

MERIDIAN

COMMUNITY BENEFITS

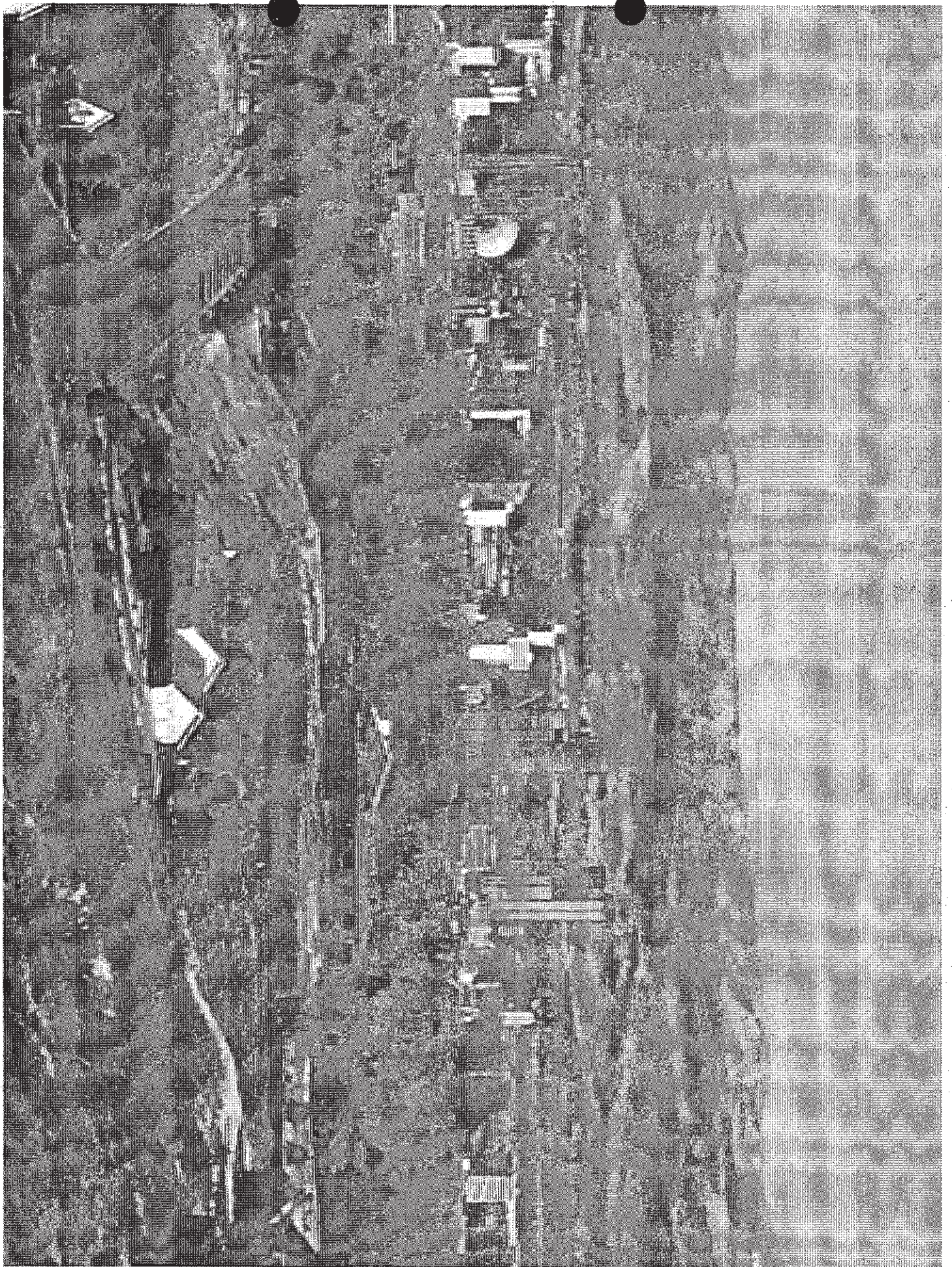
- DOWNTOWN CORE
INTENSIFICATION
- TRUCKEE MEADOWS
REGIONAL PLAN
- DOWNTOWN CENTER PLAN

MERIDIAN

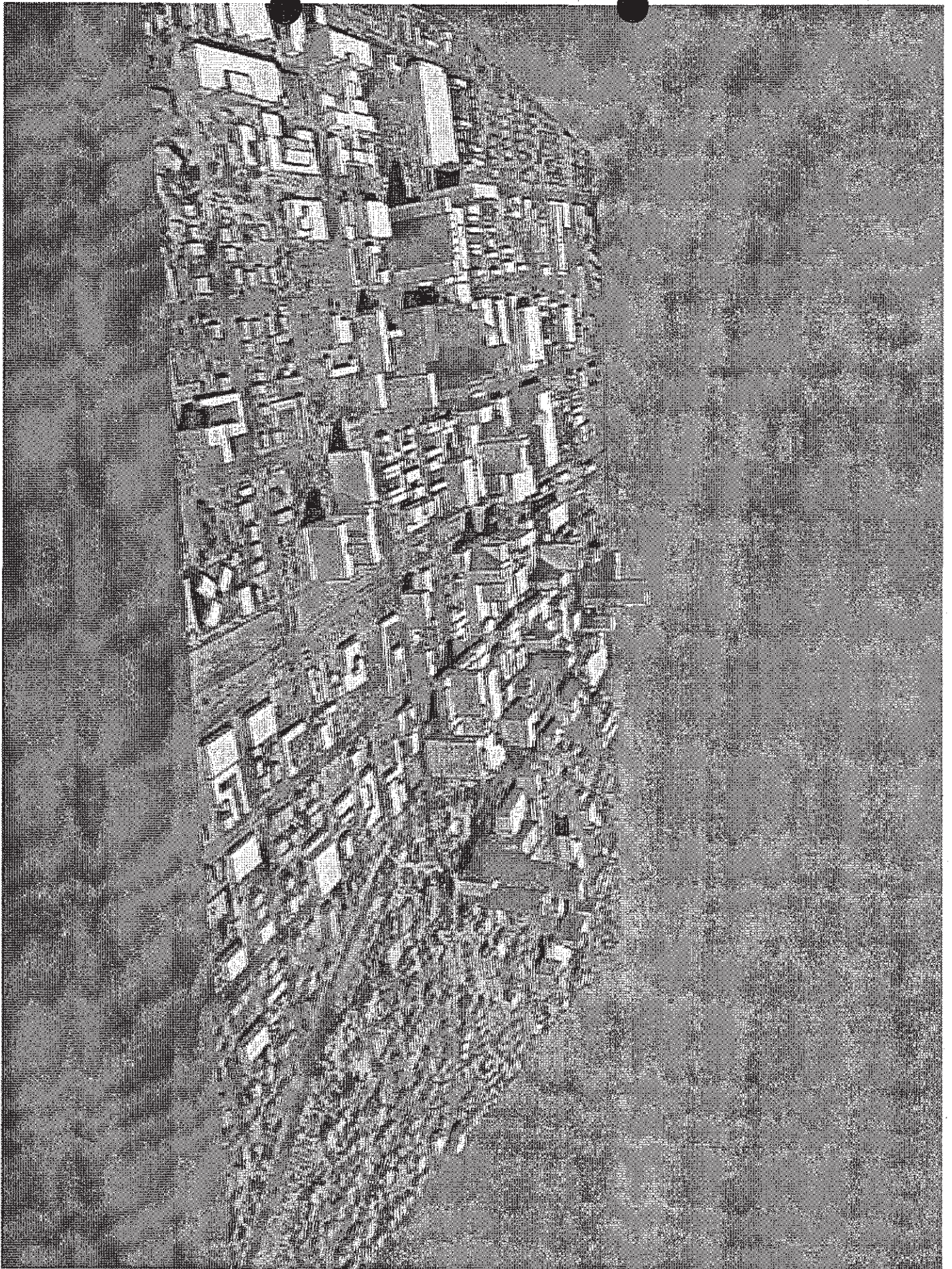
CITY OF RENO BENEFITS

- LANDMARK**
- GATEWAY**
- TEMP**
- TEMP**
- TEMP**

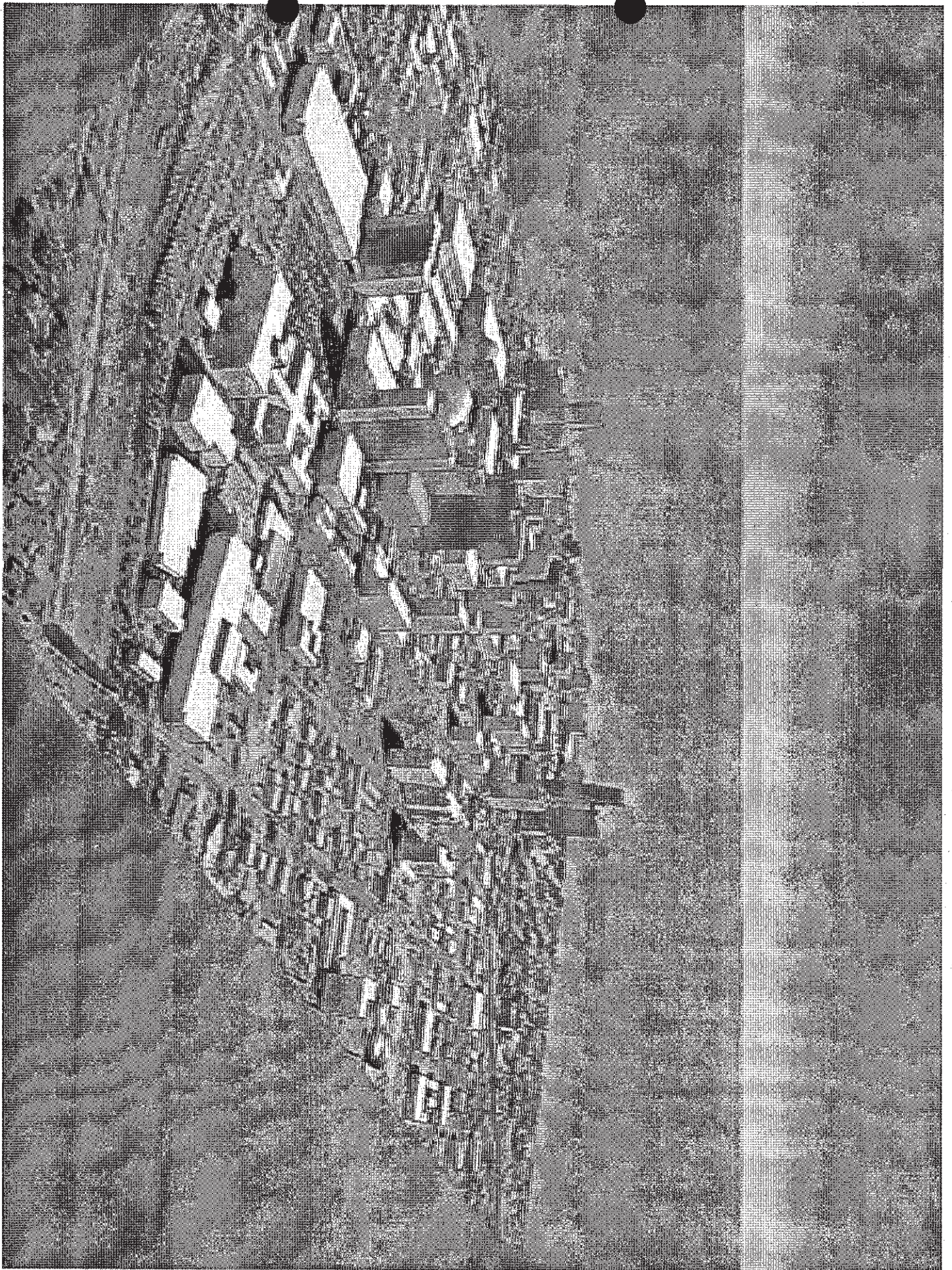
Fly-Through Slideshow
(click to begin)



