

AA4267

STEPPAN 4460



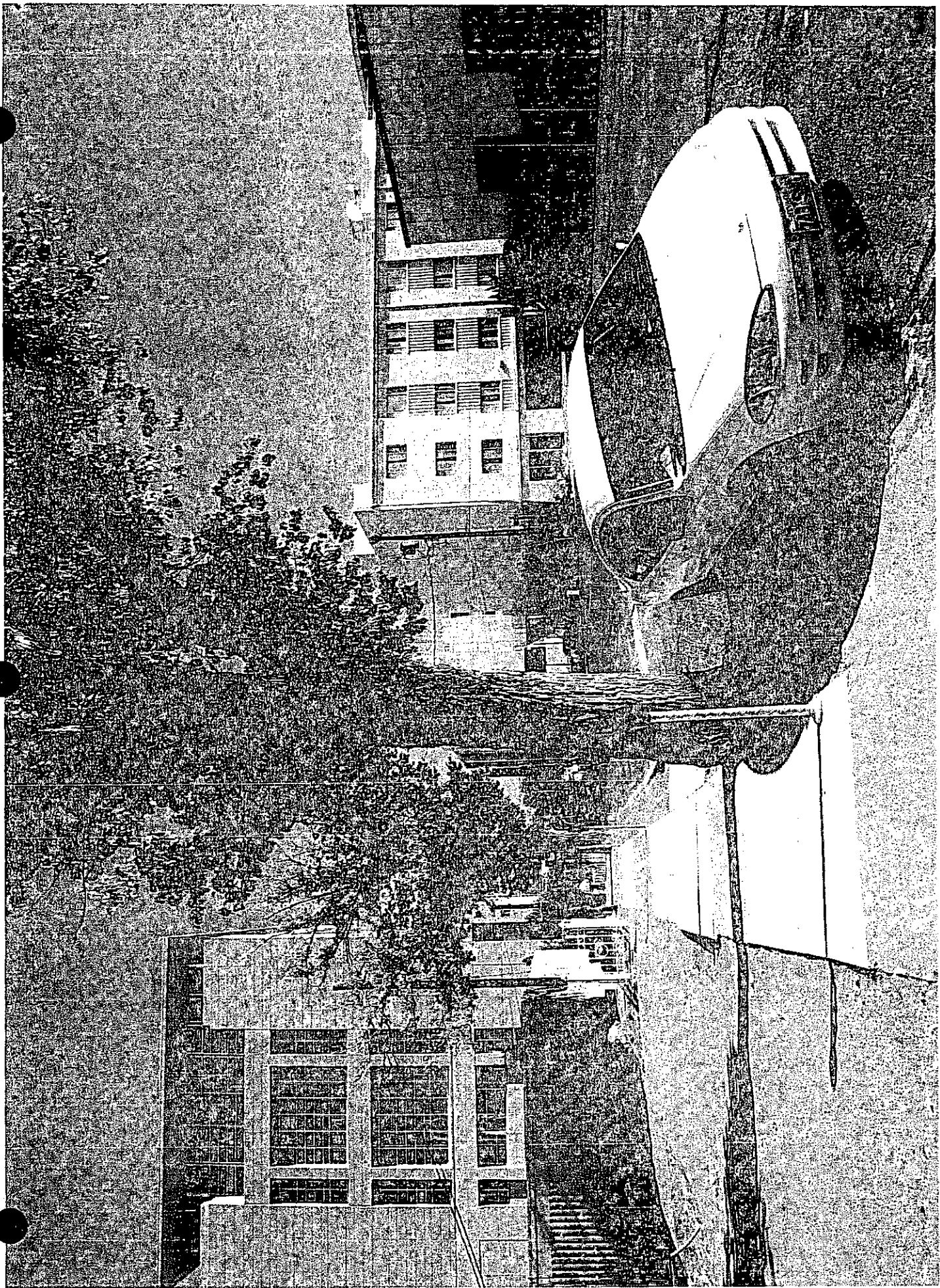




AA4269

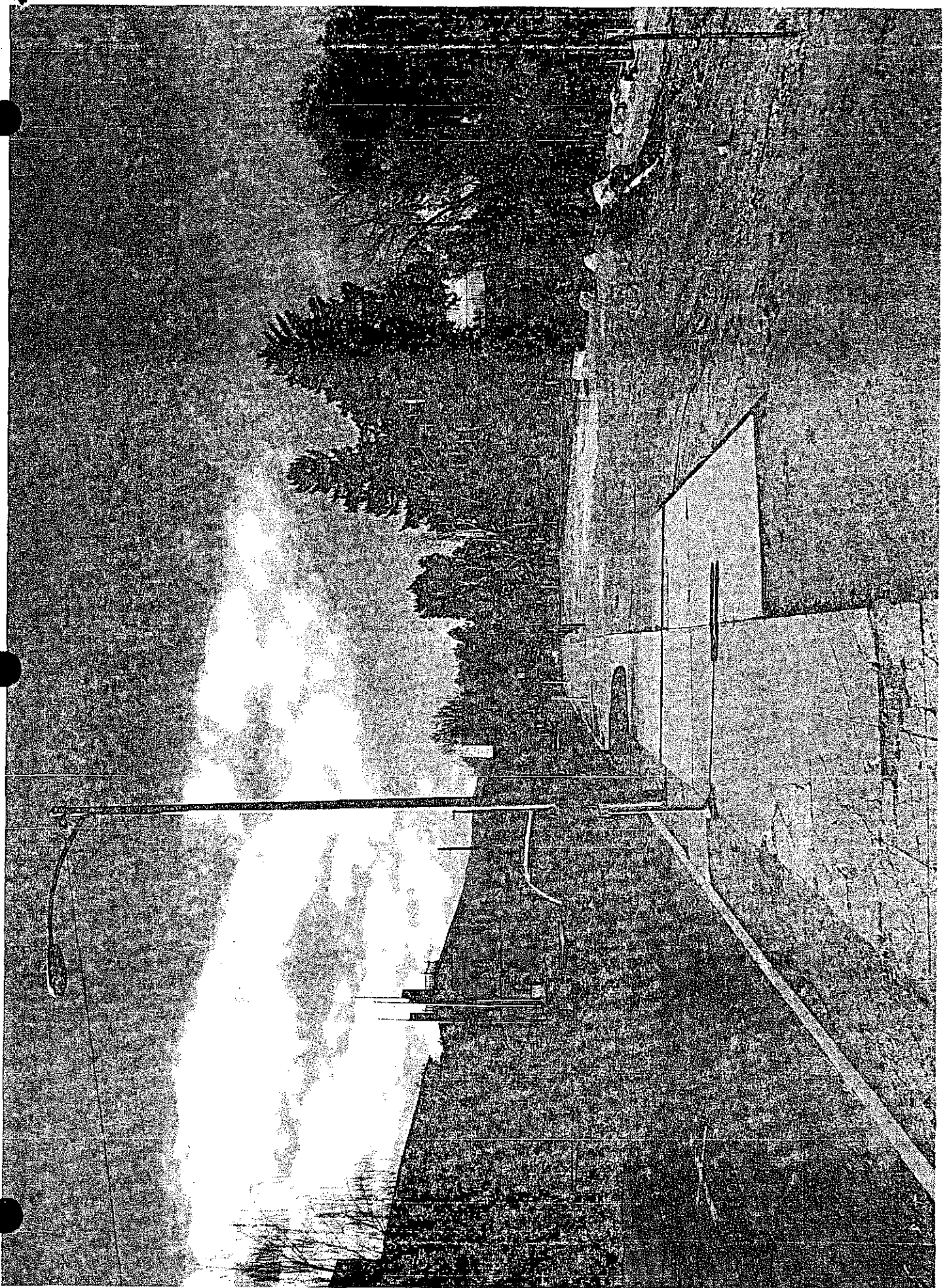
STEPPAN 4462





AA4270

STEPPAN 4463

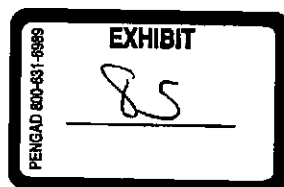


AA4271

STEPPAN 4464



REKORD



AA4272

STEPPAN 4711

5-21-07

George Cole's: 55,000<sup>+</sup> S.F. / FLOOR  
(#7 Schaeff) = 277,750 G.S.F.  
w/ 5' levels



**CALVIN BOSMA**

General Manager/DeCal Nevada, Inc.

Lakeside Drive, Suite 125, Reno, Nevada 89511

28.3351 • c 775.313.4306 • f 775.828.3357

cbosma@decalscustomhomes.com

**Schaaf & Wheeler**  
CONSULTING CIVIL ENGINEERS

**DANIEL J. SCHAAF, P.E.**

Street

(415) 433-4848  
FAX (415) 433-1000

**Schaaf & Wheeler**  
CONSULTING CIVIL ENGINEERS

**M. ELIZA McNULTY, P.E.**

870 Market Street





12

12

→ (29) floors

18/units/floor \*  
29 floors

see floor of office?

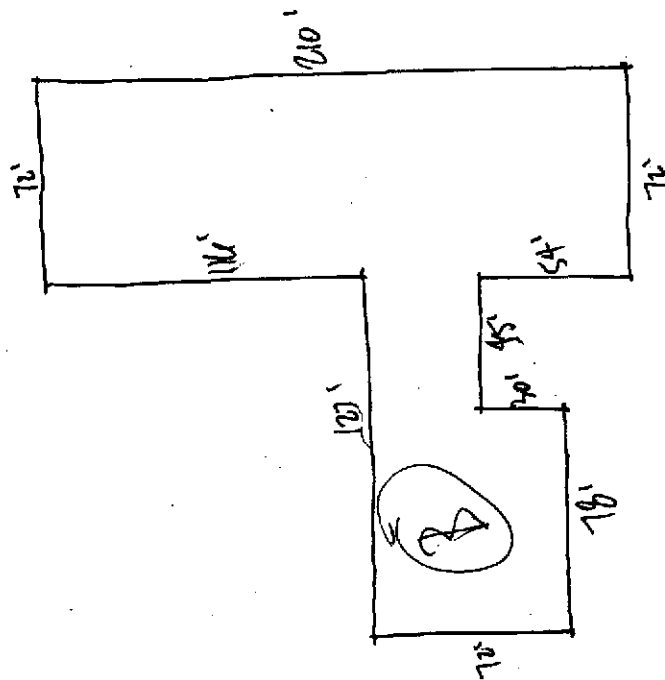
1	2	3	4
5	6	7	8

27 floor

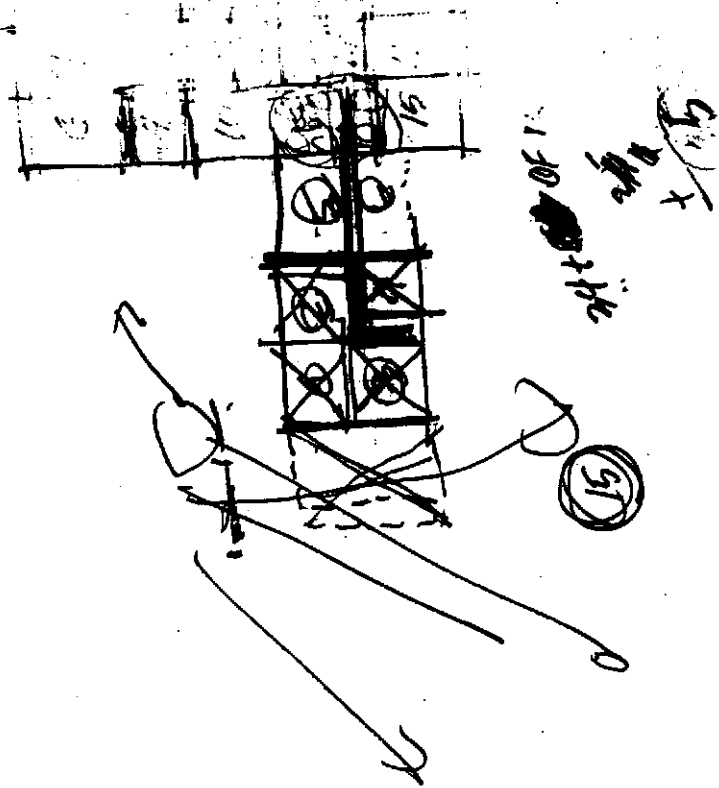
18/floor



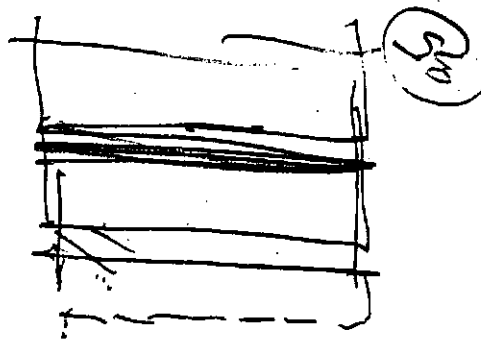
$$\begin{array}{r}
 \text{height} = 14' \\
 + 34' \text{ floor} \times 10' \text{ s} \\
 \hline
 378'
 \end{array}$$



Schenck 35 floors  
 (34 floors x 15 units/floor = 510  
 - 11 for penthouses)  
 499

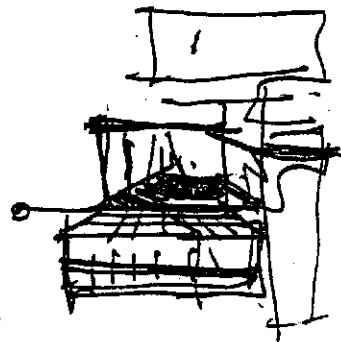


\*  
 15 units/  
 floor  
 35 floors

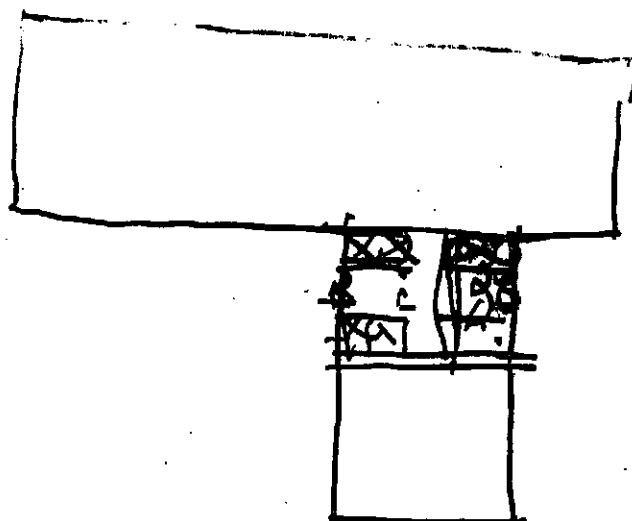


29 floors -  
 35 floors

13/12  
 15/12  
 ①  
 ②

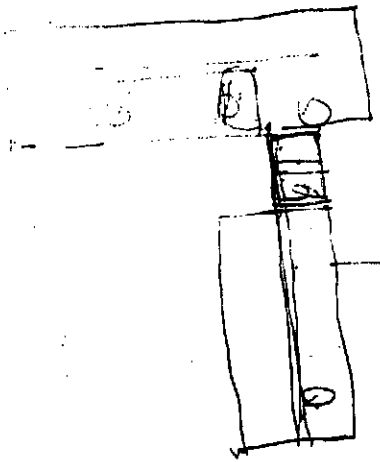


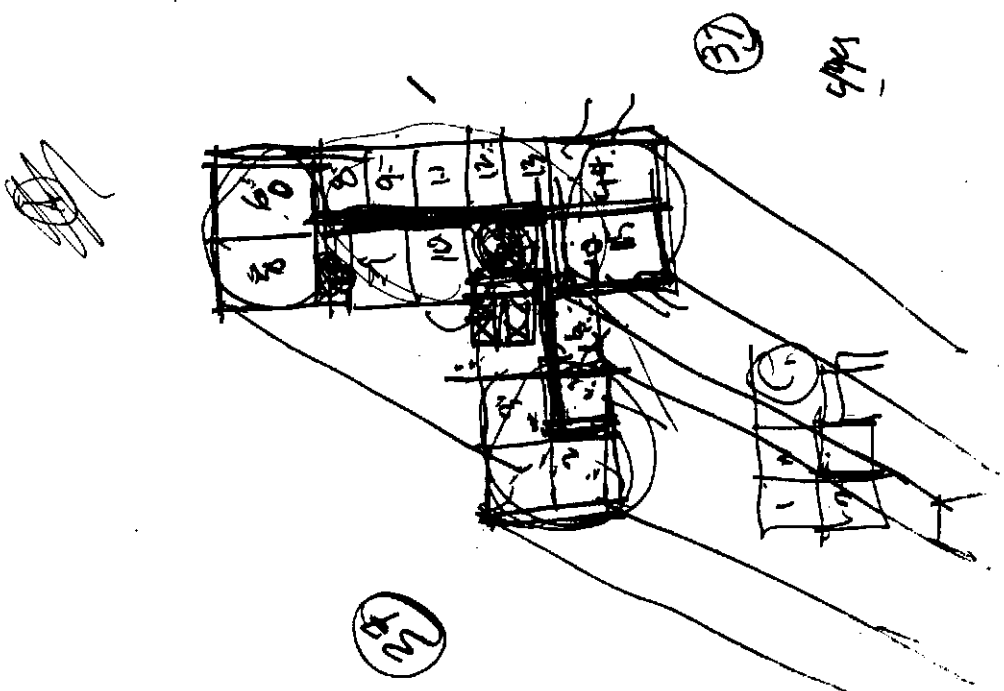




$$\begin{array}{r} 29 \\ 17 \overline{) 499} \\ \underline{34} \phantom{0} \\ 159 \end{array}$$

29 510065





15

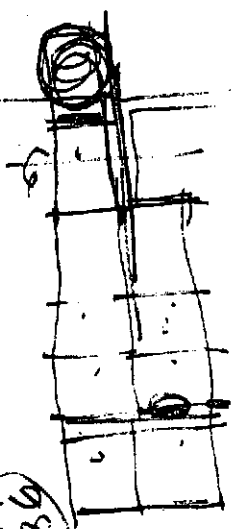
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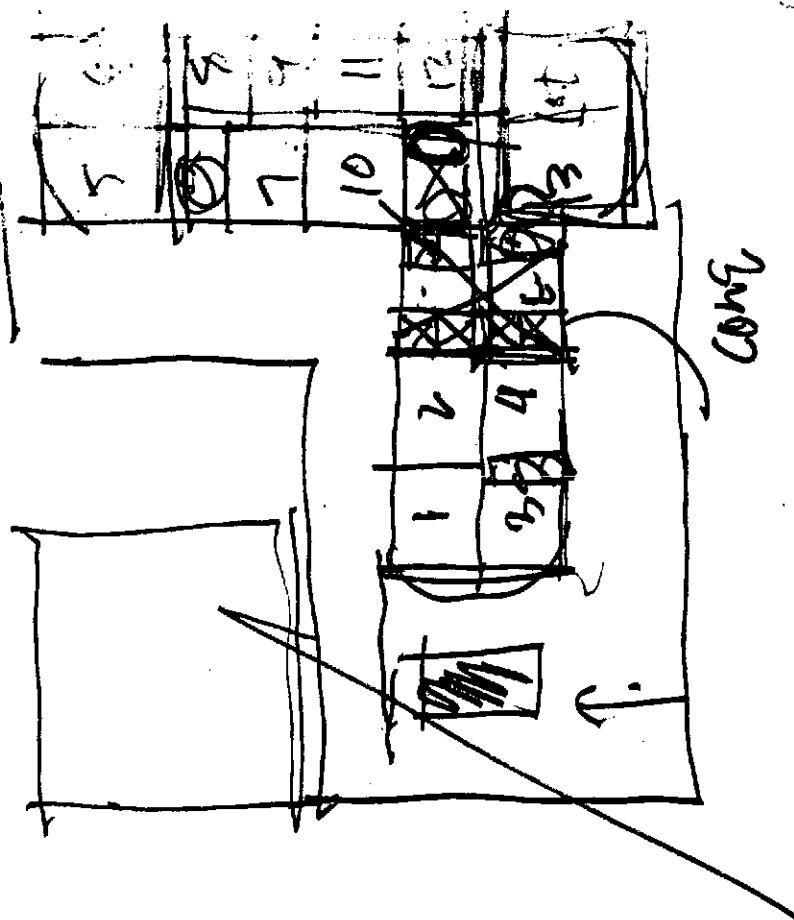
6

7

15

2-7  
1499  
369  
136  
136  
136





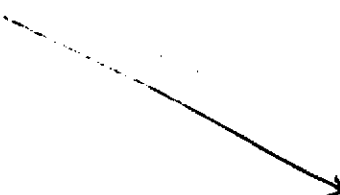
RS



5	6	7	8	9	10	11	12	13	14	15
5	6	7	8	9	10	11	12	13	14	15

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

14  
11  
10  
9  
8  
7  
6  
5  
4  
3  
2  
1



OK  
14 11 10 9 8 7 6 5 4 3 2 1  
14 11 10 9 8 7 6 5 4 3 2 1

14 11 10 9 8 7 6 5 4 3 2 1  
14 11 10 9 8 7 6 5 4 3 2 1  
14 11 10 9 8 7 6 5 4 3 2 1

# BSC Mixed Use Towers Meeting Schedule

Updated 4/13/06

Assume that a Powerpoint Presentation will be necessary for all meetings

City Council Meetings	Target Time or Done	Location	Date of Meeting	Time	Contact
Mayor Cashell		City Hall, 15th Floor			Marsha
Pierre Haschef	Early May	City Hall, 15th Floor			Direct
Dwight Dortch	Early May	City Hall, 15th Floor			Michael Chaump
Dan Gustin	Early May	City Hall, 15th Floor			Lisa Mann
Sharon Zadra	Early May	City Hall, 15th Floor			Barbara DiCianno
Jessica Sferazza	Early May	City Hall, 15th Floor			Kitty Jung
Dave Alazzi (Will Not Participate)	No Meeting Necessary				
<b>Agency Meetings</b>					
Redevelopment Agency Meeting	Done	City Hall, 7th Floor	03/29/06	1:00 PM	Peter Gillon
Staff/Applicant Meeting	May 25, 2006	Reno Community Dev.	05/25/06	TBD	Vern Kloos
<b>Board Meetings</b>					
Ward 1 Neighborhood Advisory Board	May 9, 2006	City Hall, 7th Floor	05/09/06	6:00 PM	Lisa Mann
Citizens Advisory Committee	May 2, 2006	City Hall, 7th Floor	05/02/06	3:00 PM	Peter Gillon
<b>Association Meetings</b>					
California Ave Business Association	May to Early June	TBD			Stephen Glenn
Park Tower HOA	May to Early June	TBD			
Building Trades Council	May to Early June	TBD			Rich Houls
Newlands Neighborhood Assoc	May, if Group Still Exists	TBD			Ted Schroeder
<b>Planning Commissioner Meetings</b>					
Ron Cobb	Mid to Late June	TBD			Direct
Randy Barton	Mid to Late June	TBD			Direct
Liz Ford	Mid to Late June	TBD			City Line
Dennis Romeo	Mid to Late June	TBD			Direct
Darrin Georgeson	Mid to Late June	TBD			City Line
Oscar Sanders	Mid to Late June	TBD			City Line
Jim Newberg	Mid to Late June	TBD			Direct
Planning Commission Hearing	July 6, 2006	Reno City Hall			Vern Kloos
City Council Hearing	Aug 23rd or 30th	Reno City Hall			Vern Kloos

\* - City Council hearing will become necessary if an appeal is filed.  
City Council dates listed above are best case scenario if the City Council Hearing should be required.

EXHIBIT

PENGAD 800-631-6989

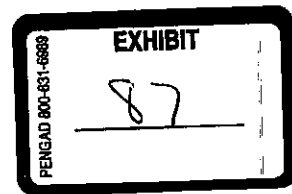
AA4283

STPPAN 0190

TRAFFIC ENGINEERS  
NEWS

traffic

775 7450341



**Nathan Ogle**

**From:** David Snelgrove [dsnelgrove@WoodRodgers.com]  
**Sent:** Tuesday, February 07, 2006 12:53 AM  
**To:** nathan@fisherfriedman.com  
**Cc:** Jon Bailey; Nathan James  
**Subject:** parking space sizes in garage

Nathan:

I scaled off the parking spaces within the garage and it appears that you used 8.5' X 18' spaces. Is that correct? It appears that your drive aisles are 26' wide. Is that correct?

