



Mail

PO Box 5310
Stateline, NV 89449-5310

Location

128 Market Street
Stateline, NV 89449

Contact

Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

SHOREZONE PROJECT APPLICATION

- | | | | |
|---|--|---------------------------------------|---|
| <input type="checkbox"/> New Pier | <input type="checkbox"/> Water Intake Line | <input type="checkbox"/> Boat Ramp | <input type="checkbox"/> Shoreline Protective Structure |
| <input type="checkbox"/> Pier Modification* | <input type="checkbox"/> Concessions | <input type="checkbox"/> Beach Raking | <input type="checkbox"/> Filling & Dredging |
| <input type="checkbox"/> Floating Platforms | <input type="checkbox"/> Banking | <input type="checkbox"/> Transfer | <input type="checkbox"/> Other |
| <input type="checkbox"/> New Buoys, Buoy Relocation, & Low-Water Blocks | | | |

**Use this checklist for new boat lifts*

Applicant _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Representative or Agent _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Owner _____ ☐ Same as Applicant

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Project Location/Assessor's Parcel Number (APN) _____

Street Address _____

County: _____ **Previous APN(s)** _____

Local Plan: _____

Property Restrictions/Easements *(List any deed restrictions, easements, or other restrictions below in the space provided.)*

☐ None _____

I hereby declare under penalty of perjury that all property restrictions and easements have been fully disclosed. **Initial here:** _____

Is the property owner a member of a homeowners' or similar association or club? ☐ Yes ☐ No

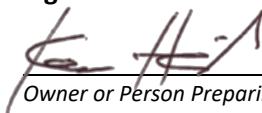
If so, name of homeowner's association or similar association: _____

APPLICATION SIGNATURES

DECLARATION:

I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand that TRPA accepts no responsibility for informing these parties or obtaining their authorization. I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may rescind any approval or take other appropriate action. I hereby authorize TRPA to access the property for the purpose of site visits. I understand that additional information may be required by TRPA to review this project.

Signature:

 Karin Hoida / Basin Strategies At _____ Date: _____
Owner or Person Preparing Application County

AUTHORIZATION FOR REPRESENTATION:

Complete this section only if an agent or consultant is submitting this application on behalf of the property owner.

The following person(s) own the subject property (Assessor's Parcel Number(s) _____) or have sufficient interest therein (such as a power of attorney) to make application to TRPA:

Print Owner(s) Name(s):

I/We authorize _____ to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s):

Please see attached.

Date: _____

Date: _____

FOR OFFICE USE ONLY

File Number: _____

Date Received: _____ Received By: _____

Filing Fee: \$ _____ Receipt No.: _____

Basin Strategies

Planning and Consulting Services

1046 Lucerne Way

Incline Village, NV 89451

(775) 671-0559

E-mail: basinstrategies@gmail.com

Authorization for Representation

The following person(s) own the subject property(ies): APN 130-331-05
or has/have a sufficient interest therein to make application to regional and local agencies:

Print Owner(s) Name(s):

Lillian & Richard Dixon

I/We authorize Basin Strategies Planning & Consulting, or any representative thereof to act as my/our representative in connection with applications to any applicable state, regional, federal or local agencies for the subject property and agree to be bound by said representative. I understand that additional information may be required by said agencies, beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by applicable agencies. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, the affected agency or agencies may rescind any approval or take other appropriate action. I further accept that if this project is approved I, as the permittee, will be held responsible for any and all permit conditions.

Date _____

Signed _____

Lillian & Richard Dixon

ADDRESS OR DESCRIPTION OF PROPERTY:

1713 Lakeshore Blvd., Washoe County

- High and low water elevations
- Illustration of full pier dimensions with all appurtenant structures from side and frontal views
- Existing and proposed lake bottom elevations and topography
- ☐ **For floating piers or floating portions longer than 25 feet, submit a site-specific littoral drift and wave analysis which evaluates the sediment movement along the lake bottom at low, mid, and high lake levels.**
- ☐ **Color photographs of existing conditions from Scenic Corridor, taken 300' lakeward of highwater**
- ☐ **Noticing materials for Hearings Officer Review**
 - List of names, addresses, and APNs of property owners within 300 feet of the perimeter of the project area
 - Stamped, addressed envelopes to the same (mailing addresses) with no return address
 - 8 ½" x 11' plan reductions of site plan, elevations, and floor plans
- ☐ **Construction Methodology Plan and schedule (including, but not limited to, proposed methods of demolition, construction access, staging locations, method and location of spoil material disposal, equipment types, and temporary best management practices)**
- ☐ **Lighting plan**
- ☐ **Tahoe yellow cress survey. If Tahoe yellow cress is present, a mitigation and avoidance plan is required**
- ☐ **Fish habitat mitigation plan, if project is located in feed and cover or spawning habitat**
- ☐ **Baseline scenic analysis, demonstrating contrast rating score of 21**
- ☐ **Scenic analysis of proposed project, demonstrating a minimum resulting contrast rating score of 25**
- ☐ **Visible mass calculations and mitigation plan**
- ☐ **Landscape plan, if upland vegetative screening is proposed**
- ☐ **Material and color samples labeled with corresponding Munsell Color**
- ☐ [Initial Environmental Checklist](#)
- ☐ [Applicable findings explanation and rationale](#)

PIER EXPANSION/MODIFICATION

- ✓ **Completed and signed application form**
- ✓ [Application fee](#)
- ✓ **Detailed project description (include any proposed conversions)**
- ✓ **Proof of TRPA Mooring Allocation(s) for new moorings (if applicable)**
- ✓ **One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines, easements, and distance from the property lines to the proposed project
 - Map scale & north arrow
 - Assessor Parcel Number (APN), property address, owner name
 - Parcel size in square feet, length of lake frontage
 - Topographic contour lines at 2' intervals
 - Verified land capability districts and backshore boundary
 - High and low water lines

- Setback lines, projected perpendicular to the tangent of shoreline from the low water line
- TRPA pier headline, as shown on [TRPA GIS map](#)
- Pier length as measured from the highwater line
- Elevation 6,219 Lake Tahoe Datum
- Location, dimension of, and distance to adjacent shorezone structures (piers, jetties, buoys, etc.)
- Location and dimensions of existing and proposed coverage
- Location and dimensions of existing and proposed shorezone structures (including accessory structures)
- Setbacks (minimum of 40 feet from all other piers as measured from the pierhead and 20 feet from each adjacent property owner's property boundary projection line).
- Pier deck elevation
- Verified, allowable, existing, and proposed coverage for each land capability district including backshore
- Geologic features below elevation 6,229 (large boulders, etc.)
- Temporary and permanent BMPs
- Staging areas & construction access points
- Mapped fish habitat (marginal, feed/cover, and spawning)
- Location and method of fish habitat mitigation (if applicable)
- Location of all existing and proposed utilities
- ✓ **Elevation drawings including the following:**
 - Highwater line and the lake bottom elevation at the end of the structure
 - Lake bottom elevation relative to the proposed structure
 - Pier deck elevation
 - Accessory structures or appurtenances
 - Visible mass calculations
- ✓ **Cross- Sections, showing:**
 - Pier deck elevation
 - High and low water elevations
 - Illustration of full pier dimensions with all appurtenant structures from side and frontal views
 - Existing and proposed lake bottom elevations and topography
- ✓ **Color photographs of existing conditions from Scenic Corridor, taken 300' lakeward of highwater**
- ✓ **Color photographs of existing shorezone structures and areas directly adjacent, taken 300' lakeward of highwater**
- ✓ **Noticing materials for notification of affected neighbors**
 - List of names, addresses, and APNs of property owners within 300 feet of the perimeter of the project area
 - Stamped, addressed envelopes to the same (mailing addresses) with no return address
 - 8 ½" x 11' plan reductions of site plan, elevations, and floor plans
- ✓ **Construction Methodology Plan and schedule (including, but not limited to, proposed methods of demolition, construction access, staging locations, method and location of spoil material disposal, and temporary best management practices)**

- ✓ **Lighting plan**
- ✓ **Tahoe yellow cress survey. If Tahoe yellow cress is present, a mitigation and avoidance plan is required**
- ✓ **Fish habitat mitigation plan, if project is located in feed and cover or spawning habitat**
- ✓ **Visible mass calculations and mitigation plan**
- ✓ **Landscape plan, if upland vegetative screening is proposed**
- ✓ **Material and color samples labeled with corresponding Munsell Color**
- ✓ **[Initial Environmental Checklist](#)**
- ✓ **[Applicable findings explanation and rationale](#)**

PROTECTIVE STRUCTURE/ShORELINE REVETMENT

- ☐ **Completed and signed application form**
- ☐ **[Application fee](#)**
- ☐ **Detailed project description**
- ☐ **One (1) copy of the existing and proposed site plan (24" x 36") showing the following:**
 - All property lines, easements, and distance from the property lines to the proposed project
 - Map scale & north arrow
 - Assessor Parcel Number (APN), property address, owner name
 - Parcel size in square feet, length of lake frontage
 - Topographic contour lines at 2' intervals
 - Verified land capability districts and backshore boundary
 - High and low water lines
 - Elevation 6,219 Lake Tahoe Datum
 - Location, dimension of, and distance to adjacent shorezone structures (piers, jetties, buoys, etc.)
 - Location and dimensions of existing and proposed coverage
 - Location and dimensions of existing and proposed shorezone structures
 - Verified, allowable, existing, and proposed coverage for each land capability district including backshore
 - Geologic features below elevation 6,229 (large boulders, etc.)
 - Temporary and permanent BMPs for project area
 - Staging areas & construction access points
 - Location of shoreline revetment
 - Amount of cut and fill material
 - Mapped fish habitat (marginal, feed/cover, and spawning)
 - Location and method of fish habitat mitigation (if applicable)
 - Location of all existing and proposed utilities
- ☐ **Elevation drawings including the following:**
 - Highwater line and the lake bottom elevation at the end of the structure
 - Lake bottom elevation relative to the proposed structure
 - Visible mass calculations (shoreline protective structures only)
- ☐ **Cross- Sections, showing:**

Basin Strategies

Planning and Consulting Services

1046 Lucerne Way

Incline Village, NV 89451

(775) 671-0559

E-mail basinstrategies@gmail.com

TRPA Shorezone Application Project Description

Single-Parcel, Single-Use Pier Modification/Expansion

1713 Lakeshore Blvd.

APN 130-331-05

Washoe County

May 31, 2022

The purpose of this application is to expand a grandfathered single-parcel, single-use pier to increase functionality of the structure during low water years.

The pier is proposed to be 61.2 feet in length as measured from the high water line. The width of the pier is proposed at 10 feet. A 3-foot wide by 13-foot long adjustable catwalk is proposed.

A new 12,000 lb boat lift is proposed utilizing mooring allocation TRPA-20-MOOR-117. There is a pending TRPA application that has been deemed complete for a new buoy to be associated with this mooring allocation (TRPA File #MOOR2021-1721), which we would like to replace with this application for a boat lift instead.

There is one existing buoy registered (#11272) and paid current through the end of 2022.

The pier deck height is proposed at El. 6,234' consistent with other piers on the north shore of Lake Tahoe due to local wave characteristics. The pier is proposed to be grey in color with steel piles and composite decking.

16 square feet of previously verified Class 1b land coverage will be relocated to accommodate this project. 2,315 square feet of Class 1a land coverage and 658 square feet of Class 1b land coverage (2,973 square feet in total) was previously verified as legally existing per TRPA File #374625SA. The results letter is included with this application. 2,530 square feet of Class 1a and 356 square feet of Class 1b land coverage (2,886 square feet in total) is proposed onsite. As required, 5 square feet of Class 1b land coverage will be permanently retired in association with the proposed relocation of land coverage and the remaining 82 square feet of Class 1b land coverage is proposed to be banked onsite (2,973 s.f. verified – 2,886 s.f. proposed – 5 s.f. to be retired = 82 s.f. to be banked).

Some boulder relocation is proposed on sheet T1 of the plan set in the immediate vicinity of the expanded pier for navigational purposes. The most prominent boulders are proposed to be relocated under the pier where they can contribute to fish habitat without posing a navigational hazard. Fish habitat mitigation is proposed at a ratio of 1:1 for this project located in marginal and feed & cover fish habitat.

Scenic mitigation is proposed at a ratio of 2:1 for this project area mapped as visually modified scenic character type. Details of proposed fish habitat and scenic mitigation are included in the engineered plan set and in the scenic report.

Proposed standard safety features include low-level lighting on the pier deck, swim ladders, a boatlift step to facilitate safe access to a boat on the lift, fender piles, and a handrail on the ramp to access the catwalk.

There is substantial history surrounding this structure, which is summarized below:

- The pier was built prior to 1972 and the owners (and TRPA) have old family photos documenting this.

10 feet beyond
HWL

The pier was destroyed by a storm in the early 1990s.

derelict?

- There exists a TRPA-approved site plan associated with a plan revision to TRPA File #20061555STD that includes rebuilding the pier (referred to as an 'old deck' on the approved plan).
- Washoe County would not approve the plans associated with TRPA File #20061555STD because those plans did not meet parking requirements so a new plan revision permit was issued by TRPA to add a garage (TRPA File #ERSP2007-0950). As part of this plan revision, TRPA staff retracted the prior approval to rebuild the 'structure in the backshore', as evidenced in Special Condition 1 of the permit and in TRPA's hand-written mark-up of the approved site plan.
- The Dixons have been advised repeatedly by various legal counsel that TRPA's action in retracting this approval was unlawful.
- A smaller platform was built without a TRPA permit to provide access to the shorezone. TRPA has been aware of this for many years and considers it an unresolved violation. That platform is proposed to be removed as part of this project.
- In 2014 and 2015 TRPA shorezone staff, David Landry, in consultation with Paul Nielsen, met and corresponded with representatives of the Dixons on multiple occasions and declared that the pier is considered historically grandfathered and that the Dixons have the opportunity to apply for a pier modification/expansion at any time.

