



Planning Commission Staff Report

Meeting Date: August 4, 2026

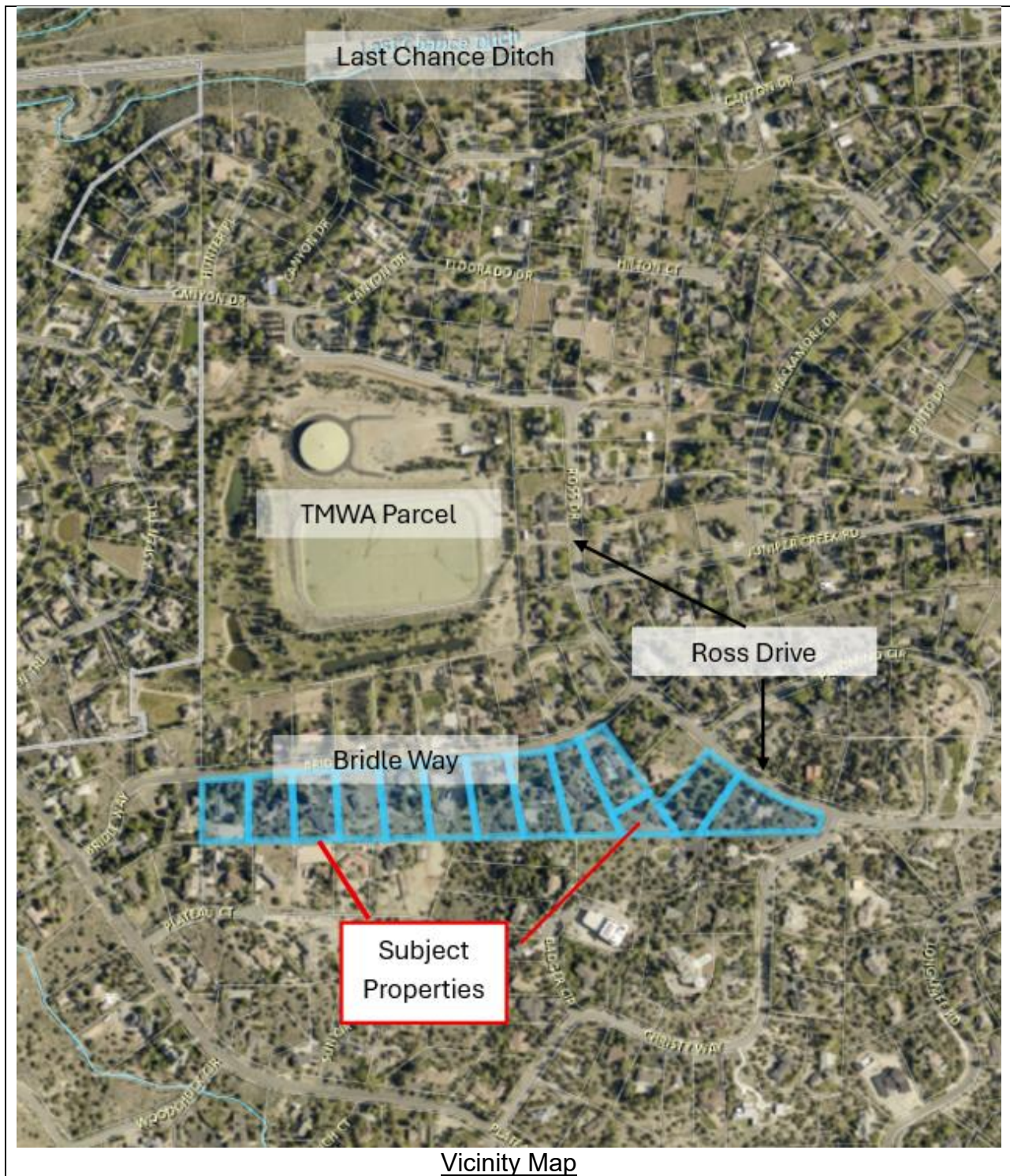
Agenda Item: 9A

ABANDONMENT CASE NUMBER:	WAB25-0009 (Novich)
BRIEF SUMMARY OF REQUEST:	To abandon a 30-foot "Bridle Path" easement within the Juniper Hills subdivision.
STAFF PLANNER:	Courtney Weiche, Senior Planner 775.328.3608 cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest in the 30-foot "Bridle Path" easement for lots 1, 2, & 5 through 14 as shown on Block G of Tract Map 627 – Juniper Hills recorded as File No. 312282. The area requested to be abandoned is approximately 73,080 square feet in size and is located to the rear (south) of the lots south of Bridle Way and to the west of APN 009-095-01.

This application is submitted by Cris Novich on behalf of all subject property owners. The properties are located along Bridle Way and Ross Drive (APNs 009-095-01, -02, -03, -04, -05, -06, -07, -08, -09, -20, -22 & -23). The proposal is being reviewed under Development Code Article 806, Vacations and Abandonments of Easements of Streets and is situated within Commission District 1. The site is currently governed by the Suburban Residential Master Plan land use designation and the Low Density Suburban Regulatory Zone zoning district, within the boundaries of the Southwest Truckee Meadows Planning Area.



STAFF RECOMMENDATION

APPROVE

**PARTIAL APPROVAL WITH
CONDITIONS**

DENY

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Abandonment Definition

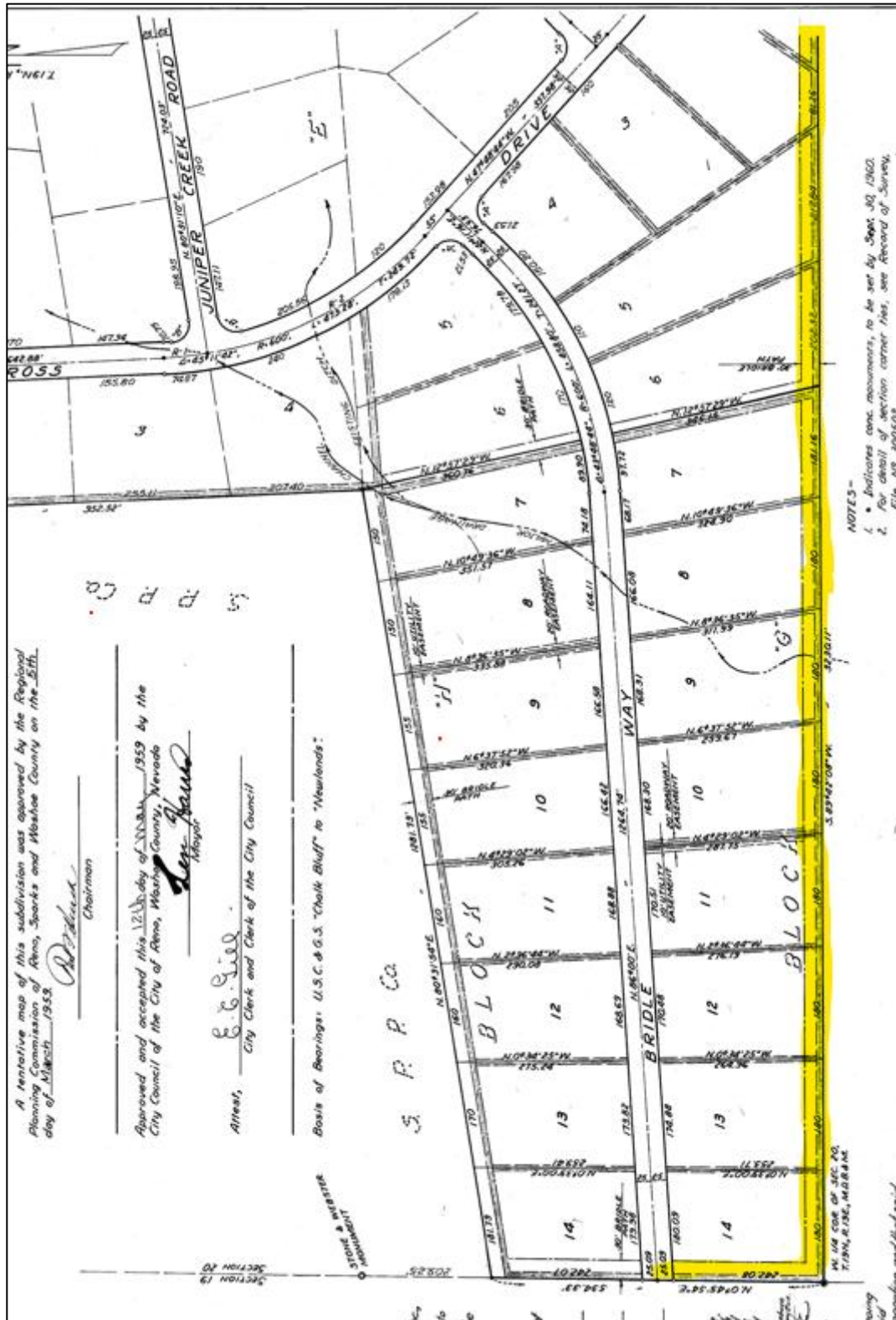
The purpose of an abandonment is to allow for the vacation or abandonment of easements or streets. If the Planning Commission grants an approval of the abandonment, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed prior to the recordation 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 WAB25-0009 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.

All subject properties have a regulatory zone of Low Density Suburban.



Site Plan

Existing 30-foot easement "Block G" of Tract Map 627

Project Evaluation

The applicant is requesting that the County abandon its interest in approximately 73,080 square feet of the full 30-foot-wide “Bridle Path” easement located along the rear (south) of the lots south of Bridle Way and west of APN 009-095-01 (the applicant-owned parcel). Staff recommends partial approval limited to an 18-foot-wide portion, or approximately 43,848 square feet, with the remaining continuous 12-foot-wide bridle path easement retained. The precise area to be abandoned and the retained corridor must be shown on revised legal descriptions and exhibit maps to be approved by the Engineering and Capital Projects Division before recordation.

Background

The applicant applied for a building permit to construct an accessory structure in 2025 - at which time they received corrections to locate the structure outside the subject easement. Prior to this, the applicant was unaware there was an easement on their parcel as an existing structure currently is located within the easement (constructed by the previous owners). See below aerial image with the easement overlay.

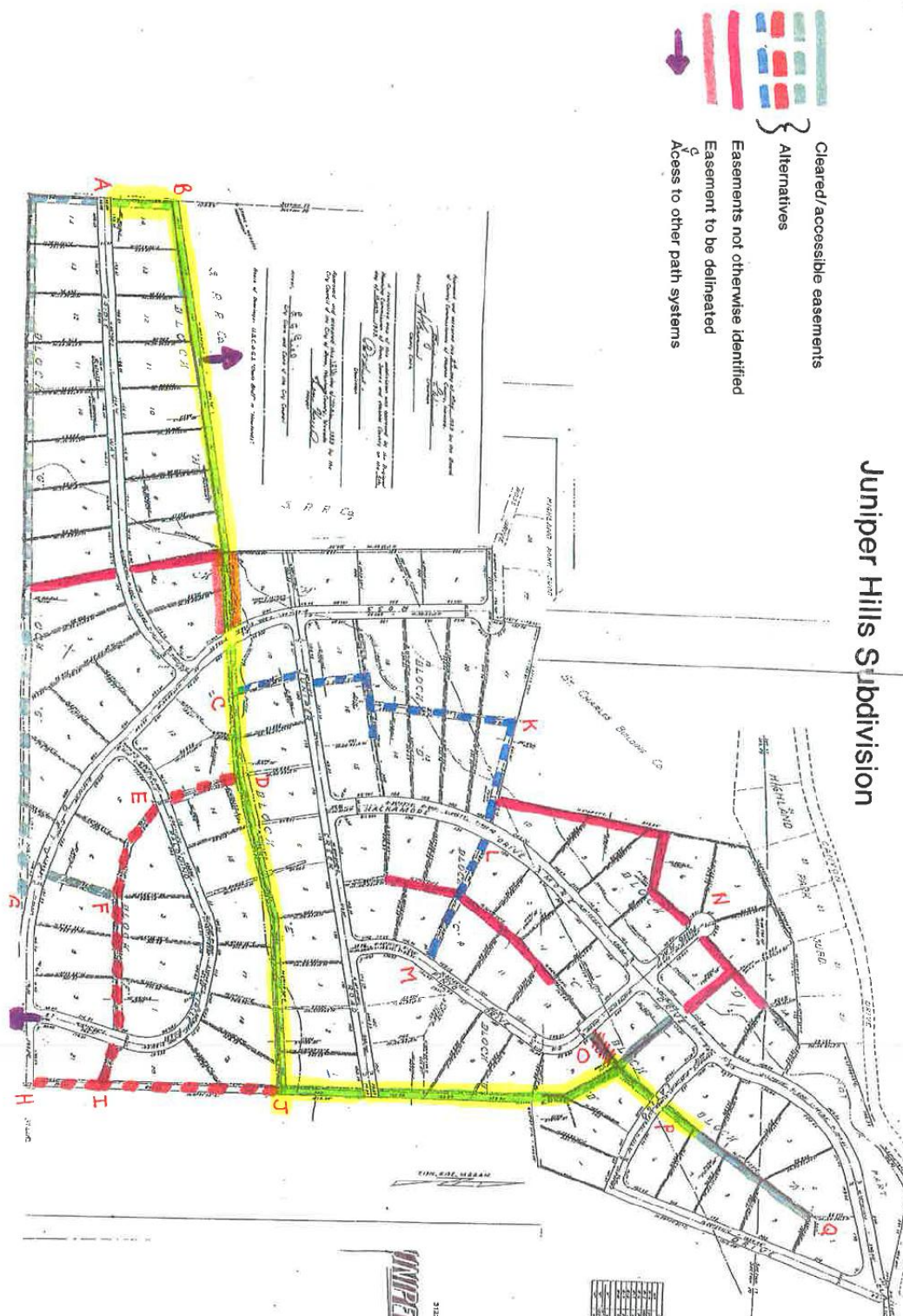


After discussions with staff, the applicant was directed to obtain input from the affected property owners along the full easement segment extending from the applicant's parcel east to Ross Drive, across twelve parcels. Staff determined that approval of the abandonment could not be bifurcated parcel by parcel, instead the request for abandonment should consider a rational segment of the Bridle Path trail network in this location. The applicant subsequently obtained written support from each affected property owner; see Exhibit F, Project Application.

Easement History

The subject easement is located within the Juniper Hills subdivision in the Southwest Truckee Meadows Planning Area. Washoe County accepted the dedication of the streets and bridle path easements on May 5, 1959. County records indicate that the Bridle Path easements were not actively maintained by the homeowners association as was required by the CC&R's. Over time, portions of the network developed vegetation, fencing, structures, stored materials, and other impediments, while other portions remained relatively open.

In 1997 and 1998, in response to resident requests, County staff evaluated the entirety of the trail Bridle Path trail system and the Board of County Commissioners directed limited clearing and fencing of selected, practical routes intended to provide connected loops. The work was site-specific, subject to property-owner coordination and available funding, and did not establish an ongoing County program to restore or maintain every Juniper Hills bridle path easement. The recorded CC&Rs prohibit obstructions and debris within designated bridle paths; however, there has been no mechanism to enforce or fund a maintenance schedule for the entire trail network.



Historical 1997–1998 map with colors illustrating the paths considered for clearing. The highlighted portion was agreed to be improved and is currently being maintained voluntarily by the homeowners.

Analysis

Washoe County Planning and Parks staff conducted a site visit with the applicant and observed the subject easement from end to end. Conditions vary along the corridor and include mature vegetation, grade changes, fencing, landscaping, and other improvements that limit practical public access. Some portions remain visually discernible and relatively unobstructed, while other portions are heavily vegetated or constrained by topography and adjacent private improvements.

Staff received public comments from 3 neighbors opposing the complete abandonment of the easement and raising concerns regarding neighborhood connectivity, historic use, wildfire conditions, and preservation of rural character. Staff reviewed the submitted materials and determined that several photographs depict improvements, travel areas, or landscaping located on adjacent private property *outside* the recorded easement. The comments nevertheless demonstrate a continued public interest in retaining a usable neighborhood corridor.

Complete abandonment would extinguish the County's public access interest across this segment. As a compromise to both those that support and oppose the abandonment, staff is recommending a partial approval to retain a continuous 12-foot-wide bridle path easement across the affected parcels. This approach preserves a public corridor for compatible passage and potential future restoration while reducing the existing 30-foot encumbrance on the directly affected properties. The retained corridor must be clearly depicted in revised survey exhibits and legal descriptions per the conditions of approval.

Reviewing Agencies

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

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X		
TMFPD	X	X	X	Jenny Williamson; Jen Donohue
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	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 subject easement was dedicated in 1959 as part of Tract Map 627, Juniper Hills. The subject properties have a master plan designation of Suburban Residential (SR) and have a Low Density Suburban (LDS) regulatory zone. Staff considered applicable Southwest Truckee Meadows Area Plan policies recognizing bridle paths, recreation, pedestrian ways, and the area's rural character. Complete abandonment would remove any potential for a future public corridor; however, the recommended partial abandonment retains a continuous 12-foot-wide bridle path easement across the twelve affected parcels. The recommendation does not change the land use designation, regulatory zone, residential density, or development pattern and preserves the separate 10-foot wide public utility easement. Staff therefore finds the partial abandonment consistent with the policies, standards, and maps of the Master Plan and the Southwest Truckee Meadows Planning Area.

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

Staff Comments: Staff observed varying conditions along the easement, including open areas as well as vegetation, grade changes, fencing, landscaping, and other impediments. Staff also considered public comments concerning connectivity and historic use. Several photographed features identified by commenters are outside the recorded easement; nevertheless, full abandonment would eliminate the County's public access interest across this segment and any potential to make improvements if means became available.

The recommended partial abandonment retains a continuous 12-foot-wide public bridle path easement and the separate 10' public utility easement. No parcel relies on the bridle path for vehicular access, and the retained corridor preserves the opportunity for possible future improvements. Conditions of approval require revised legal descriptions and exhibit maps demonstrating a retained corridor. Based on the retention of public access over 12 feet, preservation of utility interests, current site conditions, and the absence of an established County program to maintain the full 30-foot corridor, staff finds that the partial abandonment would not result in material injury to the public.

- (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: The recommended action would abandon only a 18-foot-wide portion of the existing 30-foot bridle path easement. The remaining 12-foot bridle path easement and the separate 10-foot public utility easement shown on Tract Map 627 would remain in place. Reviewing utility providers did not identify a conflict requiring relocation of existing facilities, and no utility relocation is necessary. Staff therefore finds that existing utility easements will continue to provide equivalent service following the partial abandonment.

Recommendation

After analysis and review, staff recommends partial approval with conditions of Abandonment Case Number WAB25-0009, limited to abandonment of a 18-foot-wide portion of the existing 30-foot bridle path easement. The remaining continuous 12-foot-wide bridle path easement and the separate public utility easement would be retained. 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 WAB25-0009 for Chris Novich, limited to abandonment of a 18-foot-wide portion of the existing 30-foot-wide bridle path easement, with the remaining continuous 12-foot-wide bridle path easement retained, subject to the conditions included as Exhibit A and revised legal descriptions and exhibit maps approved by the Engineering and Capital Projects Division, having made all three findings in accordance with Washoe County Code Section 110.806.20:

- (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.

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 WAB25-0009

The project approved under Abandonment Case Number WAB25-0009 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on August 4, 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.

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 – Courtney Weiche, Senior Planner, 775.328.3608, cweiche@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, Licensed Engineer, 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. 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.

- c. 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.

*** End of Conditions ***



Date: April 16, 2026

To: Courtney Weiche, Senior Planner

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

Re: Abandonment Case Number WAB25-0009 (Novich)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an abandonment of Washoe County's interest of a ± 30 foot-wide easement (known as Bridle Path) on the west side of APN 009-095-23 and along the south side of twelve adjacent parcels.

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

No water rights conditions for this abandonment.

**WAB25-0009
EXHIBIT B**

From: [Weiche, Courtney](#)
To: [COOPER, CLIFFORD E](#)
Subject: RE: WAB25-0009 (Novich)
Date: Monday, April 20, 2026 1:40:00 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Clifford,

Thank you for this information. I will add it to the file. The request would not remove any utility easements but I will be sure to correctly reference them in my staff report.



Courtney Weiche, Senior Planner

Planning & Building Division | Community Services Department

cweiche@washoecounty.gov | Direct Line: 775.328.3608

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From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Wednesday, April 15, 2026 9:09 AM
To: Weiche, Courtney <CWeiche@washoecounty.gov>
Subject: WAB25-0009 (Novich)

This Message Is From an External Sender

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[Report Suspicious](#) 

Courtney,

In the attachment section shown below, it states that the Utility Easement will remain (#4) and in #5, it is stated that there are no utilities in the bridle path. NVE and AT&T share a pole line through APNs 041-691-04 and APNs 009-095-01, -02-, 03, -04, -05, -06, -07, -08, -09, and -023. AT&T sees that #4 protects the utility easement and that #5 is in error. Whether that makes any difference or not is up to the County.

WAB25-0009
EXHIBIT B



Date: April 22, 2026

To: Courtney Weiche, Senior Planner

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

Re: Abandonment Case WAB25-0009 Novich Abandonment
APN: 009-095-01, -02, -03, -04, -05, -06, -07, -08, -09, -20, -22 & -23

GENERAL COMMENTS

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application is for the abandonment of the bridle-path easement along the western and southern borders on the subject parcel and is located on approximately 1.03 acres on the south side of Bridle Way in southwest Reno. 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 property owner. 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

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. 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.
3. 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.

WAB25-0009
EXHIBIT B

January 29, 2026

Washoe County Community Services
Planning and Development Division

RE: WAB25-0009; 4400 Bridle Way

Dear Washoe County Staff:

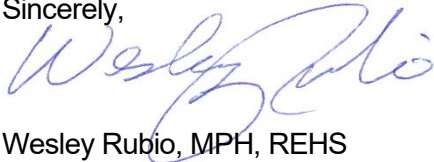
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio - wrubio@nnph.org

- a) NNPH has reviewed the above project and has no objections to the approval as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Wesley Rubio, EHS Supervisor at wrubio@nnph.org regarding all NNPH comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health
Northern Nevada Public Health

WAB25-0009
EXHIBIT B





Date: June 2, 2026

To: Courtney Weiche, Senior Planner

From: Faye-Marie Pekar, Park Planner

Re: Abandonment Case Number WAB25-0009 (Novich)

As part of Juniper Hills Subdivision, Bridle Path Easements

APNs: 009-095-01, -02, -03, -04, -05, -06, -07, -08, -09, -20, -22
& -23

GENERAL COMMENTS

Washoe County Regional Parks and Open Space Division staff have reviewed the above referenced application. The Development Agreement case is for hearing, discussion, and possible action to approve an abandonment of Washoe County's interest of a ± 30 foot-wide easement (known as Bridle Path) on the west side of APN 009-095-23 and along the south side of twelve adjacent parcels.

The County Park Planner shall determine compliance with the following conditions of approval.

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

Contact Information: Faye-Marie Pekar, Park Planner. (775) 328-3611

Comments Regarding Applicant Requests:

1. **Abandonment of Washoe County's Interest of a $30\pm$ foot-wide Bridle Path Easement from APN's 009-095-01, -02, -03, -04, -05, -06, -07, -08, -09, -20, -22 & -23**
 - A. The Bridle Paths within Juniper Hills Subdivision are not part of the regional trails system network or serve as a connector to regional trail paths. The Bridle Paths are internal to the subdivision and are part of an overall bridle path network serving all property owners within the Juniper Hills subdivision.

WAB25-0009
EXHIBIT B

Abandonment WAB25-0009

Courtney Weiche, cweiche@washoecounty.gov, 775-328-3608

009-095-01 4400 Bridle Way

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.

From: [angela beal](#)
To: [Weiche, Courtney](#)
Subject: Regarding Case Number: WAB25-0009 (Novich)
Date: Tuesday, May 5, 2026 2:54:50 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

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Dear Courtney,

My name is Angela Beal, and I live on Bridle Way. I own four horses and moved to this neighborhood almost three years ago because it is one of the last neighborhoods close to downtown that was planned and zoned for horses. One of my main reasons for moving here was the equestrian community and access to the bridle paths.

My friend, a local neighbor, and I have helped maintain and ride the existing bridle path trails, which has led to increased community use by non-equestrians as well. I believe the bridle path proposed for abandonment could still be a useful path for the community. It would provide access to connect an equestrian boarding facility to the other bridle path trails, it serves as an equestrian loop around Bridle Way, and it fully connects access to the bridle paths on Palomino Circle and Ross Drive. Currently, access is fairly landlocked, and to reach the trails around the neighborhood, riders must travel on the road for at least a mile, which is unsafe for equestrians.

I recently walked the trail on foot, and aside from overgrowth and some homeowners not providing easement access because of barbed wire fencing, it is entirely walkable. I believe it could become an equestrian trail with some minor tractor work and adjustments to the fence line. In most sections, it is very wide, appears well maintained, and is clearly a bridle path.

My thought is that just because a trail is overgrown does not mean it is no longer useful, especially given that this is one of the last equestrian communities close to town. We should work to preserve Reno's heritage because once the bridle path is abandoned, it would be very difficult to restore. The trail to Horsemen's Park has already been blocked by the Caughlin Ranch development, and I think it is important to preserve equestrian access in a community that was planned for horses.

Thus, I have some questions regarding the proposed abandonment of the bridle path trail:

- If it was never developed as a bridle path, why was it never developed, and who had the responsibility to develop or improve the easement? Was that responsibility ever assigned to a developer, the County, or anyone else?
- Was the path never developed or maintained because of topography, lack of County action, or private obstructions such as fences and trees that blocked development?

- Can a map be provided showing the other bridle path trails and which trails this bridle path is meant to connect to?
- Regarding the abandonment decision, who has the authority to decide, and what is the process for how the decision is made?
- Has the County verified that abandonment would not materially injure nearby property owners or eliminate a useful access route?
- Has the County considered a narrower abandonment or another alternative that preserves horse access?
- Has the County received objections or support from other affected owners, and how many?

Kind regards,

Angela Beal

Request to Preserve the Bridle Path Easement

Opposition to Case Number WAB25-0009

Request to Preserve the Bridle Path Easement

- We recognize that some affected property owners may support abandonment because the Bridle Path easement has become overgrown and uncertain to maintain.
- We understand that property owners want clarity regarding, fencing, landscaping, maintenance responsibilities, utilities, and future improvements.
- The present condition appears to be the result of vegetation growth, minor landscaping impediments, inconsistent maintenance, and unclear responsibility for restoring or maintaining the Bridle Path.

Abandonment Concerns

- **Loss of trail access:** The easement could provide important walking, equestrian, dog-walking, and neighborhood trail connectivity.
- **Impact to numerous adjacent parcels:** The abandonment application affects all of Juniper Hills neighborhood, as well as Washoe County, not just a single section of Bridle Way. This is a shared community asset and should be treated as a wide-impact issue.
- **Loss of rural neighborhood character:** Juniper Hills is valued for its open, rural, equestrian-friendly feel. Removing trail easements weakens that character and undermines the planned intent for the neighborhood.
- **Reduced property values and marketability:** Trail access, open space, and neighborhood connectivity are amenities that many buyers value. Removing the easement could reduce nearby property values and marketability.
- **Bad precedent:** If one trail easement is abandoned for one property owner's building plans, other trail easements may be threatened in the future.
- **Fire and emergency concerns:** In a high wildfire risk area, open corridors, buffers, and possible emergency access routes should be preserved whenever possible.
- **Defensible-space concerns:** If abandonment allows a building to be placed very close to a property line, it may make wildfire defensible-space compliance harder and may shift fire risk toward neighboring properties.
- **Loss of future use:** Even if the trail has not been used recently, it may still be valuable for future trail restoration, neighborhood connectivity, equestrian access, fire safety, or open-space preservation. Several Juniper Hills neighbors, including residents who have helped maintain other portions of the bridle path system in the past, have already stated that they would help maintain this section of trail.
- **Possible obstruction should be investigated:** If the easement has not been used because it was blocked by fencing, landscaping, gates, or other private improvements, that should not be used as a reason to abandon it. The County should investigate whether the easement has been legally open and usable.