I looked through the Reno Code to find any allowance to use 8.5' wide spaces and did not find any reference. The standard parking space size in the City of Reno is 9' wide by 19' long. It appears that there is enough extra width to the drive aisles to make up for the depth shortage, but it is not determinable whether or not the extra 0.5' per parking space can be made up without a loss of parking spaces within the garage.

Please call me on my cell phone (775-745-0341) on Tuesday morning to discuss.

Thank you.

R. David Snelgrove, AICP - Principal



**WOOD RODGERS**

DEVELOPING INNOVATIVE DESIGN SOLUTIONS

575 Double Eagle Court • Reno, NV 89521

Tel: 775.823.4068 • Fax: 775.823.4066 • Direct: 775.828.7742

*Amisolf*  
*9' x 19'*

*2/7/06*

2/7/2006

AA4285

STEPPAN 0193



**Solaegui Engineers**

715 H St.

Sparks NV 89431

(775)358-1004

Paul Solaegui, Pres.

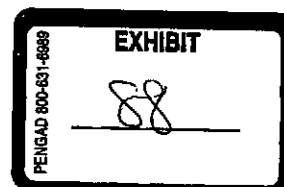
THATRIC ENGINEERS

\$ 35K

PSolaegui@mx.com

775 358 1098

- 
1. PAUL CHASED CITY
  2. MEET w/ CITY PAUL IS MANAGER
  3. SUBMIT LETTER



## TRAFFIC

1. ~~QUARTER~~ NO ENTRY ON ISLAND  
ON TO COURT

INTERVIEW HISTORIC NOTE

390 UNITS

22000 SF OFFICE

530 -

2. simple preliminary report

3. Boiler plate

**SUBMIT LETTER**

## ACKNOWLEDGMENTS

### City Council

Robert A. Cashell, Sr., Mayor  
Pierre Hascheff, At-Large  
Dan Gustin, Ward One  
Sharon Zadra, Ward Two  
Jessica Sferrazza, Ward Three  
Dwight Dortch, Ward Four  
David Aiazzi, Ward Five

### Office of the City Manager

Charles McNeely, City Manager  
Susan Schlerf, Assistant City Manager  
Leann McElroy, Chief of Staff

### Planning Commission

Oscar Sanders, Chair  
Darrin Georgeson, Vice-Chair  
Ron Cobb  
Randall Barton  
Elizabeth Ford  
Jim Newberg  
Dennis Romeo

*Survey = TENTATIVE MAP*

*CIVIL = SITE USE PERMIT  
GRADING + DRAINAGE*

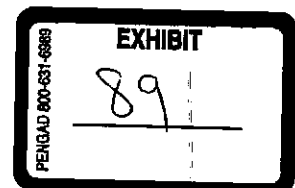
*LANDSCAPE = SITE USE PERMIT  
LANDSCAPE*

### Community Development Department

John Hester, AICP, Community Development Director  
Fred Turnier, AICP, Planning Manager *NOT @ KEN*  
Claudia Hanson, AICP, Senior Planner  
Jessica Jones, Associate Planner  
Heather Manzo, Planning Technician

### Neighborhood Advisory Board Liaisons

Sara Ellis, Ward One Neighborhood Advisory Board  
Jim Stewart, Old Northwest Neighborhood Advisory Board  
Lori Wray, Ward One Neighborhood Advisory Board



# RENO DEVELOPMENT APPLICATION

ACTION REQUESTED:  
(Please Check)

- ☐ ABANDONMENT
- ☐ ANNEXATION \*\*
- ☐ BOUNDARY LINE ADJUSTMENT
- ☐ MASTER PLAN AMENDMENT
- ☐ MINOR DEVIATION
- ☐ PARCEL MAP
- ☐ REVERSION TO ACREAGE
- ☐ SITE PLAN REVIEW
- ☒ SPECIAL USE PERMIT
- ☒ TENTATIVE MAP
- ☐ WITH MAINTENANCE DISTRICT
- ☐ VARIANCE
- ☐ ZONING MAP AMENDMENT
- ☐ COOPERATIVE PLAN AMENDMENT

\*\*Annexations must be submitted separate from  
all other application types

For Community Development Department Use Only:

CASE NUMBER:

Date Received

Time Received

PROJECT NAME: \_\_\_\_\_ SAM ☐

PROJECT DESCRIPTION: \_\_\_\_\_ FFA ☐

PROJECT ADDRESS: \_\_\_\_\_ SAM ☐

PROPERTY SIZE: \_\_\_\_\_ ASSESSOR'S PARCEL NO(S): \_\_\_\_\_ FFA ☐

ATTACH LEGAL DESCRIPTION OF PROPERTY.

ZONING - EXISTING: \_\_\_\_\_ PROPOSED: \_\_\_\_\_

MASTER PLAN - EXISTING: \_\_\_\_\_ PROPOSED: \_\_\_\_\_

EXISTING LAND USE: \_\_\_\_\_

PROPERTY OWNER(S) SAM ☐

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

APPLICANT/DEVELOPER(S) SAM ☐

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

PERSON TO CONTACT REGARDING  
APPLICATION:

NAME: SAM CANIGLIA

(IF SAME AS OWNER OR  
APPLICANT, PLEASE INDICATE)

ADDRESS: \_\_\_\_\_ SAM ☐

PHONE: \_\_\_\_\_

FAX NO: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

The City of Reno will direct all mail on this  
project to the one person designated above.  
The above information is required.

ALL PRINCIPALS IN THE FIRM SHALL BE  
IDENTIFIED

\\rms\Planning\Applications\Development Application No. 1 - 12/28/04



## OWNER AFFIDAVIT

Sam ☐

I am an owner of property/authorized agent involved in this petition and that I authorize \_\_\_\_\_ to request development related applications on my property. I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, in \_\_\_\_\_, Nevada.  
(date) (City)

Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Signed: \_\_\_\_\_

## APPLICANT AFFIDAVIT

5 Am ☐

I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I declare under penalty of perjury that the foregoing is true and correct.

Executed on \_\_\_\_\_, in \_\_\_\_\_, Nevada.  
(date) (City)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signed: \_\_\_\_\_

## APPLICATION REQUIREMENTS

The administrator reserves the right to require additional information on any application prior to determining that it is complete. **Turning in incomplete applications may be grounds upon which the City may recommend denial or deny the project.**

**APPLICATIONS** Originals shall be unbound with two hole punch at top of application. Copies shall be collated and bound into separate packets of the following:

- ☐ Application Form(s)
- ☐ Owner's Affidavit, Applicant Affidavit
- ☐ If there is a mobile home park within 750 feet, provide the park parcel number, name, and address.
- ☐ Advisory Board information (**This requirement does not apply to site plan reviews**) **NOT REQUIRED**
- Survey* ☐ Legal Description (legal descriptions for annexations, zone changes and abandonments must be signed and stamped by a land surveyor of the State of Nevada)
- PPA* ☒ 8-1/2" x 11" Site Plan (see map guidelines)
- ☒ 8-1/2" x 11" Zoning/Vicinity Map (see map guidelines)
- ☒ 24" x 36" Colored Display Map (**1 copy only for original application**)
- ☒ 24" x 36" Non-Colored Display Map
- ☒ 8-1/2" x 11" Color Building Elevations
- ☒ 24" x 36" Building Elevations (original to be in color)
- WAD* ☐ 24" x 36" Preliminary Grading and Drainage Plan (if applicable)
- Dmg* ☐ 24" x 36" Preliminary Landscape Plan (if applicable) - may be part of the site plan - SEE CHECKLIST
- \*\*Minimum map scale for grading and utility maps is 1 inch = 60 feet.**
- FOLD ALL 24" X 36" MAPS TO APPROXIMATELY 9" X 12"**
- PPA* ☐ Calculate handicap parking spaces and regular parking spaces
- ☐ Information on signage
- ☐ Exterior lighting
- ☐ Slope map (for hillside developments)
- ☐ Supporting Information
- ☐ Application Requirements Checklist
- Sam* ☐ Check or Money Order

Original Application and Twenty copies for the following applications:

Master Plan Amendment  
Tentative Map

☐ Original Application and Fifteen copies for the following applications unless filed with one of the above-noted requests:

☐ Special Use Permit  
Variance  
Zoning Map Amendment

Original Application and Ten copies for the following applications unless filed with one of the above-noted requests:

Abandonment  
Site Plan Review  
Annexation

Additional copies may be requested on a case-by-case basis dependent on distribution requirements.

### Cooperative Planning

Original application and 26 complete copies including the Cooperative Planning application and requirements are required.

\*There are additional application requirements - see the Cooperative Planning application.

Projects of Regional Significance, add:

- ☐ Six (6) copies of a Traffic Study
- ☐ One (1) copy of the application should be delivered to Regional Planning

Tentative Maps; Parcel Maps with at least one parcel of 2.5 acres or less; Special Use Permits and Site Plan Reviews where the site is greater than one acre or where cut slopes exceed 20' and fill slopes exceed 10', add:

- ☐ Preliminary Grading and Drainage Plan

Forms\Planning\Application\Development Application No. 2 - 6/21/04

## APPLICATION PROCESSING

1. Submittal Dates:

Applications for minor deviations, site plan reviews, parcel maps, reversions to acreage or boundary line adjustments may be submitted any regular business day.

Master Plan Amendments are accepted on the first business day of each calendar quarter (January, April, July, October). See submittal date list for exact dates.

All other applications are accepted on approximately the first or the fifteenth of each month. See submittal date list for exact dates.

2. For all cases which require a public hearing, the contact person identified on the application will be sent a letter acknowledging receipt of the application and any committee meetings requiring their attendance.

3. The following applications require a hearing before either the Reno City Planning Commission or Board of Adjustment.

Master Plan Amendment	Variance
Special Use Permit	Zoning Map Amendment
Tentative Map	

The following applications go directly to the City Council, unless bundled with another application which requires Planning Commission or Board of Adjustment review:

Abandonment	Development Agreement
Annexation	

4. Notice:

Master Plan Amendments, Special Use Permits, Site Plan Reviews, Tentative Maps, Variances, Annexations and Zoning Map Amendments: All property owners within 750 feet of the subject site boundaries will be notified by mail regarding the project and the time, date and location of the hearing.

Abandonment: Abutting property owners will be notified by mail regarding the project and the time, date and location of the hearing.

The applicant is responsible for posting the site within fourteen (14) days of the administrator accepting an application for a Master Plan amendment, site plan review, special use permit, variance or zoning map amendment request. Posting notices will be provided by the administrator.

5. At the hearing, the applicant and all other interested parties will be heard. The protocol is as follows:

Staff	Five (5) minutes
Applicant	Fifteen (15) minutes total (no rebuttal time); or ten (10) minutes presentation, five (5) minutes rebuttal
Opponents/ Interested Persons	Fifteen (15) minutes per group or three (3) minutes each per person

6. Decisions: Following the hearing, the Planning Commission or Board of Adjustment will make its recommendation (approval, denial, or table pending more information or site inspection). After a recommendation staff will notify the City Clerk's office of the action.

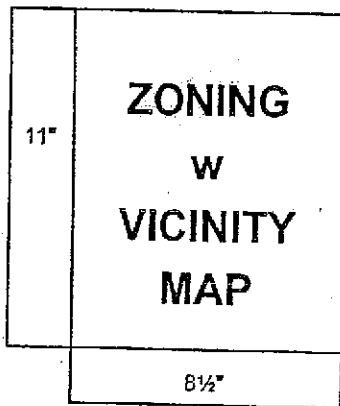
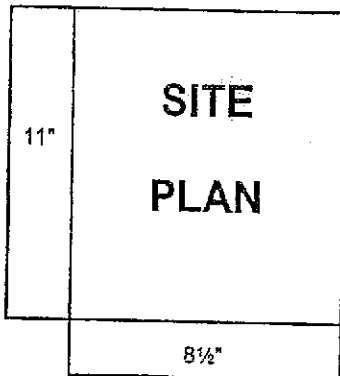
**The Board of Adjustment and Planning Commission are the final decision makers on variances and special use permits which are not part of a multiple request application. The Planning Commission is the final decision maker on tentative maps. Applications may be approved with one hearing unless it is appealed.**

The City Council is the final decision maker on appealed cases, abandonments, annexations, development agreements, master plan amendments and zoning map amendments. However, projects of regional significance, and Master Plan amendments must be found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission.

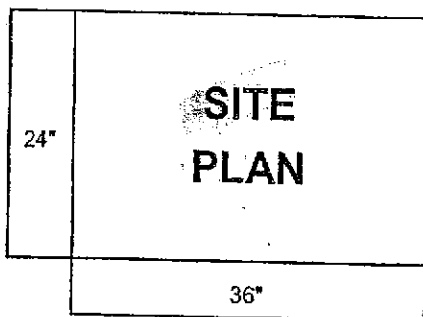


## MAP GUIDELINES

### 8 1/2" X 11" MAPS



### 24" X 36" DISPLAY MAP



TWO 8 1/2" X 11" MAPS AND ONE 24" X 36" DISPLAY MAP ARE REQUIRED WITH EACH PACKAGE.

1. On the FIRST 8 1/2" x 11" page include:

- Property lines
- Existing buildings, fences, parking spaces and landscaping
- Building setbacks from property line
- Existing and proposed construction
- Proposed landscaping and signage
- A scale note or graphic and North arrow

2. On the SECOND 8 1/2" x 11" page include:

- Zoning (a scale of 1" = 500' is preferred and photocopies of our base zone maps are available for this purpose at a charge of \$1.00 per 8 1/2" x 11" page).
- Major streets in the area
- Schools, churches or parks in the area
- City and County limit areas (if applicable)
- Location of subject site (Shaded and Labeled)

3. One additional copy of the 24" x 36" Site Plan needs to be COLORED according to the color code provided. (Please FOLD the display map.) DO NOT MOUNT MAPS.

#### CITY OF RENO COLOR CODE

NON-IRRIGATED LAND	(Sand)
IRRIGATED LAND	(Lt. Grass Green)
PAVEMENT AND WALKWAYS	(Lt. Gray)
DEVELOPED AREA	(Mustard Yellow)
NON-IRRIGATED LAND	Open land left natural
IRRIGATED LAND	Open land painted w/trees, shrubs, grass

4. Building elevations existing and proposed at 8 1/2" x 11" and 24" x 36". Photographs may be submitted for existing buildings.



## PROJECTS OF REGIONAL SIGNIFICANCE

1. The project will require a change in zoning, a special use permit, an amendment to a master plan, a tentative map or other approval for the use of land which, if approved, will have an effect on the region of increasing:
  - (a) Employment by not less than 938 employees;
  - (b) Housing by not less than 625 units;
  - (c) Hotel accommodations by not less than 625 rooms;
  - (d) Sewage by not less than 187,500 gallons per day;
  - (e) Water usage by not less than 625 acre feet per year; or
  - (f) Traffic by not less than an average of 6,250 trips daily.
2. The project is:
  - (a) An electric substation;
  - (b) A transmission line that carries 60 kilovolts or more;
  - (c) A facility that generates electricity greater than 5 megawatts;
  - (d) Natural gas storage and peak shaving facilities;
  - (e) Gas regulator stations and mains that operate over 100 pounds per square inch;
  - (f) A performing arts center with 750 or more seats; or
  - (g) A convention facility of 80,000 square feet or more.
3. The project is a geothermal wellfield gathering system and power generation facility or a mining operation on any land shown on the Regional Land Use Diagram or within 20 miles of any land shown on the Regional Land Use Diagram. Sand, gravel and aggregate pits for construction projects within the Truckee Meadows are specifically excluded from this guideline.
4. The project is a social service facility, such as, but not limited to, a homeless shelter or residential alcohol or drug treatment center, addressing the needs of 25 or more persons, which is proposed to be located within 1/2 mile of an adjacent jurisdiction's boundary or Sphere of Influence boundary. Day care facilities for children are specifically excluded from this guideline.
5. The project is located or partially located in an area designated on the map titled "Potential Wetlands, Stream Environment and Regionally Significant Hydrologic Resources Map", and the developer of the project does not propose to leave the designated area in its natural state.
6. The project contains average slopes of 15% or greater, as determined by a site specific analysis of slopes, and the developer does not propose to leave the percentage of land specified in Exhibit 4 in the Truckee Meadows Regional Plan in a natural state. A project that is not in strict compliance with the numerical standards of Exhibit 4, but that is determined by a local government to be developable without significant effects on slope stability, erosion and the visual impact of the development when viewed from other areas and to be consistent with regional design guidelines used by local governments to help interpret Exhibit 4, shall be determined to be in compliance with the provisions of Exhibit 4.
7. The project site contains an historic, archeological or cultural resource and the developer does not agree to:
  - (a) abide, by the provisions of an Archeological Program that has been adopted by a local government and which is in conformance with policy 25b of the Regional Plan; or
  - (b) in the absence of an adopted Archeological Program, to follow mitigation measures approved by the Washoe Tribe, the Pyramid Lake Paiute Tribe, the Reno-Sparks Indian Colony and the State Division of Historic Preservation and Archeology with respect to resources that are either on or eligible for inclusion on the National Register of Historic Places.
8. The project is a capital improvement program of the Washoe County School District.
9. The project is a new or significantly expanded regional solid or hazardous waste management project.

The determination as to whether or not a project meets any one of the criteria listed above shall be based on the total size of the project, including all phases, additions, expansions, and the master planned development of any adjoining vacant land available for development and controlled by one developer or owner to establish the cumulative total size of the project.

## PRELIMINARY LANDSCAPE PLAN

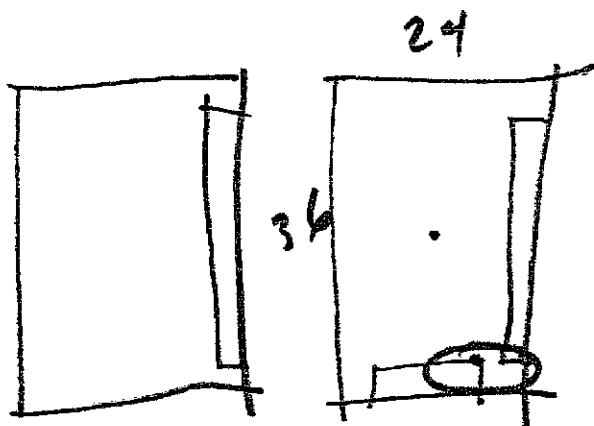
### SUBMITTAL REQUIREMENTS

#### CHECKLIST

The plan shall, at a minimum, identify all areas to be landscaped and include area and tree calculations, water regime, and general types of landscaping proposed for the areas.

	REQUIREMENT	✓
1.	Identification of all areas to be landscaped	<input type="checkbox"/>
2.	Area and tree calculations	<input type="checkbox"/>
3.	Water regime (type of irrigation)	<input type="checkbox"/>
4.	General types of landscaping proposed for the area	<input type="checkbox"/>

Done



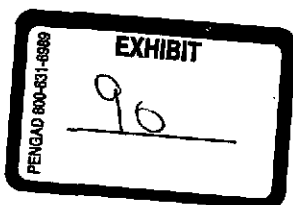
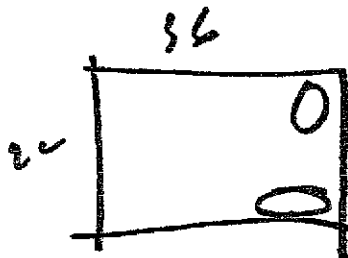
Ann

1. CIRCLES
2. PRINT FROM  
PRINT DWG

NO. 3. Survey

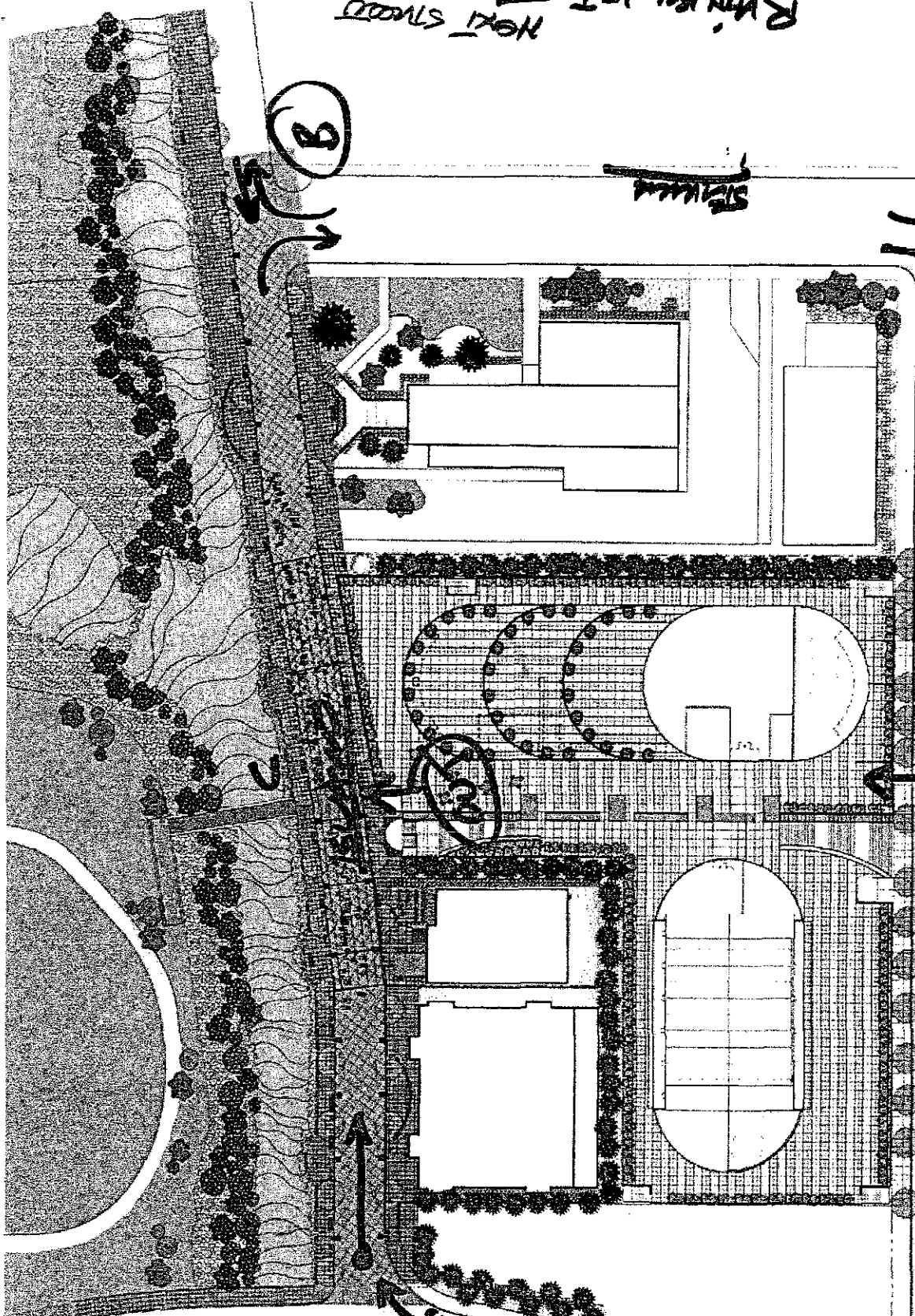
NO. 4 CIVIL

5. DIV. OF CIVIL  
Survey  
~~CIVIL~~



RAIN BLVD  
NEXT STREET

STEPHAN, AIA, CSI, NCARB  
ARCHITECT  
FISHER FRIEDMAN ASSOCIATES  
DESIGN CONSULTANT



COUNT

SITE PLAN

ONE WAY

MCKINSTRON

MS

EXHIBIT

91

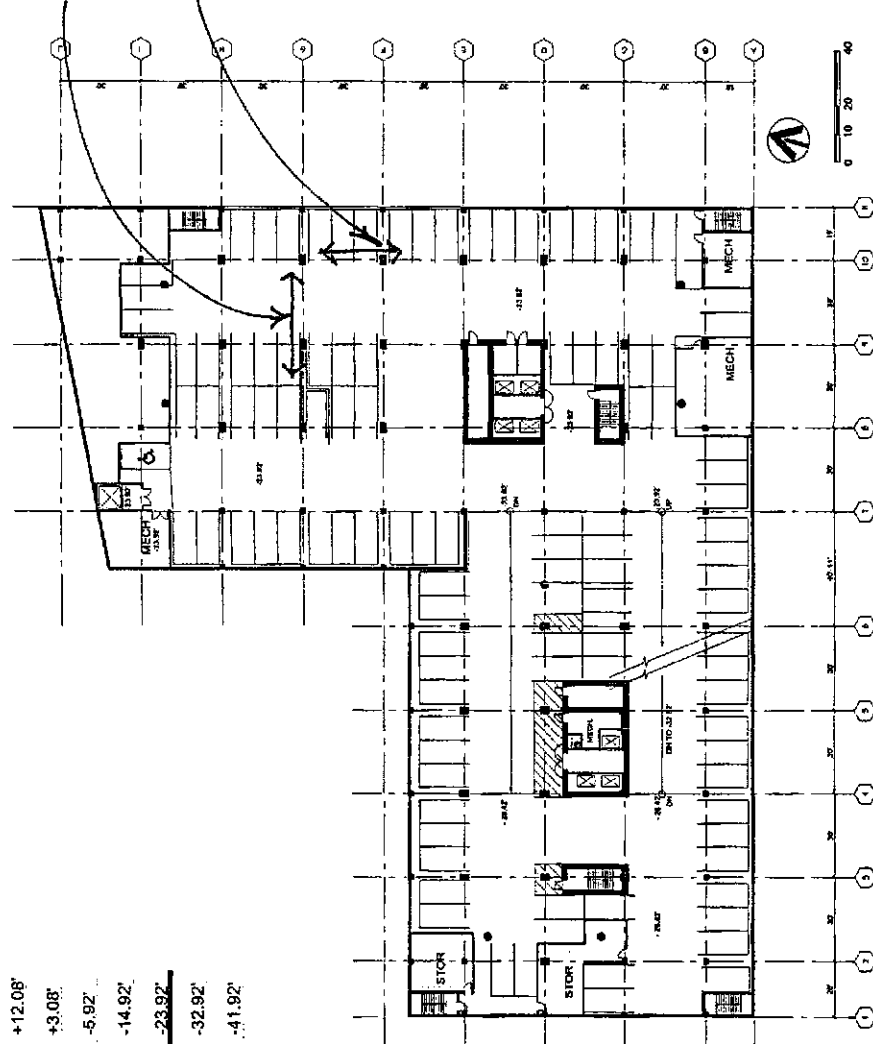
PENGAD 800-431-5888

Post-it® Fax Note 7671

Date	8/14/06	# of pages	1
To	MICHAEL G.		
Co./Dept.	NYA		
Phone #	415 392 9605		
Fax #	415 392 9605		
From	NATHAN		
Co.	FPA		
Phone #	510 421 1666		
Fax #	510 421 1666		