Below is a copy of my correspondence with TRPA staff regarding this issue, including an excerpt from David Landry's 6/26/15 email highlighted in yellow. I did not receive a response to my last email to Paul Nielsen and Tiffany Good regarding this issue, dated July 28, 2021.

We respectfully request TRPA staff review and process this shorezone application at this time. Thank you.

On 6/26/2015 15:17, David Landry wrote:

It is not a delaying tactic on my part. Not sure why you think this is a delaying tactic as there is nothing to be gained by delaying. The question would be, delaying for what? The current design which I have verbalized several time does not meet TRPA design standards. The pier is designed in an "J" shaped dog-legged configuration which is the incorrect approach, it is not approvable. Nothing more nothing less. The violation work is not a QE but rather a Shorezone permit in the amount of \$1200 + \$400+ \$88 = \$1688.00 for just the initial fee. The fee I confirmed with Gary Weigel at the front counter. Because this is a violation you could very well be assessed a double filing fee which would be up to our Violation Resolution Unit Steve Sweet who is currently out of the office. The lawsuit is not for me to judge but perhaps a subject to be broached with John Marshall. We have welcomed you to submit an application for a pier expansion/modification on several occasions however with that said we have also discussed many time the various design alternatives that Art has prepared none of which have met TRPA design standards which we have verbalized on several different occasions as well. So if you design drawings, findings, project description, application, application fees, scenic mitigation materials ready then by all means please submit on Monday if you like. Finally TRPA has on several occasion confirmed that you have littoral rights or the right to construct a single-use pier to gain access to the water. This is based on the existence of the previous structure which was located lakeward of the high water line which TRPA identifies as a pier. You have a right to modify or extend that structure or rather what used to be that pier structure by making formal application along with the appropriate support documents. Any landward based structure that extends lakeward of the highwater line like your previous deck structure is recognized as a pier. There is no obstruction of these rights as far as the agency is concerned. The agency is concerned as to the design of the structure that you choose in order to modify or extend this structure. Once again you are welcome to make application for a pier modification/expansion at any. I hope this helps.

David L. Landry AICP, CPTED-CPD, LEED Green Associate

Senior Planner

Planning Department

T: 775.589.5214

F: 775.588.4547

E: dlandry@trpa.org



PLEASE NOTE: The TRPA front counter is open M, W, Th, F 9am – 12pm/1pm - 4pm, **Closed Tuesday**. New Applications are accepted until 3pm.

From: Lee [<mailto:user645137@aol.com>]
Sent: Friday, June 26, 2015 2:15 PM
To: art@oceng.com
Cc: David Landry; Richard Dixon; TJH
Subject: Re: Meeting 30 June

Right now I am sitting 40 feet above the Lake, wondering how to haul my almost 70 year old ass over the rocks to get to the water. Obviously the meeting scheduled for the 30th will be nothing more than another delaying tactic. I would prefer instituting a law suit immediately.

Sent from my iPhone

On Jun 26, 2015, at 12:14 PM, Art O'Connor <art@oceng.com> wrote:

David,

Sometimes I think you don't read my stuff. You did notice that the very first item in my 24 June email was to fix the violation? Because of the structural repairs, this needs to be done with a Washoe County Building Permit, which will require TRPA approval. You did not tell me which TRPA permit to use for this or the fee. I am thinking Exempt? Completion of this work clears the violation.

**LEGAL COMMITTEE ITEM NO. 3 &
AGENDA ITEM NO. VII. A.**

Re: Please confirm the attached documentation in TRPA File #COOR2015-0820, pier project pre-submittal, confirms a pier rebuild application can be submitted at this time

1 message

Basin Strategies <basinstrategies@gmail.com>

Wed, Jul 28, 2021 at 3:09 PM

To: Paul Nielsen <pnielsen@trpa.gov>

Cc: Tiffany Good <tgood@trpa.gov>

Hi Paul,

In preparing for the pre-application meeting you suggested below with regard to 1713 Lakeshore Blvd., APN 130-33-05, we came across the attached very clear correspondence from David Landry on this issue dated 6/26/15, which states:

...Finally TRPA has on several occasion confirmed that you have littoral rights or the right to construct a single-use pier to gain access to the water. This is based on the existence of the previous structure which was located lakeward of the high water line which TRPA identifies as a pier. You have a right to modify or extend that structure or rather what used to be that pier structure by making formal application along with the appropriate support documents...Once again you are welcome to make application for a pier modification/expansion at any. [sic]

I know you all are swamped with work, especially shorezone projects, and my clients are concerned how many more years they will be in good health to enjoy their pier once it can finally be rebuilt.

Furthermore, as Tiffany can attest, we've recently had issues with reliability of pre-application results.

Therefore, if at all possible we'd like to skip the pre-application meeting in light of the attached crystal clear direction from TRPA and proceed with a pier modification/expansion application at this time. As mentioned in the attached correspondence, there is an alleged shorezone violation that we also plan to resolve with this application, as directed.

Please confirm we can proceed with a pier modification/expansion application at this time.

Thank you,

Karin Hoida
Basin Strategies Planning & Consulting
1046 Lucerne Way
Incline Village, NV 89451
(775) 671-0559 phone
basinstrategies@gmail.com

On Wed, Jun 2, 2021 at 10:06 AM Paul Nielsen <pnielsen@trpa.gov> wrote:

Hi Karin,

Yes, we discussed and you will need to apply for a pre-application meeting so we can do more research. I was unable to find confirmation that TRPA recognizes the pier.

Paul

From: Basin Strategies <basinstrategies@gmail.com>
Sent: Wednesday, June 2, 2021 9:17 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Cc: Tiffany Good <tgood@trpa.gov>
Subject: Re: Please confirm the attached documentation in TRPA File #COOR2015-0820, pier project pre-submittal, confirms a pier rebuild application can be submitted at this time

Hi Paul,

I'm just wondering if you had a chance to discuss this yet.

Hi Karin,

Thank you!

Karin Hoida
Basin Strategies Planning & Consulting
1046 Lucerne Way
Incline Village, NV 89451
(775) 671-0559 phone
basinstrategies@gmail.com

On Fri, May 14, 2021 at 11:52 AM Basin Strategies <basinstrategies@gmail.com> wrote:

Sounds good, thank you.

Karin Hoida
Basin Strategies Planning & Consulting
1046 Lucerne Way
Incline Village, NV 89451
(775) 671-0559 phone
basinstrategies@gmail.com

On Fri, May 14, 2021 at 10:43 AM Paul Nielsen <pnielsen@trpa.gov> wrote:

Hi Karin,

I don't know the answer but I will discuss the situation at our Current Planning staff meeting next week.

Paul

From: Basin Strategies <basinstrategies@gmail.com>
Sent: Monday, May 10, 2021 8:00 AM
To: Paul Nielsen <pnielsen@trpa.gov>
Cc: Tiffany Good <tgood@trpa.gov>
Subject: Please confirm the attached documentation in TRPA File #COOR2015-0820, pier project pre-submittal, confirms a pier rebuild application can be submitted at this time

Good Morning Paul,

I hope you are well.

It seems Tiffany has too many projects and other duties at this time for me to add another question to her plate and since the above-referenced file included correspondence between you and David Landry, it seems you are the most appropriate person to contact with regard to this request.

My question is with regard to the prior determination of grandfathered status of a pier located at 1713 Lakeshore Blvd., APN 130-331-05 in Washoe County.

TRPA File # COOR2015-0820 includes, "*Correspondence about a pier project pre-submittal.*"

The file includes a letter from Leah Kaufman, independent consultant, dated 3/3/2015. The letter includes the following statements from Leah Kaufman in relation to a meeting with TRPA planner, David Landry, on November 14, 2014:

The TRPA is not against the rebuilding and extension of a pier. They have determined that a pier is historically grandfathered to the property and that it was capable of mooring a boat.

The reason I'm asking for clarification is because the letter was written by Leah Kaufman. I too have written summaries of pre-application meetings on behalf of TRPA staff to be included in the file records, so I assume that is what happened here.

An attachment to Ms. Kaufman's letter is an email from David Landry, to you that includes the following statement, "*The Dixon's right for a pier, which TRPA believe [sic] is fair...*"


This TRPA staff correspondence seems to justify the statements made by Leah Kaufman above.

The file is attached and the above-referenced statements are highlighted on pages 1 and 4.

On behalf of the Dixons, I would like to submit a pier rebuild application in accordance with the above findings. Please confirm this is appropriate.

Thank you,

Karin Hoida
Basin Strategies Planning & Consulting
1046 Lucerne Way
Incline Village, NV 89451
(775) 671-0559 phone
basinstrategies@gmail.com

 **Highlighted correspondence with David Landry, TRPA Shorezone Planner.pdf**
171K



Mail

PO Box 5310
Stateline, NV 89449-5310

Location

128 Market Street
Stateline, NV 89449

Contact

Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

June 2, 2021

Karin Hoida / Basin Strategies
1046 LUCERNE WAY
INCLINE VILLAGE, NV 89451
basinstrategies@gmail.com

**2020 MOORING ALLOCATIONS, ASSESSOR'S PARCEL NUMBER (APN) 130-331-05, LOTTERY
SUBMISSION NUMBER L2020-0129**

Dear Karin Hoida / Basin Strategies,

Congratulations, your mooring lottery submission has received 1 new mooring allocation based on the standards in TRPA Code Section 84.3.2 and 84.3.3, and you are now eligible to move forward with the application process. The deadline to submit a complete shorezone project application for the new mooring is December 2, 2021. Unused mooring allocations will be returned to the mooring pool for reallocation the following year (TRPA Code Section 84.3.2 E 4b).

The information packet and application are available at <https://www.trpa.gov/applications-forms/>. To apply for a new boat lift, complete the pier modification checklist. Application requirements are listed in the respective application checklists. If you decide not to continue with the application process, please notify TRPA. This allocation is not authorization to place a new mooring in Lake Tahoe, it simply serves as authorization to proceed with the application process.

Please note that TRPA has conducted an initial review based on the preliminary eligibility criteria only. Once the complete application is submitted, the project will be reviewed against all applicability, eligibility, and development standards listed in TRPA Code Section 84.3. If the project is unable to meet all standards and make the required findings, the property will be deemed ineligible for new moorings.

Mooring Allocation Numbers Received:

TRPA-20-MOOR-117

If you have any questions, please contact me at 775-589-5234 or mmiller@trpa.gov.

Sincerely,

Matt Miller
Senior Planner
Current Planning Department



Karin Hoida <basinstrategies@gmail.com>

TRPA Other inspection: - 1713 LAKESHORE BLVD, INCLINE VILLAGE, NV 89451

1 message

trpa@trpa.gov <trpa@trpa.gov>
To: Basinstrategies@gmail.com
Cc: lallen@trpa.gov

Mon, Sep 13, 2021 at 2:26 PM

Dear Property Owner or Owner's Representative,

Below are official results of the TRPA **Other** inspection.

Assessor's Parcel Number (APN): 130-331-05
TRPA File Number: TYCS2021-1052
Street Address: [1713 LAKESHORE BLVD, INCLINE VILLAGE, NV 89451](#)

Record Type: **Tahoe Yellow Cress Survey**
Inspector: **Bruce Barr**
Inspection Date: **9/13/2021**
Inspection Type: **Other**

Result: **Inspected**

Result Comments: **No TYC found**

For additional information about inspections or the security return process, please visit [frequently asked questions](#).

