FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

WEEKENDING: JAN 20 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	REDWOOD HEIGHTS			3	2	1	3	2		11		
[redacted]		W	[redacted]				1	1				2		
		S				6	1	3	1	3		9		
			[redacted]						1			1	COMPUTER ADMIN	
		S					1					1		
						4	3	1		1		1	CO ADMIN	
							3	3	2	2		15		
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS:

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS:

HOURS WORKED:

Administration	1000
Clerical	2000
General HFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

empl #

STEPPAN 007177

Docket 06-CV-0457 Document 2018-24976

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: [illegible]
WE ENDING: 27 - JAN - 2006

JOB NO.	Dash	CODE		JOB TITLE	Sat.	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]				[redacted]			8	8	8			24			
				[redacted]						2	1	3			
				[redacted]						3	3	6			
		S	003	[redacted]							1		1		
		W		[redacted]						1	1		2	NO MONSEY REMAINS	
0515	01	S		RENAIN / USE						2		2			
											2		2	GO ORDINANCE MAN /	
				TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:
- Administration 1000
- Clerical 2000
- General FFA 3000
- Promotional 4000
- Legal 5000

HOURS NOT WORKED:
- Vacation 7001
- Sick 7002
- Holiday 7003
- Time Off (unpaid) 7004

REVIEWED BY:

tmpl # 13026

STEPPAN 007178

AA4558

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 14-PART 2

EXHIBIT 14-PART 2

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING 03-FEB-2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	PENN FIELDS			2	2		1	3		8	[illegible]	
[redacted]			[redacted]					1		1		2		
										1		1	LANDSCAPE	
		W	[redacted]					1	1	1		3	INTERIOR MATERIALS	
			[redacted]						1	1		2	DEV. PROJ.	
						6	6	6	5	1		24		
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl. # _____

STEPPAN 007179

AA4560

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: [illegible]
WEEK ENDING: 10/[illegible]/[illegible]

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]		P	[redacted]						1	1		2	[illegible]	
0515	01	S	RENO				3	2	2	2		9	MODEL VIEWS. LANDSCAPE [illegible]	
[redacted]			[redacted]			8					8		MEETING - [illegible]	
		W	[redacted]				1					1		
			[redacted]					1	2	3	6			
			[redacted]				1				1			
		R	[redacted]				1	1				2		
		S	[redacted]				2	2	2	1		8	DESIGN	
			[redacted]					1	1	1	3			
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl #: _____

STEPPAN 007180

AA4561

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NV WEEK ENDING 17-FEB-06

Rodney Hickman

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]				[redacted]					1	2	1	4			
[redacted]				[redacted]						2		2			
05/5	01	S		LEVO.			2	2	1	2	3		10	CO-ORDINATION: MODEL VIGNETTE,	
[redacted]		S		[redacted]			1	1	1	1	4		8	DATE. LANDSCAPE	
[redacted]		O		[redacted]					1			1		seminar	
[redacted]		P		[redacted]			1	1					2		
[redacted]				[redacted]									2	CALL DEAN / FEB. IN YEAR	
							3	3	4	1	1	12			
				TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- H Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007181

AA4562

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: KOONEY FYCOMAN
WEEK ENDING: FEB. - 06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			8					8			
[redacted]			[redacted]				2							
0515	01	S	PENN				1					1		
[redacted]			[redacted]				2	7	2	2		7	LANDSCAPE MAIL VIGNETTE	
[redacted]			[redacted]				1				1			
[redacted]			[redacted]				8	5	4	9	16			
[redacted]			[redacted]							1		1		
									2	2	4			
			TOTAL DAILY HOURS			8	11	12	4	9			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

STEPPAN 007182

AA4563

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: [illegible]
WEEK ENDING: 3/24/97

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0595	01	S		REPORT			3	7	4	6	6		27	CO ORIENTATION / FOUND PZ	
[redacted]		S		[redacted]			2	2	2	1	1		8	DESK # / RELOCATION	
[redacted]		W		[redacted]						1	1		2	CODES / GRAPHICS	
[redacted]				[redacted]			2	3	2				7	DESK #	
							1	1	1			3			
				TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007183

AA4564

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAM
WEEK ENDING: [illegible]

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]					6	3	1	8		[illegible]	
[redacted]			[redacted]				2				2			
0515	01	S	[redacted]			3	2	2	2	4		13	[illegible]	
[redacted]		W	[redacted]							1		1		
[redacted]		S	[redacted]			1	1	1	2	2		7	REVISIONS. DASH [illegible]	
[redacted]			[redacted]	[illegible]				1	1			2	DISCUSS	
[redacted]			[redacted]			2	2	1			4			
[redacted]			[redacted]	1		1	2				2		PROUD	
[redacted]		W	[redacted]			1			1			2	COLOR CHANGE	
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl. # _____

AA4565

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: R. FREEDMAN
WEEK ENDING: 7/7 [illegible]

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	[redacted]			6	5	4	3	1		19	[redacted]	
[redacted]			[redacted]			1	1				2			
[redacted]		S	[redacted]			1	2	2	4	2		11	[redacted]	
[redacted]		W	[redacted]				1	1			2			
[redacted]		P	[redacted]				4					11	(CODES)	
[redacted]			[redacted]					1	1	6		8	[redacted]	
			TOTAL DAILY HOURS			6	10	8	8	9			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl. # _____

AA4566

STEPPAN 007185

FISHER FRIEDMAN A CIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Sidney Friedman
WEEK ENDING: 24 - March - 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			7	2					9	[illegible]	
0515	01	S	[illegible]			2	4	[illegible]				17	[illegible]	
[redacted]			[redacted]					[illegible]				13		
													[illegible] Ad Svc. (9 hrs) +	
[redacted]		S	[redacted]				1					1		
[redacted]		C	[redacted]				1					1	[illegible]	
[redacted]			[redacted]				2				2			
[redacted]		S	[redacted]				2		1			3		
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4567

STEPPAN 007186

FISHER FRIEDMAN A ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Sidney Friedman
WEEK ENDING: 31 - March - 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]											
						4	5	4	6	5	10			
0515	01	S	[redacted]			5	5	4	6	5		25	COMP. CALC + CHECKS + [illegible]	
[redacted]			[redacted]			1	1	1	2	2	7		[illegible] + DRAWING COMMENTS	
[redacted]		S	[redacted]			2	1	3		1	6		NEW PHOTO COMMENTS	
[redacted]		S	[redacted]				1	1				2	LET COMM. HOCKEY Co	
								1				1	COLOR 35	
			TOTAL DAILY HOURS			9	8	8	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

AA4568

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General EFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Sidney Friedman
WEEK ENDING: 07 - April - 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			1	2	2	2	4		15		
0515	01		RENO FOUR POINT			3	4	2	1	1		11	EXHIBITS ETC	
[redacted]			[redacted]						1	1	2			
[redacted]		0	[redacted]				1	2		2		5		
[redacted]			[redacted]			2	2	1			4			
[redacted]			[redacted]											
[redacted]		2	[redacted]			1		1				2		
[redacted]			[redacted]			1						1		
TOTAL DAILY HOURS						8	8	8	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4569

FISHER FRIEDMAN A CLATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Andrew Friedman
WEEK ENDING: 14 - April - 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	06	S	[redacted]			5	6	6				17	[redacted]	
[redacted]			[redacted]						8	8	16			
[redacted]		W	[redacted]			1		3						
[redacted]		S	[redacted]					3						
[redacted]	01		[redacted]			3	3	3			9			
TOTAL DAILY HOURS						9	9	15	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											43		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4570

STEPPAN 007189

FISHER FRIEDMAN & ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME RODNEY FRIEDMAN
WEEK ENDING 4-21-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	[redacted]				4	5	3	3		15		
[redacted]			[redacted]				1	1	2	1	5			
							3	2	2	2	9			
						8					8			
									1	2	3			
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4571

STEPPAN 007190

FISHER FRIEDMAN A CLATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME RODNEY FRIEDMAN
WEEK ENDING 4-28-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]											
0515	01	S	[illegible]			3	1	4	3	4	13	14		
[redacted]		B	[redacted]					1				1		
[redacted]		W	[redacted]							1		1		
[redacted]		X	[redacted]						1			1		
			[redacted]			1		3	4	3	11		[illegible] [illegible]	
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4572

FISHER FRIEDMAN & ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME [illegible]
WEEK ENDING 5-12-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			8	8	8	4		28			
0515	01	S	MEMO.						2			2	[illegible]	
[redacted]			[redacted]						2		2			
0515	03	S	MEMO							4		4	GARAGE MEMO.	
[redacted]			[redacted]							2		2		
										2	2			
			TOTAL DAILY HOURS		8	8	8	8	8				TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4573

STEPPAN 007192

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: RODNEY FRIEDMAN
WEEK ENDING: 5-19-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]				2				2			
0515	02	S	DEMO					2	2	2		7	CANAGE ?	
[redacted]			[redacted]							1	1			
							2	2	2	5		11		
							2	1	2	2	5			
							1	1			2			
[redacted]		P	[redacted]				3	2	2			8	FIRE, DEPT. UNIV. WESTERN WASHINGTON	
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

AA4574

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS:

HOURS WORKED:
- Administration 1000
- Clerical 2000
- General FFA 3000
- Promotional 4000
- Legal 5000

HOURS NOT WORKED:
- Vacation 7001
- Sick 7002
- Holiday 7003
- Time Off (unpaid) 7004

REVIEWED BY: _____ empl # _____

FISHER FRIEDMAN A CIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING 5-26-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
			~~[illegible]~~											
[redacted]			[redacted]					4	10	4		17	INTERVIEW	
		6	[redacted]			6	8					14		
[redacted]			[redacted]			2					2			
0515	03	S	REGIONAL CONTROL					3	2			5	# AND SERVICE	
0515	02	S	" MONITOR							1		1		
[redacted]			[redacted]					1			1			
			TOTAL DAILY HOURS			8	8	8	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4575

STEPPAN 007194

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME RODNEY FRIEDMAN
WEEK ENDING 6-3-06

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	-3			[redacted]				2	1	2	1			[redacted]	
[redacted]				[redacted]				2	2	2	1	6			
[redacted]				[redacted]			8					8			
[redacted]				[redacted]				1	1			2			
[redacted]		C		[redacted]				2	1	2	1	6			
[redacted]	05	D		[redacted]				2	1		1	3		COSTS.	
[redacted]				[redacted]			1		1		1	2			
[redacted]				[redacted]					1		1	2			
[redacted]				[redacted]							1	1			
0515				[redacted]				1	1	3			5		
				TOTAL DAILY HOURS			8	6	8	9				TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007195

AA4576

FISHER FRIEDMAN / ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: RODNEY FRIEDMAN
WEEK ENDING: 6-10-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]						8	8	16			
[redacted]			[redacted]				1	2				3	LANDSCAPE	
0515		5	[redacted]			2	2	1				5	INTERIOR	
0515	03		NEW CHURCH PROP.			2	2	4				8	GARAGE STUDIES	
[redacted]			[redacted]			2	1				4		HOUSING	
[redacted]		C	[redacted]			1	1					2		
[redacted]		D	[redacted]			1	1					2		
			[redacted]					1			1			
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- D Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl. # _____

AA4577

STEPPAN 007196

FISHER FRIEDMAN / ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME RODNEY FRIEDMAN
WEEK ENDING 16-JUNE-2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515			BEND				8		5	5		18		
0515	03		BEND			4		3				7		
0[redacted]			[redacted]					4				4		
4[redacted]			[redacted]						3	3	6			
4[redacted]			[redacted]ND								5			
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007197

AA4578

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING: 23-June-2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			4	1					5		
[redacted]			[redacted]			2	2	4	1	1		10		
[redacted]			[redacted]			1	2	2			5			
[redacted]			[redacted]			1	3	2			6			
0515	03		RENO						1	5		6		
0515	01		RENO						6	2		8		
			TOTAL DAILY HOURS			8	8	8	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007198

AA4579

FISHER FRIEDMAN A CLATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Sidney Friedman
WEEK ENDING 30-June-2006

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	05			[illegible]							2		2	[illegible]	
[redacted]				[redacted]			2	3		4		7		R&D	
											2	2		CALC SHEET	
0515				[illegible]			2	2	8	8			20	[illegible]	
[redacted]				[redacted]			2	2					4		
							1	1					2	COSTS +	
				TOTAL DAILY HOURS			8	8	8	8				TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

AA4580

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 14-PART 3

EXHIBIT 14-PART 3

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING 7 - July - 2006

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]				[redacted]											
0515	5			[illegible]			8	8				16			
[redacted]				[redacted]					6	4	4		14	CAD/Care/Exams/Charges etc	
[redacted]				[redacted]						2		2			
[redacted]				[redacted]						7	1	3		CAD/Exams	
[redacted]				[redacted]						1		1			
[redacted]				[redacted]						1		1			
[redacted]				[redacted]					1		2		3		
[redacted]				[redacted]					2				2	Research	
				TOTAL DAILY HOURS			8	8	9	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007200

AA4582

FISHER FRIEDMAN & CIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING: 14 JULY - 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	P.A
0515	05		REMO			2	1	1	2	2		8	LAUREL ISLAND DRIVE,	
[redacted]			[redacted]			3	2	2	1	1	9		HOUSING	
[redacted]		6	[redacted]			1	1	1	2	1	5		LAKE MORRIN,	
[redacted]		1	[redacted]			1	1	1	1	2		6		
[redacted]			[redacted]			1	1			1		2	COCONUTS	
			[redacted]			1	2	2	1	1		8	ADMINISTRATIVE PARKING CHANGE	
								1	1		2			
			TOTAL DAILY HOURS			8	8	8	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4583

STEPPAN 007201

FISHER FRIEDMAN A CIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Edward Friedman
WEEK ENDING 14-JULY-2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	05		[illegible]			2	2	2	2	2		10	[illegible] DRIVE [illegible] STORES	
[redacted]			[redacted]			2	2	2	2	2	10			
						1	1	1	1	1		5		
		S	[redacted]						2			2		
						2	2	2	2	3	11			
1000			[redacted]			1	1	1			3			
			TOTAL DAILY HOURS			9	8	8	6	6			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl# _____

AA4584

STEPPAN 007202

FISHER FRIEDMAN & ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Sidney Friedman
WEEK ENDING: July 28, 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	05		[redacted]			2	2	1	1	4		10	VIEW SITE	
[redacted]		6	[redacted]			2	1		1			3	INSPECTION	
			[redacted]			1	1		3		2			
			[redacted]							1	1			
			[redacted]			2	2			1	5			
			[redacted]			1	1				3			
			[redacted]					2	7	1		10	MEETING	
	4896		[redacted]					2			2			
			[redacted]						1		3		1st COMM MEETING	
			[redacted]					3			3		COND.	
			TOTAL DAILY HOURS			9	8	8	8	9			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl. # _____

AA4585

STEPPAN 007203

FISHER FRIEDMAN & ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Sidney Friedman
WEEK ENDING 18 - AUG - 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			4					4		PITTSBURGH	
[redacted]			[redacted]				1	1	6		8		PLAN	
4897			[redacted]				4	4	2		2			
4896			[redacted]				2	3			8			
0515	-05		RENO GARAGE			1					6			
0515	-05	8	" VIEW JUDICIES			2		1				1		
												3		
			TOTAL DAILY HOURS			4	8	8	8				TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007204

AA4586

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME KODNEY FRIEDMAN
WEEK ENDING 8-26-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S	RENO. CONT. CALL			2						2		
0515	06		" FLY THRU.						1	1		2		
[redacted]			[redacted]				3	3	1	2	9			
			[redacted]			3	3	2	1		8		Pacific Lutheran	
4889			[redacted]			1	1	2	4	2	11			
0515	05		RENO GARAGE			1	1					2		
0515		S	" CREEKSIDE			2						2		
4878			WEST COUNTY PRESERVATION					1	2	2	5	5		
			TOTAL DAILY HOURS			9	4	4	4	4			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007205

AA4587

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING 7/24 - Aug - 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]														
0515		S	[redacted]			2					2			
[redacted]									1	2		3	GARAGE	
						2½	3	3	2	3	15		CALE SHOWS	
[redacted]														
[redacted]						1	1	2	3	2	9		1st COMMN	
[redacted]						1	1	1				3		
[redacted]						1	1	1	2	1		3	PARKING C + COEP	
							1	1	2		6			
			TOTAL DAILY HOURS			4½	8	8	8½				TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4588

FISHER FRIEDMAN & ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING 11-Aug-2006

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	P.A.
[redacted]				[redacted]				2				3		LUNCH + TALKING	
										1	3	4		SLEEVES PHONO	
						2	2	3	2	2	2	11			
										1	2	3		SLEEVES	
										1	1	2			
								1	1	1		3			
										2	1	3			
0515	05	S		[redacted]			6	2	2				5	ARCHIVE SCAN	
[redacted]				[redacted]			5		3			8			
				TOTAL DAILY HOURS			6	8	4	4	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007207

AA4589

FISHER FRIEDMAN / ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME RODNEY FRIEDMAN
WEEK ENDING 9-2-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S	[illegible]			2				1		3	CONF. CALC. [illegible]	
[redacted]			[redacted]			1	1			2	3			
[redacted]			[redacted]			1	2	2	2	1	8			
[redacted]			[redacted]				1	1	2	2	4			
[redacted]		D	[redacted]				1	2	1	1		5	FIRE CODE ISSUES	
0515	06		[illegible]			2	2	1	1			6		
[redacted]			[redacted]			2	1			1	4			
[redacted]	01		[redacted]					1	1			2		
[redacted]		6	[illegible]					1	1			2		
[redacted]			[illegible]							2	2			
			TOTAL DAILY HOURS			8	8	8	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4590

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANN. URBAN DESIGN

NAME: [illegible]
WEEK ENDING: 18-SEPT-2006

JOB NO.	Dash	CODE	JOB TITLE	Sat.	Sun.	Mon.	Tues.	Wed.	Thur.	Fri.	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]				4	2		5	11		[illegible]	
[redacted]			[redacted]					4			4		[illegible]	
[redacted]			[redacted]			8					8		[illegible]	
0515	06		[illegible]							1	1		[illegible]	
[redacted]			[redacted]						1		1		[illegible]	
[redacted]			[redacted]				3	1			4		[illegible]	
[redacted]		D	[redacted]						1	2	3		[illegible]	
[redacted]			[redacted]				1	1	2		4		[illegible]	
			[redacted]				1		2	2	5			
			TOTAL DAILY HOURS			8	8	8	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

INDIRECT HOURS

PHASE CODE:

- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007209

AA4591

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING 15-SEPT-06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	/ DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			4	10				14			
[redacted]			[redacted]			7					2			
[redacted]			[redacted]			2					2		[illegible]	
0515	06		[illegible]					1		2		3	[illegible]	
[redacted]			[redacted]								1			
[redacted]		D	[redacted]					1	1/2	2		5	[illegible]	
[redacted]			[redacted]					2	1/2	1	4			
[redacted]			[redacted]					4	1/2	1	7			
4000			[redacted]						2		2			
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

[illegible]

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007210

AA4592

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Mendman
W. ENDING: 6-OCT-

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S	[redacted]			3	8	8	2			21	INFORMATION FOR REMARKS COM	
[redacted]			[redacted]			2	1			1		3	& REMARKS COMMISSION	
			[redacted]				1					1	& MEET.	
			[redacted]						2		2		DRAWING.	
		D	[redacted]			2				2		4		
		C	[redacted]			1	1			1		3	REVISIONS ELEVATION + CA.	
			[redacted]			3	2			2	7			
			TOTAL DAILY HOURS			8	8	8	10	4			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- H Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- D Bidding

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

STEPPAN 007211

AA4593

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA WEEK ENDING: 13-OCT-2

Rodney Friedman

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			2					2			
[redacted]			[redacted]				1				1			
0515		S	[redacted]						4		4			
[redacted]		D	[redacted]					2	2		4	4	APPR & CLEANING	
[redacted]			[redacted]				2	2			4	4		
[redacted]		C	[redacted]			2	2				4	4		
[redacted]	810		[redacted]			1	1	1	2		4	4	HAND. REV & PLANNING	
4[redacted]			[redacted]			2	2	2	2		8	8		
						2	2	1	1		7			
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

STEPPAN 007212

AA4594

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Rodney Friedman

WEEK ENDING: [redacted] OCT. 20, [redacted]

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]			1	1	2		2		6	DISCUSSION ABOUT MARKETING	
0575		S	CLEAN ICA OFFICE						7	2		9	INTERVIEW RSD EMPLOYEE	
[redacted]			[redacted]						1		1			
[redacted]		D	[redacted]				1	1		2		3	REVIEW & COMMENT	
[redacted]		C	[redacted]			2						3	COST SHEETS, VE REQUEST	
[redacted]		D	[redacted]			1						1	DRAWING	
[redacted]			[redacted]			2	2	1		1	6			
			TOTAL DAILY HOURS			2	2	4		1	11		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- D Bidding