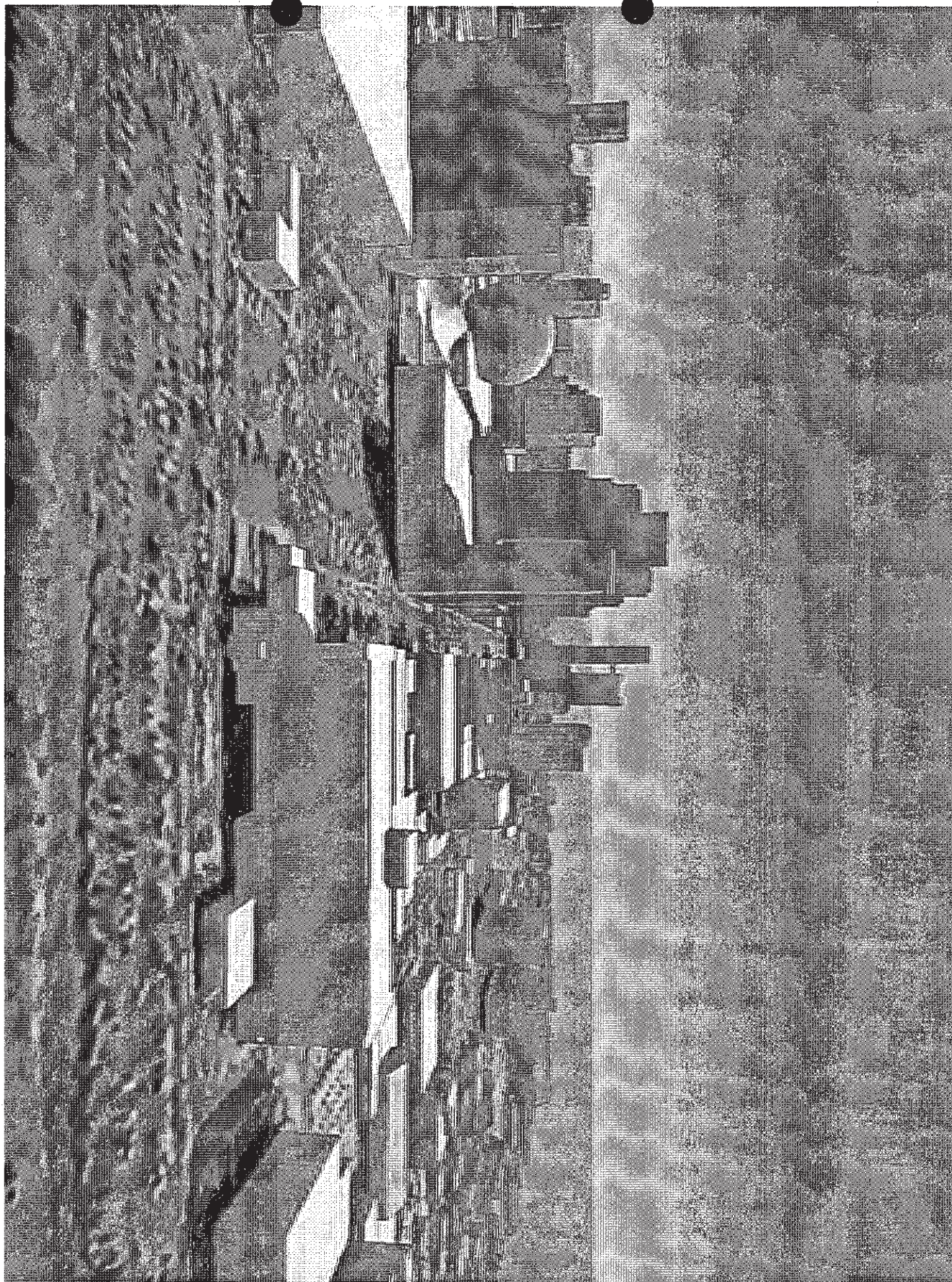
AA2804



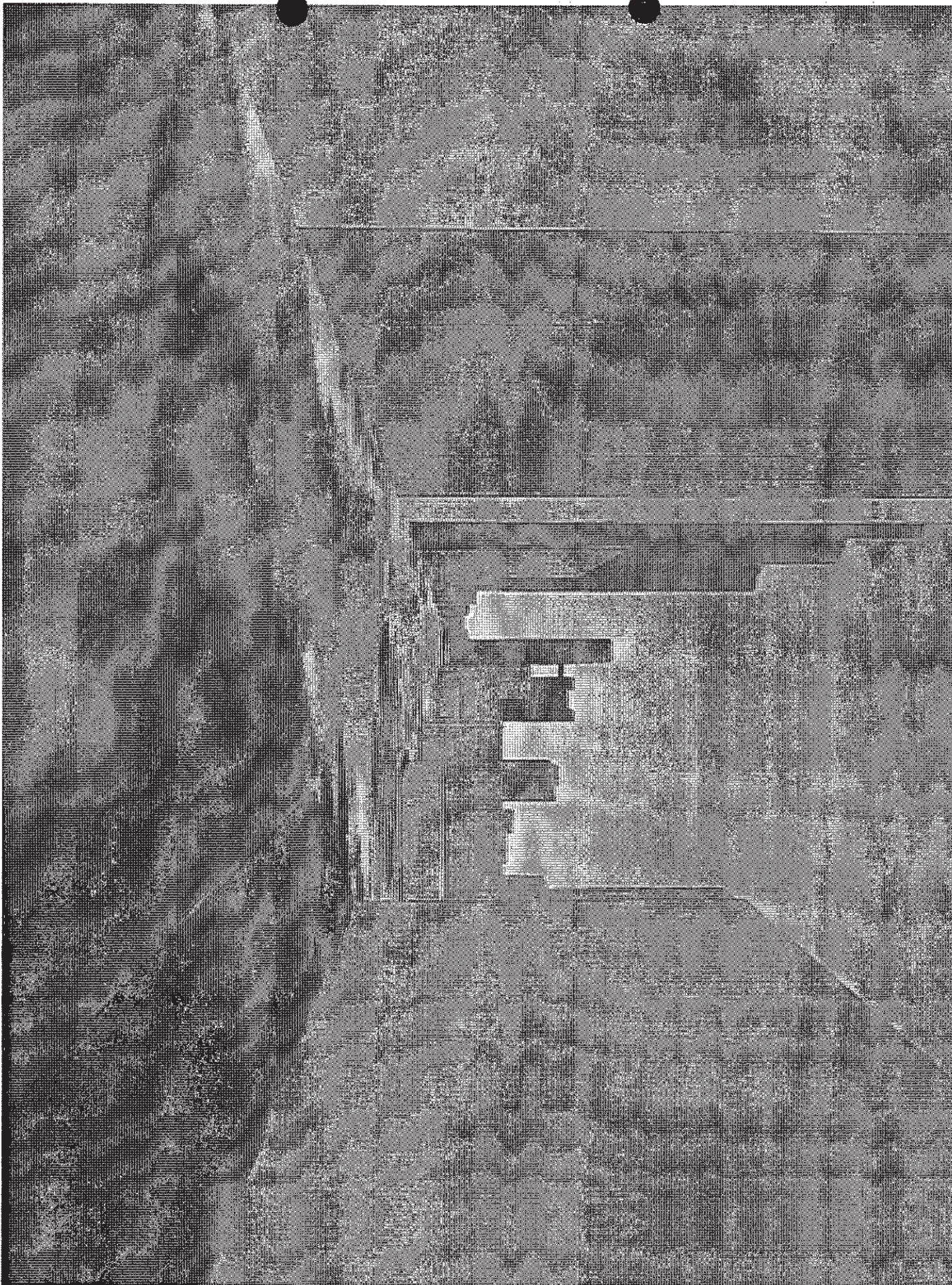
AA2805



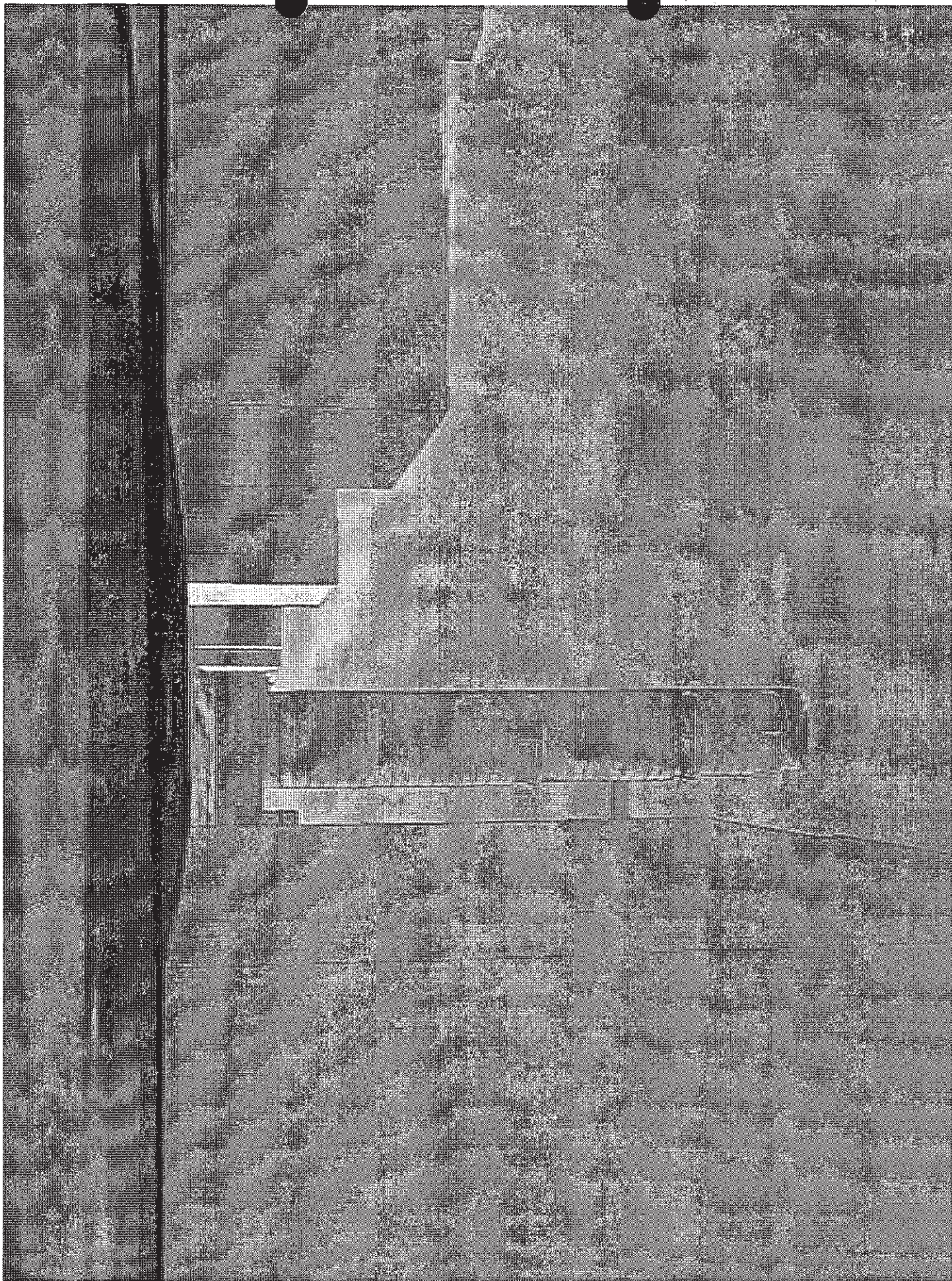
AA2806



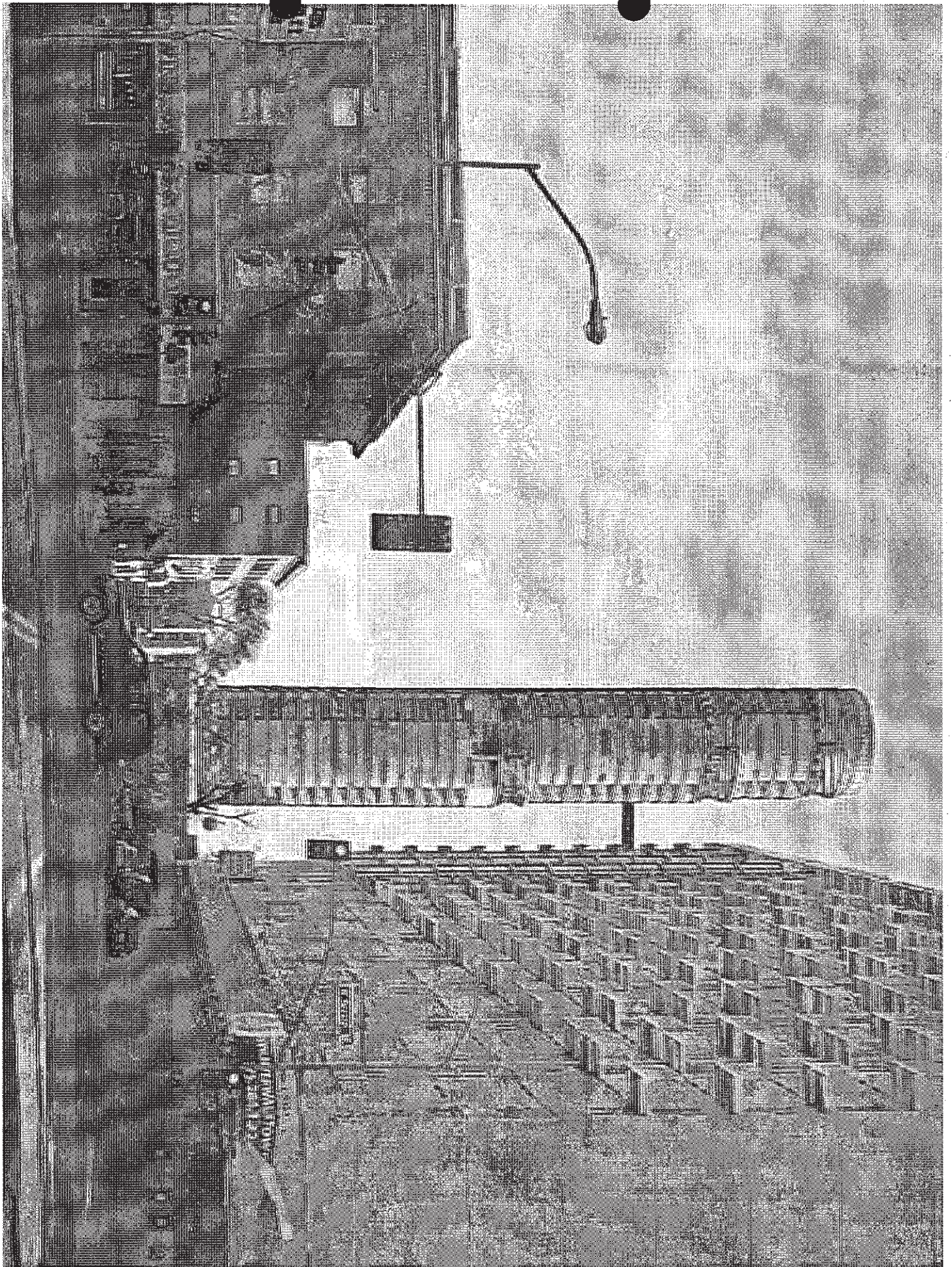
AA2807



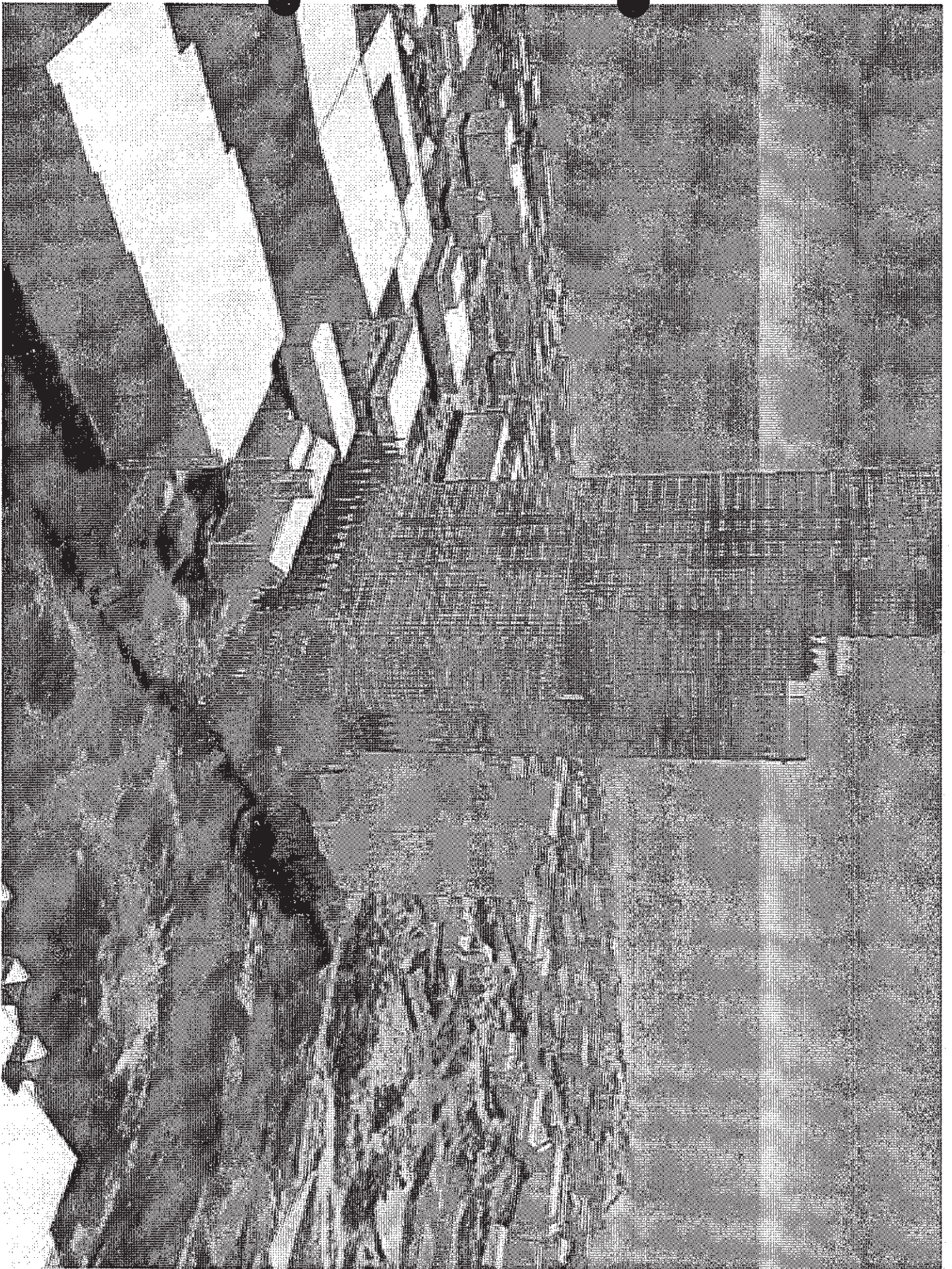
AA2808



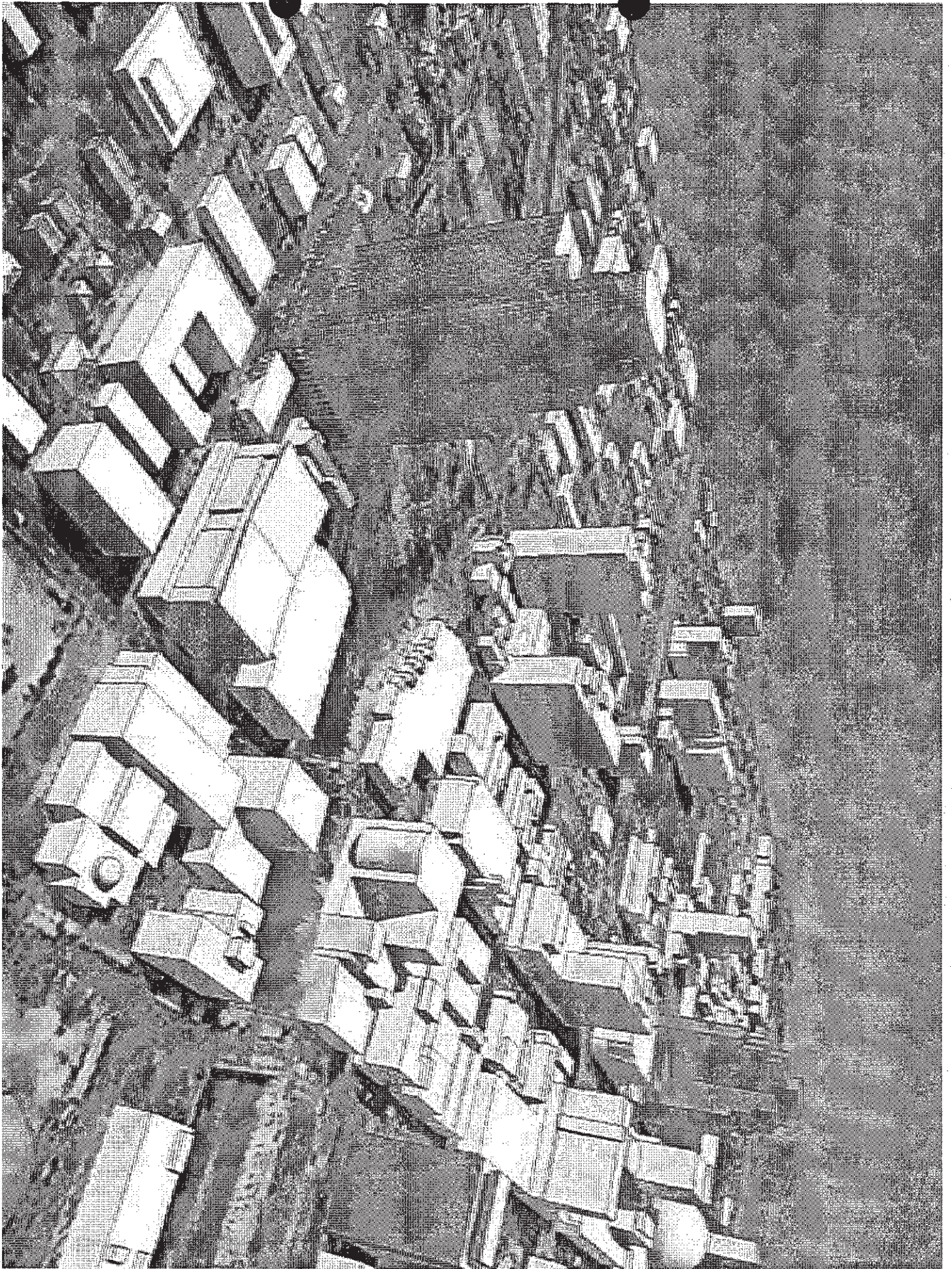
AA2809



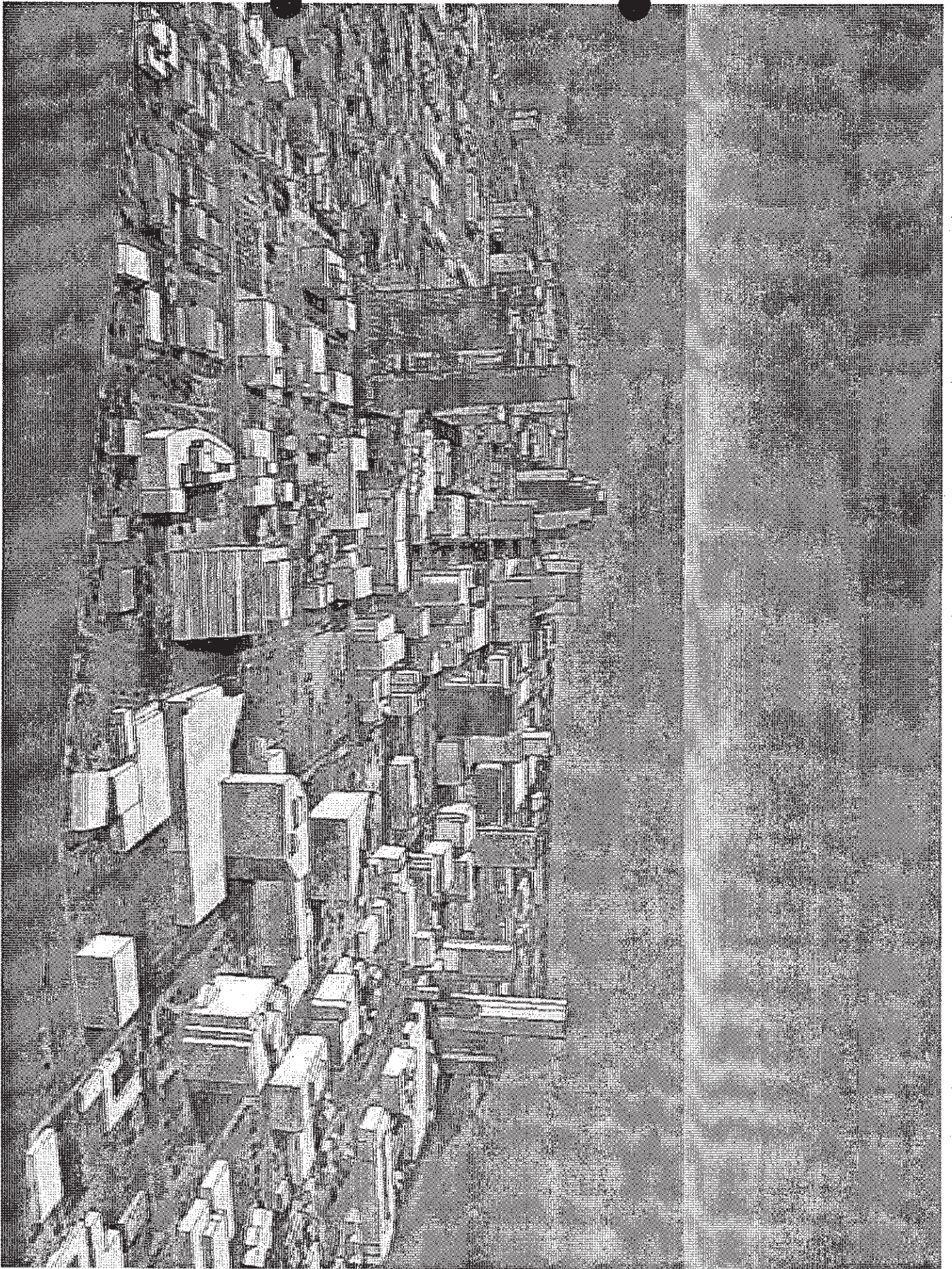
AA2810



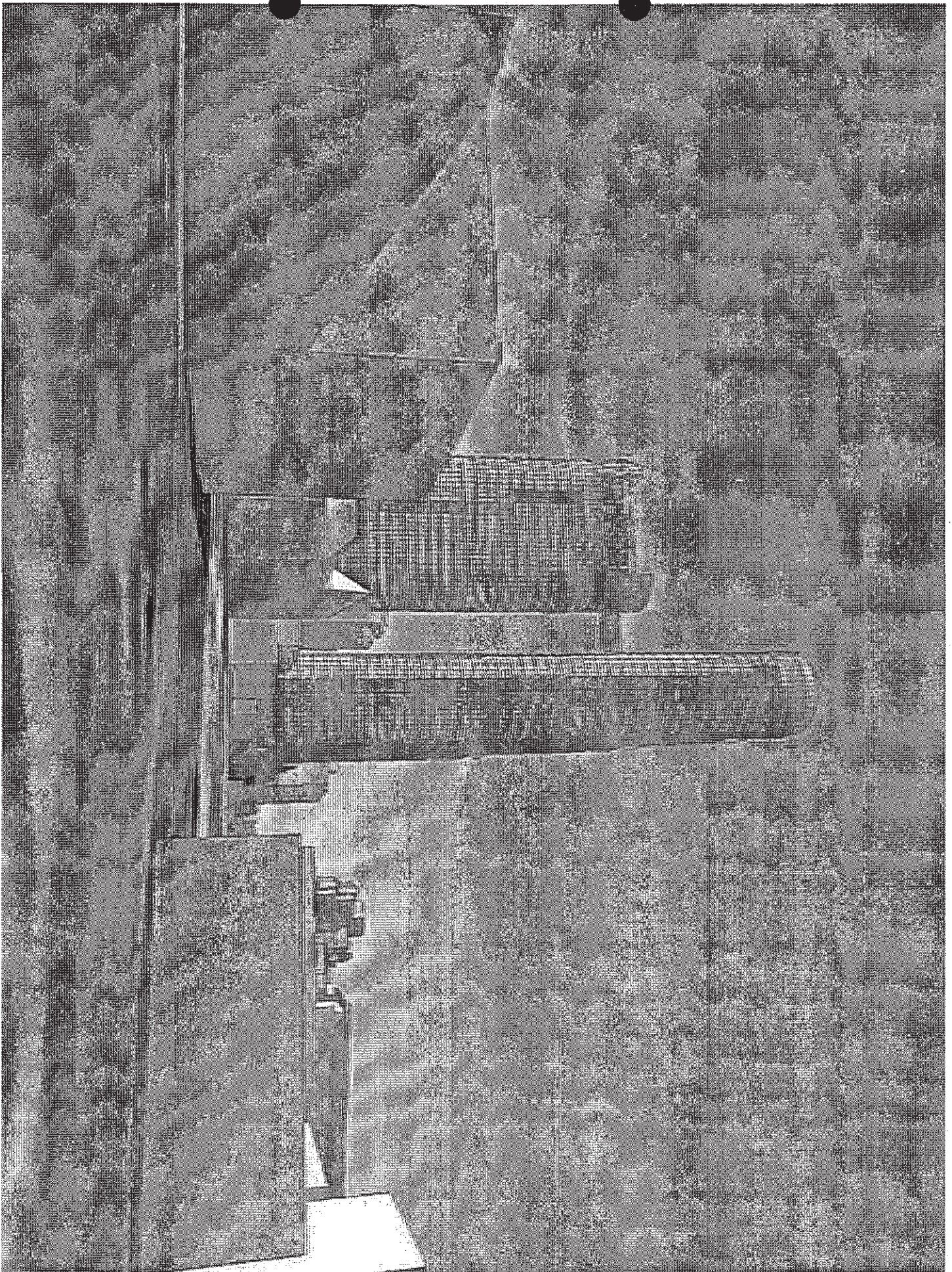
AA2811



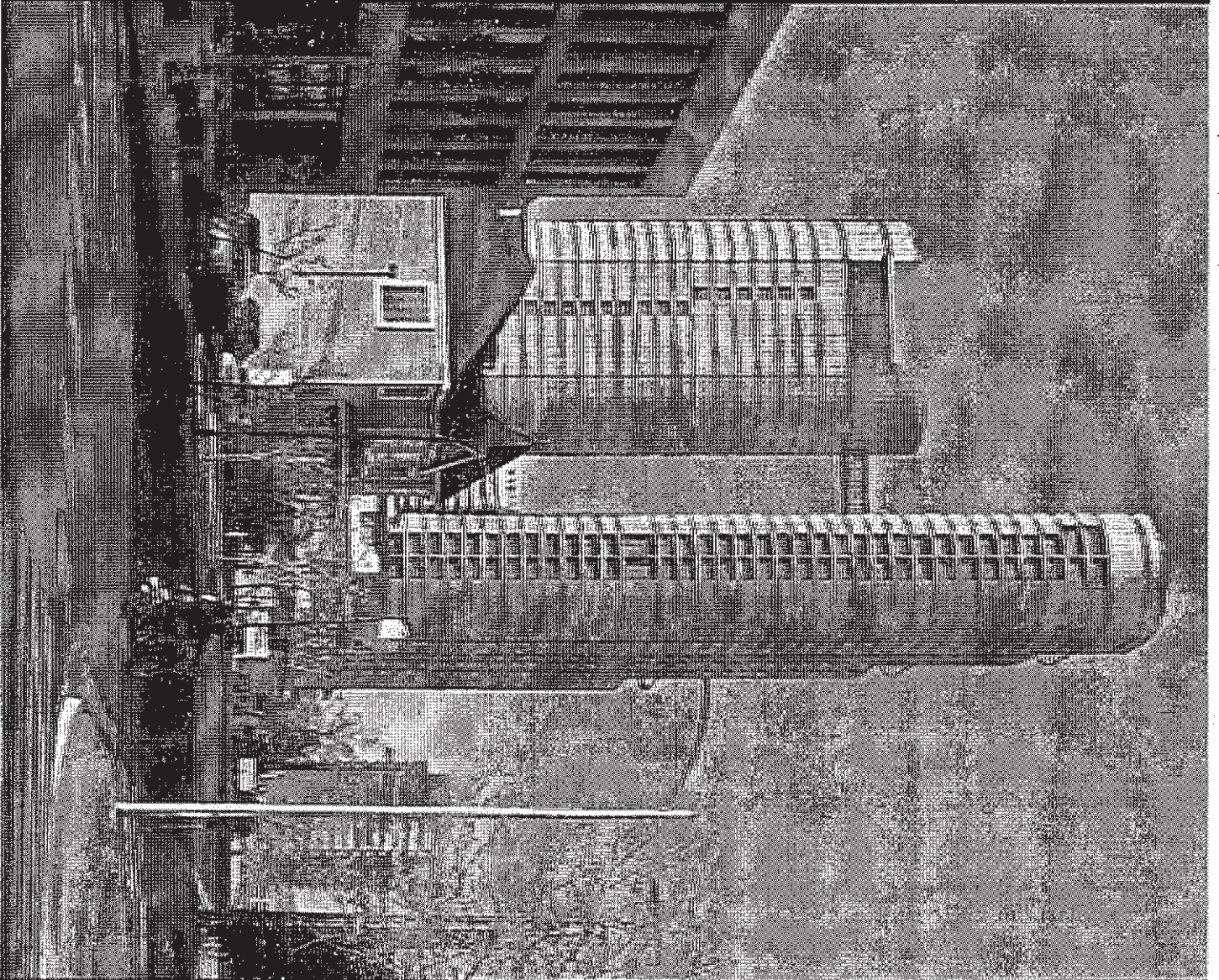
AA2812



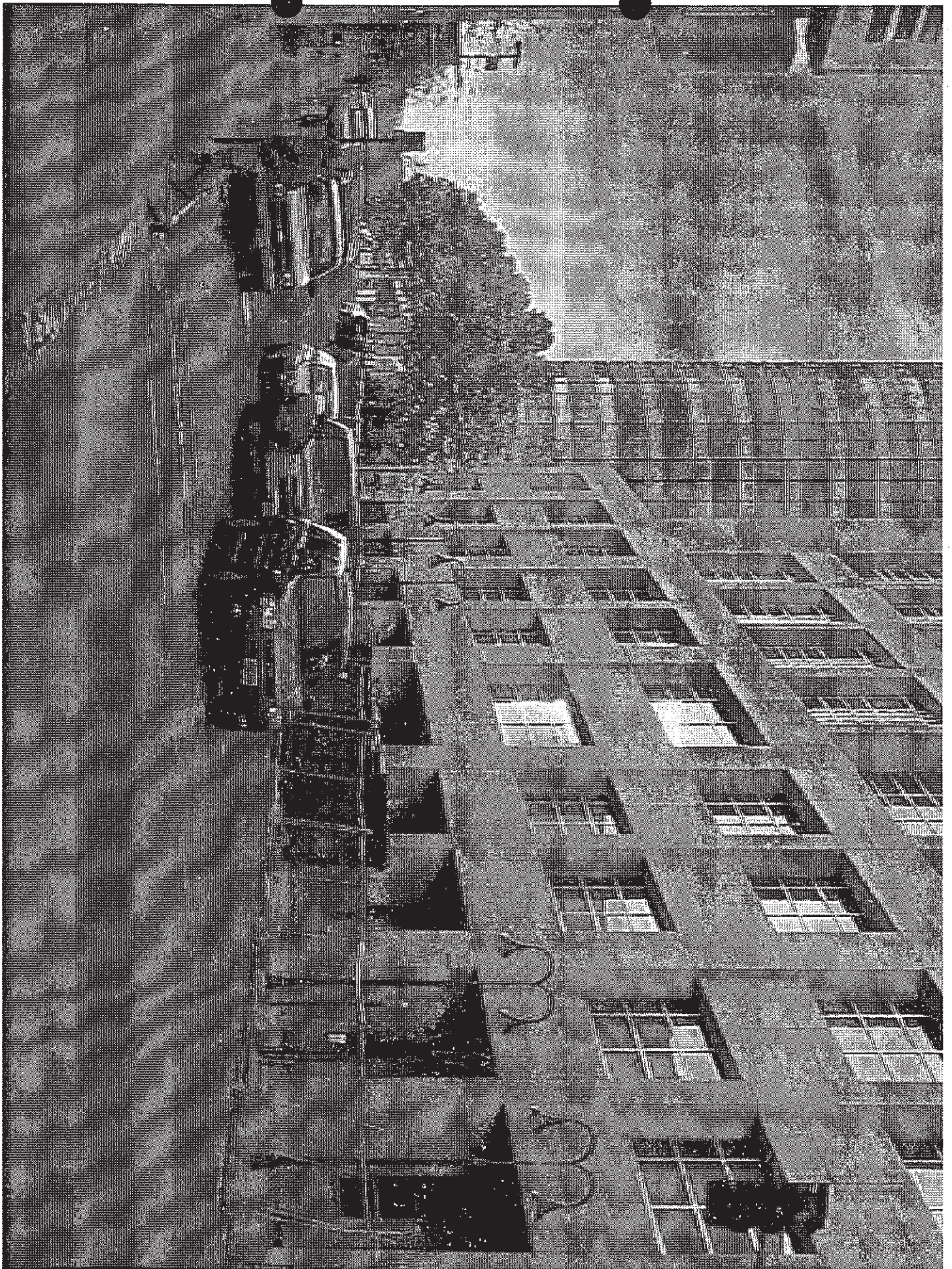
AA2813



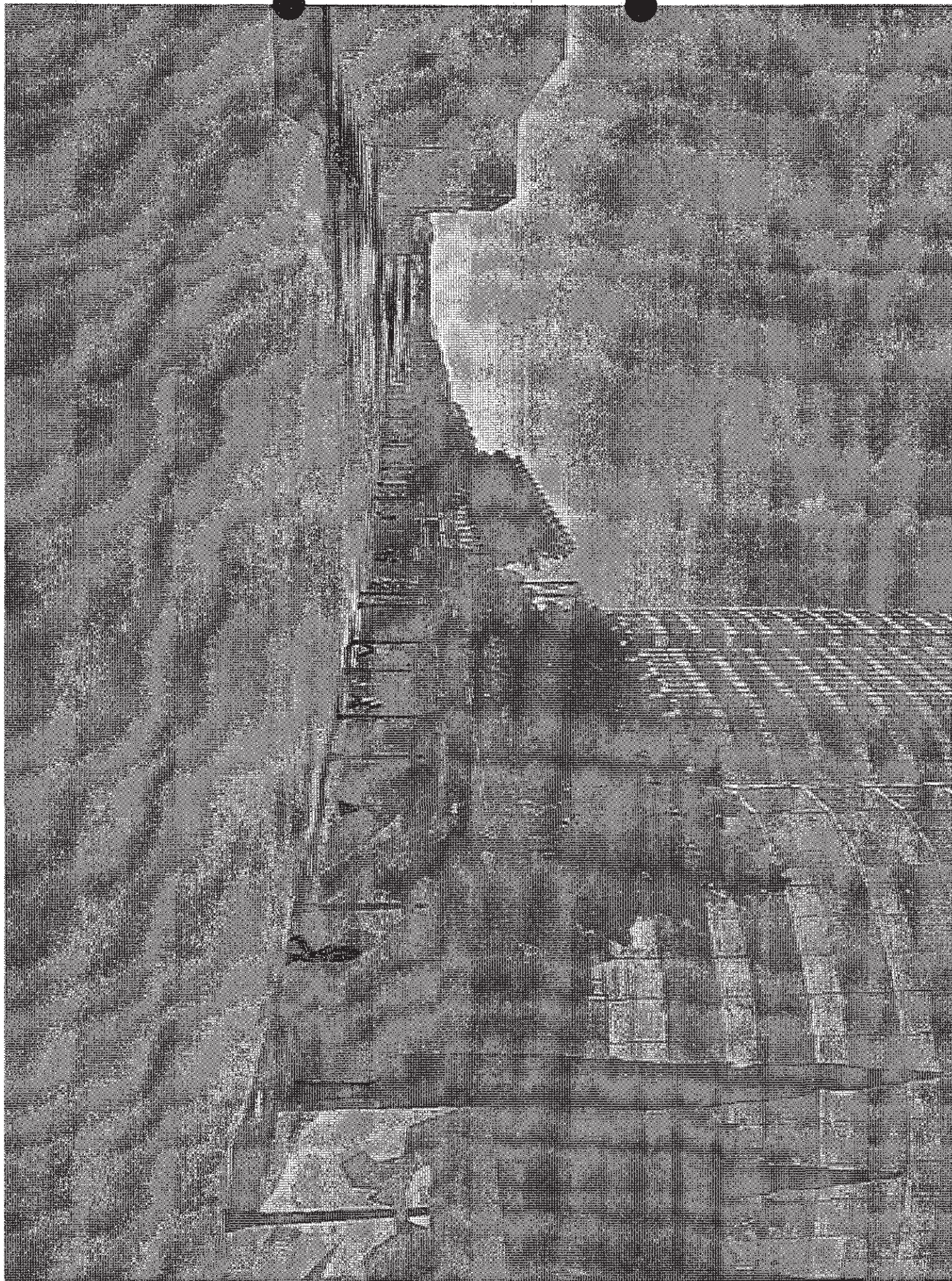
AA2814



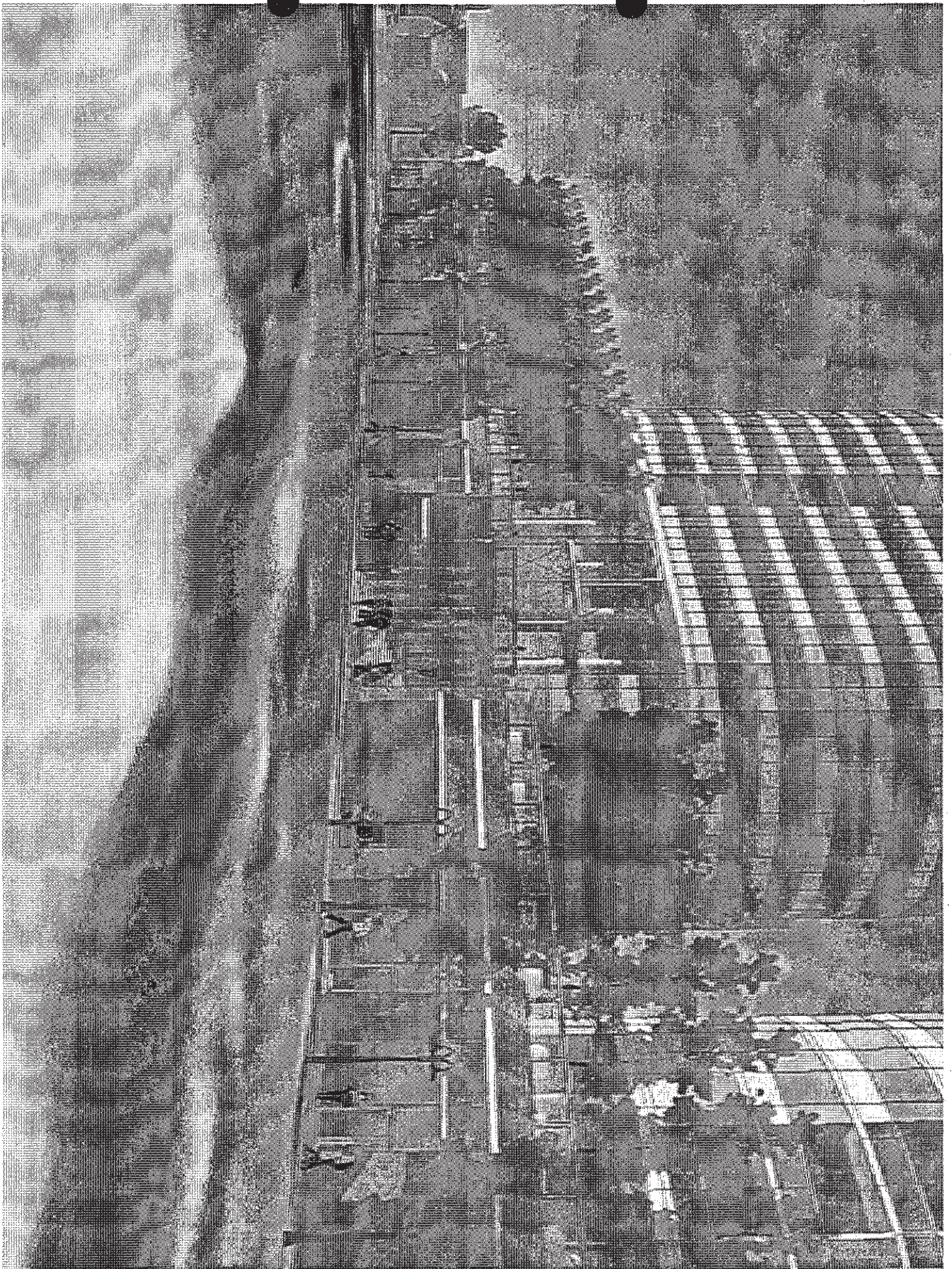
AA2815



AA2816



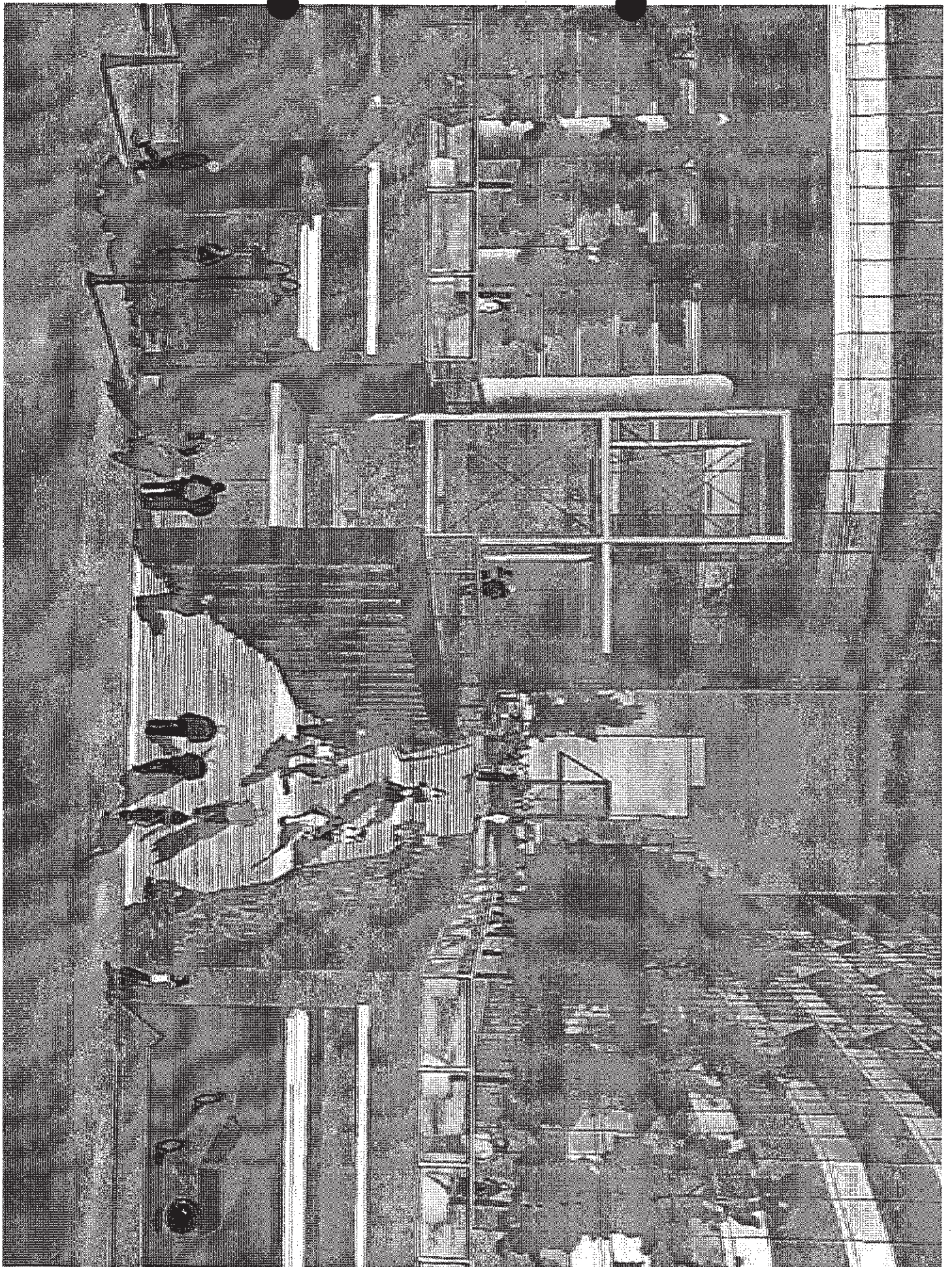
AA2817



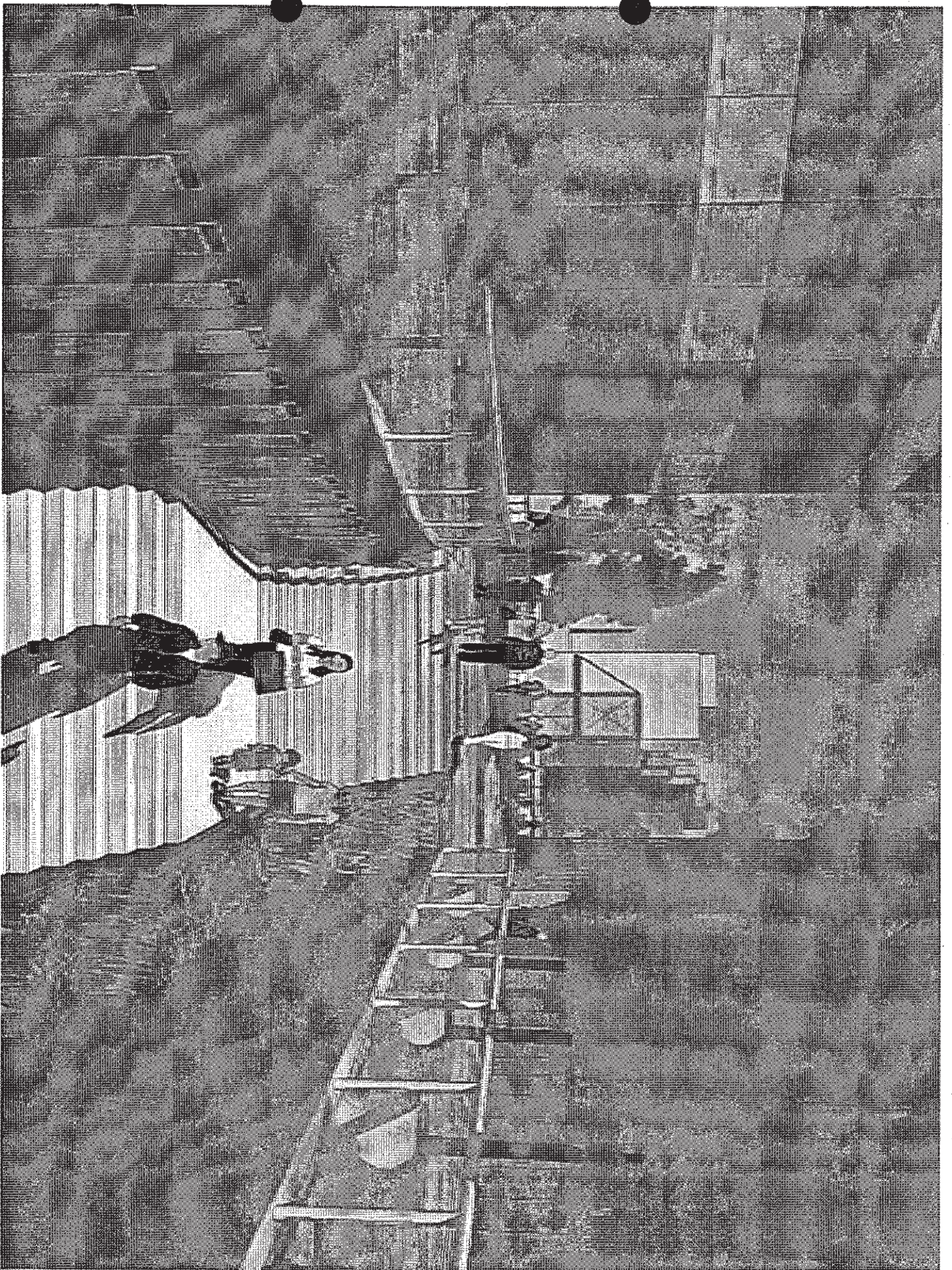
AA2818



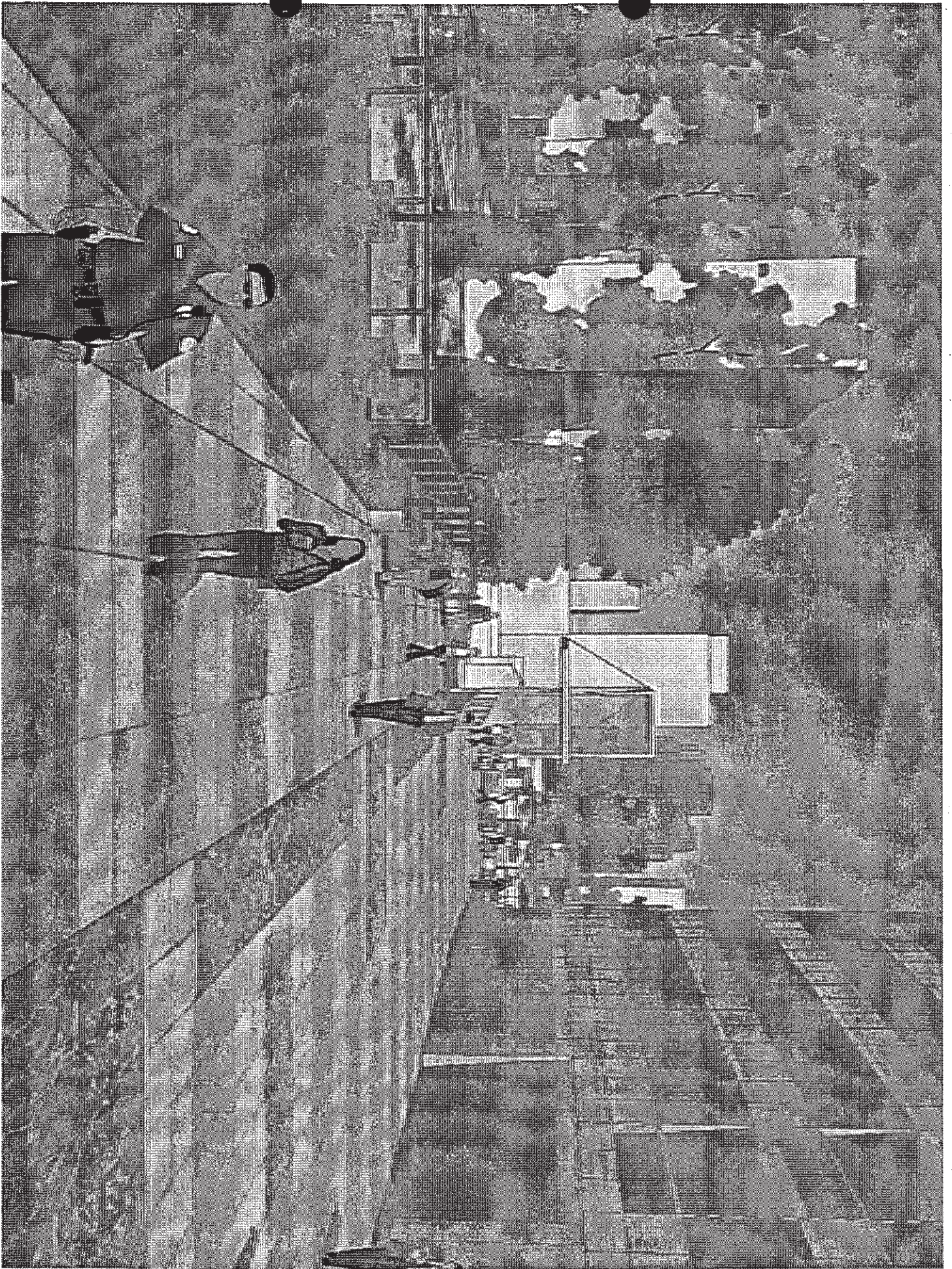
AA2819



AA2820



AA2821



AA2822

IN THE SUPREME COURT OF THE STATE OF NEVADA

JOHN ILIESCU, JR. individually, JOHN
ILIESCU, JR. and SONNIA SANTEE
ILIESCU, as Trustees of the JOHN
ILIESCU, JR. AND SONNIA ILIESCU
1992 FAMILY TRUST AGREEMENT,

Appellants

vs.

MARK B. STEPPAN,

Respondent.

Electronically Filed
Aug 11 2016 02:07 p.m.
Tracie K. Lindeman
Clerk of Supreme Court

Supreme Court No. 68346
Washoe County Case No. CV07-
00341
(Consolidated w/CV07-01021)

**APPELLANTS' SUPPLEMENTAL APPENDIX
VOLUME XII (Part 2)**