MIKE: A QUESTION.  
 IF WE HAD DROPPED  
 BEAMS RUNNING THIS  
 WAY AT THE GRID LINES,  
 DO WE HAVE TO HAVE  
 THEM RUNNING THE OTHER  
 WAY AT THE GRID LINES  
 OR CAN THIS DIRECTION  
 JUST BE FLAT UNDERSIDE  
 OF SLAB?  
 — DAVID TRITT

PODIUM	+44.08'
G1	+30.08'
G2	+21.08'
G3	+12.08'
G4	+3.08'
G5	-5.92'
G6	-14.92'
G7	-23.92'
G8	-32.92'
G9	-41.92'



GARAGE @ -23.92'  
 108 PARKING STALLS

PANO TOWERS

June 1, 2006  
 May 24, 2006  
 APRIL 7, 2006  
 COPYRIGHT 2006 MARK B. STEPPAN, AIA, CSI, NCARB  
 MARK B. STEPPAN, AIA, CSI, NCARB  
 ARCHITECT  
 FISHER FRIEDMAN ASSOCIATES  
 DESIGN CONSULTANT



General Contractor, Design-Build, Design-Assist,  
Construction Manager at Risk, Agency Construction Manager

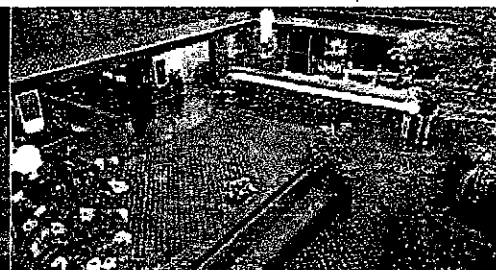
CURRENT BIDS

CURRENT PROJECTS

WHAT'S NEW

Today: November 16, 2005

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What's New

### News:

11-1-2005

#### Patrick Schlosser Named Chief Operating Officer Taking the Lead

(Reno, NV) Clark & Sullivan, President and Chief Executive Officer B.J. Sullivan announced today that Pat Schlosser has been named chief operating officer of the company.

Pat has been with Clark & Sullivan since 1986, most recently serving as area manager for the Las Vegas office. In his new role, he will oversee all operations for the Reno, Las Vegas, and Sacramento offices.

"Throughout his career with Clark & Sullivan, Pat has played an integral role in many projects and in the company," said Sullivan. "Pat will bring enthusiasm and experience to our construction operations in the Nevada and California markets, and help guide the growth of the company."

Pat earned a Bachelor of Science in Civil Engineering from the University of Wisconsin-Plattville. He is a registered Professional Engineer in Nevada and California and is involved in the Associated General Contractors of America, the Design-Build Institute of America and the United States Green Building Council. He has been involved with such projects as the Nevada Supreme Court Building, UNLV Dayton Complex, Spanish Springs High School, North Valley High School, The Paul Laxalt-Mackey School of Mines at the University of Nevada, MGM/Mirage Design Center, High Desert State Prison Industries, The Loux Center at CCSN, the latest addition to the Reno-Sparks Convention Center, and the recently completed North Las Vegas Justice Facility.

© 1998 - 2005 CLARK & SULLIVAN  
Las Vegas 702.798.5400 | Reno 775.355.8500 | Sacramento 916.338.7707  
Design & Hosting By: **GBIS Web Design**



<http://www.clarksullivan.com/new/index.php?click=news&click2=newsletter&details=on&id=33>

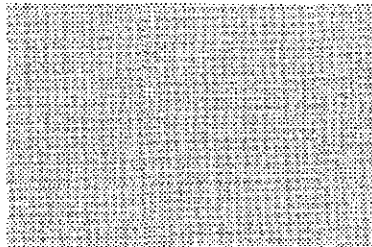
11/16/2005





CLIENT CENTER | SITE M

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MAPPING / SURVEYING****E-MAIL:  
WATER RESOURCES****E-MAIL: CONSTRUCTION  
MANAGEMENT****E-MAIL: WATER SUPPLY****E-MAIL:  
TRANSPORTATION****CORPORATE OFFICE**

3301 C Street, Building 100-B  
Sacramento, California 95816  
916-341-7760 Fax 916-341-7767

**SAN FRANCISCO OFFICE**

1005 Sansome Street, Suite 330  
San Francisco, California 94111  
415-627-0777 Fax 415-627-0778

**OAKLAND OFFICE**

580 2nd Street, Ste 200,  
Oakland, California 94607  
510-208-2400 Fax 510-208-2401

**SALINAS OFFICE**

1093 South Main Street, Suite #103  
Salinas, California 93901  
831-771-1150 Fax 831-771-0529

**LAS VEGAS OFFICE**

9900 Covington Cross Drive, Suite #102  
Las Vegas, Nevada 89144  
702-434-2953 Fax 702-434-2957

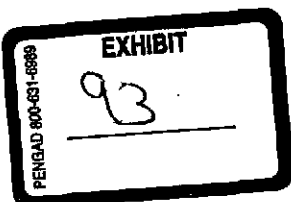
**RENO OFFICE**

575 Double Eagle  
Reno, Nevada 8  
775-823-4068 Fax 1

**775.823.4066 FAX****MODESTO OFFICE**

1012 11th Street, Suite 101  
Modesto, California 95354  
209-549-7060 Fax 209-549-7061

*SPOT CHECKS  
VM  
12/29/05  
CHRISTY*



# Address Book for Nathan Ogle

Wood Rodgers Inc - Wood Rodgers Inc

*RENO*

W

Wood Rodgers Inc

Civil  
Scott ?

*CHRISTY*

Reno

Note:

Wood Rodgers Inc  
(775) 823-4068  
575 Double Eagle CT  
Reno, NV 89521  
Fax 775-823-4066

**Nathan Ogle**

**From:** Nathan Ogle [nathan@fisherfriedman.com]

**Sent:** Wednesday, October 13, 2004 12:47 PM

**To:** 'Arthur Ralston'

**Subject:** MGM Mirage Follow-up Information

HIGH RISE PROJECT CURTAIN WALL SUBCONTRACTORS

UCSF MISSION BAY STUDENT HOUSING PROJECT

**Walters & Wolf**

Paul R. Kendall

Phone: 510-490-6006 Ext 2277

Mobile: 51-733-0822

[paulk@waltersandwolf.com](mailto:paulk@waltersandwolf.com)

41450 Boscell Road,

Fremont, CA 94538-3190

**AVALON BAY TOWERS**

**US Glass & Aluminum**

Dennis Smith

Phone: 503-636-0924

2117 Hillcrest Drive

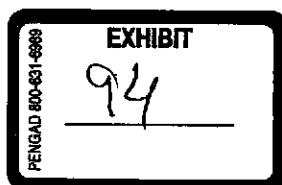
West Linn, OR 97068

1 STEVE FOST

MIKE CHAMIN  
CTS ERECTORS  
925 820 8113  
SAN RAMON  
PERIN BUILD

3387707

10/13/2004



AA4303

STEPPAN 2090

**Nathan Ogle**

---

**From:** David Snelgrove [dsnelgrove@WoodRodgers.com]  
**Sent:** Monday, January 30, 2006 1:38 PM  
**To:** nathan@fisherfriedman.com  
**Cc:** Nathan James; Jon Bailey  
**Subject:** FW: Needed Building Floor Plans for Tentative Map (BSC Towers)

Nathan:

The e-mail provided below was offered by Nathan James of our staff, noting the levels/footprint information that he did not have to create the Tentative Map. Could you forward these on to him at [njames@woodrodgers.com](mailto:njames@woodrodgers.com). Please call with any questions or information that may help if there are any special issues with these levels.

Thanks.

Dave

---

**From:** Nathan James  
**Sent:** Monday, January 30, 2006 11:56 AM  
**To:** David Snelgrove  
**Subject:**

For building 2 I don't have the floor plan for the 27<sup>th</sup> floor, for Building 1 I don't have the floor plan for the 40<sup>th</sup> floor & for the parking garage I don't have the floor plan for the lowest level of the garage.



1/30/2006

AA4304

STEPPAN 0163

$\frac{1}{2}$  D. Snelgrove TC: WARD/ DAN GUSTIN

1. EXTRA parking
2. CHURCH / New church in building  
Futrell Jeffery / Epistone
3. 40 stories to next?

VEKW

FILE / COPY

775-745-0788  
cel  
Nathan Ogle

**From:** Jon Bailey [jbailey@WoodRodgers.com]  
**Sent:** Thursday, January 12, 2006 3:59 PM  
**To:** Nathan Ogle; Scott Christy  
**Cc:** samcaniglia; amy chu; David Snelgrove; Andy Durling  
**Subject:** Caniglia Project

Nathan,

It sounds like we will be submitting on the 17th, per a conversation Scott Christy had with Mr. Caniglia. Paul S. will be providing a letter for the traffic analysis, and our civil group will be preparing the drawings to meet the grading and drainage requirements set forth in the tentative map checklist. Please let us know what other assistance you will need to complete the package. We will offer whatever assistance we can from now until the submittal deadline. Please feel free to contact me with any questions at 775-823-4058. Contact info for the other key people here is included below.

Scott Christy--823-4052

Dave Snelgrove-- 828-7742

Andy Durling--823-5211

Best Regards,  
JB

-----Original Message-----

**From:** Nathan Ogle [mailto:nathan@fisherfriedman.com]  
**Sent:** Friday, January 06, 2006 4:43 PM  
**To:** Scott Christy; Jon Bailey  
**Cc:** 'samcaniglia'; 'amy chu'  
**Subject:** Reno Project Information Attached

John,

Great to talk to you regarding the Reno project for Sam Caniglia. As discussed, we are forwarding the following:

1. Attached survey
2. Ftp site download information below for the base cad files
3. Facsimile plans, sections, and elevations for you use.

We have posted all the updated CAD files and a pdf package of the Reno Elevations and section renderings onto our FTP site in the Reno folder. Please follow the instruction below to retrieve the files. If you have any questions, please contact us.

#### Accessing FFA's FTP site

FFA's ftp site is not accessible using a browser.  
Use any ftp application with the following account info:

IP: 72.18.232.3  
Account Username: reno  
Account Password: highrise

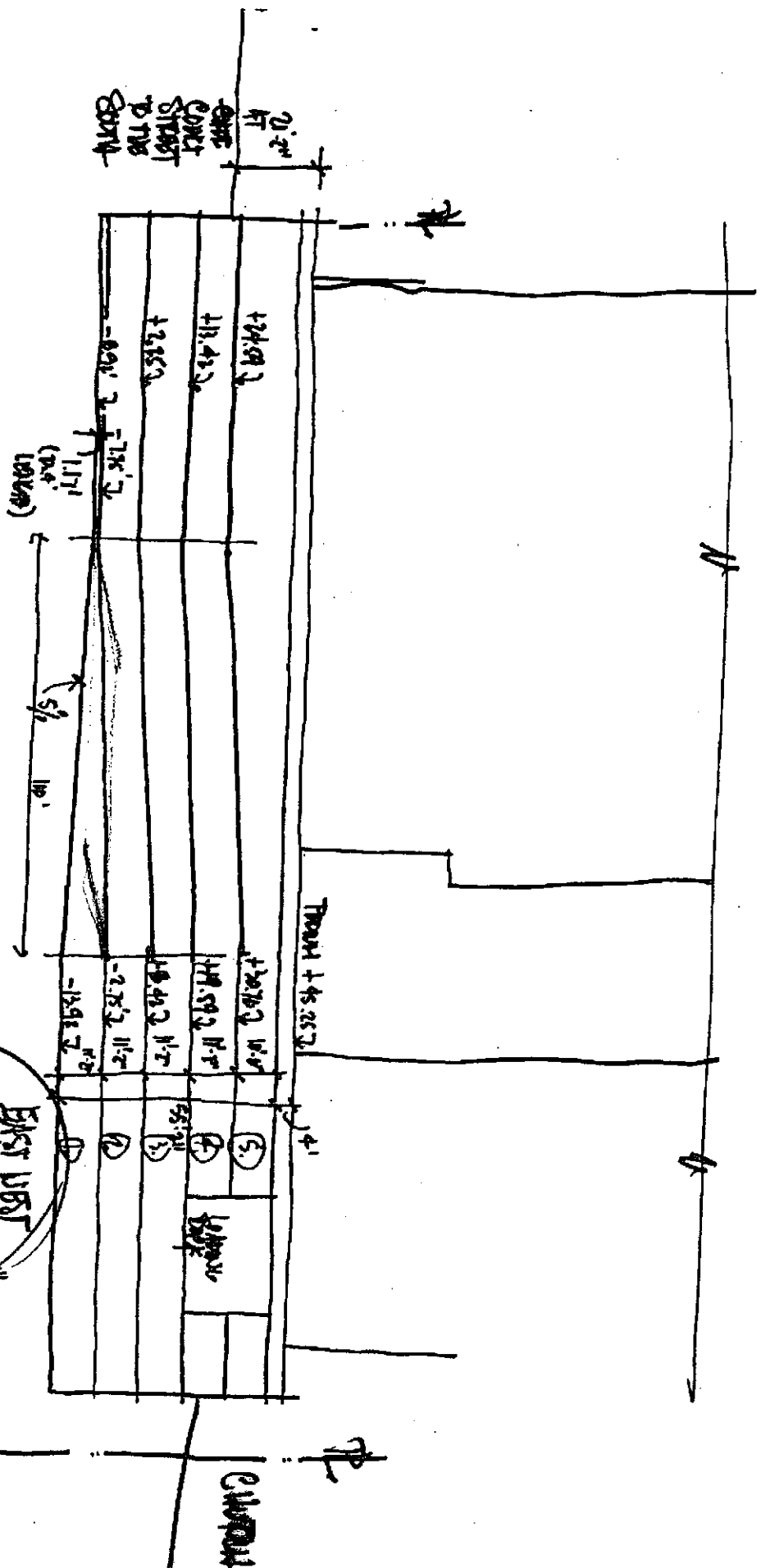
Click [here](http://www.download.com/Core-FTP-LE/3000-2160_4-10453603.html?tag=lst-0-1) <[http://www.download.com/Core-FTP-LE/3000-2160\\_4-10453603.html?tag=lst-0-1](http://www.download.com/Core-FTP-LE/3000-2160_4-10453603.html?tag=lst-0-1)> to download Core FTP Lite, an excellent free ftp application if required.

Call with any questions

**Nathan Ogle, AIA**  
Vice President

Fisher Friedman Associates  
1485 Park Avenue, Suite 103  
Emeryville, CA 94608  
510.420.1666  
510.420.0599 fax  
[www.fisherfriedman.com](http://www.fisherfriedman.com) <<http://www.fisherfriedman.com>>

<< File: CourtStreetHR.dwg >>



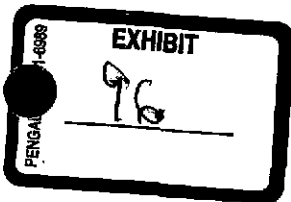
$$SX = 117$$

$$X = 23.4'$$

$$SX = 558$$

$$X = 111.4'$$

EXISTING STREET SECTION  
 11'-2" = 11.17'





8-16-06

6-14-06

6-26-06

#### Wingfield Towers Parking Schemes

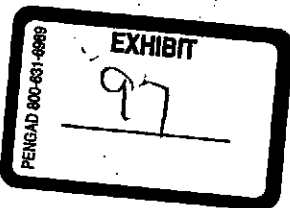
1. 6 levels of garage (bottom level at -14.92') without additional parking on church property and no parking machines = 518 PARKING SPACES
2. 6 levels of garage with 38 parking machines on the top level (+30.08') only without additional parking on church property = 556 PARKING SPACES
3. 6 levels of garage with 62 parking machines on bottom level (38,700 SF lowered to -16.52') and 38 parking machines on the top level (+30.08') without additional parking on church property = 618 PARKING SPACES
4. 6 levels of garage without parking machines (bottom level at -14.92') with additional parking on church property = 660 PARKING SPACES
5. 6 levels of garage with parking machines on the top and bottom levels plus additional parking on church property with parking machines on the top level of the church property garage = 793 PARKING SPACES
6. 7 levels of garage with parking machines on the top and bottom levels without additional parking on church property = 711 PARKING SPACES. In this scheme the podium level is raised 5' to 25' above Court Street and the bottom level, the new 7<sup>th</sup> level, is lowered down 7.6' to -22.52' below Island Drive.
7. Valet parking scheme: 5 levels of parking machines with the lowest level at -13.92' and the podium level raised 1'-2" to +45.3' = 697 PARKING SPACES. 584 of these are in parking machines (292 machines) and 113 are on concrete floor as single spaces at the 5% sloped ramps. (Note: this compares to the equivalent envelope described in scheme 2 above of 556 parking places. Therefore, in the same envelope there is a 141 gain in parking places.)

11/9/08

650,000# of Living Area  
minus say 20% Com Area  
equals 520,000#

2500 ft  
3000 ft  
3500 ft  
4000 ft  
4500 ft  
5000 ft  
5500 ft  
6000 ft

✓ 30	P.H.	@ 3000 #	=	90,000 #
80	3 br	@ 2000 #	=	160,000 #
160	2 br	@ 1100 #	=	176,000 #
130	1 br	@ 700 #	=	91,000 #
<u>400 ft</u>				<u>517,000 #</u>



11/9/02

650,000<sup>#</sup> of Living Area  
minus say 20% Comm Area  
equals 520,000<sup>#</sup>

1500	✓ 30 PH @ 3000 <sup>#</sup>	=	90,000 <sup>#</sup>
1400	20 B3 BR @ 3000 <sup>#</sup>	=	160,000 <sup>#</sup>
1300	160 B2 BR @ 1100 <sup>#</sup>	=	176,000 <sup>#</sup>
1200	130 B1 BR @ 700 <sup>#</sup>	=	91,000 <sup>#</sup>
1100	400 <sup>#</sup>		
1000			
900			
800			
700			
600			
500			
400			
300			
200			
100			
0			
			517,000 <sup>#</sup>

PARKING REQ.

1 BR	130 UNITS	130 SPACES
2 BR	160 UNITS	240 SPACES
3 BR	80 UNITS	120 SPACES
PH	30 UNITS	45 SPACES
OUTST PARKING		40 SPACES

HC. 2% of 600

12 SPACES

575 SPACES

NOT INCLUDING RETALS

Bldg #2: 23 floors @ 7 / floor = 161 units  
 (4 2BR, 2 1BR, 1 STUDIO)  
 $92 \quad 46 \quad 13 = 161$

Bldg #1: floors 2-16

15 floors x 5 2BR = 75  
 x 5 1BR = 75  
 x 1 STUDIO = 15

165 UNITS

4 UNITS

2 2BR + 2 3BR

floor 17 —  
 floor 18-30

Frigger  
 1. Diagrams  
 2. Additional Plans  
 11 Complete level

13 floors x 3 2BR = 39  
 2 1BR = 26  
 1 1BR/DEN = 13  
 1 3BR = 13  
 1 STUDIO = 13

8 UNITS/FLOOR = 104 UNITS

Floors 31-35: 5 Floors x 5 2BR = 25 2BR UNITS

Floors 36-37 = 4 penthouses + 2 2BR = 6 UNITS

Floors 38 & 39 = 2 penthouses

467 UNITS + 4 more = 471

BLDG. # 2

7/UNITS/FLOOR	X	(23)	161
42BR. 2BR/FL	X	(23)	92
21BR 1FL	X	(23)	46
1 STUDIO 1FL	X	(23)	23
OFFICE FLOOR		3	

1 POOL

161 UNITS

Bldg. I

2-16

5 2BR/FL.	X 15	75
5 1BR/FL	X 15	75
1 STUDIO/F.	X 15	15

165

FLOOR # 17

2 2BR/FL	X 2
2 3BR/FL	X 2
+ MEP.	

4

FLOOR 18-20

3 2BR/FL	X 13	39
2 1BR/FL	X 13	26
1 1BR + DEN/FL	X 13	13
1 3BR	X 13	13
1 STUDIO.	X 13	13

RESIDENTIAL PROJECT IN RENO NEVADA

project# 0515  
3/24/2006

Building 1		unit tabulation							total units @ similar floors
number of floors	Floor #	studio	1 bdrm	1 bdrm / den	2 bdrm	3 bdrm	penhouse	units / floor	
1	40	mechanical							0
2	39						2	2	2
2	38								
2	37				1		4	6	6
	36				1				
	35				5			5	
	34				5			5	
	33				5			5	
	32				5			5	
	31				5			5	
	30	1	2	1	3	1		8	
	29	1	2	1	3	1		8	
	28	1	2	1	3	1		8	
	27	1	2	1	3	1		8	
	26	1	2	1	3	1		8	
	25	1	2	1	3	1		8	
	24	1	2	1	3	1		8	
	23	1	2	1	3	1		8	
	22	1	2	1	3	1		8	
	21	1	2	1	3	1		8	
	20	1	2	1	3	1		8	
	19	1	2	1	3	1		8	
	18	1	2	1	3	1		8	
1	17				2	2		4	4
	16	1	5		3			11	
	15	1	5		6			11	
	14	1	5		5			11	
	13	1	5		5			11	
	12	1	5		5			11	
	11	1	5		5			11	
	10	1	5		5			11	
	9	1	5		5			11	
	8	1	5		5			11	
	7	1	5		5			11	
	6	1	5		5			11	
	5	1	5		5			11	
	4	1	5		5			11	
	3	1	5		5			11	
	2	1	5		5			11	
1	1	lobby							0
total		28	101	13	143	15	6		

TOTAL UNITS in BUILDING 1 306

Building 2		unit tabulation			total
		studio	1 bdrm	2 bdrm	
23 residential floors	1	2			7 per floor
	23	46	92		161 in BLDG 2

GARAGE			unit tabulation			
number of floors	Floor #	F-F H.	1 bdrm	2 bdrm	3 bdrm	units/flr
2	G1	14'		2		2
	G2	7'		2		2

TOTAL UNITS in GARAGE 4

summary		unit tabulation						total/ building
		studio	1 bdrm	1 bdrm / den	2 bdrm	3 bdrm	penhouse	
Building 1		28	101	13	143	15	6	306
Building 2		23	46	0	92	0	0	161
Garage		0	0	0	4	0	0	4
PROJECT TOTAL		51	147	13	239	15	6	471

① 394  
② 471  
③ 499

**BSC Mixed Use Tower**

**Powerpoint Presentation Outline** (revised 03-09-06 by FFA)

- Items with Blue highlight are assumed to be Wood Rodgers Responsibility
- Items with Yellow Highlight are assumed to be Fisher Friedman Responsibilities
- Non-Highlighted Items need to be discussed for Responsibility Assignment

**Team Introduction and Project Vision** (avoid specific project architecture at this stage to focus on vision and large-scale)

1. Introduction to Project and Team *WINDYFIELD. ~~REMANUS~~ PLAZA,*
2. Project location and zoning districts (satellite image with superimposed bldg. & zoning districts). *SITE PLANNING.*
3. Existing site conditions – photos of river corridor and project site & city model photos to show grand scale and massing characteristics.
4. How project fits into downtown development and massing (site model photos and photo/ 3-d model collages)
5. Vision for Reno riverfront – examples of successful riverfront development (San Antonio, etc.).
6. Comparison of "downtown" segment of Truckee River compared to similar portion of San Antonio River Walk (satellite image with annotations & dims.).
7. Similarities between San Antonio river walk uses and structures.
8. Vision for Reno riverfront – landscape renderings.
9. Distant, romantic views (John Marsh renderings). Varying light conditions on building.