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

STEPPAN 007213

AA4595

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Kourney Hagman
WE ENDING: 27-OCT-2006

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	P.A.
[redacted]		C		[redacted]						6	2		8	[illegible]	
[redacted]				[redacted]						4	4	3		[illegible]	
[redacted]				[redacted]					1	1	1	3		SORRENTO [illegible]	
[redacted]				[redacted]			3	2	1				6		
[redacted]				[redacted]			1	1					2	PRESIDIO	
[redacted]				[redacted]			1	1	1		1	4			
[redacted]				[redacted]				1	1		1		3		
0515		5		ZENO			1		1		1		4	CASS ANNEXES	
[redacted]				[redacted]			2	3	3			8			
				TOTAL DAILY HOURS			9	8	8	5	5			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007214

AA4596

MARK STEPPAN

AA4597

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						2	3	2	2	3	12			
[redacted]						2	4	3	4	3		16		
[redacted]														
[redacted]						1		1	1			3		
[redacted]						1		1				2		
[redacted]						1				1		2		
[redacted]						1	1	1	1	1		5		
[redacted]						1	1				2			
0515		S	RENO					1	1			2		
			TOTAL DAILY HOURS			9	9	9	9	8	14	30	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											44		TOTAL WEEKLY HOURS	

ARCHITECTURE PLANNING URBAN DESIGN WEEKLY ENDING 10-01-05

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 00700

STEPPAN 007215

AA4598

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NV
W. ENDING 7/28/06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	24 Mon	25 Tues	26 Wed	27 Thur	28 Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						~~4~~	~~4~~	8	8	~~4~~	4	~~4~~		
[redacted]						4	5			7	16		moved per Nathan 8/9/06	
0515		5	Reno											
[redacted]						4	3					7		

KRISTOPHER TENDALL

AA4517

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: [illegible]
WE ENDING 12/9/05

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]							7	8	8	4			27		
0515			S	RENO HIGH-RISE						4	4.5		8.5		
[redacted]											5.5	3.5			
				TOTAL DAILY HOURS			8	8	8	8	8	4.5	35.5	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: [illegible] empl # 13039

STEPPAN 007146

AA4518

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: KRISTOFFER KENDALL
WEEK ENDING: 2/24/06

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						8	12	11.5			5		36.5		
0515	01			PE-10							1		1		
[redacted]											1		1		
[redacted]									1.5			1.5			
				TOTAL DAILY HOURS		8	12	11.5	1.5		7	1.5	38.5	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:
- Administration 1000
- Clerical 2000
- General FFA 3000
- Promotional 4000
- Legal 5000

HOURS NOT WORKED:
- Vacation 7001
- Sick 7002
- Holiday 7003
- Time Off (unpaid) 7004

REVIEWED BY:

empl # 13039

STEPPAN 002147

AA4519

NOBU KAJI

AA4520

FISHER FRIEDMAN SOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA

WEEK ENDING: 10/28/05

Nolan Kail

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
4844			James			6	6	5			17		Making book let for meeting create New project sheet, printout and Bind	
[redacted]								6	4	5	15		Create New project sheet to file	
[redacted]						1	1		3	1	6		Archive	
[redacted]						1			1	2	4		Archive	
			TOTAL DAILY HOURS			8	7	11	8	8	42		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											42		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 12320

STERRAN 007142

AA4521

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Nolan Kalil
WEEK ENDING: Nov 4 '05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
4844			James			1	2	1			4		Project sheets up-date & create for Oregon State projects	
0515		S	Reno Hi-rise			3	1	2	2	3	11		Create Business cards of Mark Steppan	
[redacted]						1	2	2	3	1	9		up-date project sheets by categorys	
[redacted]						2	1		2	2	7		Archive	
[redacted]						1	2	3	1	2	9		Archive	
			TOTAL DAILY HOURS			8	8	8	8	8	40		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 12320

STEPPAN 007144

AA4522

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: [illegible]
WE ENDING: 04/07/05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						1					1		Staff meeting	
0515		S	Reno Hi-rise			1					1		Create Business Card	
[redacted]						3	4	3	4	4	18		Up-date project sheets by category	
[redacted]						2	2	4	2	3	13		Archive	
[redacted]						1	2	2		2	7		Archive	
			TOTAL DAILY HOURS			8	8	9	6	9	40		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General-FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 12320

STEPPAN 007145

AA4523

KUAN CHANG

AA4524

FISHER FRIEDMAN, ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: KUAN CHANG
WEEK ENDING: OCT. 14, 05

JOB NO.	DIGIT	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]							9	8	7	5	3		32	PLANS	
									1				1	CONSTRUCTION DOCUMENTATION	
									1		1		2	MEETING /	
4R04	B			RENO.						1	4		5	PLANS / SITE PLANS / DESIGN	
8515	S														
				TOTAL DAILY HOURS			9	8	9	6	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ emp# 3018

AA4525

FISHER FRIEDMAN / ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: TUAN CHANG
WEEK ENDING: 10/21/05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						9	7	5	5			26		
								5	4	1		10	MODEL.	
0505	8	S	RENO HIGH RISE							4		4	BUILDING PLANS / MODEL	
TOTAL DAILY HOURS						9	7	10	9	5			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13018

AA4526

STEPPAN 007149

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME KUAN CHANG
WEEK ENDING 10/28/05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]														
0515	S		RENO HIGH-RISE			6	3	4	4	5		22.5	MODEL / MODIFICATION	
[redacted]						2	5	4	4			15.5	DRAWINGS / BUILDING PLANS / MODEL	
										2		2		
			TOTAL DAILY HOURS			8	8	8	8	7.5			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13018

AA4527

STEPPAN 007150

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA KLAN CHANG
WEEK ENDING NOV. 4 05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	S	9	RENO HIGH-RISE			5	4	2	2	1		14	SITE PLANS / BUILDING PLANS / MODEL	
[redacted]						4	4	2	2	1		13	MEETINGS / MODEL	
								4	4	5		13	PLANS	
			TOTAL DAILY HOURS			9	8	8	8	7			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40	TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13018

AA4528

STEPPAN 007151

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA: KUAN CHANG
WEEKENDING: NOV. 11, 05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]														
0515	S	S	REND HIGH-RISE			3						3	SITE PLANS	
[redacted]						1		1	8	4		14	RESEARCH CODES / BUILDING PLANS	
[redacted]						4	5		1			10	SITE PLANS	
[redacted]								7	1			8	MODELS / MEETINGS	
[redacted]										5		5	VACATION	
			TOTAL DAILY HOURS			8	5	8	10	9			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13018

STEPPAN 007152

AA4529

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

N. KIAN CHANG
WEEK ENDING: NOV 18 05

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	5			KENO HIGH-RISE			8	9	8	8	8		41	PLANS / MODEL / MEETING	
				TOTAL DAILY HOURS			8	9	8	8	8			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												41		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 1801B

STEPPAN 007153

AA4530

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

N. KUAN CHANG
WEEK ENDING: NOV 25 03

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	S			RENO HIGH-RISE		4	8	9	7		4		32	MODEL / BUILDING PLANS	
7003				HOLIDAY						8			8	THANKSGIVING	
				TOTAL DAILY HOURS		4	8	9	7	8	4			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl. # 3018

STEPRAN 007154

AA4531

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

N. E. KUAN CHANG

WEEKENDING DEC. 2, 2005

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	KENO HIGH-RISE			9	8	8	8	7		40	BUILDING PLANS / MODELS / MEETINGS	
			TOTAL DAILY HOURS			9	8	8	8	7			TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

empl # 13018

STEPPAN 007155

AA4532

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: KUAN CHANG
WEEK ENDING: DEC 9 2005

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S		RENO HIGH RISE			8	8	8	8	8		40	BUILDING & SITE PLANS / UNIT PLANS SECTIONS / MEETING	
				TOTAL DAILY HOURS			8	8	8	8	8	40		TOTAL WEEKLY INDIRECT AND DIRECT HOURS TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13018

STEPPAN 007156

AA4533

STEPHANIE PUSEY

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANN. URBAN DESIGN

NAME STEPHANIE PUSEY
WEEK ENDING: 14 OCT 2005

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	10 Mon	11 Tue	12 Wed	13 Thur	14 Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
			[redacted]			2		1		1/2	3 1/2			
			[redacted]			5	7 1/2	4	1 1/2	7	24			
			[redacted]			2			6		8			
			[redacted]						3	1	(4)	?	[redacted]	
			[redacted]			1					1			
4844			Tony Lamesa				1 1/2	3 1/2			5			
			TOTAL DAILY HOURS			10	9	8 1/2	9 1/2	8 1/2	45 1/2		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											45 1/2		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 12971

STEPPAN 007157

AA4535

FISHER FRIEDMAN 'SOCIATES AIA
ARCHITECTURE PLANN. / URBAN DESIGN

NAME: STEPHANIE HUSEY
WE. ENDING: OCT 21, 2005

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						7	9	14½	3	5	37½			
[redacted]						1	½				1½			
[redacted]									3		3			
4844			Tony Iannesi Promo						3		3			
			TOTAL DAILY HOURS			8	9½	14½	9		41		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											41		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 12971

STEPPAN 007158

AA4536

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 14-PART 1

EXHIBIT 14-PART 1

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: [illegible]
WEEKLY ENDING: OCT 28, 2005

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
4844			Reno			5½	4	2½	1		13			
[redacted]						2	1	5½	5	3	16½			
[redacted]								½	2	6½	9		FRONT DESK	
[redacted]				7							7			
			TOTAL DAILY HOURS	7		7½	5	8½	8	9½	45½		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											45½		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

INDIRECT HOURS

PHASE CODE:

- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 12971

STEPPAN 007159

AA4538

10.31 - 122.01 x 115 / 123.115

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: STEPHANIE PUSEY
WEEK ENDING: 4 NOV 2005

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						3	5	6	3	1	18		MISC. RODNEY PROJECTS - GEN UPKEEP	
1844/0515			Tamesi / Reno			2	2	2	2	2	10			
[redacted]									3	5	8		3 RFQ/RFPS	
[redacted]						3	1/2	1			4 1/2		MISC. INCL. DESK HELP	
			TOTAL DAILY HOURS			8	7 1/2	9	8	8	40 1/2		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40 1/2		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

empl # 12971

AA4539

STEPRAN 007160

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Stephanie Fisher
WEEK ENDING: 11 NOV 2005

OH NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	P/A
[redacted]						2	4½	7	8½	5	27			
[redacted]						1½	1			2	4½			
[redacted]						2½					2½			
4849/0515			Reno - mkt/graphics stuff			2					2			
[redacted]							2½	2			4½			
			TOTAL DAILY HOURS			8	8	9	8½	7	40½		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40½		TOTAL WEEKLY HOURS	

AA4540

CODE SYMBOLS:

DIRECT PROJECT HOURS:

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS:

HOURS WORKED:
- Administration 1000
- Clerical 2000
- General FFA 3000
- Promotional 4000
- Legal 5000

HOURS NOT WORKED:
- Vacation 7001
- Sick 7002
- Holiday 7003
- Time Off (unpaid) 7004

REVIEWED BY:

empl # 12971

STERRAN 007161

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA : STEPHANIE PUSEY
WEEK ENDING: 12.30.2005

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	26 Mon	27 Tues	28 Wed	29 Thur	30 Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
7003			HOLIDAY - CHRISTMAS			8					8			
7001			VACATION				4				4			
[redacted]								4	2	2	8			
[redacted]								2	8	8	18			
0515			RENO					2			2			
			TOTAL DAILY HOURS			8	4	8	10	10	40		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 12971

STEPPAN 007168

AA4541

RODNEY FRIEDMAN

AA4542

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Rodney Friedman
WEEK ENDING: 11-OCT-95

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DLR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S	[redacted]				6	7	6	6		25		
[redacted]			[redacted]			1					1		1	
[redacted]		W	[redacted]			4	1		2	1		8	1620 Montgomery St	
						1	1	2	1	1		6		
						2					2			
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

AA4543

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

empl #

STEPPAN 007163

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Rodney Friedman
WEEK ENDING: 7-17-2005

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		5	[illegible]			8	8	8	7	7	~~40~~	40		
[redacted]			[redacted]						1	1	1			
										1	1			
							2	1				2		
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

AA4544

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General HFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

STEPPAN 007164

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME Rodney Friedman
WEEK ENDING 12-8-00 - 05

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S		[illegible]			5	6	8	8	2		29		
[redacted]		W		[redacted]			3	2					5		
[redacted]							1	1			6		8		
		W								1	1		2		
				TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

AA4545

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Rodney Friedman
WEEK ENDING: 04-NOV-05

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]				[redacted]											
515	01	S		[illegible]			6	7	6	3	3	12	23		
[redacted]		S		[redacted]			2		4				6		
[redacted]		W		[redacted]			1	1					2		
				TOTAL DAILY HOURS								12	31	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													43	TOTAL WEEKLY HOURS	

AA4546

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

empl #

STEPPAN 007166

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA - Rodney Friedman
WEEKENDING 11-NOV.-2005

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	[illegible]			7	10	8	7	8		42		
[redacted]			[redacted]				1	1	1			3		
			TOTAL DAILY HOURS								45		TOTAL WEEKLY INDIRECT AND DIRECT HOURS TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- S Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4547

STEPPAN 007167

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA - Forney Friedman
WEEKENDING: 18-NOV-05

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]				[redacted]			2			8		10		STEPPANS	
[redacted]		W		[redacted]				4					4		
0515	01	S		[redacted]			6	4	6		6		22		
[redacted]		S		[redacted]					2		2		4		
				TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007168

AA4548

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA - Kathleen Friedman
WEEK ENDING: 25 - NOV - 05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]				2				2			
[redacted]			[redacted]						8		8			
[redacted]			[redacted]			~~4~~		~~4~~		8	8			
0515	01	S	[redacted]			7	5	7				19		
[redacted]		S	[redacted]			1	1	1				3		
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General-EFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4549

STEPPAN 007169

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Rodney Friedman
WEEK ENDING: 02-DEC-05

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]		S		[redacted]					6				2		
[redacted]		a		[redacted]				1	8				4		
05/5	01	S		[illegible]			4	4	4	6	4		31		
[redacted]				[redacted]			1		1	2		3			
				[illegible]											
				TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4550

STEPPAN 007170

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

N E Rodney Friedman
WEEK ENDING: 09-DEC-05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515			[illegible]			4				4				
[redacted]			[redacted]			4				4				
[redacted]			[redacted]							4				
							3	3	3					
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl #

FISHER FRIEDMAN SOCIATES AIA NA
ARCHITECTURE PLANNING URBAN DESIGN

Kearney Freeman

WEEK ENDING: 11a - DEC - 05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515			PENDING			7	6	6	7	7		33	CONSULTANTS	
[redacted]			[redacted]				1			1			MONTEREY	
[redacted]			[redacted]			1		1						
[redacted]			[redacted]						1				SAN JOSE	
04[redacted]			[redacted]				1							
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007172

AA4552

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NA

WEEK ENDING: 23 - DEC - 2005

Rodney Friedman

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	W	[redacted]			4	7	6	6	5		31		
[redacted]			[redacted]					1						
						1	1		2					
										3				
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- S Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4553

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

N. Rodney Friedman

WEEK ENDING: 30 - DEC - 05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]			[redacted]											
0515			MEMO			8								
[redacted]			[redacted]				8	2	4	6		29		
			[redacted]						1	2				
													[illegible]	
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4554

STEPPAN 007174

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Fisher Friedman
WEEK ENDING: 01-JAN-2006

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
015	01	[illegible]		[illegible]				8	8	8			32		
[redacted]				[redacted]			8								
				TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
														TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

AA4555

STEPPAN 007175

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	[redacted]			7	6	8	8	7		36		
[redacted]		W	[redacted]			1	2							
			TOTAL DAILY HOURS										TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
													TOTAL WEEKLY HOURS	

NAME: Friedman

WEEKENDING: 1/2 - JAN. 2006

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- H Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # _____

STEPPAN 007176

AA4556

GAYLE A. KERN, LTD.
5421 KIETZKE LANE, SUITE 200
RENO, NEVADA 89511
TELEPHONE: (775) 324-5930

SECOND JUDICIAL DISTRICT COURT
COUNTY OF WASHOE, STATE OF NEVADA

AFFIRMATION
Pursuant to NRS 239B.030

The undersigned does hereby affirm that the preceding document, **COMPLAINT TO FORECLOSE MECHANIC'S LIEN AND FOR DAMAGES** filed in case number to be assigned.

■ Document does not contain the social security number of any person

-OR-

☐ Document contains the social security number of a person as required by:

☐ A specific state or federal law, to wit:

Dated this 4th day of May, 2007.

GAYLE A. KERN, ESQ.
Nevada Bar No. 1620
GAYLE A. KERN, LTD.
5421 Kietzke Lane, Suite 200
Reno, Nevada 89511
Telephone: (775) 324-5930
Facsimile: (775) 324-6173
E-mail: gaylekern@kernltd.com
Attorneys for MARK STEPPAN

Docket 76844 Document 2016-24976

CIVIL COVER SHEET

Washoe County, Nevada

Case No. _____
(Assigned by Clerk's Office)

I. Party Information

Plaintiff(s) (name/address/phone): MARK STEPPAN
DOB:

Attorney (name/address/phone): Gayle A. Kern, Esq
5421 Kietzke Ln. #200, Reno, NV 89511; (775) 324-5930

Defendant(s) (name/address/phone): JOHN ILIESCU, JR. AND SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR. AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT, ET AL.
DOB:
Attorney (name/address/phone):

II. Nature of Controversy (Please check applicable bold category and applicable subcategory, if appropriate)

☐ **Arbitration Requested**

Civil Cases

Real Property

- ☐ **Landlord/Tenant** - LT
  - ☐ Unlawful Detainer - UD
- ☒ **Title to Property**
  - ☐ Foreclosure - FC
  - ☒ Liens - LE
  - ☐ Quiet Title - QT
  - ☐ Specific Performance - SP
- ☐ **Condemnation/Eminent Domain**-CD
- ☐ **Other Real Property** - RO
  - ☐ Partition - PT
  - ☐ Planning/Zoning - PZ

Torts

Negligence

- ☐ **Negligence – Auto** - VP
- ☐ **Negligence – Medical/Dental** - MD
- ☐ **Negligence – Premises Liability** -SF (Slip/Fall)
- ☐ **Negligence – Other** - NO

- ☐ **Product Liability**
  - ☐ Product Liability/Motor Vehicle-VH
  - ☐ Other Torts/Product Liability - PL
- ☐ **Intentional Misconduct**
  - ☐ Torts/Defamation(Libel/Slander)-DF
  - ☐ Interfere with Contract Rights - IR
- ☐ **Employment Torts**(Wrongful Term)-WT
- ☐ **Other Torts** - TO
  - ☐ Anti-trust - AI
  - ☐ Fraud/Misrepresentation - FM
  - ☐ Insurance- IN
  - ☐ Legal Tort- LG
  - ☐ Unfair Competition - UC

Probate

- ☐ **Summary Administration** - SU
- ☐ **General Administration** - FA
- ☐ **Special Administration** - SL
- ☐ **Set Aside Estates** - SE
- ☐ **Trust/Conservatorships**
  - ☐ Individual Trustee - TR
  - ☐ Corporate Trustee - TM
- ☐ **Other Probate** - OP

Other Civil Filing Types

- ☐ **Construction Defect** - CF
  - ☐ Chapter 40
  - ☐ General
- ☐ **Breach of Contract**
  - ☐ Building & Construction - BC
  - ☐ Insurance Carrier - BF
  - ☐ Commercial Instrument - CI
  - ☐ Other Contracts/Acct/Judg. - CO
  - ☐ Collection of Actions - CT
  - ☐ Employment Contract - EC
  - ☐ Guarantee - GU
  - ☐ Sale Contract - SC
  - ☐ Uniform Commercial Code - UN
- ☐ **Civil Petition for Judicial Review**
  - ☐ Other Administrative Law - AO
  - ☐ Department of Motor Vehicles-DM
  - ☐ Worker's Compensation Appeal-SI

- ☐ **Appeal from Lower Court** *(also check applicable civil case box)*
  - ☐ Transfer from Justice Court - TJ
  - ☐ Justice Court Civil Appeal - CA
- ☐ **Civil Writ**
  - ☐ Other Special Proceeding - SS
- ☐ **Other Civil Filing**
  - ☐ Compromise of Minor's Claim - CM
  - ☐ Conversion of Property - CN
  - ☐ Damage to Property - DG
  - ☐ Employment Security - ES
  - ☐ Enforcement of Judgment - EJ
  - ☐ Foreign Judgment – Civil - FJ
  - ☐ Other Personal Property - PO
  - ☐ Recovery of Property - RE
  - ☐ Stockholder Suit - ST
  - ☐ Other Civil Matters – GC
  - ☐ Confession of Judgment - CJ
  - ☐ Petition to Seal Criminal Records-PS

III. Business Court Requested (If you check a box below, you must check an additional box above to determine case type.)

- ☐ NRS Chapters 78-88
- ☐ Commodities (NRS 90)
- ☐ Securities (NRS 90)
- ☐ Investments (NRS 104 Art. 8)
- ☐ Deceptive Trade Practices (NRS 598)
- ☐ Trademarks (NRS 600A)
- ☐ Enhanced Case Mgmt/Business
- ☐ Other Business Court Matters

5/4/07
Date

Gayle A. Kern
Signature of initiating party or representative

See other side for family-related case filings.