Appeal from the Second Judicial District Court of the State of Nevada
in and for the County of Washoe County
Case No. CV07-00341

G. MARK ALBRIGHT, ESQ.

Nevada Bar No. 001394

D. CHRIS ALBRIGHT, ESQ.

Nevada Bar No. 004904

ALBRIGHT, STODDARD, WARNICK & ALBRIGHT

801 South Rancho Drive, Suite D-4

Las Vegas, Nevada 89106

Tel: (702) 384-7111 / Fax: (702) 384-0605

gma@albrightstoddard.com

dca@albrightstoddard.com

Counsel for Appellants

DOCUMENT INDEX

DOC.	FILE/HRG. DATE	DOCUMENT DESCRIPTION	VOL.	BATES NOS.
72	04/17/08	Additional Exhibits to Applicants/ Defendants' Motion for Partial Summary Judgment not previously attached with original Appellants Appendix including Exhibits 1, 3, pages 25-152 of Exhibit 7, 8, 9, pages 13-56 of Exhibit 12	XII, XIII	AA2572-2912
73	Taken 09/29/08 Filed 12/11/13	Deposition Transcript of Mark Steppan on September 29, 2008 (Pages 1-75)	XIII	AA2913-2987
74	Taken 02/16/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on February 16, 2010 (Pages 1-203), including Exhibits	XIII, XIV	AA2988-3279
75	Taken 03/02/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on March 2, 2010 (Pages 1-420), including Exhibits	XIV, XV, XVI, XVII	AA3280-3958
76	Taken 03/03/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on March 3, 2010 (Pages 421-519), including Exhibits	XVII, XVIII, XIX	AA3959-4402