**Project Description** (factual, descriptive)

10. Project Summary – FFA / WR
  - a. Total Site Area
  - b. Building Footprint Area
  - c. Tower(s) Footprint Area
  - d. Number of Residential Units
  - e. Office Space
  - f. Retail Space
  - g. Health Club Space
  - h. Podium Level Public Space
  - i. Colored Level Images – Identifying the various levels and uses of the building through a progressive highlighting of floors in elevation view.
11. Parking Analysis
  - a. Number Of Space Required
  - b. Number of Spaces Provided
  - c. Accessible Parking Required
  - d. Accessible Parking Provided
  - e. Excess Parking Space Identification
12. Entry to Building and Uses Through Parking Garage
13. Excess Parking Spaces – What will it be used for – Available for Restaurant, Park Tower Condos, River Festival, Art Town...?
14. Downtown Center Code Analysis – Emphasize Portions Met by Project

*VERTICAL  
WINDYFIELD TOWERS*



- a. Graphic Analysis of Existing Riverfront Buildings – Do they meet the Setback Requirements
- b. Southern Viewline Considerations – photo(s) from North Side of River – Views already blocked of mountains by Park Tower, Church, Courthouse, Riverside Artist Lofts, Siena Hotel
- 15. Transit Corridor Analysis
- 16. Areas Where Code Will be Exceeded – Enhanced/Downtown Sidewalk, Lighting and Furniture Standards While Not in Downtown Redevelopment District

**Architecture and Fly-around (designed to wow)**

- 17. Building Architectural Exhibits
  - a. Fly-around(s)
  - b. View renderings (John Marsh) zooming in to animate (landscape renderings incorporated?
  - c. Shading studies generated from 3-d model (with climate data).
- 18. Flood Plain Review

**Conclusion (end with major benefits of project)**

- 19. Benefits Listing – **All Need to Brainstorm During Meeting(s)**
  - a. Closing – Reiterate High Points
  - b. Intensification of core is encouraged by Truckee Meadows Regional Plan
  - c. Continuation of critical mass creation, downtown Meeting of \_\_\_\_% or most of Downtown Center Plan

650 342 7083 12

# DECAL

RECEIVED

MAR 23 2006

FISHER FRIEDMAN ASSOCIATES

FAX

TO: Dave Snelgrove, Sam Caniglia, Nathan Ogle

TO FROM: Michele Powell

FAX: (775) 823-4066, (510) 548-6164, (510) 420-0599

PAGES: 5 Including Cover

DATE: March 23, 2006

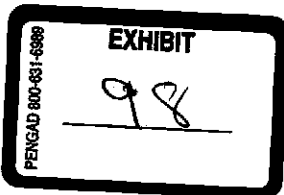
RE: BSC Tower Project - Information Needed

## COMMENTS:

Gentlemen,

Please fill out all areas that are associated with your scope of work and fax back to me as soon as possible. This information is required in order for the fiscal impact analysis to be completed. If you have any questions, please contact me at the office. Thank you and have a great day.

Michele Powell  
Project Coordinator  
775-828-3351



USE 499 UNITS  
+ ADDITION

\* 02 reuse cone  
100 is unapproved

6121 Lakeside Drive, Suite 125, NV 89511 Office: 775-828-3351 Fax: 775-828-3357

## INFORMATION REQUEST FORM FOR FISCAL IMPACT ANALYSIS (RESIDENTIAL)

1. Name of the development:

2. Location of the development:

3. Development's buildout timeframe:

Construction Begins SAM

Construction Ends SAM

4. Total number of residential units constructed in each year of buildout in each tower: (See table below) TBD/SAM

5. Average square feet for residential units

1279 SF (1419 SF w/ BALCONY)

6. Total number of acres in the development:

1.36 ACRE

Number of acres dedicated to construction:

1.36 1.205 ACRE

Number of acres dedicated to open space/common area: 0.95 ACRE

7. Current land assessed value of the total acres in the development: SAM

Assessed value of total acres in the development prior to purchase or development:

8. Average land cost per square foot including improvements and profit and overhead:

9. Average building construction cost (including profit and overhead) per square foot or per unit:



## INFORMATION REQUEST FORM FOR FISCAL IMPACT ANALYSIS (COMMERCIAL)

1. Name of the development

2. Location of development:

3. Development's buildout timeframe:

Construction Begins \_\_\_\_\_

Construction Ends \_\_\_\_\_

4. What types of commercial businesses will be constructed (retail, service, office) in each tower:

5. Total square feet for each use type

Retail 9,800 Office 20,869 SF Service 147,015 SF Other 6,623 SF  
(Please specify)

*MECH/VENT CIRC*

Number of square feet constructed for each use type in each year of the buildout in each tower (See table attached):

6. Average building construction cost (including profit and overhead) per square foot by type (Retail, Service, Office, Other)

Retail \_\_\_\_\_ Office \_\_\_\_\_ Service \_\_\_\_\_ Other \_\_\_\_\_  
(Please specify)

7. Projected retail sales per square foot, if available: \_\_\_\_\_

**COMMERCIAL CONSTRUCTION SCHEDULE**

Year	Tower 1 Commercial Sq. Ft. Constructed				Tower 2 Commercial Sq. Ft. Constructed			
	Retail	Office	Service	Other	Retail	Office	Service	Other
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
20								
TOTAL								

Ken -

10  
2705

● ① Form Follows PARKING

Benson

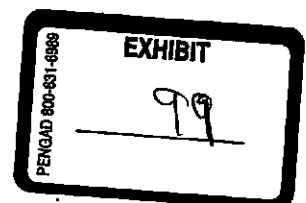
ALISTA

A. W. W. / CANADA

ENCLOS

C+S  
SON'S

NAMEST # CONTRACTS



March 24, 2006

Sam Caniglia  
 BSC Financial, LLC  
 c/o Consolidated Pacific Development, Inc.  
 932 Parker Street  
 Berkeley, CA 94710  
 Via: Email 548 6164

RE: ARCHITECTURAL DESIGN SERVICES CONTINUATION LETTER  
 RESIDENTIAL PROJECT-RENO, NEVADA

Dear Sam,

Pursuant to our Meeting on March 24, 2006, we shall continue to advance the above referenced project in a timely fashion, in order to aggressively advance the presentation materials, powerpoint, meet entitlement obligations, consultant selection and input, pricing support and meeting requirements. The immediate tasks associated with the outcome of our meeting are as follows:

1. Alert the design team and all parties of the Owner directive to amend the City Site Use Permit Application with the updated unit mix as indicated below.
2. Review and implement the new desired unit mix from 394 to 499 units involving adding studio and 1 bedroom units in lieu of some 2 and 3 bedroom units.
3. Issue, in sketch format, the unit mix revisions (plans and project data) for review and comment by March 29, 2006.
4. Review and recommend new parking requirements based on updated unit mix which will include updating/expanding garage levels and considering parking stall lifts.
5. Update square footage takeoffs for the Meridian report based on the 499 units.
6. Issue sketches for review and comment (Dan Gustin vote) for the Ben Franklin type Wingfield historical memorial.
7. Continue to advance the power point presentation materials.
8. Continue to assist in updating the current construction budget.
9. Implement the minor agreed to Addendum 1 Agreement items and investigate the three items pending resolution for consequential damages, successors and assigns and termination expenses.

If you have any questions or need more information please do not hesitate to contact me. We will continue tracking and billing this work effort under the project number 0515-01 and 0515-01R.

Yours Truly,

Nathan Ogle, AIA

Cc: Agreement File  
 Accounting File  
 C. Bosma, DeCal  
 D. Snellgrove, Wood Rodgers

3/29/06

1. WINOFIELD TOWERS NAME CHANGE PERMITS LIST - Email List.

2. RESOLVING 4/4/06 RES ISSUE PP DRAFT

3. FROM PUNZON

TO ONE OF NO BUREAU ACQUISITION LIST



SMA/PMA  
CMR 1305  
RF, WO, DT, JP

# FFA

## BSC Residential Towers

### Coordination Meeting

10am Friday, March 24, 2006

Emeryville, CA

1. Entitlements Update ✓
2. Meeting/Presentation Schedule Update ✓
3. Design Density RF Over view - Need mix -
4. Power Point Update/Script Issue W/O view
5. Architectural Design Budget/Estimation Tower / plant / 180-200
6. Economic Consultant Update
7. Miscellaneous comment

### Summary

1. ~~STRATEGY~~ CHANGE mix FROM 394 SWITCH TO 499

2. STRATEGY - ~~CHANGE~~ UNIT mix AFTER ENTITLEMENTS

\*\*\* 3. MONDAY 394 471 499 / DT TO DOCUMENT. ISSUE 499 SKETCHES

4. 180-200 m. OK BEFORE meeting changes / REBID

5. MEMORANDUM CURRENT \*

6. 15 WORKING DAYS

\* 7. DO SKETCH OF FRANKLIN PARK COCHERE

FROM PLANS  
PMA  
POWERPOINT



PROFESSIONAL PRACTICE INSURANCE BROKERS, INC.

## REQUEST FOR PROJECT POLICY PREMIUM INDICATIONS

Date: 12/5/05 Requested by: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Firm Name: MARK B. STEPPAN, AIA, CSI, NCARB Prime? Yes X No \_\_\_\_\_  
Address: 1485 PARK AVENUE, EMERYVILLE CA 94608 #103  
Project Description: A MIXED-USE DEVELOPMENT INCLUDING FOR-SALE RESIDENTIAL, RETAIL + PARKING. (SEE ATTACHED FOR MORE INFO.)  
Location: RENO, NEVADA  
Owner: BSC FINANCIAL, LLC  
Estimated Construction Cost: \$ 160,000,000.00  
Estimated Total Gross Fees to Design Team: \$ 9,200,000.00  
Period of Design: Begin: 11/05 End: 8/06  
Construction: Begin: 9/06 End: 12/08 EST.

Fee distribution among all consultants (including prime):

(Prime)	Name	Discipline	% of Fees	Practice Policy Carrier
	<u>MARK B. STEPPAN / FFA</u>	<u>ARCH</u>	<u>100%</u>	
	<u>TBD</u>	<u>STRUC.</u>	<u>TBD</u>	
	<u>TBD</u>	<u>LANDSCAPE</u>	<u>TBD</u>	
	<u>TBD</u>	<u>MEP</u>	<u>TBD</u>	
	<u>TBD</u>	<u>ACOUSTICS</u>	<u>TBD</u>	
	<u>TBD</u>	<u>ELEVATOR</u>	<u>TBD</u>	
	<u>TBD</u>	<u>OTHERS</u>	<u>TBD</u>	

Premium Indication(s) Desired:

Limit(s)

Deductible(s)

Extended Reporting Period

professional practice insurance brokers, inc.

10 california street, redwood city, ca 94063-1513 fax:415.366.1455 tel:415.369.5900 lic:0641361

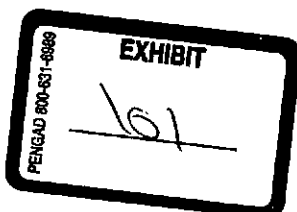
AA4326

STEPPAN 3439

TH  $\frac{12}{5}$  Summit GLASS

- 1. ROS CONTACT
- ✓ 2. VISIT — MONDAY SUM
- ✓ 3. COOP

- ✓ = FAX PLAN. DR. RCP / Survey info
- = Hine summary Form
- = Survey / Engineers / civil
- = Time line / Flow chart
- = Digital pick — MOORE
- /



KE DT  
NS MS

CURTAIN WALK  $\frac{12}{6}$   
MICHAEL MCCONNELL

1. \$ 25/HK vs \$ 65/HK DOWSITE LITRE

2. 201 mission

3. UNTIED CURTAIN WALK  
Pug gasket

FILE / COPY

4. Thick vent

5. DEXCON  
TURNER

6. Size

DEXCON  
PULLI / STEVE DANKER  
MIKE KAIZENSHOT

5'-0" =

10'-0" WINDSPAN

CURTAIN  
JOHN STELLING

7. ENCLER 3ND MEV

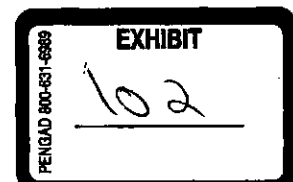
8. SSS mission

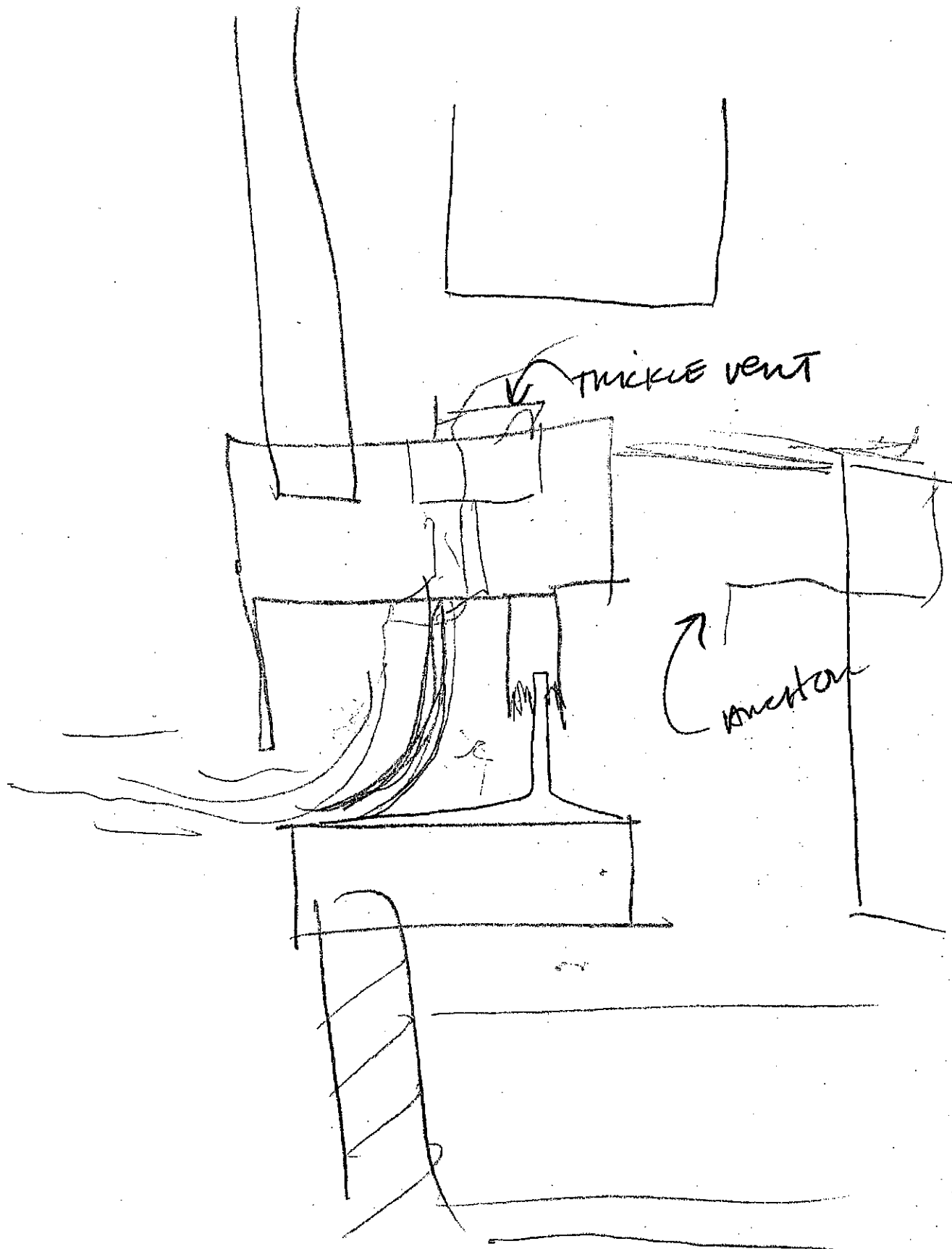
\$ 45 MWT, WASH TEAM

\$ 95 INSURANCE

9. ASI

10. FLEET WOOD / WERSITE  
WATSAU



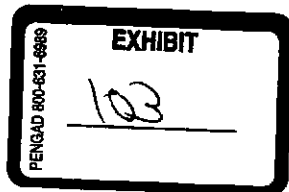


1. MODEL 1,000  
 2. ~~WATER~~ QUE MODEL 2,000

3. SKATEBOARDS ~~2,000~~ 1500 PMA  

$$\begin{array}{r} 1500 \\ \times 8 \\ \hline 12000 \end{array}$$
  
 16,000

4. MATTRESS/INTROSCOPY 10,000  
 5. TRIPS



● ① SHOW UP DATE

~~Vignette~~  
② Vignette # MEMORANDUMS

③ LANDSCAPE SKETCHES

④ MOOSE CAGE AND COUNTRY HOUSE

⑤

ARCHITECT

February 23, 2006

891 4526  
Nathan  
no name

Sam Caniglia  
BSC Financial, LLC  
c/o Consolidated Pacific Development, Inc.  
932 Parker Street  
Berkeley, CA 94710  
Via: Email

Calvin Bosma  
Decal Custom Homes  
6121 Lakeside Drive, Suite 125  
Reno, NV 89511

Via: Email

RE: ARCHITECTURAL DESIGN PRESENTATION SERVICES BUDGET EVALUATION  
RESIDENTIAL PROJECT-RENO, NEVADA

Dear Sam &amp; Calvin,

Based on the information received and forthcoming for the upcoming presentations to City Council Members and Community Group Meetings, below is the estimation of tasks and associated architectural budget estimates with a target date of March 15, 2006 for task completions:

- |  |                                     |                                      |
|--|-------------------------------------|--------------------------------------|
| 1. City Model Base                       | \$845                               |                                      |
| 2. City Model Completion                 | \$2,000                             |                                      |
| 3. Vignette Renderings                   | \$36,000 (12 vignettes @ \$3000 ea) |                                      |
| 4. Landscape Updates                     | \$10,000                            |                                      |
| 5. Shadow Study Updates                  | \$8,000                             |                                      |
| 6. Power Point Presentation              | \$12,000                            |                                      |
| 7. Meetings (10 trips T&M)               | \$30,000                            |                                      |
| 8. FFA General                           | \$40,000                            | (8 hrs / day / day) INCLUDE AIR FARE |
| • Project Manager coordination time      |                                     |                                      |
| • Rodney Friedman time                   |                                     |                                      |
| • Staff coordination time                |                                     |                                      |
| • Additional Council member preparation  |                                     | community agreement                  |
| • Additional Staff member preparation    |                                     | minutes                              |
| • Additional Community Group preparation |                                     |                                      |
| • Contract execution                     |                                     |                                      |
| • Civil Coordination                     |                                     |                                      |
| • Traffic Coordination                   |                                     |                                      |
| • Client Coordination                    |                                     | client meetings                      |
| • Reimbursables                          |                                     |                                      |

Total Estimate \$108,845

If you have any questions or need more information please do not hesitate to contact me. We will continue tracking and billing this work effort under the project number 0515-01 and 0515-01R.

Yours Truly,

Nathan Ogle, AIA

Cc: C.Baty via email  
Agreement File  
Accounting File

NOT INCLUDE  
NO REDESIGN INCLUDE  
ESTIMATE  
MARKETING MATERIALS



1485 Park Avenue, Suite 103,  
p: 510-420-1666

Emeryville, CA 94608  
f: 510-420-0599



February 23, 2006

Sam Caniglia  
BSC Financial, LLC  
c/o Consolidated Pacific Development, Inc.  
932 Parker Street  
Berkeley, CA 94710  
Via: Email

Calvin Bosma  
Decal Custom Homes  
6121 Lakeside Drive, Suite 125  
Reno, NV 89511  
Via: Email

RE: ARCHITECTURAL DESIGN PRESENTATION SERVICES BUDGET EVALUATION  
RESIDENTIAL PROJECT-RENO, NEVADA

Dear Sam &amp; Calvin,

Based on the information received and forthcoming for the upcoming presentations to City Council Members and Community Group Meetings, below is the estimation of tasks and associated architectural budget estimates with a target date of March 15, 2006 for task completions:

1. City Model Base	\$845	
2. City Model Completion	\$2,000	
3. Vignette Renderings	\$36,000 (12 vignettes @ \$3000 ea)	
4. Landscape Updates	\$10,000	
5. Shadow Study Updates	\$8,000	
6. Power Point Presentation	\$12,000	
7. Meetings (10 trips T&M)	\$80,000	
8. FFA General	\$40,000	
Total Estimate	\$188,845	

*includes Joe pm*

*PRINTING plotting blue box  
pm time design time  
at time coordination time (as involved)*

If you have any questions or need more information please do not hesitate to contact me. We will continue tracking and billing this work effort under the project number 0515-01 and 0515-01R.

Yours Truly,

*COORDINATOR  
COMMUNITY MEETINGS prep  
council meeting  
STAFF*

Nathan Ogle, AIA

Cc: C.Baty via email  
Agreement File  
Accounting File

1. INTRO

2. PD ENTIREMENTS  
LANDSCAPE UPDATE

CINC  
LANDSCAPE

- MATHE

- CITY COUNCIL

- PERMITS ENTIRE

- STAFF APPLICATION

- PLANNING COMMISSION

IN MEET 15TH

3. PRESENTATION SCHEMATIC

SHAWON

PINK PINK CONDO

DESSIGN

CAC

DATA

CALIFORNIA ASSOCIATION

MIENES

ARTS COMMISSION

DWIGHT

3 1/2 DESIGN REVISION

4. POWELL POINT UPDATE

- PROJECT DESCRIPTION

- SITE PICTURE

- PERMITS

- LANDSCAPE

- PLANS

- PERMITS

- CITY MODEL

- ~~NEW ESTATE TAXES~~

- VIGNETTES

- SHADOW STUDIES

MARKETING

5. BUDGET EVALUATION

- FINISH MARKETING

6. CONTRACT UPDATE

- SMALL MODEL

7. INSURANCE UPDATE

- NEW ESTATE TAXES

8. PROJECT WORKSIGHT

- PINK/ARTS SHOTS

Civil - wood podgens

CAL KOSWEN  
COLUMBIA UNIVERSITY  
LOUISIANA

1 TASKS

2

3 Contract

4 Consultants

5 Insurance Write-up

6 \* GEO TECH - Amy PEGENHART

7 City Model - Amy

8 Building Heights

9

10 3d Rendering

11 Fly Thru Joe

12 City Model 3d Joe

13 Shadow Study Joe

14

15 Building Plans - CHAD AMY

16 Unit Plans

17 Shear Walls

18 Shafts

19 ELEVATIONS - DAVID

20 Renderings

21 Ground Level

22 Plaza Level

23 STREET SCAPE

24 City of Reno Code Write In

25

26 Las Vegas Tower Booklet

27 Research Website

28

29 IDENTIFY SURVEY MARKERS  
30 MEET w/ HARRY LANE TO REVIEW

\* 31. LIST OF COMPANIES  
TAMM / SARA

32. SARAH GLASS CITY MEETING

33. ELEVATOR INFO COMING

34. WIND TUNNEL TEST UC Davis schedule

35. Project Directing

36. ENTITLEMENT APPLICATION

1. LANDSCAPE UPDATE

2. 1 MODEL UP

3. CMCS

4. CONTRACT

5. CITY MODEL UPDATE MONT BENO

6. POWER POINT

7.