Abandonment Claims Need Further Review

Abandonment Application Claims

- Easement was never fully developed or maintained
- Current overgrowth makes path infeasible
- No access/ circulation/ drainage/ utility function
- No active CC&R require retention

Neighborhood Response

- Photos in this document show visible, useable, and restorable trail segments
- Juniper Hills CC&Rs prevents building structures and accumulated impediments in the Bridle Path
- The path connects to other portions of the neighborhood trail network
- Access/ circulation/ drainage and utility function has not been fully evaluated
- Juniper Hills CC&R requires retention of the bridle path

Supporting Evidence for Claim Review

- **The Bridle Path was developed:** Images of the bridle path show from recent walk-through by resident that it has been developed, but overgrown and in few cases impeded by minor landscaping (blocking the entrance access point) and potentially blocked by T post fences that are easy to adjust/open for access. The equestrian bridle path walker noted that the landscape could be easily used for equestrian access (not too steep) once the impediments are removed. Additionally, the bridle path easement can be viewed from google earth and other satellite imaging thus reinforcing that it was developed in the past.
- **Current obstructions landscaping, T post fencing, and overgrowth are correctable and should not be assumed to prove the easement has no future value:** Juniper Hills CC&R clearly states that these impediments are not allowed and thus should not be used as a reason to abandon the Bridle Path. Current obstructions should be reviewed under the CC&R language before they are used as justification for permanent abandonment. The County abandonment form asks if there are any CC&R restrictions. The bridle path easement restrictions are clearly stated in the CC&R document that was included with the abandonment application which states that “no active CC&Rs apply”.
- **The area has access to circulation for pedestrians and may have drainage, or utility function:** The abandonment document only contains survey data for a single property on the bridle path. Therefore, it is not fully determined where the utility easement resides, if there could be a circulation or drainage issue. Also have setbacks been considered according to fire code to preserve a defensible space in a high-risk fire zone? The path is also a full trail circle around Bridle Way, it connects to 2 sections on the bridle path network and an external trail on a different network. Therefore, removing it is a loss of connectivity around the neighborhood for pedestrians including kids, hikers, dog walkers, and equestrians.

Justification Summary

- The bridle-path easement is **unused and unimproved** since its creation in 1959.
- The easement is fully obstructed by **dense vegetation, natural slopes, rock, and terrain**.
- The area has **no access, circulation, drainage, or utility function**.
- **No utilities** run within the bridle-path easement.
- Adjacent properties maintain **full independent access** via public roads.
- Washoe County does **not maintain** bridle-path easements.
- There is **no active HOA** maintaining or relying on this easement.
- The separate **10-foot utility easement** remains protected and preserved.

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

No replacement easements are proposed. The bridle-path easement serves no circulation, access, utility, or drainage function, and the existing topography makes any practical use of the path infeasible. In addition, the area is heavily overgrown and has never been cleared, improved, or maintained, further preventing any functional use. The separate 10-foot public utility easement will remain fully intact, ensuring all current and future utility protections are maintained.

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

To the best of the applicant's knowledge, **no active CC&Rs apply** to the bridle-path easement or require its retention. A title review has not identified any restrictions governing this easement.

CC&R Bridle Path Easement Agreement

Juniper Hills CC&R Agreement Article II section 16

- No structure shall be constructed or permitted to remain on a strip of land designated on said map as a bridle path.
- No debris or other material shall be permitted to accumulate on designated said map of bridle path on any area designated on said map as a bridle path that will in any way impede hamper or prevent the use of any such strip for bridle path purposes. Declarants reserve the right to enter upon any lot traversed by said bridle path for the purpose of maintaining and improving the same.

16. An easement is hereby reserved along each strip of land designated as "bridle path" on the map of said subdivision for those desiring to use the same as a bridle path. No structure shall be constructed or permitted to remain on any strip of land designated on said map as a bridle path, and no debris or other material shall be permitted to accumulate on any area designated on said map as a bridle path that will in any way impede, hamper or prevent the use of any such strip for bridle path purposes. Declarants reserve the right to enter upon any lot traversed by said "bridle path" for the purpose of maintaining and improving the same.

Abandonment Claim Contradiction

- Claim of landscaping, fencing, and debris blocking easement is against Juniper Hills CC&R document and not an argument to abandon the path since the CC&R clearly states that no debris are permitted to accumulate on the trail.
- Some landscaping appears to impede access to the easement from the road and should be reviewed against the recorded CC&R language. Landscaping in this area may have led to the easement's lack of recent use and overgrown state since the easement was difficult to see from the crossing point of the other section of trail.

Previous County Precedent to Preserve the Bridle Path

- **Prior County abandonment denial:** In Case No. AB3-3-98 — Bruce Douglas Bridle Way / Juniper Hills Subdivision: A prior abandonment request involving the same segment of the Juniper Hills bridle path system was rejected. The County found that the requested abandonment would create “a detriment and/or material injury to the surrounding properties within the Juniper Hills neighborhood”, that “the bridle paths are internal to the subdivision and are part of an overall bridle path network serving all property owners within Juniper Hills”, and that the County had walked the trail and that it was “correctable and could be modified to make the trail passable”.
- **Previous meeting minutes discuss County working to preserve sections of the easement by clearing and fencing it (98-375):** The County wanted to define the easement network to preserve its future use and allocated funds to maintain it. Can the County confirm if the work was completed and any other previous plans to continue preserving the easement?

Marcie Welsh, 4365 Bridle Way, spoke in opposition to the abandonment stating that when an individual has illegally appropriated common property for their own use, she does not feel that they should be rewarded by being given the property; and that she purchased her property with the amenity of having horse trails and would like to be able to sell it with the same amenity.

Bill Welsh, 4365 Bridle Way, suggested that the recommendation from the Planning Commission be amended to include a three-year trial period; that it is now July and the trail along the North side of Bridle Way is not yet opened. Mr. Welsh clarified that both sides of Bridle Way are open except where the subdivision ends, in which case there is an easement out to the street; and that everyone who purchased property in the subdivision voted for the bridle path with an agreement to keep the bridle path open regardless of the level of usage; and that it clearly states in their CC&R's that it does not matter how long the bridle paths have been neglected as they will always be open for people to use. Mr. Welsh then read a letter into the record from Kathy Williams, a resident on Pinto Drive, opposing the abandonment.

Molly Grein, Chair, West Truckee Meadows Citizen Advisory Board, read two letters into the record from Gwendolyn Clancy and Keith and Tracey Nichols opposing the abandonment request.

There being no one else wishing to speak, the public hearing was closed.

Ms. Ryan stated that the obstruction issue had been discussed at the Planning Commission advising that she had walked the trail with Bob Webb, Department of Community Development, and although a lot of the barriers inhibiting passage have been created over the years by either the dumping of materials and overgrown shrubbery, this is correctable and could be modified to make the trail passable.

Commissioner Galloway stated that in earlier hearings regarding this issue the Board did not indicate that any other trails were not usable for bridle trails; that they felt they were not getting the most “bang for the buck”; that certain trails would be more difficult to clear and make usable than other trails; that there were limited resources regarding this project; that they chose to take the most practical routes and make them accessible; that legal counsel had indicated that all of the easements are basically open; and that anyone can walk on them if they are able to get past some of the obstructions;

On motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that the Planning Commission's recommendation to deny Abandonment Case No. AB-3-3-98 (Bridle Way/Juniper Hills Subdivision) be upheld with the deletion of verbiage “without prejudice” as recommended by the Planning Commission and based on the following findings:

Commissioner Galloway noted that this cost is very close to the original estimate discussed at the last meeting (February 10, 1998, Item No. 98-129), reviewed issues raised at previous discussions concerning this item, and confirmed that maintenance of the paths will be approximately \$500 per year. He also asked about the issue of locating exact property boundaries and whether surveying will be necessary. Mr. Roundtree responded that since the easements are 30 feet wide, he does not feel it is necessary to be that exact as long as the fence is within that 30-foot area.

In response to Commissioner Shaw, Mr. Roundtree stated that the fence will be uniform throughout; and that the one person who indicated that they did not want the County fence is installing his own fence.

Chairman Bond noted that letters have been received from William Welch and Gwendolyn Clancy in support of the fencing and Robert Pickup has sent two letters expressing adamant opposition.

Commissioner Galloway stated that he feels the clearance of the path segments that were discussed at the previous meetings that Mr. Roundtree was asked to estimate should proceed forward since the actual construction is the only major cost; that now people will really know where the path is; that he believes the Board has been accommodating both to the residents who want the paths and fences and those that don't; and that if this is not done, this path system will be lost.

On motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that Public Works staff be authorized to proceed and clear and make useable both the “green” and “orange” routes as indicated on the map placed on file with the Clerk, and to install the fencing for the homeowners who have requested the fencing. It was further ordered that the County will be under no obligation at a later date to install fencing for any homeowners who do not request the fencing now.

Neighborhood Bridle Path Cleanup

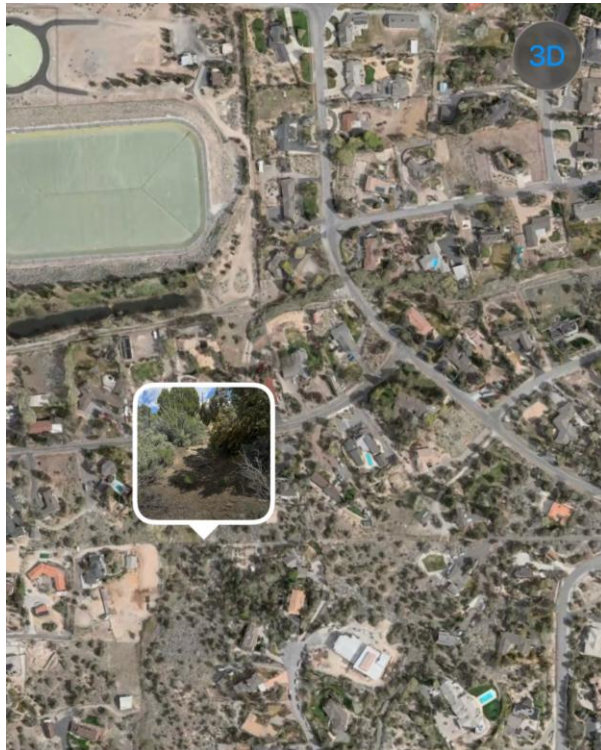
Neighborhood Cleanup Crew

- A group of neighbors who have already maintained and used other sections of the bridle path system would like to donate money and time, with support from the county, to restore this Bridle Path section.
- We would like to discuss with the County about being able to identify a practical travel corridor that is supported by homeowners that allows privacy-sensitive fencing, gates, or landscaping that do not block reasonable easement use.
- Because of the landscaping at the entry point of the easement, it is assumed that most neighbors did not know about this section of the trail and therefore could not walk or maintain it.
- An equestrian neighbor has walked the entire section of the bridle path in question and believes it was developed and would be useable by making minor adjustments to landscaping, a few T post fences, and removing overgrowth.
- Include this section of Bridle Path in current county trail maintenance measures (community service workers?)



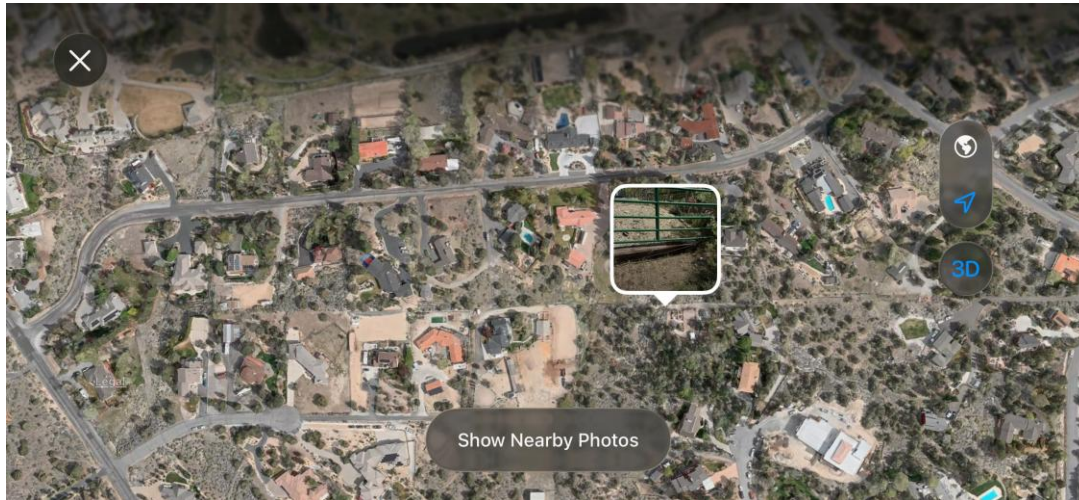
Clearly Developed Unblocked Path

Property 8 (visible trail)



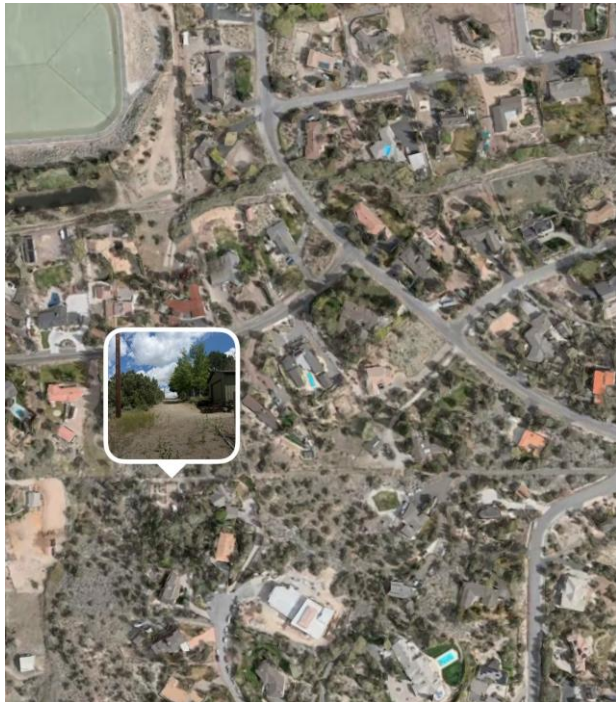
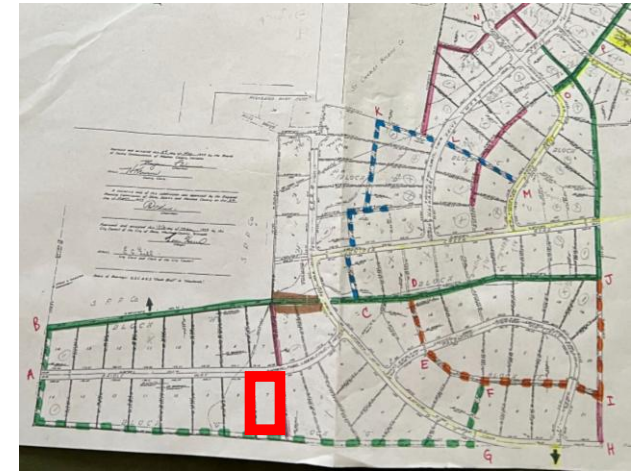
Clearly Developed Unblocked Path

**Property 8 (fence showing access
though easement)**



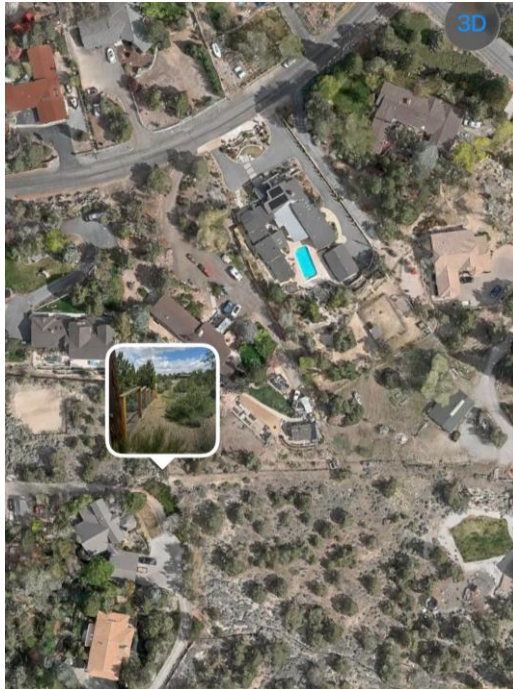
Clearly Developed Unblocked Path

Property 7 wide access



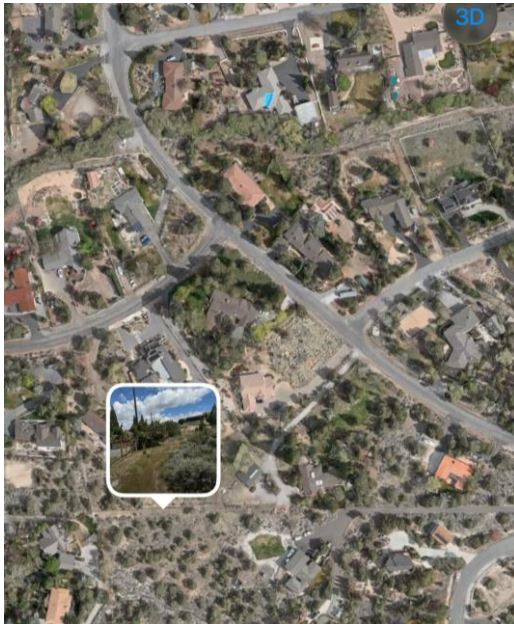
Clearly Developed Unblocked Path

Property 6 wide access



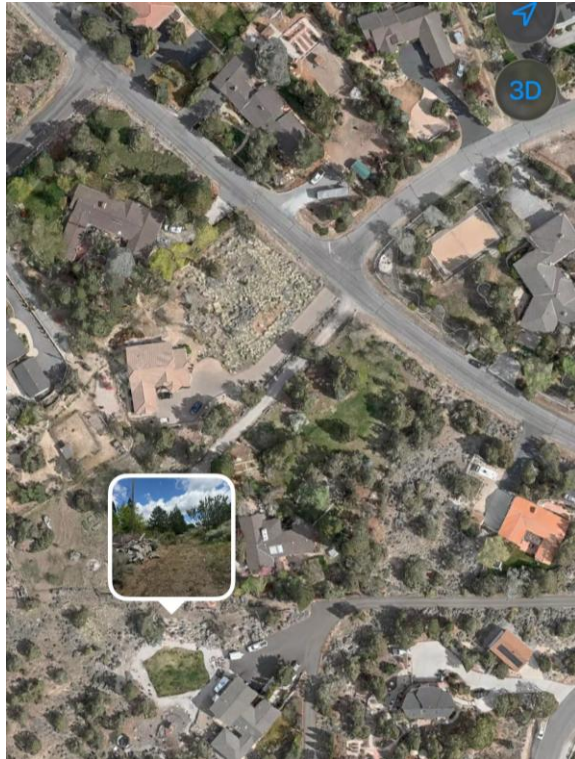
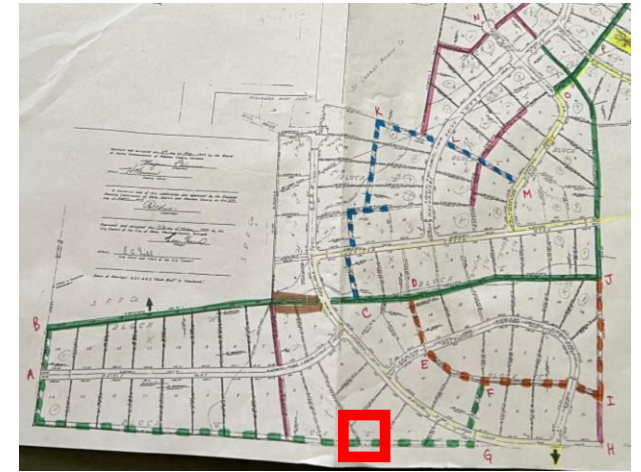
Clearly Developed Unblocked Path

Property 5 wide access



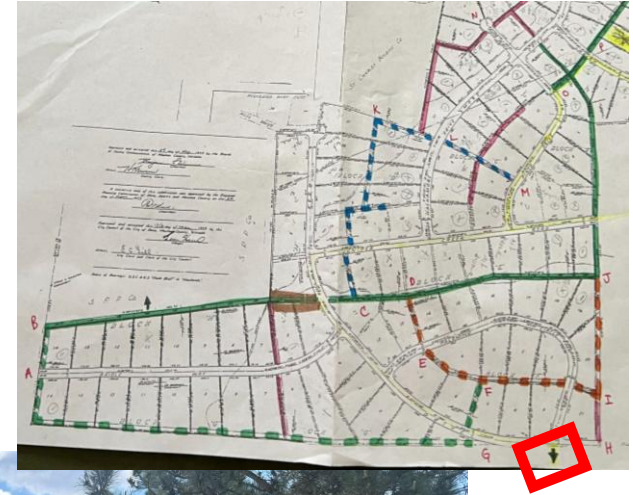
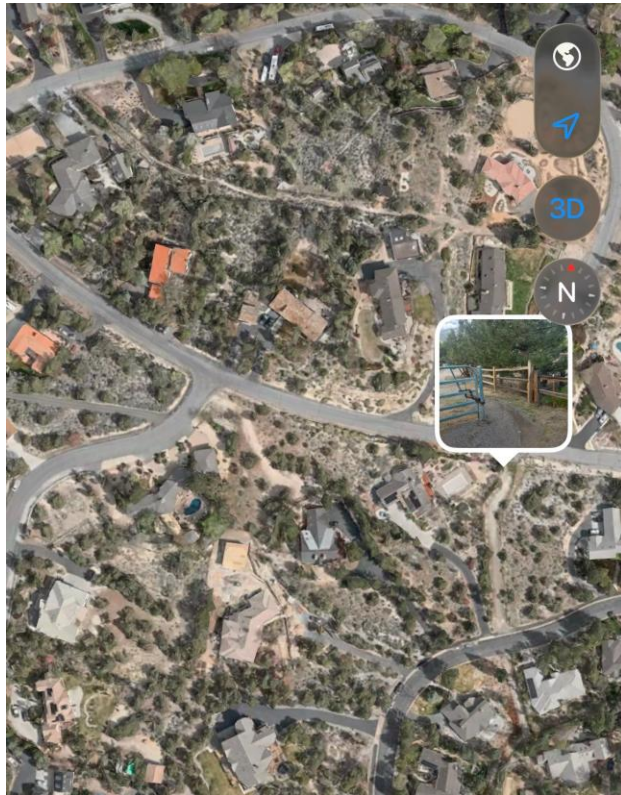
Clearly Developed Unblocked Path

Property 1 & 2 wide access/ wood stacked neatly off path/ connection point to road



Trail Connection Point

Connection Point for other systems



Requests For the County

- Deny or postpone the Bridle Path easement abandonment application to further investigate concerns.
- Investigate prior County findings, fire/WUI implications, private subdivision rights, and effects on surrounding property owners.
- Support and allow interested neighbors to organize a volunteer restoration plan with support from the County.
- Include this section of Bridle Path in current county trail maintenance measures (reduced cost community service laborers).
- Allow privacy-sensitive fencing, gates, or landscaping that do not block reasonable easement use.
- Identify a practical travel corridor that is supported by homeowners.
- Preserve the existing 10-foot public utility easement and determine if it overlaps with or supports the Bridle Path corridor.

From: [U Lapkass](#)
To: [Weiche, Courtney](#)
Subject: Case #WAB25-0009
Date: Monday, May 18, 2026 4:03:09 PM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Dear Courtney,

I purchased my home in the Juniper Hills subdivision in 2020. What I love about the area, which mostly consists of 1 acre parcels, is the ability to have a horse and ride on the trails that are designated easements and meander in between the parcels. Rather than having to trailer my horse (we already have ever increasing traffic) I am able to ride through the neighborhood right from my home. I have spent endless hours clearing and maintaining some of the trails near my home. Many of the local children walk the trails when they walk home from school as the subdivision doesn't have any sidewalks. Some enjoy just walking them to be in nature. It is unfortunate, that the subject trail section has not been maintained, however, that should not mean that the county should abandon that section. I would personally volunteer to help clear it or even make a donation to help fund tractor work to help clearly identify the trail and therefore increase rider/hiker safety. The reason this section is so valuable is that it allows a rider/hiker to ride/walk a continues loop in the neighborhood without having to ride/walk on the road which can be quite dangerous. It would be wonderful if the loop could be restored for the enjoyment of the residents, as it was intended when the subdivision was created. An abandonment of the easement would be irreversible and may encourage other property owners to seek the same. That would completely alter the neighborhood and negatively impact many of the property owners.

Sincerely,
Ulrike Lapkass
916-208-7262
4210 Palomino Circle
Reno, NV 89519-2938

Response to the Request to Preserve the Bridle Path Easement

Opposition to Case Number WAB25-0009

Request to Preserve the Bridle Path Easement

- We recognize that some affected property owners may support abandonment because the Bridle Path easement has become overgrown and uncertain to maintain.
- We understand that property owners want clarity regarding, fencing, landscaping, maintenance responsibilities, utilities, and future improvements.
- The present condition appears to be the result of vegetation growth, minor landscaping impediments, inconsistent maintenance, and unclear responsibility for restoring or maintaining the Bridle Path.

Rebuttal - Request to Preserve the Bridle Path Easement

We are not applying for this easement abandonment because we are opposed to easements or their use. Each homeowner fully understands that easements exist and that many have been successfully developed and actively used throughout the community.

This application simply requests the formal removal of the specific section on Bridle Way that has never been used, developed, or maintained in any way since the inception of the development. As shown in this report, there have been hearings on this matter dating back to the 1990s, yet nothing has been done for this particular section. Other easements addressed in those hearings were upheld, which is appropriate where practical. However, for this corridor there is no clear path forward — either practically, as detailed in the application and supported by the testimony of a licensed land surveyor, or financially. The cost to the County to excavate along 14 parcels of undulating dirt and rock, then continue maintaining it, would be a misuse of public funds.

The community has had every opportunity during the past 60+ years since the development of the subdivision to do something with this corridor and has not. This long period of inaction has effectively rendered the easement abandoned, and we are now simply asking the County to make that official.

- **We recognize that some affected property owners may support abandonment because the Bridle Path easement has become overgrown and uncertain to maintain.**
 - This is not a case where “some” affected property owners support abandonment. **Every single property owner** realistically impacted by this easement has demonstrated their support by signing an affidavit, which is included in the application.
In our view, this decision does not meaningfully affect anyone else. There is only one true complainant, and she has acknowledged that she was not even aware of the easement until the abandonment application was filed.
It is also inaccurate to describe the current condition as simply “overgrown.” This section has never been developed in the first place.
- **We understand that property owners want clarity regarding, fencing, landscaping, maintenance responsibilities, utilities, and future improvements.**
 - The affected homeowners already have clarity on this matter. There is an easement that, over the course of 60+ years, has never been used, maintained, or developed. This clearly indicates it has been effectively abandoned. We are simply requesting formal abandonment so there is no remaining confusion going forward.
- **The present condition appears to be the result of vegetation growth, minor landscaping impediments, inconsistent maintenance, and unclear responsibility for restoring or maintaining the Bridle Path.**
 - As will be shown throughout this response, the present condition is far more than the result of minor vegetation growth or inconsistent maintenance. Over the course of more than 60+ years, fences have been built, significant landscaping has been installed, and natural impediments have developed — all as documented in the original application by a licensed land surveyor.
 - This is an unrealistic and non-functional easement that should receive official abandonment.

Abandonment Concerns

- **Loss of trail access:** The easement could provide important walking, equestrian, dog-walking, and neighborhood trail connectivity.
- **Impact to numerous adjacent parcels:** The abandonment application affects all of Juniper Hills neighborhood, as well as Washoe County, not just a single section of Bridle Way. This is a shared community asset and should be treated as a wide-impact issue.
- **Loss of rural neighborhood character:** Juniper Hills is valued for its open, rural, equestrian-friendly feel. Removing trail easements weakens that character and undermines the planned intent for the neighborhood.
- **Reduced property values and marketability:** Trail access, open space, and neighborhood connectivity are amenities that many buyers value. Removing the easement could reduce nearby property values and marketability.
- **Bad precedent:** If one trail easement is abandoned for one property owner's building plans, other trail easements may be threatened in the future.
- **Fire and emergency concerns:** In a high wildfire risk area, open corridors, buffers, and possible emergency access routes should be preserved whenever possible.
- **Defensible-space concerns:** If abandonment allows a building to be placed very close to a property line, it may make wildfire defensible-space compliance harder and may shift fire risk toward neighboring properties.
- **Loss of future use:** Even if the trail has not been used recently, it may still be valuable for future trail restoration, neighborhood connectivity, equestrian access, fire safety, or open-space preservation. Several Juniper Hills neighbors, including residents who have helped maintain other portions of the bridle path system in the past, have already stated that they would help maintain this section of trail.
- **Possible obstruction should be investigated:** If the easement has not been used because it was blocked by fencing, landscaping, gates, or other private improvements, that should not be used as a reason to abandon it. The County should investigate whether the easement has been legally open and usable.