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 4

EXHIBIT 4

DOC # 3480499
11/07/2008 04:21P Fee:17.00
BK1
Requested By
GAYLE A KERN LTD
Washoe County Recorder
Kathryn L. Burke - Recorder
Pg 1 of 4 RPTT 0.00

When Recorded Mail To:

Gayle A. Kern, Esq.
Gayle A. Kern, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

APN: 011-112-03; 011-112-06; 011-112-07; 011-112-12

GRANTEE'S ADDRESS:
Mark B. Steppan, AIA, CSI, NCARB
1485 Park Avenue, #103
Emeryville, CA 94608

NOTICE AND CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that Mark Steppan, AIA, CSI, NCARB claims a Mechanic's and Materialman's Lien upon the property hereinafter particularly described, which property is located in Washoe County, Nevada, and which claim is made pursuant to the laws of the State of Nevada, particularly Chapter 108 of the Nevada Revised Statutes, as amended, for the value of work, labor, materials and/or services furnished by lien claimant for the improvement of real property hereinafter particularly described, located in the County of Washoe, State of Nevada.

That the whole or real property hereinafter particularly described has been or is in the process of improvement and is reasonably necessary for the convenient use and occupation of said property.

Claimant further states:

1. That the name of the owner or reputed owner of the premises sought to be charged is as follows: 011-112-03; 011-112-07; 011-112-12 - JOHN ILIESCU, JR., and SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR., AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT; and 011-112-06 - John Iliescu, a married man as his sole and separate property.

2. That the name of the person by whom lien claimant was employed and to whom lien claimant furnished work, labor, materials and/or services in connection with the project is: BSC Financial, LLC, c/o Consolidated Pacific Development, Inc., 932 Parker Street, Berkley, CA 94710; Job name: Residential Project, Reno, Nevada, Job Address: North Arlington Avenue, Island Avenue and Court Street; Owner's Designated Representative: Sam Caniglia.

3. That the terms, time given and conditions of the contract were: Payments on account of services rendered and for Reimbursable Expenses incurred shall be made monthly upon presentation of the Statement of services for the building, structure or other work of improvement located at North Arlington Avenue, Island Avenue and Court Street, Reno, Nevada. All services were to be invoiced based on work performed as reflected in applications for payment, no retainage to be withheld from monthly progress payments. All invoices are due in fifteen days.

4. That work, labor, materials and/or services have been furnished to and actually used upon the above-described project in the remaining amount of ONE MILLION SIX-HUNDRED THIRTY-NINE THOUSAND ONE-HUNDRED THIRTY AND NO/100 DOLLARS ($1,639,130.00), reimbursable expenses of ONE-HUNDRED FIFTEEN THOUSAND THREE HUNDRED SIXTY-TWO AND NO/100 DOLLARS ($115,362.00) plus interest through October 31, 2006 in the amount of TWENTY-NINE THOUSAND FIFTY-SIX DOLLARS AND 85/100 ($29,056.85), continuing interest, attorney's fees and costs and the amount is now due and owing to lien claimant.

5. That the first labor and materials furnished by lien claimant to and incorporated in the project was on or about April 21, 2006 and that the last labor and materials furnished by lien claimant and incorporated in the project was within the past ninety days; that there are no other just credits or off-sets to be deducted and the total amount due and owing to lien claimant is the sum of ONE MILLION SEVEN-HUNDRED EIGHTY-THREE THOUSAND FIVE-HUNDRED FOURTY-EIGHT AND 85/100 DOLLARS ($1,783,548.85), plus continuing interest, attorney's fees and costs.

6. That a demand for payment has been made by lien claimant and that no part or portion of the amount due and owing has been paid; that there are no further off-sets to the claim and that the sum of ONE MILLION SEVEN-HUNDRED EIGHTY-THREE THOUSAND FIVE-HUNDRED FOURTY-EIGHT AND 85/100 DOLLARS ($1,783,548.85), plus continuing interest, attorney's fees and costs is now due and owing to lien claimant on account of the work, labor, materials and/or services furnished as above specified and that the undersigned claims a lien upon the real property particularly described herein for said sum, together with continuing interest and attorney's fees as provided by law.

7. That the real property sought to be charged with this Claim of Lien upon which the above described work of improvement has been made is located in Washoe County of State of Nevada, and is particularly described as:

> Commencing at a point formed by the intersection of the East line of Flint Street (if protracted Northerly) with the North line of Court Street in the City of Reno; running thence Easterly, along the North line of Court Street, a distance of 100 feet, thence at a right angle Northerly, a distance of 140 feet to the true point of beginning; said true point of beginning being the Southeast corner of the parcel of land heretofore conveyed to Atha Carter by Antonieo Rebori and wife, by deed duly recorded in Book 64 of Deeds, Page 294, Washoe County Records: running thence Easterly, parallel with the North line of Court Street, a distance of 50 feet to the Southwest corner of the property formerly owned by H. F. Holmshaw and wife thence Northerly at a right angle, along the west line of the property formerly owned by said H. F. Holmshaw and wife, to the South bank of the South channel of the Truckee River; thence Westerly along the South bank of said channel of the Truckee River to a point which would intersect a line drawn northerly and parallel with the East line of said property from the said true point of beginning; thence southerly along said line to the truce point of beginning.

SAVE AND EXCEPTING, however, from the above described premises, all that portion thereof conveyed by Antonio Rebori and Charlotta Rebori, his wife, to the City of Reno, a municipal corporation, by deed dated February 16, 1922, and recorded in Book 59 of Deeds, Page 297, Washoe County, Records.
APN: 011-112-03

Commencing at the point 129.6 feet West of where the center line of Hill Street projected Northerly will intersect the North line of Court Street thence running Westerly along the North line of Court Street, 75 feet; thence running Northerly at an angle of 89°58' 140 feet; thence running Easterly at an angle of 90°05" 75 feet; thence running Southerly at an angle 80°55', 140 feet to the place of beginning, comprising a parcel of land 75 by 140 feet.
APN: 011-112-06

BEGINNING at the intersection of the Northerly extension of the Eastern line of Flint Street with the Northern line of Court Street, in the City of Reno, County of Washoe, State of Nevada, thence Easterly along the Northern line of Court Street, 125 feet, more or less to the Western line of the parcel conveyed to WALKER J. BOUDWIN, et ux, by Deed recorded in Book 143, File No. 100219, Deed Records; thence Northerly along said last mentioned line 140 feet; thence Westerly parallel to the Northern line of Court Street, 125 feet; thence Southerly parallel to the Western line of Said Boudwin parcel 140 feet to the point of beginning.
APN: 011-112-07

Commencing on the North line of Court Street, at the intersection of the North line of Court Street with the West line of Hill Street, if said Hill Street was protracted Northerly to said point of inter-section according to the official plat of Lake's South Addition to Reno, Washoe County, State of Nevada; thence running westerly and along the North line of said Court Street 100 feet; thence Northerly and parallel with the West line of said Hill Street, if protracted, 276 feet more of less to the South Bank of the Truckee River; thence Easterly and along the south bank of the Truckee River to the West line of Hill Street, protracted, 324 feet more or less to the North line of Court Street and the place of beginning, being the same lands conveyed by Antonio Robori and Carlotta Robori, his wife, to Charles Snyder, May 27, 1907, and by Antonio Robori to Charles Snyder, January 12, 1905, by deeds duly recorded in Book 32 of Deeds, page 405, and book 26 of deeds, page 296, Records of said Washoe County.
EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the City of Reno, a municipal corporation, in an instrument recorded August 4, 1922, as Document No. 26097, in Book 61, Page 280, of Deeds.
FURTHER EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the City of Reno, a municipal corporation, in an instrument recorded December 17, 1971, as Document No. 229332, in Book 600, Page 759 of Official Records.
APN: 011-112-12

8. That the four parcels are to be developed as the project and it is appropriate to equally apportion the amount due between the four parcels identified herein.

DATED: This 7th day of November, 2006.

By _____
Gayle A. Kern, Esq.

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

Gayle A. Kern, Esq., being first duly sworn, deposes and says that: I am the Attorney for Mark Steppan, the lien claimant in the foregoing Notice and Claim of Lien. I have read the above and foregoing Notice and Claim of Lien, know the contents thereof and state that the same is true based on the information provided by my client. I further state that I have been informed and based thereon believe that it contains, among other things, a correct statement of the demand of said lien claimant, after deducting all just credits and off-sets.

_____
Gayle A. Kern, Esq.

SUBSCRIBED AND SWORN to before me this 7th day of November, 2006.

_____
Notary Public

AMBER A. GARRELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-99145-2 - Expires June 21, 2009

COPY

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 5

EXHIBIT 5

APNs: 011-112-03; 011-112-06;
011-112-07; 011-112-12

Recording Requested by:
Gayle A. Kern, Esq.
Gayle A. Kern, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

When Recorded Mail to:
Gayle A. Kern, Esq.
Gayle A. Kern, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

DOC # 3528313
05/03/2007 11:32:12 AM
Requested By
GAYLE A KERN
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: $18.00 RPTT: $0.00
Page 1 of 5

AMENDED NOTICE AND CLAIM OF LIEN

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

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____ (state specific law)

Signature — Title: AIA, CSI, NCARB

Mark Steppan

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.

COPY

When Recorded Mail To:

Gayle A. Kern, Esq.
Gayle A. Kern, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

APNs: 011-112-03; 011-112-06; 011-112-07; 011-112-12

GRANTEE'S ADDRESS:
Mark B. Steppan, AIA, CSI, NCARB
1485 Park Avenue, #103
Emeryville, CA 94608

AMENDED NOTICE AND CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that Mark Steppan, AIA, CSI, NCARB claims a Mechanic's and Materialman's Lien upon the property hereinafter particularly described, which property is located in Washoe County, Nevada, and which claim is made pursuant to the laws of the State of Nevada, particularly Chapter 108 of the Nevada Revised Statutes, as amended, for the value of work, labor, materials and/or services furnished by lien claimant for the improvement of real property hereinafter particularly described, located in the County of Washoe, State of Nevada.

That the whole or real property hereinafter particularly described has been or is in the process of improvement and is reasonably necessary for the convenient use and occupation of said property.

Claimant further states:

1. That the name of the owner or reputed owner of the premises sought to be charged is as follows: 011-112-03; 011-112-07; 011-112-12 - JOHN ILIESCU, JR., and SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR., AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT; and 011-112-06 - John Iliescu, a married man as his sole and separate property.

2. That the name of the person by whom lien claimant was employed and to whom lien claimant furnished work, labor, materials and/or services in connection with the project is: BSC Financial, LLC, c/o Consolidated Pacific Development, Inc., 932 Parker Street, Berkley, CA 94710; Job name: Residential Project, Reno, Nevada, Job Address: North Arlington Avenue, Island Avenue and Court Street; Owner's Designated Representative: Sam Caniglia.

3. That the terms, time given and conditions of the contract were: Payments on account of services rendered and for Reimbursable Expenses incurred shall be made monthly upon presentation of the Statement of services for the building, structure or other work of improvement located at North Arlington Avenue, Island Avenue and Court Street, Reno, Nevada. All services were to be invoiced based on work performed as reflected in applications for payment, no retainage to be withheld from monthly progress payments. All invoices are due in fifteen days.

4. That work, labor, materials and/or services have been furnished to and actually used upon the above-described project in the remaining amount of ONE MILLION SIX-HUNDRED THIRTY-NINE THOUSAND ONE-HUNDRED THIRTY AND NO/100 DOLLARS ($1,639,130.00), reimbursable expenses of ONE-HUNDRED FIFTEEN THOUSAND THREE HUNDRED SIXTY-TWO AND NO/100 DOLLARS ($115,362.00) plus interest through October 31, 2006 in the amount of TWENTY-NINE THOUSAND FIFTY-SIX DOLLARS AND 85/100 ($29,056.85), for a total principal balance of ONE MILLION SEVEN-HUNDRED EIGHTY-THREE THOUSAND FIVE-HUNDRED FORTY-EIGHT AND 85/100 DOLLARS ($1,783,548.85) continuing interest, attorney's fees and costs and the amount is now due and owing to lien claimant.

5. That the first labor and materials furnished by lien claimant to and incorporated in the project was on or about April 21, 2006 and that the last labor and materials furnished by lien claimant and incorporated in the project was within the past ninety days; that there are no other just credits or off-sets to be deducted and the total amount due and owing to lien claimant as of April 19, 2007, is the sum of ONE MILLION NINE-HUNDRED THIRTY-NINE THOUSAND THREE HUNDRED FORTY-SEVEN AND 51/100 DOLLARS ($1,939,347.51), plus continuing interest, attorney's fees and costs.

6. That a demand for payment has been made by lien claimant and that no part or portion of the amount due and owing has been paid; that there are no further off-sets to the claim and that as of April 19, 2007, the sum of ONE MILLION NINE-HUNDRED THIRTY-NINE THOUSAND THREE HUNDRED FORTY-SEVEN AND 51/100 DOLLARS ($1,939,347.51), plus continuing interest, attorney's fees and costs is now due and owing to lien claimant on account of the work, labor, materials and/or services furnished as above specified and that the undersigned claims a lien upon the real property particularly described herein for said sum, together with continuing interest and attorney's fees as provided by law.

7. That the real property sought to be charged with this Claim of Lien upon which the above described work of improvement has been made is located in Washoe County of State of Nevada, and is particularly described as:

> Commencing at a point formed by the intersection of the East line of Flint Street (if protracted Northerly) with the North line of Court Street in the City of Reno; running thence Easterly, along the North line of Court Street, a distance of 100 feet, thence at a right angle Northerly, a distance of 140 feet to the true point of

beginning; said true point of beginning being the Southeast corner of the parcel of land heretofore conveyed to Atha Carter by Antonieo Rebori and wife, by deed duly recorded in Book 64 of Deeds, Page 294, Washoe County Records: running thence Easterly, parallel with the North line of Court Street, a distance of 50 feet to the Southwest corner of the property formerly owned by H. F. Holmshaw and wife thence Northerly at a right angle, along the west line of the property formerly owned by said H. F. Holmshaw and wife, to the South bank of the South channel of the Truckee River; thence Westerly along the South bank of said channel of the Truckee River to a point which would intersect a line drawn northerly and parallel with the East line of said property from the said true point of beginning; thence southerly along said line to the truce point of beginning.
SAVE AND EXCEPTING, however, from the above described premises, all that portion thereof conveyed by Antonio Rebori and Charlotta Rebori, his wife, to the City of Reno, a municipal corporation, by deed dated February 16, 1922, and recorded in Book 59 of Deeds, Page 297, Washoe County, Records.
APN: 011-112-03

Commencing at the point 129.6 feet West of where the center line of Hill Street projected Northerly will intersect the North line of Court Street thence running Westerly along the North line of Court Street, 75 feet; thence running Northerly at an angle of 89°58' 140 feet; thence running Easterly at an angle of 90°05" 75 feet; thence running Southerly at an angle 80°55', 140 feet to the place of beginning, comprising a parcel of land 75 by 140 feet.
APN: 011-112-06

BEGINNING at the intersection of the Northerly extension of the Eastern line of Flint Street with the Northern line of Court Street, in the City of Reno, County of Washoe, State of Nevada, thence Easterly along the Northern line of Court Street, 125 feet, more or less to the Western line of the parcel conveyed to WALKER J. BOUDWIN, et ux, by Deed recorded in Book 143, File No. 100219, Deed Records; thence Northerly along said last mentioned line 140 feet; thence Westerly parallel to the Northern line of Court Street, 125 feet; thence Southerly parallel to the Western line of Said Boudwin parcel 140 feet to the point of beginning.
APN: 011-112-07

Commencing on the North line of Court Street, at the intersection of the North line of Court Street with the West line of Hill Street, if said Hill Street was protracted Northerly to said point of inter-section according to the official plat of Lake's South Addition to Reno, Washoe County, State of Nevada; thence running westerly and along the North line of said Court Street 100 feet; thence Northerly and parallel with the West line of said Hill Street, if protracted, 276 feet more of less to the South Bank of the Truckee River; thence Easterly and along the south

bank of the Truckee River to the West line of Hill Street, protracted, 324 feet more or less to the North line of Court Street and the place of beginning, being the same lands conveyed by Antonio Robori and Carlotta Robori, his wife, to Charles Snyder, May 27, 1907, and by Antonio Robori to Charles Snyder, January 12, 1905, by deeds duly recorded in Book 32 of Deeds, page 405, and book 26 of deeds, page 296, Records of said Washoe County.

EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the City of Reno, a municipal corporation, in an instrument recorded August 4, 1922, as Document No. 26097, in Book 61, Page 280, of Deeds.

FURTHER EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the City of Reno, a municipal corporation, in an instrument recorded December 17, 1971, as Document No. 229332, in Book 600, Page 759 of Official Records.
APN: 011-112-12

8. That the four parcels are to be developed as the project and it is appropriate to equally apportion the amount due between the four parcels identified herein.

DATED: This 3rd day of May, 2007.

By_____
Mark Steppan, AIA, CSI, NCARB

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on May 3rd, 2007 by Mark Steppan, AIA, CSI, NCARB.

AMBER A. GARRELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-99146-2 - Expires June 21, 2009

NOTARY PUBLIC

COPY

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 6

EXHIBIT 6

DOC # 4297751
11/08/2013 11:26:26 AM
Requested By
MICHAEL D HOY
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: $50.00 RPTT: $0.00
Page 1 of 9

When recorded, mail to:

Michael D. Hoy
Hoy Chrissinger Kimmel, PC
50 West Liberty Street, Suite 840
Reno, Nevada 89501
(775) 786-8000

APN:
011-112-03
011-112-06
011-112-07
011-112-12

Second Amended Notice and Claim of Lien

Pursuant to NRS 108.229(1), Mark B. Steppan hereby amends the Notice and Claim of Lien recorded November 7, 2006 as Document 3460499 in the Official Records of the Washoe County Recorder and the Amended Notice and Claim of Lien recorded May 3, 2007 as Document 3528313 in the Official Records of the Washoe County Recorder.

NOTICE IS HEREBY GIVEN that Mark B. Steppan ("Lien Claimant") claims a lien upon the property described in this notice for work, materials or equipment furnished or to be furnished for the improvement of the property, as follows:

1. The amount of the original contracts: Lien Claimant entered into several different contracts to provide services as an architect in relation to the improvement, property or work of improvement described below. NRS 108.2214(1).

A. Design Agreement. Effective October 31, 2005, Lien Claimant entered into a Standard form of Agreement Between Owner and Architect based upon the AIA Document B141 – 1997 Part 1 and Part2 ("Design Agreement"). On April 21, 2006, the Owner and Lien Claimant executed Addendum No. 1 Contractual Changes to AIA B141 Standard Agreement between Owner and Architect.

Parties to the Design Agreement agreed upon the material terms in October, 2005. While the formal Design Agreement was under legal review, the Owner directed the Lien Claimant to commence work. This work was billed on an hourly basis pursuant to a letter agreement dated November 5, 2005. After the Design Agreement was formalized, Lien Claimant changed the billing to reflect the fixed-fee in the Design Contract, and gave credit for payments previously received under the November 5, 2005 letter agreement.

The Design Agreement provides for a fixed fee computed by multiplying the anticipated construction cost ($180 million) by 5.75 percent, for a total fee of $10,350,000. The Design Agreement allocates this fee among various phases of the work covered by the Design Agreement. The Design Agreement allocates 20 percent of the overall fee to the Schematic Design phase. Lien Claimant completed the Schematic Design phase as defined in the Design Agreement. The Design Agreement also provides that any unpaid contract balance bears simple interest at the rate of one and one-half percent per month (or 18 percent per annum).

B. Reimbursable Items. Under the Design Agreement, Lien Claimant was entitled to receive 115 percent of the Lien Claimant's actual cost for defined Reimbursable Expenses including fees paid to certain sub-consultants, including a landscape architect. Lien Claimant billed a total of $35,585.27 for these Reimburseable Expenses.

C. Adjacent Church Parking Studies. In relation to the property, on or about June 14, 2006, Lien Claimant entered into a separate letter agreement with BSC Financial, LLC to provide design services for a parking layout configurations and parking structure.

D. City Staff comment studies. In relation to the property, Lien Claimant entered into a separate agreement with BSC Financial, LLC to provide design recommendations to respond to inquiries from the City of Reno staff regarding applications by BSC Financial, LLC and its affiliates, and the Property Owner. For this work, Lien Claimant was entitled to be paid hourly rates agreed between the parties. The work performed under this agreement was billed at $36,555.