INTERNS - MARK

CHAMBOULE  
10 STORIES, CONDO

CLAUDIA HANSON

1. ENTITLEMENTS AMENDMENT

BAKEN CONCRETE  
CIVIL ENGINEER  
H 31 / SF on super space

CO SITE USE

1. Survey

2. CIVIL

3. LANDSCAPE

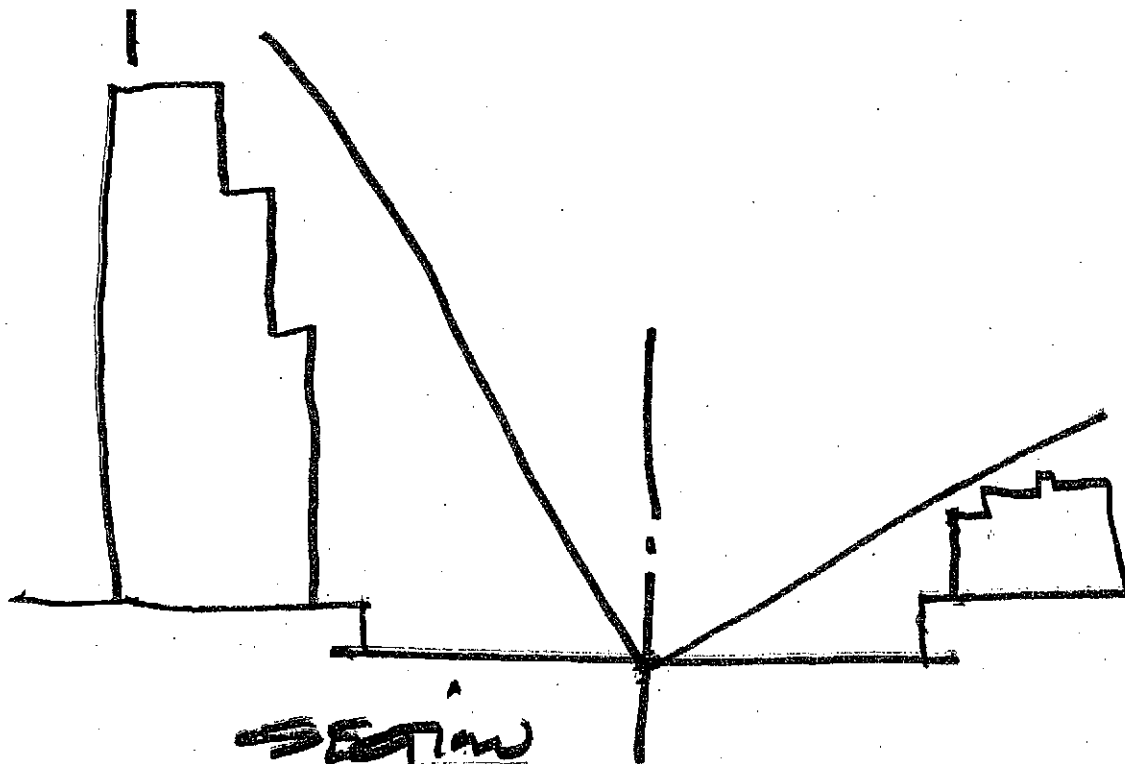
4. LAND MEAS

5. LAND IMPROV

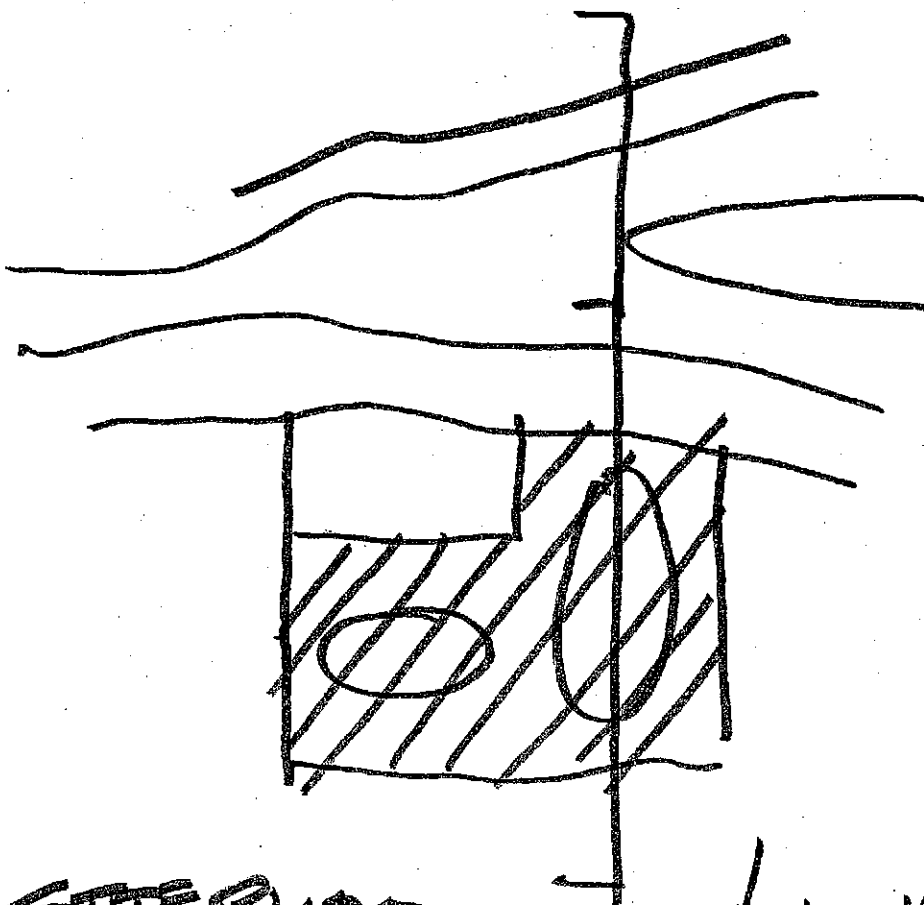
6. UTILITIES

7. MECHAN

8. AN FUSION COMPUTER 3D  
ROOMING



SECTION



SITE PLAN

John Horn



MODE = MEMORY TRANSMISSION

START=NOV-22 12:37

END=NOV-22 12:38

FILE NO.=548

STN NO. COMM. ABBR NO. STATION NAME/TEL NO. PAGES DURATION  
001 OK 5486164 002/002 00:00:26

-FISHER FRIEDMAN ASSOC -

\*\*\*\*\*

- \*\*\*\*\* -

510 420 0599- \*\*\*\*\*

Post-It® Fax Note	7671	Date	11/22	1 of 2 pages
To	SAM	From	NATHAN T	
Co./Dept.	CANIGLIA	Co.	DWMD	
Phone #		Phone #	720 1666	
Fax #	510 548 6164	Fax #	720 1666	

Chapter 18.08 Zoning  
Article III: District-Specific Standards - Base Zoning District  
Section 18.08.303 Special Purpose Base Zoning District  
(d) TRD Truckee River Corridor, Downtown Riverfront S

(3) District-specific development and design standards.

a. Minimum building height.

1. Minimum building height shall be two stories or 25 feet in the following areas:

- i. North and South Esplanade, between Arlington Avenue and Lake Street.
- ii. Sierra Street.
- iii. Virginia Street.
- iv. Center Street.

b. Building setback envelope and maximum building height.

1. North Esplanade and adjacent street frontages.

- i. 1st setback.  
Setback of five feet required between a minimum height of 20 feet and a maximum height of 45 feet.
- ii. 2nd setback.  
Setback of additional five feet required at a maximum height of 100 feet. Floors above 2nd setback shall be stepped back at a minimum ratio of 1:1, building height to setback.
- iii. No maximum height established provided 1.i. and 1.ii. above are met.

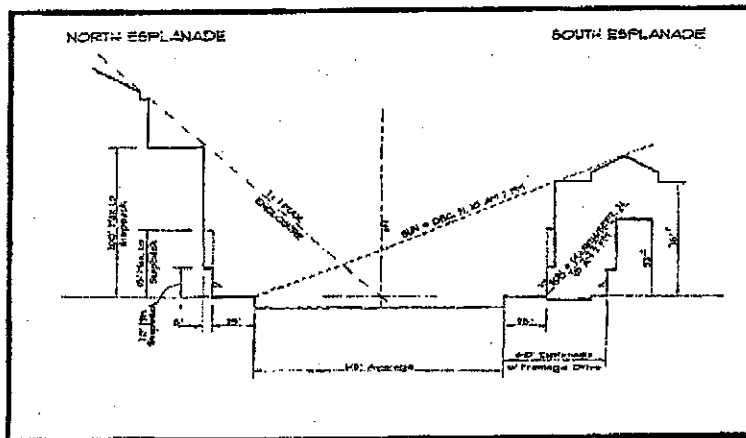
2. South Esplanade Frontage.

- i. 1st setback.  
Setback of five feet required between a minimum height of 20 feet and a maximum height of 45 feet.
- ii. 2nd setback.  
Setback of additional five feet required at a maximum height of 75 feet. Floors above 2nd setback shall be stepped back at a minimum ratio of 2:1, building height to setback to maintain solar access on the North Esplanade.

3. Along street frontages not listed.

No maximum.

FIGURE 18.08-8 : TRCD BUILDING ENVELOPE HEIGHT RESTRICTIONS



Title 18: Annexation and Land Development  
Adopted February 9, 2005

18.08-94

RENO, NEVADA

o Planning Director  
go direct to cc: sam.

**METZKER JOHNSON GROUP**  
COMMERCIAL \* RESIDENTIAL \* INVESTMENT \* REALTY

6490 S. McCarran Blvd., Reno, Nevada 89509 Phone: (775) 823-8877 Fax: (775) 823-8848

# ADDENDUM NO. 1

Date Prepared: August 1, 2005

Property address APN: 011-112-06, 011-112-07, 011-112-11, 011-112-03

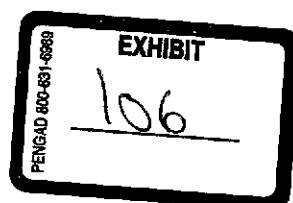
In reference to the offer made by CONSOLIDATED PACIFIC DEVELOPMENT INC., a Nevada Corporation, Buyer, and Iliessen, John Jr. and Sonnia Trust, Seller, dated 7/29/2005 the following terms and changes are hereby incorporated as part of the Purchase Agreement:

## 39. ADDITIONAL TERMS AND CONDITIONS:

H. It is agreed to and understood that as part of the purchase price of this property, the Buyer shall deliver to Seller one of the penthouses of 3,750 square feet of living area, in the new condominium project subject to the following terms and conditions. Buyer shall provide Seller with the initial floor plans for each penthouse so that Seller may select his location and commence with his input to the Architect for the completion of his unit. Seller shall select his unit within thirty (30) days after receipt of the initial floor plans. Seller shall receive credit in the amount of Two Million Two Hundred Thousand Dollars (\$2,200,000), (Penthouse Credit) toward the hard cost of construction, as evidenced by paid invoices. Seller unit will have four (4) cars parking assigned in a location of Seller choice. Five Hundred (500) square feet storage is to be provided to Seller in the building for their personal use. Ceiling height in this unit is to be Nine (9) feet or better. Multiple build-ins will be provided and installed as selected by Seller. Buyer and Seller shall also agree, in or before the close of escrow and as a condition thereof, upon, specific language and form of legal documentation of the right to receive such condominium unit, which shall be free of all liens and encumbrances except taxes paid current, assessments and C, C, & R's uniformly applicable to such building and unit.

L. Seller agrees to provide liability insurance for said parking area and will provide parking attendant(s) as required, at no cost to buyer. ~~Seller shall provide the current height of the building for addition of items such as but not limited to antenna, and television dish.~~ Buyer agrees to give easement rights for direct access from rear of existing building to new building parking being provided for existing building. Car access to parking garage for existing building shall be from Island Street. A Lot line adjustment shall be made at existing parking lot side (east side of building), enlarging the existing building's lot sufficient enough to allow for a Ten (10) foot side yard from existing building and to meet any required governmental requirements.

Copyright 2005 by R.K.J. All rights reserved. No reproduction, export, publication allowed without approval by R.E. JOHNSON.



AA4338

STEPPAN 3968

\*  
NOTICE OF  
INTENT TO  
IMPROVE PROP  
FOR SELLER  
TO BENEFIT  
FROM DEVEL.  
OF LAND.  
MUST ASSUME  
THAT SOMEONE  
WOULD NEED  
TO DESIGN &  
GET APPROVALS  
FOR THE  
DEVELOPMENT.

+ COST  
CARS

M. Buyer agrees to a deed restriction through sale of said property to include that the property shall be developed for a mixed use of office, retail, and predominately condominiums. Said property to be developed as quickly as possible.

To the extent the terms of this Addendum No. 1 modify or conflict with any provisions of the Purchase Agreement, these terms shall control.

**OTHER TERMS:** All other terms and conditions of said purchase agreement are to remain the same.

**EXPIRATION:** This Addendum/Counter Offer shall expire unless written acceptance is delivered to Seller/Landlord or his/her Agent on or before 3:00 ☐ AM ☒ PM, on August 8, 2005.

Seller/Landlord: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
*Dr. John Ilescu, (Ilescu, John Jr. and Sonnia, Trust)*

Seller/Landlord: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_  
*Sonnja Ilescu, (Ilescu, John Jr. and Sonnia, Trust)*

Buyer/Tenant: *Sam Caniglia* Date *8/2/05* Time *3:05 PM*  
*Sam Caniglia, for Consolidated Pacific Development, Inc.*

Seller or Seller's Agent acknowledges receipt of a copy of the accepted agreement.

Seller/Agent: \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

7 Sub process

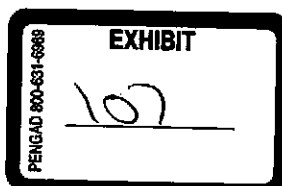
Appraisal of prop  
more than purchase  
price

30 mil is 6.5 mil  
only gives this  
beneficiary

Ando

- Cars

celebrate party after  
P.C. mission mtg





Fred T | city SC  
John ? | T1  
Calvin

Michele Pave  
Ted Meyer

MS  
RF

- updating for regional center zoning  
more mixed use
- planning code review
- review draft of new planning code
- DAN GUSTON CONCERNMAN talk to
- starting viatic issue
- pull
- FAA for height
- Add other tall bldgs
- pedestrian connection from court to <sup>Island</sup> tower  
use part of podium July
- exterior lighting a big issue

Claudia Hansen - putting Plan together  
entitlements.

Planner  
Engineer  
Plan checker } Team

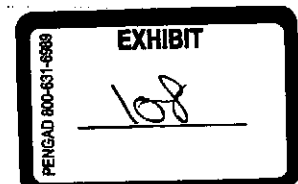
10/30 ?

Dec 21

July port town

May/June kayak races

morning for council main house  
wind tunnel studies



AK  
LARRY HARRISON


1/05

1. 3000 PSI SURF TO 5000 PSI
2. 7000 PSI column
3. Eccentric O/C

7. Eccentric

 9000

 NO

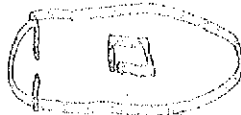
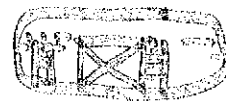
 9000.

4. PEER REVIEW / REVIEW + REVIEW  
CONCEPTS minimum

5. T1

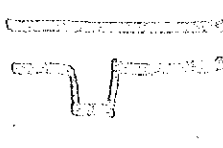


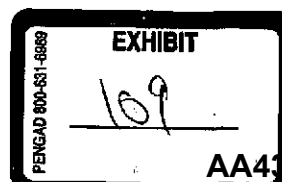
T2



 O/C

6.

 48" x 60" THICKNESS PER 8" M



AA4142

STEPPAN 3618

Ralph J. Teyssier  
Senior Project Manager

email: rjteyssier@sgh.com

Structural  
Engineers



Simpson Gumpertz & Heger Inc.  
Consulting Engineers

San Francisco, CA / Arlington, MA

222 Sutter Street, Suite 300, San Francisco, CA 94108

Telephone: 415-495-3700 ■ Facsimile: 415-495-3550 ■ www.sgh.com

12/05  
MGP Sam  
HMO CARD

Kew-Forest-SF  
ROW  
with consent.

415.343.3049

moisture mitigation  
issue. may be  
continuous  
waterproofing

Mick

925 766 5425

UAT  
PETER LASSETER  
415-946-0223  
Ove Arup

301 4733  
510.548.6093

ROBT CHRIK

SGH

$\frac{12}{30}05$

1. 10' 2" F TOP 1 MINCE
2. PENTA CONSTRUCTION (SQUYS)
3. PENKEM CONSTRUCTION SPIN OFF
4. JOHN MAGGET / WIND TUNNEL TEST  
ONTARIO - LONG LINE
5. SEPT CONCRETE CODE

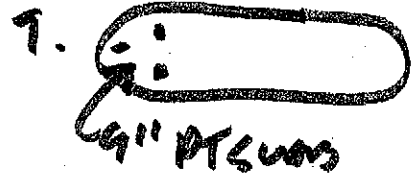
WIND  
WATER  
CONTAIN  
STUC.

Michael N. H. H. H. H.  
MICHAEL N. H. H. H.

NO  
AS  
OT

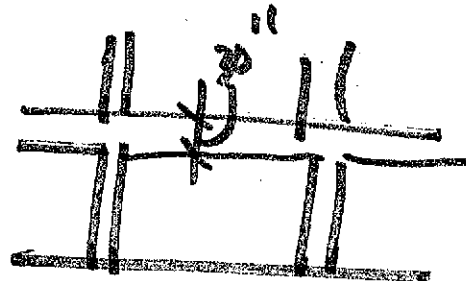
TH 12/15/05

1. into single input  
curve helps / start entry
2. DUAL SYSTEM
3. LBS VEGS 8170 SF
  - 12 parking
  - 1 office
  - 42 NBS



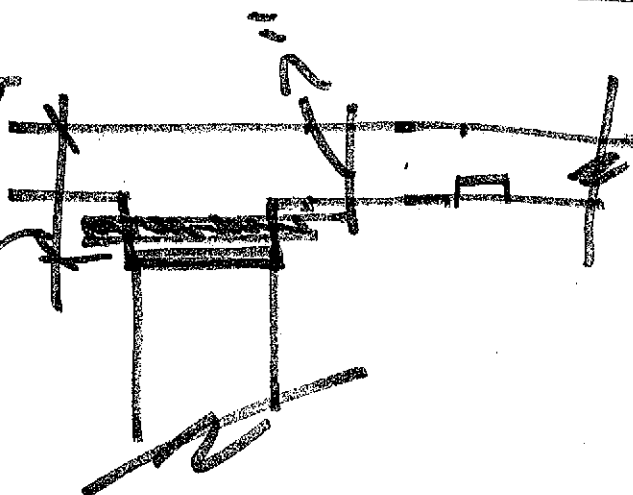
4. inc / 2nd clear vbc  
DUAL SYSTEM  
MOMENT FROM

5. 10'-8" FTO F LV  
30" beam



6. MEP / SMOKE EFFECT

7. core wall THK  
2'-0" THK



8. column  
2' x 3' e  
2 x 5'  
2" x 102" LV

2'-6" x 3'-0"

STEVE DANKEE

MIKE KATZENSITOT

CENZON

PELLI

CURTIN

WU/CONTACT

Calvin

JOHN SHLEING / REMAX KEN ESTOTE

$\frac{12}{7}$  05 LEON-STUX.

1. PEEK REVIEW
2. STDY
3. MEET w/ CITY

RF DT KC  
NO MC

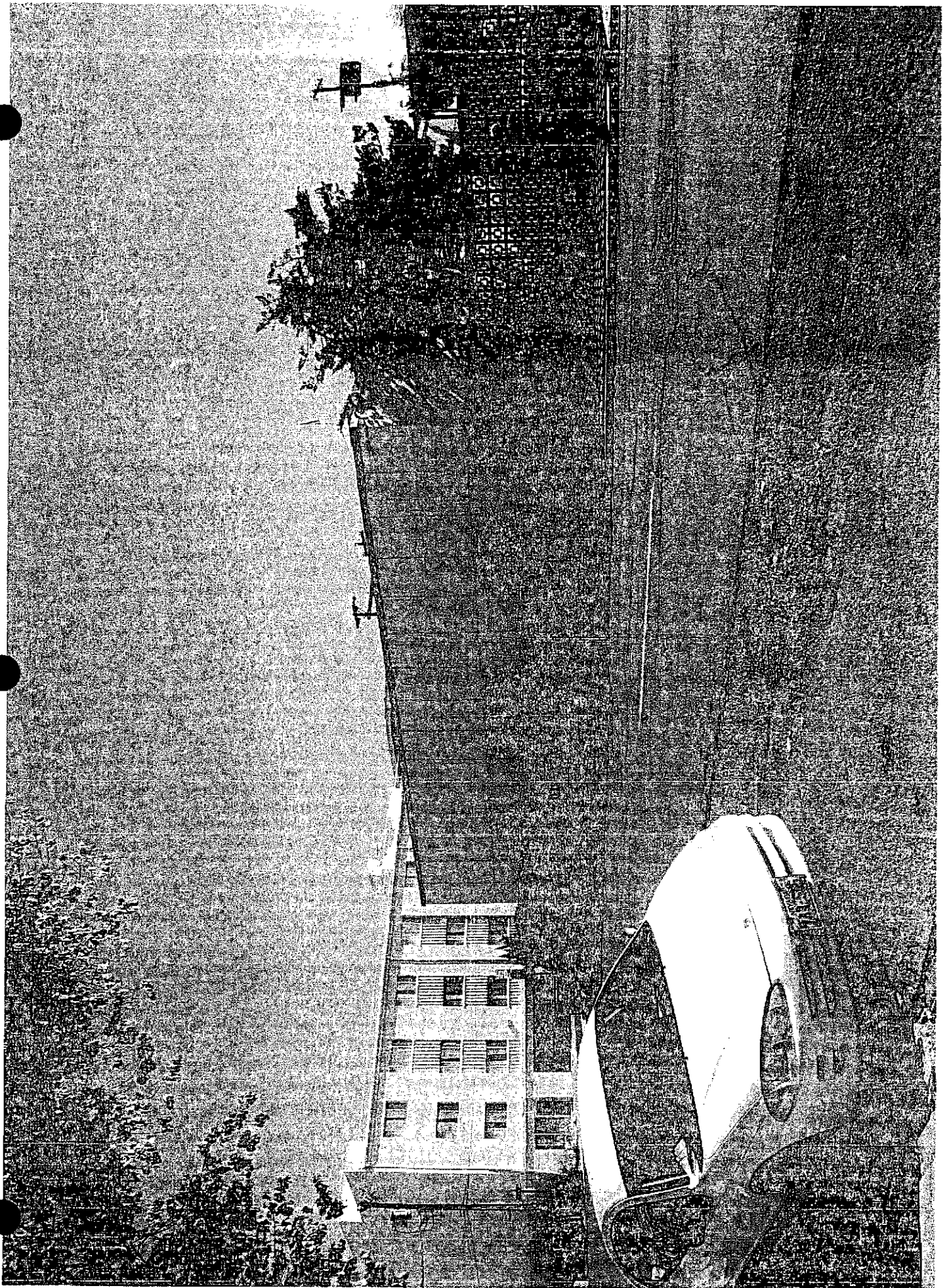
BLAKE  
DILSWORTH

KPFF  
STUCK.