77	09/27/12	Order Granting Mark Steppan's Motion for Reconsideration and Denying Motion to Dismiss, and Order Granting John Iliescu's Motion for Reconsideration and Denying [Hale Lane's] Motion for Summary Judgment	XIX	AA4403-4408
78	02/14/13	Second Stipulation to Stay Proceedings Against Defendant Hale Lane and Order to Stay and to Dismiss Claims Against Defendants Dennison, Howard and Snyder without Prejudice	XIX	AA4409-4411

DOC.	FILE/HRG. DATE	DOCUMENT DESCRIPTION	VOL.	BATES NOS.
79	10/27/14	Additional Exhibits to Defendants' Motion for NRCP 60(b) Relief From Court's Findings of Fact, Conclusions of Law and Decision and Related Orders not previously attached to Appellant's Appendix, including Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, and 19	XIX, XX	AA4412-4761

ALPHABETICAL INDEX

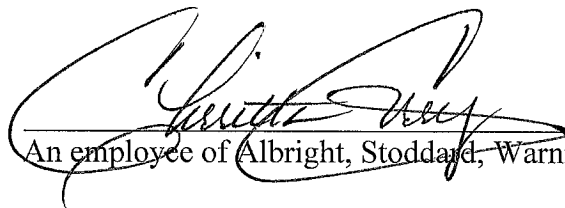
DOC.	FILE/HRG. DATE	DOCUMENT DESCRIPTION	VOL.	BATES NOS.
72	04/17/08	Additional Exhibits to Applicants/ Defendants' Motion for Partial Summary Judgment not previously attached with original Appellants Appendix including Exhibits 1, 3, pages 25-152 of Exhibit 7, 8, 9, pages 13-56 of Exhibit 12	XII, XIII	AA2572-2912