E. Project fly-through. In relation to the property, Lien Claimant entered into a separate agreement with BSC Financial, LLC to create a computerized, three-dimensional model of downtown Reno with the proposed improvements, and to create and edit a video fly-through of downtown Reno with the improvements designed for the property. For this work, Lien Claimant was entitled to be paid hourly rates agreed between the parties. The work performed under this agreement was billed at $66,620.

F. Other agreements. Lien Claimant entered into separate agreements with BSC Financial, LLC in relation to the property. In order to simplify this Notice of Lien and the litigation to foreclose the lien, Lien Claimant does not claim that the amounts due under those other contracts are secured by this lien.

(continues)

2. Payments. The total amount of all payments received to date is below listed separately under each agreement:

A. Design Agreement. The payments received are as follows:

02/16/2006	$254,990.00
03/21/2006	8,230.00
05/16/2006	15,490.00
06/16/2006	102,160.00
09/16/2006	50,000.00
Total	$430,870.00

B. Reimbursable items. The payments received are as follows:

02/16/2006	$11,460.65
04/18/2006	3,224.87
05/16/2006	101.12
06/21/2006	16,264.87
07/12/2006	1,557.53
Total	32,609.04

C. Adjacent Church Parking Studies. The payments received are as follows:

07/12/2006	3,255.00

D. City Staff comment studies. Lien Claimant has received no payments for this work.

E. Project fly-through. Lien Claimant has received no payments for this work.

Total of all payments received on contracts that Lien Claimant asserts are secured by this lien:

$466,734.04

COPY

3. Amount of lienable amount after deducting all just credits and offsets, is as follows:

Design Agreement			
	Fee earned	$2,070,000.00	
	Payments:	430,870.00	
	Principal due:		$1,639,130.00
Reimburseable Expenses			
	Amount earned:	$37,411.53	
	Payments:	32,609.04	
	Principal due:		4,802.49
Adjacent Church Parking Studies			
	Fee earned:	$11,377.50	
	Payments:	3,255.00	
	Principal due:		8,122.50
City Staff comment studies.			
	Fee earned:	$36,555.00	
	Payments:	0.00	
	Principal due:		36,555.00
Project fly-through.			
	Fee earned:	$66,620.00	
	Payments:	0.00	
	Principal due:		66,620.00
Total principal claimed:			$1,755,229.99

4. Interest. Pursuant to NRS 108.237(1) and (2), Lien Claimant claims interest. With respect to the principal amounts due for fees and reimburseable expenses under the Primary Design Contract, interest is computed as simple interest at the rate of one and one-half percent per month. Interest on amounts due under other agreements shall be the legal rate of interest at the time judgment is entered.

5. Ownership. For assessor's parcel numbers 011-112-03, 011-112-07, 011-112-12, the owner of record is John Iliescu, Jr. and Sonnia Iliescu, as trustees of the Iliescu Family Trust. For assessor's parcel number 011-112-06, the owner of record is John Iliescu, a married man as his sole and separate property.

6. Name of person by whom Lien Claimant was employed. Lien Claimant was employed by and supplied services, work, labor and materials to BSC Financial,

LLC c/o Consolidated Pacific Development, Inc., 932 Parker Street, Berkley, California 94710.

7-A. Terms of payment – Design Agreement (0515). The Primary Architectural Design Services Agreement provides in relevant part: "Payments on account of services rendered and for Reimburseable Expenses incurred shall be made monthly upon presentation of Architect's statement of services." Lien Claimant billed for fees in the following invoices:

Invoice	Date	Amount	
22258	11/22/2005	$39,190.00	(paid)
22282	12/20/2005	$72,700.00	(paid)
22299	01/12/2006	$91,035.00	(paid)
22300	01/13/2006	$52,065.00	(paid)
22384	05/18/2006	$100,405.00	
22408	07/19/2006	$100,395.00	
22430	08/23/2006	$324,171.00	
22452	09/21/2006	$342,171.00	
22468	10/25/2006	$342,171.00	
22481	11/21/2006	$461,817.00	

Schematic Design	$2,070,000.00
Less: Prior progress billings	1,926,120.00
Final progress billing	$143,880.00

7-B. Terms of payment – Reimburseables (0515-R). Payment terms for reimburseables are included in the primary architectural design agreement. Lien Claimant billed for reimburseables in the following invoices:

Invoice	Date	Amount
22259	11/22/2005	$257.38
22283	12/20/2005	811.13
22301	01/18/2006	9,036.64
22316	02/23/2006	5,718.37
22332	05/16/2006	87.93
22368	05/18/2006	382.21
22400	06/22/2006	1,354.37
22353	04/19/2006	13,761.16
22412	07/19/2006	869.08
22432	08/23/2006	523.70
22454	09/21/2006	943.87
22484	11/21/2006	1,153.00
22499	12/22/2006	553.81
22518	02/28/2007	132.62

Total: $35,585.27

7-C. Terms of payment – Adjacent Church Parking Studies (0515-03). The letter agreement for adjacent church parking studies provides in relevant part:

> Fees and reimburseable invoiced amounts shall be billed on a monthly basis. All invoiced amounts not in dispute are due and payable within 30 (thirty) days from the date of the invoice.

Lien Claimant billed for work performed under this letter agreement as follows:

Invoice	Date	Amount	
22386	06/20/2006	$3,255.00	(paid)
22410	07/19/2006	6,730.00	
22467	09/21/2006	1,392.50	
	Total:	11,377.50	

7-D. Terms of Payment - City Staff Comments (0515-05). The letter agreement to respond to City of Reno staff comments provides in relevant part:

> Fees and reimburseable invoiced amounts shall be billed on a monthly basis. All invoiced amounts not in dispute are due and payable within 30 (thirty) days from the date of the invoice.

Lien Claimant billed for work performed under this letter agreement as follows:

Invoice	Date	Amount
22431	08/23/2006	22,100.00
22453	09/21/2006	10,675.00
22469	10/25/2006	1,800.00
22482	11/21/2006	1,980.00
	Total:	36,555.00

7-E. Terms of Payment – Project Fly-through (0515-06). (Note: I have not located the contract for this billing project.)

Lien Claimant billed for work performed under this letter agreement as follows:

Invoice	Date	Amount
22498	11/21/2006	66,620.00

8. Property encumbered by lien. A description of the property to be charged with the lien follows:

Parcel 1.

Commencing at a point formed by the intersection of the East line of Flint Street (if protracted Northerly) with the North line of Court Street in the City of Reno; running thence Easterly, along the North line of Court Street, a distance of 100 feet, thence at a right angle Northerly, a distance of 140 feet to the true point of beginning; said true point of beginning being the Southeast corner of the parcel of land heretofore conveyed to Atha Carter by Antonieo Rebori and wife, by deed duly recorded in Book 64 of Deeds, Page 294, Washoe County Records: running thence Easterly, parallel with the North line of Court Street, a distance of 50 feet to the Southwest corner of the property formerly owned by H.F. Holmshaw and wife thence Northerly at a right angle, along the west line of the property formerly owned by said H.F. Holmshaw and wife, to the South bank of the South channel of the Truckee River; thence Westerly along the South bank of said channel of the Truckee River to a point which would intersect a line drawn northerly and parallel with the East line of said property from the said true point of beginning; thence southerly along said line to the truce point of beginning.

SAVE AND EXCEPTING, however, from the above described premises, all that portion thereof conveyed by Antonio Rebori and Charlotta Rebori, his wife, to the City of Reno, a municipal corporation, by deed dated February 16, 1922, and recorded in Book 59 of Deeds, Page 297, Washoe County, Records.

APN: 011-112-03

Parcel 2.

Commencing at the point 129.6 feet West of where the center line of Hill Street projected Northerly will intersect the North line of Court Street thence running Westerly along the North line of Court Street, 75 feet; thence running Northerly at an angle of 89°58' 140 feet; thence running Easterly at an angle of 90°05" 75 feet; thence running Southerly at an angle 80°55', 140 feet to the place of beginning, comprising a parcel of land 75 by 140 feet.

APN: 011-112-06

Parcel 3.

BEGINNING at the intersection of the Northerly extension of the Eastern line of Flint Street with the Northern line of Court Street, in the City of Reno, County of Washoe, State of Nevada, thence Easterly along the Northern line of Court Street, 125 feet, more or less to the Western line of the parcel conveyed to WALKER J. BOUDWIN, et ux, by Deed recorded in Book 143, File No. 100219, Deed Records; thence Northerly along said last mentioned line 140 feet; thence Westerly parallel to the Northern line of Court Street, 125 feet; thence Southerly parallel to the Western line of Said Boudwin parcel 140 feet to the point of beginning.

APN: 011-112-07

Parcel 4.

Commencing on the North line of Court Street, at the intersection of the North line of Court Street with the West line of Hill Street, if said Hill Street was protracted Northerly to said point of inter-section according to the official plat of Lake's South Addition to Reno, Washoe County, State of Nevada; thence running westerly and along the North line of said Court Street 100 feet; thence Northerly and parallel with the West line of said Hill Street, if protracted, 276 feet more of less to the South Bank of the Truckee River; thence Easterly and along the south bank of the Truckee River to the West line of Hill Street, protracted, 324 feet more or less to the North line of Court Street and the place of beginning, being the same lands conveyed by Antonio Robori and Carlotta Robori, his wife, to Charles Snyder, May 27, 1907, and by Antonio Robori to Charles Snyder, January 12, 1905, by deeds duly recorded in Book 32 of Deeds, page 405, and book 26 of deeds, page 296, Records of said Washoe County.

EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the City of Reno, a municipal corporation, in an instrument recorded August 4, 1922, as Document No. 26097, in Book 61, Page 280, of Deeds.

FURTHER EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the City of Reno, a municipal corporation, in an instrument recorded December 17, 1971, as Document No. 229332, in Book 600, Page 759 of Official Records.

APN: 011-112-12

(Continues)

Dated November 8, 2013.

Michael D. Hoy, Esq.
Counsel to Mark B. Steppan

Verification

State of Nevada)
) ss
County of Washoe)

Michael D. Hoy, being first duly sworn on oath according to law, deposes and says: I have read the foregoing Second Amended Notice and Claim of Lien, know the contents thereof and state that the same is true based upon review of contracts, deeds, invoices, and other relevant documents produced in Consolidated Case Nos. CV07-00341 and CV07-01021pending in the Second Judicial District Court of the State of Nevada, Washoe County.

Michael D. Hoy

Subscribed and sworn to before me,
this Ninth day of November, 2013.

Notary Public in and for the above
referenced county and state

Shondel F. Seth
Notary Public
State of Nevada
Appt. No: 03-83385-2
My Comm. Exp. 03-06-2017

COPY

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 7

EXHIBIT 7

FILED
Electronically
06-22-2009:11:15:49 AM
Howard W. Conyers
Clerk of the Court
Transaction # 850528

Code 3370

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE

JOHN ILIESCU JR., et al.,

Plaintiffs,

vs.

MARK B. STEPPAN,

Respondent.
_____/

AND ALL RELATED MATTERS.
_____/

Case No. CV07-00341

Dept. No. 6

ORDER

The action stems from a question of if the Applicants had knowledge the Respondent and his firm were performing architectural services for the benefit of the project in question. The Applicants ("Applicants" or "Iliescu") filed a motion for partial summary judgment on Mark Steppan's ("Respondent") claim for foreclosure of mechanic's lien. The Respondent opposed the motion and filed a cross motion for partial summary judgment to foreclose on the mechanic's lien.

The Applicants argue that they were never served with notice of right to lien as required under NRS 108.245(1). They further argue the Applicants did not have actual notice of construction on the project or of the identify of the Respondent. *Fondren v. K/L Complex Ltd.*, 106 Nev. 75, 800 P.2d 719 (1990).

//

The Respondent argues that Iliescu did have actual notice from the land sale agreement that the buyer would be hiring several design professionals, including architects. Iliescu was also made aware at the public meetings that the Respondent was the architect for this project. Since the Applicants knew that the construction project was underway, they should have filed a notice of non-responsibility as required under NRS 108.234. See *Fondren supra* at 721. The Respondent also alleges that the Applicants' counsel reviewed the contract on the project and therefore had knowledge of the architect's identity and this knowledge is imputed to the Applicants. *Lange v. Hickman*, 92 Nev. 41, 544 P.2d 1208 (1976).

The Applicants respond that the Respondent did not even attempt to comply with the statutory requirements which results in a lack of substantial compliance. *Las Vegas Convention & Visitors Auth. v. Miller*, 124 Nev. Adv. Rep.62, 191 P.3d 1138 (2008). The Applicants further argue that there has been no evidence to prove that Iliescu has actual knowledge of the Respondent's architectural services. Iliescu also argues that there is a question whether Iliescu's prior counsel had Respondent's information in mind when it was acting on Iliescu's behalf.

"Summary judgment is appropriate under NRCP 56 when the pleadings, depositions, answers to interrogatories, admissions, and affidavits, if any, that are properly before the court demonstrate that no genuine issue of material fact exists, and the moving party is entitled to judgment as a matter of law." *Wood v. Safeway, Inc.*, 121 P.3d 1026, 1031 (Nev. 2005).

"A factual dispute is genuine when the evidence is such that a rational trier of fact could return a verdict for the nonmoving party." *Id.*

The Applicants, specifically Iliescu, viewed the architectural drawings as well as attended meetings where the design team presented the drawings. The Court finds even though Iliescu alleges he did not know the identity of the architects who were working on the project, he had actual knowledge that the Respondent and his firm were performing architectural services on the project.

Accordingly, the motion for partial summary judgment is denied. The cross motion for summary judgment is granted.

DATED: This 22 day of June, 2009.

DISTRICT JUDGE

CERTIFICATE OF SERVICE

I certify that I am an employee of THE SECOND JUDICIAL DISTRICT COURT; that on the 22 day of June, 2009, I electronically filed the foregoing with the Clerk of the Court system which will send a notice of electronic filing to the following:

SALLIE ARMSTRONG, ESQ.

GAYLE KERN, ESQ.

Further, I certify that I deposited in the county mailing system for postage and mailing with the U.S. Postal Service in Reno, Nevada, a true copy of the foregoing addressed to:

Stephen C. Mollath, Esq.
Prezant & Mollath
6560 SW McCarran Blvd., Ste. A
Reno NV 89509

Heidi Boe
Judicial Assistant

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2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 8

EXHIBIT 8

FILED
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Joey Orduna Hastings
Clerk of the Court
Transaction # 3715397

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

* * *

JOHN ILIESCU, JR. and SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR. AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT; JOHN ILIESCU, individually; DOES I-V, inclusive; and ROE CORPORATIONS VI-X, inclusive,

Plaintiffs,

vs.

MARK B. STEPPAN,

Defendant.

_____/

AND RELATED MATTERS.

_____/

Case No: CV07-00341
(Consolidated with CV07-01021)

Dept. No: 10

ORDER GRANTING MOTION FOR PARTIAL SUMMARY JUDGMENT

Presently before the Court is a Motion For Partial Summary Judgment filed by Defendant MARK B. STEPPAN (hereinafter "Defendant") on October 21, 2011. On February 11, 2013, Plaintiffs JOHN ILIESCU, JR. AND SONNIA ILIESCU, AS TRUSTEES OF THE JOHN ILIESCU, JR. AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT AND JOHN ILIESCU, INDIVIDUALLY (hereinafter "Plaintiff") filed an Opposition To Motion For Partial Summary Judgment. On February 21, 2013, Defendant filed a Reply In Support Of Motion For

Partial Summary Judgment. On April 2, 2013, Defendant filed a Request For Submission, thereby submitting the matter for the Court's consideration.

Summary judgment should be granted only when, based upon the pleadings and discovery on file, no genuine issue of material fact exists for trial and the moving party is entitled to judgment as a matter of law. NRCP 56(c). A genuine issue of material fact exists when a reasonable jury could return a verdict in favor of the nonmoving party. *Kopicko v. Young*, 114 Nev. 1333, 1336, 971 P.2d 789, 790 (1998). Summary judgment is properly regarded not as a disfavored procedural shortcut, but rather as an integral part of civil procedure as a whole. *Celotex Corp. v. Catrett*, 477 U.S. 317, 327 (1986).

The evidence and any reasonable inferences drawn from it must be viewed in a light most favorable to the nonmoving party. *Lipps v. S. Nev. Paving*, 116 Nev. 497, 498, 998 P.2d 1183, 1184 (2000). However, the nonmoving party may not avoid summary judgment by relying "on the gossamer threads of whimsy, speculation, and conjecture." *Pegasus v. Reno Newspapers, Inc.*, 118 Nev. 706, 713-14, 57 P.3d 82, 87 (2002) (quoting *Collins v. Union Fed. Sav. & Loan*, 99 Nev. 284, 302, 662 P.2d 610, 621 (1983). The nonmoving party must, by affidavit or otherwise, set forth specific facts demonstrating the existence of a genuine issue for trial. *Pegasus*, 118 Nev. at 713, 57 P.3d at 87.

After reviewing the facts of this case, and based upon the evidence available for trial, the Court believes that partial summary judgment is appropriate. Plaintiff has failed to demonstrate to the Court the existence of any genuine issue of material fact. On June 22, 2009, the Honorable Brent Adams entered an Order denying Plaintiff's Motion For Partial Summary Judgment. In that Motion, Plaintiff argued that they were never served with notice of right to lien as required under NRS 108.245(1). They also argued that they did not have actual notice of construction on the project or of the identity of the Respondent. The Court in that case found that even though Plaintiff alleged they did not know the identity of the architects who were working on the project, they had actual knowledge that Defendant and his firm was performing architectural services on the project.

In this case, Defendant moves for partial summary judgment stating that where, as here, the Lien Claimant's compensation is fixed by an express contract, the lien secures the amount specified

in the contract. NRS 108.222(1)(a). Defendant further asserts that as a matter of law, the secured amount is not equal to either a subjective value to the landowner or a hypothetical market value for services rendered.

This Court agrees with Defendant, that as a matter of law, the mechanic's lien secures the fixed fee specified in Lien Claimant's written contract.

NOW, THEREFORE, IT IS HEREBY ORDERED that Defendant's Motion For Partial Summary Judgment is **GRANTED**.

DATED this 8 day of May 2013.

ELLIOTT A. SATTLER
District Judge

CERTIFICATE OF MAILING

I hereby certify that I electronically filed the foregoing with the Clerk of the Court by using the ECF system which served the following parties electronically:

GREGORY WILSON, ESQ. for JOHN SCHLEINING

ALICE CAMPOS MERCADO, ESQ. for JERRY SNYDER, HALE LANE PEEK DENNISON HOWARD, R. HOWARD, KAREN DENNISON

THOMAS HALL, ESQ. for JOHN ILIESCU, JR. and SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR. & SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT, and JOHN ILIESCU, JR., individually

STEPHEN MOLLATH, ESQ. for SONNIA ILIESCU, JOHN ILIESCU, JR.

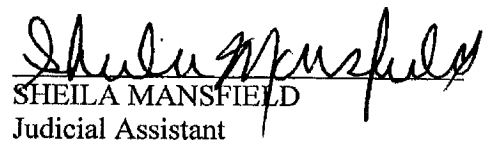
DAVID GRUNDY, ESQ. for KAREN DENNISON, HOLLAND & HART, LLP, JERRY SNYDER, R. HOWARD, HALE LANE PEEK DENNISON HOWARD

MICHAEL HOY, ESQ. for MARK STEPPAN

And mailed, postage paid to the following:

Gordon Cowan, Esq.
Cowan Law Office
P.O. Box 17952
Reno, NV 89521

DATED this 9 day of May, 2013.



SHEILA MANSFIELD
Judicial Assistant

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EXHIBIT 10

EXHIBIT 10

FILE / COPY

AIA® Document B141™ – 1997 Part 1

Standard Form of Agreement Between Owner and Architect with Standard Form of Architect's Services

RECEIVED
APR 26 2006
FISHER FRIEDMAN ASSOCIATES

TABLE OF ARTICLES

1.1 INITIAL INFORMATION

1.2 RESPONSIBILITIES OF THE PARTIES

1.3 TERMS AND CONDITIONS

1.4 SCOPE OF SERVICES AND OTHER SPECIAL TERMS AND CONDITIONS

1.5 COMPENSATION

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AGREEMENT made as of the Thirty-first day of October in the year Two Thousand and Five
(In words, indicate day, month and year)

BETWEEN the Architect's client identified as the Owner:
(Name, address and other information)

BSC Financial, LLC, Limited Liability Company
c/o Consolidated Pacific Development Inc.
932 Parker Street
Berkeley, CA 94710
Telephone Number: 510.548.6093
Fax Number: 510. 548.6164

and the Architect:
(Name, address and other information)

Mark B. Steppan, AIA, CSI, NCARB
1485 Park Avenue,#103
Emeryville, CA 94608
Telephone Number: 510.420.1666
Fax Number: 510.420.0599

For the following Project:
(Include detailed description of Project)

Residential Project Reno, Nevada
Site bounded by North Arlington Avenue, Island Avenue and Court Street in Reno, Nevada.
A mixed-use development including for-sale residential, retail and parking. Approximately 400 residential units, landscaped podium, and indoor pool are anticipated in two Type I construction high-rise towers. The estimated project's gross square footage is one million square feet.