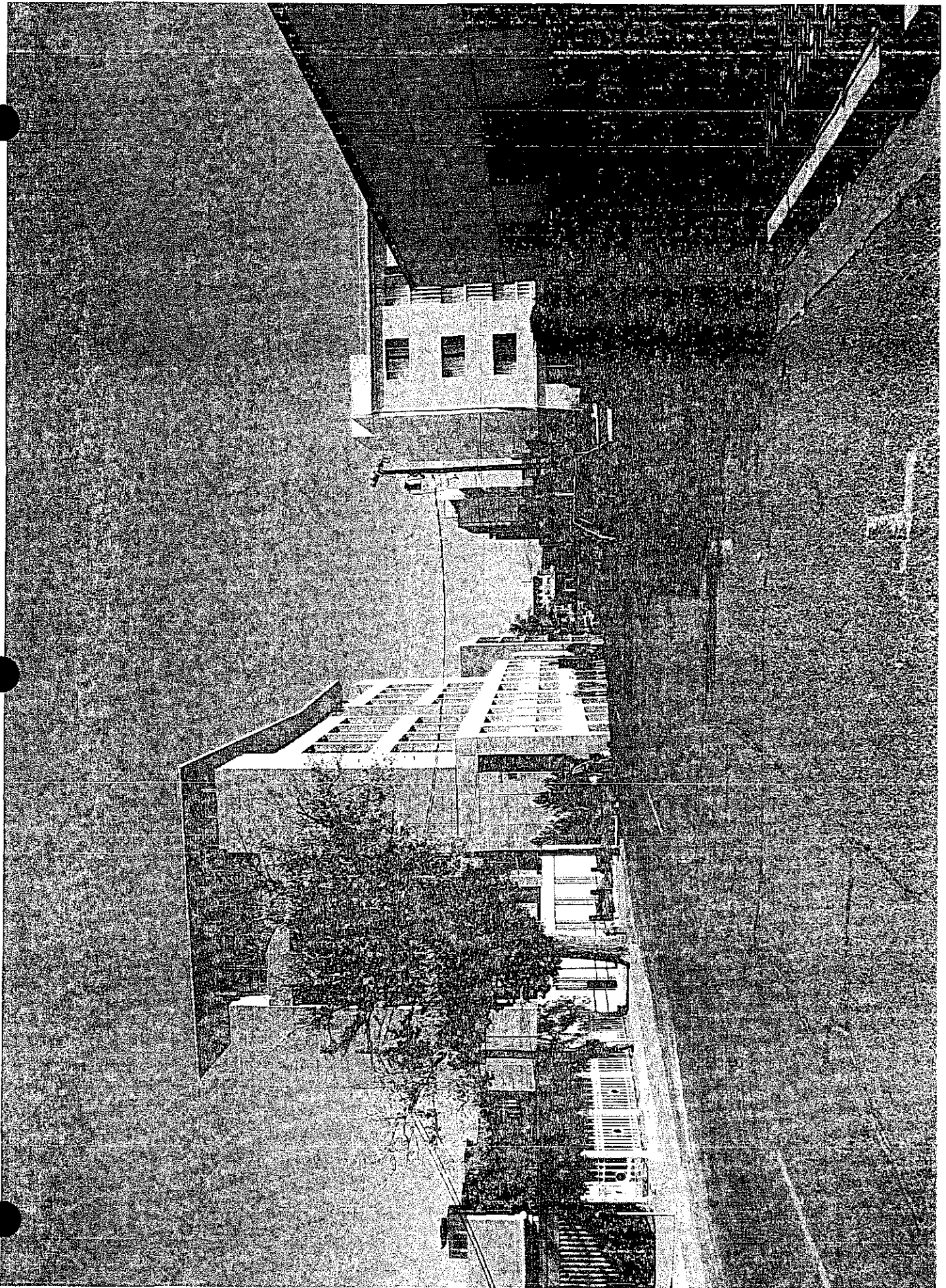
$\frac{12}{8}^9$

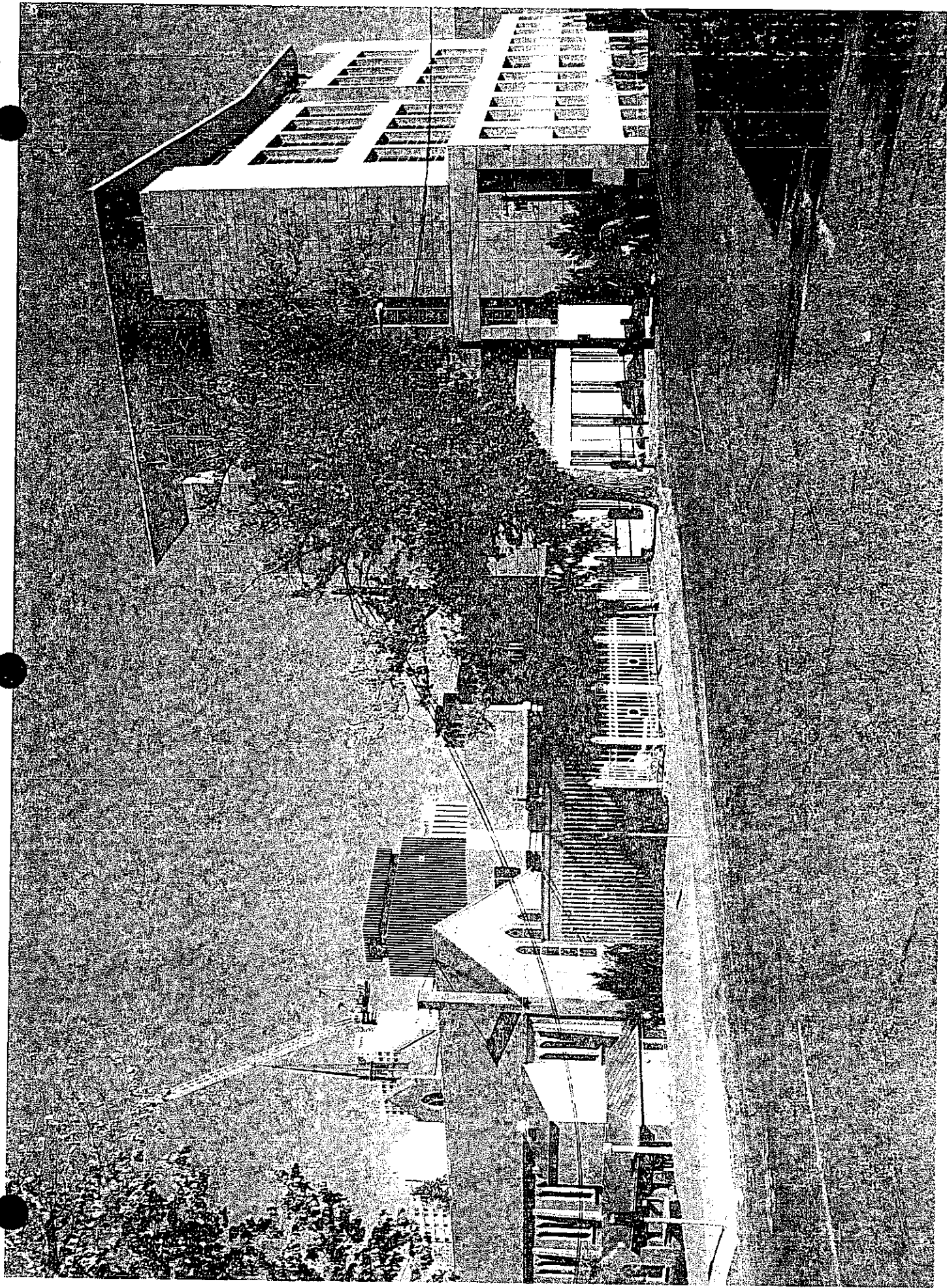
1. STAGGER DOORS
2. 240"
3. NEW CONCRETE AGGREGATES \*
4. T.Y. LIN
5. WIND STOP / OUTRIG
6. PTS PHS LANS CANTHART