Thank you,

Tahoe Regional Planning Agency
128 Market Street
PO BOX 5310
Stateline, NV 89449
(775) 588-4547

130-331-02
POWERS, JOHN A III
C/O POWERS STEEL & WIRE PRODUCTS INC
4118 E ELWOOD ST
PHOENIX AZ 85040

130-331-03
BISNAR FAMILY TRUST, BRENT A
774 MAYS BLVD # 10-181
INCLINE VILLAGE NV 89451

130-331-04; 130-332-03, -06, -07, -08;
130-333-02, -03, -10; 130-340-01, -02
NEVADA STATE OF
C/O DIVISION OF STATE LANDS
901 S STEWART ST STE 5003
CARSON CITY NV 89701

130-331-05
DIXON, RICHARD M & LILLIAN H
14080 EDMANDS DR
RENO NV 89511

130-331-06
FINNEY, JOHN & JEANETTE K
774 MAYS BLVD # 10-352
INCLINE VILLAGE NV 89451-9669

130-331-12, -13
STEINHEIMER/OSTOMEL FAMILY TRUST
1140 ALPINE CIR
RENO NV 89509

130-320-02, -03
UNITED STATES OF AMERICA
ATTN: LAKE TAHOE BASIN MGMT UNIT
35 COLLEGE DR
SOUTH LAKE TAHOE CA 96150

130-332-11
RKIO MACK FAMILY TRUST
17000 WEDGE PKWY # 2622
RENO NV 89511

130-332-10
PRYOR FAMILY TRUST
6211 CAZADOR
RANCHO MURIETA CA 95683

130-332-12
HERZ-CALLAHAN FAMILY TRUST, SUSAN J
PO BOX 4092
INCLINE VILLAGE NV 89450

130-332-13
DUNLAP, TRANG & MATT R
38 CASTLEWOOD DR
PLEASANTON CA 94566

130-333-01
MANSFIELD, THOMAS J
C/O JOHN R ROSS
PO BOX 635
CARSON CITY NV 89702

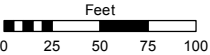
130-333-04
CARLSON TRUST, ANN J
1075 PINERIDGE DR
RENO NV 89509

130-331-08
MILLER FAMILY TRUST
105 KING ST
LARKSPUR CA 94939

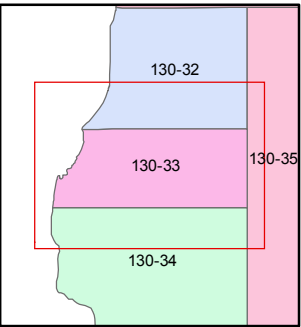
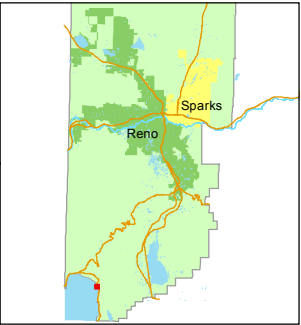
BASIN STRATEGIES
1046 LUCERNE WAY
INCLINE VILLAGE NV 89451

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 100 feet



created by: CFB 06/03/2009

last updated: CFB 06/19/2013

area previously shown on map(s)

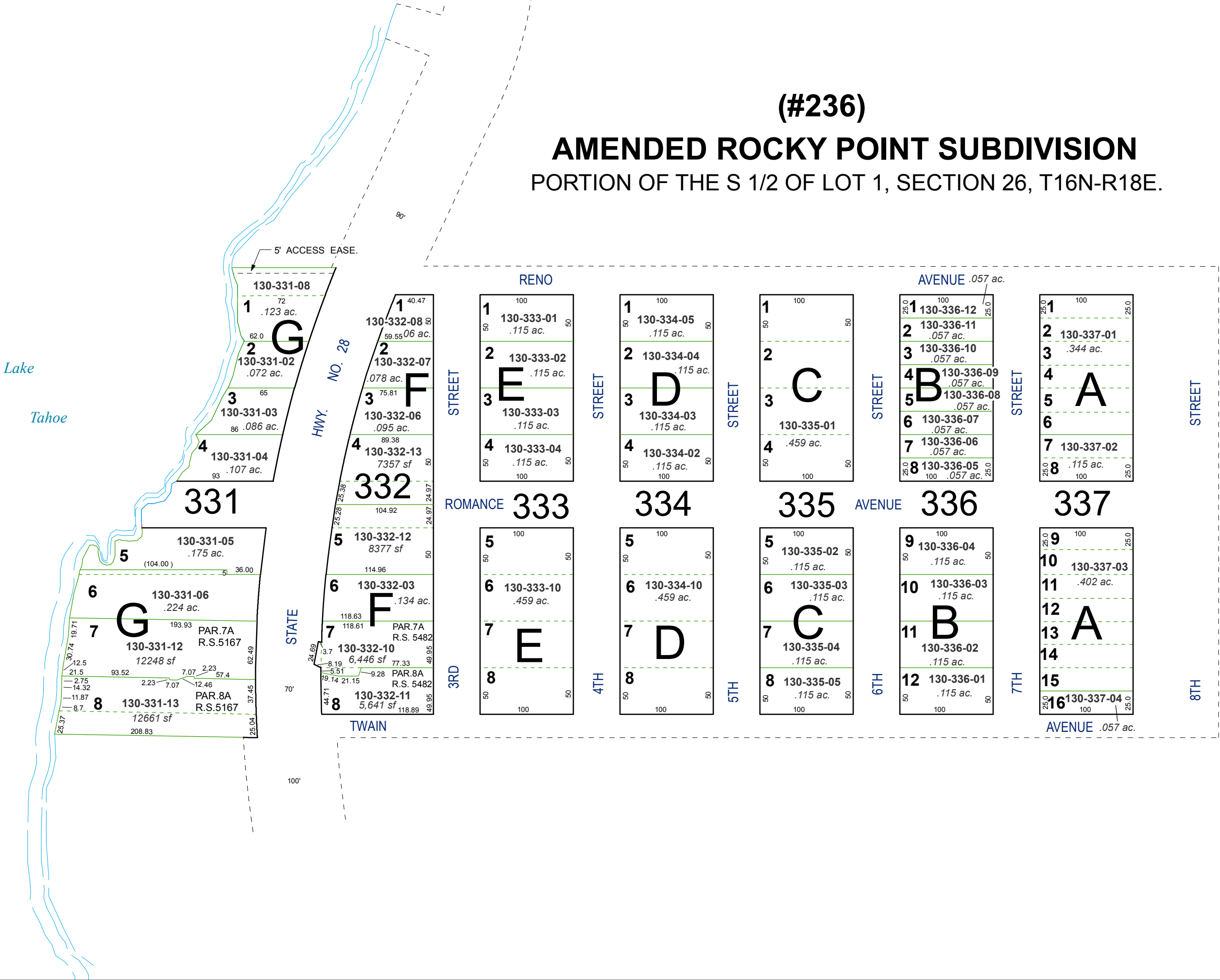
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed for errors or omissions or for any inaccuracy of the data delineated hereon.

LEGAL COMMITTEE MEMORANDUM
AGENDA ITEM NO. VII A

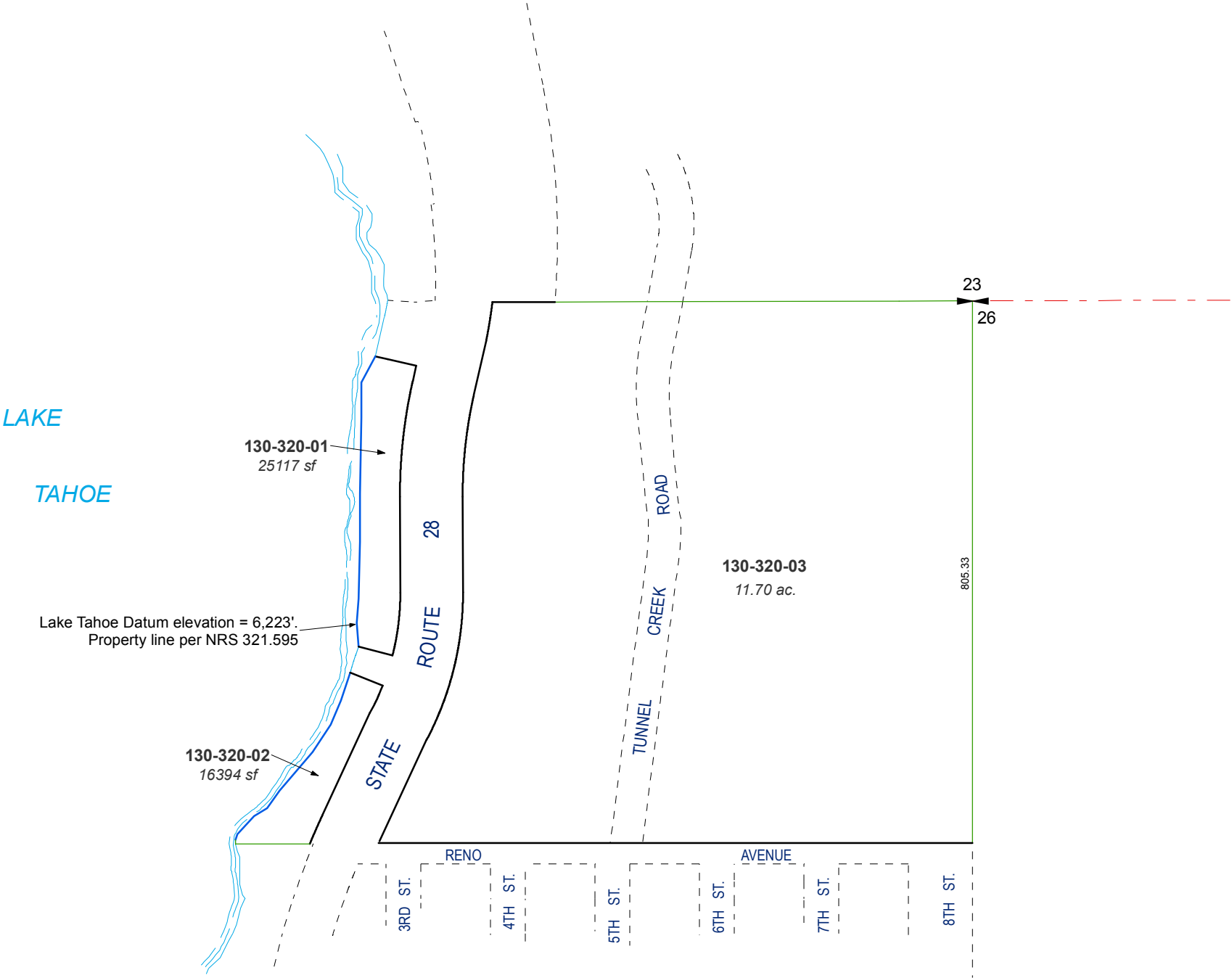
(#236)

AMENDED ROCKY POINT SUBDIVISION

PORTION OF THE S 1/2 OF LOT 1, SECTION 26, T16N-R18E.



PORTION OF THE NW 1/4 OF SECTION 26
T16N - R18E

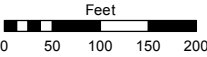


Assessor's Map Number

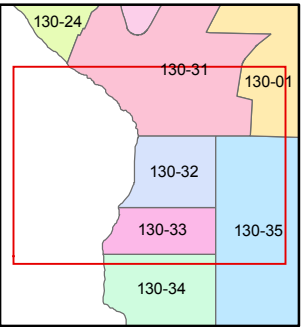
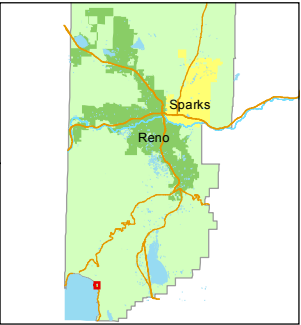
130-32

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 200 feet

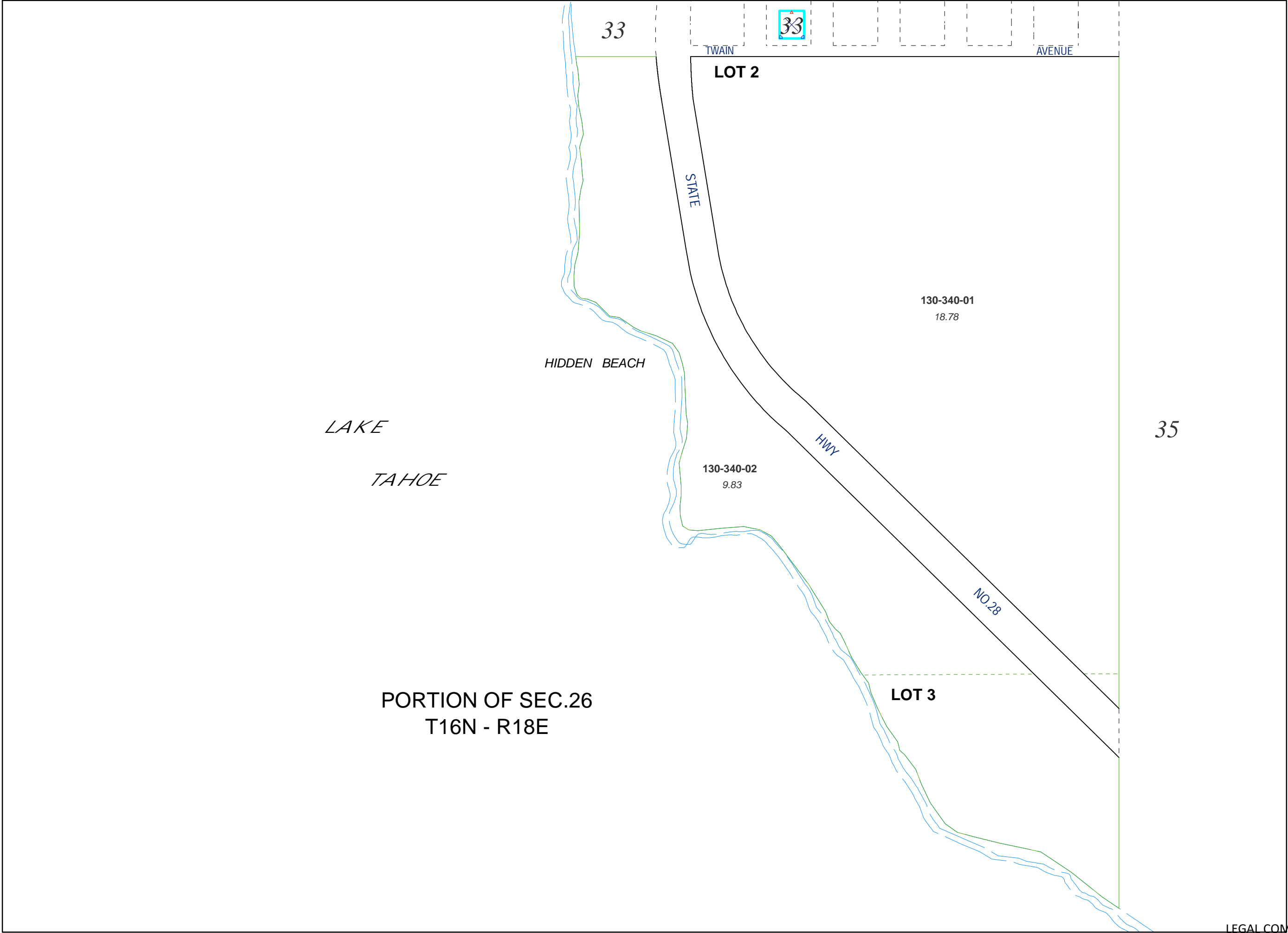


created by: KSB 9/29/11

last updated: _____

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 for the content or accuracy of the data delineated hereon.