The Owner and Architect agree as follows:

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ARTICLE 1.1 INITIAL INFORMATION

§ 1.1.1 This Agreement is based on the following information and assumptions.
(Note the disposition for the following items by inserting the requested information or a statement such as "not applicable," "unknown at time of execution" or "to be determined later by mutual agreement.")

§ 1.1.2 PROJECT PARAMETERS

§ 1.1.2.1 The objective or use is:
(Identify or describe, if appropriate, proposed use or goals.)

To create an urban mixed use residential development with approximately 400 living units for a private developer

§ 1.1.2.2 The physical parameters are:
(Identify or describe, if appropriate, size, location, dimensions, or other pertinent information, such as geotechnical reports about the site.)

The site is approximately 1.42 acres bounded by North Arlington Avenue, Island Avenue and Court Street next to the Truckee River in Reno, Nevada.

§ 1.1.2.3 The Owner's Program is:
(Identify documentation or state the manner in which the program will be developed.)

As outlined in Exhibit B.

§ 1.1.2.4 The legal parameters are:
(Identify pertinent legal information, including, if appropriate, land surveys and legal descriptions and restrictions of the site.)

The site is approximately 1.42 acres bounded by North Arlington Avenue, Island Avenue and Court Street next to the Truckee River in Reno, Nevada. No unusual geotechnical, utility or other subsurface issues are known. The site includes the following parcels: Parcel 1 APN-011-112-03, Parcel 2 APN-011-112-06, Parcel 3 APN-011-112-07 & APN-011-112-12.

§ 1.1.2.5 The financial parameters are as follows.

.1 Amount of the Owner's overall budget for the Project, including the Architect's compensation, is: unknown at time of execution of this Agreement

.2 Amount of the Owner's budget for the Cost of the Work, excluding the Architect's compensation, is: Total construction cost is estimated to be approximately $160,000,000 including contractors profit and overhead.

§ 1.1.2.6 The time parameters are:
(Identify, if appropriate, milestone dates, durations or fast track scheduling.)

Approximately 32 months from authorization to proceed with design through completion of construction and assuming that entitlements run concurrent with design.

§ 1.1.2.7 The proposed procurement or delivery method for the Project is:
(Identify method such as competitive bid, negotiated contract, or construction management.)

Negotiated contract to be determined later by mutual agreement

§ 1.1.2.8 Other parameters are:
(Identify special characteristics or needs of the Project such as energy, environmental or historic preservation requirements.)

To be determined later by mutual agreement

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§ 1.1.3 PROJECT TEAM

§ 1.1.3.1 The Owner's Designated Representative is:
(List name, address and other information.)

Sam Caniglia, BSC Financial, LLC

§ 1.1.3.2 The persons or entities, in addition to the Owner's Designated Representative, who are required to review the Architect's submittals to the Owner are:
(List name, address and other information.)

Sam Caniglia BSC Financial, LLC

§ 1.1.3.3 The Owner's other consultants and contractors are:
(List discipline and, if known, identify them by name and address.)

Construction Project Manager, Survey, Civil, Geotechnical,Title 24, Lighting, Interior Design,Tele/Data,Wind Analysis, Window Washing,Cost Estimation, Audio/Visual, Graphics, Hardware, Security, Parking/Traffic, Special Cladding/Curtain Wall, Fire Protection and any other to be determined later by mutual agreement

§ 1.1.3.4 The Architect's Designated Representative is:
(List name, address and other information.)

Mark Steppan
1485 Park Avenue, #103
Emeryville, CA 94608

§ 1.1.3.5 The consultants retained at the Architect's expense are:
(List discipline and, if known, identify them by name and address.)

Landscape, Structural, Mechanical, Electrical, Plumbing, Acoustics, Waterproofing, Code, Elevator, Specifications, Cladding/Curtain Wall/Waterproofing System

§ 1.1.4 Other important initial information is:

§ 1.1.5 When the services under this Agreement include contract administration services, the General Conditions of the Contract for Construction shall be the edition of AIA Document A201 current as of the date of this Agreement, or as follows:

§ 1.1.6 The information contained in this Article 1.1 may be reasonably relied upon by the Owner and Architect in determining the Architect's compensation. Both parties, however, recognize that such information may change and, in that event, the Owner and the Architect shall negotiate appropriate adjustments in schedule, compensation and Change in Services in accordance with Section 1.3.3.

ARTICLE 1.2 RESPONSIBILITIES OF THE PARTIES

§ 1.2.1 The Owner and the Architect shall cooperate with one another to fulfill their respective obligations under this Agreement. Both parties shall endeavor to maintain good working relationships among all members of the Project team.

§ 1.2.2 OWNER

§ 1.2.2.1 Unless otherwise provided under this Agreement, the Owner shall provide full information in a timely manner regarding requirements for and limitations on the Project. The Owner shall furnish to the Architect, within

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15 days after receipt of a written request, information necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

§ 1.2.2.2 The Owner shall periodically update the budget for the Project, including that portion allocated for the Cost of the Work. The Owner shall not significantly increase or decrease the overall budget, the portion of the budget allocated for the Cost of the Work, or contingencies included in the overall budget or a portion of the budget, without the agreement of the Architect to a corresponding change in the Project scope and quality.

§ 1.2.2.3 The Owner's Designated Representative identified in Section 1.1.3 shall be authorized to act on the Owner's behalf with respect to the Project. The Owner or the Owner's Designated Representative shall render decisions in a timely manner pertaining to documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 1.2.2.4 The Owner shall furnish the services of consultants other than those designated in Section 1.1.3 or authorize the Architect to furnish them as a Change in Services when such services are requested by the Architect and are reasonably required by the scope of the Project.

§ 1.2.2.5 Unless otherwise provided in this Agreement, the Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 1.2.2.6 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 1.2.2.7 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including any errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 1.2.3 ARCHITECT

§ 1.2.3.1 The services performed by the Architect, Architect's employees and Architect's consultants shall be as enumerated in Article 1.4.

§ 1.2.3.2 The Architect's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the Project. The Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services which initially shall be consistent with the time periods established in Section 1.1.2.6 and which shall be adjusted, if necessary, as the Project proceeds. This schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Time limits established by this schedule approved by the Owner shall not, except for reasonable cause, be exceeded by the Architect or Owner.

§ 1.2.3.3 The Architect's Designated Representative identified in Section 1.1.3 shall be authorized to act on the Architect's behalf with respect to the Project.

§ 1.2.3.4 The Architect shall maintain the confidentiality of information specifically designated as confidential by the Owner, unless withholding such information would violate the law, create the risk of significant harm to the public or prevent the Architect from establishing a claim or defense in an adjudicatory proceeding. The Architect shall require of the Architect's consultants similar agreements to maintain the confidentiality of information specifically designated as confidential by the Owner.

§ 1.2.3.5 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 1.2.3.6 The Architect shall review laws, codes, and regulations applicable to the Architect's services. The Architect shall respond in the design of the Project to requirements imposed by governmental authorities having jurisdiction over the Project.

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§ 1.2.3.7 The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any errors, omissions or inconsistencies in such services or information.

ARTICLE 1.3 TERMS AND CONDITIONS

§ 1.3.1 COST OF THE WORK

§ 1.3.1.1 The Cost of the Work shall be the total cost or, to the extent the Project is not completed, the estimated cost to the Owner of all elements of the Project designed or specified by the Architect.

§ 1.3.1.2 The Cost of the Work shall include the cost at current market rates of labor and materials furnished by the Owner and equipment designed, specified, selected or specially provided for by the Architect, including the costs of management or supervision of construction or installation provided by a separate construction manager or contractor, plus a reasonable allowance for their overhead and profit. In addition, a reasonable allowance for contingencies shall be included for market conditions at the time of bidding and for changes in the Work.

§ 1.3.1.3 The Cost of the Work does not include the compensation of the Architect and the Architect's consultants, the costs of the land, rights-of-way and financing or other costs that are the responsibility of the Owner.

§ 1.3.2 INSTRUMENTS OF SERVICE

§ 1.3.2.1 Drawings, specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

§ 1.3.2.2 Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to reproduce the Architect's Instruments of Service solely for purposes of constructing, using and maintaining the Project, provided that the Owner shall comply with all obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. Any termination of this Agreement prior to completion of the Project shall terminate this license. Upon such termination, the Owner shall refrain from making further reproductions of Instruments of Service and shall return to the Architect within seven days of termination all originals and reproductions in the Owner's possession or control. If and upon the date the Architect is adjudged in default of this Agreement, the foregoing license shall be deemed terminated and replaced by a second, nonexclusive license permitting the Owner to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections or additions to the Instruments of Service solely for purposes of completing, using and maintaining the Project.

§ 1.3.2.3 Except for the licenses granted in Section 1.3.2.2, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. However, the Owner shall be permitted to authorize the Contractor, Subcontractors, Sub-subcontractors and material or equipment suppliers to reproduce applicable portions of the Instruments of Service appropriate to and for use in their execution of the Work by license granted in Section 1.3.2.2. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants. The Owner shall not use the Instruments of Service for future additions or alterations to this Project or for other projects, unless the Owner obtains the prior written agreement of the Architect and the Architect's consultants. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 1.3.2.4 Prior to the Architect providing to the Owner any Instruments of Service in electronic form or the Owner providing to the Architect any electronic data for incorporation into the Instruments of Service, the Owner and the Architect shall by separate written agreement set forth the specific conditions governing the format of such Instruments of Service or electronic data, including any special limitations or licenses not otherwise provided in this Agreement.

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§ 1.3.3 CHANGE IN SERVICES

§ 1.3.3.1 Change in Services of the Architect, including services required of the Architect's consultants, may be accomplished after execution of this Agreement, without invalidating the Agreement, if mutually agreed in writing, if required by circumstances beyond the Architect's control, or if the Architect's services are affected as described in Section 1.3.3.2. In the absence of mutual agreement in writing, the Architect shall notify the Owner prior to providing such services. If the Owner deems that all or a part of such Change in Services is not required, the Owner shall give prompt written notice to the Architect, and the Architect shall have no obligation to provide those services. Except for a change due to the fault of the Architect, Change in Services of the Architect shall entitle the Architect to an adjustment in compensation pursuant to Section 1.5.2, and to any Reimbursable Expenses described in Section 1.3.9.2 and Section 1.5.5.

§ 1.3.3.2 If any of the following circumstances affect the Architect's services for the Project, the Architect shall be entitled to an appropriate adjustment in the Architect's schedule and compensation:

.1 change in the instructions or approvals given by the Owner that necessitate revisions in Instruments of Service;
.2 enactment or revision of codes, laws or regulations or official interpretations which necessitate changes to previously prepared Instruments of Service;
.3 decisions of the Owner not rendered in a timely manner;
.4 significant change in the Project including, but not limited to, size, quality, complexity, the Owner's schedule or budget, or procurement method;
.5 failure of performance on the part of the Owner or the Owner's consultants or contractors;
.6 preparation for and attendance at a public hearing, a dispute resolution proceeding or a legal proceeding except where the Architect is party thereto;
.7 change in the information contained in Article 1.1.

§ 1.3.4 MEDIATION

§ 1.3.4.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to arbitration or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.

§ 1.3.4.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Request for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

§ 1.3.4.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 1.3.5 ARBITRATION

§ 1.3.5.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to arbitration. Prior to arbitration, the parties shall endeavor to resolve disputes by mediation in accordance with Section 1.3.4.

§ 1.3.5.2 Claims, disputes and other matters in question between the parties that are not resolved by mediation shall be decided by arbitration which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect. The demand for arbitration shall be filed in writing with the other party to this Agreement and with the American Arbitration Association.

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§ 1.3.5.3 A demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

§ 1.3.5.4 No arbitration arising out of or relating to this Agreement shall include, by consolidation or joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement and signed by the Owner, Architect, and any other person or entity sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 1.3.5.5 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 1.3.6 CLAIMS FOR CONSEQUENTIAL DAMAGES

The Architect and the Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Section 1.3.8.

§ 1.3.7 MISCELLANEOUS PROVISIONS

§ 1.3.7.1 This Agreement shall be governed by the law of the principal place of business of the Architect, unless otherwise provided in Section 1.4.2.

§ 1.3.7.2 Terms in this Agreement shall have the same meaning as those in the edition of AIA Document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement.

§ 1.3.7.3 Causes of action between the parties to this Agreement pertaining to acts or failures to act shall be deemed to have accrued and the applicable statutes of limitations shall commence to run not later than either the date of Substantial Completion for acts or failures to act occurring prior to Substantial Completion or the date of issuance of the final Certificate for Payment for acts or failures to act occurring after Substantial Completion. In no event shall such statutes of limitations commence to run any later than the date when the Architect's services are substantially completed.

§ 1.3.7.4 To the extent damages are covered by property insurance during construction, the Owner and the Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in the edition of AIA Document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 1.3.7.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

§ 1.3.7.6 Unless otherwise provided in this Agreement, the Architect and Architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the Project site.

§ 1.3.7.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project.

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§ 1.3.7.8 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. The Architect shall not be required to execute certificates that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 1.3.7.9 The Owner and Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to an institutional lender providing financing for the Project. In such event, the lender shall assume the Owner's rights and obligations under this Agreement. The Architect shall execute all consents reasonably required to facilitate such assignment.

§ 1.3.8 TERMINATION OR SUSPENSION

§ 1.3.8.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, prior to suspension of services, the Architect shall give seven days' written notice to the Owner. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 1.3.8.2 If the Project is suspended by the Owner for more than 30 consecutive days, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 1.3.8.3 If the Project is suspended or the Architect's services are suspended for more than 90 consecutive days, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 1.3.8.4 This Agreement may be terminated by either party upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 1.3.8.5 This Agreement may be terminated by the Owner upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 1.3.8.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 1.3.8.7.

§ 1.3.8.7 Termination Expenses are in addition to compensation for the services of the Agreement and include expenses directly attributable to termination for which the Architect is not otherwise compensated, plus an amount for the Architect's anticipated profit on the value of the services not performed by the Architect.

§ 1.3.9 PAYMENTS TO THE ARCHITECT

§ 1.3.9.1 Payments on account of services rendered and for Reimbursable Expenses incurred shall be made monthly upon presentation of the Architect's statement of services. No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages or other sums withheld from payments to contractors, or on account of the cost of changes in the Work other than those for which the Architect has been adjudged to be liable.

§ 1.3.9.2 Reimbursable Expenses are in addition to compensation for the Architect's services and include expenses incurred by the Architect and Architect's employees and consultants directly related to the Project, as identified in the following Clauses:

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.1 transportation in connection with the Project, authorized out-of-town travel and subsistence, and electronic communications;
.2 fees paid for securing approval of authorities having jurisdiction over the Project;
.3 reproductions, plots, standard form documents, postage, handling and delivery of Instruments of Service;
.4 expense of overtime work requiring higher than regular rates if authorized in advance by the Owner;
.5 renderings, models and mock-ups requested by the Owner;
.6 expense of professional liability insurance dedicated exclusively to this Project or the expense of additional insurance coverage or limits requested by the Owner in excess of that normally carried by the Architect and the Architect's consultants;
.7 reimbursable expenses as designated in Section 1.5.5;
.8 other similar direct Project-related expenditures.

§ 1.3.9.3 Records of Reimbursable Expenses, of expenses pertaining to a Change in Services, and of services performed on the basis of hourly rates or a multiple of Direct Personnel Expense shall be available to the Owner or the Owner's authorized representative at mutually convenient times.

§ 1.3.9.4 Direct Personnel Expense is defined as the direct salaries of the Architect's personnel engaged on the Project and the portion of the cost of their mandatory and customary contributions and benefits related thereto, such as employment taxes and other statutory employee benefits, insurance, sick leave, holidays, vacations, employee retirement plans and similar contributions.

ARTICLE 1.4 SCOPE OF SERVICES AND OTHER SPECIAL TERMS AND CONDITIONS

§ 1.4.1 Enumeration of Parts of the Agreement. This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect. This Agreement comprises the documents listed below.

§ 1.4.1.1 Standard Form of Agreement Between Owner and Architect, AIA Document B141-1997.

§ 1.4.1.2 Standard Form of Architect's Services: Design and Contract Administration, AIA Document B141-1997, or as follows:
(List other documents, if any, delineating Architect's scope of services.)

§ 1.4.1.3 Other documents as follows:
(List other documents, if any, forming part of the Agreement.)

Exhibit A Master Fee Schedule & Reimbursable Expenses
Exhibit B Concept Design Plans and Model Images

§ 1.4.2 Special Terms and Conditions. Special terms and conditions that modify this Agreement are as follows:

ARTICLE 1.5 COMPENSATION

§ 1.5.1 For the Architect's services as described under Article 1.4, compensation shall be computed as follows:

5.75% of the total construction cost including contractors profit and overhead. Compensation will be billed monthly as a percentage complete of each phase with the following assumptions: SD 20%, DD 22%, CD 40%, Bid/Negotiate 1% & CA 17%.

The Total Construction Cost of the project will be evaluated at the completion of the project in order to determine final payment for basic architectural services. Any amount over the original estimated Total Construction Cost of approximately $160,000,000 shall be paid for architectural services based on the agreed upon 5.75% fee. Any

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amount under the original estimated Total Construction Cost of approximately $160,000,000 shall be credited for architectural services based on the agreed upon 5.75% fee. Total Construction Cost is defined but not limited to the final total dollar amount cost for Labor and Materials, Additions to project building scope, Value Additions, Substitutions, Changes, General Conditions, Contractor Insurance and Bonding Provisions, Tests and Inspection Costs and General Contractor's Profit or Fee.

§ 1.5.2 If the services of the Architect are changed as described in Section 1.3.3.1, the Architect's compensation shall be adjusted. Such adjustment shall be calculated as described below or, if no method of adjustment is indicated in this Section 1.5.2, in an equitable manner.
(Insert basis of compensation, including rates and multiples of Direct Personnel Expense for Principals and employees, and identify Principals and classify employees, if required. Identify specific services to which particular methods of compensation apply.)

See Exhibit A

§ 1.5.3 For a Change in Services of the Architect's consultants, compensation shall be computed as a multiple of One and fifteen hundredths (1.15) times the amounts billed to the Architect for such services.

§ 1.5.4 For Reimbursable Expenses as described in Section 1.3.9.2, and any other items included in Section 1.5.5 as Reimbursable Expenses, the compensation shall be computed as a multiple of One and fifteen hundredths (1.15) times the expenses incurred by the Architect, and the Architect's employees and consultants.

§ 1.5.5 Other Reimbursable Expenses, if any, are as follows:

See Exhibit A

§ 1.5.6 The rates and multiples for services of the Architect and the Architect's consultants as set forth in this Agreement shall be adjusted in accordance with their normal salary review practices.

§ 1.5.7 An initial payment of Zero Dollars and Zero Cents ($ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account at final payment. Subsequent payments for services shall be made monthly, and where applicable, shall be in proportion to services performed on the basis set forth in this Agreement.

§ 1.5.8 Payments are due and payable Fifteen (15) days from the date of the Architect's invoice. Amounts unpaid Thirty (30) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of interest agreed upon.)

1 & 1/2% monthly

(Usury laws and requirements under the Federal Truth in Lending Act, similar state and local consumer credit laws and other regulations at the Owner's and Architect's principal places of business, the location of the Project and elsewhere may affect the validity of this provision. Specific legal advice should be obtained with respect to deletions or modifications, and also regarding requirements such as written disclosures or waivers.)

§ 1.5.9 If the services covered by this Agreement have not been completed within Thirty-two (32) months of the date hereof, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as provided in Section 1.5.2.

This Agreement entered into as of the day and year first written above.

OWNER

ARCHITECT

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(Signature)
Sam Caniglia BSC Financial, LLC
(Printed name and title)

(Signature)
Mark Steppan, AIA , CSI, NCARB
(Printed name and title)

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Addendum: No.1 Contractual Changes to AIA B141 Standard Agreement between Owner and Architect.

AIA Contract Review between BSC Financial, LLC and Mark B. Steppan, AIA and Fisher Friedman Associates, Design Consultants

The following Addendum has been assembled to provide clarification of specific contractual items as specified in the attached standard AIA agreement. Terms and conditions provided herein shall be accepted as the substitution or in addition to and shall be in effect, and shall take precedence over items as specified in the attached standard AIA agreement.

Both parties are aware of this Contract Addendum and do hereby elect and agree to said terms and conditions as stated below.

ss.1.1.2.1 The project is to create an urban mixed use high rise residential development with approximately 499 living units for BSC Financial, LLC.

ss. 1.1.2.3 To obtain entitlements and approvals for the property and proposed buildings as shown in exhibit B as attached to the AIA B141 agreement as part of the design services in the Schematic Design/Entitlements Phase.

ss. 1.1.2.5.2 Replace' $160,000,000' with approximately '$180,000,000'.

ss. 1.3.2.2 Replace text to read beginning with the sentence 'If and upon' as follows:
If and upon the date the Architect is adjudged in default of this Agreement, or upon any default by the Architect, the foregoing license shall be deemed terminated and replaced by a second, nonexclusive license, including Architects consent, permitting the Owner to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections or additions to the Instruments of Service solely for purposes of completing, using and maintaining the Project.