Rebuttal – Abandonment Concerns

- **Loss of trail access:** The easement could provide important walking, equestrian, dog-walking, and neighborhood trail connectivity.
 - There is no functional trail to lose. This section has remained completely undeveloped and unused for over 60+ years. Maintaining an easement on paper does not create actual trail access.
- **Impact to numerous adjacent parcels:** The abandonment application affects all of Juniper Hills neighborhood, as well as Washoe County, not just a single section of Bridle Way. This is a shared community asset and should be treated as a wide-impact issue.
 - The only properties realistically impacted are the 12–14 directly adjacent lots whose owners have unanimously signed affidavits supporting abandonment. It is not a shared, functioning community asset.
- **Loss of rural neighborhood character:** Juniper Hills is valued for its open, rural, equestrian-friendly feel. Removing trail easements weakens that character and undermines the planned intent for the neighborhood.
 - This neighborhood was developed many years ago with the intent of being an equestrian-friendly community. While it still offers some of those amenities through already developed paths, I would estimate that well over 90% of current homeowners do not own horses or intend to own them. Over the past 60+ years, things have changed — owning and maintaining horses has become significantly less affordable and desirable for most families.
 - This does not affect the rural characteristics of the neighborhood. Suggesting that removing an unused easement that exists only on paper will fundamentally change the character of the entire neighborhood is not realistic.
- **Reduced property values and marketability:** Trail access, open space, and neighborhood connectivity are amenities that many buyers value. Removing the easement could reduce nearby property values and marketability.
 - For the directly affected owners, abandonment will increase usable land and improve property value by eliminating an impractical and undeveloped restriction.
- **Bad precedent:** If one trail easement is abandoned for one property owner's building plans, other trail easements may be threatened in the future.
 - Abandoning a section that has never been developed is not the same as removing an active trail. Each easement should be judged on its actual history and functionality, not a blanket policy.
- **Fire and emergency concerns:** In a high wildfire risk area, open corridors, buffers, and possible emergency access routes should be preserved whenever possible.
 - This particular corridor has never functioned as an open or usable emergency route. Keeping a non-existent trail on paper does not enhance fire safety.
- **Defensible-space concerns:** If abandonment allows a building to be placed very close to a property line, it may make wildfire defensible-space compliance harder and may shift fire risk toward neighboring properties.
 - Even if a building were placed in the future, it would still be required to meet all County building codes and defensible space regulations, including fire access requirements. Abandonment does not exempt anyone from those rules.
- **Loss of future use:** Even if the trail has not been used recently, it may still be valuable for future trail restoration, neighborhood connectivity, equestrian access, fire safety, or open-space preservation. Several Juniper Hills neighbors, including residents who have helped maintain other portions of the bridle path system in the past, have already stated that they would help maintain this section of trail.
 - After more than 60+ years of zero development or maintenance, it is unrealistic to hold this land in perpetuity for speculative future use. The homeowners who actually live here strongly support moving forward with abandonment.
- **Possible obstruction should be investigated:** If the easement has not been used because it was blocked by fencing, landscaping, gates, or other private improvements, that should not be used as a reason to abandon it. The County should investigate whether the easement has been legally open and usable.
 - This is not a case of illegal obstruction. The easement was simply never developed or maintained as a trail. This is clearly documented by a licensed land surveyor and decades of County inactivity.

Abandonment Claims Need Further Review

Abandonment Application Claims

- Easement was never fully developed or maintained
- Current overgrowth makes path infeasible
- No access/ circulation/ drainage/ utility function
- No active CC&R require retention

Neighborhood Response

- Photos in this document show visible, useable, and restorable trail segments
- Juniper Hills CC&Rs prevents building structures and accumulated impediments in the Bridle Path
- The path connects to other portions of the neighborhood trail network
- Access/ circulation/ drainage and utility function has not been fully evaluated
- Juniper Hills CC&R requires retention of the bridle path

Rebuttal - Abandonment Claims Need Further Review

Abandonment Application Claims

Easement was never fully developed or maintained

Current overgrowth makes path infeasible

No access/ circulation/ drainage/ utility function

No active CC&R require retention

Neighborhood Response

- Photos in this document show visible, useable, and restorable trail segments
 - As you progress through this document you will see there is no photographic evidence that supports this claim.
- Juniper Hills CC&Rs prevents building structures and accumulated impediments in the Bridle Path
 - In many cases county zoning ordinances, building codes, fire codes, and public easements (like the bridle path easement) generally take priority over private CC&Rs.
 - Public easements and County regulations usually **supersede** conflicting private restrictions.
 - If the County decides to abandon the bridle path easement, that decision would normally override any CC&R language that references it.
- The path connects to other portions of the neighborhood trail network
 - If the path were developed or maintained this may be true. However, referring back to the major theme of this application and response. There never has been a developed or maintained bridle path.
- Access/ circulation/ drainage and utility function has not been fully evaluated
 - We are not changing the landscaping of the terrain, which as stated by the licensed land surveyor, the land is not conducive to building or maintaining a path.
- Juniper Hills CC&R requires retention of the bridle path
 - In many cases county zoning ordinances, building codes, fire codes, and public easements (like the bridle path easement) generally take priority over private CC&Rs.
 - Public easements and County regulations usually **supersede** conflicting private restrictions.
 - If the County decides to abandon the bridle path easement, that decision would normally override any CC&R language that references it.

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- **The Bridle Path was developed:** Images of the bridle path show from recent walk-through by resident that it has been developed, but overgrown and in few cases impeded by minor landscaping (blocking the entrance access point) and potentially blocked by T post fences that are easy to adjust/open for access. The equestrian bridle path walker noted that the landscape could be easily used for equestrian access (not too steep) once the impediments are removed. Additionally, the bridle path easement can be viewed from google earth and other satellite imaging thus reinforcing that it was developed in the past.
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Justification Summary

- The bridle-path easement is **unused and unimproved** since its creation in 1959.
- The easement is fully obstructed by **dense vegetation, natural slopes, rock, and terrain**.
- The area has **no access, circulation, drainage, or utility function**.
- **No utilities** run within the bridle-path easement.
- Adjacent properties maintain **full independent access** via public roads.
- Washoe County does **not maintain** bridle-path easements.
- There is **no active HOA** maintaining or relying on this easement.
- The separate **10-foot utility easement** remains protected and preserved.

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No replacement easements are proposed. The bridle-path easement serves no circulation, access, utility, or drainage function, and the existing topography makes any practical use of the path infeasible. In addition, the area is heavily overgrown and has never been cleared, improved, or maintained, further preventing any functional use. The separate 10-foot public utility easement will remain fully intact, ensuring all current and future utility protections are maintained.

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

To the best of the applicant's knowledge, **no active CC&Rs apply** to the bridle-path easement or require its retention. A title review has not identified any restrictions governing this easement.

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 - The assertion that the bridle path was previously developed is not supported by the evidence. As documented throughout this response and the original application, this section has **never** been developed or maintained as a functional trail in over 60+ years.
 - There is no photographic evidence, County record, or historical documentation showing a developed path in this location.
 - Aerial and satellite imagery claimed by the complainant is misleading. As clearly shown in the accompanying photos and analysis, the images provided were taken on adjacent private properties south of the actual easement, not on the easement itself.
 - What the complainant describes as “minor landscaping impediments” and “T-post fences” actually consists of long-established landscaping, boundary fences, and significant terrain that has existed for decades. These are not minor obstructions on a pre-existing trail — they are evidence that no trail was ever built or maintained here.
 - The equestrian walker’s opinion that the area “could be easily used once impediments are removed” actually confirms the current reality: the path is **not** currently usable and would require substantial work to create — work that has never been done in the past 60+ years.
- **Current obstructions landscaping, T post fencing, and overgrowth are correctable and should not be assumed to prove the easement has no future value:**Juniper Hills CC&R clearly states that these impediments are not allowed and thus should not be used as a reason to abandon the Bridle Path. Current obstructions should be reviewed under the CC&R language before they are used as justification for permanent abandonment. The County abandonment form asks if there are any CC&R restrictions. The bridle path easement restrictions are clearly stated in the CC&R document that was included with the abandonment application which states that “no active CC&Rs apply”.
 - It is true, our neighborhood has recorded CC&Rs, but no active HOA to enforce them. It is my understanding after doing some research that in the absence of an HOA, enforcement of CC&Rs falls to individual property owners through civil action, which is both difficult and uncommon. The County does not enforce private CC&Rs. Therefore, the existence of the CC&Rs does not prevent the County from approving the abandonment of this undeveloped public easement.
- **The area has access to circulation for pedestrians and may have drainage, or utility function:** The abandonment document only contains survey data for a single property on the bridle path. Therefore, it is not fully determined where the utility easement resides, if there could be a circulation or drainage issue. Also have setbacks been considered according to fire code to preserve a defensible space in a high-risk fire zone? The path is also a full trail circle around Bridle Way, it connects to 2 sections on the bridle path network and an external trail on a different network. Therefore, removing it is a loss of connectivity around the neighborhood for pedestrians including kids, hikers, dog walkers, and equestrians.
 - The assertion that abandoning this section would create circulation, drainage, utility, or fire safety issues is not supported by the facts.
 - The utility easement (10 feet wide) remains fully intact and unaffected by this abandonment request. The survey data clearly shows the location of the utility easement, and the proposed abandonment only addresses the unused bridle path portion.
 - There are no known drainage issues associated with this specific undeveloped section. Any future development on the affected properties will still be required to comply with all County drainage and stormwater regulations.

- Fire code setbacks and defensible space requirements will continue to apply to any future building plans. Abandonment does not exempt any property from County fire codes or defensible space rules.
- Regarding connectivity: This section has never been a functional part of any trail network. It is not currently a “full trail circle” or active connection. Removing an unused, undeveloped paper easement will not break any existing pedestrian, equestrian, or hiking connectivity. The rest of the bridle path network and external trails remain fully intact.

In short, this segment has provided no meaningful circulation, connectivity, or utility function for over 60+ years. Formal abandonment simply recognizes the reality on the ground.

CC&R Bridle Path Easement Agreement

Juniper Hills CC&R Agreement Article II section 16

- No structure shall be constructed or permitted to remain on a strip of land designated on said map as a bridle path.
- No debris or other material shall be permitted to accumulate on designated said map of bridle path on any area designated on said map as a bridle path that will in any way impede hamper or prevent the use of any such strip for bridle path purposes. Declarants reserve the right to enter upon any lot traversed by said bridle path for the purpose of maintaining and improving the same.

16. An easement is hereby reserved along each strip of land designated as "bridle path" on the map of said subdivision for those desiring to use the same as a bridle path. No structure shall be constructed or permitted to remain on any strip of land designated on said map as a bridle path, and no debris or other material shall be permitted to accumulate on any area designated on said map as a bridle path that will in any way impede, hamper or prevent the use of any such strip for bridle path purposes. Declarants reserve the right to enter upon any lot traversed by said "bridle path" for the purpose of maintaining and improving the same.

Abandonment Claim Contradiction

- Claim of landscaping, fencing, and debris blocking easement is against Juniper Hills CC&R document and not an argument to abandon the path since the CC&R clearly states that no debris are permitted to accumulate on the trail.
- Some landscaping appears to impede access to the easement from the road and should be reviewed against the recorded CC&R language. Landscaping in this area may have led to the easement's lack of recent use and overgrown state since the easement was difficult to see from the crossing point of the other section of trail.

Rebuttal - CC&R Bridle Path Easement Agreement

The complainant references specific sections of the Juniper Hills CC&Rs in an attempt to argue against abandonment. However, these arguments actually highlight the impracticality of maintaining this particular easement.

The CC&Rs do contain language prohibiting structures, debris, and obstructions on designated bridle paths. The reality on the ground, however, is that this section has remained undeveloped and unused for over 60+ years, with established landscaping, boundary fencing, and natural growth that have existed for decades. This is not a case of recent violations, but rather long-term evidence that the easement was never functionally implemented as a trail.

The CC&Rs grant the original Declarant (the developer) the right to enter and maintain the bridle path. Since there is no active HOA and the Declarant has long since ceased operations, no entity has exercised this right for this section in over five decades. This prolonged inaction strongly supports that the easement has been effectively abandoned.

While we respect the original intent behind the CC&Rs, enforcing them on a section that has never been developed as a trail — and where the community has shown no meaningful interest for half a century — is neither practical nor reasonable. The affected property owners, who have all signed in favor of abandonment, simply seek to formalize what has been the on-the-ground reality for generations.

Previous County Precedent to Preserve the Bridle Path

- **Prior County abandonment denial:** In Case No. AB3-3-98 — Bruce Douglas Bridle Way / Juniper Hills Subdivision: A prior abandonment request involving the same segment of the Juniper Hills bridle path system was rejected. The County found that the requested abandonment would create “a detriment and/or material injury to the surrounding properties within the Juniper Hills neighborhood”, that “the bridle paths are internal to the subdivision and are part of an overall bridle path network serving all property owners within Juniper Hills”, and that the County had walked the trail and that it was “correctable and could be modified to make the trail passable”.
- **Previous meeting minutes discuss County working to preserve sections of the easement by clearing and fencing it (98-375):** The County wanted to define the easement network to preserve its future use and allocated funds to maintain it. Can the County confirm if the work was completed and any other previous plans to continue preserving the easement?

Marcie Welsh, 4365 Bridle Way, spoke in opposition to the abandonment stating that when an individual has illegally appropriated common property for their own use, she does not feel that they should be rewarded by being given the property; and that she purchased her property with the amenity of having horse trails and would like to be able to sell it with the same amenity.

Bill Welsh, 4365 Bridle Way, suggested that the recommendation from the Planning Commission be amended to include a three-year trial period; that it is now July and the trail along the North side of Bridle Way is not yet opened. Mr. Welsh clarified that both sides of Bridle Way are open except where the subdivision ends, in which case there is an easement out to the street; and that everyone who purchased property in the subdivision voted for the bridle path with an agreement to keep the bridle path open regardless of the level of usage; and that it clearly states in their CC&R's that it does not matter how long the bridle paths have been neglected as they will always be open for people to use. Mr. Welsh then read a letter into the record from Kathy Williams, a resident on Pinto Drive, opposing the abandonment.

Molly Grein, Chair, West Truckee Meadows Citizen Advisory Board, read two letters into the record from Gwendolyn Clancy and Keith and Tracey Nichols opposing the abandonment request.

There being no one else wishing to speak, the public hearing was closed.

Ms. Ryan stated that the obstruction issue had been discussed at the Planning Commission advising that she had walked the trail with Bob Webb, Department of Community Development, and although a lot of the barriers inhibiting passage have been created over the years by either the dumping of materials and overgrown shrubbery, this is correctable and could be modified to make the trail passable.

Commissioner Galloway stated that in earlier hearings regarding this issue the Board did not indicate that any other trails were not usable for bridle trails; that they felt they were not getting the most “bang for the buck”; that certain trails would be more difficult to clear and make usable than other trails; that there were limited resources regarding this project; that they chose to take the most practical routes and make them accessible; that legal counsel had indicated that all of the easements are basically open; and that anyone can walk on them if they are able to get past some of the obstructions;

On motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that the Planning Commission's recommendation to deny Abandonment Case No. AB-3-3-98 (Bridle Way/Juniper Hills Subdivision) be upheld with the deletion of verbiage “without prejudice” as recommended by the Planning Commission and based on the following findings:

Commissioner Galloway noted that this cost is very close to the original estimate discussed at the last meeting (February 10, 1998, Item No. 98-129), reviewed issues raised at previous discussions concerning this item, and confirmed that maintenance of the paths will be approximately \$500 per year. He also asked about the issue of locating exact property boundaries and whether surveying will be necessary. Mr. Roundtree responded that since the easements are 30 feet wide, he does not feel it is necessary to be that exact as long as the fence is within that 30-foot area.

In response to Commissioner Shaw, Mr. Roundtree stated that the fence will be uniform throughout; and that the one person who indicated that they did not want the County fence is installing his own fence.

Chairman Bond noted that letters have been received from William Welch and Gwendolyn Clancy in support of the fencing and Robert Pickup has sent two letters expressing adamant opposition.

Commissioner Galloway stated that he feels the clearance of the path segments that were discussed at the previous meetings that Mr. Roundtree was asked to estimate should proceed forward since the actual construction is the only major cost; that now people will really know where the path is; that he believes the Board has been accommodating both to the residents who want the paths and fences and those that don't; and that if this is not done, this path system will be lost.

On motion by Commissioner Galloway, seconded by Commissioner Mouliot, which motion duly carried, Chairman Bond ordered that Public Works staff be authorized to proceed and clear and make useable both the “green” and “orange” routes as indicated on the map placed on file with the Clerk, and to install the fencing for the homeowners who have requested the fencing. It was further ordered that the County will be under no obligation at a later date to install fencing for any homeowners who do not request the fencing now.

Rebuttal - Previous County Precedent to Preserve the Bridle Path

Response to Prior County Abandonment Denial (Case No. AB-3-3-98)

The 1998 denial of abandonment for a portion of the Juniper Hills bridle path system is not applicable to the current request in the same way the complainant suggests. While the County did deny abandonment at that time and allocated funds for trail work, those funds were directed toward trails that were already in use. As shown in the attached 1998 meeting minutes and maps, our specific section on Bridle Way was not developed and received no maintenance or improvement.

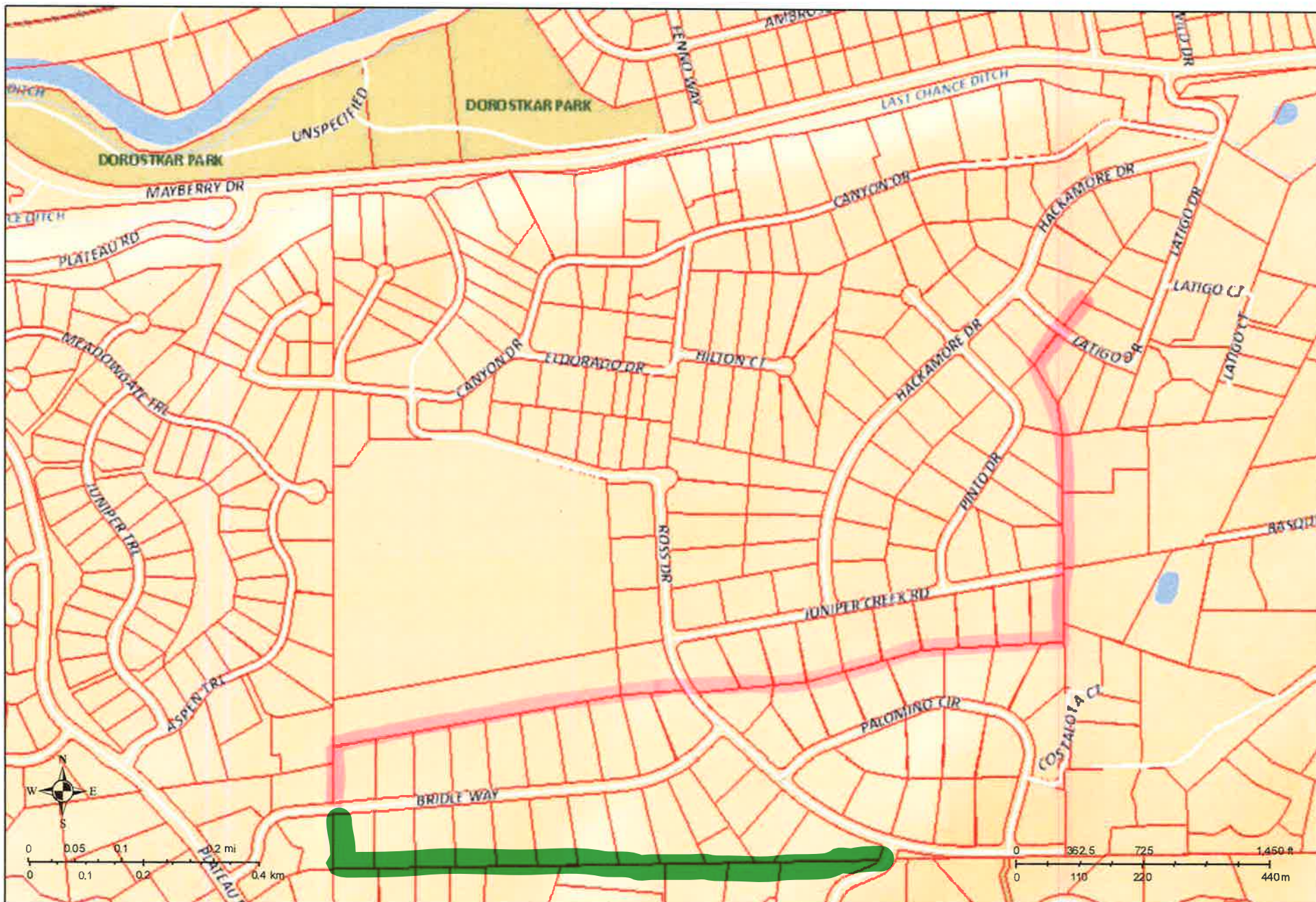
The first map highlights the existing path network at the time, which does **not** include or touch our section of the easement. The second map shows proposed alternatives, none of which were ever implemented for this corridor. This further demonstrates that even when the County had funding and focus in 1998, this particular segment was bypassed and left undeveloped.

We are not asking the County to reverse a recent decision. We are asking that the reality that has existed for the last 26+ years (and the original 1998 outcome for this specific section) be formally recognized: this portion of the easement has never been developed or maintained as a functional trail.

How many times must this issue be litigated? The affected property owners have consistently supported abandonment, and the on-the-ground conditions have not changed in decades. We respectfully request that the County uphold the practical outcome that has already been in place since 1998 and formally abandon this unused section.

The maps below show the results of the 1998 meeting.

The green highlights were added by me to clearly indicate the specific section we are requesting to abandon. We are not trying to remove any actively used or developed portions of the trail system — only this section that has never been developed or maintained, even after the 1998 County discussions and funding allocation.



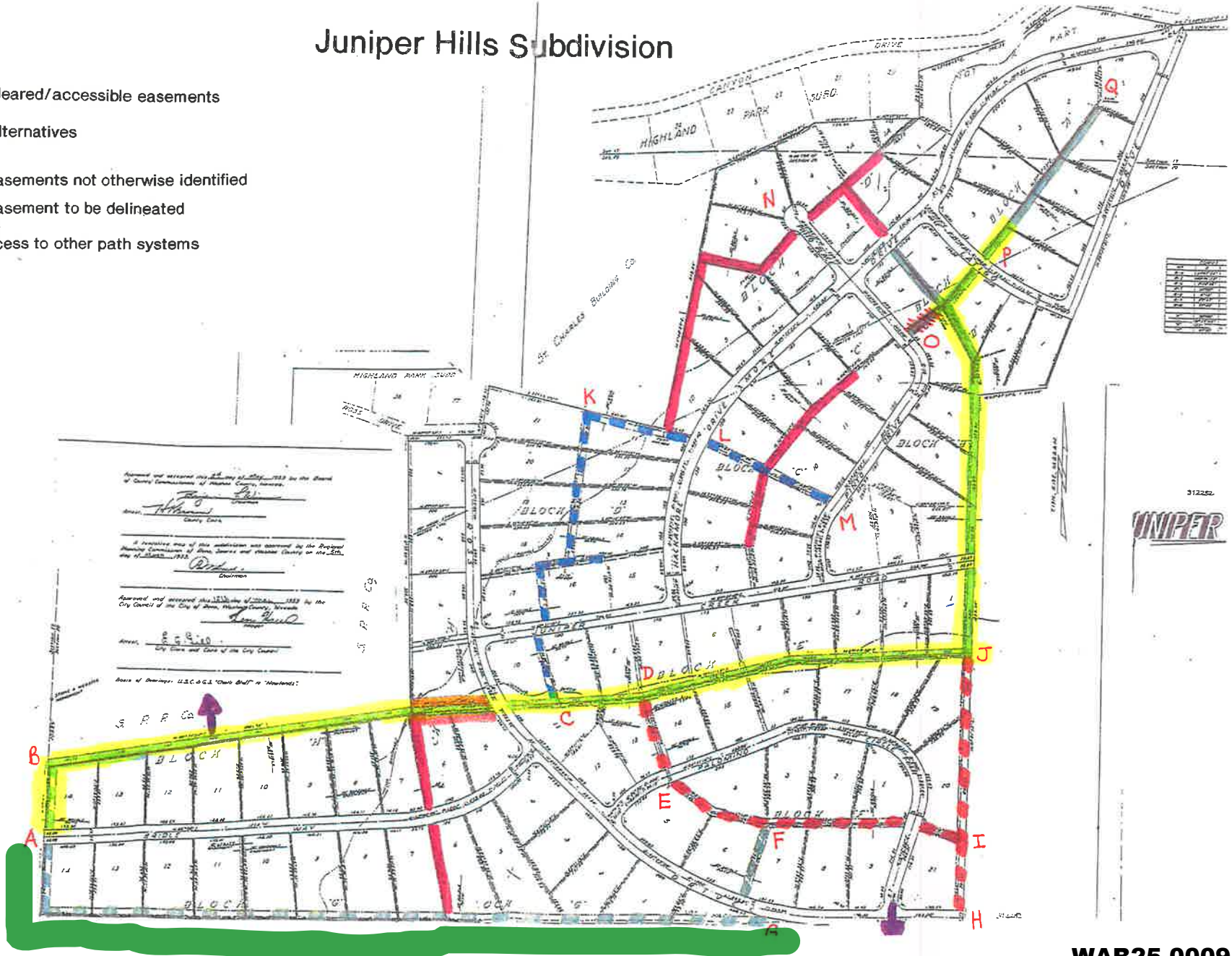
Created: July 25, 2014

Washoe County Technology Services - Regional Services Division (GIS), PO Box 11130, Reno, NV 89520-0027 www.washoecounty.us/gis (775) 328-3619

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Juniper Hills Subdivision

-  Cleared/accessible easements
-  Alternatives
-  Easements not otherwise identified
-  Easement to be delineated
-  Access to other path systems



WAB25-0009
EXHIBIT D

Neighborhood Bridle Path Cleanup

Neighborhood Cleanup Crew

- A group of neighbors who have already maintained and used other sections of the bridle path system would like to donate money and time, with support from the county, to restore this Bridle Path section.
- We would like to discuss with the County about being able to identify a practical travel corridor that is supported by homeowners that allows privacy-sensitive fencing, gates, or landscaping that do not block reasonable easement use.
- Because of the landscaping at the entry point of the easement, it is assumed that most neighbors did not know about this section of the trail and therefore could not walk or maintain it.
- An equestrian neighbor has walked the entire section of the bridle path in question and believes it was developed and would be useable by making minor adjustments to landscaping, a few T post fences, and removing overgrowth.
- Include this section of Bridle Path in current county trail maintenance measures (community service workers?)



Response to Neighborhood Bridle Path Cleanup Proposal

Point-by-Point Rebuttal

1. Liability Concerns

Neither I nor my neighbors are willing to assume the liability risk of allowing anyone who has not been hired and paid directly by the county to access or disturb our property. We will not permit unauthorized individuals to damage or alter our land.

2. Long-Term Non-Development and Property Equity

For more than 60+ years this bridle path has remained completely undeveloped. Homeowners have made significant investments in landscaping and property improvements, purchasing their homes with the reasonable expectation—based on decades of county inaction—that the path would never be developed. Developing it now would shrink usable lot sizes and cause each affected property owner to lose material equity in their homes.

3. Established Landscaping (Rebuttal to Opposing Claim)

The landscaping at the entry point and throughout this section is not new — it has been in place for many years and likely several decades. We are not seeking to remove recent improvements; we are asking to preserve the properties in their current, long-established condition (consistent with Point 2 above).

The claim that “because of the landscaping at the entry point... most neighbors did not know about this section of the trail and therefore could not walk or maintain it” actually supports our position. Mature landscaping has physically screened and blocked this area for decades. Neighbors could not walk or maintain a trail they could not access or see. This long-term obstruction reinforces the county’s 60+ years of inaction and the settled expectations of property owners.