Assessor's Map Number
130-34

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

0 25 50 100 150 200 Feet
1 inch = 200 feet

A

created by: CFB 04/14/2009
last updated: _____
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.

LEGAL COMMITTEE ITEM NO. 3 &
AGENDA ITEM NO. VII. A.

APN# 130-331-04 & 05

Recording Requested by:

Name: ROBERT WIMER - WASHOE COUNTY CSD

Address: 1001 E. 9TH ST

City/State/Zip: RENO, NV 89512

When Recorded Mail to:

Name: SAME AS ABOVE

Address: _____

City/State/Zip: _____

Mail Tax Statement to:

Name: _____

Address: _____

City/State/Zip: _____

DOC # 5306083

05/26/2022 11:10:58 AM

Requested By

WASHOE COUNTY CSD

Washoe County Recorder

Kalie M. Work - Recorder

Fee: \$0.00 RPTT: \$0.00

Page 1 of 8

(for Recorder's use only)

RESOLUTION AND ORDER OF ABANDONMENT

(Title of Document)

RE-RECORDING OF DOC # 5298093 TO ADD EXHIBIT 'A'

Please complete Affirmation Statement below:

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

Title

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

APN: 130-331-04 & 05

When recorded return to:
Washoe County Engineering Division
1001 E. Ninth Street
Reno, NV 89512
Attn: Robert Wimer
WAB19-0002

RESOLUTION AND ORDER OF ABANDONMENT

WHEREAS, the Washoe county Planning Commission did receive a petition to abandon a portion of Romance Avenue per the Amended Rocky Point Subdivision, recorded October 9, 1933, tract map number T-236, document no. 63615, in the official records of Washoe County. The area is designated East Shore Zone in the Tahoe Planning Area, and is situated in the South one-half (S 1/2) of Lot 1 of Section 26, Township 16 North, Range 18 East, of the Mount Diablo Meridian, and

WHEREAS, pursuant to NRS 244.276 and 278.480 the County of Washoe has the power to vacate the roadway easement, and

WHEREAS, existing public utility and drainage easements shall remain; and

WHEREAS, upon evidence presented by the County Engineer and other interested persons, the Washoe County Planning Commission finds 1) that the public will not be materially injured by the proposed abandonment; and 2) that the abandonment is in the best interests of the County; and 3) the Planning Commissioners gave reasoned consideration to information presented; and

WHEREAS, the Washoe County Planning Commission ordered on February 1, 2022, the abandonment of the above-mentioned roadway easements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE WASHOE COUNTY PLANNING COMMISSION that the following described portions of roadway easements be abandoned and that this Order of Abandonment be recorded in the Office of the Washoe County Recorder pursuant to NRS 278.480.

See attached: Exhibit "A" Descriptions, Abandonment Portions of Roadway Easements
Exhibit "B" Map to Accompany Description for Abandonment

RESOLUTION AND ORDER OF ABANDONMENT 130-331-04 & 05, CONTINUED

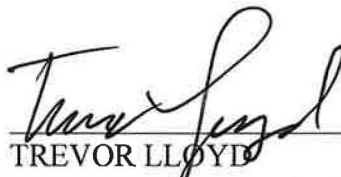
WASHOE COUNTY PLANNING COMMISSION
WASHOE COUNTY, NEVADA

By: 

FRANCINE DONSHICK, Chair

Date  4/21/22

ATTEST:



TREVOR LLOYD

Secretary to the Planning Commission

EXHIBIT 'A'

Page 1 of 2

All that real property being a portion of Romance Avenue per the Amended Rocky Point Subdivision, recorded October 9, 1933, as map number T-236, document no. 63615, in the official records of Washoe County, situate in the South one-half (S 1/2) of Lot 1 of Section 26, Township 16 North, Range 18 East, of the Mount Diablo Meridian, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 5, Block G, said point also being on the Westerly right-of-way of Lakeshore Boulevard;

THENCE along the North line of Lot 5, Block G, Amended Rocky Point Subdivision, North 89°00'02" West 149.07, feet more or less, to the low water line of Lake Tahoe, having an elevation of 6223.0 feet, Lake Tahoe Datum;

THENCE along said low water line of Lake Tahoe the following 10 courses and distances:

- 1) North 14°26'20" East, 3.07 feet;
- 2) North 75°03'49" West, 1.44 feet;
- 3) North 28°46'34" East, 4.58 feet;
- 4) North 17°35'29" West, 1.41 feet;
- 5) North 00°37'14" West, 2.47 feet;
- 6) North 25°25'34" East, 3.58 feet;
- 7) North 62°48'35" East, 8.05 feet;
- 8) North 82°20'35" East, 2.37 feet;
- 9) South 78°01'10" East, 2.84 feet;
- 10) North 23°31'28" East, 2.09 feet;

THENCE leaving said low water line, South 89°00'02" East parallel with the North line of Lot 5 Block G, 136.54 feet to a point on the Westerly right-of-way of Lakeshore Boulevard;

THENCE along the Westerly right-of-way of Lakeshore Boulevard, on a non-tangent curve, concave to the East having a radius of 1,130 feet, through a central angle of 01°01'29", a distance 20.21 feet, whose chord bears South 09°18'26" West, 20.21 feet to the **POINT OF BEGINNING** and the end of this description.

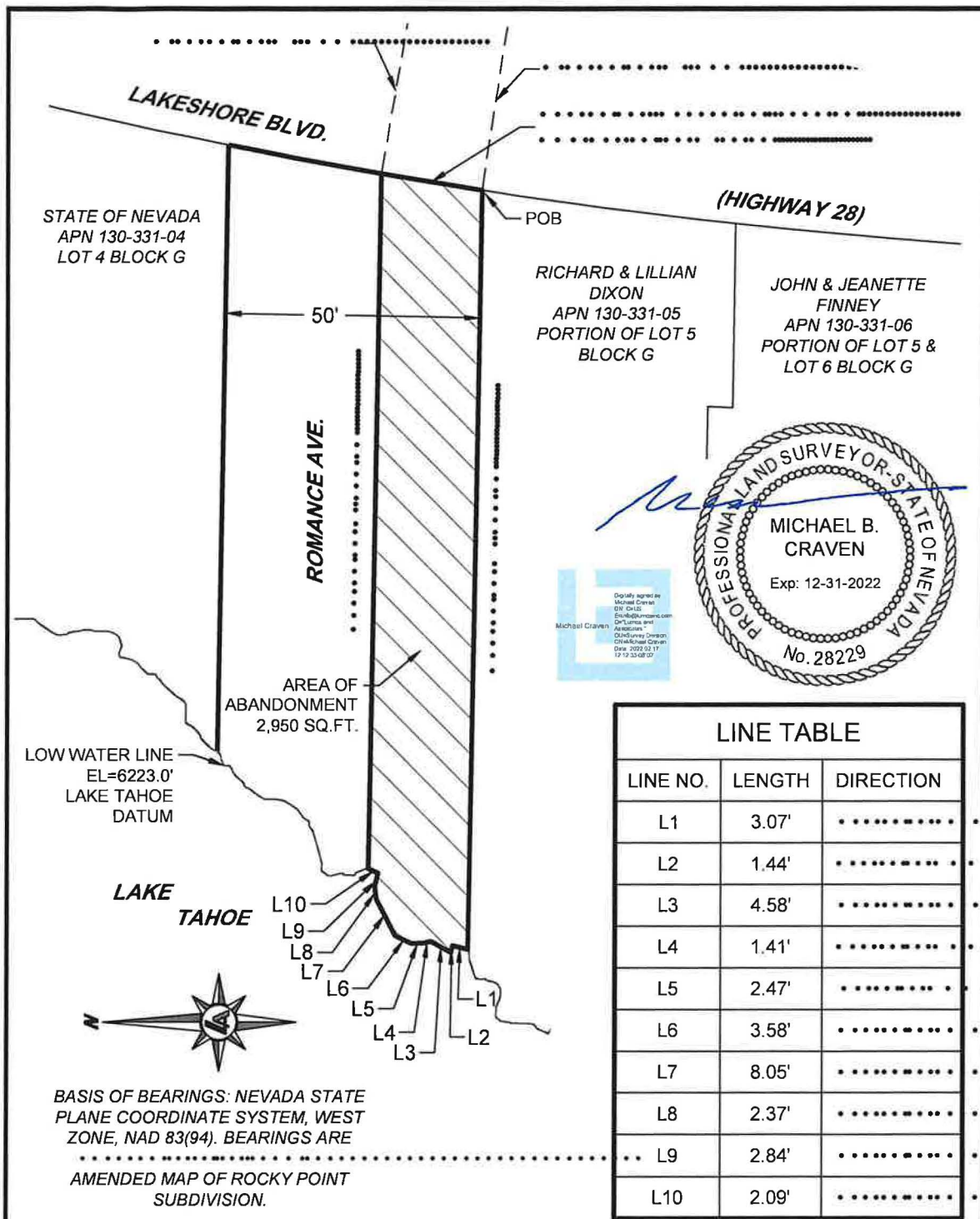
Containing 2,950 square feet more or less.

The **BASIS OF BEARINGS** for this description is Nevada State Plane Coordinate System of 1983, West Zone, NAD83(94). Bearings are rotated 00°59'58" clockwise from the Amended Map of Rocky Point Subdivision.

Refer to Exhibit "B" attached hereto, and by this reference made a part of.

Prepared by:
Lumos & Associates, Inc.
Michael Craven, NV PLS 28229
PO Box 890
Zephyr Cove, NV 89448
Job No. 10545.000





LUMOS
& ASSOCIATES

312 DORLA COURT
SUITE 202
ZEPHYR COVER, NV 89448
TEL (775) 588-6490

EXHIBIT "B"
BEING A PORTION OF ROMANCE AVE.
PER AMEND. ROCKY POINT SUBDIVISION
OF LOT 1, SEC. 26, T16N, R18E, MDM
WASHOE COUNTY NEVADA

Date: 2/2022
Scale: 1" = 30'
Job No: 10545.000

EXHIBIT 'A'
Public Utility Easement Description

All that real property being for the purpose of a Public Utility Easement across a portion of Romance Avenue per the Amended Rocky Point Subdivision, recorded October 9, 1933, as map number T-236, document no. 63615, in the official records of Washoe County, situate in the South one-half (S 1/2) of Lot 1 of Section 26, Township 16 North, Range 18 East, of the Mount Diablo Meridian, and being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 5, Block G said Amended Rocky Point Subdivision, said point also being on the Westerly right-of-way of Lakeshore Boulevard;

THENCE along the North line of said Lot 5, North 89°00'02" West 45.63 feet to the **POINT OF BEGINNING**:

THENCE continuing along said North line of Lot 5, North 89°00'02" West, 10.01 feet;

THENCE departing said North line of Lot 5, North 03°45'23" East, 20.02 feet;

THENCE South 89°00'02" East parallel with said North line of Lot 5, 10.01 feet;

THENCE South 03°45'23" West, 20.02 feet to the **POINT OF BEGINNING** and the end of this description.

Containing 200 square feet more or less.

The **BASIS OF BEARINGS** for this description is Nevada State Plane Coordinate System of 1983, West Zone, NAD83(94). Bearings are rotated 00°59'58" clockwise from the Amended Map of Rocky Point Subdivision.