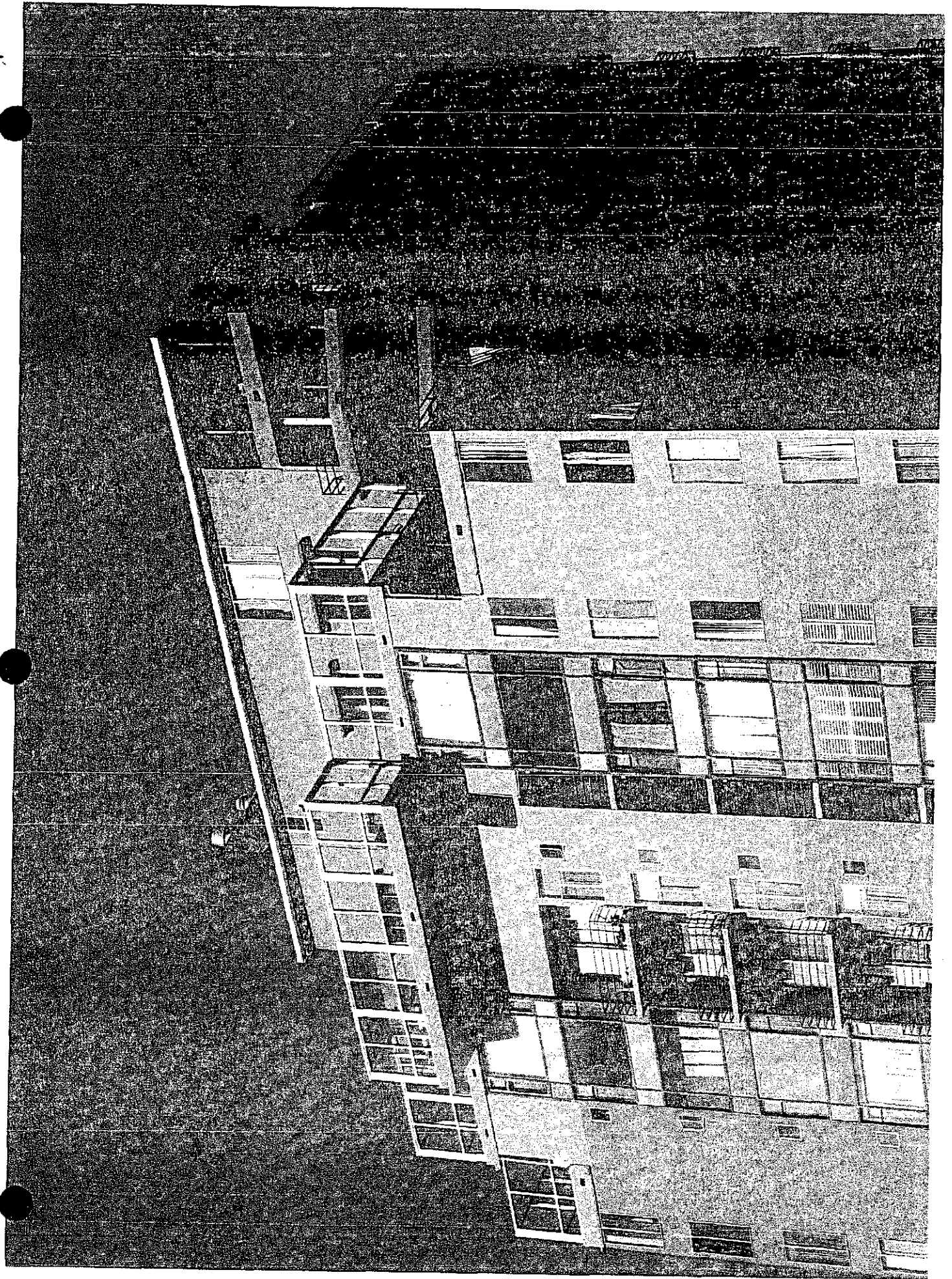






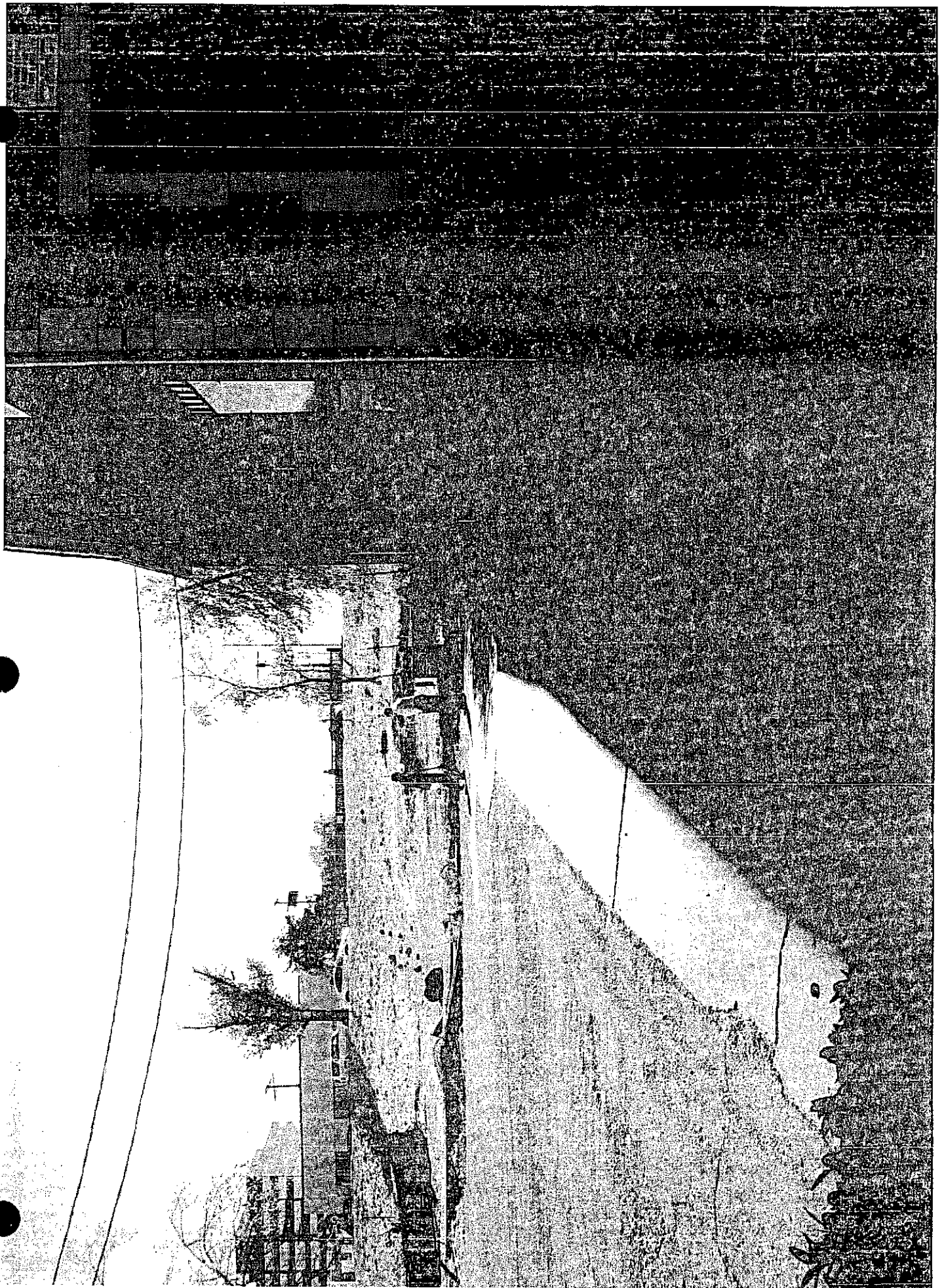




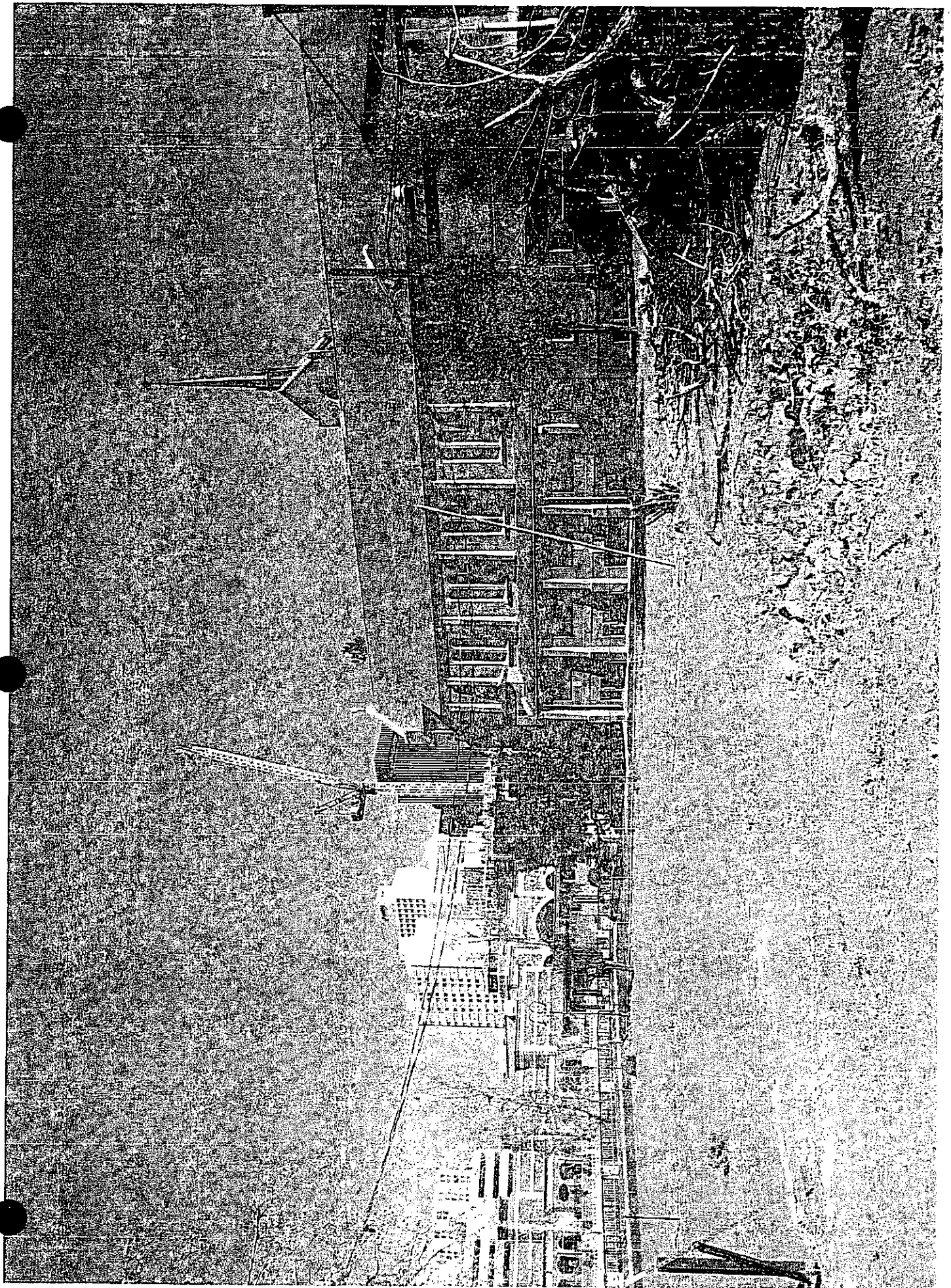


AA4259

STEPPAN 4452

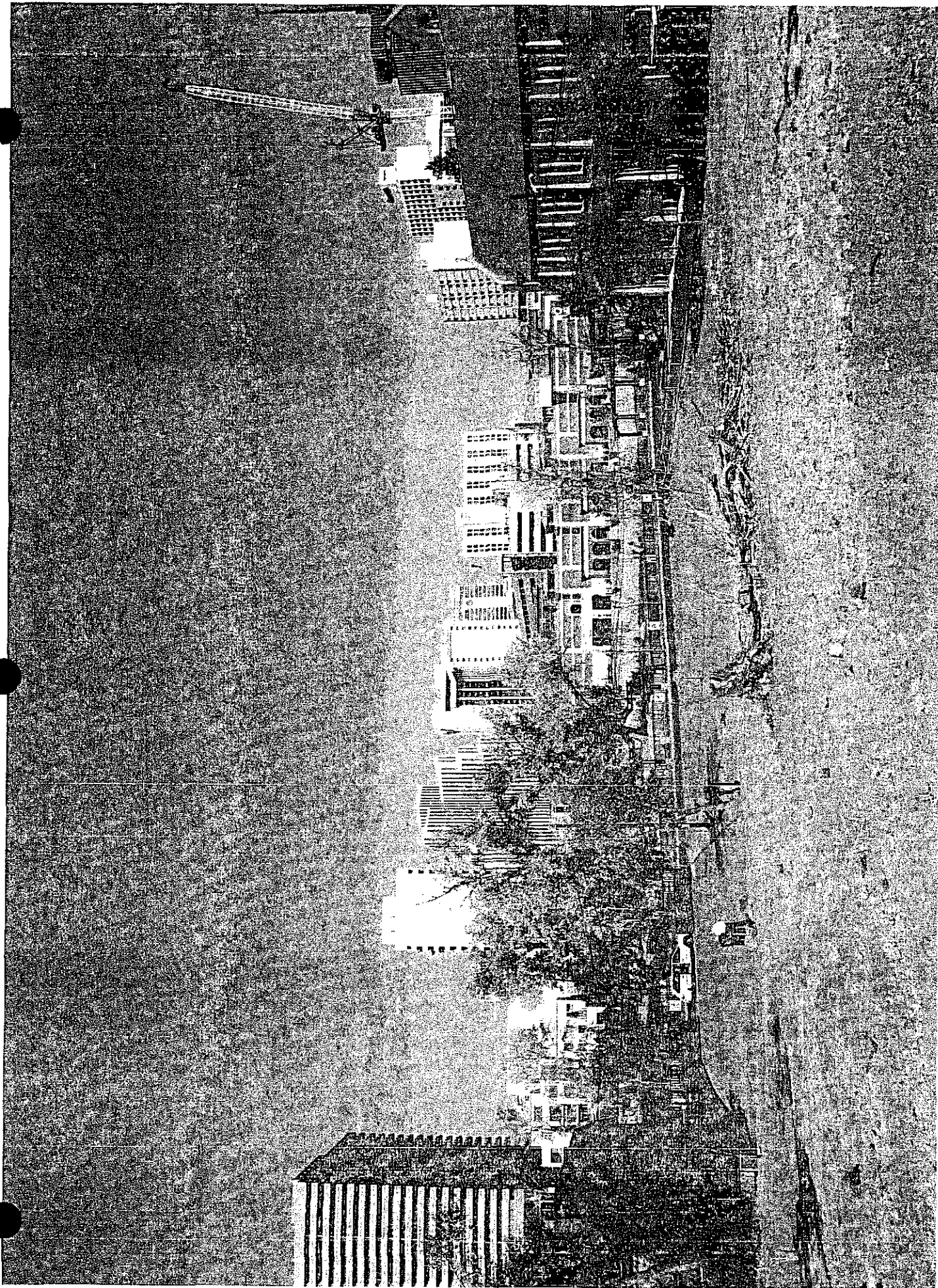




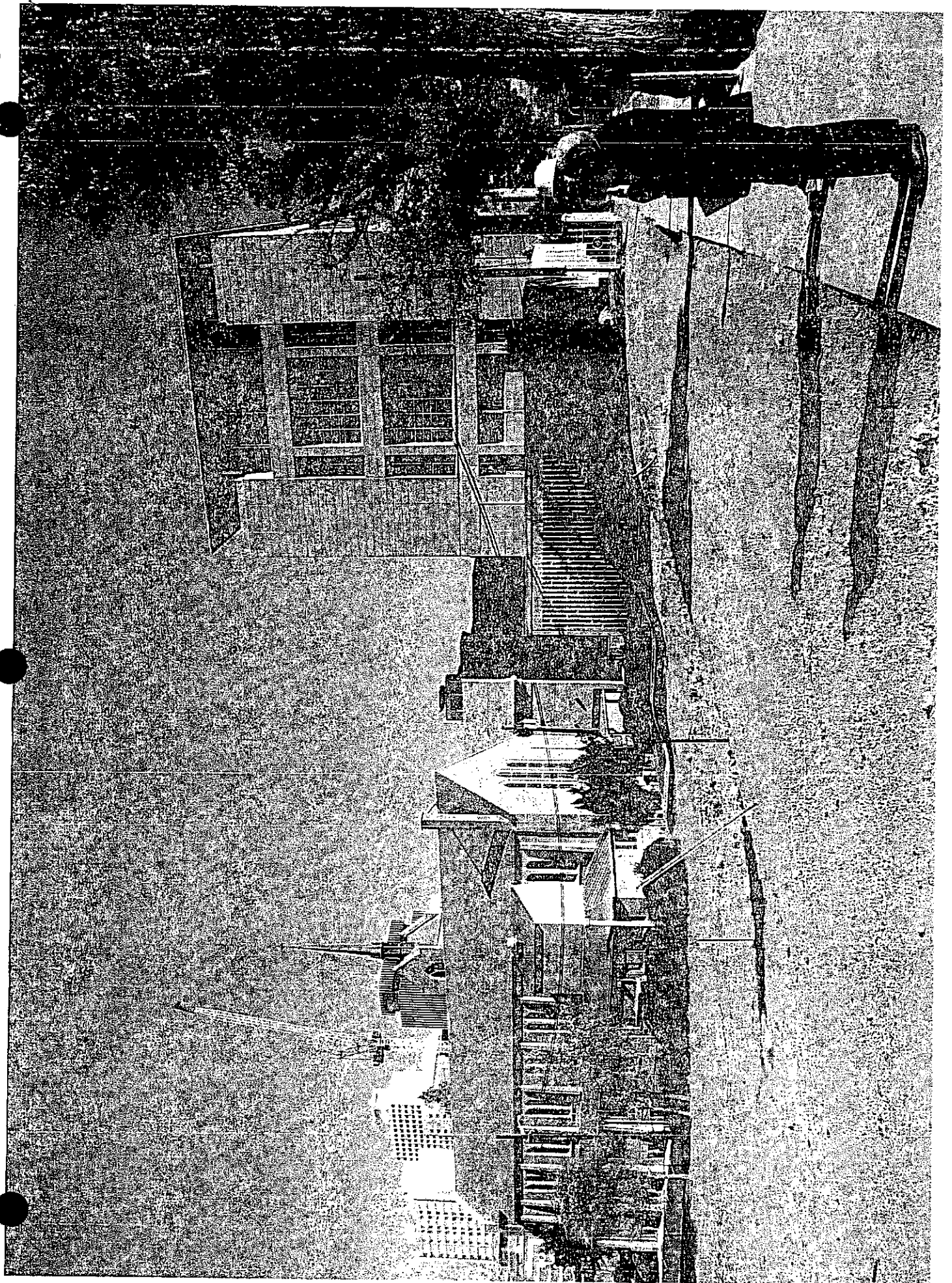


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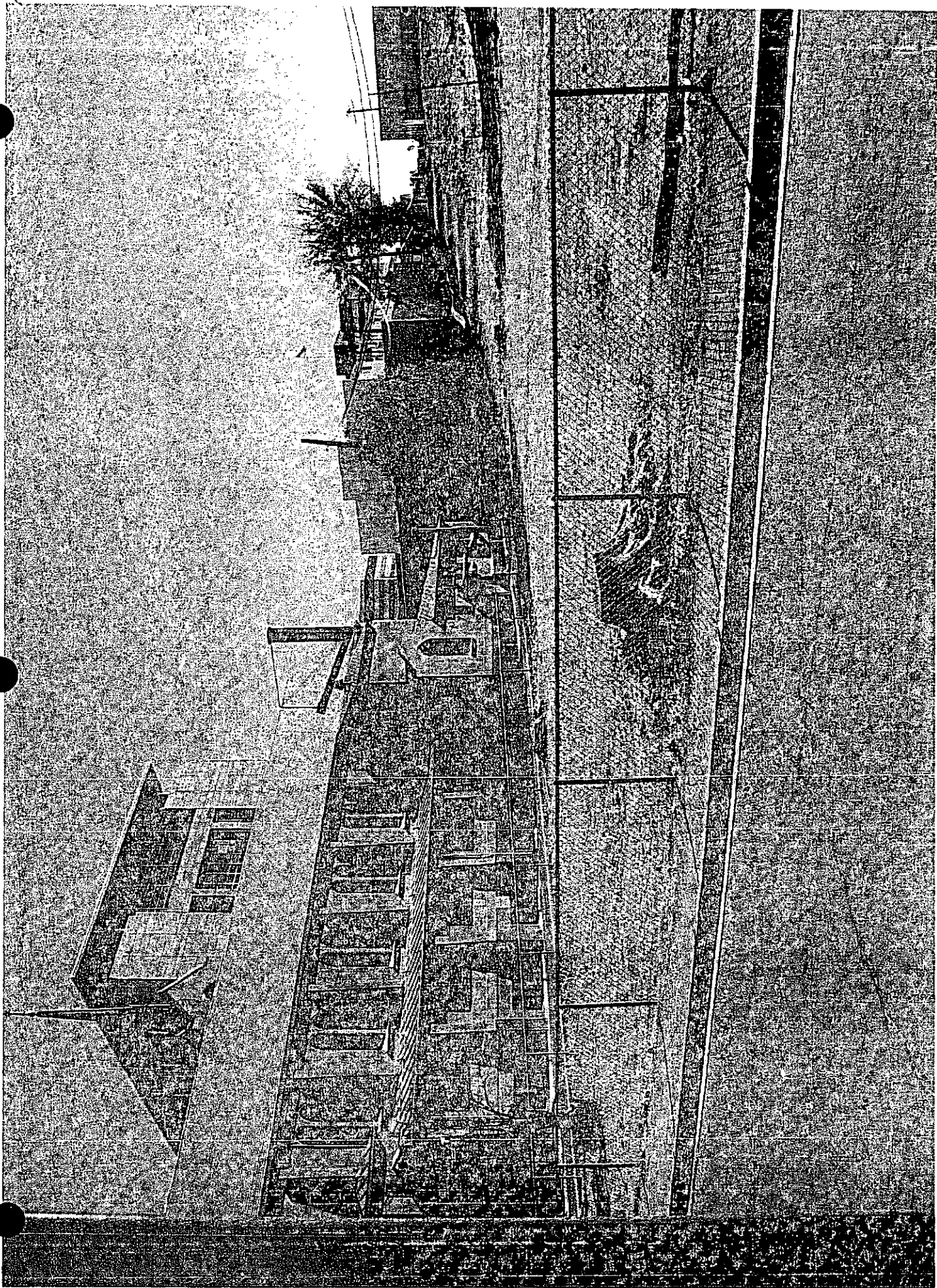




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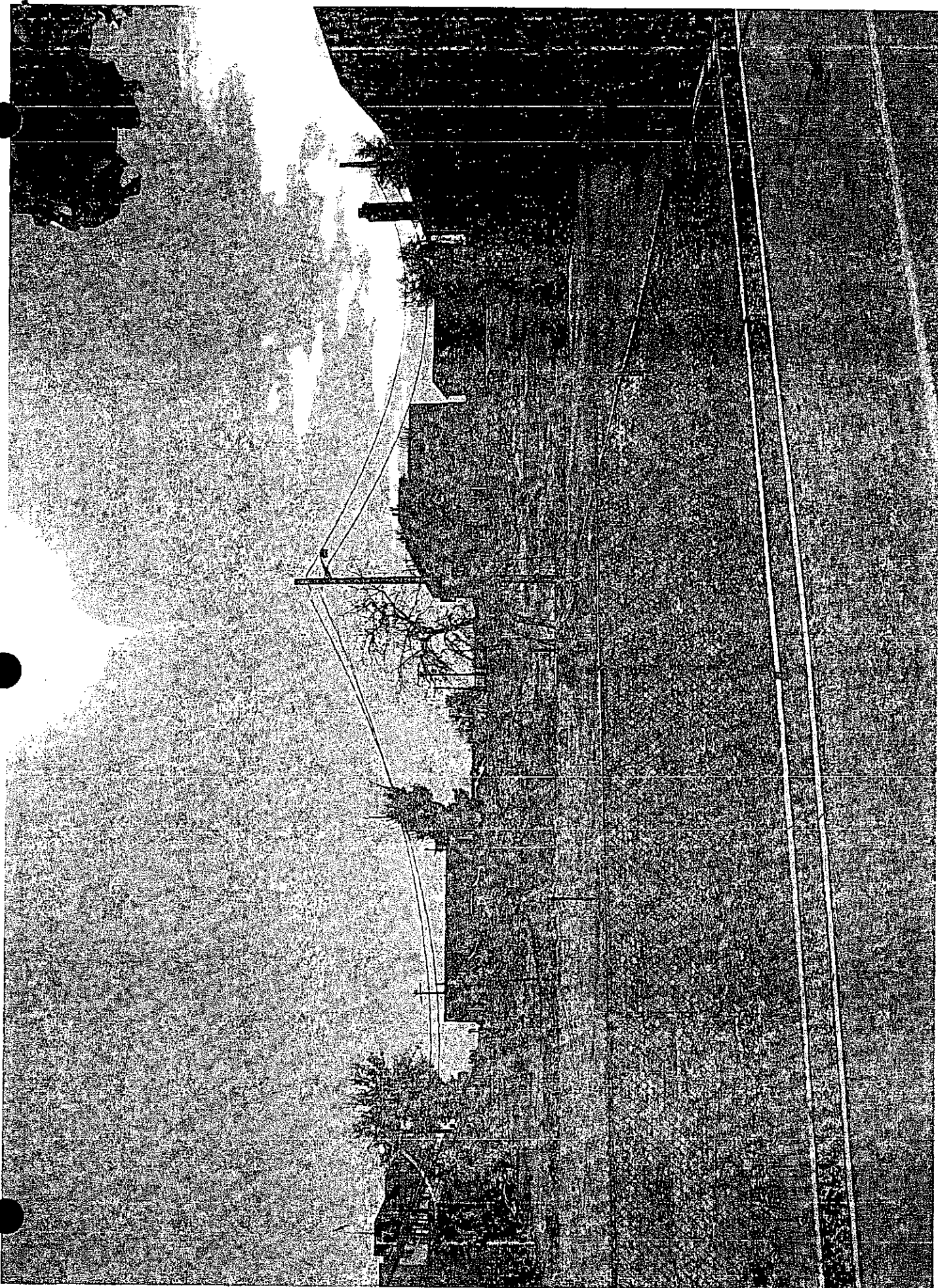
STEPPAN 4456





AA4264

STEPPAN 4457





**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 03:36 p.m.  
Tracie K. Lindeman  
Clerk of Supreme Court

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

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

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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**

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*Counsel for Appellants*

## DOCUMENT INDEX

<b>DOC.</b>	<b>FILE/HRG. DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>VOL.</b>	<b>BATES NOS.</b>
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

<b>DOC.</b>	<b>FILE/HRG. DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>VOL.</b>	<b>BATES NOS.</b>
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

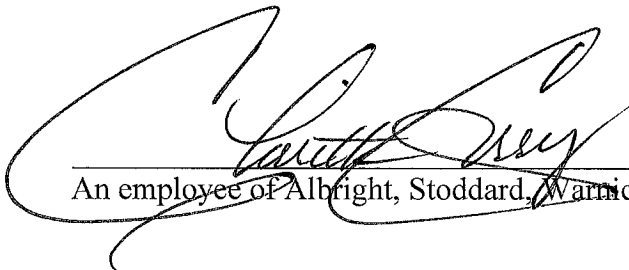
<b>DOC.</b>	<b>FILE/HRG. DATE</b>	<b>DOCUMENT DESCRIPTION</b>	<b>VOL.</b>	<b>BATES NOS.</b>
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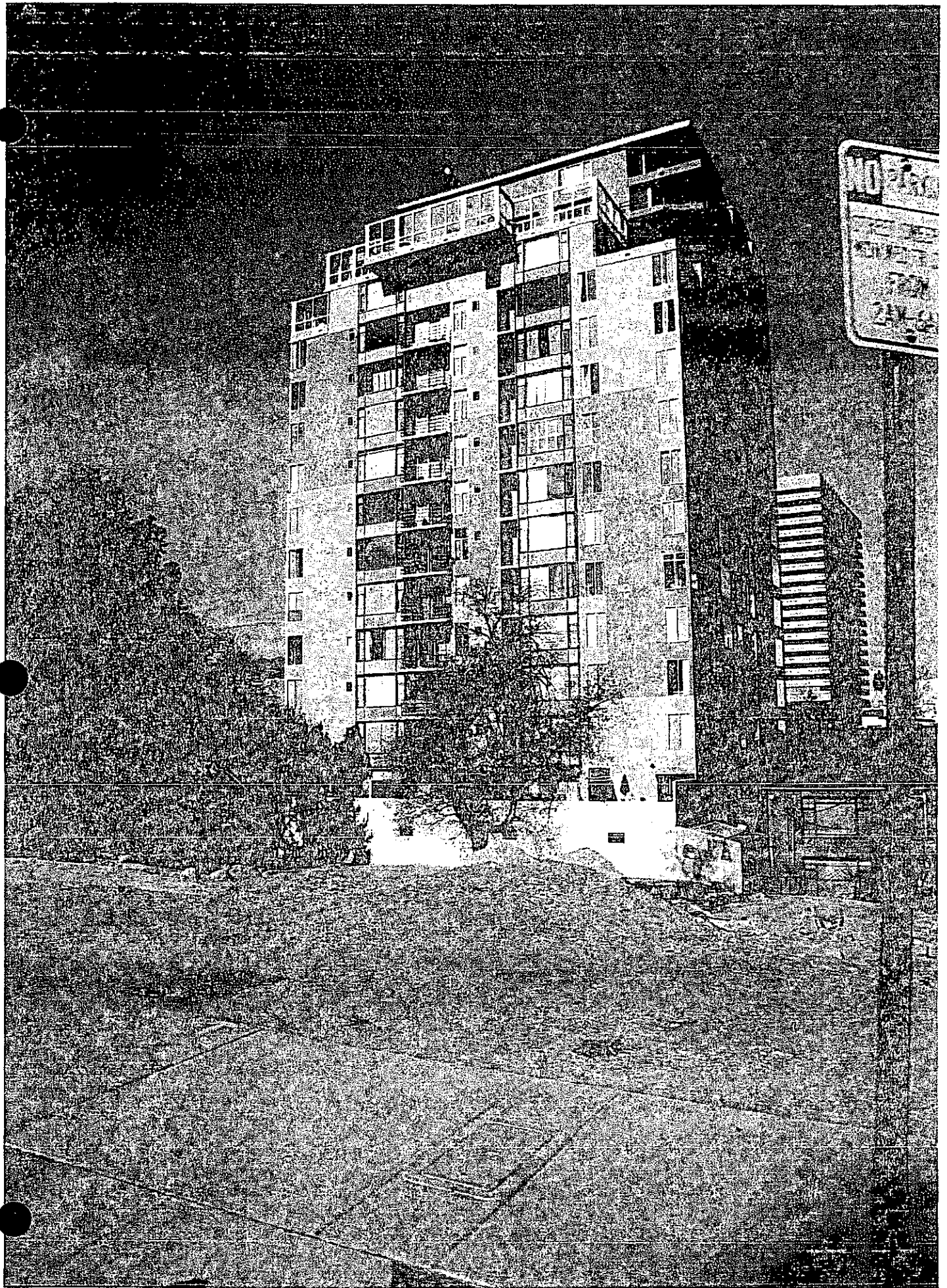
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### CERTIFICATE OF SERVICE

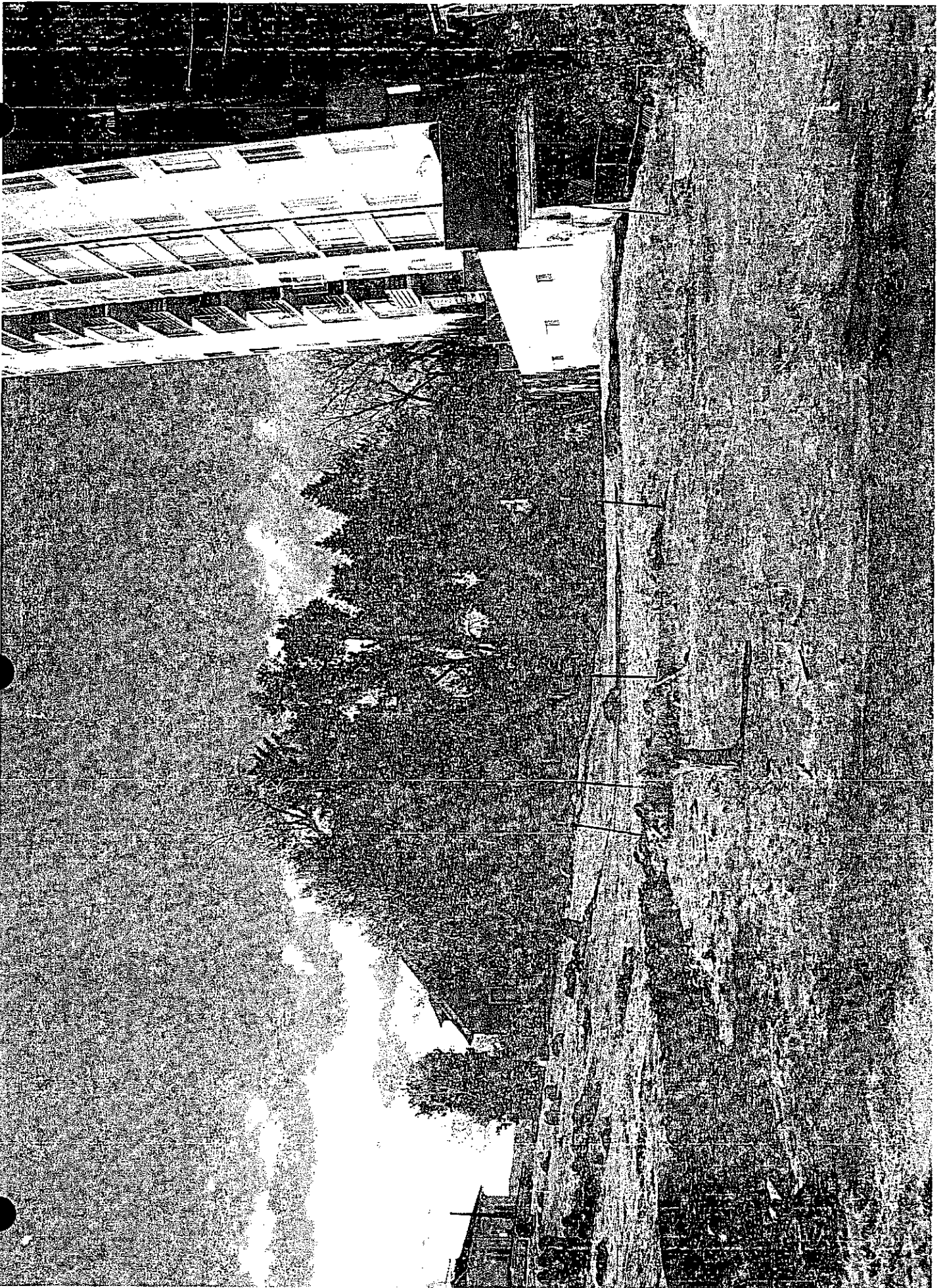
Pursuant to NRAP 25(c), I hereby certify that I am an employee of ALBRIGHT, STODDARD, WARNICK & ALBRIGHT, and that on this 11/16 day of August, 2016, the foregoing **APPELLANTS' SUPPLEMENTAL APPENDIX VOLUME XVIII**, was filed electronically with the Clerk of the Nevada Supreme Court, and therefore electronic 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](mailto:mhoy@nevadalaw.com)  
*Attorney for Respondent Mark Steppan*

  
An employee of Albright, Stoddard, Warnick & Albright







AA4246

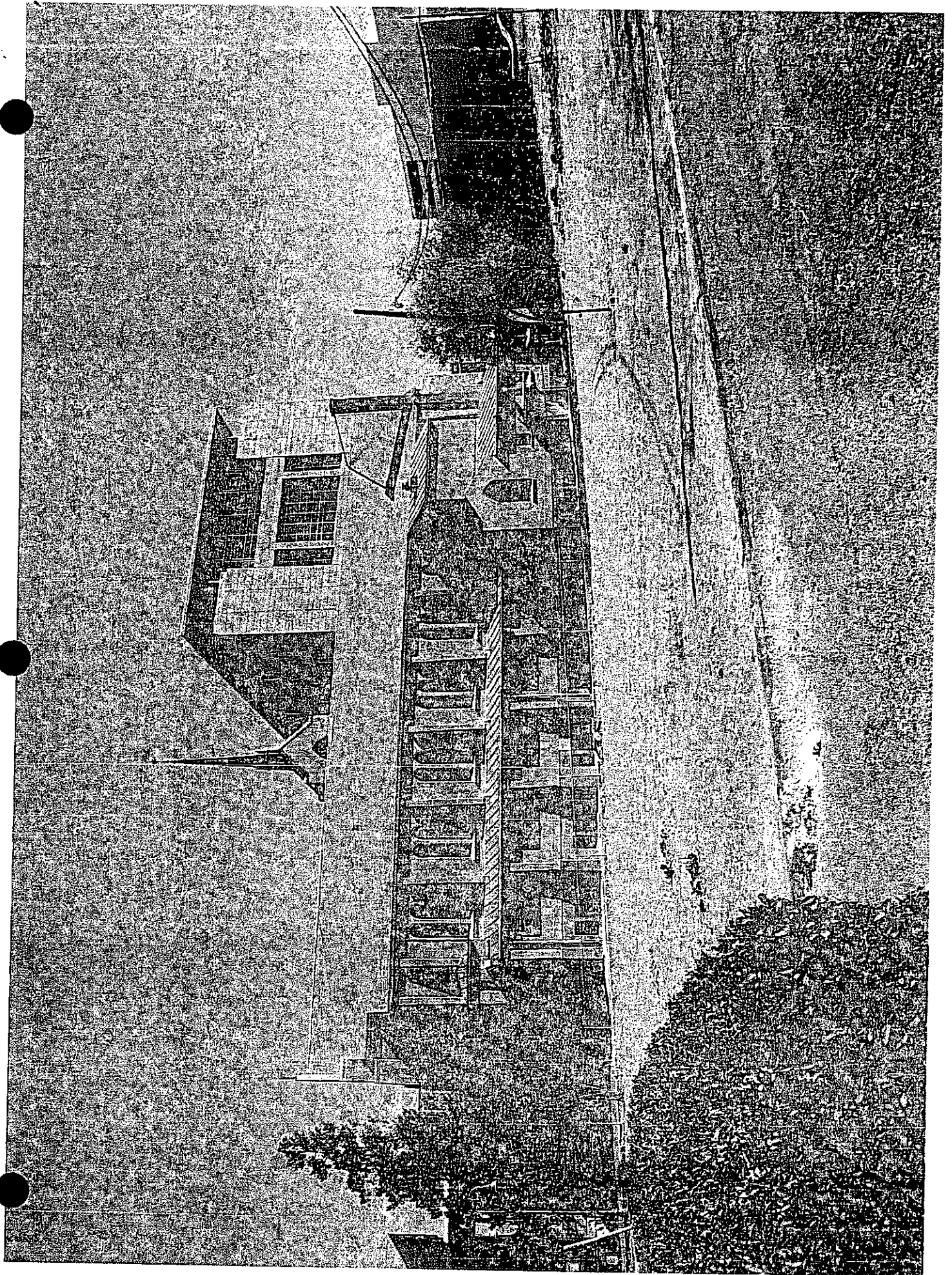
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AA4247