Either party to this agreement shall be deemed in default if: (a) Either party fails to keep or perform any of the terms, obligations covenants, agreements or conditions contained herein, and such default continues of a period to thirty (30) days after notice by either party or beyond the time reasonably necessary for cure if such default is of a nature to require in excess of thirty (30) days to remedy; (b) Either party shall become bankrupt or insolvent or make a transfer in defraud of creditors, or make an assignment for the benefit of creditors, or be the subject of any proceedings of any kind under any provisions of the Federal Bankruptcy Act or under

any other insolvency, bankruptcy or reorganization act; or (c) a receiver is appointed for a substantial part of the assets of either party.

ss. 1.3.5.4 See the language at ss. 4.6.4 of AIA Form 201.

ss. 1.3.7.1 This agreement shall be governed by the State of Nevada, without regards to the conflicts of state of operation of the principal architect or it's consultants.

ss. 1.3.7.6 Unless otherwise provided in this agreement, the architect and the architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or the exposure of persons to hazardous materials or toxic substances in any form at the project site, unless the architect or the architect's consultants specify the use of hazardous materials, that cause the creation of said instance and can be directly attributed to the architect or it's consultants.

ss. 1.3.7.9 The owner and architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this agreement their partners, successors, assigns and legal representatives of such other party with respect to all covenants of this agreement. The Architect and the Owner shall not assign this agreement without the written consent of the other party, or assignment thereof shall be void. The owner may assign this agreement to any party, provided that such assignment shall not materially prejudice the Architect and also with the written consent of the Architect. The architect shall execute all consents reasonably required to facilitate such assignment.

ss. 1.5 Section 1.5 – The abbreviated terms used in the first paragraph are as follows:

- ☐ Schematic Design (Includes City of Reno Entitlements Process)
- ☐ Design Development
- ☐ Construction Documents
- ☐ Construction Administration

The definitions can be found in the American Institute of Architect's Handbook of Professional Practice, Volume 2, Sections 3.6 Design Services, 3.7 Design Parameters, 3.8 Design Documentation, and 3.9 Construction Related Services. Copies of these sections shall be provided upon request.

ss. 1.5.1 Replace' $160,000,000' with approximately '$180,000,000'.

ss. 1.5.1

All existing text in this section shall remain with the addition of the following:
In the event that the Owner chooses not to proceed with construction of the project, the fees associated with retaining said entitlements will be paid as incurred in the due course of the project and will be applied to aforementioned budgets as defined in the architects scope of work and estimated value.

ss. 1.5.9 The extent of the work as defined by this agreement is estimated at thirty two months (32) from the effective date of this agreement. If through no fault of either party, the time frame is extended beyond the 32 months, then neither party Owner nor Architect, shall be held liable for additional sums or compensation. The architectural work product as defined to obtain the required entitlements and the respective budgets will remain as fact without respect to an estimated time line.

ss. 2.4.1 All existing text in this section shall remain with the addition of the following:
In this case, normal structural, mechanical and electrical services mean that the consultants are contracted to the Architect and no extravagant systems are required by the Owner which would trigger an increase in consultants fees as well as Architects. Currently the MEP work will be done as a modified design build process.

Agreed this Day, 21 day of April, 2006.

BSC Financial, LLC.

Owner: _____, Title Mgr.
Signature

Mark B. Steppan, AIA, CSI, NCARB

Architect: _____
Signature

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AIA® Document B141™ – 1997 Part 2

Standard Form of Architect's Services:
Design and Contract Administration

TABLE OF ARTICLES

2.1 PROJECT ADMINISTRATION SERVICES

2.2 SUPPORTING SERVICES

2.3 EVALUATION AND PLANNING SERVICES

2.4 DESIGN SERVICES

2.5 CONSTRUCTION PROCUREMENT SERVICES

2.6 CONTRACT ADMINISTRATION SERVICES

2.7 FACILITY OPERATION SERVICES

2.8 SCHEDULE OF SERVICES

2.9 MODIFICATIONS

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

ARTICLE 2.1 PROJECT ADMINISTRATION SERVICES

§ 2.1.1 The Architect shall manage the Architect's services and administer the Project. The Architect shall consult with the Owner, research applicable design criteria, attend Project meetings, communicate with members of the Project team and issue progress reports. The Architect shall coordinate the services provided by the Architect and the Architect's consultants with those services provided by the Owner and the Owner's consultants.

§ 2.1.2 When Project requirements have been sufficiently identified, the Architect shall prepare, and periodically update, a Project schedule that shall identify milestone dates for decisions required of the Owner, design services furnished by the Architect, completion of documentation provided by the Architect, commencement of construction and Substantial Completion of the Work.

§ 2.1.3 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program, budget and aesthetics in developing the design for the Project.

§ 2.1.4 Upon request of the Owner, the Architect shall make a presentation to explain the design of the Project to representatives of the Owner.

§ 2.1.5 The Architect shall submit design documents to the Owner at intervals appropriate to the design process for purposes of evaluation and approval by the Owner. The Architect shall be entitled to rely on approvals received from the Owner in the further development of the design.

§ 2.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

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§ 2.1.7 EVALUATION OF BUDGET AND COST OF THE WORK

§ 2.1.7.1 The Owner or Contractor shall provide cost planning, estimating and construction schedule information during the design and construction of the project.

ARTICLE 2.3 EVALUATION AND PLANNING SERVICES

§ 2.3.1 The Architect shall provide a preliminary evaluation of the information furnished by the Owner under this Agreement, including the Owner's program and schedule requirements and budget for the Cost of the Work, each in terms of the other. The Architect shall review such information to ascertain that it is consistent with the requirements of the Project and shall notify the Owner of any other information or consultant services that may be reasonably needed for the Project.

§ 2.3.2 The Architect shall provide a preliminary evaluation of the Owner's site for the Project based on the information provided by the Owner of site conditions, and the Owner's program, schedule and budget for the Cost of the Work.

§ 2.3.3 The Architect shall review the Owner's proposed method of contracting for construction services and shall notify the Owner of anticipated impacts that such method may have on the Owner's program, financial and time requirements, and the scope of the Project.

ARTICLE 2.4 DESIGN SERVICES

§ 2.4.1 The Architect's design services shall include normal structural, mechanical and electrical engineering services. See Article 1.1.3.5 for additional consultants.

§ 2.4.2 SCHEMATIC DESIGN DOCUMENTS

§ 2.4.2.1 The Architect shall provide Schematic Design Documents based on the mutually agreed-upon program, schedule, and budget for the Cost of the Work. The documents shall establish the conceptual design of the Project illustrating the scale and relationship of the Project components. The Schematic Design Documents shall include a conceptual site plan, if appropriate, and preliminary building plans, sections and elevations. At the Architect's option, the Schematic Design Documents may include study models, perspective sketches, electronic modeling or combinations of these media. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 2.4.3 DESIGN DEVELOPMENT DOCUMENTS

§ 2.4.3.1 The Architect shall provide Design Development Documents based on the approved Schematic Design Documents and updated budget for the Cost of the Work. The Design Development Documents shall illustrate and describe the refinement of the design of the Project, establishing the scope, relationships, forms, size and appearance of the Project by means of plans, sections and elevations, typical construction details, and equipment layouts. The Design Development Documents shall include specifications that identify major materials and systems and establish in general their quality levels.

§ 2.4.4 CONSTRUCTION DOCUMENTS

§ 2.4.4.1 The Architect shall provide Construction Documents based on the approved Design Development Documents and updated budget for the Cost of the Work. The Construction Documents shall set forth in detail the requirements for construction of the Project. The Construction Documents shall include Drawings and Specifications that establish in detail the quality levels of materials and systems required for the Project.

§ 2.4.4.2 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of: (1) bidding and procurement information which describes the time, place and conditions of bidding; bidding or proposal forms; and the form of agreement between the Owner and the Contractor; and (2) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect also shall compile the Project Manual that includes the Conditions of the Contract for Construction and Specifications and may include bidding requirements and sample forms.

ARTICLE 2.5 CONSTRUCTION PROCUREMENT SERVICES

§ 2.5.1 The Architect shall assist the Owner in obtaining either competitive bids or negotiated proposals and shall assist the Owner in awarding and preparing contracts for construction.

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§ 2.5.2 The Architect shall assist the Owner in establishing a list of prospective bidders or contractors.

(Paragraph deleted)

§ 2.5.4 COMPETITIVE BIDDING

§ 2.5.4.1 Bidding Documents shall consist of bidding requirements, proposed contract forms, General Conditions and Supplementary Conditions, Specifications and Drawings.

(Paragraph deleted)

§ 2.5.5 NEGOTIATED PROPOSALS

§ 2.5.5.1 Proposal Documents shall consist of proposal requirements, proposed contract forms, General Conditions and Supplementary Conditions, Specifications and Drawings.

§ 2.5.5.2 If requested by the Owner, the Architect shall arrange for procuring the reproduction of Proposal Documents for distribution to prospective contractors. The Owner shall pay directly for the cost of reproduction or shall reimburse the Architect for such expenses.

(Paragraph deleted)

ARTICLE 2.6 CONTRACT ADMINISTRATION SERVICES

§ 2.6.1 GENERAL ADMINISTRATION

§ 2.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in the edition of AIA Document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement. Modifications made to the General Conditions, when adopted as part of the Contract Documents, shall be enforceable under this Agreement only to the extent that they are consistent with this Agreement or approved in writing by the Architect.

§ 2.6.1.2 The Architect's responsibility to provide the Contract Administration Services under this Agreement commences with the award of the initial Contract for Construction and terminates at the issuance to the Owner of the final Certificate for Payment. However, the Architect shall be entitled to a Change in Services in accordance with Section 2.8.2 when Contract Administration Services extend 60 days after the date of Substantial Completion of the Work.

§ 2.6.1.3 The Architect shall be a representative of and shall advise and consult with the Owner during the provision of the Contract Administration Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement unless otherwise modified by written amendment.

§ 2.6.1.4 Duties, responsibilities and limitations of authority of the Architect under this Article 2.6 shall not be restricted, modified or extended without written agreement of the Owner and Architect with consent of the Contractor, which consent will not be unreasonably withheld.

§ 2.6.1.5 The Architect shall review properly prepared, timely requests by the Contractor for additional information about the Contract Documents. A properly prepared request for additional information about the Contract Documents shall be in a form prepared or approved by the Architect and shall include a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested.

§ 2.6.1.6 If deemed appropriate by the Architect, the Architect shall on the Owner's behalf prepare, reproduce and distribute supplemental Drawings and Specifications in response to requests for information by the Contractor.

§ 2.6.1.7 The Architect shall interpret and recommend matters concerning performance of the Owner and Contractor under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The

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Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 2.6.1.8 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and initial decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for the results of interpretations or decisions so rendered in good faith.

§ 2.6.1.9 The Architect shall render initial decisions on claims, disputes or other matters in question between the Owner and Contractor as provided in the Contract Documents. However, the Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 2.6.2 EVALUATIONS OF THE WORK

§ 2.6.2.1 The Architect, as a representative of the Owner, shall visit the site at intervals appropriate to the stage of the Contractor's operations, or as otherwise agreed by the Owner and the Architect in Article 2.8, (1) to become generally familiar with and to keep the Owner informed about the progress and quality of the portion of the Work completed, (2) to endeavor to guard the Owner against defects and deficiencies in the Work, and (3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 2.6.2.2 The Architect shall report to the Owner known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor. However, the Architect shall not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of and shall not be responsible for acts or omissions of the Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work.

§ 2.6.2.3 The Architect shall at all times have access to the Work wherever it is in preparation or progress.

§ 2.6.2.4 Except as otherwise provided in this Agreement or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor through the Architect about matters arising out of or relating to the Contract Documents. Communications by and with the Architect's consultants shall be through the Architect.

§ 2.6.2.5 The Architect shall recommend to the owner the rejection of any Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall recommend to the owner the inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work. The Architect retains the right to immediately reject and halt any Work that is deemed to be hazardous, in violation of code, or otherwise involving a health or safety issue that jeopardizes workers or the public at large.

§ 2.6.3 CERTIFICATION OF PAYMENTS TO CONTRACTOR

§ 2.6.3.1 The Architect shall review and recommend the amounts due the Contractor and shall issue Certificates for Payment in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 2.6.2 and on the data comprising the Contractor's Application for Payment, that the Work has progressed to the point indicated and that, to the best of the Architect's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to

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correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by the Architect.

§ 2.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 2.6.3.3 The Architect shall maintain a record of the Contractor's Applications for Payment.

§ 2.6.4 SUBMITTALS

§ 2.6.4.1 The Architect shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action shall be taken with such reasonable promptness as to cause no delay in the Work or in the activities of the Owner, Contractor or separate contractors, while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 2.6.4.2 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 2.6.4.3 If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Architect shall specify appropriate performance and design criteria that such services must satisfy. Shop Drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor shall bear such professional's written approval when submitted to the Architect. The Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals.

§ 2.6.5 CHANGES IN THE WORK

§ 2.6.5.1 The Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents. The Architect may authorize minor changes in the Work not involving an adjustment in Contract Sum or an extension of the Contract Time which are consistent with the intent of the Contract Documents. If necessary, the Architect shall prepare, reproduce and distribute Drawings and Specifications to describe Work to be added, deleted or modified, as provided in Section 2.8.2.

§ 2.6.5.2 The Architect shall review properly prepared, timely requests by the Owner or Contractor for changes in the Work, including adjustments to the Contract Sum or Contract Time. A properly prepared request for a change in the Work shall be accompanied by sufficient supporting data and information to permit the Architect to make a reasonable determination without extensive investigation or preparation of additional drawings or specifications. If the Architect determines that requested changes in the Work are not materially different from the requirements of the Contract Documents, the Architect may issue an order for a minor change in the Work or recommend to the Owner that the requested change be denied.

§ 2.6.5.3 If the Architect determines that implementation of the requested changes would result in a material change to the Contract that may cause an adjustment in the Contract Time or Contract Sum, the Architect shall make a recommendation to the Owner, who may authorize further investigation of such change. Upon such authorization, and based upon information furnished by the Contractor, if any, the Architect shall estimate the additional cost and time that might result from such change, including any additional costs attributable to a Change in Services of the

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Architect. With the Owner's approval, the Architect shall incorporate those estimates into a Change Order or other appropriate documentation for the Owner's execution or negotiation with the Contractor.

§ 2.6.5.4 The Architect shall maintain records relative to changes in the Work.

§ 2.6.6 PROJECT COMPLETION

§ 2.6.6.1 The Architect shall conduct site reviews to determine the date or dates of Substantial Completion and the date of final completion, shall receive from the Contractor and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor, and shall issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.

§ 2.6.6.2 The Architect's site review shall be conducted with the Owner's Designated Representative to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 2.6.6.3 When the Work is found to be substantially complete, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including any amounts needed to pay for final completion or correction of the Work.

§ 2.6.6.4 The Architect shall receive from the Contractor and forward to the Owner: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment and (2) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Owner against liens.

ARTICLE 2.7 FACILITY OPERATION SERVICES

§ 2.7.1 The Architect shall meet with the Owner or the Owner's Designated Representative promptly after Substantial Completion to review the need for facility operation services.

§ 2.7.2 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall conduct a meeting with the Owner and the Owner's Designated Representative to review the facility operations and performance and to make appropriate recommendations to the Owner.

ARTICLE 2.8 SCHEDULE OF SERVICES

§ 2.8.1 Design and Contract Administration Services beyond the following limits shall be provided by the Architect as a Change in Services in accordance with Section 1.3.3:

.1 up to Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittal of the Contractor.

.2 up to One (1) visit per week to the site by the Architect over the duration of the Project during construction.

.3 up to One (1) site review for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents.

.4 up to One (1) site review for any portion of the Work to determine final completion.

§ 2.8.2 The following Design and Contract Administration Services shall be provided by the Architect as a Change in Services in accordance with Section 1.3.3:

.1 review of a Contractor's submittal out of sequence from the submittal schedule agreed to by the Architect;

.2 responses to the Contractor's requests for information where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;

.3 Change Orders and Construction Change Directives requiring evaluation of proposals, including the preparation or revision of Instruments of Service;

.4 providing consultation concerning replacement of Work resulting from fire or other cause during construction;

.5 evaluation of an extensive number of claims submitted by the Owner's consultants, the Contractor or others in connection with the Work;

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.6 evaluation of substitutions proposed by the Owner's consultants or contractors and making subsequent revisions to Instruments of Service resulting therefrom;

.7 preparation of design and documentation for alternate bid or proposal requests proposed by the Owner; or

.8 Contract Administration Services provided 60 days after the date of Substantial Completion of the Work.

.9 Construction Administration over 24 months.

§ 2.8.3 The Architect shall furnish or provide the following services only if specifically designated:

Services	Responsibility (Architect, Owner or Not Provided)	Location of Service Description
.1 Programming	O	
.2 Land Survey Services	O	
.3 Geotechnical Services	O	
.4 Space Schematics/Flow Diagrams	A	
.5 Existing Facilities Surveys	NP	
.6 Economic Feasibility Studies	O	
.7 Site Analysis and Selection	NP	
.8 Environmental Studies and Reports	O	
.9 Owner-Supplied Data Coordination	A	
.10 Schedule Development and Monitoring	O	
.11 Civil Design	O	
.12 Landscape Design	A	
.13 Interior Design	O	
.14 Special Bidding or Negotiation	NP	
.15 Value Analysis	O	
.16 Detailed Cost Estimating	O	
.17 On-Site Project Representation	NP	
.18 Construction Management	O	
.19 Start-up Assistance	NP	
.20 Record Drawings	NP	
.21 Post-Contract Evaluation	NP	
.22 Tenant-Related Services	NP	
.23		
.24		
.25		

Description of Services.
(Insert descriptions of the services designated.)

ARTICLE 2.9 MODIFICATIONS

§ 2.9.1 Modifications to this Standard Form of Architect's Services: Design and Contract Administration, if any, are as follows:

Architect and Consultants Errors and Ommissions requirements shall be amended into this Standard Form of Architect's Services Agreement to be determined later by mutual agreement.

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By its execution, this Standard Form of Architect's Services: Design and Contract Administration and modifications hereto are incorporated into the Standard Form of Agreement Between the Owner and Architect, AIA Document B141-1997, that was entered into by the parties as of the date: October 31, 2005

OWNER	ARCHITECT
(Signature)	*(Signature)*
Sam Caniglia, BSC Financial, LLC	Mark Steppan, AIA , CSI, NCARB
(Printed name and title)	*(Printed name and title)*

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User Notes:

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Addendum: No.1 Contractual Changes to AIA B141 Standard Agreement between Owner and Architect.

AIA Contract Review between BSC Financial, LLC and Mark B. Steppan, AIA and Fisher Friedman Associates, Design Consultants

The following Addendum has been assembled to provide clarification of specific contractual items as specified in the attached standard AIA agreement. Terms and conditions provided herein shall be accepted as the substitution or in addition to and shall be in effect, and shall take precedence over items as specified in the attached standard AIA agreement.

Both parties are aware of this Contract Addendum and do hereby elect and agree to said terms and conditions as stated below.

ss.1.1.2.1 The project is to create an urban mixed use high rise residential development with approximately 499 living units for BSC Financial, LLC.

ss. 1.1.2.3 To obtain entitlements and approvals for the property and proposed buildings as shown in exhibit B as attached to the AIA B141 agreement as part of the design services in the Schematic Design/Entitlements Phase.

ss. 1.1.2.5.2 Replace' $160,000,000' with approximately '$180,000,000'.

ss. 1.3.2.2 Replace text to read beginning with the sentence 'If and upon' as follows:
If and upon the date the Architect is adjudged in default of this Agreement, or upon any default by the Architect, the foregoing license shall be deemed terminated and replaced by a second, nonexclusive license, including Architects consent, permitting the Owner to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections or additions to the Instruments of Service solely for purposes of completing, using and maintaining the Project.