4. On-Site Assessment by County Officials

The assertion that an equestrian neighbor “walked the entire section” and believes it “was developed” and only needs “minor adjustments to landscaping, a few T-post fences, and removing overgrowth” is incorrect.

We personally walked the entire section with two county officials. It was their determination — supported by previous county records — that this portion of the bridle path has **never been maintained or developed**. During a separate lengthy phone call, the equestrian neighbor herself acknowledged the real scope of work required, stating to the effect of “we could just get a tractor back there to clean it out.” This confirms the work would be far more disruptive than described.

Rebuttal – Clarification of Easement Location and Misleading Photo Evidence

Key Points:

- Every photo submitted has the power poles on the north side of the image and was taken while standing on private property south of the easement boundary.
- The power line easement is 10 feet wide (5 feet on each side). All photos clearly show the full 5-foot undeveloped strip south of the power line, followed by a property line that is not part of the easement.
- To our knowledge, these adjacent properties do not carry any easement. Use of these areas by others would constitute trespassing.
- Just because two trees are not touching does not create a trail. None of the images depict the actual bridle path easement. They provide misleading information about the location and condition of the easement.
- We can't imagine the headache it would cause the County if it tried to establish or expand bridle path easements onto properties that were never intended or designated as such. This would set a problematic precedent affecting many other properties in the area.

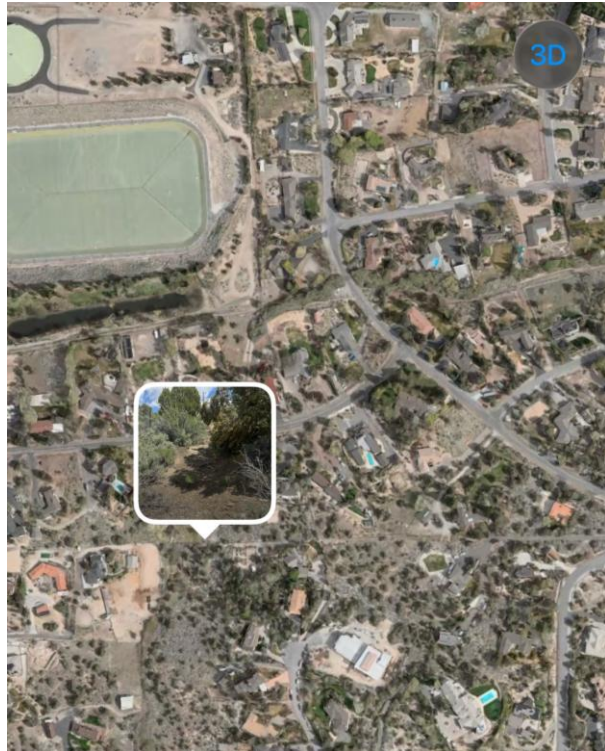
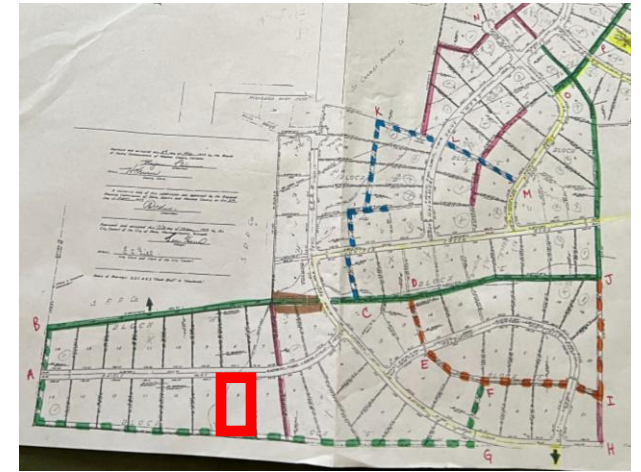
In the following pages we will demonstrate with additional photos exactly where the easement lies in relation to the neighboring properties.

These clearly show that her photos were taken on the wrong properties — specifically on private land south of the actual bridle path easement.

While aerial images are not always exact, the developed paths she references belong to homes south of the easement, not to properties along Bridle Way.

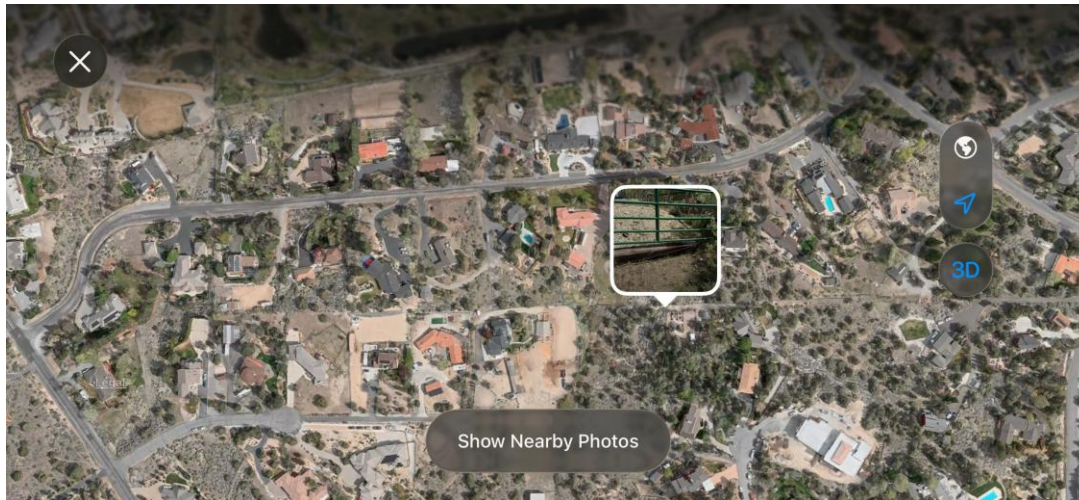
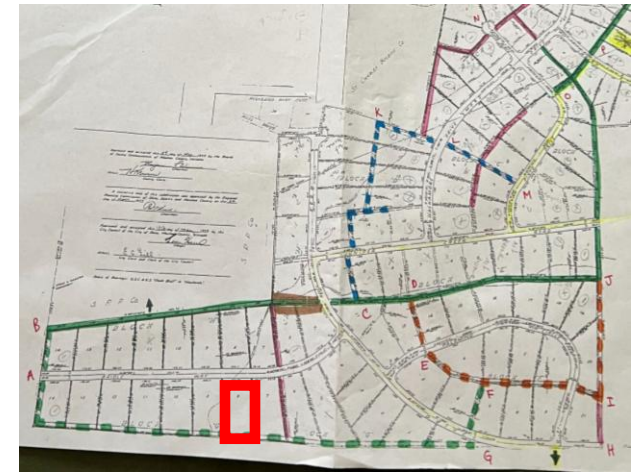
Clearly Developed Unblocked Path

Property 8 (visible trail)



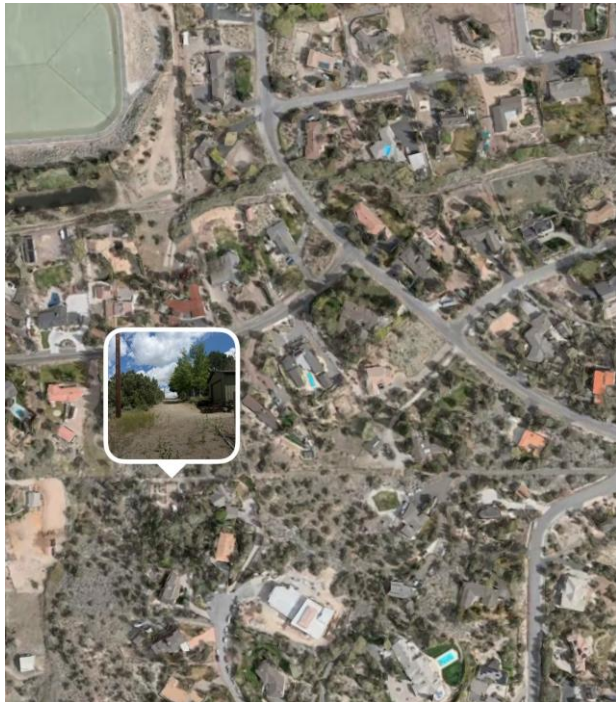
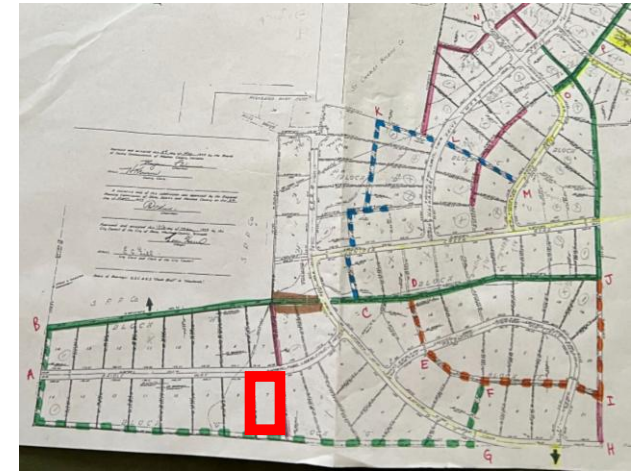
Clearly Developed Unblocked Path

**Property 8 (fence showing access
though easement)**

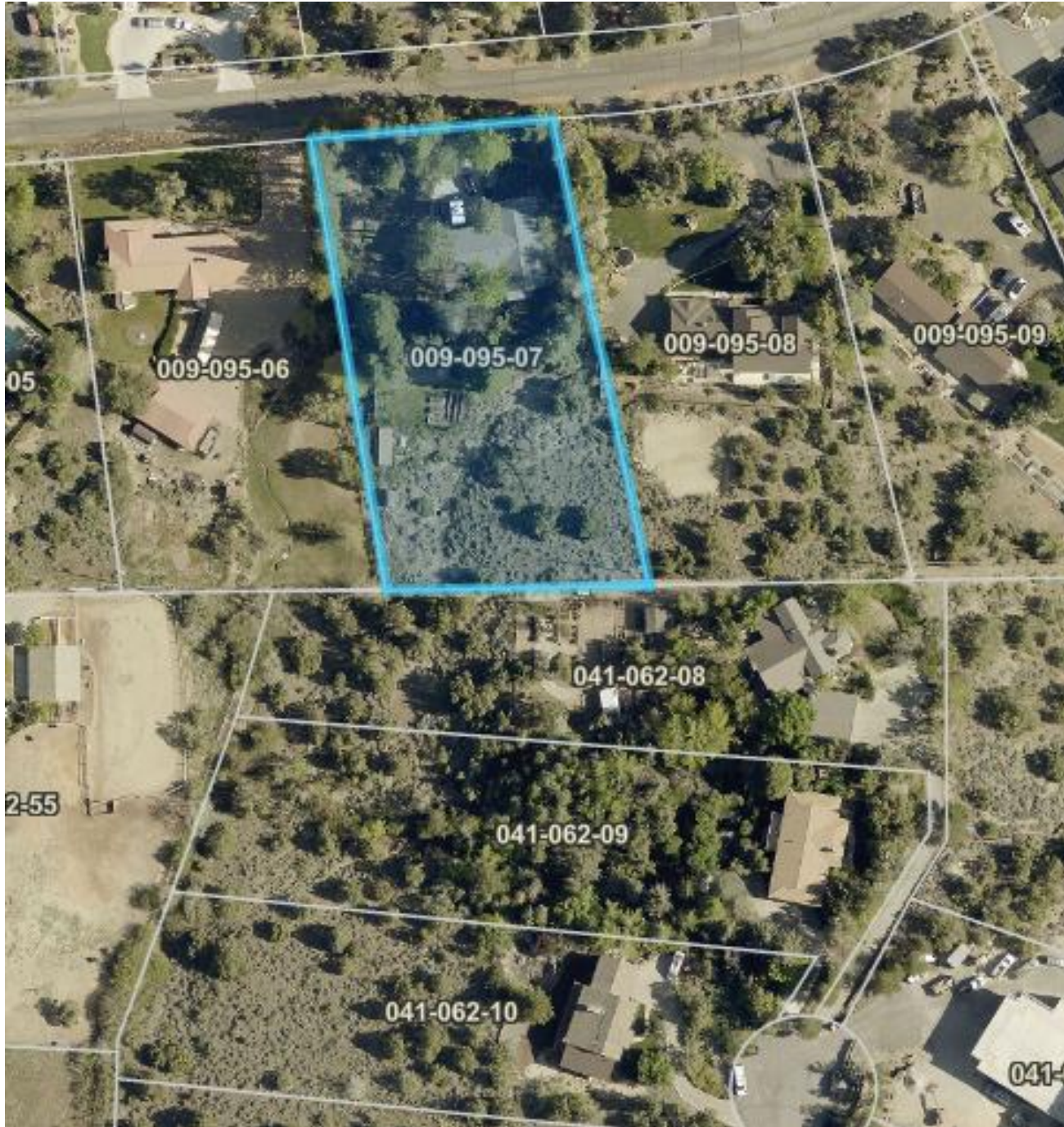


Clearly Developed Unblocked Path

Property 7 wide access



Rebuttal Property "8"



from Washoe County
Mapping System see next
page for comment

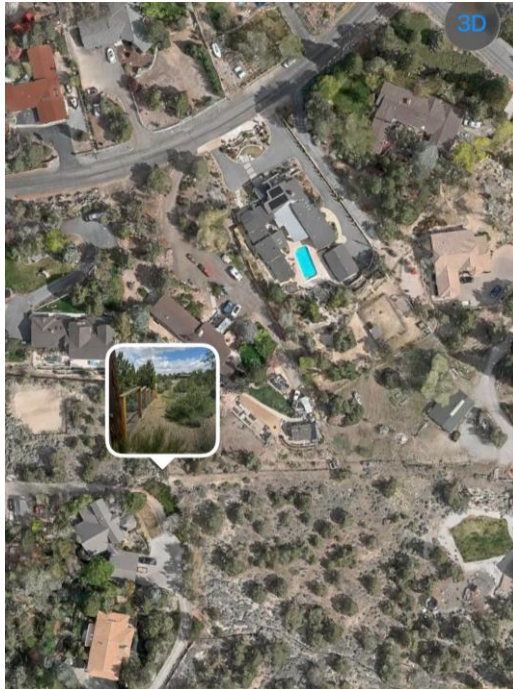


For reference, **Bridle Way** is the road located on the northern side of the first screenshot. The person who submitted the complaint conveniently began her photos approximately seven houses down from the actual start of the path, at the first home she encountered with a fence that opened. However, this path is **not** located on the easement — it sits south of it.

While aerial images are not always exact, the telephone poles provide a reliable reference. You are able to see from both areal and the photos she provided. They clearly show that the road/path in question does not lie within the easement and instead belongs to the properties to the south.

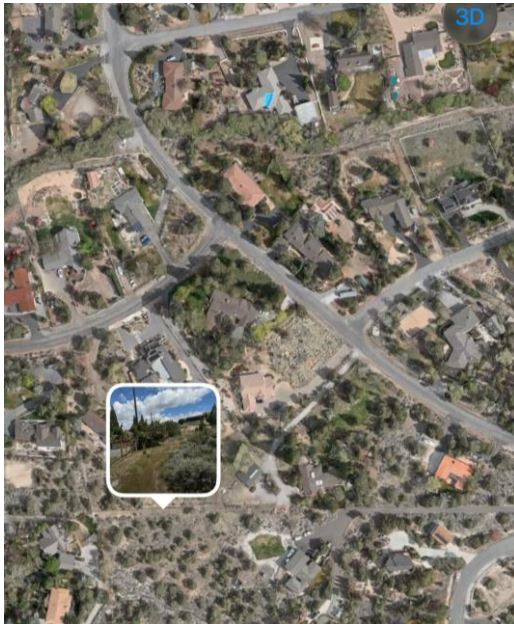
Clearly Developed Unblocked Path

Property 6 wide access



Clearly Developed Unblocked Path

Property 5 wide access



Property “6/5” Rebuttal



The highlighted area represents the utility easement, which does overlap this section. The fence is blocking the remainder of the easement. Everything to the right of the red line is **not** part of the easement and therefore does not apply to this situation.

It appears the complainant is cherry-picking just two or three properties along the entire 13-property stretch in order to show any level of opening. I would also like to reiterate that this property sits directly in the middle of the easement corridor, while the properties on both sides have no comparable level of access. Please see the following screenshots.



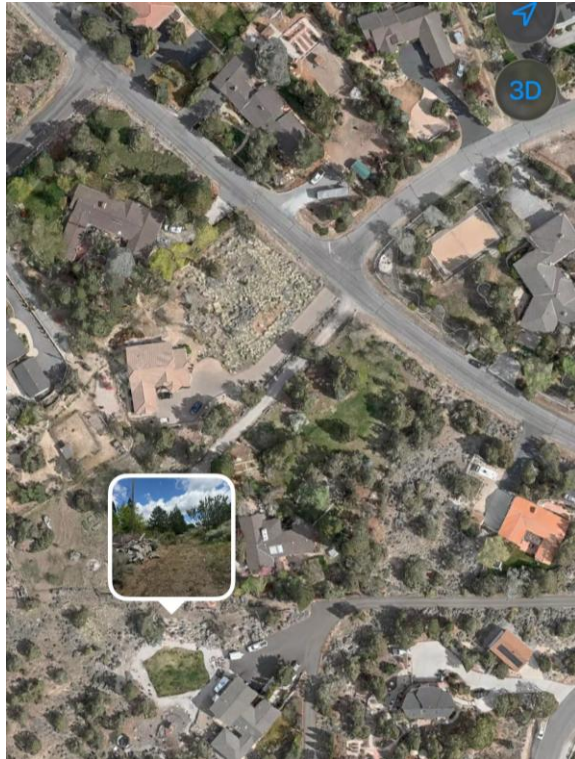
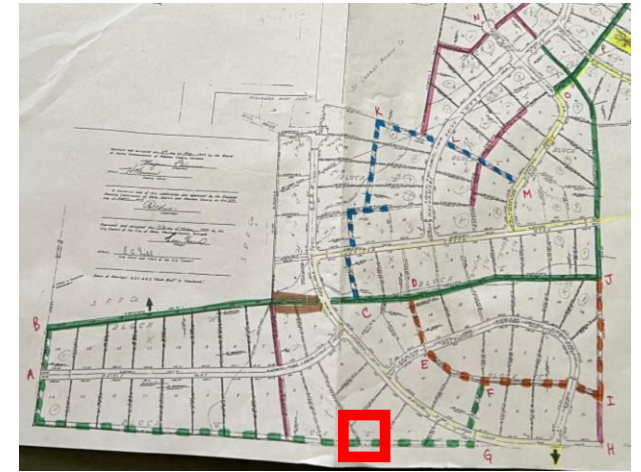
Noting the position of the telephone pole and the fact that the easement only extends 5 feet to the south of it, it is unclear how this can be presented as showing any meaningful opening or prior development. Anything 5 feet or more to the south of the pole does not apply and is not on the easement.





Clearly Developed Unblocked Path

Property 1 & 2 wide access/ wood stacked neatly off path/ connection point to road



Rebuttal Property "1&2"



This photo is facing east and referencing the power pole. Anything to the south (right in the picture) is not part of the easement.



The red line indicates the property boundary. The residents south of the easement paved this road for access to a house that is not on the easement (see following screenshots). This is a boundary fence that clearly marks the southern limit of the easement.

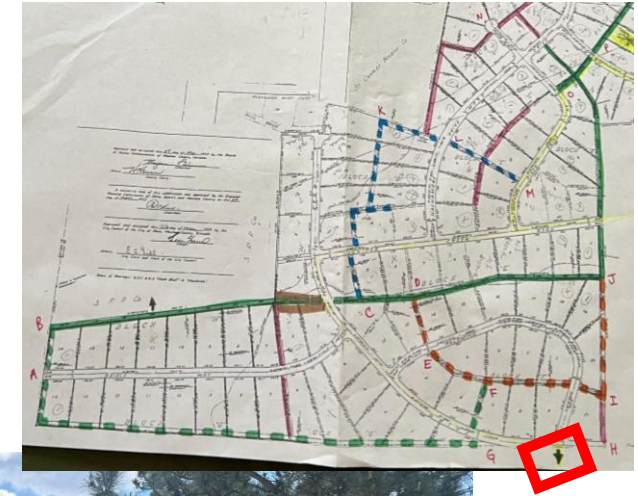
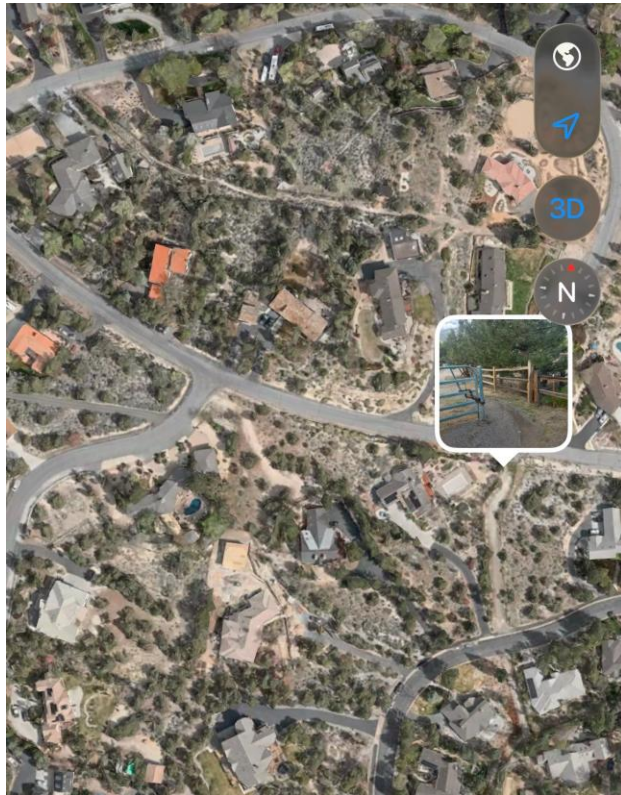
In my view, this is the most egregious misrepresentation in the complaint. Having stood on the site, there is zero chance this location could reasonably be considered part of the bridle path easement.



While understanding that aerial photos are not always exact, it is clear that this is a paved path providing residential access to a house located outside the easement.

Trail Connection Point

Connection Point for other systems



Rebuttal “Connection points for other systems.”



The easement in question ends many houses and one road to the northwest of this location (blue highlighted parcel). These “connection points” will not be affected and remain fully accessible.

We are not sure what this photo is intended to show. It has zero bearing on this hearing, and I am confused as to why it was included.

Requests For the County

- Deny or postpone the Bridle Path easement abandonment application to further investigate concerns.
- Investigate prior County findings, fire/WUI implications, private subdivision rights, and effects on surrounding property owners.
- Support and allow interested neighbors to organize a volunteer restoration plan with support from the County.
- Include this section of Bridle Path in current county trail maintenance measures (reduced cost community service laborers).
- Allow privacy-sensitive fencing, gates, or landscaping that do not block reasonable easement use.
- Identify a practical travel corridor that is supported by homeowners.
- Preserve the existing 10-foot public utility easement and determine if it overlaps with or supports the Bridle Path corridor.

- Deny or postpone the Bridle Path easement abandonment application to further investigate concerns.
 - Any further delay or additional investigation would not prove fruitful. This easement has already been litigated and thoroughly reviewed dating back to the mid-1990s. Nothing has been done in the intervening decades, and it is now time to make the prudent, common-sense decision to abandon this section of the bridle path easement.
- Investigate prior County findings, fire/WUI implications, private subdivision rights, and effects on surrounding property owners.
 - Prior County findings, fire/WUI implications, private subdivision rights, and effects on surrounding property owners have already been extensively reviewed over the past 30+ years with no action taken. Further investigation would only delay the inevitable and continue to burden the affected homeowners. Abandoning this unused and undeveloped section is the most practical solution. It respects private property rights, eliminates ongoing confusion, and has no meaningful negative impact on fire/WUI concerns or the broader subdivision. Maintaining an easement that has never been developed only creates liability and false expectations for all parties involved.
- Support and allow interested neighbors to organize a volunteer restoration plan with support from the County.
 - There has not been any meaningful renewed interest in this section of the bridle path. This easement was largely unknown to most residents — including the complainant — until the homeowners filed the abandonment application. The complainant herself acknowledged during a phone call that she was not even aware of this section until the application was submitted. What is being portrayed as “community interest” is a very recent development triggered only after the abandonment process began. For over 60+ years prior, this section remained completely undeveloped and unused.
- Include this section of Bridle Path in current county trail maintenance measures (reduced cost community service laborers).
 - As confirmed by County officials, there is no dedicated maintenance budget for this section. Given current construction and earthwork costs, developing it would require a significant financial investment that would not be a prudent use of County funds. If the path cannot realistically be developed or maintained, there is no valid reason to keep the easement in place.
- Allow privacy-sensitive fencing, gates, or landscaping that do not block reasonable easement use.
 - Allowing privacy-sensitive fencing, gates, or landscaping that does not block reasonable easement use is not feasible. All of these properties would lose significant usable land and property value if fencing were installed. Homeowners purchased these lots with the reasonable understanding that there was no practical easement in use. We are not trying to eliminate an actively used trail — we simply want the ability to fully enjoy the land we purchased. We have zero intention of opposing community paths that are currently in active use. We are only opposed to destroying mature landscaping that we paid for and that has added real value to our properties — all for the benefit of one individual.
- Identify a practical travel corridor that is supported by homeowners.
 - We have 12 signed affidavits from the directly affected property owners requesting removal of the easement. The complaint is not truly supported by the broader homeowner community. It is driven primarily by one individual who was able to get two friends to sign on. None of them were aware this section existed until the abandonment application was filed.
This raises a fundamental question: Who has the greater right to the property — the actual owners who purchased and maintain these lots, or individuals who were unaware this section even existed until recently and now wish to dig up established yards for occasional use?

Public Notice

Washoe County Code requires that public notification for an abandonment must be mailed to abutting property owners of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent to a total of 37 separate property owners who were noticed a minimum of 10 days prior to the public hearing date.



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: 4400 Bridle Way, Bridal Path Easement Abandonment			
Project Description: 30' Easement Abandonment for Parcel Numbers 009-095-01, -02, -03, -04, -05, -06, -07, -08, -09, 20, -22, & -23 . See Attached Support Material			
Project Address: 4400, 4390, 4380, 4370, 4360, 4350, 4340, 4330, 4320 Bridle Way, 0, 4280 & 4250 Ross Drive, Reno, NV 89519			
Project Area (acres or square feet): 30ft width runs width of southern property boundary			
Project Location (with point of reference to major cross streets AND area locator): TRACT MAP 627, JUNIPER HILLS, McCarren and Mayberry			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
see description	varies		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). n/a			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Cristofer Novich		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Same		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Cris Novich		Name: N/A	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Cris Novich		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
Initial:		Master Plan Designation(s):	
County Commission District:		Regulatory Zoning(s):	
CAB(s):			

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

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

See Attached Form For Explanation

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

See Attached Form For Explanation

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

See Attached Form For Explanation

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

See Attached Form For Explanation

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?

See Attached Form For Explanation

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 Yes See Attached	* 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.

State of Nevada } s.s.
County of Washoe }

I, Eugene B. Langfield, do hereby certify that this plot is a true and accurate map of the land shown hereon, surveyed by me and laid out into blocks, lots, streets and public places at the instance of the herein-after signed owners; that the location of said lots, blocks, streets and public places has been definitely established and perpetuated in strict accordance with the law and as shown hereon; that the lots, blocks, streets and public places shown hereon are situated wholly within the 3/4s of Section 17 and the N/4 of Section 20, T 19N, R 19E, M 20B & M, and that the survey was completed on the 27th day of April, 1959.

Eugene B. Langfield
Registered Prof. Engineer #806

Subscribed and sworn to before me this 26th day of April, 1959.

Notary Public in and for the County of Washoe, State of Nev.

My commission expires April 2, 1962.

State of Nevada } s.s.
County of Washoe }

This is to certify that the undersigned, Washoe Properties, Inc., and Virginia Moulton Ruth, are the owners of the tract of land represented on this map or plot and that they hereby consent to the preparation and recordation of this map or plot and that they hereby offer for dedication all of the streets and all of the easements shown for public utility purposes and all of the easements shown on this map for bridle path purposes.

In witness whereof, the said owners have hereunto set their hands and affixed their corporate seal this 26th day of April, 1959.