79	10/27/14	Additional Exhibits to Defendants' Motion for NRCP 60(b) Relief From Court's Findings of Fact, Conclusions of Law and Decision and Related Orders not previously attached to Appellant's Appendix, including Exhibits 1, 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, and 19	XIX, XX	AA4412-4761
73	Taken 09/29/08 Filed 12/11/13	Deposition Transcript of Mark Steppan on September 29, 2008 (Pages 1-75)	XIII	AA2913-2987
74	Taken 02/16/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on February 16, 2010 (Pages 1-203), including Exhibits	XIII, XIV	AA2988-3279

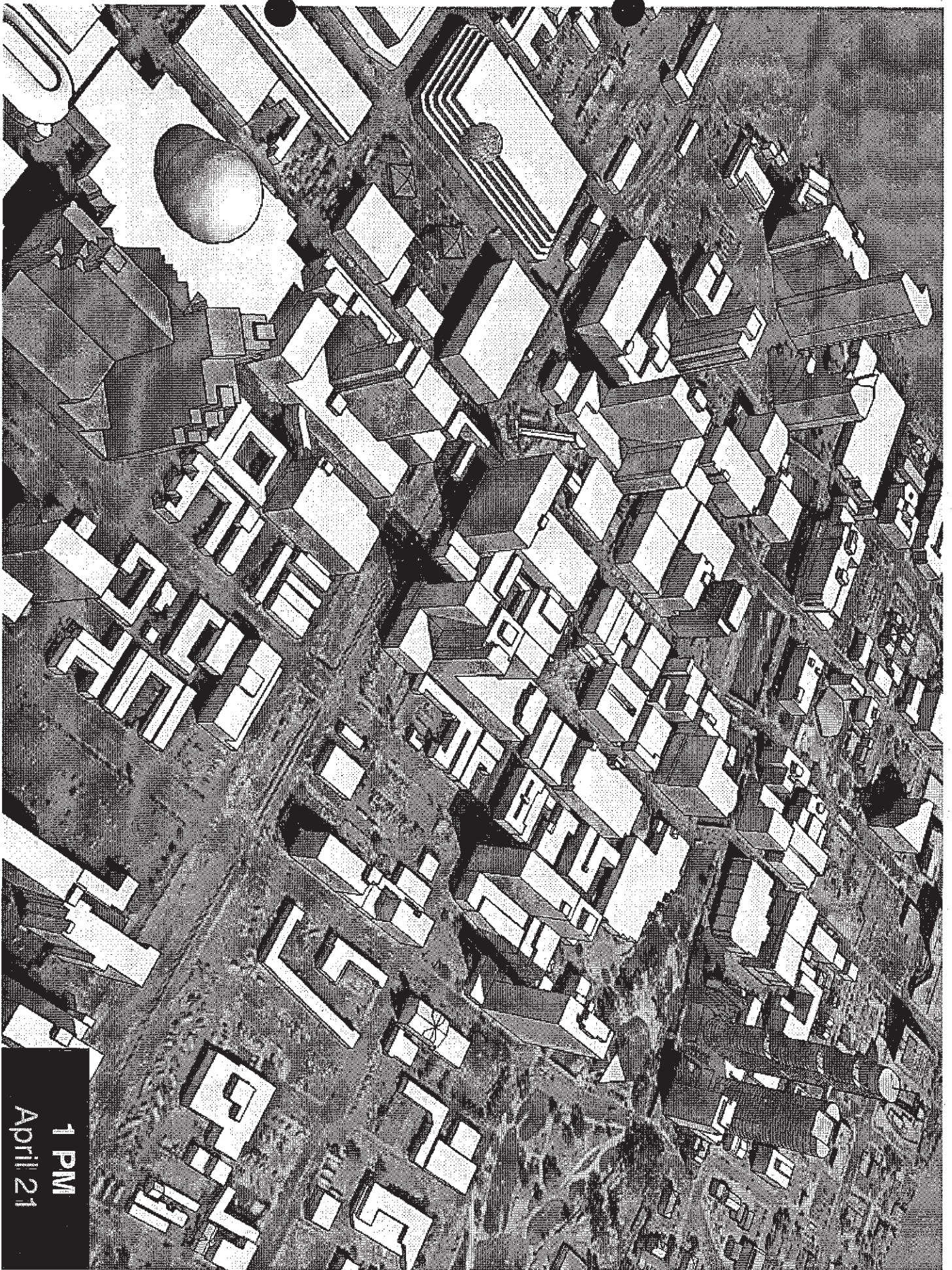
DOC.	FILE/HRG. DATE	DOCUMENT DESCRIPTION	VOL.	BATES NOS.
75	Taken 03/02/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on March 2, 2010 (Pages 1-420), including Exhibits	XIV, XV, XVI, XVII	AA3280-3958
76	Taken 03/03/10 Filed 12/11/13	Deposition Transcript of Mark Steppan on March 3, 2010 (Pages 421-519), including Exhibits	XVII, XVIII, XIX	AA3959-4402
77	09/27/12	Order Granting Mark Steppan's Motion for Reconsideration and Denying Motion to Dismiss, and Order Granting John Iliescu's Motion for Reconsideration and Denying [Hale Lane's] Motion for Summary Judgment	XIX	AA4403-4408
78	02/14/13	Second Stipulation to Stay Proceedings Against Defendant Hale Lane and Order to Stay and to Dismiss Claims Against Defendants Dennison, Howard and Snyder without Prejudice	XIX	AA4409-4411