Either party to this agreement shall be deemed in default if: (a) Either party fails to keep or perform any of the terms, obligations covenants, agreements or conditions contained herein, and such default continues of a period to thirty (30) days after notice by either party or beyond the time reasonably necessary for cure if such default is of a nature to require in excess of thirty (30) days to remedy; (b) Either party shall become bankrupt or insolvent or make a transfer in defraud of creditors, or make an assignment for the benefit of creditors, or be the subject of any proceedings of any kind under any provisions of the Federal Bankruptcy Act or under

any other insolvency, bankruptcy or reorganization act; or (c) a receiver is appointed for a substantial part of the assets of either party.

ss. 1.3.5.4 See the language at ss. 4.6.4 of AIA Form 201.

ss. 1.3.7.1 This agreement shall be governed by the State of Nevada, without regards to the conflicts of state of operation of the principal architect or it's consultants.

ss. 1.3.7.6 Unless otherwise provided in this agreement, the architect and the architect's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or the exposure of persons to hazardous materials or toxic substances in any form at the project site, unless the architect or the architect's consultants specify the use of hazardous materials, that cause the creation of said instance and can be directly attributed to the architect or it's consultants.

ss. 1.3.7.9 The owner and architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this agreement their partners, successors, assigns and legal representatives of such other party with respect to all covenants of this agreement. The Architect and the Owner shall not assign this agreement without the written consent of the other party, or assignment thereof shall be void. The owner may assign this agreement to any party, provided that such assignment shall not materially prejudice the Architect and also with the written consent of the Architect. The architect shall execute all consents reasonably required to facilitate such assignment.

ss. 1.5 Section 1.5 – The abbreviated terms used in the first paragraph are as follows:

- ☐ Schematic Design (Includes City of Reno Entitlements Process)
- ☐ Design Development
- ☐ Construction Documents
- ☐ Construction Administration

The definitions can be found in the American Institute of Architect's Handbook of Professional Practice, Volume 2, Sections 3.6 Design Services, 3.7 Design Parameters, 3.8 Design Documentation, and 3.9 Construction Related Services. Copies of these sections shall be provided upon request.

ss. 1.5.1 Replace' $160,000,000' with approximately '$180,000,000'.

ss. 1.5.1

All existing text in this section shall remain with the addition of the following:
In the event that the Owner chooses not to proceed with construction of the project, the fees associated with retaining said entitlements will be paid as incurred in the due course of the project and will be applied to aforementioned budgets as defined in the architects scope of work and estimated value.

ss. 1.5.9

The extent of the work as defined by this agreement is estimated at thirty two months (32) from the effective date of this agreement. If through no fault of either party, the time frame is extended beyond the 32 months, then neither party Owner nor Architect, shall be held liable for additional sums or compensation. The architectural work product as defined to obtain the required entitlements and the respective budgets will remain as fact without respect to an estimated time line.

ss. 2.4.1

All existing text in this section shall remain with the addition of the following:
In this case, normal structural, mechanical and electrical services mean that the consultants are contracted to the Architect and no extravagant systems are required by the Owner which would trigger an increase in consultants fees as well as Architects. Currently the MEP work will be done as a modified design build process.

Agreed this Day, 21 day of April, 2006.

BSC Financial, LLC.

Owner: _____, Title Mgr.
Signature

Mark B. Steppan, AIA, CSI, NCARB

Architect: _____
Signature

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Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 13

EXHIBIT 13

MARK B STEPPAN, AIA, CSI, NCARB

ARCHITECT

September 1, 2006

Calvin Bosma
Decal Custom Homes
6121 Lakeside Drive, Suite 125
Reno, NV 89511
Via: Email & USPS 0515-R

RE: OUTSTANDING PAYMENTS FOR ARCHITECTURAL DESIGN SERVICES RESIDENTIAL PROJECT-RENO, NEVADA

Dear Calvin,

After review of our current outstanding invoices, the signed Agreement, and the agreed upon payment schedule for design services for the above referenced project, BCS Financial LLC is behind on payment for the total amount of **$573,657.70**. Some of the invoices are three months overdue. The carrying cost for the above amount through August 19, 2006 is **$6,212.05**.

In the meantime, we have been forced to borrow capital at prime plus 2% to cover the outstanding invoices. We would appreciate a partial payment of at least 50% of the outstanding amount. It is very difficult for us to finance this project.

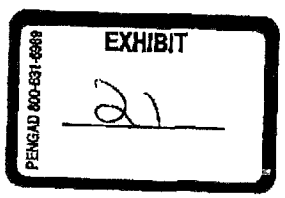
Enclosed is a fully detailed aging report for your review.

If you have any questions or need more information please do not hesitate to contact me.

Yours Truly,

Rodney Friedman, FAIA

Cc: Agreement File
Accounting File



[illegible] Emeryville, CA 94608
[illegible]

Fisher Friedman Associates
1485 Park Ave Suite 103
Emeryville CA 94608

A/R Aging Report - Full Detail

Page: 1
Time: 04:13 PM
Print Date: 08/31/06

Report Date: 08/30/06
For Client ID: BSC To: BSC
For Project ID: 0515 To: 0516
Project Status: 2 Active, Inactive or Complete

Client/Project		Inv #	BG	Billed	Current	31-60 Days	61-90 Days	91-120 Days	+120 Days	Total A/R
BSC : BSC Financial,LLC					510/548-6093	Sam Caniglia				
0515	Proj Mgr: 13007	22384	001	05/18/06	0.00	0.00	0.00	100405.00	0.00	
Reno		22408	001	07/19/06	0.00	100395.00	0.00	0.00	0.00	
		22430	001	08/23/06	342171.00	0.00	0.00	0.00	0.00	
		Project Totals			342171.00	100395.00	0.00	100405.00	0.00	542971.00
0515-02	Proj Mgr: 13007	22409	001	07/19/06	0.00	255.00	0.00	0.00	0.00	
Reno/Model-Bulk Massing Studie										
		Project Totals			0.00	255.00	0.00	0.00	0.00	255.00
0515-03	Proj Mgr: 13007	22410	001	07/19/06	0.00	6730.00	0.00	0.00	0.00	
Reno/Church Parcel Parking Ad										
		Project Totals			0.00	6730.00	0.00	0.00	0.00	6730.00
0515-05	Proj Mgr: 13007	22431	001	08/23/06	22100.00	0.00	0.00	0.00	0.00	
Reno/City Staff Comment Studie										
		Project Totals			22100.00	0.00	0.00	0.00	0.00	22100.00
0515-R	Proj Mgr: 13007	22412	001	07/19/06	0.00	999.44	0.00	0.00	0.00	
Reno		22432	001	08/23/06	602.26	0.00	0.00	0.00	0.00	
Reimbursables										
		Project Totals			602.26	999.44	0.00	0.00	0.00	1601.70
CLIENT TOTAL					364873.26	108379.44	0.00	100405.00	0.00	573657.70
GRAND TOTALS					364873.26	108379.44	0.00	100405.00	0.00	573657.70

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2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 14

EXHIBIT 14

ARCHITECTURE PLANNING URBAN DESIGN WEEKLY TIMING: 10-29-05

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						4.5		7.5	8.5			20	~~MODEL~~ / PD PACKAGES	
						2.5		3	4			9.5	MODEL	
						2		4	4.5			10.5	PD & PACKAGES	
515 ~~1844~~		S	AMESI	5				2				7	PRESENTATION BOARD	
0515		S	"			4	8.5					12.5	MODEL	
[redacted]									8	5.5	5.5	~~5.5~~		
			TOTAL DAILY HOURS	5		8.5	8.5	9	8	5.5	5.5	34.5	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40	TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 1327

STERRAN 007122

AA4496

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						8	8					16	95% P.D PACKAGE	
										4		4	MODEL	
1515 4844		S	JAMES: Reno											
0515		S	"						8	4		12	MODEL	
								8				8	PRESENTATION BOARD / RESEARCH.	
			TOTAL DAILY HOURS			8	8	8	8	8		40	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

ARCHITECTURE PLANNING URBAN DESIGN WEEK ENDING 10.22.05

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13027

STEPPAN 007123

AA4497

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLAN. & URBAN DESIGN

NAME: [illegible]
WK. ENDING: 4/2/05

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S		RENO				0.5		1			1.5	~~AP~~ PLOTTING / PRINTING	
[redacted]							8	7.5	8	7	8		38.5	PD PERMIT APPLICATION	
				TOTAL DAILY HOURS			8	8	8	8	8		40	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: empl # 13027

STERRAN 007124

AA4498

Vac 60.5
sick = 0

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLAN. & URBAN DESIGN

NAME: Kimi Chen
WE ENDING: 11.28.2015

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S	BEND.			8	8	8				24		
7008									8		8		THANKSGIVING DAY	
7002									8	8	8		SICK	
[redacted]										2.5				
			TOTAL DAILY HOURS			8	8	8	8	8	16	24	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40	TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 1202

STEPPAN 007125

AA4499

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: [illegible]
WE ENDING: [illegible] 3, 19[illegible]

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	RENO			8.5	8	8		8		32.5	DESIGN PACKAGE + TABULATIONS.	
[redacted]														
[redacted]									7.5		7.5			
			TOTAL DAILY HOURS			8.5	8	8	7.5	8	7.5	32.5	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13027

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01		S	Rens			10	9	8.5	8	6		41.5	DESIGN PACKAGE + TABULATIONS	
TOTAL DAILY HOURS							10	9	8.5	8	6		41.5	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												41.5		TOTAL WEEKLY HOURS	

ARCHITECTURE PLANNING URBAN DESIGN

WE ENDING: 8/26/06

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 1302

STEPPAN 007127

AA4501

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANN / URBAN DESIGN

NAME: [illegible]
WE ENDING: [illegible]

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	BENO			11	9	8.5	9	2.5		40	P DESIGN PACKAGE	
			TOTAL DAILY HOURS			11	9	8.5	9	2.5		40	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # [illegible]

STEPPAN 007128

AA4502

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: ARN CHU
WE ENDING: 12/21/88

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	RENO			8	9	9	10	4		40	SETTLEMENT PACKAGE	
			TOTAL DAILY HOURS			8	9	9	10	4		40	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 1322

STEPPAN 007129

AA4503

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLAN, & URBAN DESIGN

NAME: AMY CHU
WE ENDING: 12-31-2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S	RENO				6	6	4	8		24	ENTITLEMENT PACKAGE	
"			"			2	3	2	3	2		10	ENTITLEMENT PACKAGE (WORK @ HOME)	
7003			HOLIDAY			8					8			
TOTAL DAILY HOURS						10	9	8	7	8	8	34	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											42		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13027

STEPPAN 007130

AA4504

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: AMY CHU
WE ENDING: 1/7/08

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	RENO				9	9	9	8		35	Entitlement Package	
7103			HOLIDAY			8					8			
			TOTAL DAILY HOURS			8	9	9	9	8	8	35	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											43		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 1327

AA4505

STEPPAN 007131

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: William Chen
WE ENDING: 1/13/2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN-DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	01	S	PENO			8	8	8	8	8		40	Entitlement Package	
1000			AWARD				4					4		
			TOTAL DAILY HOURS									44	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												44	TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 1327

STEPPAN 007132

AA4506

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLAN, & URBAN DESIGN

NAME: [illegible]
WE ENDING: 1/20/2006

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515	D1		S	RCHO			8			2			10	ENTITLEMENTS / POLICIES	
[redacted]								1	2				3		
[redacted]								7	6	6	8		27	Partners meeting Presentation	
				TOTAL DAILY HOURS			8	8	8	8	8		40	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13027

STEPPAN 007133

AA4507

FISHER FRIEDMAN / ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME [illegible]
WEEK ENDING: 8/18/2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						8	8		2			18	PDZ, PDP, Envir Clearance Package, Backup	
0516	1	S	Reno				[illegible]	8	2			10	Area Calculation	
[redacted]									4			4		
7001			Vacation							8	8	8		
			TOTAL DAILY HOURS			8	8	8	8	8	8	32	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

JOB NUMBER:

INDIRECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13007

AA4508

STEPPAN 007134

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAM [illegible]
WEEK ENDING: [illegible] 2006

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
05 15	01	B	Reno			2	2					4	Reno	
[redacted]														
						6	6	8	8	9		31		
						~~8~~	~~8~~	~~8~~	~~8~~					
			TOTAL DAILY HOURS			8	8	8	8	8		40	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40	TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13027

STEPPAN 007135

AA4509

FISHER FRIEDMAN / ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Ronny Chen
WEEK ENDING: 5/27/06

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						0.5	9.5	1.5	~~0.5~~ 9.5	2		31	Rees Research + Submittal Package	
[redacted]						1			~~0~~			1	meeting	
0575	01		S Reno					8				8	New Scheme Studies	
			TOTAL DAILY HOURS			9.5	9.5	9.5	9.5	2		40	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl. # 13027

STEPPAN 007136

AA4510

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAME: Amy Chu
WEEK ENDING: 6/13/2001

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
0515		S	X	Reno			8	8.5	8.5				17	PARISH SCHEME DRAWINGS	
[redacted]										9.5	6.5		16	SCHEME A.L. UPDATE	
7003				Holiday			8					8		HOLIDAY	
				TOTAL DAILY HOURS			8	8.5	8.5	9.5	6.5	8	33	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl. # 1302

AA4511

STEPPAN 007137

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAM
WEEK ENDING: 4/16/96

Anna Chu

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						8	2			3		13	SCHEME A &	
0515		S X	Reno				6					6	Parish Scheme Update	
[redacted]								4				4	Help Rodney	
[redacted]								2		4	6		File / Job Backup	
[redacted]									8			8	aerial - map	
[redacted]								2	1			3	fire department variance	
[redacted]										8		8		
			TOTAL DAILY HOURS			8	8	8	9	7	6	34	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS:

PHASE CODE:
- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:
- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS:

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: _____ empl # 13027

STERRAN 007139

AA4512

FISHER - FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAM: Anny Chan
WEEK ENDING: July 8, 2006

JOB NO.	Dash	CODE		JOB TITLE	Sat	Sun	3 Mon	4 Tues	5 Wed	6 Thur	7 Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
7003				Holiday				8				8			
[redacted]							8	8	3			11			
~~#3000~~															
0515	5		P	Reno - Wingfield						8	2		10	Research + Reno high rise hotel.	
[redacted]											6	6		General FPA	
[redacted]									5				5	Design Review Response	
				TOTAL DAILY HOURS			8	8	8	8	8	25	10 5	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

INDIRECT HOURS

JOB NUMBER:

PHASE CODE:

- B Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

HOURS WORKED:

Administration	1000
Clerical	2000
General FPA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY: 7/10/06 empl. # 13077

AA4513

STEPPAN 007139

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAM
WEEK ENDING: 7/15/2006

AMY CHO

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	10 Mon	11 Tues	12 Wed	13 Thur	14 Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]														
[redacted]						4					4	0		
[redacted]						4	8	8	7	8	33			
0575	06		Reno						1	2		3	island drive change revision	
			TOTAL DAILY HOURS			8	8	8	8	8	40		TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
											40		TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

empl # 13027

STEPPAN 007140

AA4514

FISHER FRIEDMAN ASSOCIATES AIA
ARCHITECTURE PLANNING URBAN DESIGN

NAA

WEEK ENDING: 7/Oct/2006

Amy Chu

JOB NO.	Dash	CODE	JOB TITLE	Sat	Sun	Mon	Tues	Wed	Thur	Fri	IN DIR	DIR	WEEKLY JOB REMARKS & DESCRIPTIONS OF TASKS	PA
[redacted]						5	8	8	8	7		~~36~~ 36	Parking Redesign	
0515	05	8	Rand			3						3	Islan	
[redacted]										1		~~14~~ 1	Meeting	
			TOTAL DAILY HOURS			~~8~~ 8	8	8	8	8		40	TOTAL WEEKLY INDIRECT AND DIRECT HOURS	
												40	TOTAL WEEKLY HOURS	

CODE SYMBOLS:

DIRECT PROJECT HOURS

PHASE CODE:

- E Exploratory Planning
- P Planning
- S Schematic Design
- D Design Development
- W Working Drawings
- B Bidding
- C Construction Administration

PHASE CODE SUFFIXES:

- H Hearings
- X Overtime
- B Bidding

JOB NUMBER:

INDIRECT HOURS

HOURS WORKED:

Administration	1000
Clerical	2000
General FFA	3000
Promotional	4000
Legal	5000

HOURS NOT WORKED:

Vacation	7001
Sick	7002
Holiday	7003
Time Off (unpaid)	7004

REVIEWED BY:

empl # 13027

AA4515

STERRAN 007141

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

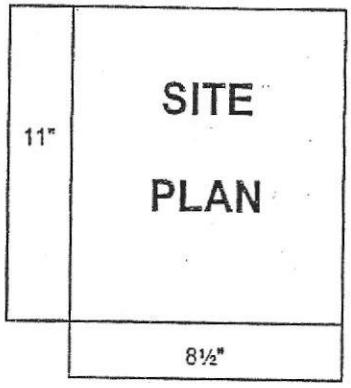
6. Decisions: Following the hearing, the Planning Commission or Board of Adjustment will make its recommendation (approval, denial, or table pending more information or site inspection). After a recommendation staff will notify the City Clerk's office of the action.

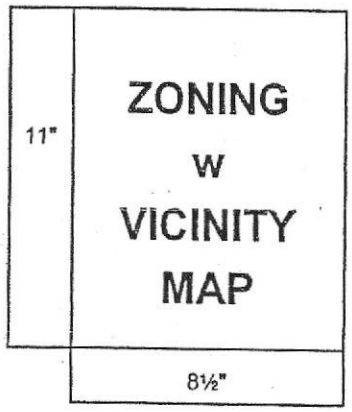
The Board of Adjustment and Planning Commission are the final decision makers on variances and special use permits which are not part of a multiple request application. The Planning Commission is the final decision maker on tentative maps. Applications may be approved with one hearing unless it is appealed.

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.

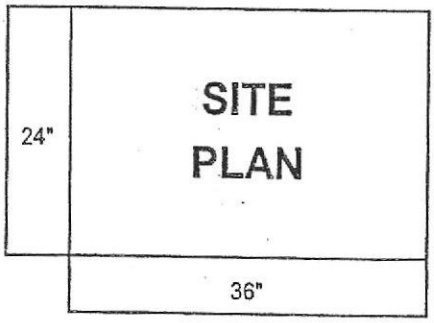
MAP GUIDELINES

8 1/2" X 11" MAPS





24" X 36" DISPLAY MAP



TWO 8½" X 11" MAPS AND ONE 24" X 36" DISPLAY MAP ARE REQUIRED WITH EACH PACKAGE.

1. On the FIRST 8½" 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 8½" 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 8½" 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 8½" x 11" and 24" x 36". Photographs may be submitted for existing buildings. ☐ FFA

Planning\Apps\DEVELOPMENTAPPNO4.DOC - 07/23/01

6

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	☐
2.	Area and tree calculations	☐
3.	Water regime (type of irrigation)	☐
4.	General types of landscaping proposed for the area	☐

☐ omg

Forms\Planning\Apps\Development Application No. 2 -7/18/02

8

PRESENTATION OF PROJECTS TO ADVISORY BOARDS

There are two types of advisory boards, the City of Reno's ("City") neighborhood advisory boards and Washoe County's ("County") citizen advisory boards. More information is available at www.cityofreno.com or www.co.washoe.nv.us.

1. CITY OF RENO'S NEIGHBORHOOD ADVISORY BOARDS

   If your project is located within the City of Reno, you may voluntarily present your project to a neighborhood advisory board. If you choose to do so, please contact the City of Reno's Community/Neighborhood Services program at 775-321-8318 or visit our web site www.cityofreno.com.

2. WASHOE COUNTY'S CITIZEN ADVISORY BOARDS

   A. If your development proposal is an administrative variance, boundary line adjustment, parcel map, reversion to acreage or site plan review, it is not required to be reviewed by a citizen advisory board.

   B. If your development proposal is outside the City's boundary line, but within the City's Expanded Sphere of Influence ("sphere"), the City is informed the County requires you to present your project to the appropriate citizen advisory board. Failure to comply may result in your project's review being postponed by the public hearing body.

   C. To determine if your project is within the City's sphere, you may review the attached map "Reno Sphere Of Influence" or contact the Planning Technician at the City of Reno Community Development Department at 775-334-2221.

   D. If your project is with the City's sphere, please contact Washoe County Community Development Department at 775-328-3618 to obtain instructions on presenting your project to the appropriate citizen advisory board.

   E. If you know the appropriate citizen advisory board for your development proposal, you may obtain further information, such as meeting dates, times, locations, applications, agendas, and membership rosters at Washoe County's web site www.co.washoe.nv.us.

   F. You should submit your development project sufficiently early to the appropriate citizen advisory board to allow review of the project by 8 days before the hearing date which should allow the County's staff to include the review in its report.

COOPERATIVE PLANNING

Cooperative planning is a concept which arose of the settlement of the case, Washoe County, et. al. v. Truckee Meadows Regional Planning Governing Board, case no. 02-03469. The concept of cooperative planning is that certain areas within the City of Reno ("City") and Washoe County ("County") will be cooperatively planned with participation from both entities.

Areas subject to cooperative planning are identified in Exhibit 1. Annexed properties outside the Reno Sphere of Influence will also be subject to cooperative planning. If you have questions whether your project is subject to cooperative planning, please contact the planner who has been assigned to review your application. If you do not know the name of the planner, you may call (775) 334-2221 to determine that information.

All development proposals within cooperative planning areas are subject to a supplemental package of zoning provisions [RMC 18.06.449 (a) and (b)].