Virginia Moulton Ruth
VIRGINIA MOULTON RUTH

WASHOE PROPERTIES, INC. By: J. P. Ross

Attest: J. P. Ross
SECRETARY

State of Nevada } s.s.
County of Washoe }

On this 11th day of April, 1959, personally appeared before me, a Notary Public in and for said County and State, Virginia Moulton Ruth, known to me to be the person who executed the foregoing instrument, and she duly acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

In witness whereof, I have set my hand and affixed my official seal and the seal of said County at my office in the County of Washoe, State of Nevada, this 11th day of April, 1959.

On this 11th day of April, 1959, personally appeared before me, a Notary Public in and for the County of Washoe, State of Nevada, J. P. Ross, known to me to be the president of Washoe Properties, Inc., the corporation that executed the foregoing instrument and did depose and say that he is the president of said corporation; that the seal affixed to this map is the seal of said corporation and that said corporation executed the same freely and voluntarily and for the uses and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.

J. P. Ross
Notary Public in and for the County of Washoe, State of Nev.

My commission expires 9-2-1962.

Approved and accepted this 26th day of May, 1959 by the Board of County Commissioners of Washoe County, Nevada.

Benjamin L. Wilson
Chairman
Attest: H. Krohn
County Clerk

A tentative map of this subdivision was approved by the Regional Planning Commission of Reno, Sparks and Washoe County on the 5th day of March, 1959.

Robert L. Smith
Chairman

Approved and accepted this 12th day of May, 1959 by the City Council of the City of Reno, Washoe County, Nevada.

Lee Hand
Mayor
Attest: E. C. Giel
City Clerk and Clerk of the City Council

Basis of Bearings: U.S.C. & G.S. "Chalk Bluff" to "Newlands".



NOTES-

1. Indicates conc. monuments, to be set by Sept. 30, 1960.
2. For details of section corner ties, see Record of Survey, File No. 300502.

I certify that I have examined this map, consisting of three sheets, and that all provisions of all acts and ordinances applicable have been complied with and that I am satisfied that the map is technically correct.

Eugene B. Langfield
County Surveyor

The easements on this map have been checked and approved by the Sierra Pacific Power Co. and the Bell Telephone Co. of Nevada.

Sierra Pacific Power Co.
S.P.P. Co.
Bell Telephone Co.
Bell Tel. Co.

Note: Shaded areas designate 10 ft. utility easements.

JUNIPER HILLS

WASHOE COUNTY, NEVADA

SCALE: 1"=100'

Sheet 1 of 3 sheets

627

WAB25-0009
EXHIBIT F

Easement Abandonment Support Document

4400, 4390, 4380, 4370, 4360, 4350, 4340, 4330, 4320 Bridle Way, 0,
4280 & 4250 Ross Drive Reno, NV 89519

Request: Abandonment of Bridle-Path Easement (Utility Easement to
Remain)

Required Application Questions

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

The requested abandonment pertains to the unused bridle-path easement located along the **south and west boundaries** of the property at **4400 and south boundary of 4390, 4380, 4370, 4360, 4350, 4340, 4330, 4320 Bridle Way, 0, 4280 & 4250 Ross Drive Reno, NV 89519**. This area was originally designated as a bridle path but was never constructed, used, or maintained.

2. On which map or document is the easement or right-of-way first referenced?

The easement is first referenced on **Tract Map 627 – Juniper Hills**, recorded as **File No. 312282**, filed with Washoe County on **April 4, 1959**.

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

The vacated area will be used to support the **construction of a residential accessory structure**, specifically a small **shop and storage shed**, consistent with County development standards.

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

No replacement easements are proposed. The bridle-path easement serves no circulation, access, utility, or drainage function, and the existing topography makes any practical use of the path infeasible. In addition, the area is heavily overgrown and has never been cleared, improved, or maintained, further preventing any functional use. The separate 10-foot public utility easement will remain fully intact, ensuring all current and future utility protections are maintained.

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

The abandonment will not negatively impact any surrounding properties. No parcel depends on this easement for access or services, and there are **no utilities, drainage features, or circulation components** within the bridle-path easement. All utilities remain

protected within the dedicated utility easement. The bridle-path easement has never been used, improved, or maintained, and its removal will not alter any rights or access for neighboring parcels.

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

To the best of the applicant's knowledge, **no active CC&Rs apply** to the bridle-path easement or require its retention. A title review has not identified any restrictions governing this easement.

Full Narrative for Washoe County Planning & Engineering Review

Overview

This application seeks approval to abandon the obsolete bridle-path easement located on the south and west sides of 4400 Bridle Way. Although originally designated for equestrian passage on Tract Map 627, the easement has **never been developed, improved, or used**. The easement area is naturally overgrown, inaccessible, and contains no path or trail features.

Importantly, the **10-foot public utility easement remains fully intact** and will not be affected by this request.

Justification Summary

- The bridle-path easement is **unused and unimproved** since its creation in 1959.
 - The easement is fully obstructed by **dense vegetation, natural slopes, rock, and terrain**.
 - The area has **no access, circulation, drainage, or utility function**.
 - **No utilities** run within the bridle-path easement.
 - Adjacent properties maintain **full independent access** via public roads.
 - Washoe County does **not maintain** bridle-path easements.
 - There is **no active HOA** maintaining or relying on this easement.
 - The separate **10-foot utility easement** remains protected and preserved.
-

Photo Exhibit – Site Conditions Demonstrating Impassability

The following photos show the physical conditions of the bridge-path easement. These images clearly demonstrate the area is inaccessible and not suitable for equestrian or pedestrian use.

Figure 1 – Overgrown vegetation and slope obstruction.



Figure 2 – Dense brush preventing any travel corridor.



Figure 3 – Utility poles and lines located in the **utility easement**, not the
bridle path.



Figure 4 – Natural terrain with no grading, trail, or improvements.



Figure 5 – Vegetation blocking access entirely.



Figure 6 – Overgrown brush and debris, confirming non-use.



Figure 7 – Additional views showing heavy natural obstruction.



Figure 8 – Slope and brush making path impossible.



Figure 9 – Dense tree and shrub conditions blocking passage.



Figure 10 – No visible trail; only natural vegetation.



Figure 11 – Established landscaping showing no circulation corridor.

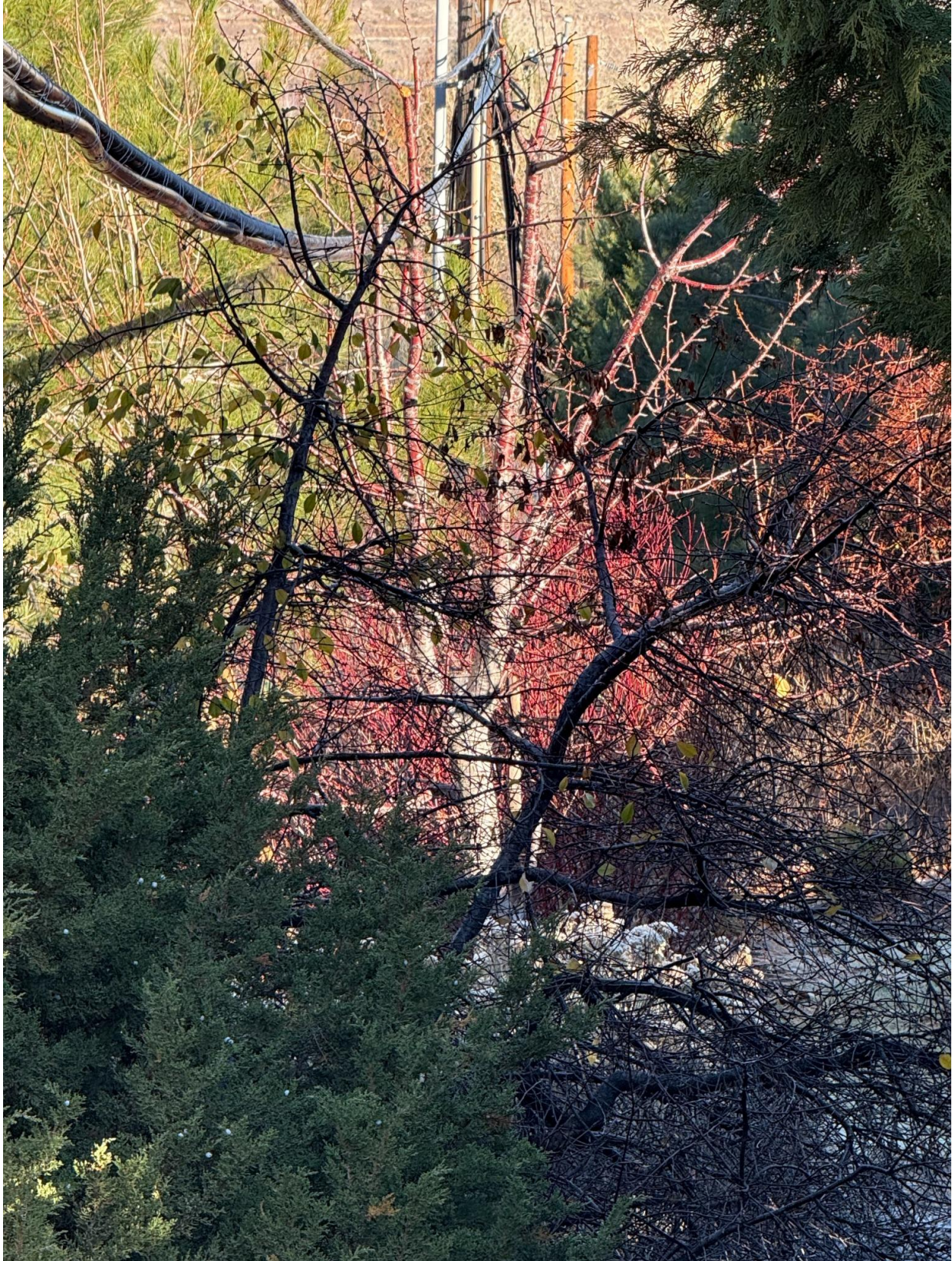


Figure 12 – View toward utility infrastructure in correct utility easement.



Figure 13 – Road-facing vegetation confirming no defined path.



Figure 14 – Additional roadside view illustrating lack of usable travel corridor.



Conclusion

The bridle-path easement is obsolete, unused, and provides no benefit to the neighborhood or public. Its removal will: - Maintain all existing utility protections, - Preserve all access rights for surrounding parcels, - Remove an unnecessary and unusable encumbrance, and - Have **zero adverse impact** on neighboring properties.

Approval of this request is consistent with sound planning practice and the physical reality of the site.

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
30' BRIDLE PATH ABANDONMENT

All that certain real property situate within a portion of the SW1/4 of the NW1/4N of Section 17, Township 19 North, Range 19 East, M.D.M., Washoe County, Nevada being Lot 14 per Tract Map No. 627 recorded as File No. 312282 on December 4, 1959, in the Official Records of Washoe County, Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 14 THENCE southerly along the West boundary of said Lot 14, South 0° 49' 16" West 242.09 feet to the Southwest corner;

THENCE easterly along the South boundary of said Lot 14 North 89° 45' 30" East 180.00 feet to the Southeast corner of said Lot 14;

THENCE northerly along the East boundary of said Lot 14 North 00° 42' 22" East 30.00 feet;

THENCE departing said East line westerly along the North line of the 30 foot wide Bridle Path Easement shown on Tract Map 627, South 89° 45' 30" West, 149.93 feet;

THENCE northerly along the East line of the Bridle Path Easement per Tract Map 627 North 00° 49' 16" East, 214.03 feet to the North Line of said Lot 14 and the southerly Right of Way of Bridle Way as shown on Tract Map 627;

THENCE westerly along North Line of said Lot 14 and the southerly Right of Way of Bridle Way; South 86° 03' 22" West, 30.10 feet to the Northwest corner of said Lot 14 and THE POINT OF BEGINNING;

AREA = 11,791 S.F.±

BASIS BEARINGS:

NAD 83 (94), Nevada State Plane Coordinate System, West Zone (2703). Based on GPS RTK observation utilizing the Nevada Real Time GPS Network.

Prepared By:
Meyer Surveying
PO Box 19193
Reno, NV 89511

John Randolph Meyer
NV PLS 20793

1. A FIELD SURVEY CONDUCTED ON:10/11/2025 AT: 4400 BRIDLE WAY. THE TOPOGRAPHY HERON IS BASED ON AN AERIAL SURVEY CONDUCTED ON: 10/11/2025. THE ORTHO PHOTO BASED ON AN AERIAL SURVEY CONDUCTED ON:10/11/2025.

MEYER SURVEYING
PO BOX 19193
RENO, NV 89511
775-786-1166

2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE FROM SURFACE APPARENT MARKINGS AND FEATURES. UTILITY LOCATIONS ARE SHOWN ONLY FOR CONVENIENCE OF THE OWNER. THE OWNER SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF THE UTILITIES AND MEYER SURVEYING BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON OR NOT IN THE LOCATION SHOWN HEREON. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.

3. CALL UNDERGROUND SERVICE ALERT NORTH (USA NORTH - 811)
FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION 811.



NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST
ZONE (2703).

THE COORDINATES SHOWN HEREON ARE GRID VALUES.

NAVD 88 (GEOID 18).

CP-1

N = 14,854,538.33"
E = 2,258,316.95'
EL = 4,815.41'
SET 60D NAIL

TRACT MAP 627, JUNIPER HILLS, FILE NO. 312282, FILED APRIL 4TH, 1959.

LOW DENSITY SUBURBAN (LDS)

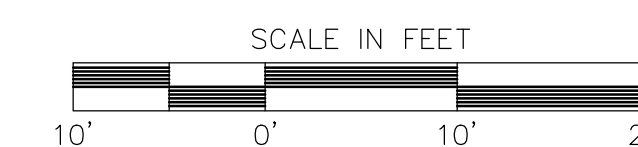
FRONT YARD: 30'

SIDE YARDS: 15'

BACK YARD: 30'



- | | |
|---|---|
|  | PROPERTY LINE |
|  | RIGHT OF WAY LINE |
|  | CENTER LINE |
|  | EASEMENT |
|  | BUILDING SETBACK |
|  | CONTOUR LINE 1' INTERVAL |
|  | OVERHEAD ELECTRIC |
|  | WOOD FENCE |
|  | WIRE FENCE |
|  | SURVEY CONTROL POINT (CP) |
|  | FOUND SURVEY MONUMENT
(AS DESCRIBED) |
|  | UTILITY POLE |
|  | WATER VALVE |
|  | WATER METER |
|  | FIRE HYDRANT |
|  | PROPOSED AREA OF ABANDONMENT |



SHEET 1	SCALE: 1" = 20'	SITE PLAN TO SUPPORT ABANDONMENT OF THE 30' BRIDLE PATH PER TRACT MAP 626		MEYER SURVEYING SURVEYING MAPPING GIS PO BOX 19493 RENO, NV 89521 (775) 786-1166	REVISIONS: 10/22/2025 FOR REVIEW
	DATE: 10/22/2025				
OF 1	DRAWN BY: JROB	ADDRESS:			
	CHKD. BY: JRM	CLIENT:	CRISTOFER NOVICH		

NOTES:

1. A FIELD SURVEY CONDUCTED ON:10/11/2025 AT: 4400 BRIDLE WAY. THE TOPOGRAPHY HEREON IS BASED ON AN AERIAL SURVEY CONDUCTED ON: 10/11/2025. THE ORTHO PHOTO BASED ON AN AERIAL SURVEY CONDUCTED ON:10/11/2025.

BY:

MEYER SURVEYING
PO BOX 19193
RENO, NV 89511
775-786-1166

2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE FROM SURFACE APPARENT MARKINGS AND FEATURES. UTILITY LOCATIONS ARE SHOWN ONLY FOR CONVENIENCE OF THE OWNER. THE OWNER SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF THE UTILITIES AND MEYER SURVEYING BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN HEREON OR NOT IN THE LOCATION SHOWN HEREON. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND

3. CALL UNDERGROUND SERVICE ALERT NORTH (USA NORTH - 811) FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION 811.



BASIS OF BEARINGS:

NAD 83(94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703).

THE COORDINATES SHOWN HEREON ARE GRID VALUES.

BASIS OF ELEVATIONS:

NAVD 88 (GEOID 18).

SURVEY CONTROL:

CP-1

N = 14,854,538.33'
E = 2,258,316.95'
EL = 4,815.41'
SET 60D NAIL

MAP REFERENCES:

TRACT MAP 627, JUNIPER HILLS, FILE NO. 312282, FILED APRIL 4TH, 1959.

ZONING:

LOW DENSITY SUBURBAN (LDS)

SETBACKS (FEET):

FRONT YARD: 30'

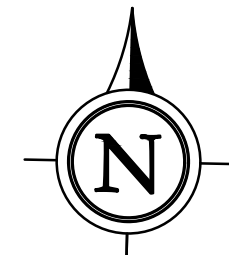
SIDE YARDS: 15'

BACK YARD: 30'

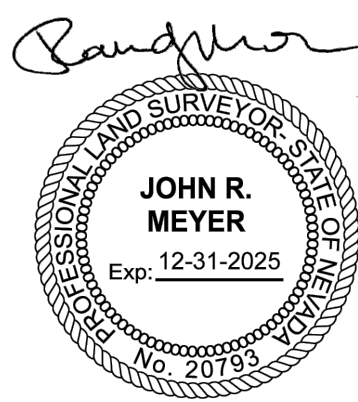


LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EASMENT
- BUILDING SETBACK
- CONTOUR LINE 1' INTERVAL
- OVERHEAD ELECTRIC
- WOOD FENCE
- WIRE FENCE
- SURVEY CONTROL POINT (CP)
- FOUND SURVEY MONUMENT (AS DESCRIBED)
- UTILITY POLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT



SCALE 1" = 20'
SCALE IN FEET



REVISIONS:		10/22/2025 FOR REVIEW	
MEYER SURVEYING		TOPOGRAPHIC SURVEY	
SURVEYING MAPPING GIS		4400 BRIDLE WAY	
PO BOX 19193 RENO, NV 89521		RENO, WASHOE COUNTY, NV	
(775) 786-1166		CLIENT: CRISTOFER NOVICH	
MEYER SURVEYING		ADDRESS:	
SURVEYING MAPPING GIS		CLIENT:	
PO BOX 19193 RENO, NV 89521		SCALE: 1" = 20'	
(775) 786-1166		DATE: 10/22/2025	
		DRAWN BY: JROB	
		CHKD. BY: JRM	
		SHEET 1 OF 1	

State of Nevada } s.s.
County of Washoe }

I, Eugene B. Longfield, do hereby certify that this plat is a true and accurate map of the land shown hereon, surveyed by me and laid out into blocks, lots, streets and public places at the instance of the hereinafter signed owners; that the location of said lots, blocks, streets and public places has been definitely established and perpetuated in strict accordance with the law and as shown hereon; that the lots, blocks, streets and public places shown hereon are situated wholly within the 3 1/2 of Section 17 and the 1/2 of Section 20, T. 19N., R. 19E., M.D.B. & M., and that the survey was completed on the 5th day of April 1959.

Eugene B. Longfield
Registered Prof. Engineer # 886

Subscribed and sworn to before me this 14th day of April 1959.

Notary Public in and for the County of Washoe, State of Nev.

My commission expires April 2 1962.

State of Nevada } s.s.
County of Washoe }

This is to certify that the undersigned, Washoe Properties, Inc., and Virginia Moulton Ruth, are the owners of the tract of land represented on this map or plat and that they hereby consent to the preparation and recording of this map or plat and that they hereby effect an dedication of all of the streets and all of the easements shown for public utility purposes and all of the easements shown on this map for bridge path purposes.

In witness whereof, the said owners have hereunto set their hands and affixed their corporate seal this 14th day of April 1959.

Virginia Moulton Ruth
VIRGINIA MOULTON RUTH

WASHOE PROPERTIES, INC. By: R. Ross
PRESIDENT
Attest: Secretary
SECRETARY

State of Nevada } s.s.
County of Washoe }

On this 11th day of April 1959, personally appeared before me, a Notary Public in and for said County and State, Virginia Moulton Ruth, known to me to be the person who executed the foregoing instrument, and she duly acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

In witness whereof, I have set my hand and affixed my official seal at my office in the County of Washoe, State of Nevada, the day and year in this certificate first above written.

Notary Public in and for the County of Washoe, State of Nev.

My commission expires 9-8-1964.

312282

312282

FILED FOR RECORD AT THE REQUEST OF Donna J. Gentry
ON APR 14 1959 AT 5 MINUTES PAST 5 O'CLOCK A.M., RECORDS OF
WASHOE COUNTY, NEVADA.
Fee \$3.25

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

Approved and accepted this 5th day of May 1959 by the Board of County Commissioners of Washoe County, Nevada.

Chairman
Attest, County Clerk

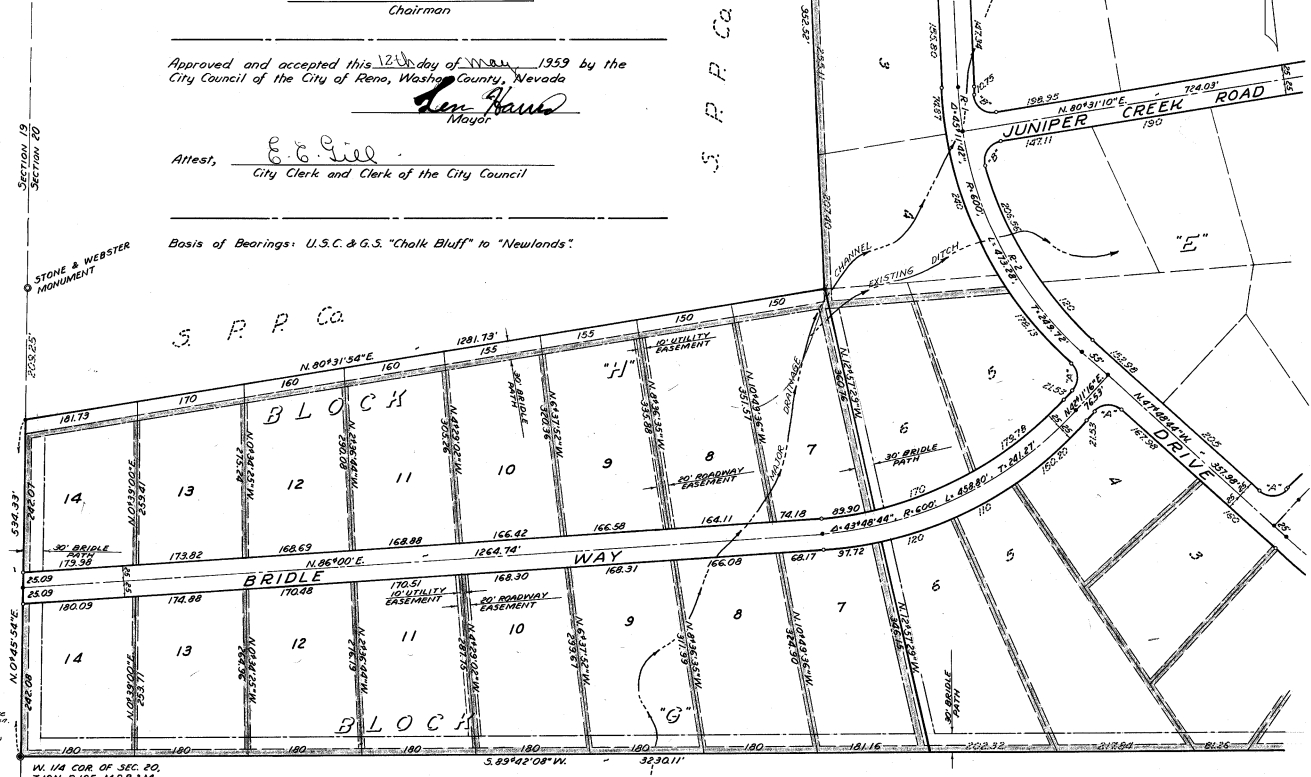
A tentative map of this subdivision was approved by the Regional Planning Commission of Reno, Sparks and Washoe County on the 5th day of March 1959.

Chairman

Approved and accepted this 12th day of May 1959 by the City Council of the City of Reno, Washoe County, Nevada

Mayor
Attest, City Clerk and Clerk of the City Council

Basis of Bearings: U.S.C. & G.S. "Chalk Bluff" to "Newlands".



NOTES-
1. Indicates conc. monuments, to be set by Sept. 30, 1960.
2. For detail of section corner ties, see Record of Survey, File No 300502.

I certify that I have examined this map, consisting of three sheets, and that all provisions of all acts and ordinances applicable have been complied with and that I am satisfied that the map is technically correct.

Eugene B. Longfield
County Surveyor

The easements on this map have been checked and approved by the Sierra Pacific Power Co. and the Bell Telephone Co. of Nevada.

S.P.P. Co.
Bell Tel. Co.

Note: Shaded areas designate 10ft. utility easements.

JUNIPER HILLS

WASHOE COUNTY, NEVADA

SCALE: 1"=100'

Sheet 1 of 3 sheets

WAB25-0009 627

EXHIBIT F

366

DECLARATION OF RESTRICTIONS
JUNIPER HILLS, WASHOE COUNTY, NEVADA

THIS DECLARATION OF RESTRICTIONS made this 15th day of December, 1959, by WASHOE PROPERTIES, INC., a Nevada corporation, and VIRGINIA MOULTON RUTH, hereinafter sometimes referred to as "Declarants",

W I T N E S S E T H :

WHEREAS, said Declarants are the owners of all of the lots or parcels of real property situate in the County of Washoe, State of Nevada, that are encompassed within the exterior boundaries of JUNIPER HILLS SUBDIVISION, as shown on the subdivision map thereof filed in the office of the County Recorder of Washoe County, Nevada, on December 4, 1959; and

WHEREAS, Declarants are about to sell all or a portion of the said property and desire to subject each and every of said lots and parcels to the respective conditions, restrictions and covenants hereinafter set forth for the benefit of each and every lot within said subdivision, and for the benefit of the present and subsequent owners of each of said lots.

NOW, THEREFOR, said Declarants hereby declare that each and every lot and parcel above described shall be conveyed subject to the conditions, restrictions and covenants hereinafter set forth, as follows:

ARTICLE I

GENERAL PURPOSE OF RESTRICTIONS

The real property affected hereby is subjected to the conditions, restrictions and charges herein contained to provide a high type and quality of improvements on said property which is to be used for residential purposes only, and for the preservation of value and for the benefit of each and every part of said property.

ARTICLE II

USE

1. None of the lots or parcels shall be used except for private residential purposes, nor shall any structure be erected or maintained upon any of said lots or parcels, other than one detached single family dwelling not exceeding one and one-half stories in height, together with a private garage which may be made part of the dwelling house, which garage shall be used only in connection with such residential dwelling, together with a guest house which shall be used only in connection with a residential dwelling and which shall not be maintained for rental purposes.

2. No hospital, sanatorium, rest home, hotel, public boarding or lodging house, store, butcher shop, grocery or other business or commercial enterprise shall be maintained, carried on or conducted upon said property, or any portion thereof, nor shall any business or profession or occupation be carried on or conducted upon said property, or any portion thereof; no noise or offensive activity shall be carried on upon said property, or any portion thereof, nor shall anything be done which shall be or become an annoyance or nuisance to the neighborhood.

3. No animals, livestock or poultry of any kind shall be raised, bred, maintained or kept on any lot for any commercial purpose.

4. No previously constructed dwelling house or other structure of any nature shall be moved from any other location on to any lot or parcel of said property, provided, however, that nothing contained in this Declaration of Restrictions shall prevent the maintenance of a sales office by Declarants, or their agent, on said property or the maintenance of temporary structures used by contractors in connection with the construction of a dwelling house or houses on said property.

5. No garage or outhouse of any kind or description shall be erected or maintained on any lot or parcel within said subdivision prior to the erection of a dwelling house thereon.

6. No trailer or portion of any uncompleted building, nor any tent, garage or outbuilding erected or maintained on any lot or parcel within said subdivision shall, at any time, be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted within said subdivision.

7. No fence, wall, hedge, or hedge-like shrub planting for any purpose shall be constructed or planted or permitted to grow on any portion of any lot within said subdivision to a height of over six feet, nor shall any fence, wall, hedge or hedge-like shrub planting for any purpose be constructed or planted or permitted to grow on any lot within said subdivision between the front building setback line and the front property line, or between the side street building setback line and the side street property line, to a height of more than three and one-half (3½) feet.