CERTIFICATE OF SERVICE

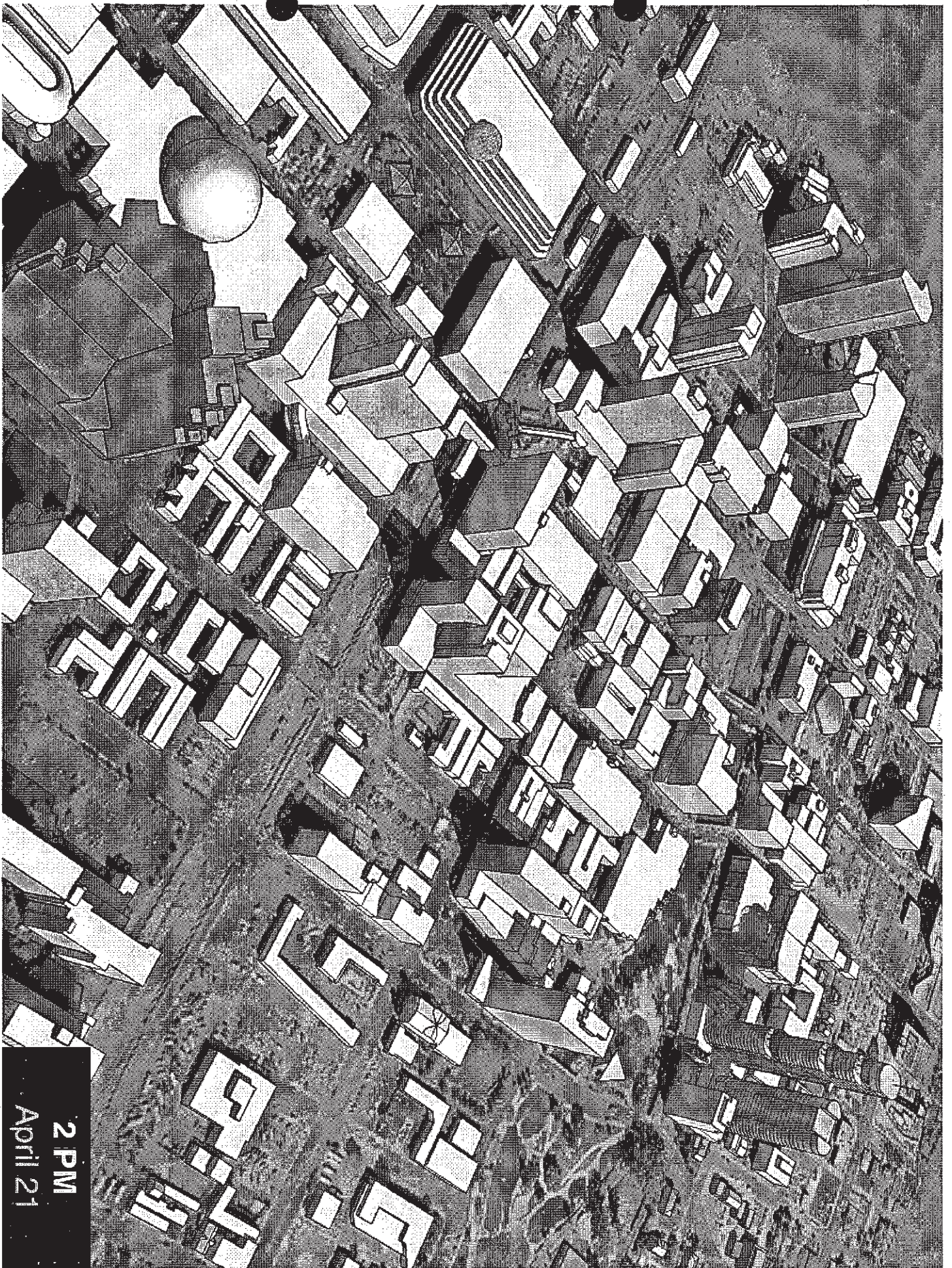
Pursuant to NRAP 25(c), I hereby certify that I am an employee of ALBRIGHT, STODDARD, WARNICK & ALBRIGHT, and that on this 11th day of August, 2016, the foregoing **APPELLANTS' SUPPLEMENTAL APPENDIX VOLUME XII**, was filed electronically with the Clerk of the Nevada Supreme Court, and therefore electronic service was made in accordance with the master service list as follows:

Michael D. Hoy, Esq.
HOY CHRISSINGER KIMMEL P.C.
50 West Liberty Street, Suite 840
Reno, Nevada 89501
(775) 786-8000
mhoy@nevadalaw.com
Attorney for Respondent Mark Steppan