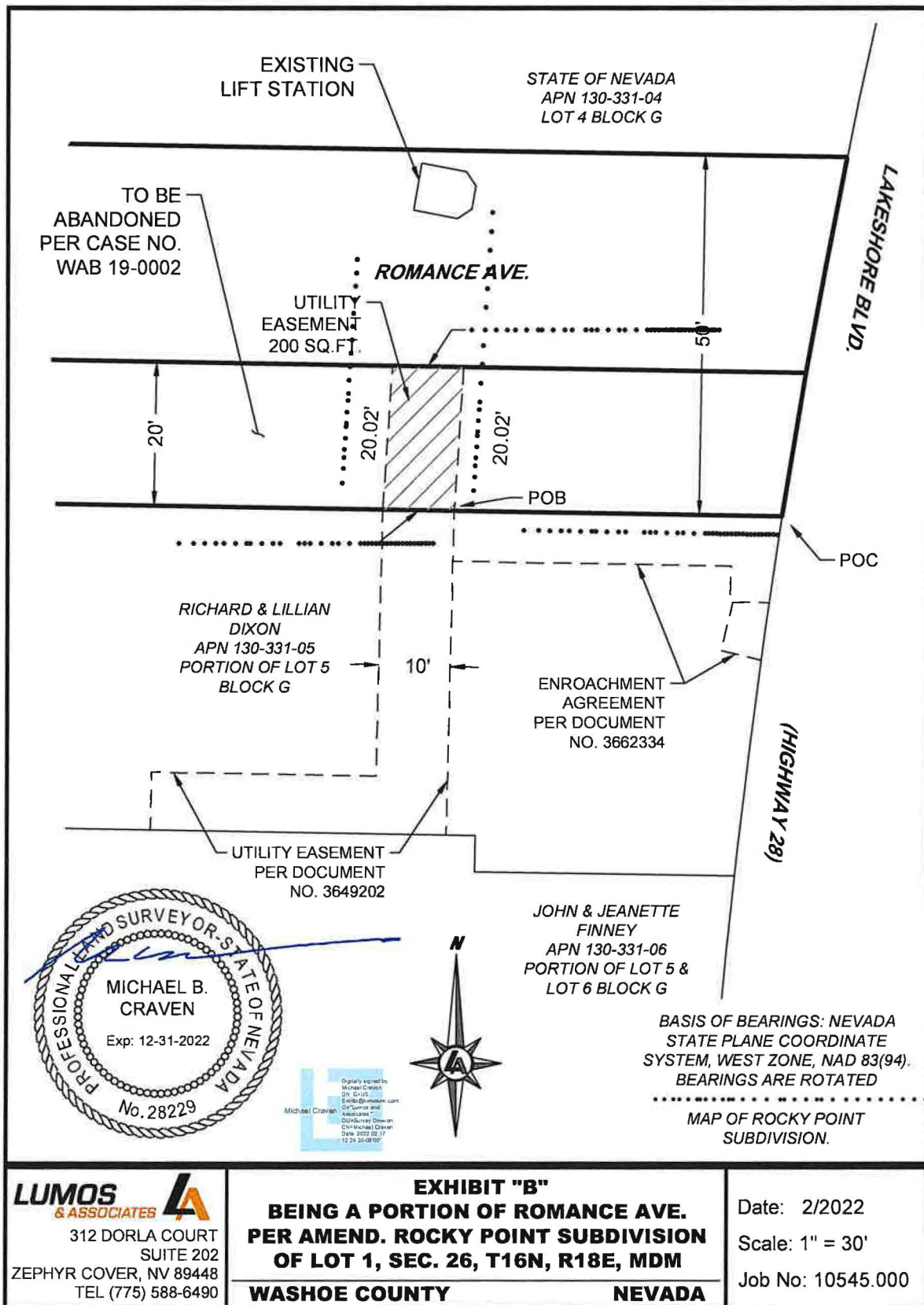
Refer to Exhibit "B" attached hereto, and by this reference made a part of.

Prepared by:
Lumos & Associates, Inc.
Michael Craven, NV PLS 28229
PO Box 890
Zephyr Cove, NV 89448
Job No. 10545.000

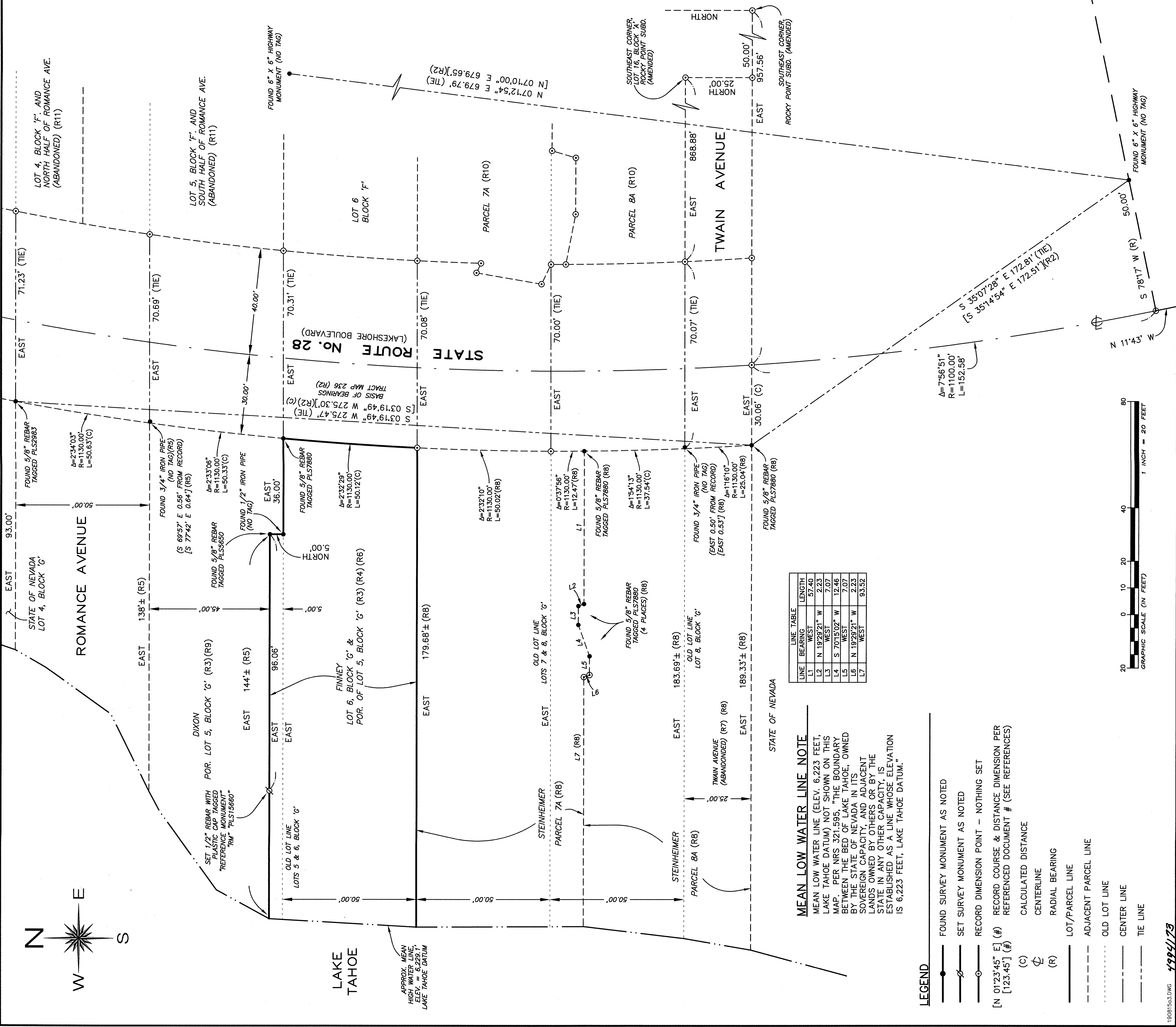
Michael Craven

Digitally signed by
Michael Craven
DN: C=US,
E=info@lumos.com,
O=Lumos and
Associates, Inc.,
OU=Survey Division,
CN=Michael Craven
Date: 2022.02.17
12:24:20 -08'00'



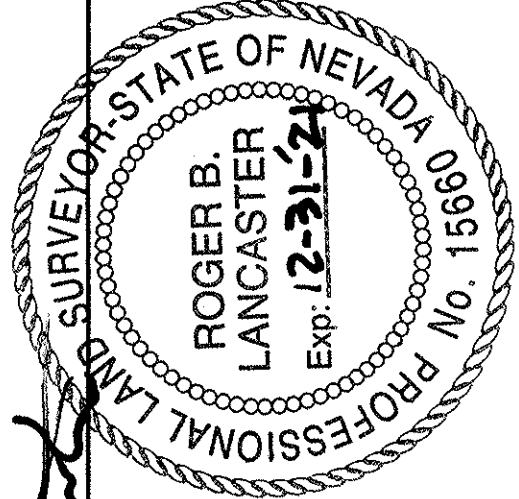


6/18/19



SURVEYOR'S CERTIFICATE

- ROGER B. LANCASTER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JOHN FINNEY;
- THE LANDS SURVEYED LIE WITHIN LOT 1 OF SEC. 26, T.16N., R.18E., M.D.M., WASHOE COUNTY, AND THE SURVEY WAS COMPLETED ON DECEMBER 13, 2019;
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE;
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



23 JAN 2020
DATE

ROGER B. LANCASTER
PLS No. 15660

REFERENCES (ALL OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA)

- TRACT MAP 108 "ROCKY POINT TRACT", RECORDED SEPTEMBER 9, 1908 AS DOCUMENT No. 6262.
- TRACT MAP 236 "ROCKY POINT SUBDIVISION AMENDED", RECORDED OCTOBER 9, 1933 AS DOCUMENT No. 63615.
- QUITCLAIM DEED RECORDED MARCH 12, 1970 AS DOCUMENT No. 168625 (PORTION OF LOT 5).
- GRANT, BARGAIN AND SALE DEED RECORDED DECEMBER 23, 1995 AS DOCUMENT No. 1954796 (FINNEY).
- AS-BUILT CONTOUR SURVEY OF LOT 5 (PORTION), JOB No. 144--00, BY KEN BARROW, PLS 2983, DATED JUNE 20, 2000.
- GRANT, BARGAIN AND SALE DEED RECORDED MAY 26, 2004 AS DOCUMENT No. 3043788 (FINNEY).
- ABANDONMENT RECORDED JANUARY 29, 2009 AS DOCUMENT No. 3724556 (TWIN AVE. IN BLOCK 'C').
- RECORD OF SURVEY No. 5167 "BOUNDARY LINE ADJUSTMENT FOR STEINHEIMER" RECORDED JUNE 25, 2009 AS DOCUMENT No. 3775258 (LOTS 7 & 8, BLOCK 'G').
- GRANT, BARGAIN AND SALE DEED RECORDED FEBRUARY 5, 2013 AS DOCUMENT No. 4201977 (DIXON).
- RECORD OF SURVEY No. 5482 "BOUNDARY LINE ADJUSTMENT FOR SIRLIA" RECORDED MARCH 11, 2013 AS DOCUMENT No. 4213101 (LOTS 7 & 8, BLOCK 'F').
- ABANDONMENT RECORDED APRIL 12, 2013 AS DOCUMENT No. 4225926 (ROMANCE AVE. IN BLOCK 'F').

BASIS OF BEARINGS

TRACT MAP 236 "ROCKY POINT SUBDIVISION AMENDED" RECORDED OCTOBER 9, 1933 AS DOCUMENT No. 63615.
(ALL DIMENSIONS SHOWN ARE REFERENCED FROM THIS DOCUMENT, UNLESS NOTED OTHERWISE.)

NOTES

- THE INTENT OF THIS MAP IS TO DOCUMENT THE REFERENCE MONUMENT SET ON THE BOUNDARY LINE OF SUBJECT PARCEL ON DECEMBER 13, 2019.
- NO EASEMENTS ARE CREATED, ABANDONED, OR CHANGED AS A RESULT OF THIS MAP.
- NO NEW PARCELS HAVE BEEN CREATED AS A RESULT OF THIS SURVEY.
- BEARINGS SHOWN THAT ARE REFERENCED FROM (R6) ARE ROTATED TO ALIGN WITH THIS MAP'S BASIS OF BEARINGS, TRACT MAP 236 (R2).

VICINITY MAP

INGLINE VILLAGE, NV (NO SCALE)

TOTAL AREA = 60,683± SQ. FT.

RECORD OF SURVEY

FOR
JOHN & JEANETTE FINNEY

BEING LOT 6 AND A PORTION OF LOT 5, BLOCK 'C', AMENDED PLAT OF ROCKY POINT SUBDIVISION (TRACT MAP 236). PER GRANT DEED RECORDED MAY 26, 2004 AS DOCUMENT No. 3043788, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

SITUATE WITHIN A PORTION OF LOT 1 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 18 EAST, MDM.

WASHOE COUNTY NEVADA

ROGER B. LANCASTER P.L.S. 15660
930 TAHOE BLVD. STE. 802-118, INCLINE VILLAGE, NV 89451
13 DEC 2019
SHEET 1 OF 1

COUNTY RECORDER'S CERTIFICATE

FILE NO. 4994173

FILED FOR RECORD AT THE REQUEST OF

Lancaster Land Surveys

ON THIS 03rd DAY OF January, 2020,
AT 45 MINUTES PAST 2 O'CLOCK P.M.

OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

KALLE M. WORK

COUNTY RECORDER

BY: A. Peaslee

DEPUTY
FEE: \$ 35.00

Record of Survey Map 6/18/19

02/22/2011 04:53:30 PM

Requested By

INCLINE VILLAGE GID

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$48.00 RPTT: \$0.00

Page 1 of 10

APN: 130-331-05

RECORDING REQUESTED BY:

Incline Village General Improvement District

WHEN RECORDED RETURN TO:

Incline Village General Improvement District

1220 Sweetwater Road

Incline Village, Nevada 89451



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

AGREEMENT FOR GRANT OF UTILITY AND PARKING EASEMENTS

(1713 Lakeshore Drive, Incline Village, Nevada)

11/14 THIS AGREEMENT FOR GRANT OF UTILITY AND PARKING EASEMENTS, dated this day of February 2011, is made by and between LEE H. DIXON and RICHARD M. DIXON ("GRANTORS") and INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, a political subdivision of the State of Nevada ("GRANTEE"). Hereinafter, GRANTOR and GRANTEE may be referred to collectively as the "Parties" or each as a "Party." Reference herein to GRANTORS' PROPERTY shall mean the property owned by GRANTORS identified as Assessor Parcel Number 130-331-05, or any subsequent parcel number established therefore, and commonly referred to as 1713 Lakeshore Drive, Incline Village, Nevada.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1. **GRANT OF EASEMENT:** GRANTORS hereby grant, convey, establish and create, for the benefit of GRANTEE, its successors and assigns, the following easements:

(a) A non-exclusive utility easement (the "UTILITY EASEMENT") under, through, over and across, and appurtenant to GRANTORS' PROPERTY for the purpose of installing and maintaining one underground electrical line for primary service and one underground electrical line for backup power with accompanying "stab" (collectively, the "IMPROVEMENTS") to provide electrical power to an Existing Lift Station utilized by GRANTORS for conveying water and sewage, as set forth herein and depicted on Exhibit 1, attached hereto. The specific easement description is contained in Exhibit 2, attached hereto.