8. No dwelling house shall be constructed or maintained upon any portion of the above described real property which shall have a ground floor area, exclusive of garage, patios, terraces and porches, of less than twelve hundred (1200) square feet and shall not exceed one and one-half stories in height, provided, however, that a dwelling house may be constructed on a terrace hillside if the same does not exceed two stories in height above ground level at any single point.

9. No building shall be erected, placed or altered on any building plot on the heretinaabove described property, nor shall any fence be constructed on any building plot until the building plans, specifications and plot plan showing the location of such building or fence have been approved in writing as to conformity and harmony of exterior design with existing structures in the heretinaabove described property and as to location of the building with respect to topography and finished ground elevation by a committee composed of JOHN TOM ROSS, RAY P. SMITH and EMERSON J. WILSON, or by a representative designated by them. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location or to designate a representative with like authority and shall have full authority to designate a successor for any member of said committee who shall have so died or resigned. In the event that such committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or in the event that no suit to enjoin the erection of such building or the making of such improvements has not been commenced prior to the completion thereof, approval will not be required, and said covenants shall be deemed to have been fully complied with. At any time the then record owners of a majority of the lots within said subdivision shall have the power by an instrument in writing, duly recorded in the office of the County Recorder of Washoe County, Nevada, to change the membership of the committee, or to withdraw from the committee, or restore to it any of its powers and duties.

10. No sign of any kind shall be displayed on any lot or parcel except a sign containing not more than five (5) square feet advertising

EMERSON J. WILSON
ATTORNEY AT LAW
RICHMOND, NEVADA

the particular lot for sale, or rent, and except a sign maintained during construction of a dwelling designating the name of the builder and contractor engaged in such construction, and a sign by Declarants, or their agents, advertising the fact that lots are available for sale within said subdivision.

11. Easements for installation and maintenance of utilities and for drainage purposes are dedicated over the rear ten (10) feet of each lot within said subdivision by delineation on the official plat of said subdivision.

12. No dwelling or other structure, or any part thereof, shall be maintained within said subdivision if the same shall be constructed of or finished with any material that will noticeably reflect the rays of the sun.

13. An easement is hereby reserved by Declarants for the benefit of Sierra Pacific Power Company to enable said Company to maintain, repair and replace an existing water line along the course designated on the map of said subdivision, as being occupied by an existing twenty-inch stave water line, said easement to continue only so long as a water line shall be maintained along the course shown on said map.

14. An easement is hereby reserved by Declarants to enable Declarants and those who in the opinion of Declarants may be entitled to do so to maintain a ditch along the approximate course designated on the map of said subdivision as "existing ditch", said easement to continue so long as said ditch shall be used for the conduct of irrigation water and during such period no structure shall be constructed or permitted to remain on any lot traversed by said ditch in such a manner as to in any way impede or diminish the flow thereof, and no debris or other material shall be permitted to accumulate on any lot within said subdivision that is traversed by said ditch that will impede the flow of water therein to the damage of any other lot within said subdivision, or to the inconvenience of any owner of a lot within said subdivision.

15. An easement is hereby reserved to enable the free and unobstructed flow of water along the area designated on the map of said subdivision as "major drainage channel." No structure shall be constructed or permitted to remain on any lot traversed by said drainage channel in such a manner as to any way impede or diminish the flow of water in said channel, and no debris or other material shall be permitted to accumulate on any lot within said subdivision that is traversed by said channel that will impede the flow of water therein to the damage of any other lot within said subdivision, or to the inconvenience of any owner of a lot within said subdivision. Declarants reserve the right to enter upon all lots traversed by said "major drainage channel" for the purpose of clearing the same of debris and other material that may impede the flow of water therein.

16. An easement is hereby reserved along each strip of land designated as "bridle path" on the map of said subdivision for those desiring to use the same as a bridle path. No structure shall be constructed or permitted to remain on any strip of land designated on said map as a bridle path, and no debris or other material shall be permitted to accumulate on any area designated on said map as a bridle path that will in any way impede, hamper or prevent the use of any such strip for bridle path purposes. Declarants reserve the right to enter upon any lot traversed by said "bridle path" for the purpose of maintaining and improving the same.

ARTICLE III

DECLARATION OF COVENANTS

1. All the covenants and restrictions set forth in this Declaration of Restrictions are imposed upon said property to the extent herein contained for the direct benefit thereof as a part of the general plan of development and improvement thereof hereby adopted by Declarants. Said covenants and restrictions shall run with the land and shall be binding upon Declarants and upon all persons claiming under

Declarants, their successors, assigns, or heirs, for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part, provided, however, that these covenants may be amended, modified, abrogated or rescinded by recordation in the office of the County Recorder of Washoe County, Nevada, of a Supplemental Declaration of Restrictions duly executed and acknowledged by the owners of not less than seventy-five per cent (75%) of the above described lots.

2. This Declaration of Restrictions shall be binding upon and inure to the benefits of Declarants, their heirs, successors and assigns.

ARTICLE IV

VIOLATION AND ENFORCEMENT

1. The conditions, restrictions or covenants herein contained, shall bind and inure to the benefit of and be enforceable by Declarants, their heirs, successors or assigns, or by the owner or owners of any of the lots in the hereinabove described subdivision, and it shall be lawful, not only for Declarants, their heirs, successors or assigns, but also for the owner or owners of any of said lots, to institute and prosecute any proceeding at law or in equity against Declarants, or any person, firm or corporation violating or threatening to violate any of the conditions, restrictions or covenants herein contained, and such action may be maintained for the purpose of preventing the violation or to recover damages for a violation, or for both of such purposes. The failure of Declarants, their heirs, successors or assigns, or of any owner of any of said lots, to enforce any of the conditions, restrictions or covenants herein contained shall in no way or event be deemed a waiver of the right to enforce such conditions, restrictions or covenants thereafter. Nothing herein contained shall be construed as preventing the application of any remedies given by law against a nuisance, public or private, or otherwise, but the remedies herein contained shall be in addition to any other remedies given by law.

2. If any article, paragraph, subdivision of paragraph, sentence, clause or phrase contained in this Declaration of Restrictions shall be held to be invalid by any Court for any reason, the invalidation thereof shall in no wise affect the validity of any other portion of this Declaration of Restrictions, it being the intent of Declarants that the whole or said Declaration of Restrictions, with the exception of such invalidated portion or portions, shall remain in full force and effect.

IN WITNESS WHEREOF, Declarants have executed this instrument as of the day and year first above written.

WASHOE PROPERTIES, INC.

By

Virginia Moulton Ruth
Virginia Moulton Ruth

EMERSON J. WILSON
ATTORNEY AT LAW
RENO, NEVADA

370

STATE OF CALIFORNIA.
County of YUBAOn this 15th day of

December

in the year one thousand nine hundred and fifty-ninebefore me, ROSALYN FINLEY

a Notary Public in and for the

Yuba

County of

State of California, residing therein,

duly commissioned and sworn, personally appeared

VIRGINIA MOULTON RUTHknown to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of Yuba the day and year in this certificate first above written.

Notary Public in and for the

County of Yuba

State of California

My Commission Expires August 3, 1960

(Acknowledgment - General)

STATE OF NEVADA.

County of OrmsbyOn this 16th day ofDecember

A. D. one thousand nine hundred and

fifty-nine

personally appeared before me

Harley W. Carter

a Notary Public in and for said

County of OrmsbyJohn Tom RossKnown to me to be the Secretaryof the corporation that executed the foregoing instrument, and upon oath, did depose that he is the officer of said corporation as above designated; that he is acquainted with the seal of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation; that the signatures to said instrument were made by officers of said corporation as indicated after said signatures; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my

office in the County of Ormsby, the day and year in this certificate first above written.

My commission expires

January 15, 1962

CORPORATION—Reno Printing Co., Reno, Nev.

DOCUMENT No.

313683

Filed for record at the request of

NEVADA TITLE GUARANTY CO.

JAN 8 1960

at 9 Minutes past 9 o'clock A M.Recorded in Book 11 of LIENS AND MISCELLANEOUSPage 361 Records of Washoe County, Nevada.Fee: \$ 7.15

DELLE B. BOYD, County Recorder

By Chris Dumas DeputyWAB25-0009
EXHIBIT F

993698

FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS OF THE
JUNIPER HILLS SUBDIVISION, WASHOE COUNTY, NEVADA

993698

APR 30 1985

This First Amendment of Restrictions is made by the undersigned this 30th day of April, 1985.

1. The undersigned are the owners of not less than fifty percent (50%) of the lots within Juniper Hills Subdivision.

2. The original Declaration of Restrictions for the subdivision was recorded with the Washoe County Recorder's Office on January 8, 1960, in Book 11 at Page 366 having document number 313683.

3. The undersigned amend paragraphs 1 and 8 of Article II by adding the following sentence to the end of each paragraph: "A single family dwelling, not to exceed two stories in height, shall be permitted on lot 2, in block A, of the Juniper Hills Subdivision".

4. Except as amended herein, the provisions of the original Declaration of Restrictions remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this First Amendment to Declaration of Restrictions as of the 30th day of April, 1985.

Bruce Jorgensen
Bruce Jorgensen

Neil Fockler
Neil Fockler

James Alexander
James Alexander

Clyde S. Zuver
Clyde S. Zuver

Irma Alexander
Irma Alexander

Carolyn K. Johnson
Carolyn K. Johnson

Ellen Fockler
Ellen Fockler

F.S. Ellwanger
F.S. Ellwanger

B2161P0946

993698

WAB25-0009
EXHIBIT F

B2161P0947

R. Ellwanger
Rhonda Ellwanger

Nancy Olsen
Nancy Olsen

Howard Olsen
Howard Olsen

Marga Makabe
Marga Makabe

Carol Kenville
Carol Kenville

E. Carol Kenville
E. Carol Kenville

David Mathis
David Mathis

Carolyn B. Mathis
Carolyn B. Mathis

Naomi Sande
Naomi Sande

Jane Samps
Jane Samps

Douglas N. Farrar
Douglas N. Farrar

Kathie Bartlett
Kathie Bartlett

Judith A. Inskip
Judith A. Inskip

June R. Rosta
June R. Rosta

Jean Ann Lyle
Jean Ann Lyle

Paul Page
Paul Page

Jean Gillespie
Jean Gillespie

Paul Lillis
Paul Lillis

Cathy Lindesmith
Cathy Lindesmith

George Lindesmith
George Lindesmith

D. Grubic
D. Grubic

Chris Conn
Chris Conn

Merrill E. Shea
Merrill E. Shea

D.M. Turner
D.M. Turner

Dorothy Moore
Dorothy Moore

W.W. Moore
W.W. Moore

Kathie Jarrett
Kathie Jarrett

Francis Pope
Francis Pope

Betty Hiltz
Betty Hiltz

Donald R. Hiltz
Donald R. Hiltz

Kayleen A. Cassili
Kayleen A. Cassili

Greta Atkinson
Greta Atkinson

993698

U2C1D

UUD1

82161P0948

Barbara Grayson
Barbara Grayson

Ann C. McHardy
Ann C. McHardy

Florence Minedew
Florence Minedew

Betty Couch
Betty Couch

Tom Killian
Tom Killian

Marie Ferras
Marie Ferras

John Daliposen
John Daliposen

Shelly Hickey
Shelly Hickey

Margaret M. Oakley
Margaret M. Oakley

Doris Carpenter
Doris Carpenter

F.H. Lago, Sr.
F.H. Lago, Sr.

William Metz
William Metz

Jo Ann Truchard
Jo Ann Truchard

Richard W. Hewitt
Richard W. Hewitt

James D. Rogers
James D. Rogers

Sandra B. Rogers
Sandra B. Rogers

Martin Booth
Martin Booth

David B. Eckert
David B. Eckert

Marsha Jenks
Marsha Jenks

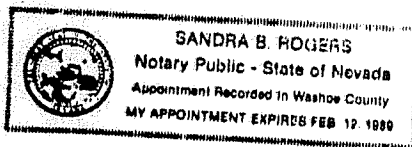
APR 30 1985

993698

WAB25-0009
EXHIBIT F

STATE OF NEVADA
COUNTY OF WASHOE

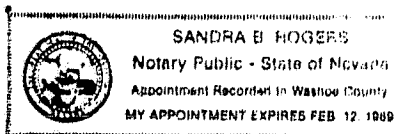
On the 10th day of March, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bruce Jorgensen, James Alexander, Irma Alexander, Ellen Fockler, Neil Fockler, Clyde S. Zuver, Carolyn K. Johnson, Fred Ellwanger, Rhonda Ellwanger, Nancy Olsen, Howard Olsen, Marga Makabe, Carol Kenville, E. Carrol Kenville, David H. Mathis, Carolyn B. Mathis, Naomi Sande, Jane Soms, Douglas N. Farrar, Kathie Bartlett, Judith A. Inskip, June R. Rosta, and Jean Ann Lyle, known to me to be the persons whose names they subscribed to the within instrument and acknowledged that they executed the same.



Sandra B. Rogers
SANDRA B. ROGERS
NOTARY PUBLIC

STATE OF NEVADA
COUNTY OF WASHOE

On the 14th day of April, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul Page, Jean Gillespie, Paul Lillis, Cathy Lindesmith, George Lindesmith, D. Grubic, Chris Cohn, Merlin E. Shea, and D.M. Turner, known to me to be the persons whose names they subscribed to the within instrument and acknowledged that they executed the same.



Sandra B. Rogers
SANDRA B. ROGERS
NOTARY PUBLIC

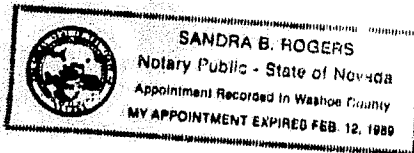
993698

WAB25-0009
EXHIBIT F

B2161P0948

STATE OF NEVADA
COUNTY OF WASHOE

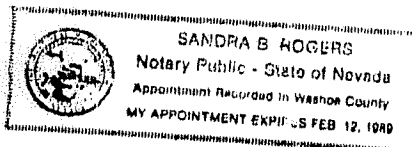
On the 20th day of April, 1985, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared Dorothy Moore, W.W. Moore, Kathie Jarrett, Francis Pope,
Betty Hiltz, Donald R. Hiltz, Kayleen A. Caselli, Greta Atkinson,
Barbara Grayson, Ann C. McHardy, Florence Minadew, and Betty Couch
known to me to be the persons whose names they subscribed to the
within instrument and acknowledged that they executed the same.



Sandra B. Rogers
SANDRA B. ROGERS
NOTARY PUBLIC

STATE OF NEVADA
COUNTY OF WASHOE

On the 28th day of April, 1985, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared Tom Killian, Mario Porras, John Daliposen, Doris Carpenter,
F.H. Lage, Sr., William Metz, JoAnn Truchard, and R.W. Hewitt
Known to me to be the persons whose names they subscribed to the
within instrument and acknowledged that they executed the same.



Sandra B. Rogers
SANDRA B. ROGERS
NOTARY PUBLIC

993698

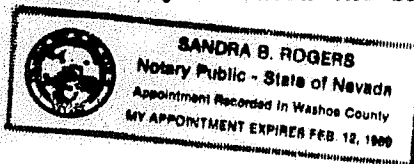
WAB25-0009
EXHIBIT F

B2161P095D

APR 30 1985

STATE OF NEVADA
COUNTY OF WASHOE

On the 28th day of April, 1985, before me, the undersigned,
a Notary Public in and for said County and State, personally
appeared Shelly Hickey, Margaret M. Oakley, Martin Booth,
David B. Eckert, and Marsha Jenks known to me to be the persons whose
names they subscribed to the within instrument and acknowledged
that they executed the same.



Sandra B. Rogers
SANDRA B. ROGERS
NOTARY PUBLIC

B2161P0951

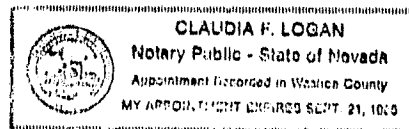
993698

WAB25-0009
EXHIBIT F

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On the 29th day of April, 1985, before me, the undersigned, personally appeared Sandra B. Rogers and James D. Rogers, known to me to be the persons whose names are subscribed to the within instrument and who acknowledged that they executed the same.

Claudia F. Logan
NOTARY PUBLIC



OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY

James D. Rogers
85 APR 30 49:15

CUR. MEMBER
COUNTY RECORDER
FFE #100 DEP. AC

4130 Hackman Dr
87509

WAB25-0009
EXHIBIT F

Property Owner Affidavit

Applicant Name: Zeb S. + Abigail M. Hogan

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, Abigail M. Hogan
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-07

Printed Name Abigail M. Hogan

Signed [Signature]

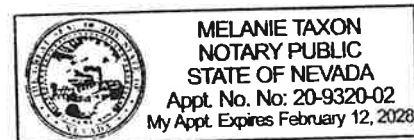
Address 4340 Bridle Way, Reno, NV

Subscribed and sworn to before me this
23rd day of March, 2024

Melanie Taxon
Notary Public in and for said county and state

My commission expires: 2/12/2028

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: Grace P Eckert

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, Grace P. Eckert

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-02

Printed Name Grace P Eckert

Type text here

Signed

Grace P. Eckert

Address

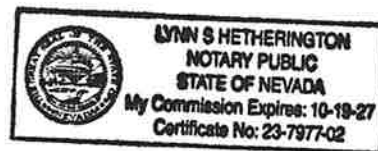
4390 Bridleway
Reno NV 89519

Subscribed and sworn to before me this
17th day of March, 2026

(Notary Stamp)

Washoe, County
Notary Public in and for said county and state

My commission expires: 10/19/2027



*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

July 1, 2017

Property Owner Affidavit

Applicant Name: Sarah J. Searles

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, Sarah J. Searles
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-04

Printed Name Sarah J. Searles

Signed [Signature]

Address 4370 Bridle way
Deno, NV 89519

Subscribed and sworn to before me this
6 day of March, 2026.

[Signature]
Notary Public in and for said county and state

My commission expires: 11/15/2029

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: _____

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, Josh Correlli
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 909508-009-095-08

Printed Name Josh Correlli

Signed [Signature]

Address 4330 Bridle Way

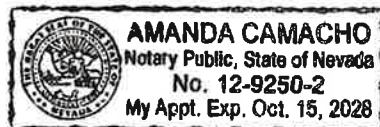
Reno, NV 89519

Subscribed and sworn to before me this
5th day of March, 2026
by Joshua D. Correlli

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: 10/15/2028



*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

July 1, 2017

Property Owner Affidavit

Applicant Name: Sunny Minedew

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, Sunny Minedew
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-20

Printed Name Sunny Minedew

Signed Sunny Minedew

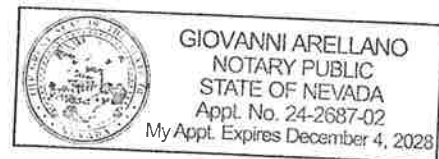
Address 4250 Ross Dr., Reno

Subscribed and sworn to before me this
3rd day of FEBRUARY, 2026

Giovanni Arellano, NOTARY PUBLIC
Notary Public in and for said county and state

My commission expires: 12/04/2028

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: KATHRYN L. BURKE

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, KATHRYN L. BURKE
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-06

Printed Name KATHRYN L. BURKE

Signed Kathryn L. Burke

Address 4350 BRIDLE WAY

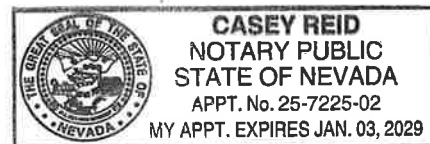
RENO, NV 89519

Subscribed and sworn to before me this
4 day of February, 2026

(Notary Stamp)

Casey Reid
Notary Public in and for said county and state

My commission expires: Jan. 3, 2029



*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

Property Owner Affidavit

Applicant Name: JAMES M. BURKE

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, JAMES M. BURKE
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-06

Printed Name JAMES M. BURKE

Signed James M. Burke

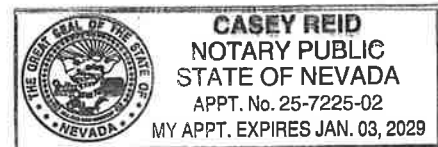
Address 4350 BRIDLE WAY
RENO, NV 89519

Subscribed and sworn to before me this
4 day of February, 2026

(Notary Stamp)

Casey Reid
Notary Public in and for said county and state

My commission expires: January 3 2029



*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

July 1, 2017

Property Owner Affidavit

Applicant Name: Michael Seibert

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, Michael Seibert
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-05

Printed Name Michael Seibert

Signed [Signature]

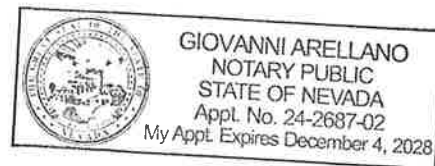
Address 4360 Bridle Way
Reno NV 89519

Subscribed and sworn to before me this
9 day of February, 2021.

[Signature]
Notary Public in and for said county and state

My commission expires: 12/04/2028

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: _____

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, Michael Thomas
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-09

Printed Name Michael Thomas

Signed M Thomas

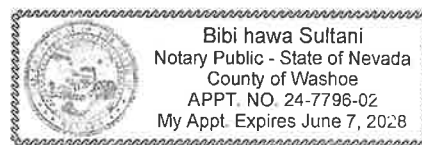
Address 4320 Bridle Way
Reno, NV, 89519

Subscribed and sworn to before me this
21 day of February, 2026

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: June 7, 28



*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

July 1, 2017

Property Owner Affidavit

Applicant Name:

Jason Tolotti

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, Jason Tolotti

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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):

009-095-03

Printed Name

Jason Tolotti

Signed

Jason Tolotti

Address

4380 Bridle Way
Reno, NV 89519

Subscribed and sworn to before me this

10th

day of

MARCH

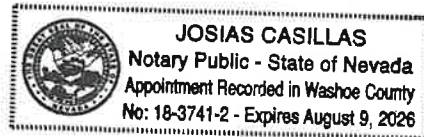
2026

(Notary Stamp)

Notary Public in and for said county and state

My commission expires:

AUG 9 2026



*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.)

July 1, 2017

Property Owner Affidavit

Applicant Name: Marissa Tolotti

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, Marissa Tolotti
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-03

Printed Name Marissa Tolotti

Signed Marissa Tolotti

Address 4380 Bridleway Reno
89519

Subscribed and sworn to before me this
26th day of February, 2016.

Carson Butler, Notary Public
Notary Public in and for said county and state

My commission expires: 02/09/2029

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: STEVEN A. MATHERS

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, STEVEN A. MATHERS

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-22

Printed Name STEVEN A. MATHERS

Signed Steven A. Mather

Address 4280 ROSS DR.

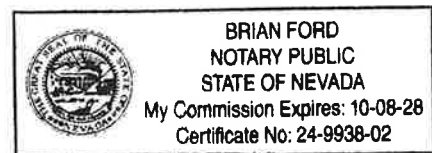
PERM, NV. 89519

Subscribed and sworn to before me this
6th day of February, 2026.

(Notary Stamp)

Brian Ford
Notary Public in and for said county and state

My commission expires: 10/10/2028



*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

July 1, 2017

Property Owner Affidavit

Applicant Name: STEVEN A. MATHERS

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, STEVEN A. MATHERS

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-23

Printed Name STEVEN A. MATHERS

Signed Steven A. Mathers

Address 4290 ROSS DR

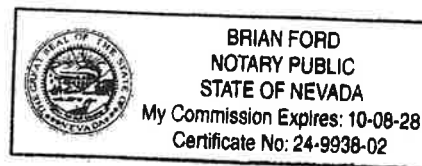
RENO, NV 89519

Subscribed and sworn to before me this
6th day of February, 2026

(Notary Stamp)

Brian Ford
Notary Public in and for said county and state

My commission expires: 10/01/2026



*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

July 1, 2017



First Centennial Title Company of Nevada
1450 Ridgeview Dr, Ste 100, Reno, NV 89519
Phone: (775)689-8510 • Fax: 775-229-4352

November 4, 2025

Cristofer & Jessica Novich
4400 Bridle Way
Reno, NV 89519

Escrow No.: 25047958-RB
Name: Cristofer Novich and Jessica Novich
Property Address: 4400 Bridle Way, Reno, NV 89519

In connection with the above mentioned we have enclosed the following items:

- Original Document (s)
 - Grant Bargain Sale Deed, Document No. 5550590
- Owner's Policy

Any other papers or documentation connected with this transaction will be forwarded by our escrow department.

We wish to express our appreciation for using First Centennial Title Company of Nevada in this transaction and look forward to serving you again in the near future.

Sincerely,
First Centennial Title Company of Nevada
Policy Department



1551 N. Tustin Avenue, Suite 300, Santa Ana, CA 92705
(877) 703-2200

HOMEOWNER'S POLICY OF TITLE INSURANCE

This policy, when issued by Us with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

As soon as You Know of anything that might be covered by this policy, You must notify Us promptly in writing at the address shown in Condition 3.

COVERAGE STATEMENT

SUBJECT TO THE PROVISIONS SET FORTH BELOW, We insure You against loss or damage resulting from one or more of the Covered Risks if the matter creating the risk exists on the Date of Policy or, to the extent expressly stated in any Covered Risk, after the Date of Policy. We will also pay the costs, attorneys' fees, and expenses provided for under this policy.

Your insurance is effective on the Date of Policy.

This policy covers You only if the Land is improved with an existing one-to-four family residence and each party named in Item 1 of Schedule A is a Natural Person or Estate Planning Entity.

Your insurance is further limited by all of the following:

- Amount of Insurance
- For Covered Risks 16, 18, 19, and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A
- Exceptions from Coverage in Schedule B
- Our Duty to Defend against Legal Actions
- Exclusions from Coverage
- Conditions

THIS POLICY IS NOT COMPLETE WITHOUT SCHEDULE A AND B.

In witness whereof, Real Advantage Title Insurance Company has caused this policy to be signed and sealed as of the Date of this Policy.

REAL ADVANTAGE TITLE INSURANCE COMPANY

By: _____

A handwritten signature in black ink, appearing to read "W.D. Burding".

William D. Burding, Executive Vice President and
General Counsel



COVERED RISKS

1. Someone else owns an interest in Your Title.
2. Someone else has a right affecting Your Title because of a lease, contract, or option.
3. Someone else claims to have a right affecting Your Title because of forgery or impersonation.
4. Someone else has an Easement on the Land.
5. Any of Covered Risks 1 through 4 occurring after the Date of Policy.
6. Someone else has a right to enforce a Covenant to limit Your use of the Land.
7. Your Title is defective. Some examples of title defects are:
 - a. someone else's failure to have authorized a transfer or conveyance of Your Title.
 - b. a defective judicial or administrative proceeding.
 - c. a document, including an electronic document, on which Your Title is based:
 - i. was signed using a falsified, expired, or otherwise invalid power of attorney;
 - ii. was not properly authorized, executed, created, signed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered; or
 - iii. was not properly filed, recorded, or indexed in the Public Records.
 - d. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
8. Someone else has a lien on Your Title. Some examples of liens are:
 - a. a lien of real estate taxes or assessments imposed on Your Title by a governmental authority due or payable, but unpaid;
 - b. a Mortgage;
 - c. a judgment lien;
 - d. a State or federal tax lien;
 - e. a charge by a homeowner's or condominium association; or
 - f. a statutory lien, attaching before or after the Date of Policy, for service, labor, material, or equipment in connection with an improvement or work related to the Land and furnished before the Date of Policy.
9. Someone else has an encumbrance on Your Title.
10. Someone else claims to have a right affecting Your Title because of fraud, duress, incompetency, or incapacity.
11. You do not have actual vehicular and pedestrian access to and from the Land, based on a legal right.
12. You are forced to remove or remedy a violation, existing at the Date of Policy, of any Covenant, even if the Covenant is excepted in Schedule B. You are not covered for any violation of an obligation contained in a Covenant:
 - a. to perform maintenance or repair on the Land; or
 - b. relating to environmental protection of any kind, including hazardous or toxic conditions or substances, unless there is a notice of either of these violations recorded in the Public Records at the Date of Policy, and then, Our liability for Covered Risk 12 is limited to the extent of the violation described in that notice.
13. Your Title is lost or taken because of a violation, existing at the Date of Policy, of any Covenant, even if the Covenant is excepted in Schedule B.

