tornstrom
Address:
Phone:
Email:
Cell:
Contact Person:
Date Received:
County Commission E
CAB(s):

WAB26-0003_CinderLane_app
 PDF Document · 2.8 MB

Request for Washoe County to Include Clarification for Permanent Building Setbacks

William & Peggy Trigerro – owners of parcel due west (APN 14224123)

As owners of the parcel located due west of the parcel requesting abandonments, we can confirm and agree that the easements for utilities and roads can be abandoned on the west side. All properties that could use these easements have functioning utility and road service in place.

We request Washoe County amend/stipulate/clarify their approval as it relates to the setback for building structures from property borders. The primary reasons are:

1) Defensible space / Wildfires / Safety

- a) A 33-foot easement or setback outlined in the application seems reasonable for permanent building structures. This is a wildfire prone area that has had multiple mandatory evacuations.
- b) Washoe County Planners have undoubtedly worked in cooperation with fire department resources and understand what a reasonable setback should be that allows each homeowner to have complete control/maintenance of their own defensible space. We request this number be amended to the order if other than 33 feet.

2) Insurance – Obtaining and Maintaining Coverage

- a) Wildfire destruction in the western US has made it difficult to obtain and retain property insurance. We have been with the same carrier for 30 years. Within the last two months, our insurance carrier sent an individual to video our property with a special focus on fire prevention. Noted changes, if not addressed, can lead to a termination of coverage. Trees, brush, and/or structures can all be identified as potential reasons to terminate the policy.
- b) The point being that each property owner needs to be able to control their own defensible space not only for safety but the ability to obtain and maintain insurance coverage. Building regulations and conditioned building location approvals will hopefully address these issues in a proactive manner.
- c) Washoe County Planners are likely aware of this insurance issue and likely have insight as to property insurance carriers' requirements. As such, clarification of an appropriate setback distance would be helpful to all property owners in these wildfire prone areas.

Respectfully,

Bill & Peggy Trigerro