An employee of Albright, Stoddard, Warnick & Albright



1 PM
April 21

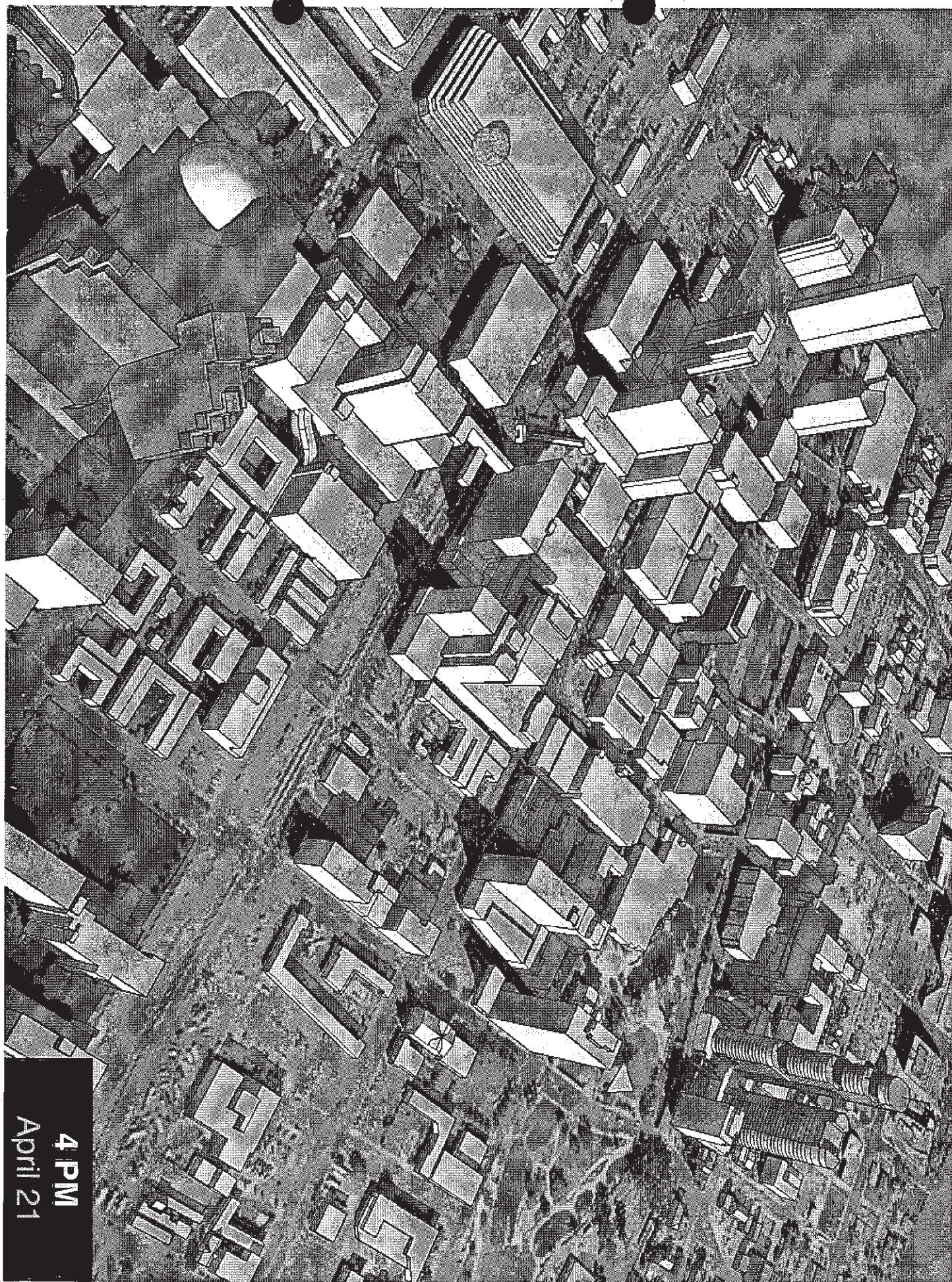


2 PM
April 21



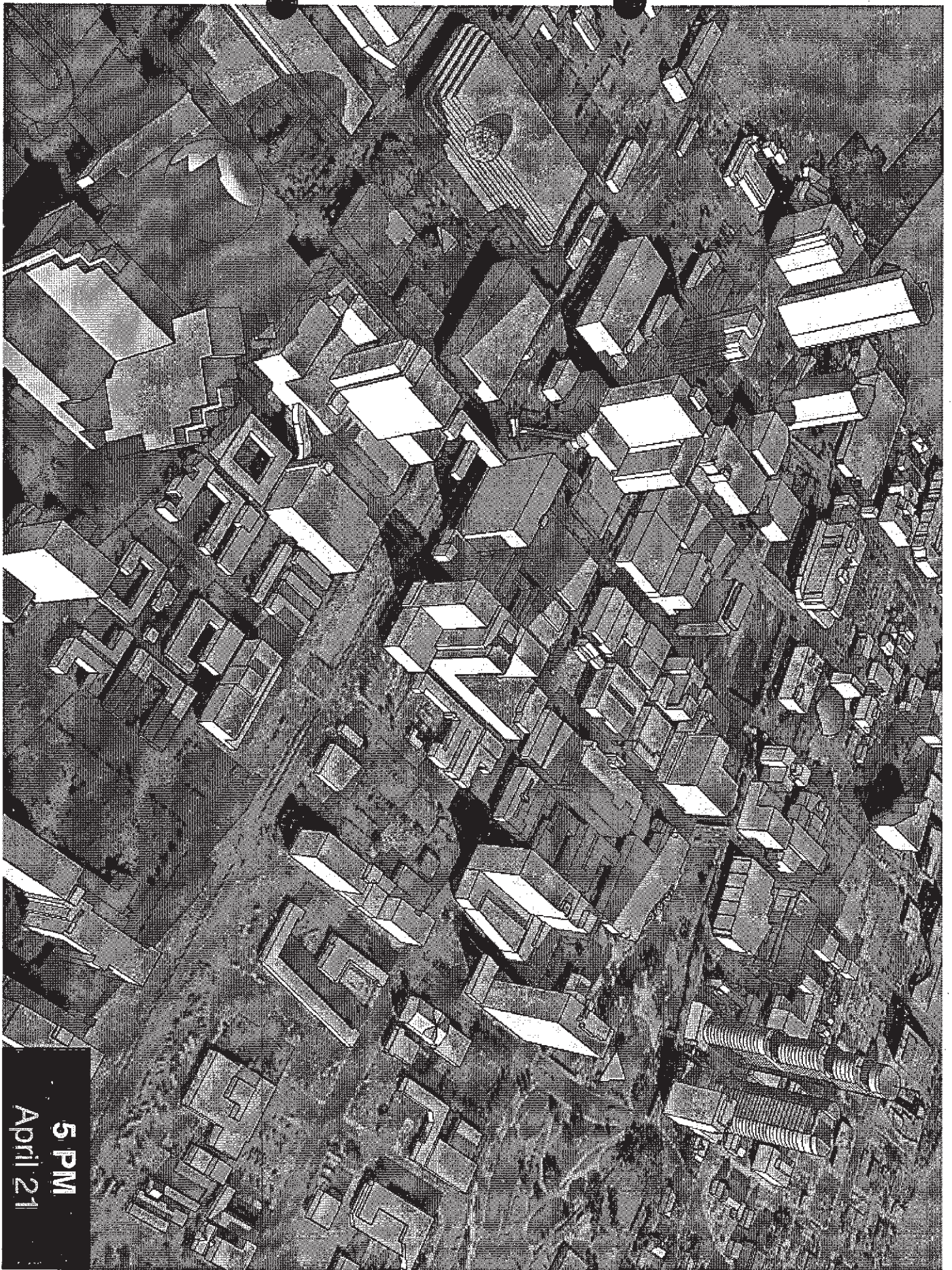
3 PM
April 21

AA2782



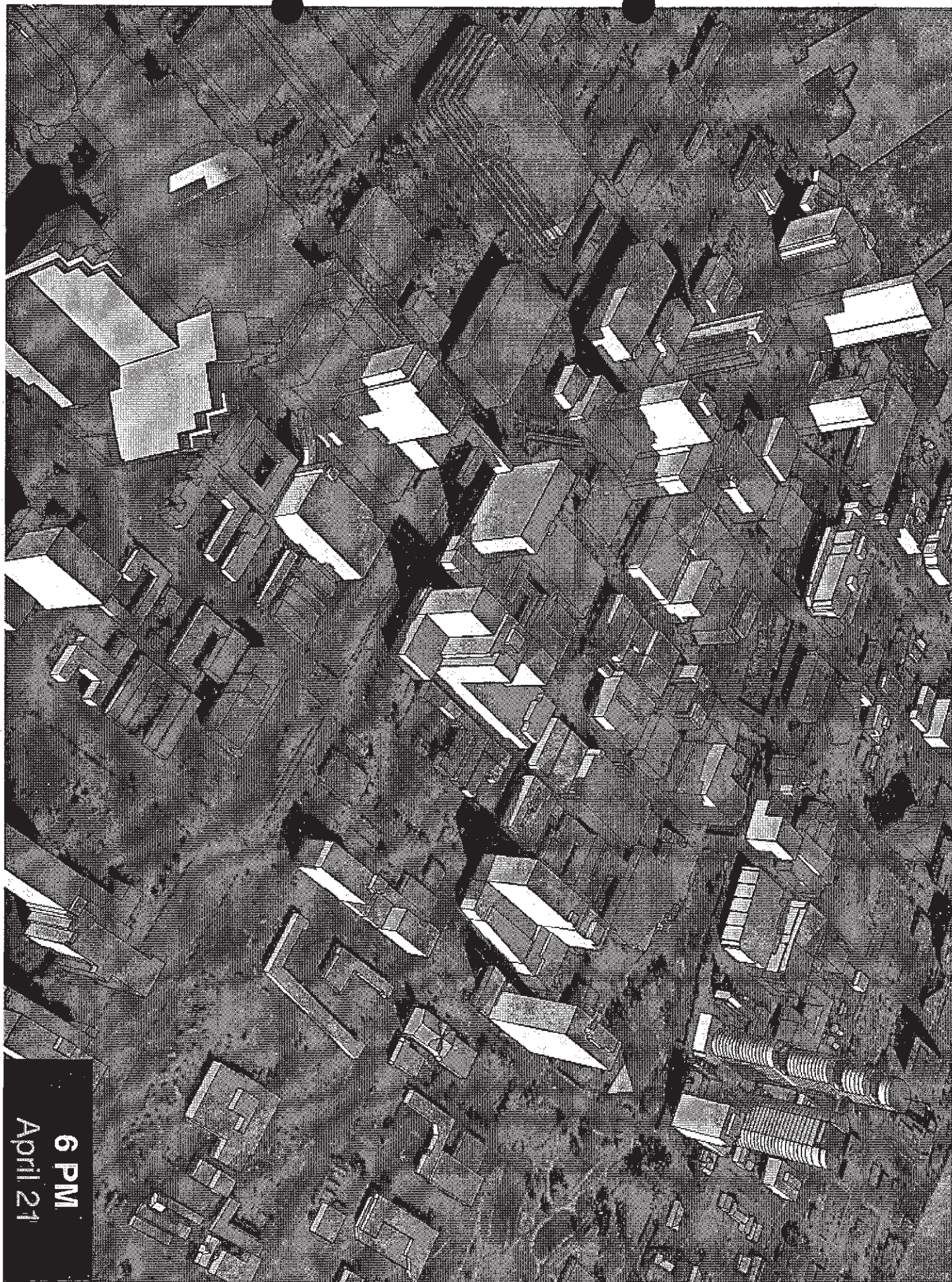
4 PM
April 21

AA2783

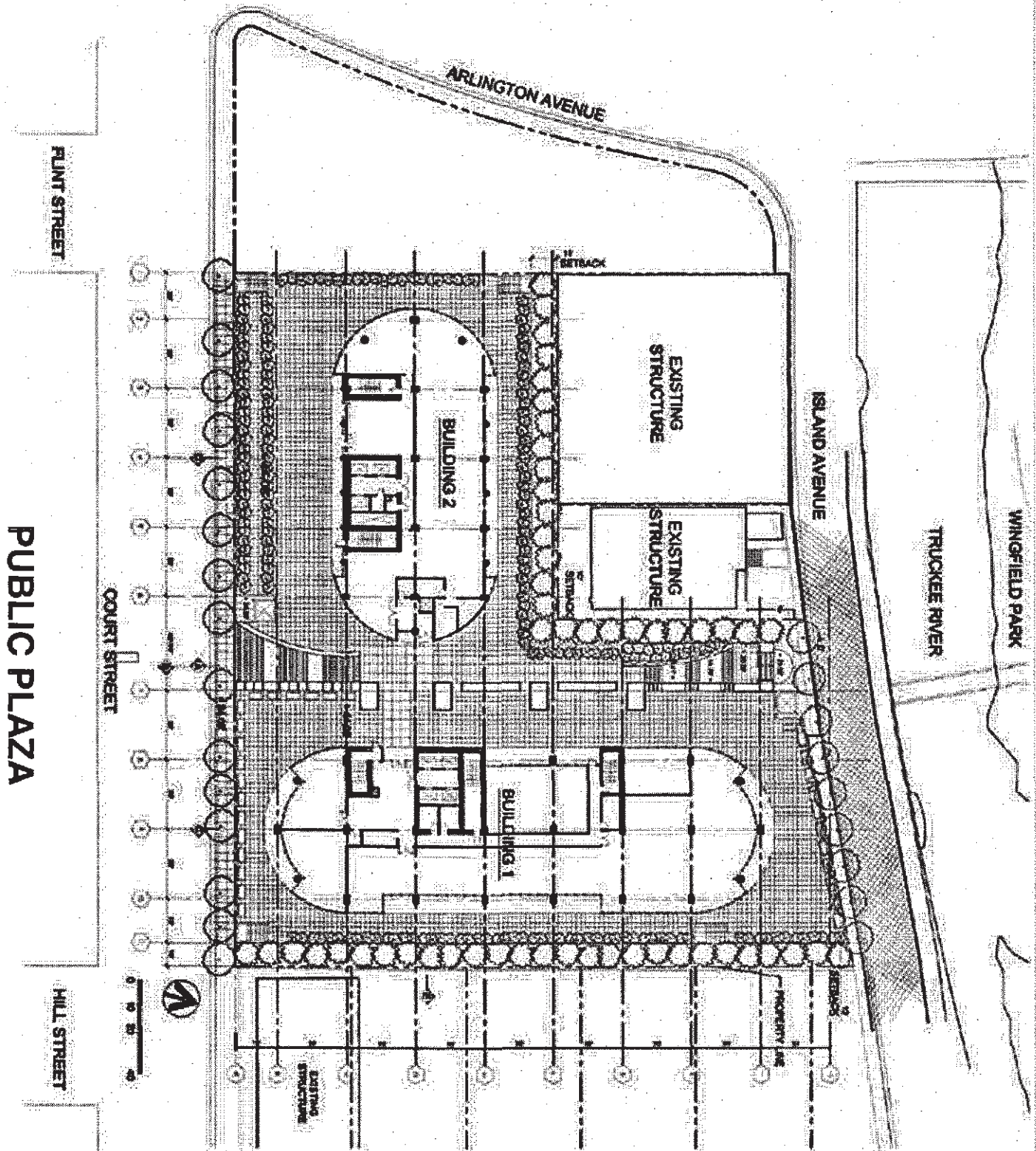


5 PM
April 21

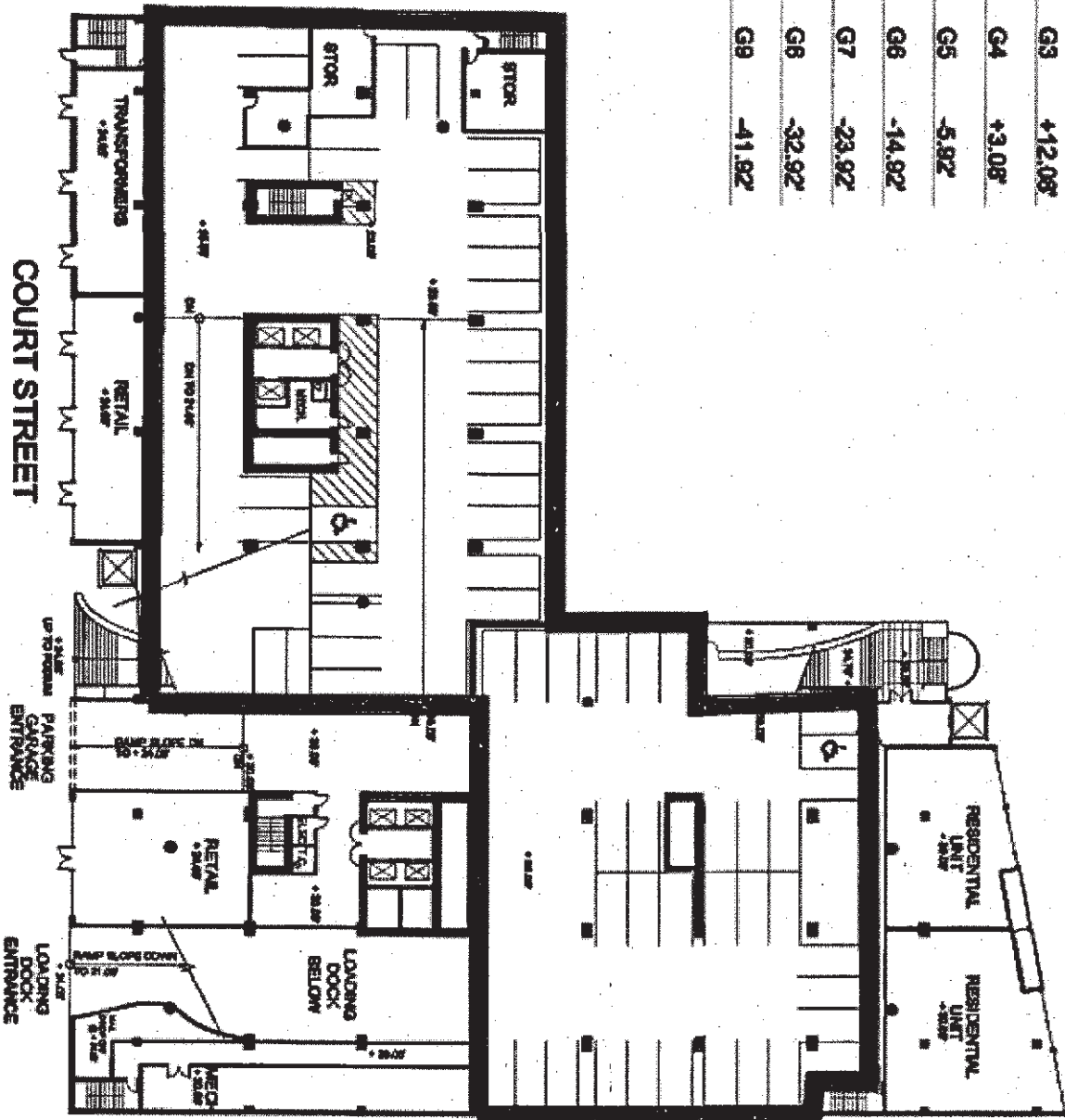
AA2784



AA2785

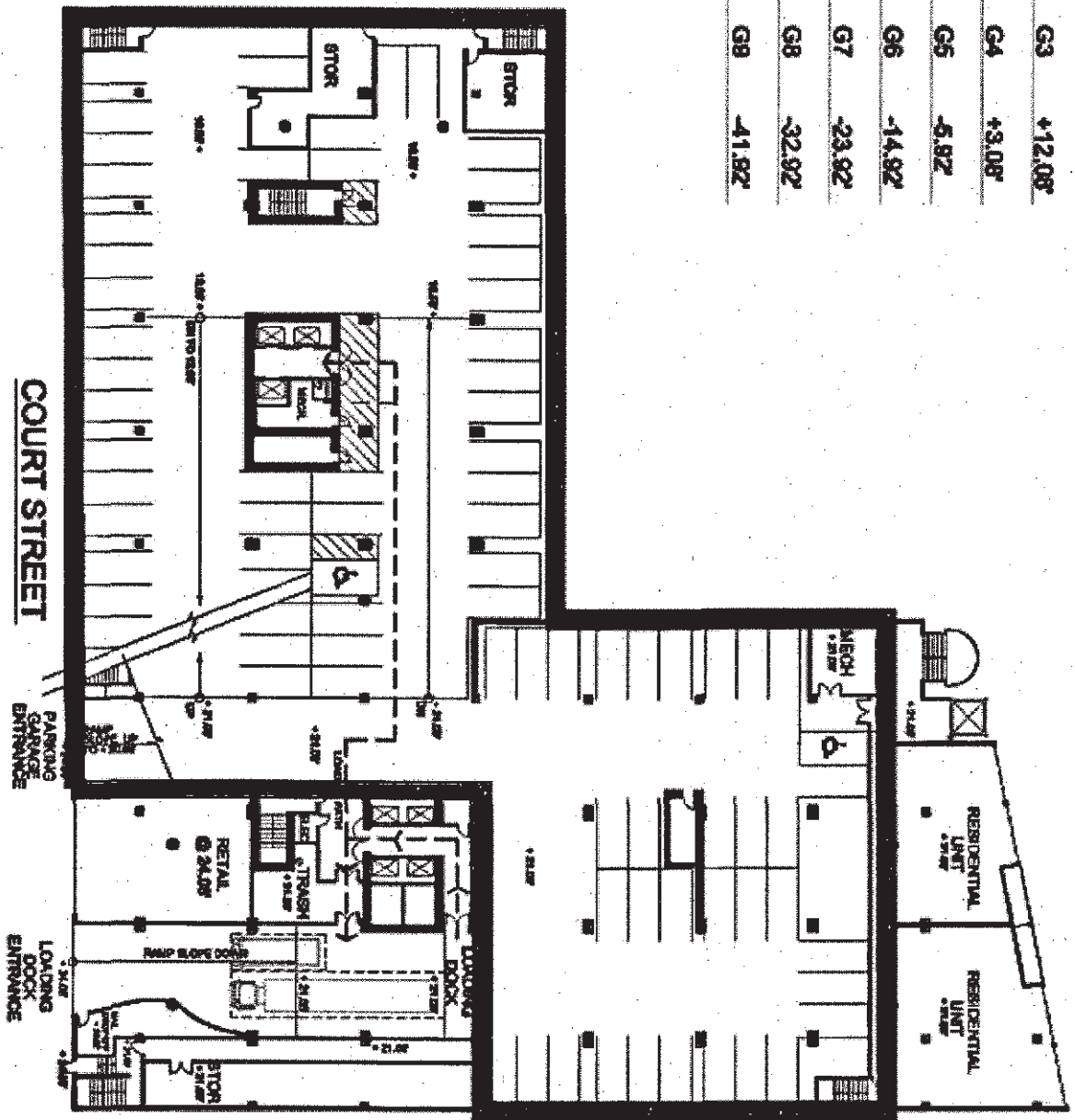


	PODIUM	+44.08'
+25.58'	G1	+30.08'
+16.58'	G2	+21.08'
+7.56'	G3	+12.08'
-1.42'	G4	+3.08'
-10.42'	G5	-5.92'
-19.42'	G6	-14.92'
-28.42'	G7	-23.92'
-37.42'	G8	-32.92'
	G9	-41.92'

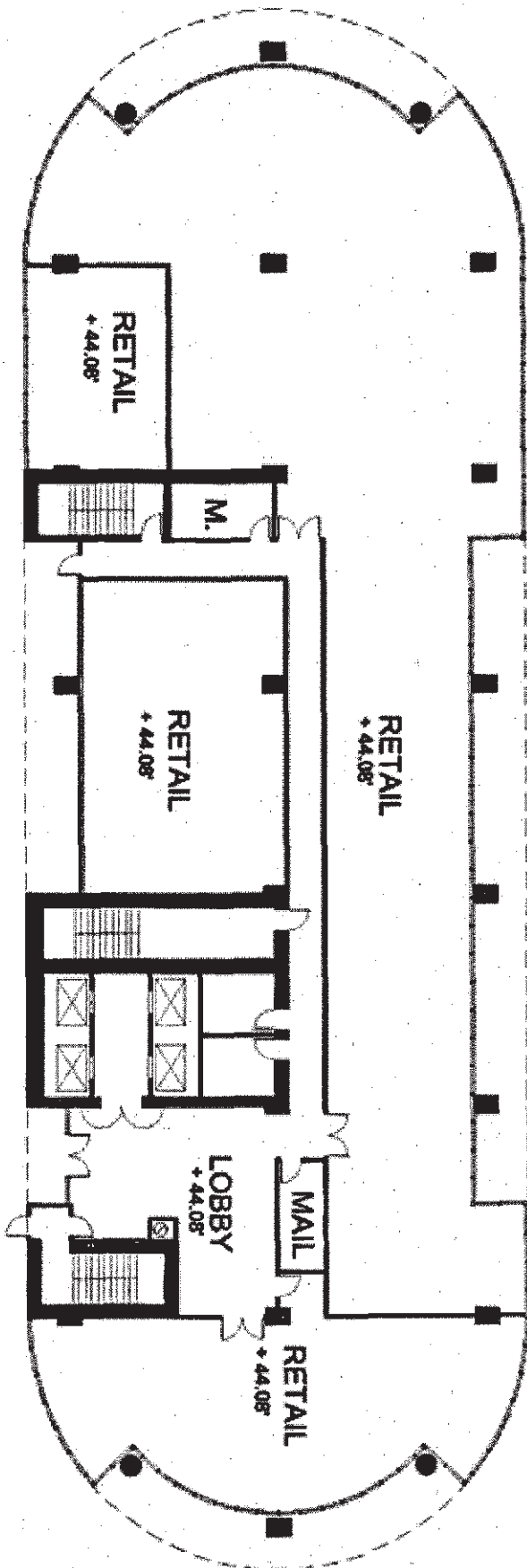


GARAGE PLAN (LEVEL 1)

	PODIUM	+44.08'
+25.58'	G1	+30.08'
+16.58'	G2	+21.08'
+7.58'	G3	+12.08'
-1.42'	G4	+3.08'
-10.42'	G5	-5.92'
-19.42'	G6	-14.92'
-28.42'	G7	-23.92'
-37.42'	G8	-32.92'
	G9	-41.92'