14. A violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
- a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
15. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
16. Because of a violation existing at the Date of Policy of a State or Municipal subdivision law or State or Municipal subdivision regulation affecting the Land:
- a. You are unable to obtain a building permit from a Municipal authority;
 - b. You are ordered by a State or Municipal authority to remove or remedy the violation; or
 - c. someone else refuses to perform a contract to purchase the Land, lease the Land, or make a mortgage loan on the Land, based on that violation.
- The Amount of Insurance for Covered Risk 16 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
17. You lose Your Title to any portion of the Land to an enforcement authority because of an exercise of the power to take the Land by condemnation, but only to the extent:
- a. of the taking described in an Enforcement Notice; or
 - b. the taking occurred before the Date of Policy and is binding on You, if You purchased the Land without Knowledge of the taking.
18. You are ordered by a State or Municipal authority to remove or remedy any portion of Your existing structures—other than boundary walls or fences—because any portion of Your existing structures was built without obtaining a building permit from the proper Municipal authority. The Amount of Insurance for Covered Risk 18 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
19. You are ordered by a State or Municipal authority to remove or remedy any portion of Your existing structures, because they violate an existing State or Municipal zoning law or State or Municipal zoning regulation. The Amount of Insurance for Covered Risk 19 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
20. You are not able to use the Land because use as a single-family residence violates an existing State or Municipal zoning law or State or Municipal zoning regulation.
21. You are forced to remove any portion of Your existing structures because they encroach onto Your neighbor's land. If the encroaching structures are boundary walls or fences, the Amount of Insurance for Covered Risk 21 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
22. Someone else exercises a legal right refusing to perform a contract to purchase, lease, or make a mortgage loan on the Land because Your neighbor's existing structures encroach onto the Land.
23. You are forced to remove any portion of Your existing structures that encroach onto an Easement or over a building set-back line, even if the Easement or building set-back line is excepted in Schedule B.
24. Your existing structures are damaged because of the exercise of the right to maintain or use any Easement affecting Your Title, even if the Easement is excepted in Schedule B.
25. Your existing improvements (or a replacement or modification made to them after the Date of Policy), including lawns, shrubbery, or trees, are damaged because of the future exercise of the right to use the surface of the Land for the extraction or development of oil, gas, minerals, groundwater, or any other subsurface substance, even if those rights are excepted or reserved from the description of the Land or excepted in Schedule B.

26. Someone else tries to enforce a Discriminatory Covenant that they claim affects Your Title.
27. A State or Municipal taxing authority assesses supplemental real estate taxes not previously assessed against the Land for any period before the Date of Policy because of construction or change of ownership or use, that occurred before the Date of Policy.
28. Your neighbor builds any structures after the Date of Policy—other than boundary walls or fences—that encroach onto the Land.
29. Your Title is unmarketable, which allows someone else to refuse to perform a contract to purchase, lease, or make a mortgage loan on the Land.
30. Someone else owns an interest in Your Title because a court order invalidates a prior transfer of the Title under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law.
31. The residence with the Property Address shown in Schedule A is not located on the Land at the Date of Policy.
32. Any defect in or lien or encumbrance on the Title that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.
33. The map, if any, attached to this policy does not show the correct location of the Land according to the Public Records.

OUR DUTY TO DEFEND AGAINST LEGAL ACTIONS

We will defend Your Title in any legal action, only as to that portion of the legal action for a matter that is based on a Covered Risk and that is not excepted or excluded from coverage in this policy. We will pay the costs, attorneys' fees, and expenses We incur in that defense.

We will not pay for any portion of the legal action for a matter that is not based on a Covered Risk or that is excepted or excluded from coverage in this policy.

We can end Our duty to defend Your Title under Condition 4.

EXCLUSIONS FROM COVERAGE

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

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;

- d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
- a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.
- Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
- a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITIONS

- a. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 6.d. or 10 or decreased by Condition 7.d. or 7.e.; or increased or decreased by endorsements to this policy.
- b. "Covenant": A covenant, condition, restriction, or limitation affecting the Title in a document or instrument in effect at the Date of Policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that under applicable law illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Easement": The right of someone else to use any part of the Land for a specified purpose.
- f. "Enforcement Notice": A document recorded in the Public Records at the Date of Policy that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation; or
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power.

- g. "Estate Planning Entity": A legal entity, a trust, or a trustee of a trust, if the entity or trust is established by a Natural Person for the purpose of planning the disposition of that person's estate.
- h. "Insured": The Insured named in Item 1 of Schedule A and also the parties identified in Condition 2.b.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by Public Records.
- j. "Land": The land or condominium unit described in Item 3 of Schedule A and improvements located on that Land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "Municipal": A political subdivision of a State, such as a city, county, parish, town, or village.
- m. "Natural Person": A human being, not a commercial or legal organization or entity.
- n. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- o. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- p. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- q. "We," "Our," or "Us": Real Advantage Title Insurance Company
- r. "You" or "Your": The Insured.

2. CONTINUATION OF COVERAGE

- a. Your coverage under this policy continues as of the Date of Policy, so long as You:
 - i. own Your Title;
 - ii. own an obligation secured by a purchase money mortgage given by a purchaser from You; or
 - iii. have liability for warranties of title given by You in any transfer or conveyance of Your Title.
- b. This policy also insures:
 - i. anyone who receives Your Title by operation of law upon Your death;
 - ii. Your spouse who receives Your Title because of a dissolution of Your marriage;
 - iii. Your Estate Planning Entity to which You transfer Your Title after the Date of Policy;
 - iv. any beneficiary or distributee of Your Estate Planning Entity who receives Your Title;
 - v. anyone who receives Your Title by a transfer effective upon Your death as provided by law; or
 - vi. another Insured named in Item 1 of Schedule A.
- c. We may assert against any Insured identified in Condition 2.b. any rights and defenses that We have against any previous Insured under this policy.

3. HOW TO MAKE A CLAIM

a. Prompt Notice of Your Claim

- i. You must notify Us promptly in writing as soon as You Know of anything that might be covered by this policy.
- ii. Send Your notice to: Real Advantage Title Insurance Company at 1551 N. Tustin Avenue, Suite 300, Santa Ana, CA 92705, Attn: Claims Department.

Please include Your Policy Number shown in Schedule A and the county and State where the Land is located. Please enclose a copy of this policy, if available.

- iii. If You do not give Us prompt notice, Your coverage may be reduced or ended, but only to the extent Your failure affects Our ability to resolve the claim or defend You.

b. Proof of Your Loss

- i. We may require You to give Us a written statement signed by You describing Your loss that includes:
 - (a). the facts supporting Your claim;
 - (b). the Covered Risks that apply to Your claim;
 - (c). the dollar amount of Your loss; and
 - (d). the method You used to compute the amount of Your loss.
- ii. We may require You to make available to Us records, checks, letters, contracts, insurance policies, and other papers relating to Your claim. We may make copies of these papers.
- iii. We may require You to answer questions about Your claim under oath.
- iv. If You fail or refuse to give Us a statement of loss, answer Our questions under oath, or make available to Us the papers We request, Your coverage may be reduced or ended, but only to the extent Your failure or refusal affects Our ability to resolve the claim or defend You.

4. OUR CHOICES WHEN WE LEARN OF A CLAIM

- a. After We receive Your notice or otherwise learn of a claim covered by this policy, and after subtracting Your Deductible Amount, if it applies, Our choices include one or more of the following:
 - i. pay the claim;
 - ii. negotiate a settlement;
 - iii. bring or defend a legal action related to the claim;
 - iv. pay You the amount required by this policy;
 - v. end the coverage of this policy for the claim by paying You Your loss determined in Condition 6.a., as applicable, resulting from the Covered Risk;
 - vi. end the coverage described in Covered Risk 16, 18, 19, or 21 by paying You Our Maximum Dollar Limit of Liability then in force for the particular Covered Risk;
 - vii. end all coverage of this policy by paying You the Amount of Insurance then in force; or
 - viii. take other appropriate action, including to cure or otherwise resolve the covered matter giving rise to the claim.
- b. When We choose the options in Condition 4.a.v., 4.a.vi., or 4.a.vii., all Our liability and obligations to You under this policy terminate, including Our obligation to defend or continue any legal action. In addition, We will pay any costs, attorneys' fees, and expenses that were authorized by Us up to that time and that We are obligated to pay.
- c. Whether or not We agree there is coverage, We may choose one or more of the options above. By doing so, We do not give up any rights.

5. HANDLING A CLAIM OR LEGAL ACTION

- a. You must cooperate with Us in handling any claim or legal action and give Us all relevant information.
- b. If You fail or refuse to cooperate with Us, Your coverage may be reduced or ended, but only to the extent Your failure or refusal affects Our ability to resolve the claim or defend You.
- c. We are only required to repay You for amounts, including settlement costs, attorneys' fees, and expenses, that We approve in advance.
- d. We have the right to choose the attorney when We bring or defend a legal action on Your behalf. We can appeal any decision to the highest level. We do not have to pay Your claim until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.

6. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by You by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. We are not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. After subtracting Your Deductible Amount, if it applies, Our liability for Your loss or damage is limited to the least of:
 - i. the difference between the fair market value of Your Title, as insured, and the fair market value of Your Title subject to the matter insured against by this policy;
 - ii. Our Maximum Dollar Limit of Liability then in force for the particular Covered Risk, for claims covered only under Covered Risk 16, 18, 19, or 21; or
 - iii. the Amount of Insurance then in force.
- b. Except as provided in Condition 6.c. or 6.d., the fair market value of Your Title in Condition 6.a.i. is calculated using the date You discover the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then You may, by providing Us written notice, elect to use the Date of Policy as the date for calculating the fair market value of Your Title in Condition 6.a.i.
- d. If We pursue Our rights under Conditions 4.a.iii. and 4.a.viii. and are unsuccessful in establishing Your Title, as insured:
 - i. the Amount of Insurance then in force will be increased by 15% of the Amount of Insurance shown in Schedule A; and
 - ii. You may, by providing Us written notice, elect, as an alternative to the dates set forth in Condition 6.b. or, if it applies, 6.c., to use either the date the settlement, action, proceeding, or other act described in Conditions 4.a.iii. and 4.a.viii. is concluded or the date the notice of claim required by Condition 3 is received by Us as the date for calculating the fair market value of Your Title in Condition 6.a.i.
- e. In addition to the extent of liability for loss or damage under Conditions 6.a.,
 - i. We will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 4 and 5; and
 - ii. if You are unable to use the Land because of a claim covered by this policy:
 - (a). You may rent a reasonably equivalent substitute residence and We will repay You for the actual rent You pay, until the earlier of:
 - (1). the cause of the claim is removed; or
 - (2). We pay You the amount required by this policy. If Your claim is covered only under Covered Risk 16, 18, 19, or 21, that payment is the Amount of Insurance then in force for the particular Covered Risk.
 - (b). We will pay reasonable costs You pay to relocate any personal property You have the right to remove from the Land, including transportation of that personal property for up to fifty (50) miles from the Land, and repair of any damage to that personal property because of the relocation. The amount We will pay You under Condition 6.e.ii.(b). is limited to the value of the personal property before You relocate it.

7. LIMITATION OF OUR LIABILITY

- a. Other than as provided in Condition 6.e., if We remove the cause of the claim after receiving notice of the claim, all Our obligations for the claim end, including any obligation for loss You had while We were removing the cause of the claim.
- b. We are not liable for loss or damage arising out of any litigation, including litigation by Us or with Our consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. We are not liable for loss or damage to You for liability voluntarily assumed by You in settling any claim or suit without Our prior written consent.
- d. All payments under this policy reduce the Amount of Insurance then in force, except for costs, attorneys' fees, and expenses. All payments for claims covered only under Covered Risk 16, 18, 19, or 21 also reduce Our Maximum Dollar Limit of Liability for the particular Covered Risk, except for costs, attorneys' fees, and expenses.
- e. If We issue, or have issued, a policy to the owner of a Mortgage that is on Your Title and We have not given You any coverage against the Mortgage, then:
 - i. We have the right to pay any amount due to You under this policy to the owner of the Mortgage, and any amount paid will be treated as a payment to You under this policy, including under Condition 4.a.;
 - ii. any amount paid to the owner of the Mortgage will be subtracted from the Amount of Insurance then in force; and
 - iii. if Your claim is covered only under Covered Risk 16, 18, 19, or 21, any amount paid to the owner of the Mortgage will also be subtracted from Our Maximum Dollar Limit of Liability for the particular Covered Risk.
- f. If You do anything to affect any right of recovery You may have against someone else, We can subtract from Our liability the amount by which You reduced the value of that right.
- g. We are not liable for the content of the Transaction Identification Data, if any. Condition 7.g. does not modify or limit the coverage provided under Covered Risk 31.

8. TRANSFER OF YOUR RIGHTS TO US

- a. If We settle and pay Your claim, We have all the rights and remedies You have against any person, entity, or property related to the claim. You must not do anything to affect these rights and remedies. If We ask, You must execute documents to transfer these rights and remedies to Us. You must let Us use Your name in enforcing these rights and remedies.
- b. We will not be liable to You if We do not pursue these rights and remedies or if We do not recover any amount that might be recoverable.
- c. We will pay any money We collect from enforcing these rights and remedies in the following order:
 - i. to Us for the costs, attorneys' fees, and expenses We paid to enforce these rights and remedies;
 - ii. to You for Your loss that You have not already collected;
 - iii. to Us for any money We paid out under this policy on account of Your claim; and
 - iv. to You whatever is left.
- d. If You have rights and remedies under contracts (such as indemnities, guaranties, warranties, insurance policies, or bonds) to recover all or part of Your loss, then We have all of those rights and remedies, even if those contracts provide that those obligated have all of Your rights and remedies under this policy.

9. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by Us is the entire policy and contract between You and Us. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be issued by electronic means authorized by law.
- b. Any claim You make against Us must be made under this policy and is subject to its terms.

- c. Any amendment of this policy must be by a written endorsement issued by Us. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

10. INCREASED AMOUNT OF INSURANCE

The Amount of Insurance then in force will increase by ten percent (10%) of the Amount of Insurance shown in Schedule A each year for the first five years following the Date of Policy shown in Schedule A, up to one hundred fifty percent (150%) of the Amount of Insurance shown in Schedule A. The increase each year will happen on the anniversary of the Date of Policy shown in Schedule A.

11. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, both You and We can still enforce the rest of this policy.

12. CHOICE OF LAW AND CHOICE OF FORUM

The State law of the State where the Land is located, or to the extent it controls, federal law, applies to this policy. A court or arbitrator must not apply conflict of law principles to determine the applicable law. Any litigation or other proceeding brought by You against Us must be filed only in a State or federal court having jurisdiction.

13. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

14. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is \$2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either You or Us. If the Amount of Insurance is greater than \$2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both You and Us. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 14. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.
- c. If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 14, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 14.

- d. We will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of \$100,000 or less. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.



1551 N. Tustin Avenue, Suite 300, Santa Ana, CA 92705

General Inquiries or Claims: (877) 703-2200

www.ratic.com



HOMEOWNER'S POLICY OF TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 7.g.:

Issuing Agent: First Centennial Title Company of Nevada
Issuing Office: 1450 Ridgeview Dr, Ste 100, Reno, NV 89519
Issuing Office's ALTA® Registry ID: 1022833
Issuing Office File No.: 25047958-RB
Property Address: 4400 Bridle Way, Reno, NV 89519

SCHEDULE A

Name and Address of Title Insurance Company: Real Advantage Title Insurance Company
1551 N. Tustin Ave, Ste 300
Santa Ana, CA 92705

Policy No.: NV-2510-1662790-730 Premium: \$4,304.00

Amount of Insurance: \$1,360,000.00

Date of Policy: June 30, 2025 at 02:19 PM

Deductible Amounts and Maximum Dollar Limits of Liability for Covered Risks 16, 18, 19 and 21:

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1.00% of Amount of Insurance shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 18: 1.00% of Amount of Insurance shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1.00% of Amount of Insurance shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1.00% of Amount of Insurance shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00

Property Address of the Land: 4400 Bridle Way, Reno, NV 89519

1. The Insured is:
Cristofer Novich and Jessica Novich, husband and wife, as joint tenants with right of survivorship
2. Your interest in the Land covered by this policy is:
Fee Simple
3. The Land referred to in this policy is described as:
SEE SCHEDULE C ATTACHED HERETO

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SCHEDULE A
(Continued)

First Centennial Title of Nevada

Lisa Quilici

Lisa Quilici, Authorized Signatory

REAL ADVANTAGE TITLE INSURANCE COMPANY



BY: *WDB*

William D. Burding, Jr. - Executive Vice President & General Counsel

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Homeowner's Policy of Title Insurance (07-01-2021 TC 09-21-2021)
Schedule A

25047958-RB



HOMEOWNER'S POLICY OF TITLE INSURANCE

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Policy No.: NV-2510-1662790-730

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

In addition to the Exclusions from Coverage, this policy does not insure You against loss or damage and We will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon. **None due.**
2. 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.

Any liens as created by the Central Truckee Meadows Remediation District, the Golden Valley Aquifer Recharge Program, or the North Spanish Springs Floodplain Detention Facility. Please fax demands to Washoe County Utilities at (775) 328-3699.

Any liens which may be or may become due the Sun Valley General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)673-2220.

Any liens which may be or may become due the Incline Village General Improvement District by reason of said land being within the boundaries of said District, and any use of the services provided thereby. Please contact the following number for specific amounts – (775)832-1203. **Paid current.**

3. Any unpaid charges for delinquent garbage fees, plus any interest and/or penalties, which would create a lien and attach to said premises, pursuant to Nevada Revised Statutes Section 444.520. **Paid current.**
4. Except all water, claims or rights to water, in or under said land.

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SCHEDULE B

(Continued)

5. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Subdivision Map No. [627](#) referenced in the legal description contained herein.

Reference is hereby made to said Plat for particulars. If one is not included herewith, one will be furnished upon request.

6. Covenants, conditions and restrictions, set forth in a Declaration of Restrictions, recorded January 8, 1960, in Book 11, Page 366, as Document No. [313683](#), Liens and Miscellaneous Records, Washoe County, Nevada; but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin are deleted unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Said covenants, conditions, and restrictions, have been modified by an instrument recorded April 30, 1985, in Book 2161, Page 946, Document No. [993698](#), Washoe County, Nevada.

7. A Deed of Trust to secure an original principal amount of \$806,500.00, and any other amounts as therein provided, recorded 06/30/2025, as Document No. 5550591, Official Records, Washoe County, Nevada.

Dated: 06/25/2025

Trustor: Cristofer Novich and Jessica Novich, husband and wife

Trustee: Guild Administration Corp., a California Corporation

Lender: Guild Mortgage Company LLC

Beneficiary: Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Guild Mortgage Company, a California Corporation

MIN: 1000199-0000320444-1

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HOMEOWNER'S POLICY OF TITLE INSURANCE

SCHEDULE C

The Land referred to in this policy is described as:

Lot(s): 14, in Block G of JUNIPER HILLS SUBDIVISION, according to the map thereof, filed in the Office of the County Recorder of Washoe County, Nevada, recorded on December 4th, 1959, as Document No. 312282, Tract Map No. 627.

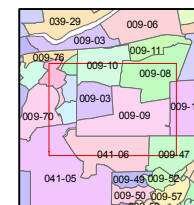
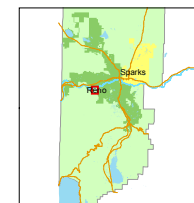
Assessors Parcel No.: 009-095-01

009-09

1001 East Ninth Street
Building D
Reno, Nevada 89512



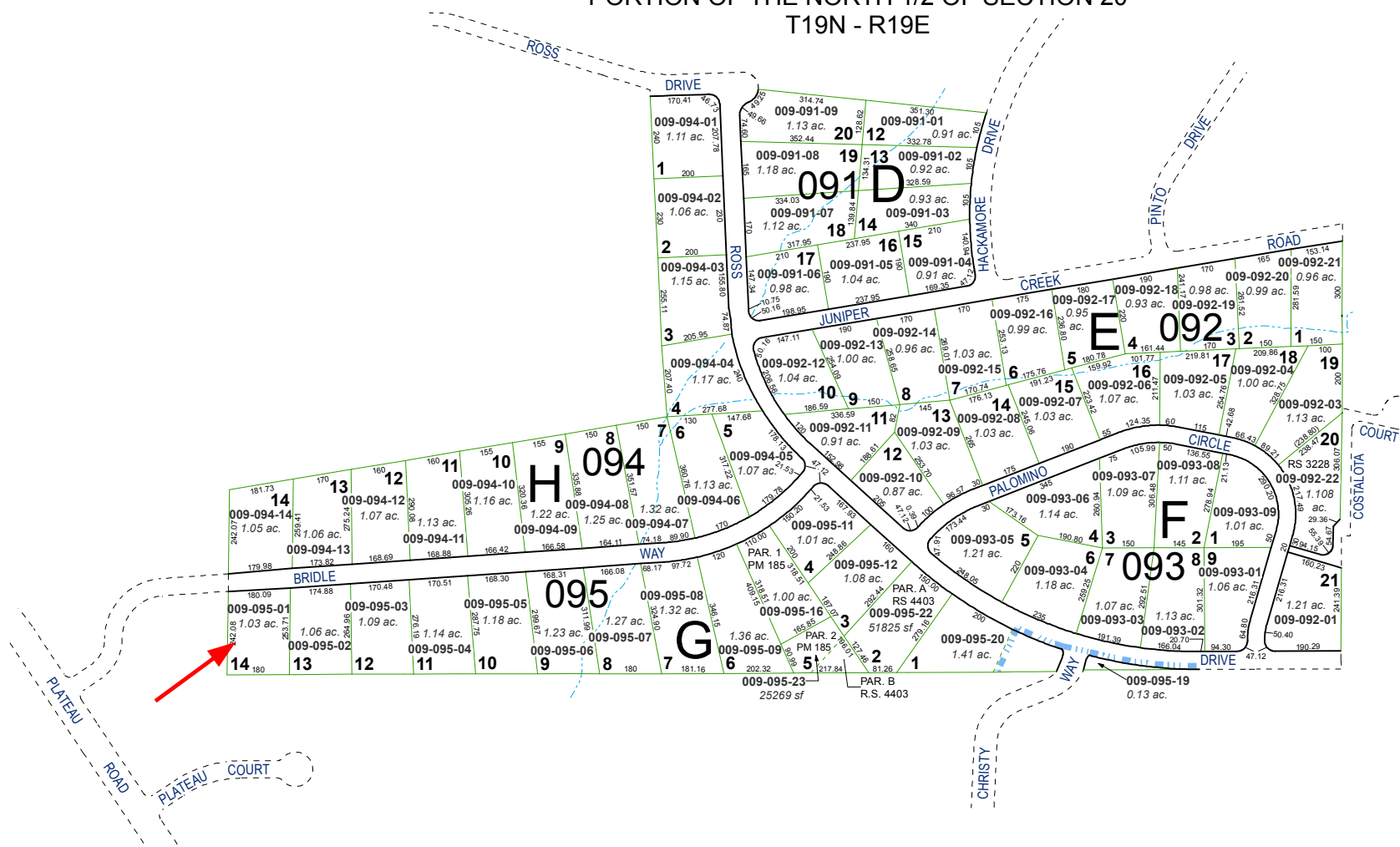
1 inch = 300 feet



area previously shown on map(s)

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

PORTION OF THE NORTH 1/2 OF SECTION 20
T19N - R19E / /



Property Owner Affidavit

Applicant Name: Zeb S. + Abigail M. Hogan

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, Abigail M. Hogan
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-07

Printed Name Abigail M. Hogan

Signed [Signature]

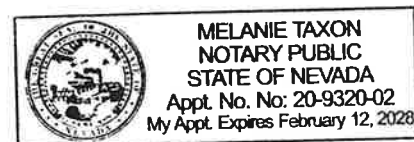
Address 4340 Bridle Way, Reno, NV

Subscribed and sworn to before me this
23rd day of March, 2024

Melanie Taxon
Notary Public in and for said county and state

My commission expires: 2/12/2028

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: Grace P Eckert

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, Grace P. Eckert

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-02

Printed Name Grace P Eckert

Type text here

Signed

Grace P. Eckert

Address

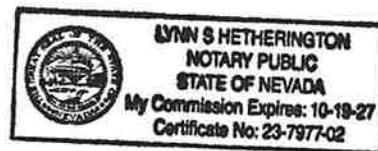
4390 Bridleway
Reno NV 89519

Subscribed and sworn to before me this
17th day of March, 2026

(Notary Stamp)

Washoe, County
Notary Public in and for said county and state

My commission expires: 10/19/2027



*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

July 1, 2017

Property Owner Affidavit

Applicant Name: Sarah J. Searles

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, Sarah J. Searles
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-04

Printed Name Sarah J. Searles

Signed [Signature]

Address 4370 Bridle way
Deno, NV 89519

Subscribed and sworn to before me this
6 day of March, 2026.

[Signature]
Notary Public in and for said county and state

My commission expires: 11/15/2029

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: _____

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, Josh Correlli
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 909508-009-095-08

Printed Name Josh Correlli

Signed [Signature]

Address 4330 Bridle Way

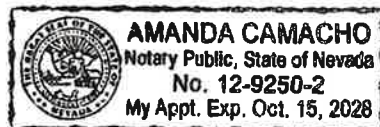
Reno, NV 89519

Subscribed and sworn to before me this
5th day of March, 2026
by Joshua D. Correlli

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: 10/15/2028



*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

July 1, 2017

Property Owner Affidavit

Applicant Name: Sunny Minedew

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, Sunny Minedew
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-20

Printed Name Sunny Minedew

Signed Sunny Minedew

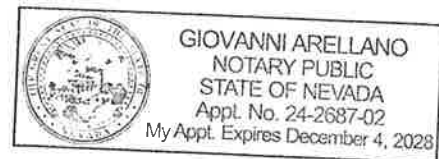
Address 4250 Ross Dr., Reno

Subscribed and sworn to before me this
3rd day of FEBRUARY, 2026

Giovanni Arellano, NOTARY PUBLIC
Notary Public in and for said county and state

My commission expires: 12/04/2028

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: KATHRYN L. BURKE

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, KATHRYN L. BURKE
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-06

Printed Name KATHRYN L. BURKE

Signed Kathryn L. Burke

Address 4350 BRIDLE WAY

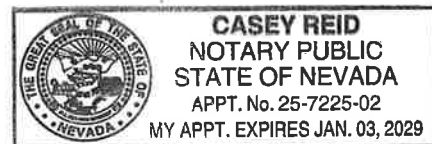
RENO, NV 89519

Subscribed and sworn to before me this
4 day of February, 2026

(Notary Stamp)

Casey Reid
Notary Public in and for said county and state

My commission expires: Jan. 3, 2029



*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

Property Owner Affidavit

Applicant Name: JAMES M. BURKE

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, JAMES M. BURKE
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-06

Printed Name JAMES M. BURKE

Signed James M. Burke

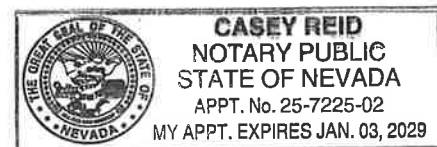
Address 4350 BRIDLE WAY
RENO, NV 89519

Subscribed and sworn to before me this
4 day of February, 2026

(Notary Stamp)

Casey Reid
Notary Public in and for said county and state

My commission expires: January 3 2029



*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

July 1, 2017

Property Owner Affidavit

Applicant Name: Michael Seibert

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, Michael Seibert
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-05

Printed Name Michael Seibert

Signed [Signature]

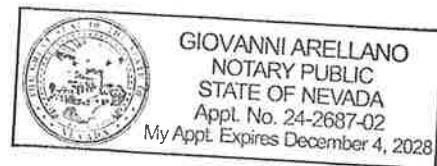
Address 4360 Bridle Way
Reno NV 89519

Subscribed and sworn to before me this
9 day of February, 2021.

[Signature]
Notary Public in and for said county and state

My commission expires: 12/04/2028

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: _____

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, Michael Thomas
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-09

Printed Name Michael Thomas

Signed M Thomas

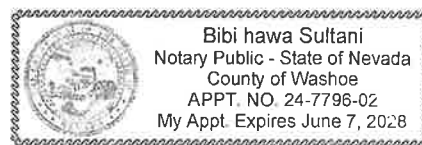
Address 4320 Bridle Way
Reno, NV, 89519

Subscribed and sworn to before me this
21 day of February, 2026

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: June 7, 28



*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

July 1, 2017

Property Owner Affidavit

Applicant Name:

Jason Tolotti

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, Jason Tolotti

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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):

009-095-03

Printed Name

Jason Tolotti

Signed

Jason Tolotti

Address

4380 Bridle Way
Reno, NV 89519

Subscribed and sworn to before me this

10th

day of

MARCH

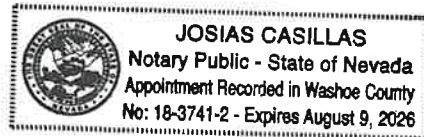
2026

(Notary Stamp)

Notary Public in and for said county and state

My commission expires:

AUG 9 2026



*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.)