The UTILITY EASEMENT includes the right to excavate, construct, maintain, repair, replace and rebuild the IMPROVEMENTS installed therein, subject to the express right of GRANTORS to retain all existing improvements or any future improvements permitted by applicable governing authorities thereon, provided the GRANTORS shall give GRANTEE reasonable notice of intention for such future improvements, and the construction, installation and maintenance thereof by GRANTORS shall not materially interfere with GRANTEE'S use of the UTILITY EASEMENT, including the maintenance and repair of the IMPROVEMENTS installed by GRANTEE.

The location of the UTILITY EASEMENT ("UTILITY EASEMENT LOCATION") shall be limited to that portion of GRANTORS' PROPERTY more particularly depicted in Exhibit 1 and described in Exhibit 2, attached hereto. The UTILITY EASEMENT shall include the right of ingress and egress over, across and through the UTILITY EASEMENT LOCATION for the limited and restricted purpose of installing, constructing and maintaining the IMPROVEMENTS. No other improvements may be constructed or installed upon or within the UTILITY EASEMENT LOCATION by GRANTEE. GRANTORS shall give GRANTEE reasonable notice of any intention to install future improvements upon or within the UTILITY EASEMENT LOCATION. No other use or purpose of the UTILITY EASEMENT or UTILITY EASEMENT LOCATION by GRANTEE shall be permitted or authorized without the expressed written consent of GRANTORS first had and obtained.

(b) A non-exclusive parking easement (the "PARKING EASEMENT") upon, and appurtenant to, GRANTORS' PROPERTY for the limited purpose of temporarily locating an electrical generator ("GENERATOR"), from time to time, as it becomes necessary for GRANTEE to provide an alternative source of electricity in the event the main power supply serving the immediate area of GRANTORS' PROPERTY is disrupted, or if GRANTEE has a temporary need for a portable power source. The PARKING EASEMENT, although intended to be continuing, may only be used on a temporary basis for the limited purpose of parking the GENERATOR and may not be used on a continuous basis so long as a primary source of electricity is available within the area of GRANTORS' PROPERTY. The location of the PARKING EASEMENT ("PARKING EASEMENT LOCATION") shall be limited to that portion of GRANTORS' PROPERTY depicted on Exhibit 1. The specific easement description is on Exhibit 3, attached hereto. Other than the GENERATOR, no other equipment may be placed upon the PARKING EASEMENT, whether or not on a temporary basis, without the expressed written consent of GRANTORS first had and obtained. In exercising the right granted by this Agreement, GRANTEE shall use all reasonable and diligent care to assure minimum disturbance to GRANTORS' PROPERTY including, but not limited to, impeding access to and use of the garage located upon GRANTORS' PROPERTY.

2. MAINTENANCE AND REPAIR OF THE UTILITY EASEMENT: In the construction and maintenance of the underground IMPROVEMENTS in the UTILITY EASEMENT, GRANTEE shall provide GRANTOR with reasonable notice of any intended work, and shall seek to avoid any impact to improvements, vegetation and other natural obstructions installed by GRANTORS. In the event, however, of any such impact, GRANTEE, at GRANTEE'S sole and exclusive cost and expense, shall be required to cure, restore and replace, as soon as practical, any impact upon the GRANTORS' existing improvements and improvements permitted as herein provided, including, but not limited to, propane tank, electrical line, concrete pad retaining wall and elevated walkway, and also any landscaping or BMP improvements required by TRPA to be installed by GRANTOR. Additionally, the GRANTEE, at GRANTEE'S sole and exclusive cost and expense, shall be required to cure, restore and replace, as soon as practical, any impact upon any underground utilities to be installed after the date of this Agreement. GRANTEE shall be solely responsible to immediately repair any such damage caused or created by GRANTEE.

3. ATTORNEY FEES: If any legal action or any arbitration or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing Party or Parties shall be entitled to recover reasonable attorney fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

4. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all the Parties. No waiver of any of the provisions of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver.

5. BINDING EFFECT: This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors, executors, administrators, and assigns.

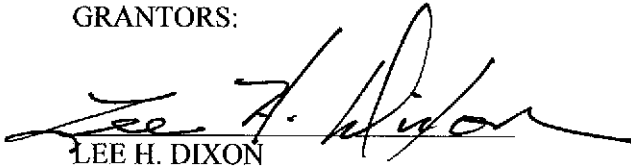
6. SEVERABILITY: Invalidation of any one of the provisions hereof by judgment or court order shall in no way effect any other provisions which shall remain in full force and effect.

7. RECORDATION: This Agreement shall be recorded in the Office of the County Recorder of Washoe County, Nevada.

8. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

IN WITNESS WHEREOF, the Parties hereto have executed this AGREEMENT FOR GRANT OF UTILITY AND PARKING EASEMENT as of the date first above set forth.

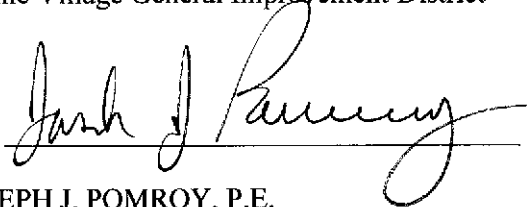
GRANTORS:


LEE H. DIXON


RICHARD M. DIXON

GRANTEE:

Incline Village General Improvement District

By: 

JOSEPH J. POMROY, P.E.
PUBLIC WORKS DIRECTOR

STATE OF NEVADA }
 } ss:
 COUNTY OF WASHOE }

On this 8th day of February 2011, before me, personally appeared Lee H. Dixon, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that, by her signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


 Notary Public



STATE OF NEVADA }
 } ss:
 COUNTY OF WASHOE }

On this 8th day of February 2011, before me, personally appeared Richard M. Dixon, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that, by his signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

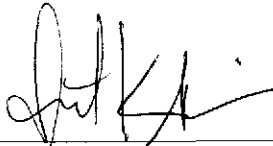

 Notary Public



STATE OF NEVADA }
 }
 } ss:
COUNTY OF WASHOE }

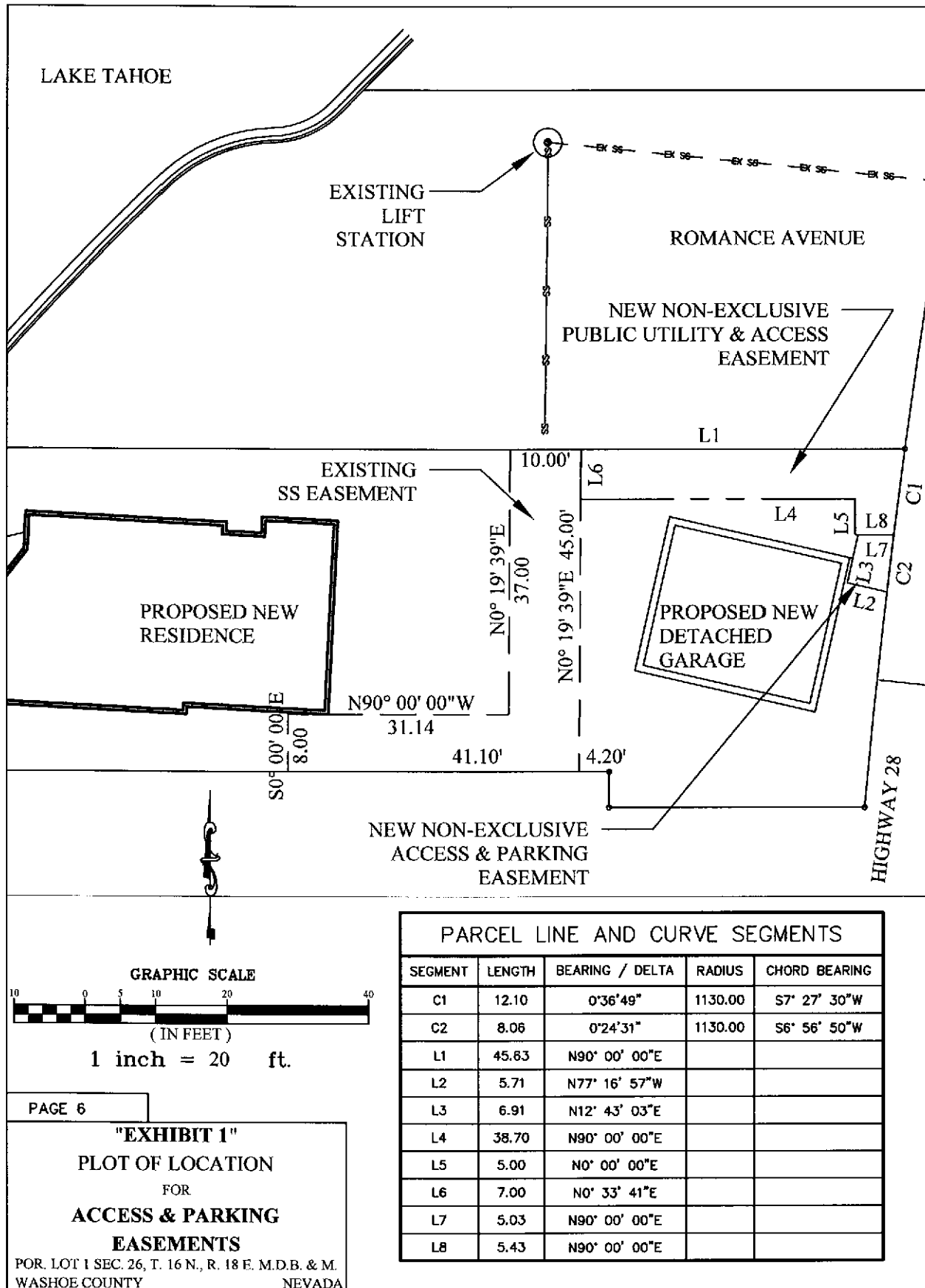
On this 14th day of February 2011, before me, personally appeared Joseph J. Pomroy, in his capacity as Public Works Director of the Incline Village General Improvement District, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that, by his signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public





"EXHIBIT 2"

UTILITY AND ACCESS EASEMENT DESCRIPTION

"Electrical Line Easement for Pump Station 6"

A non-exclusive easement for access and utility purposes over a parcel of real property located in Incline Village, Washoe County, Nevada, being a portion of the south one-half of Government Lot 1, Section 26, Township 16 North, Range 18 East, Mount Diablo Base and Meridian, which is more particularly described as follows:

Beginning at the southwest corner of the intersection of Romance Avenue and Nevada State Highway 28 as shown on Tract Map No. 236, Amended Rocky Point Subdivision, recorded 9 October 1933, Washoe County Records;

Thence westerly along the southerly right-of-way of Romance Avenue, as shown on said Tract Map, following that course designated as "L1" on the graphical depiction attached hereto, 45.63 feet to the easterly line of that utility easement to the Incline Village General improvement District, a political subdivision of the State of Nevada, described in Document No. 3649202, Recorded 13 May 2008, Washoe County Records:

Thence, along the easterly boundary of said existing utility easement, following that course designated as "L6" on the graphical depiction attached hereto, South $00^{\circ}33'41''$ East 7.00 feet;

Thence, following that course designated as "L4" on the graphical depiction attached hereto, North $90^{\circ}00'00''$ East 38.70 feet;

Thence, following that course designated as "L5" on the graphical depiction attached hereto, South $00^{\circ}00'00''$ West 5.00 feet;

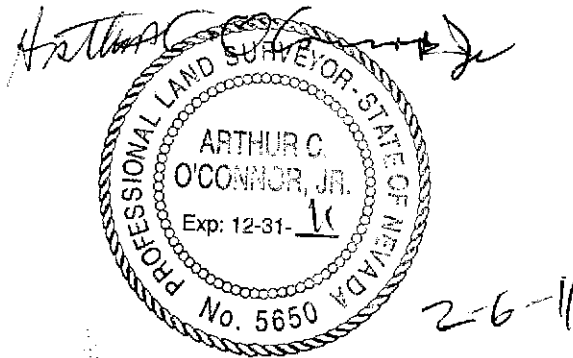
Thence, following that course designated as "L8" on the graphical depiction attached hereto, North $90^{\circ}00'00''$ East 5.43 feet to a point on the Right-of-Way for said Highway 28;

Thence, along said Right-of-Way for Highway 28, following that course designated as "C1" on the graphical depiction attached hereto, 12.10 feet on a non-tangent curve to the right, with radius of 1130.00 feet and a central angle of $00^{\circ}36'49''$, whose long chord bears North $07^{\circ}27'30''$ East, to the point of beginning.

Said easement contains 345 square feet, more or less.

The basis of bearings for this legal description is that portion of the southerly right-of-way of Romance Avenue which forms the northerly boundary of Lot 5, Block G of the Amended Rocky Point Subdivision, Tract Map No. 236, filed 9 October 1933 as Document No. 63615, Washoe County Records.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, Licensed in the State of Nevada, whose address is P. O. Box 10307, Reno, Nevada 89510.