STEPPAN 4440

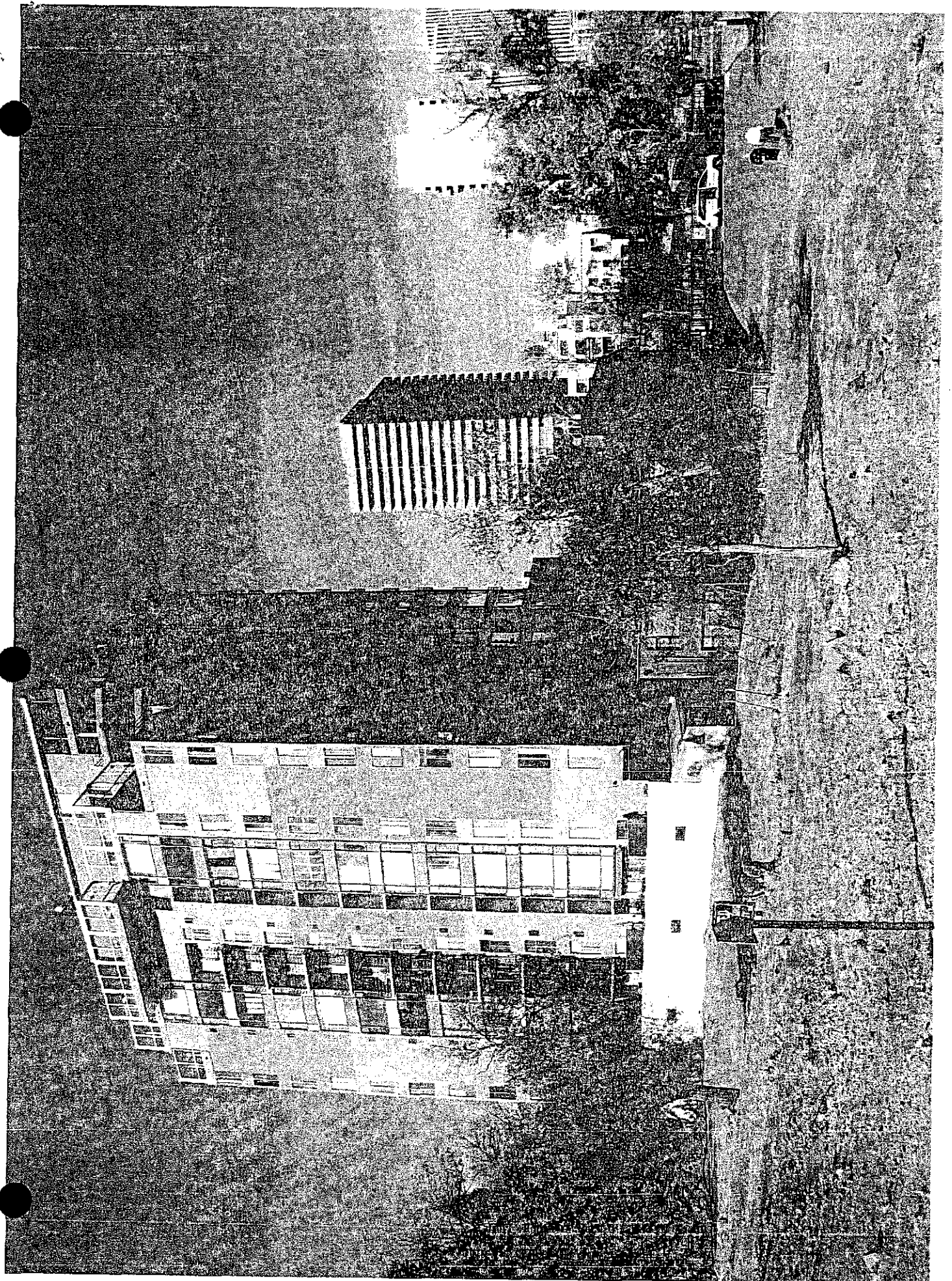




AA4248

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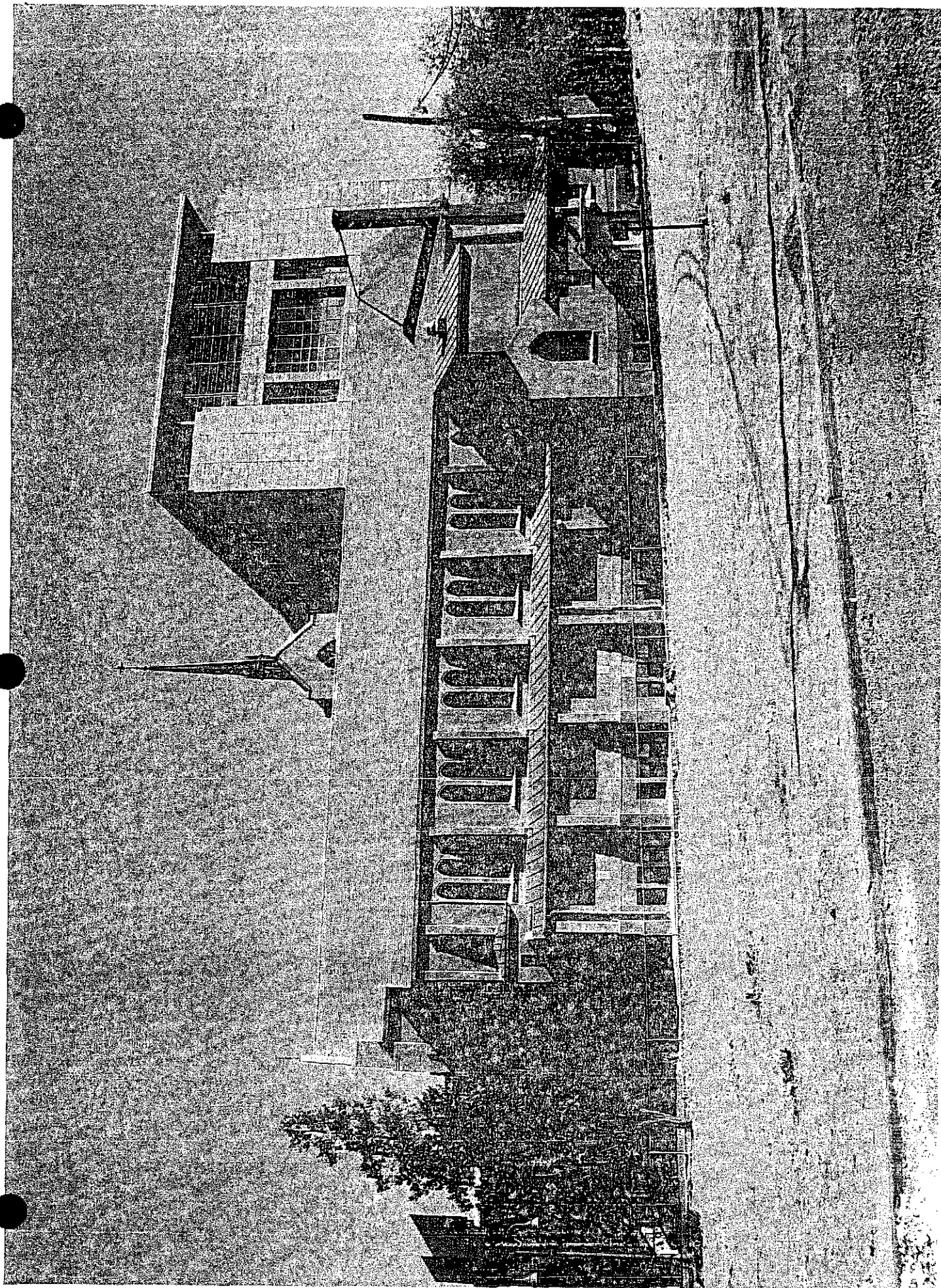




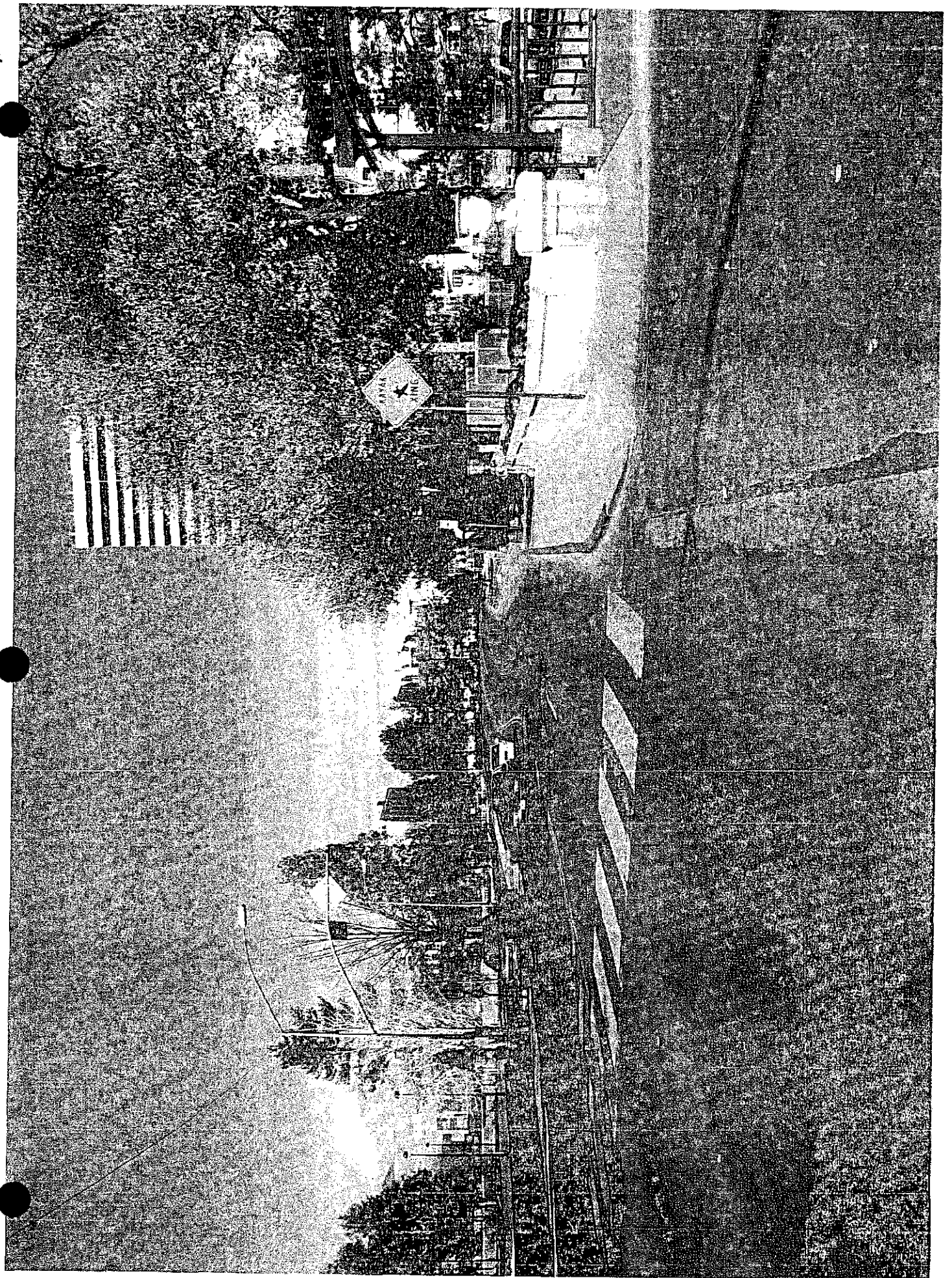
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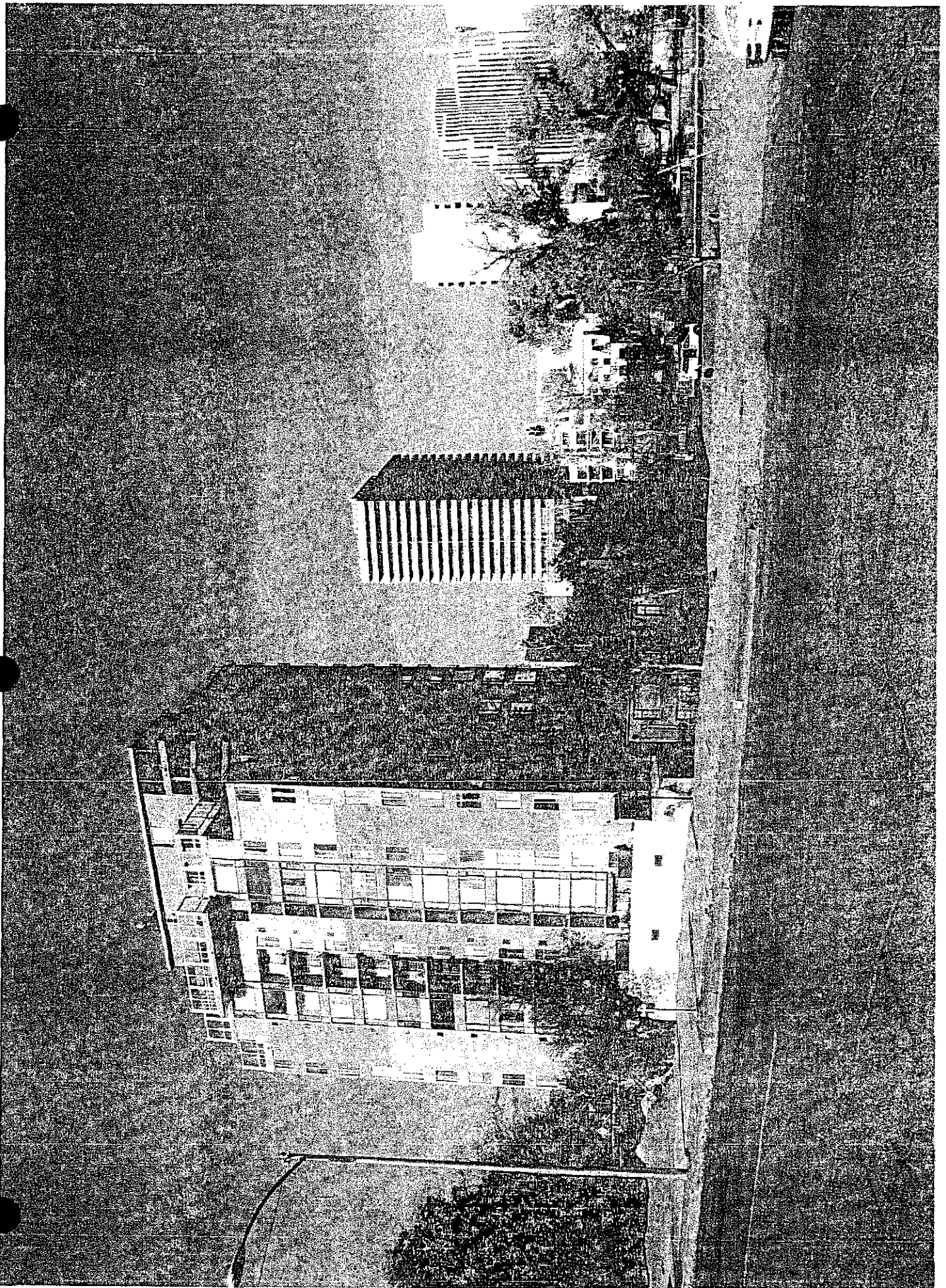




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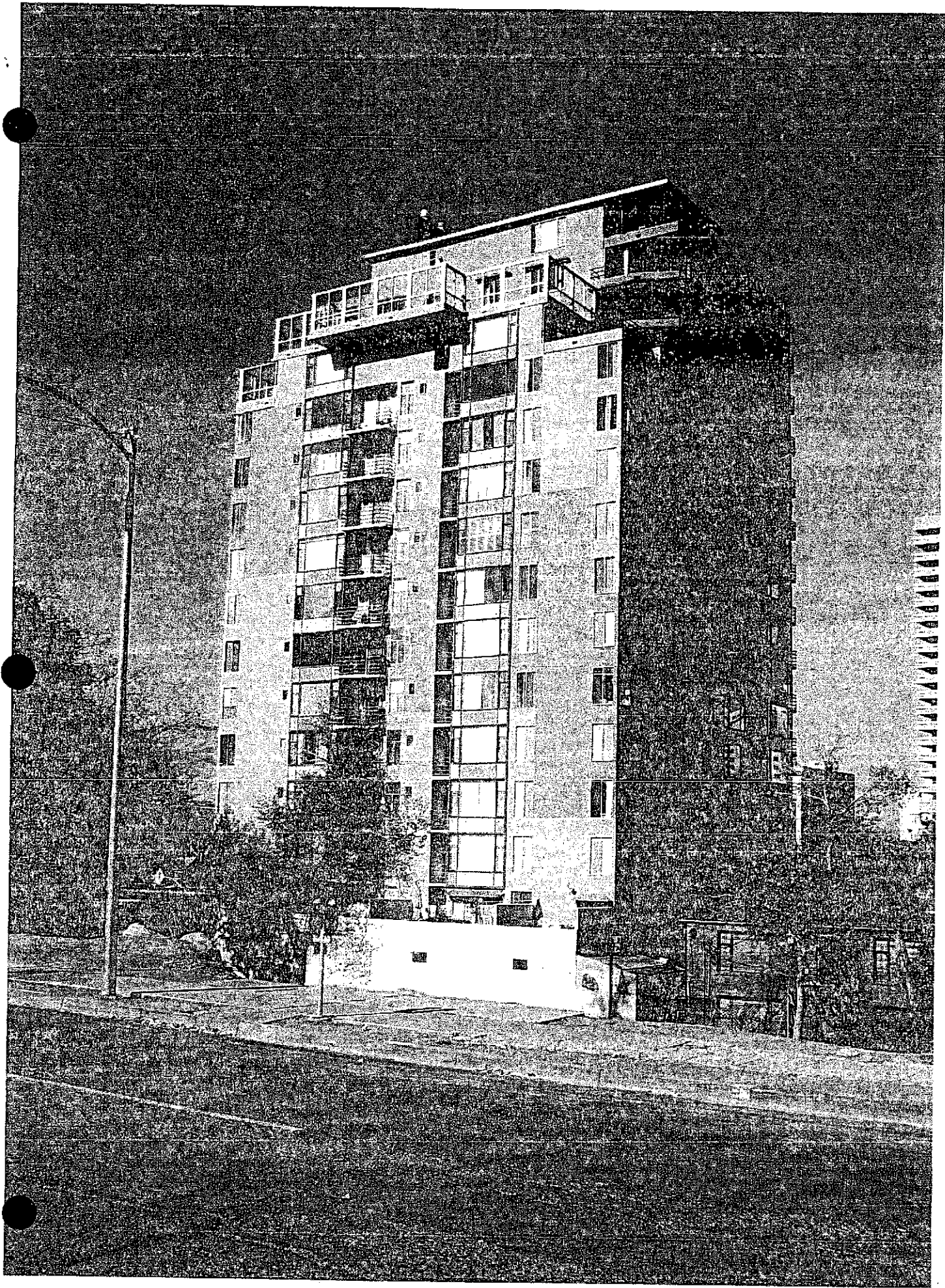
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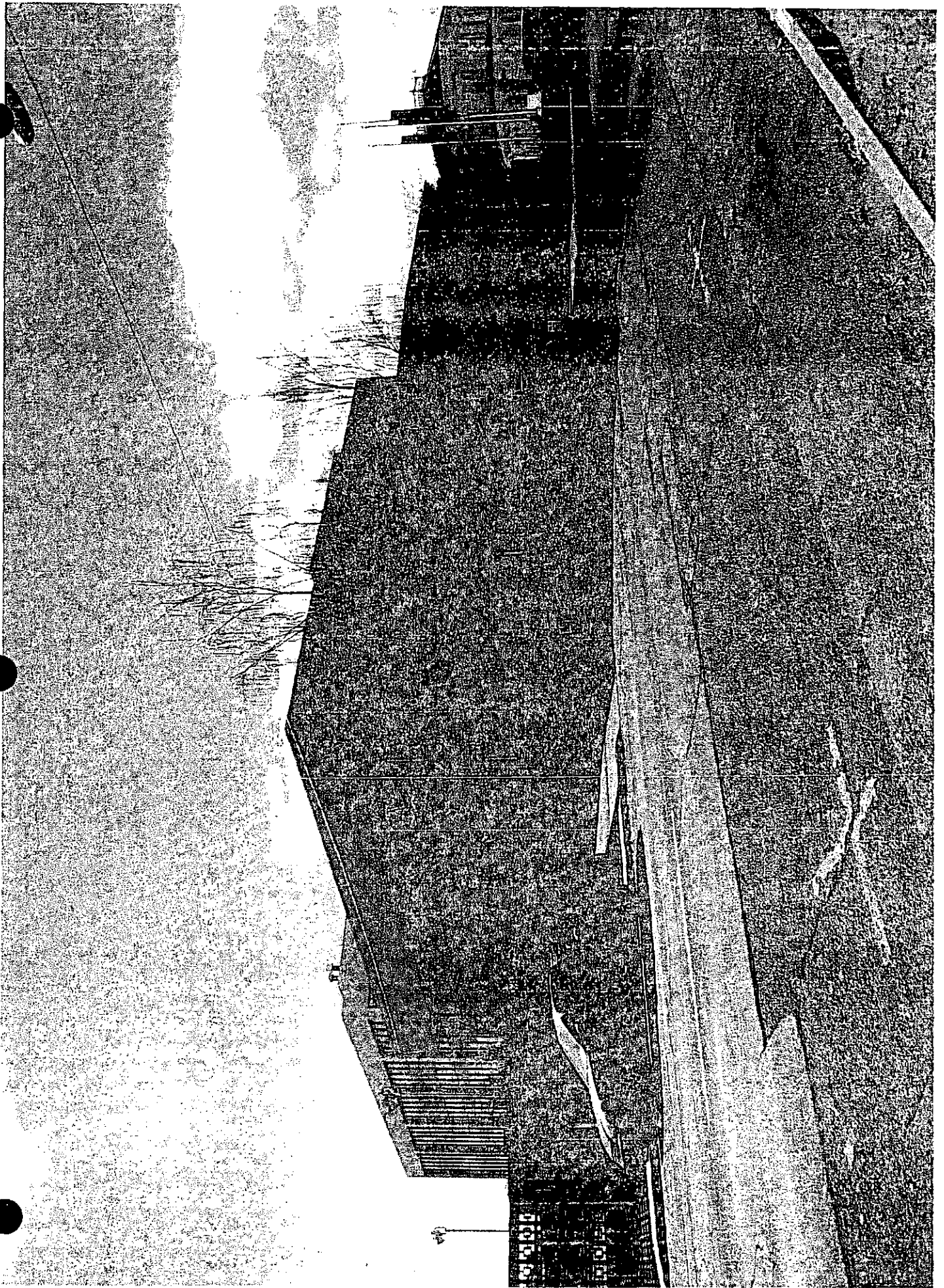
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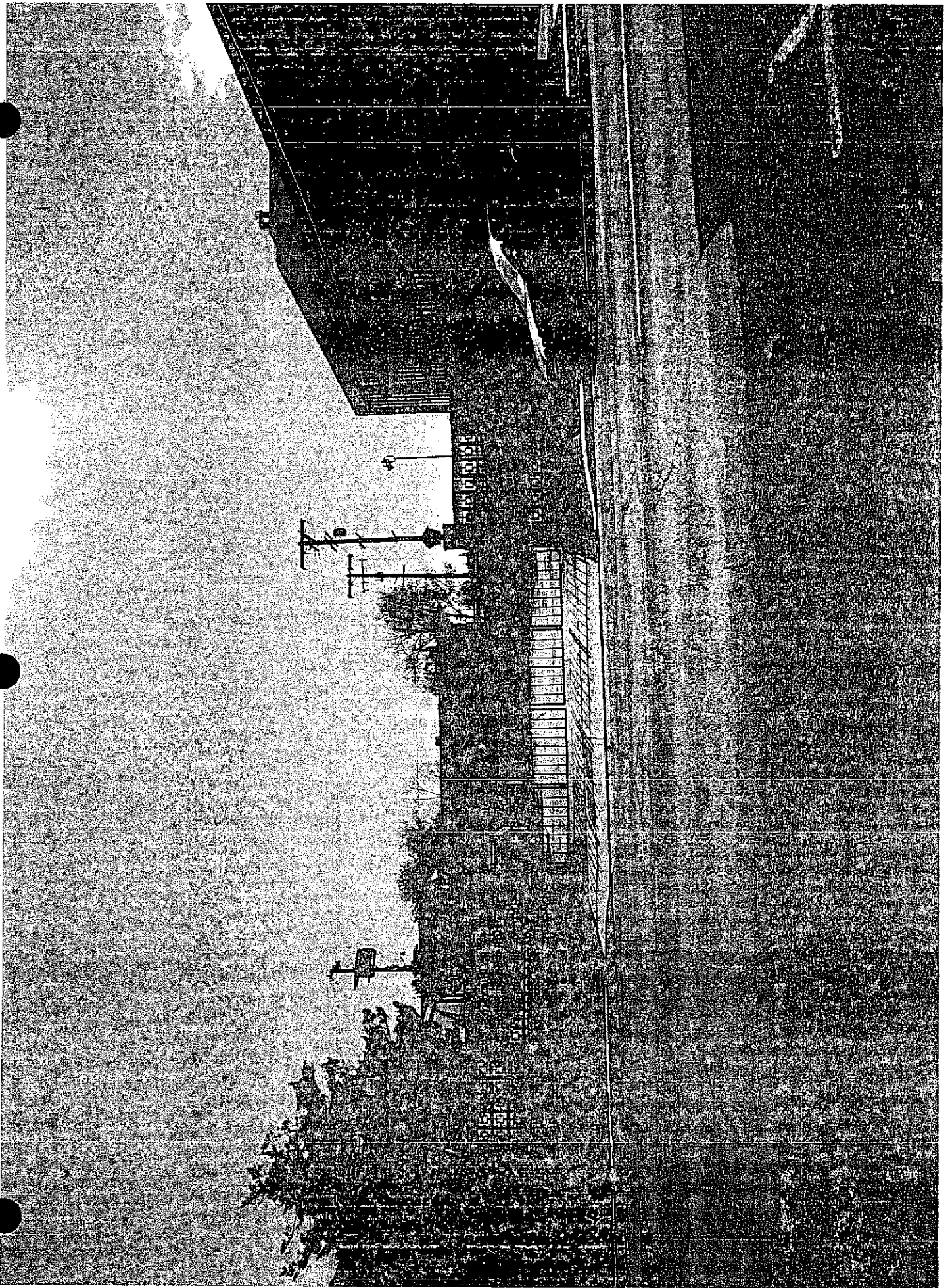
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AA4254

STEPPAN 4447



AA4255

STEPPAN 4448