July 1, 2017

Property Owner Affidavit

Applicant Name:

Marissa Tolotti

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, Marissa Tolotti
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-03

Printed Name

Marissa Tolotti

Signed

Marissa Tolotti

Address

4380 Bridleway

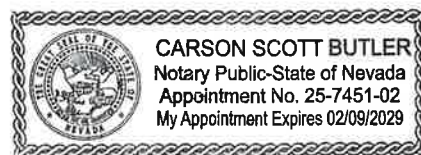
Reno
89519

Subscribed and sworn to before me this
26th day of February, 2016.

Carson Butler, Notary Public
Notary Public in and for said county and state

My commission expires: 02/09/2029

(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

July 1, 2017

Property Owner Affidavit

Applicant Name: STEVEN A. MATHERS

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, STEVEN A. MATHERS

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-22

Printed Name STEVEN A. MATHERS

Signed Steven A. Mathers

Address 4280 ROSS DR.

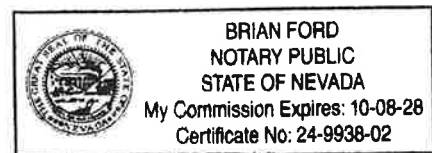
PERM, NV. 89519

Subscribed and sworn to before me this
6th day of February, 2026.

(Notary Stamp)

Brian Ford
Notary Public in and for said county and state

My commission expires: 10/10/2028



*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

July 1, 2017

Property Owner Affidavit

Applicant Name: STEVEN A. MATHERS

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, STEVEN A. MATHERS

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application (WAB25-0009 to abandon the "Bridle Path" easement located in the rear yard of my property) 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): 009-095-23

Printed Name STEVEN A. MATHERS

Signed Steven A. Mathers

Address 4290 ROSS DR

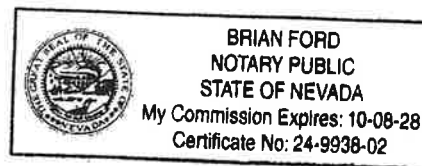
RENO, NV 89519

Subscribed and sworn to before me this
6th day of February, 2026

(Notary Stamp)

Brian Ford
Notary Public in and for said county and state

My commission expires: 10/01/2026



*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

July 1, 2017

APPLICANT'S STATEMENT IN SUPPORT OF ABANDONMENT

Case No. WAB25-0009 | Bridle Way Bridle-Path Easement | Juniper Hills Subdivision
Washoe County Board of County Commissioners

Summary of the Request

The applicants request formal abandonment of one segment of bridle-path easement along Bridle Way. This segment has never been graded, constructed, signed, or maintained as a trail at any point since the subdivision was recorded in 1959. The request does not touch any developed or actively used portion of the Juniper Hills path network.

Four points support approval, and they are set out in the pages that follow:

- The photographic evidence submitted in opposition does not depict the easement. It was taken on private property south of the easement boundary. (Exhibits A–D)
- The County's own 1998 mapping classified this segment as an unbuilt alternative only. It was never mapped as cleared or accessible, and it was never constructed in the twenty-eight years since. (Exhibits E–F)
- A licensed land surveyor has documented that the terrain, grade, and rock along this corridor make a constructed path impracticable.
- The County has no maintenance budget, no maintenance obligation, and no practical mechanism to construct a trail across 14 separately owned parcels.

Twelve of the directly affected property owners have signed affidavits in support. The separate 10-foot public utility easement is unaffected and remains fully intact under this request.

What this request is not

The applicants are not asking the County to remove trail access. There is no constructed trail in this corridor to remove. The applicants support the existing, developed segments of the Juniper Hills path system and take no position adverse to them. This request asks the County to align the record with conditions that have existed on the ground for more than sixty years.

1. The Photographs Submitted in Opposition Are Not of the Easement

This is the central factual issue before the Board. The opposition's case rests on photographs described as showing a visible, developed, and restorable trail. Those photographs were taken south of the easement boundary, on private land that carries no bridle-path easement.

How the location can be verified

The power poles provide a fixed and verifiable reference. The utility easement is 10 feet wide, extending approximately 5 feet to each side of the pole line. In every photograph submitted in opposition, the poles appear along the north edge of the frame, and the open ground and visible tread appear well beyond 5 feet to the south of that line. That ground lies outside the easement. Exhibit C illustrates this relationship directly.

Exhibits A and B address the clearest example. A paved surface presented in opposition as evidence of an open path is a private residential driveway serving parcels that neither adjoin nor carry the bridle-path easement. The wooden fence visible in Exhibit A marks the boundary; the paved area lies beyond it.

Exhibit D shows the parcel outline against the aerial imagery, with Bridle Way to the north. The features presented in opposition as trail are located on the parcels to the south of the easement corridor.

Why this matters to the Board's decision

- If the photographs are not of the easement, the record contains no photographic evidence that this segment was ever developed.
- A finding that the corridor is presently open and usable would rest on imagery of land the County has no easement over.
- Two or three parcels were selected out of a thirteen-parcel stretch, and the parcel chosen for the clearest imagery sits in the middle of the corridor, where the adjacent parcels on both sides show no comparable opening.

The applicants respectfully ask that any photograph relied upon in this proceeding be located against the parcel map and the pole line before it is treated as evidence of the easement's condition.

2. The County's 1998 Record Supports Abandonment of This Segment

The opposition cites Case No. AB-3-3-98 as precedent for denial. That case is instructive, but not in the way the opposition suggests.

What the 1998 mapping actually shows

In 1998 the County mapped the Juniper Hills path system and sorted the network into categories, shown in the legend of Exhibit E: cleared and accessible easements, proposed alternatives, easements not otherwise identified, and easements to be delineated.

This segment was classified as an unbuilt alternative. It was not mapped as cleared or accessible. The distinction is the County's own, and it is the distinction that matters here: the County separated the segments that existed and functioned from the segments that were merely conceivable routes. This corridor fell in the second category.

Exhibits E and F show the 1998 mapping with the segment at issue marked in green by the applicants for reference. All other markings are the County's own from the 1998 decision.

Twenty-eight years of non-construction

An alternative is a proposal, not an asset. In 1998 the County had funding allocated, staff attention, and an active decision before it. It directed clearing and improvement work toward segments already in use. This alternative was never selected, never funded, and never built.

In the twenty-eight years since, no clearing, grading, signage, or maintenance has occurred in this corridor. No entity has asserted a right to enter and improve it. The declarant that reserved the maintenance right under the CC&Rs ceased operations decades ago, and there is no homeowners association in Juniper Hills to succeed to that role.

The applicants are not asking the Board to reverse a decision. They are asking the Board to recognize that a proposed alternative which was never adopted, never funded, and never constructed across nearly three decades has not become a trail through the passage of time alone.

On the CC&Rs

The recorded Juniper Hills CC&Rs contain bridle-path language. Those covenants are privately enforceable only. There is no active homeowners association, the declarant is long defunct, and no owner has brought an enforcement action regarding this segment in over sixty years. Washoe County does not enforce private covenants and is not bound by them in exercising its abandonment authority. The existence of the CC&Rs is therefore not an obstacle to the relief requested.

3. Constructing a Path Here Is Not Practicable

A licensed land surveyor has documented the physical conditions along this corridor. The findings are set out in full in the abandonment application and are summarized here.

- The corridor crosses undulating terrain with substantial grade change across the 14-parcel stretch.
- Rock and natural slope obstruct the alignment at multiple points, and are not conditions that clearing vegetation would resolve.
- Established boundary fencing and mature landscaping, in place for decades, occupy portions of the corridor.

The distinction between clearing brush and constructing a trail matters here. The opposition's own account confirms it: the equestrian neighbor who walked the area described the work required as bringing in a tractor to clear it out. That is excavation and earthwork across fourteen privately owned parcels, not the removal of overgrowth.

4. The County Has No Budget, Obligation, or Mechanism to Build It

County staff have confirmed that Washoe County does not maintain bridle-path easements in Juniper Hills and that no maintenance budget exists for this segment. That leaves the County holding an easement it cannot exercise.

The volunteer restoration proposal does not resolve this

The applicants are unable to grant access to unaffiliated volunteers to excavate and alter their property. The liability exposure is not one the affected owners are willing to assume, and the applicants have no authority to waive it on one another's behalf. Any construction in this corridor would require the County to undertake and fund the work, direct the contractors, and accept responsibility for the outcome.

What the County is being asked to preserve

Preserving this easement does not preserve a trail. It preserves an entitlement the County has held for sixty-seven years, examined at least twice, funded once, and declined to build on each occasion. It carries ongoing liability exposure and creates expectations among residents that the County has no means to satisfy.

Fire, drainage, and utility function are unaffected

- The 10-foot public utility easement remains fully intact and is not part of this request.
- Defensible space and fire-code setback requirements apply to any future construction regardless of this decision. Abandonment grants no exemption from them.
- An unconstructed corridor obstructed by rock, slope, mature vegetation, and fencing does not presently function as an emergency access route and would not begin to function as one if the easement were retained.
- Any future development on these parcels remains subject to County drainage and stormwater regulation.

5. Requested Action

The applicants respectfully request that the Board approve the abandonment of the bridle-path easement segment described in Case No. WAB25-0009, subject to full preservation of the existing 10-foot public utility easement.

Findings the record supports

- The segment has never been constructed, improved, or maintained as a bridle path since the subdivision was recorded in 1959.
- The County's 1998 review classified this segment as an unbuilt alternative rather than a cleared or accessible easement, and the alternative was never adopted or constructed.
- A licensed land surveyor has documented terrain, grade, and rock conditions that make construction of a path impracticable.
- The County has no maintenance budget, no maintenance practice, and no funding mechanism for this segment.
- The photographic evidence offered in opposition depicts private property south of the easement boundary and does not establish the condition of the easement.
- Twelve directly affected property owners have submitted signed affidavits in support of abandonment.
- No access, circulation, drainage, or utility function of the easement is lost, and the separate public utility easement remains intact.

On the balance of interests

The Board is weighing the settled expectations of fourteen households who purchased their homes with mature landscaping and improvements in place against a routing alternative that was proposed in 1998, never adopted, and never built. The applicants do not oppose the Juniper Hills path system. They ask only that the County stop holding an unbuilt corridor across their properties in reserve for a use that has never materialized.

Respectfully submitted,

Applicant, Case No. WAB25-0009

EXHIBIT INDEX

Exhibit A — Site photograph: paved private driveway at southern easement boundary

Exhibit B — Aerial: easement parcel 009-095-20 and the driveway parcels 041-062-42 and 041-062-40

Exhibit C — Site photograph: power pole reference and 5-foot easement extent

Exhibit D — Aerial: easement corridor and parcels to the south (parcel 041-062-08 vicinity)

Exhibit E — Juniper Hills Subdivision map, 1998 County path-network classification, with legend

Exhibit F — Washoe County GIS map, 1998 decision markings

In Exhibits E and F, the green line was added by the applicants to identify the segment at issue. All other markings are the County's own from the 1998 proceeding.

EXHIBIT A



Site photograph looking along the easement corridor. The red line indicates the property boundary. The paved surface is a private driveway serving parcel 041-062-42, running along or across parcel 041-062-40. Neither parcel adjoins or carries the bridle-path easement. The wooden fence marks the southern limit of the easement; the paved area lies beyond it.

EXHIBIT B



Washoe County aerial imagery. Parcel 009-095-20, outlined in blue, is the parcel through which the bridle-path easement runs. The paved surface shown in Exhibit A is a private driveway serving parcel 041-062-42, running along or across parcel 041-062-40. Neither of those parcels adjoins or carries the bridle-path easement. The driveway presented in opposition as an open trail therefore lies on and serves property unrelated to the easement.

EXHIBIT C



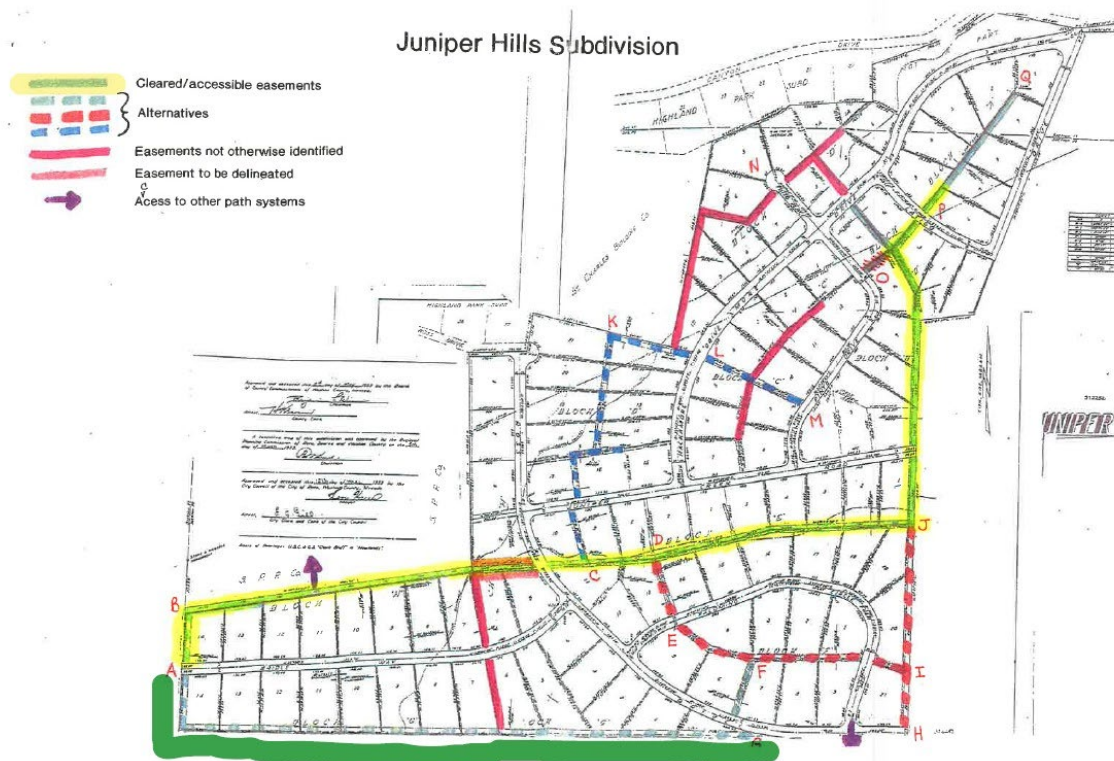
Site photograph facing east. The red line marks the southern limit of the easement; the in-image label identifies the easement side. The power pole provides the reference point: the easement extends approximately 5 feet south of the pole line. Ground to the south — to the right of the red line in this image — is private property and is not part of the bridle-path easement. The open ground presented in opposition as evidence of a usable trail lies in this area.

EXHIBIT D



Washoe County aerial imagery with parcel outlined in blue. Bridle Way runs along the northern edge. The pole line is visible crossing the image. The developed features presented in opposition are located on the parcels south of the easement corridor, including the vicinity of parcel 041-062-08.

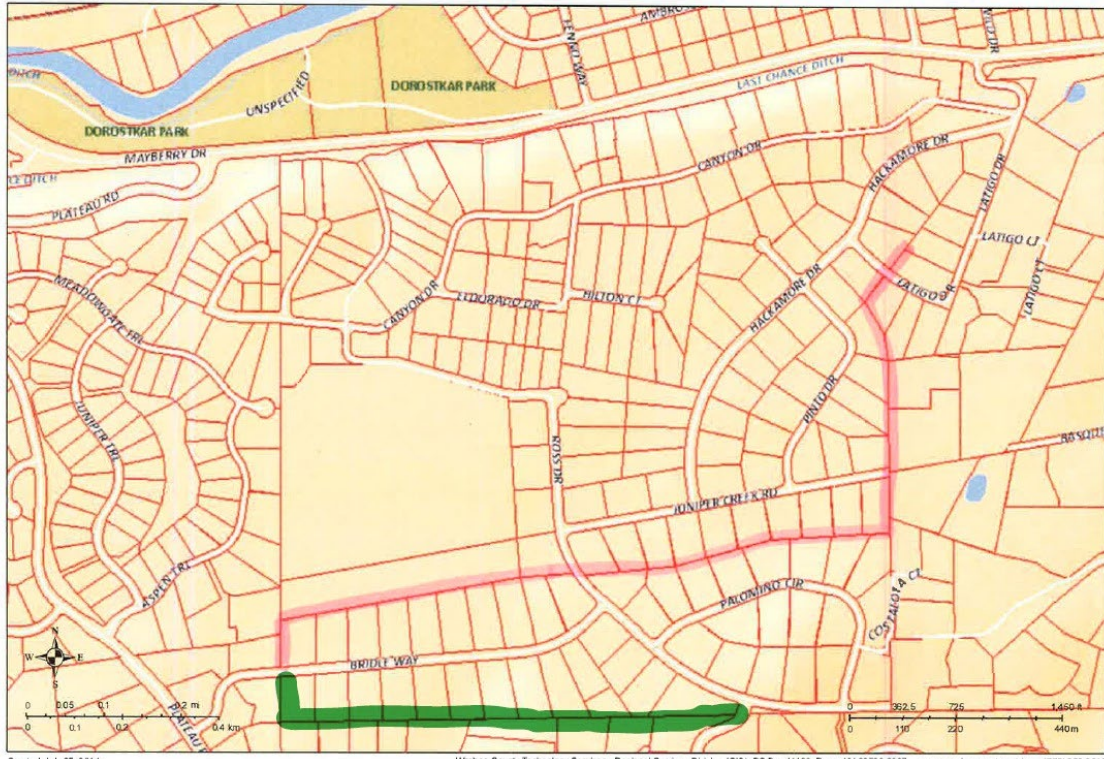
EXHIBIT E



Green line added by the applicant for abandonment, not result of 1998 meeting.
Other markings are from 1998 decision on path

Juniper Hills Subdivision map from the 1998 County proceeding. The legend distinguishes cleared/accessible easements (yellow), proposed alternatives (dashed), easements not otherwise identified (solid pink), and easements to be delineated (light pink). The segment at issue, marked in green by the applicants, was classified as a proposed alternative. It was not mapped as cleared or accessible, and the alternative was never adopted or constructed.

EXHIBIT F



**Green line added by the applicant for abanishment, not result of 1998 meeting.
Other markings are from 1998 decision on path**

Washoe County GIS map showing the 1998 decision markings. The segment at issue is marked in green by the applicants along Bridle Way. All other markings are from the 1998 County decision. No clearing, grading, or improvement has been performed in the green-marked corridor in the twenty-eight years since.

CASE NO. WAB25-0009

Request to Abandon the Bridle Way Path Easement

Juniper Hills Subdivision • Washoe County

Presented to the Board of County Commissioners
by the applicant property owners

One unbuilt segment. Nothing that exists today.



What we ask

Formal abandonment of one bridle-path easement segment along Bridle Way.



What stays

The 10-foot public utility easement remains fully intact and untouched.



What we do not touch

Every developed, in-use segment of the Juniper Hills path network is unaffected.

Twelve directly affected property owners have signed affidavits in support.

This segment has never been graded, constructed, signed, or maintained as a trail at any point since the subdivision was recorded in 1959.

Four points support approval

1

The opposition photos are not of the easement

They were taken on private property south of the boundary.

2

The County classified this as an unbuilt alternative

Never mapped as cleared or accessible. Never constructed.

3

A licensed surveyor says it cannot be built

Terrain, grade, and rock make a constructed path impracticable.

4

The County has no budget or mechanism to build it

No maintenance practice, no funding, 14 separate parcels.

POINT ONE

The photographs submitted in opposition are not of the easement

This is the central factual issue before the Board.

The power poles are a fixed reference

10 ft

total width of the utility easement, approximately 5 feet to each side of the pole line

The test

Locate the pole. Anything more than 5 feet south of it is private property, not easement.

In every photograph submitted in opposition, the poles sit along the north edge of the frame — and the open ground and visible tread appear well beyond 5 feet south of that line.

That ground lies outside the easement. It is private property, and use of it by the public would be trespass.

Where the easement actually ends



Red line marks the southern limit of the easement. Everything to the right is private property.

What this shows

- The power pole is the reference point.
- The easement extends only a few feet south of the pole line.
- The open ground the opposition photographed lies south of that line.
- Two trees not touching does not make a trail.

A private driveway, presented as a trail



This paved surface is a private residential driveway.

It serves parcel 041-062-42 and runs along or across 041-062-40. Neither parcel adjoins or carries the bridle-path easement.

The wooden fence marks the southern limit of the easement. The paved area lies beyond it.

In our view this is the clearest misidentification in the opposition packet.

The same location, from above



009-095-20

The parcel the bridle-path easement runs through. Outlined in blue.

041-062-42

The residence the driveway serves, via 041-062-40. No easement on either.

The driveway presented as an open trail lies on and serves property unrelated to the easement.

The photographed ground sits south of the corridor



2 or 3

parcels were selected out of a thirteen-parcel stretch to photograph.

The parcel chosen for the clearest imagery sits in the middle of the corridor. The parcels on both sides show no comparable opening.

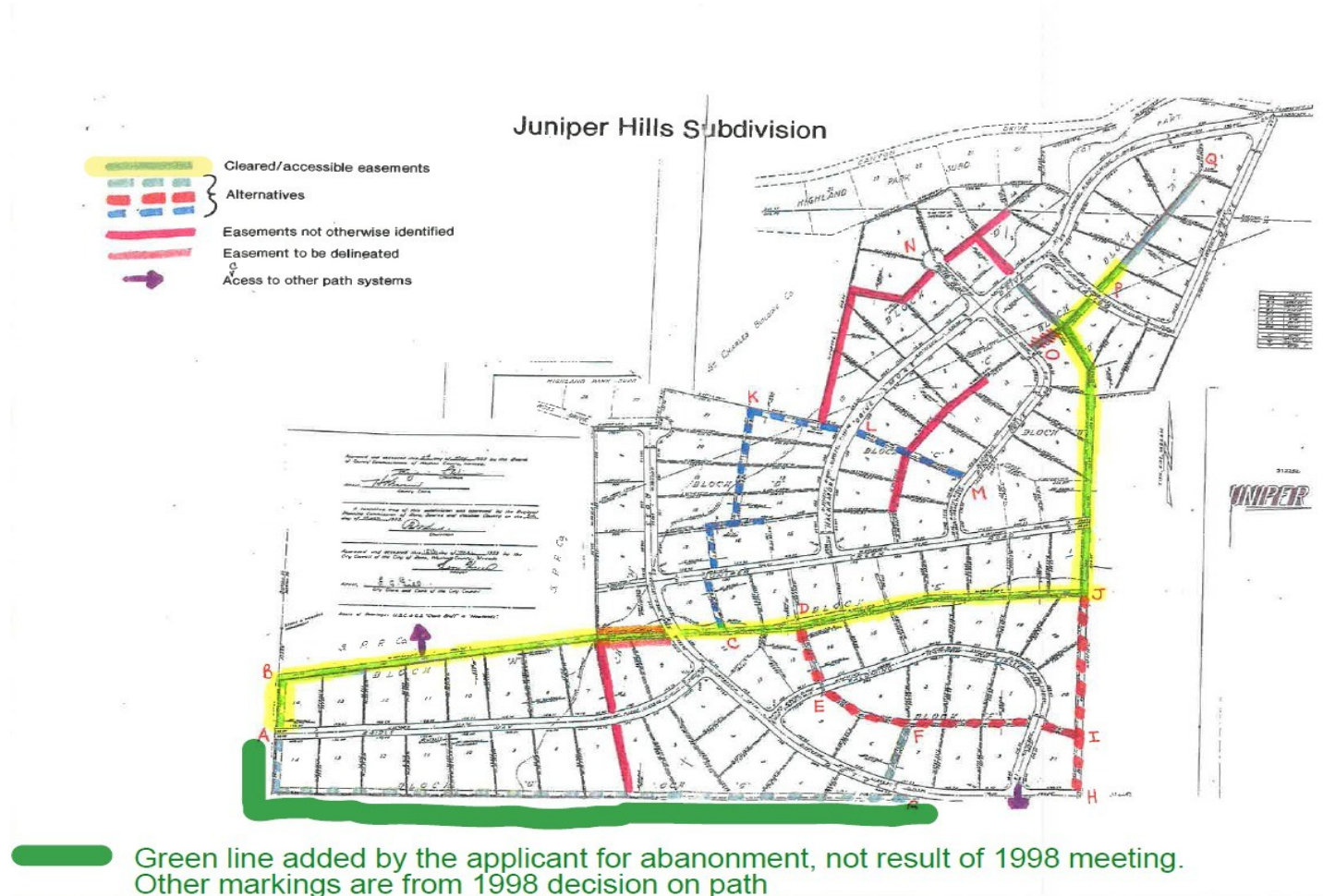
Bridle Way runs along the northern edge. The pole line is visible crossing the image.

POINT TWO

The County classified this segment as an unbuilt alternative

An alternative is a proposal, not an asset.

The County's own 1998 classification



The 1998 legend

- Cleared / accessible easements
- Proposed alternatives
- Easements not otherwise identified
- Easements to be delineated

Our segment fell in the second category.

It was never mapped as cleared or accessible. The green marking is ours, for reference only — all other markings are the County's.

Twenty-eight years of non-construction

In 1998 the County had funding allocated, staff attention, and an active decision in front of it.

Never

selected as the adopted route

Never

funded for construction

Never

built, cleared, or signed

A proposed alternative that was never adopted, never funded, and never constructed across nearly three decades has not become a trail through the passage of time alone.

The CC&Rs are not an obstacle

● Privately enforceable only

The recorded covenants contain bridle-path language, but they are enforced by owners through civil action — not by the County.

● No association, no declarant

There is no active homeowners association in Juniper Hills, and the declarant that reserved the maintenance right ceased operations decades ago.

● No enforcement in sixty years

No owner has brought an action regarding this segment. No entity has exercised the right to enter and improve it.

Washoe County does not enforce private covenants and is not bound by them in exercising its abandonment authority.

It cannot be built — and no one can build it

The physical conditions

Documented by a licensed land surveyor:

- Undulating terrain with substantial grade change across the 14-parcel stretch
- Rock and natural slope obstructing the alignment — conditions clearing brush will not resolve
- Established boundary fencing and mature landscaping, in place for decades

The opposition's own account confirms the scope: the equestrian neighbor who walked the area described the work as bringing in a tractor to clear it out. That is excavation across fourteen privately owned parcels.

No budget. No mechanism.

County staff have confirmed that Washoe County does not maintain bridle-path easements in Juniper Hills and that no maintenance budget exists for this segment.

On the volunteer proposal

The applicants cannot grant unaffiliated volunteers access to excavate and alter their property. The liability is not one the owners will assume, and no owner can waive it for another. Construction here would require the County to fund the work, direct the contractors, and accept the outcome.

Answering the objections directly



Fire and emergency access

A corridor obstructed by rock, slope, vegetation, and fencing does not function as an emergency route today, and would not begin to if retained.



Defensible space

Fire-code setbacks and defensible-space rules apply to any future construction regardless of this decision. Abandonment grants no exemption.



Drainage and utilities

The 10-foot utility easement is untouched. Future development remains subject to County drainage and stormwater regulation.



Trail connectivity

This segment has never functioned as a link. The developed network and external trail connections are unaffected and remain fully accessible.

Findings the record supports

- Never constructed, improved, or maintained as a bridle path since 1959.
- Classified in 1998 as an unbuilt alternative, never as cleared or accessible.
- A licensed surveyor documents terrain and rock making construction impracticable.
- The County has no maintenance budget, practice, or funding mechanism.
- The opposition photographs depict private property south of the boundary.
- Twelve directly affected owners have submitted signed affidavits in support.
- No access, circulation, drainage, or utility function is lost.

THE REQUEST

Approve the abandonment.

Subject to full preservation of the existing 10-foot public utility easement.

The Board is weighing the settled expectations of fourteen households — who purchased their homes with mature landscaping and improvements already in place — against a routing alternative that was proposed in 1998, never adopted, and never built.

We do not oppose the Juniper Hills path system. We ask only that the County stop holding an unbuilt corridor across our properties in reserve for a use that has never materialized.

Case No. WAB25-0009 • Thank you for your consideration.