"EXHIBIT 3"

PARKING EASEMENT DESCRIPTION

A non-exclusive intermittent access and parking easement over a parcel of real property located in Incline Village, Washoe County, Nevada, being a portion of the south one-half of Government Lot 1, Section 26, Township 16 North, Range 18 East, Mount Diablo Base and Meridian, the northerly line of which is more particularly described as follows:

Commencing at the southwest corner of the intersection of Romance Avenue and Nevada State Highway 28 as shown on Tract Map No. 236, Amended Rocky Point Subdivision, recorded 9 October 1933, Washoe County Records;

Thence, along said Right-of-Way for Highway 28, following that course designated as "C1" on the graphical depiction attached hereto, 12.10 feet on a non-tangent curve to the left, with radius of 1130.00 feet and a central angle of $00^{\circ}03'49''$, whose long chord bears South $07^{\circ}27'30''$ West, to the True Point of Beginning;

Thence, continuing along said Right-of-Way for Highway 28, following that course designated as "C2" on the graphical depiction attached hereto, 8.06 feet on a compound curve to the left, with radius of 1130.00 feet and a central angle of $00^{\circ}24'31''$, whose long chord bears South $06^{\circ}56'50''$ West;

Thence, following that course designated as "L2" on the graphical depiction attached hereto, North $77^{\circ}16'57''$ West 5.71 feet;

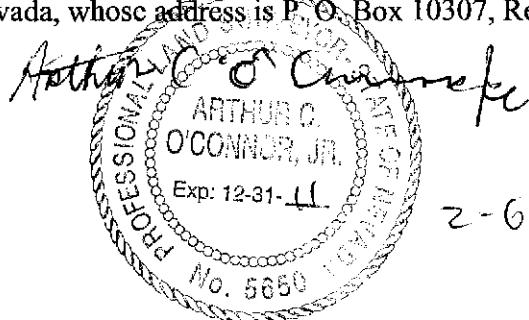
Thence, following that course designated as "L3" on the graphical depiction attached hereto, North $12^{\circ}43'03''$ East 6.91 feet;

Thence, following that course designated as "L7" on the graphical depiction attached hereto, North $90^{\circ}00''$ East 5.03 feet to the True Point of Beginning.

Said easement contains 40 square feet, more or less.

The basis of bearings for this legal description is that portion of the southerly right-of-way of Romance Avenue which forms the northerly boundary of Lot 5, Block G of the Amended Rocky Point Subdivision, Tract Map No. 236, filed 9 October 1933 as Document No. 63615, Washoe County Records.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, Licensed in the State of Nevada, whose address is P. O. Box 10307, Reno, Nevada 89510.





WASHOE COUNTY RECORDER

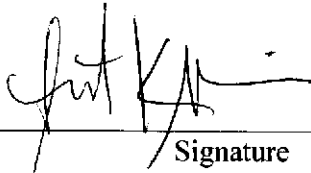
OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.



Signature

2/17/11

Date

Samantha Kutashewich

Printed Name

APN: 130-331-05

AFTER RECORDING, Mail to:
Incline Village General Improvement District
1220 Sweetwater Road, Incline Village, Nevada 89451
Attention: Ronnie Rector

DOC # 3662334

06/20/2008 03:59:09 PM

Requested By
INCLINE VILLAGE GID
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: \$16.00 RPTT: \$0.00
Page 1 of 3



(For Recorder's use only)

1713 Lakeshore Drive
ENCROACHMENT AGREEMENT

THIS AGREEMENT is entered into this 18th June, 2008, by and between INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, a political subdivision of the State of Nevada, hereinafter referred to as "IVGID", and Lee H & Richard M Dixon, hereinafter referred to as "User".

WITNESSETH:

WHEREAS, User is the owner of the following described property: South one-half of Lot 1, Section 26, Township 16 North, Range 18 East, Mount Diablo Base and Meridian and parcel being a portion of Lot 5, Block G of the Amended Rocky Point Subdivision. APN 130-331-05, and

WHEREAS, IVGID is engaged in providing utility services within its service areas and is the owner and holder of certain perpetual easement and right of way over and through the following property of User: described as a 10.0 utility easement see legal easement description for details and

WHEREAS, User desires to construct, use and maintains certain improvements within and upon the easement area(s) owned and possessed by IVGID, said improvements consisting of a stair walk way; and

WHEREAS, IVGID is willing to consent to the proposed construction, use and maintenance of the above-described improvements by User, within the right(s) of way of IVGID's easement, subject to the following promises, terms, conditions and limitations:

NOW, THEREFORE, in consideration of the mutual promises, detriments, covenants and conditions herein contained, IVGID and User agree and follows;

1. Easement Ownership: User recognizes without qualification IVGID's priority of title and ownership of the hereinabove described easement location, acknowledging the exclusivity of the easement location.

2. Grant to construct: Subject to IVGID's written approval, which approval shall not be unreasonably withheld, IVGID grants the User the right to construct said improvements consisting of: a stair walk way; as referenced by Washoe County Building Permit No. 08-0553.

3. User Liability: User shall be liable for and promptly pay all costs of demolition and removal of said improvements, including any excavation or other work, materials and costs needed and made necessary by the presence of the improvements, should IVGID need to open said easement location(s) for new construction or maintenance, repair and replacement of existing pipelines/mains and related facilities.

4. Hold Harmless, Indemnifications: User shall indemnify and hold harmless IVGID and its directors, officers and employees from and against any and all actions, suits, causes of action or suits, costs, claims, demands, expense, loss or liability for any injury to or death of any persons, or damage to any property, including IVGID's or User's, arising out of or in any way connected with the common use or occupancy of the said right(s) of way, easement location(s), unless such claims, losses or liabilities, etc. are the result of negligent or willful act of IVGID, its employees, contractors or representatives, in which case IVGID shall indemnify and hold harmless User.

5. Running of Benefits and Burdens: All provisions of this Agreement including the benefits and burdens shall run with the land described and are binding upon and inure to the parties hereto, their heirs, personal representatives, tenants, successors and assigns.

6. Attorney's Fees: Either party hereto may enforce this Agreement by appropriate legal action. The prevailing party in any such action shall recover its costs and reasonable attorney's fees.

7. Entire Agreement: This document contains the entire Agreement between the parties relating to the rights and obligations herein contained and any oral representations or modifications concerning this instrument shall be of no force and effect. This Agreement may be modified only by a writing signed and executed by all parties hereto.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, a political subdivision of the State of Nevada:

By: _____

Joseph J. Pomroy, P. E.
Director of Public Works

User: Lee H & Richard M Dixon

By: _____

Lee H Dixon

By: _____

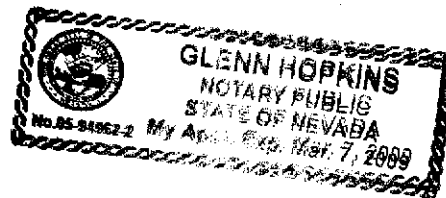
Richard M Dixon

STATE OF NEVADA)
COUNTY OF WASHOE) ss

On this 2nd day of JUNE, 2008, personally appeared before me, a Notary Public in and for the said County and State, LEE H & RICHARD M DIXON, known to me to be the person(s) described herein and who executed the foregoing instrument and duly acknowledged to me that (they) executed the same freely and voluntarily and for the uses and purposes mentioned therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above in this certificate.


Notary Public

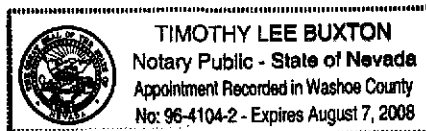


STATE OF: Nevada)
COUNTY OF: Washoe) ss

On this 18th day of JUNE, 2008, personally appeared before me, a Notary Public in and for the said County and State, Joseph J. Pomroy, a duly authorized representative of Incline Village General Improvement District, known to me to be the persons described herein and who executed the foregoing instrument and duly acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes mentioned therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above in this certificate.


Notary Public



APN: 130-331-05

AFTER RECORDING, Mail to:
Grantee: Incline Village GID
1220 Sweetwater Road
Incline Village, NV 89451
Attention: Tim Buxton

DOC # 3649202

05/13/2008 09:52:37 AM

Requested By

INCLINE VILLAGE GID

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$44.00 RPTT: \$0.00

Page 1 of 6



For Recorder's Use Only

**1713 Lakeshore
EASEMENT**

THIS INDENTURE, made this 8th day of April 2008, by and between GRANTOR, Lee H & Richard M Dixon, hereinafter referred to as the "Party of the First Part," and GRANTEE, INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, a political subdivision of the State of Nevada, hereinafter referred to as the "Party of the Second Part,"

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum of ONE DOLLAR (\$1.00), cash-in-hand paid, or credit the district utility account, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has this day bargained and sold and by these presents does bargain and sell, transfer, and deliver unto the Party of the Second Part, a perpetual non-exclusive easement and right-of-way to construct, maintain, repair, replace, and rebuild underground pipelines, drains, and/or mains for the purpose of conveying water and sewage over, across, through and under the lands hereinafter described, together with the right of ingress and egress, also together with the right to excavate and level ditches and/or trenches for the location of said pipelines, drains, and/or mains; and the further right to remove trees, bushes, undergrowth and any other obstructions, natural or constructed, interfering with the location, construction, and maintenance of said pipelines, drains, and/or mains, provided the Party of the Second Part has the obligation to return said site to its natural grade reasonably comparable with the surrounding site.

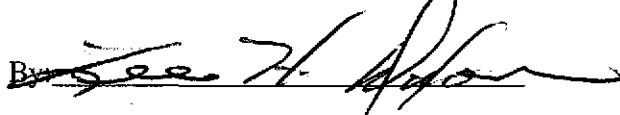
THE PARTY OF THE FIRST PART covenants that no improvements shall be placed or erected on subject property without prior written approval by the Party of the Second Part.

THE LAND AFFECTED by the grant of this easement and right of way is located in the County of Washoe, State of Nevada, and is more particularly described in the attached Exhibit "A" and Mapped as Exhibit "B"


TO HAVE AND TO HOLD said easements and rights of way unto the Party of the Second Part and unto its successors and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has executed these presents the day and year first above written.

GRANTOR: Name as recorded on Title:

By: 

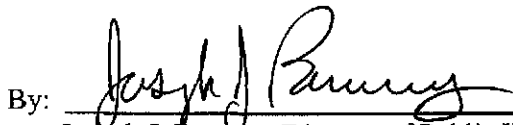
Print: Lee H Dixon

By: 

Print: Richard M Dixon

IN WITNESS WHEREOF, the Party of the Second Part has accepted this Easement the day and year first above written.

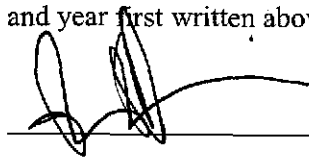
GRANTEE: INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT,
a political subdivision of the State of Nevada:

By: 
Joseph J. Pomroy, Director of Public Works

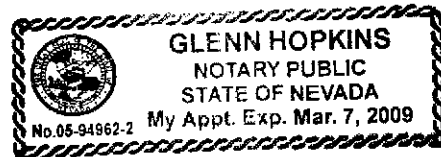
STATE OF NEVADA)
) ss
 COUNTY OF WASHOE)

On this 15 day of APRIL, 2008, personally appeared before me, a Notary Public in and for the said County and State, _____, known to me to be the person(s) described herein and who executed the foregoing instrument and duly acknowledged to me that (they) executed the same freely and voluntarily and for the uses and purposes mentioned therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above in this certificate.



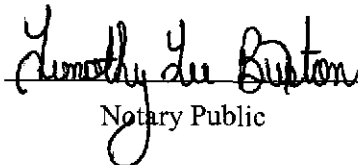
 Notary Public



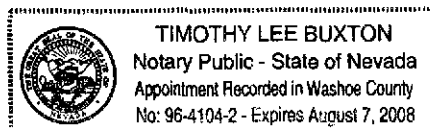
STATE OF: Nevada)
) ss
 COUNTY OF: Washoe)

On this 8th day of April, 2008, personally appeared before me, a Notary Public in and for the said County and State, Joseph J. Pomroy, a duly authorized representative of Incline Village General Improvement District, known to me to be the persons described herein and who executed the foregoing instrument and duly acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes mentioned therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above in this certificate.