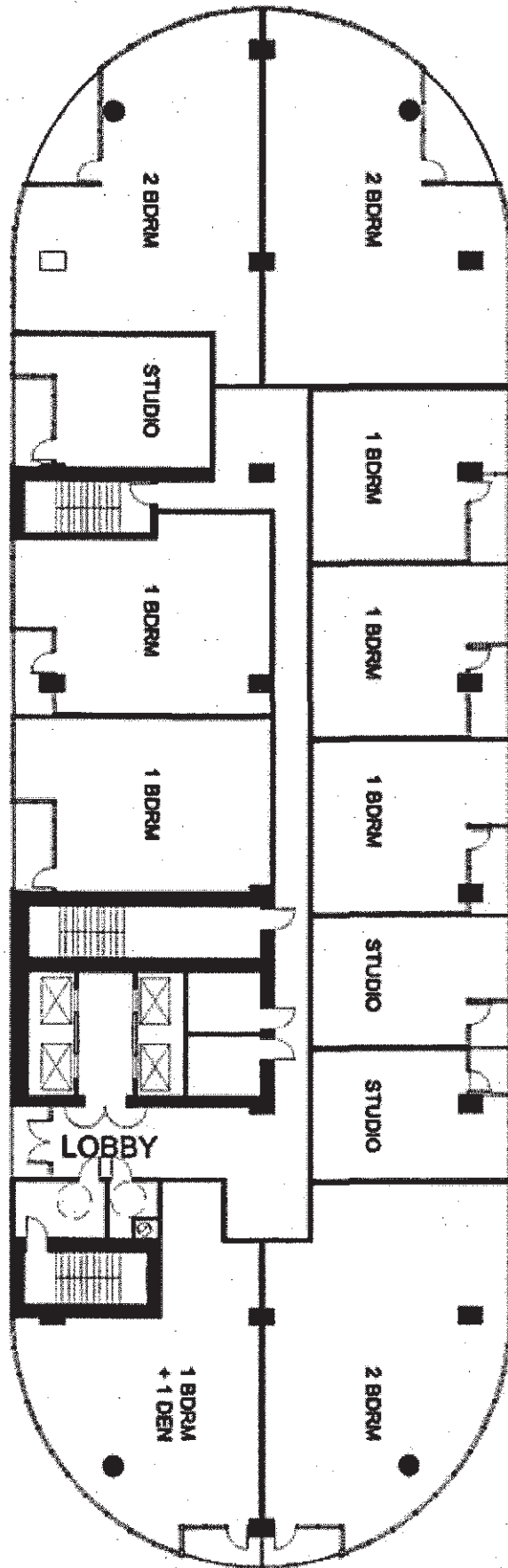


GARAGE PLAN (LEVEL 2)



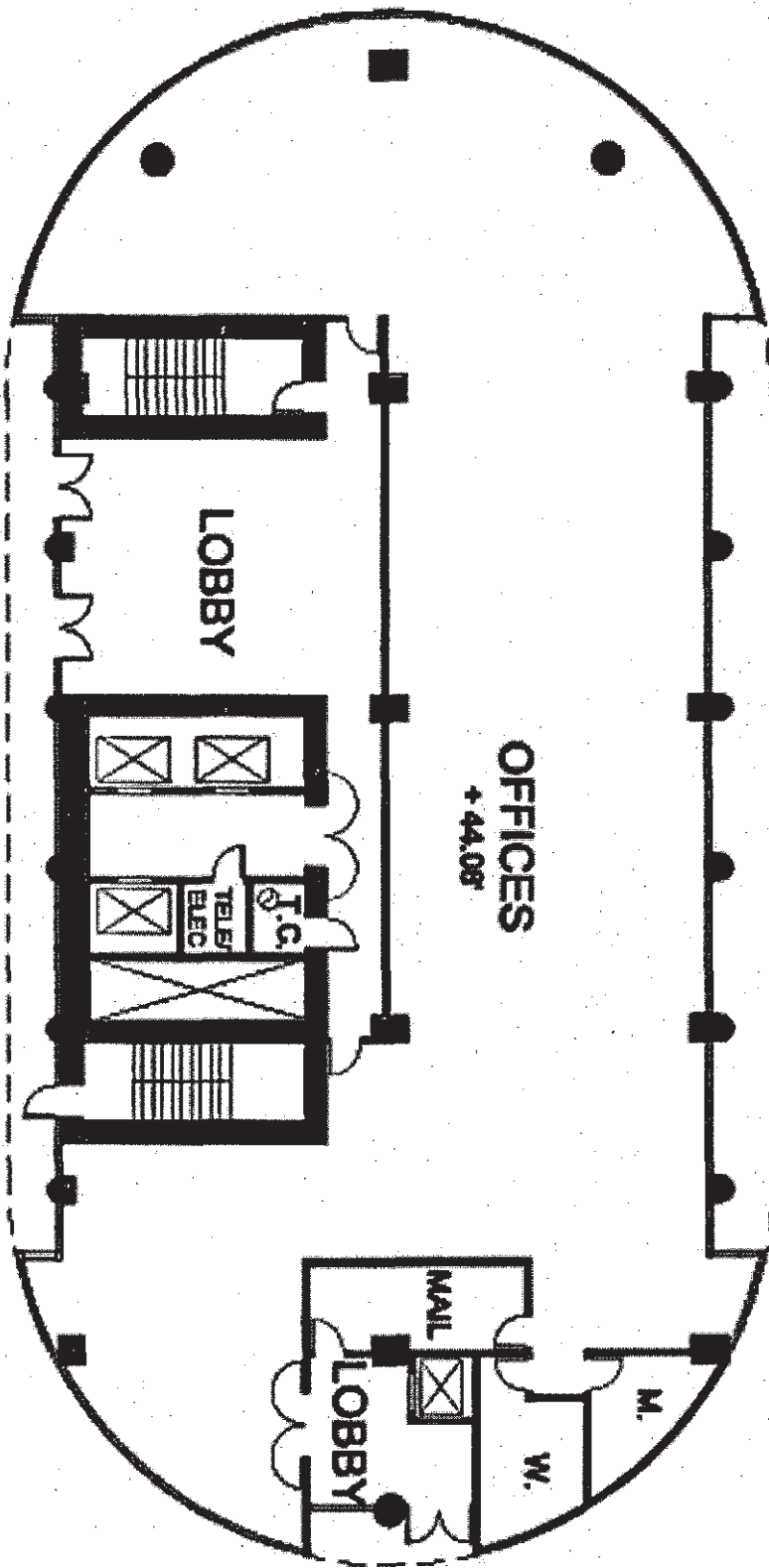
BUILDING 1

FIRST FLOOR - RETAIL



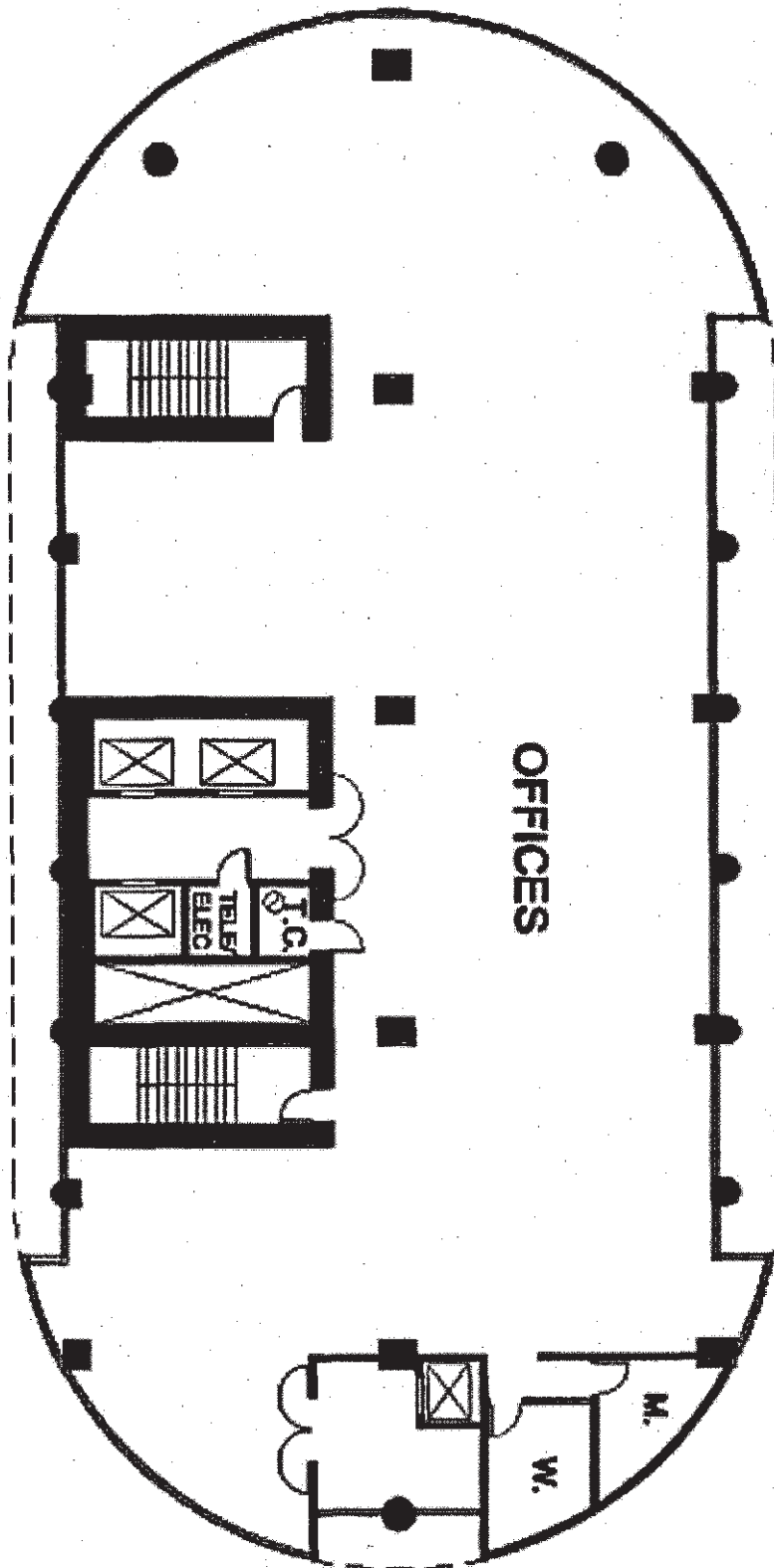
BUILDING 1

FLOORS 2-16



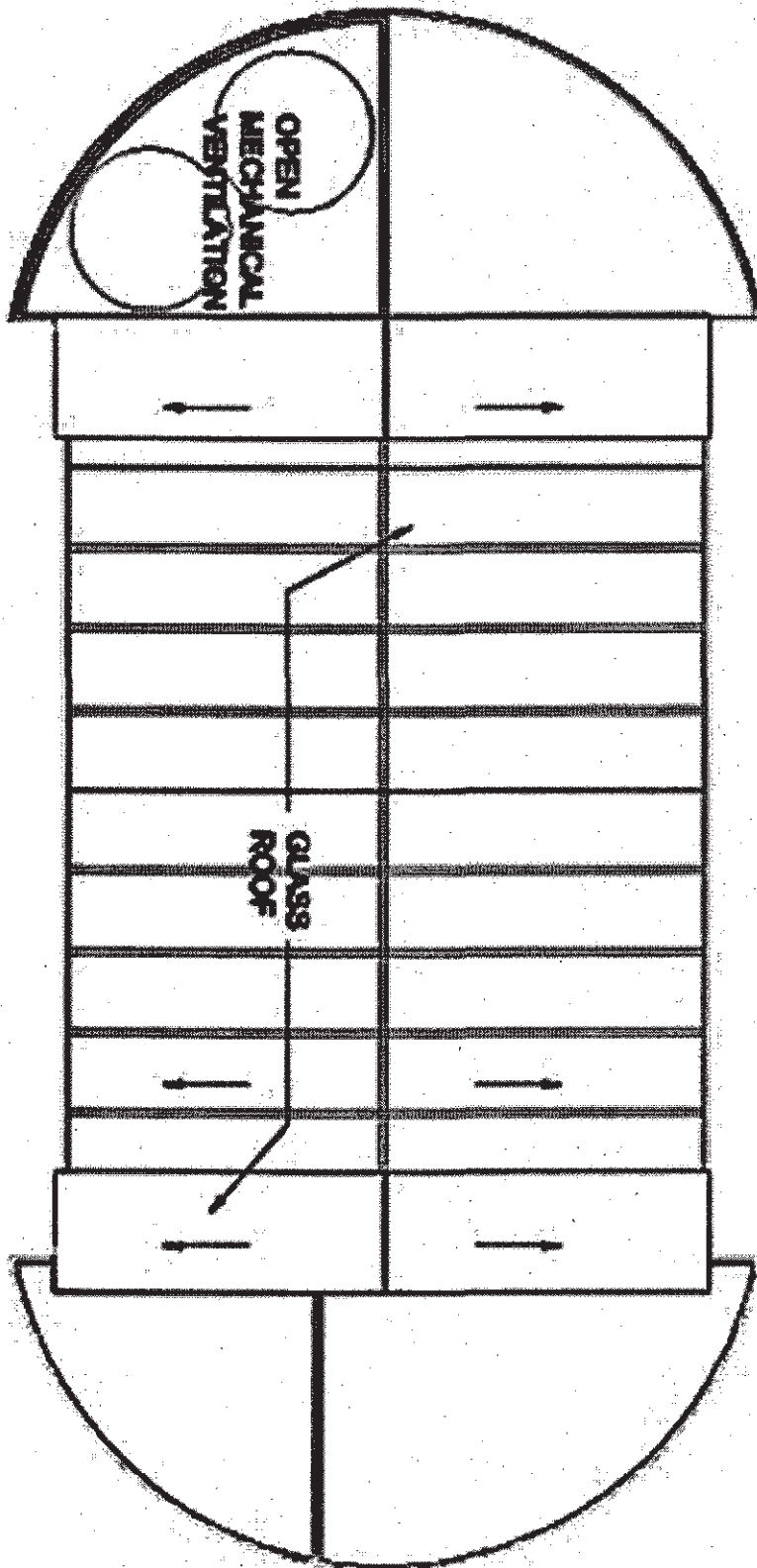
BUILDING 2

FIRST FLOOR - OFFICES



BUILDING 2

FLOORS 4-20



BUILDING 2

POOL LEVEL

PARKING ANALYSIS

- SPACES REQUIRED
- SPACES PROVIDED
- PARKING REQUIRED
- PARKING PROVIDED
- EXCESS PARKING



WOOD ROGERS
ENGINEERING • PLANNING • MAPPING • SURVEYING

EXCESS PARKING

- RIVER FESTIVAL
- ART TOWN
- PARK TOWER
- RESTAURANT

DOWNTOWN CENTER CODE ANALYSIS

- PORTIONS MET
- GRAPHIC ANALYSIS OF
RIVERFRONT BUILDINGS
- SETBACKS
- SOUTHERN VIEWLINE



WOOD RODGERS
ENGINEERING • PLANNING • MAPING • SURVEYING

TRANSIT CORRIDOR ANALYSIS

- TEMP
- TEMP
- TEMP
- TEMP

ENHANCEMENTS

- SIDEWALK
- LIGHTING
- FURNITURE
- ETC



WOOD ROGERS
ENGINEERING · PLANNING · MAPPING · SURVEYING

FLOOD PLAN

- TEMP
- TEMP
- TEMP
- TEMP

MERIDIAN

ECONOMICS BENEFITS

- OFFICE
- RETAIL
- RESIDENTIAL
- TAX REVENUE
- TEMP