 Notary Public



APN 130-331-05

Exhibit A

Easement Description

An easement over a parcel of land located in Washoe County, Nevada, being a portion of the South one-half of Lot 1, Section 26, Township 16 North, Range 18 East, Mount Diablo Base and Meridian, said being a portion of Lot 5, Block G of the Amended Rocky Point Subdivision, Tract Map No. 236, filed 9 October 1933 as Document No. 63615, Washoe County Records, more particularly described as follows:

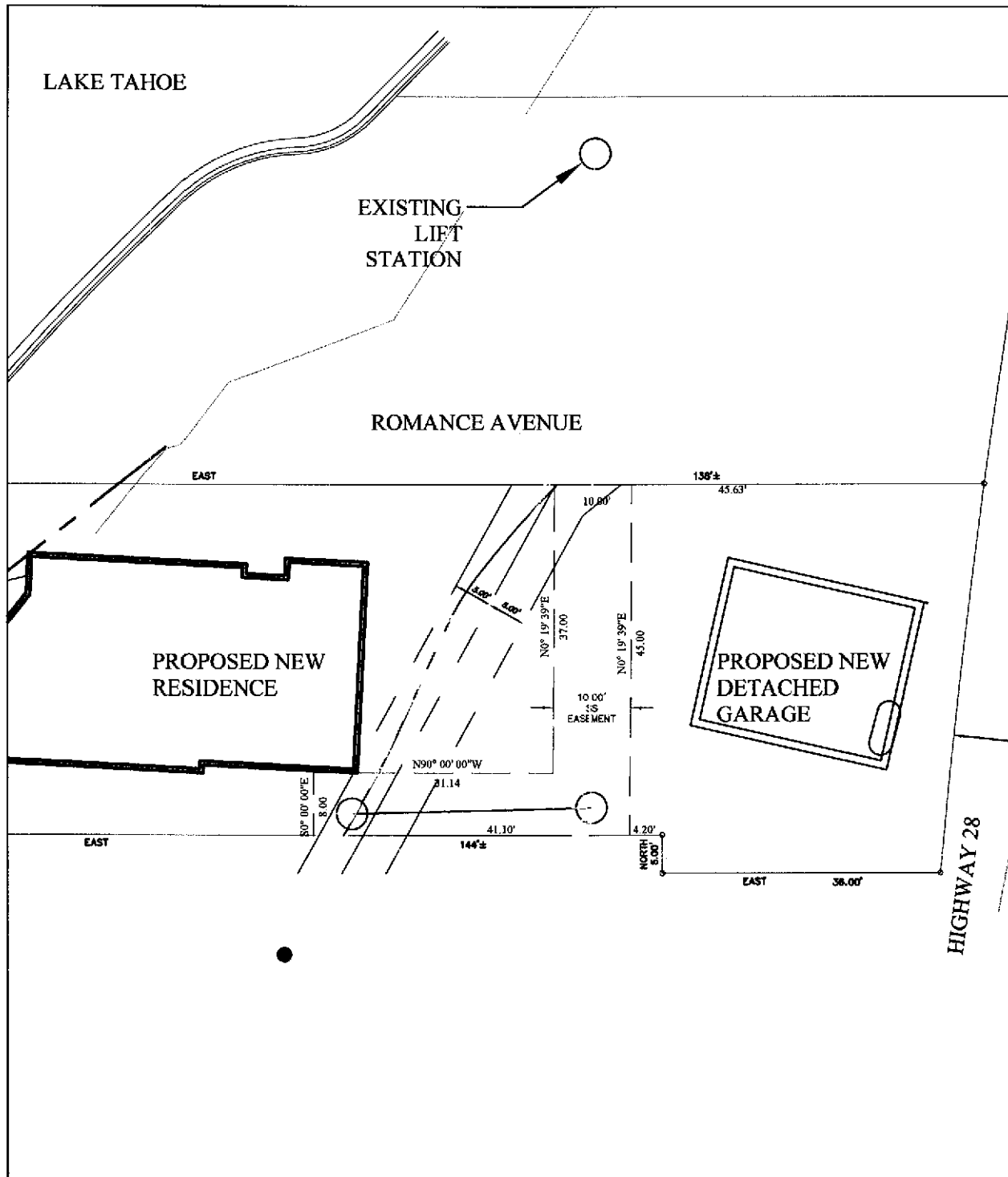
Commencing at the southwest corner of the intersection of Romance Avenue and Nevada State Highway 28, as shown on Tract Map No. 236, Amended Rocky Point Subdivision, recorded 9 October 1933, Washoe County Records, which is also the northeast corner of said Lot 5;

Thence westerly along the southerly right-of-way of Romance Avenue, which is also the northerly boundary of said Lot 5, 45.63 feet to the true Point of Beginning; Thence South 00° 19'39" west 45.00 feet to the southerly boundary of said Lot 5 as amended by Document No. 168625, recorded 12 March 1970, Washoe County Records; Thence, along said southerly boundary in a westerly direction, 41.10 feet; Thence North 00°00'00" East 8.00 feet; Thence North 90° 00'00" East 31.14; Thence North 00° 19'39" East 37.00 feet to a point on the northerly boundary of said Lot 5, which is also the southerly boundary of said Romance Avenue; Thence easterly along the southerly right-of-way of Romance Avenue which is also the northerly boundary of said Lot 5, 10.00 feet to the True Point of Beginning.

Said easement contains 699 square feet, more or less.

The basis of bearings for this legal description is that portion of the southerly right-of-way of Romance Avenue which forms the northerly boundary of Lot 5, Block G of the Amended Rocky Point Subdivision, Tract Map No. 236, filed 9 October 1933 as Document No. 63615, Washoe County Records.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, Licensed in the State of Nevada, whose address is P.O. Box 10307, Reno, Nevada 89510.



SHEET 1 OF 1	<p>LOT OF LOCATION FOR SANITARY SEWER EASEMENT</p> <p>SEC. 26, T. 33 N., R. 23 E. M.D.B. & M. WASHOE COUNTY NEVADA</p>	<p>RENO OFFICE: 10455 DEVEREN DRIVE E-MAIL: oceng@oceng.com 775-861-7335 RENO, NEVADA 89510 P. O. BOX 10307</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">OC ENGINEERING</p>
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WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KATHRYN L. BURKE, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

Timothy Lee Buxton
Signature

5-7-08.

Date

Timothy Lee Buxton
Printed Name

DOC # 3618812

02/08/2008 10:50:19 AM

Requested By

LEE HERZ DIXON

Washoe County Recorder

Kathryn L. Burke - Recorder

Fee: \$16.00 RPTT: \$0.00

Page 1 of 3

RECORDING REQUESTED BY:

Washoe County Department of Community Development

Attn: Eva M. Krause, Planner

P. O. Box 11130

Reno, NV 89520

MAIL RECORDED DOCUMENT TO:

LEE HERZ DIXON

14080 EDMONDS DRIVE

RENO, NEVADA 89511



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING**

THE USE OF DETACHED ACCESSORY STRUCTURE

This Deed Restriction is made this 8th of FEB., 2008,

by LEE HERZ DIXON, a married woman as her sole and separate property as to an undivided

(Owner)

2/3 interest and LEE HERZ DIXON, Trustee of THE PATRICIA J. HERZ QUALIFIED

(Owner)

PERSONAL RESIDENCE TRUST dated December 20, 1996 as to an undivided 1/3 interest

(hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real property located in Washoe County, State of Nevada, Assessor Parcel Number APN 130-331-05, described as follows:

DESCRIPTION

All that real property situated in the County of Washoe, State of Nevada, bounded and described as follows:

Lot 5 in Block G as shown on the Amended Plat of ROCKY POINT SUBDIVISION, filed in the office of the County Recorder of Washoe County, State of Nevada on October 9, 1933.

EXCEPTING THEREFROM that portion conveyed to the United States of America, in the deed recorded November 13, 1919 in Book 53, page 505, Document No. 17315, Deed Records.

FURTHER EXCEPTING THEREFROM that portion conveyed to Camille T. Ryan, by Deed recorded March 12, 1970 in Book 449, page 377, Document No. 168625, Official Records.

FURTHER EXCEPTING THEREFROM that portion lying below the high water mark of Lake Tahoe.

2. The Declarant is building a detached accessory structure Building Permit No. _____ to establish a garage with below grade story. A detached accessory structure used as a garage is allowed to have a below grade story within the Washoe County Development Code, Article 220, Tahoe , June 1, 1998 under the standards defined within that section at the time of the issuance of the building permit.

3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (TRPA) pursuant to the Tahoe Regional Planning Compact of which Washoe County is a signatory.

4. An detached accessory structure may be established in the Tahoe Region as long as the habitable space is accessory to the main dwelling unit and does not provide a separate residential unit.

5. As a condition of the above approval by Washoe County an appropriate deed restriction be recorded documenting the limits to the use of the detached accessory structure.

DECLARATION

1. Declarant declares that the detached accessory structure, is and shall be an accessory use to and part of the primary residence on the Property, and shall not be used in a fashion as to constitute a secondary residence or separate residential unit. The detached accessory structure shall not be leased, rented or used separate from the primary residence on the Property. Use of the detached accessory structure as a separate residential unit shall constitute a violation of the TRPA Codes and Ordinance and a violation of Washoe County approval.

2. The Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Property described above and shall be binding on the Declarant and Declarant's assigns and all persons hereafter acquiring or owning any interest in the Property.

3. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of Washoe County or its successor agency, if any. Washoe County is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such, can enforce the provisions of this Deed Restriction.

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction on the day and year written.

DECLARANT (S)' SIGNATURE (S):

Lee Herz Dixon
LEE HERZ DIXON, a married woman as her sole and separate property

DATE: 2-8-08

Lee Herz Dixon
LEE HERZ DIXON, Trustee of THE PATRICIA J. HERZ
QUALIFIED PERSONAL RESIDENCE TRUST

DATE: 2-8-08

STATE OF NEVADA)

) ss.

COUNTY OF WASHOE)

On this 8th day of FEB, 2008, before me, personally appeared
LEE HERZ DIXON personally known to me, or proved to me to be on the basis of
satisfactory evidence to be the person whose name (s) is/are subscribed to the within instrument, and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that
by his/her/their signature (s) on the instrument the person (s) or the entity upon behalf of which the person
(s) acted executed the instrument.

Diane S. Erickson
(Notary Public)



APPROVED AS TO FORM:

Eva Krause
Washoe County Department of Community Development
EVA KRAUSE, PLANNER
(Print name and title)

DATE: 8 Feb 2008

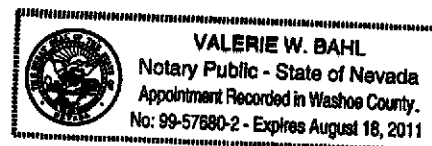
STATE OF NEVADA)

) ss.

COUNTY OF WASHOE)

On this 8 day of Feb, 2008, before me, personally appeared
Eva Krause personally known to me, or proved to me to be on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the
person or the entity upon behalf of which the person acted executed the instrument.

Valerie W. Bahl
(Notary Public)



E A S E M E N T

THIS INDENTURE, made this 9th day of May,
1974, by and between CAMILLE T. RYAN

hereinafter referred to as "party of the first part", and
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT, hereinafter
referred to as "party of the second part",

W I T N E S S E T H:

That for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the party of the first part has this day bargained and sold and by these presents does bargain and sell, transfer and deliver unto party of the second part, a perpetual non-exclusive easement and right of way to construct, maintain, repair, replace and rebuild underground pipelines, drains and/or mains for the purpose of conveying water and sewage over, across, through and under the lands hereinafter described, together with the right to excavate and level ditches and/or trenches for the location of said pipelines, drains and/or mains; and the further right to remove trees, bushes, undergrowth and any other obstructions interfering with the location, construction and maintenance of said pipelines, drains and/or mains, provided second party has the obligation to replace any improvements removed.

The land affected by the grant of this easement and right of way is located in the County of Washoe, State of Nevada, and is more particularly described in the attached Exhibit "A"..

TO HAVE AND TO HOLD said easements and rights of way unto party of the second part and unto its successors and assigns, forever.

338287

IN WITNESS WHEREOF, party of the first part has executed these presents the day and year first above written.

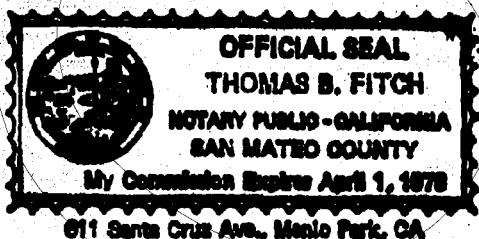
Camille T. Ryan

STATE OF California)
County of San Mateo) ss

On this 9th day of May, 1974,
personally appeared before me, a Notary Public in and for
said County and State, CAMILLE T. RYAN

known to me to be the persons described in and who executed
the foregoing instrument and duly acknowledged to me that
they executed the same freely and voluntarily and for the
uses and purposes therein mentioned.

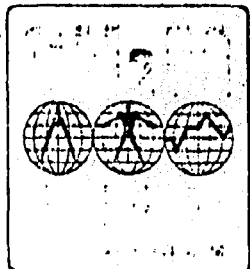
IN WITNESS WHEREOF, I have hereunto set my hand and
affixed my official seal the day and year in this certificate
first above written.



Thomas B. Fitch
NOTARY PUBLIC



EXHIBIT "A"



CORNELL HOWLAND, HAYES & MERRYFIELD
CLAIR A. HILL & ASSOCIATES

1525 Court Street P.O. Box 2088, Redding, California 96001, Telephone: 916/243-5831

Redding Regional Office

ENGINEERS PLANNERS ECONOMISTS

DESCRIPTION FOR

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT
Project No. 73-1

2 April 1974

R-3158.70

~~XXXXXXXXXX~~

055-341-10

Utility Easement to be acquired from:

RYAN, CAMILLE T.

A portion of the South half of Government Lot 1, Section 26,
T. 16 N., R. 18 E., M.D.M., Washoe County, Nevada.

A strip of land 10.00 feet in width the centerline of which is
described as follows:

Beginning at a point on the
Northerly line of Lot 6,
Block G of the Rocky Point
Subdivision, Section 26,
T. 16 N., R. 18 E., M.D.M.,
distant S. 42°18'29" W.,
136.17 feet from the South-
east corner of Lot 4 of said
Block G; thence,

S. 29°04'42" W., 10.22 feet; thence,

S. 1°16'43" E., 41.08 feet to the point of termination
on the Southerly line of
said Lot 6.

Together with a strip of land 10.00 feet in width for use as a
Working Easement lying 5.00 feet on each side of the above-
described Utility Easement.

The sidelines to be lengthened or shortened to meet adjoining
property lines.

Initial CR

OFFICIAL RECORDS
WASHOE COUNTY, NEV.

RECORD REQUESTED BY

Incline Village General Imp. Dist

AUG 23 8 01 AM '74

It is suggested that this description be referred
to a title company before incorporating it into a
document.

ARDIS BROWN

COUNTY RECORDER

NO FEE DEP CB

338287

Checked:

	By	Date
Typing	CS	TG THB 7-3-74
Traverse	TG	✓
Map	TG THB	✓