If your application is a request to amend Master Plan land use designations, zoning map designations or development standards (zoning text) within a cooperative planning area, an analysis of applicable "cooperative plan amendment criteria" [RMC 18.06.449 (c)] will be required in all applications (Exhibit 2). An analysis of applicable "Interim Water Policies" (Exhibit 3) as adopted by the Regional Water Planning Commission, will also be required. Amendments to land use, zoning and development standards are also subject to an appeal process at the regional planning level if Washoe County is aggrieved by the City's decision (Exhibit 4). While not required, it is recommended that pre-application meetings be held with Reno and Washoe County Planning staff prior to submittal of cooperative plan amendment requests.

Applicants should also be aware that the City has adopted County-approved Specific Plans that are located within Cooperative Planning Areas. Development proposals are required to comply with applicable provisions of these Specific Plans. The City of Reno Master Plan map indicates the geographic extent of each Specific Plan.

Exhibit 1

Note that certain properties in the expanded Reno SOI are not subject to cooperative planning per the seperate settlement agreement for the "Verdi porperties"

CITY OF RENO

Cooperative Planning Areas

City of Reno Boundary

Areas subject to Cooperative Planning

0 1 2 Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact The City of Reno Community Development Department.

Map Produced: October 21, 2003

Community Development Department

450 Sierra Street
P.O. Box 1900
Reno, NV 89505

Phone: 334-2003
Fax: 334-2043
www.cityofreno.com

PRELIMINARY GRADING AND DRAINAGE PLANS

wood ☐
Moogens

Preliminary Grading and Drainage Plans shall include, at a minimum, the information specified on the enclosed Preliminary Grading and Drainage Plan checklist: a signed copy of the checklist must be submitted.

Whenever a Preliminary Grading and Drainage Plan is required and in each tentative map application, it shall be accompanied by additional sheets displaying cross sections of the site. The horizontal scale of the sections is to be the same as that of the Preliminary Grading and Drainage Plan: the vertical scale shall be shown at a 1:1 representation, or proportional to the horizontal scale (e.g., 10-100, 4-40, etc.).

A minimum of two sections drawn approximately perpendicular to each other must be shown. Each section shall transect that portion of the site with the greatest existing relief and shall show both existing and proposed ground lines, proposed streets, curbs, paved areas and structures. The sections shall extend a minimum of 150 feet beyond the limit of the site. Additional sections may be required by the reviewing authorities if they are deemed necessary.

Whenever grading results in cuts ≥20' and/or fills ≥10', the applicant must submit an additional plan graphically delineating these ones. This sheet shall utilize the same scale as the Preliminary Grading and Drainage Plan.

In cases where the slope reduction map is required, that map shall be drawn to the same scale as the Preliminary Grading and Drainage Plan. The location of all proposed structures and roadways must be indicated on the map.

PRELIMINARY GRADING AND DRAINAGE PLAN

CHECKLIST

Wood Rodgers ☐

NAME OF PROJECT

Complete and Correct	Item No.	ITEMS REQUIRED
☐	1	Project name.
☐	2	Plan drawn on 24" x 36" or 30" x 42" sheets using standard engineering scales. Minimum scale shall be 1" = 40' for sites of 10 acres or less. For larger sites, minimum scale 1" = 100'.
☐	3	Date, north arrow, scale and number of sheet in relation to the total number of sheets.
☐	4	All streets indicated as either public or private.
☐	5	The preliminary grading plan for the entire project, stamped by a Nevada registered civil engineer, showing existing contours at maximum 5 foot intervals, approximate street grades, proposed surface drainage, approximate extent of cut and fill slopes, and approximate building envelopes and all pad elevations sufficient to convey the impact of grading.
☐	6	Indicate any portion of the site within the boundary of the project located within Zones "A" or "B" of the FEMA Flood Map.
☐	7	A hydrology report and drainage study of the site prepared by a Nevada registered civil engineer addressing: Existing location, size, direction and peak discharge for 5 year and 100 year frequency flows of each natural major drainage facility within the boundaries of the project clearly designated, together with the area of watershed contributing to each other. The 5 and 100 year flows entering and exiting the site.
☐	8	Ownership, direction of flow and the approximate location and size of proposed storm drains and sanitary sewers.
☐	9	All existing drainage pipes or channels with direction of flow and size.

Complete and Correct	Item No.	ITEMS REQUIRED
☐	10	The location, size and direction of flow of the nearest available public storm drain installation.
☐	11	The location and outline to scale of each existing building, permanent structure, or other permanent physical feature, and any alteration or removal of the same.
☐	12	Explanation for handling storm water drainage, and estimated additional runoff generated by the proposed development.
☐	13	The surrounding area within 150' of the exterior boundaries of the proposed subdivision showing the following:
☐		a. Topography with maximum 5 foot contours.
☐		b. Street location, names, widths of right-of-way, and pavement widths (including existing curb cuts of both sides of the streets).
☐		c. Direction of drainage including all adjoining streets or public ways.
☐		d. Existing utilities, structures, etc.
☐	14	The width of right-of-way and approximate grade of each street (public or private) and alley within and necessary to serve the proposed project, and the radius of all curves and diameters of each cul-de-sac bulb, including a typical section for each type of street.
☐	15	The width and approximate location of all existing or proposed easements, whether public or private, for roads, drainage, sewers, irrigation or public utility purposes.
☐	16	The location, size, direction of flow, as well as current and designed capacity, of the nearest available public sewer along with the estimated amount of sewage to be contributed.
☐	17	All known areas of potential hazard, including but not limited to, earthquake faults, earth slide areas, avalanche areas or otherwise hazardous slopes, clearly designated on the map.

14

Complete and Correct	Item No.	ITEMS REQUIRED
☐	18	Design of public and private streets, rights-of-way and collective driveways such that emergency access by firefighting and other emergency vehicles is practical. Emergency access is to be designated on the map.
☐	19	Identify slopes steeper than 3:1 and indicate methods proposed for erosion control and slope stabilization for such slopes, with an explanation of how the methods were derived.
		<u>Supplemental Information</u>
☐	20	Approximate area in square feet or acres of the amount of land utilized as follows: (a) streets (b) parking (c) common area and/or recreation area
☐	21	Soils report, prepared by a Nevada registered civil engineer, including soils characteristics sufficient for use in tentative structural design, i.e., street sections, building pads, etc.
☐	22	A proposed plan indicating potential development of the entire area if the project is a portion of a larger holding or proposed development.
☐	23	Explanation of measures proposed to eliminate or mitigate areas of potential hazard identified on plan.
☐	24	Consideration and explanation of structure orientation for solar access and/or use.
☐	25	Additional Plan View Sheets. Whenever cross-sections are required, the applicant must submit an additional plan view which graphically delineates all areas of proposed cut and/or fill of greater than 9 feet. This sheet shall utilize the same scale as the Preliminary Grading and Drainage Plan.

ESTIMATION OF WATER DEMAND FOR LAND DEVELOPMENT PROJECTS

Type of Project	Demand Acre Feet/Year					
1. Single Family Residential Lot: (use the demand that is closest to your square footage)						
5,000 square foot lot	0.37	x	_____	lots	=	_____
6,250 square foot lot	0.42	x	_____	lots	=	_____
7,500 square foot lot	0.46	x	_____	lots	=	_____
8,750 square foot lot	0.50	x	_____	lots	=	_____
10,000 square foot lot	0.53	x	_____	lots	=	_____
12,500 square foot lot	0.58	x	_____	lots	=	_____
15,000 square foot lot	0.62	x	_____	lots	=	_____
17,500 square foot lot	0.65	x	_____	lots	=	_____
20,000 square foot lot	0.68	x	_____	lots	=	_____
2. Mobile Home Lot	0.25	x	_____	lots	=	_____
3. Apartments, duplexes, condominiums or townhouses (excluding outside utility and/or recreational uses)	0.19	x	390	lots	=	74.1
4. Hotel, first class facilities, restaurants, convention space	0.34/room	x	_____	rooms	=	_____
5. Hotel, limited facilities	0.30/room	x	_____	rooms	=	_____
6. Motel	0.30/room	x	_____	rooms	=	_____
7. Commercial or industrial building	Contact Sierra Pacific (Engineering - 834-3140) for estimation of demand.					
8. Restaurant/Tavern/Bar Cocktail Lounge	Contact Sierra Pacific (Engineering - 834-3140) for estimation of demand.					
9. Laundry - commercial use _____	0.25/machine	x	_____	machines=		
10. Landscaping Turf Drip System	3.41/acre calculated by architect or other qualified professional and verified by Sierra Pacific.	x	.17	acres	=	.578

TOTAL DEMAND = _____

Demand subject to NRS 540.071 and 540.091

Notes:

A. Demand does not include drought year dedication.
B. Residential figures supplied by Sierra Pacific Power Company.
C. Single family figures include landscaping needs.

Forms/Planning/Applications/Development Application No. 8a

16

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 @ KEY
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

17

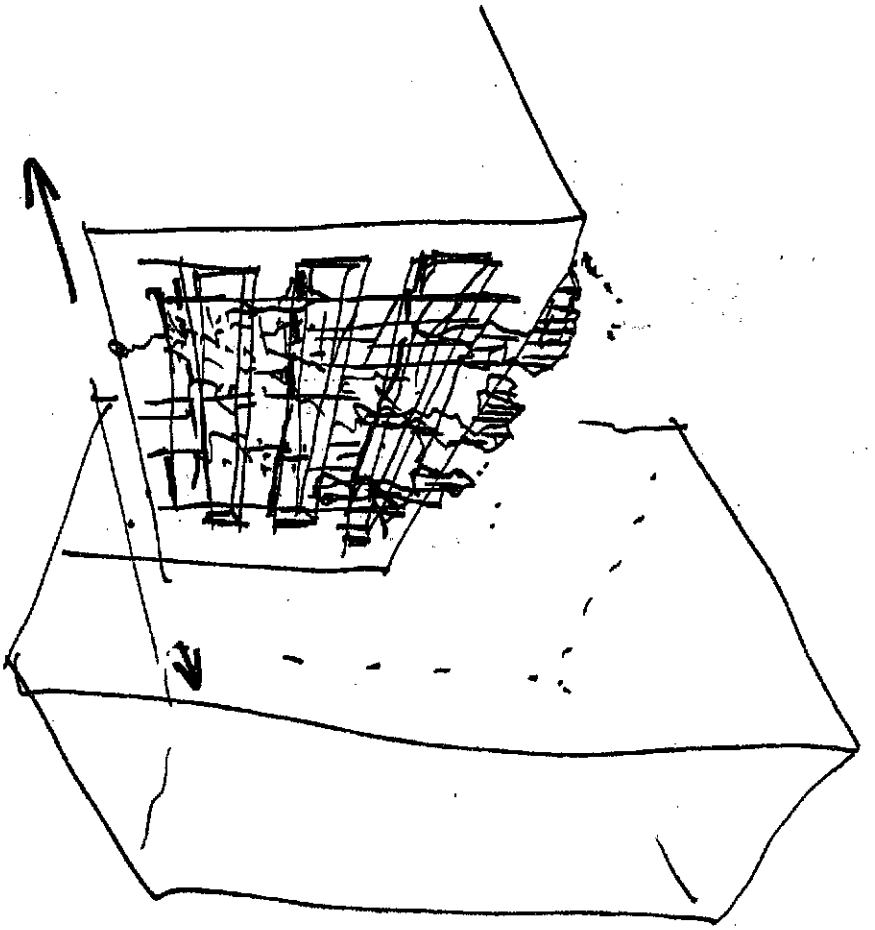


EXHIBIT
PENGAD 800-631-6989

MARK B. STEPPAN, AIA, CSI, NCARB

ARCHITECT

-5

FILE / COPY

August 10, 2006

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

Cal Bosma
DeCal Nevada, Inc.
6121 Lakeside Drive, Suite 230
Reno, NV 89511

Post-it® Fax Note 7671	Date 8/31/06 # of pages ▶ 22
To MICHELE Powell	From NATHAN
Co./Dept. DECAL	Co. FFA
Phone #	Phone #
Fax # 775 825 2152	Fax # 510 420 1666

RE: CITY STAFF MEETING (VERN KLOOS) REQUESTED STUDIES AGREEMENT
RESIDENTIAL PROJECT-RENO, NEVADA

MB 9/6/06

Dear Sam and Cal,

We are pleased to present this proposal for the above referenced project based on the meeting with Vern Kloos and City Staff on ~~July~~ JUNE 29, 2006.

NOTE MEETING W/ VERN KLOOS ON June 29 NOT July 29!

SCOPE

Based on the information received, we will analyze and document the following:

1. Island Drive Landscape Plan
2. Aerial Perspective along Island Drive illustrating streetscape/landscape plan as shown in item 1
3. Modification to close-up of podium stair perspective as it descends onto Island Drive
4. View analysis from the Palladio project which includes extra view study requests by Wood Rodgers
5. Design studies to the north façade of the podium parking structure as it faces Park Tower
6. High rise illustrative chart for the city of Reno
7. Klaus parking lift analysis and documentation for parking garage

SCHEDULE

Design, documentation and meetings will occur in a timely manner, as required by the approval process and the Owner's schedule for inclusion in the master project PowerPoint presentation.

COMPENSATION

We shall perform the above referenced services on a time and materials basis based on our 2006 hourly billing rate schedule. All Reimbursable expenses (including but not limited to printing, plotting and messenger services) shall be billed at one hundred percent plus a fifteen percent mark-up. See attached **Exhibit A.**

Fees and reimbursable invoiced amounts shall be billed on a monthly basis. All invoiced amounts not in dispute are due and payable within 30 (thirty) days from the date of the invoice. If the Owner disputes any portion of an invoice, Owner agrees to inform us in writing of such dispute within 7 calendar days of receipt of the invoice.

If you have any questions or need more information please do not hesitate to contact me. We will track this work effort under the **project number 0515-05 and 0515-05R.**

Sincerely,

Mark B. Steppan, AIA, CSI, NCARB

Cc: Agreement File/Accounting File

ACCEPTED:
BSC Financial, LLC

Sam Caniglia/Cal Bosma Date

EXHIBIT 119
PENGAD 800-631-6989

Need signed copy MB 9/6/06

1485 Park Avenue, suite 103, Emeryville, CA 94608
p:510-420-1666 f:510-420-0599

MARK B. STEPPAN, AIA, CSI, NCARB

ARCHITECT

EXHIBIT A

2006 MASTER FEE SCHEDULE

PRINCIPAL/OFFICER	$220.00 per hour
EXECUTIVE VICE PRESIDENT	$200.00 per hour
SENIOR VICE PRESIDENT	$170.00 per hour
VICE PRESIDENT	$145.00 per hour
ARCHITECT III	$145.00 per hour
PROJECT MANAGER III	$145.00 per hour
ARCHITECT II	$125.00 per hour
PROJECT MANAGER II	$125.00 per hour
CONSTRUCTION ADMINISTRATOR II	$110.00 per hour
ARCHITECT I	$110.00 per hour
PROJECT MANAGER I	$110.00 per hour
JOB CAPTAIN I	$110.00 per hour
CONSTRUCTION ADMINISTRATOR I	$100.00 per hour
SENIOR DESIGNER/DRAFTER	$100.00 per hour
GRAPHIC DESIGNER	$95.00 per hour
INTERMEDIATE DRAFTER/DESIGNER	$90.00 per hour
JUNIOR DRAFTER/DESIGNER	$70.00 per hour
GRAPHIC DESIGN ASSISTANT	$70.00 per hour
ACCOUNTING	$65.00 per hour
SPECIALIZED COMPUTER IMAGING/RENDERING	$200.00 per hour
CLERICAL/WORD PROCESSING/OFFICE SUPPORT	$65.00 per hour

REIMBURSABLE EXPENSES AND CONSULTANT FIRM'S FEE SCHEDULE

Reimbursable Expenses are billed to the Client in addition to Architect's Hourly Rates at 1.15 times the cost to the Architect. These include transportation and living expenses in connection with out-of-town travel, models, perspectives, renderings, reprographics, plotting, postage, delivery messenger services, and telephone and telefax costs. Consultant services will be billed to the Client in addition to Architect's Hourly Rates at 1.15 times the cost to the Architect.

NOTES

1) The above rates also apply to Hourly Basis Services, Additional Services or changes within Lump-Sum or Fixed-Fee Agreements.
2) Rates shall be increased by a factor of 1.50 for hours incurred outside USA.
3) Contract or part-time employees are billed at the category of work performed.
4) These Schedules are part of the letter of agreement.

*This Schedule is subject to annual increases not to exceed 4%.

1485 Park Avenue, suite 103, Emeryville, CA 94608
p:510-420-1666 f:510-420-0599

david

0515-5

From: Amy Chu [amychu@fisherfriedman.com]
Sent: Friday, July 07, 2006 10:46 AM
To: cbosma@decalcustomhomes.com; mpowell@decalcustomhomes.com; 'Nathan Ogle'
Cc: 'david'
Subject: Wingfield tower fee proposal

Needs paper work

Rodney asked us to email this information per conversation with you:

Task List / Wingfield Towers
Fisher Friedman Associates

1. Island Drive Landscape Plan.
2. Aerial Perspective along Island Drive illustrating streetscape/landscape plan as shown in item 1.
3. Modification to close-up of podium stair perspective as it descends onto Island Drive.
4. View analysis from the Palladio project.
5. Design studies to the north façade of the podium parking structure as it faces Park Tower.
6. High rise illustrative chart for the city of Reno.

$15,000.

David Tritt & Amy Chu

Fisher Friedman Associates

1485 Park Avenue suite 103
Emeryville Ca 94608

t.5104201666 f.5104200599
amychu@fisherfriedman.com

-05 T+M OK w/ CR assume 8/9/06 THF w/ no

1. Extra view SPWO
3y sketchup
cross lifts
overall massing

7/10/2006

Nathan Ogle

From: Nathan Ogle [nathan@fisherfriedman.com]
Sent: Thursday, August 10, 2006 11:18 AM
To: 'Calvin Bosma'; 'samcaniglia@sbcglobal.net'
Cc: 'Michele Powell'
Subject: Reno Towers Vern Kloos Meeting Agreement Attached

Cal and Sam,

I am catching up on paperwork. Attached is the agreement for services based on the Vern Kloos Staff Meeting from July 29, 2006 and our conversation on August 9, 2006 (Cal only).

Let me know if you have 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

053106 0515-5 Agreement.doc (4...

RENO
ADD SERVICES

- [illegible] STUDY FO
- ADDITIONAL [illegible] STUDIES
- REQUIRED BY SOUTHWEST
CONS LIFTS TASK
ORIGINAL SAVINGS

0515 – Reno Towers
2B. Contracts/Agreements/Proposals

EXHIBIT
120
PENGAD 800-631-6989

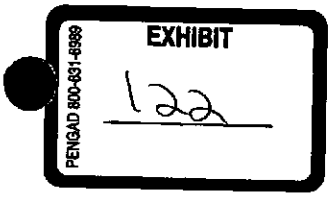
0515 – Reno Towers
4F. Survey/Site Data

STEPPAN 1267

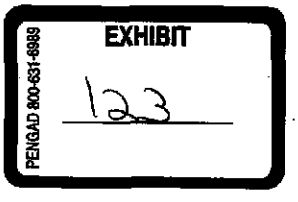
AA4393

EXHIBIT
PENGAD 800-631-6989

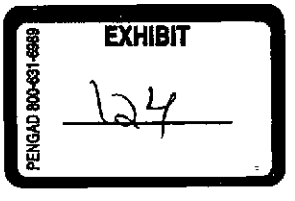
0515 – Reno Towers
4H. Total Project Bldg. Budget



0515 – Reno Towers
5D. Product Information



REND TOWER 0515



David Snelgrove

From: Calvin Bosma [cbosma@decalcustomhomes.com]
Sent: Monday, November 20, 2006 5:42 PM
To: chris@iwstrategies.biz; Gary Duhon; Ben Kieckhefer; David Snelgrove; Nathan Ogle; cevart@mbareno.com; Ted Meyer; Todd Singh; Tim Fasel; Michele Powell; psolaegui@aol.com
Subject: Credit and commitment to excellence....

Wingfield Towers Team-

The best I can offer is my gratitude and thanks for your involvement and these words of wisdom.

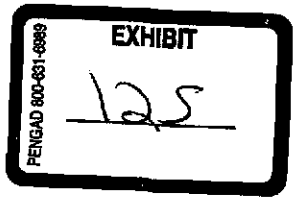
The credit belongs to the man who is actually in the arena; whose face is marred by dust and sweat and blood; who strives valiantly; who errs and comes short again and again; who knows the great enthusiasms, the great devotions, and spends himself in a worthy cause; who at the best knows in the end the triumph of high achievement; and who at worst, if he fails, at least fails while daring greatly...

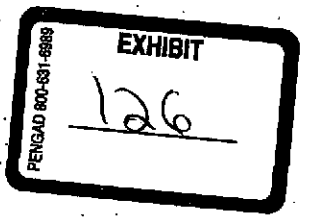
Theodore Roosevelt, 1906, Nobel Acceptance Speech

To each one of you, we succeeded in our endeavor and I can say with all sincerity that it was of your individual efforts and willingness to work as a team that made this task enjoyable, bearable and ultimately achievable. Thank you all.

Cal

Cal Bosma
General Manager
DeCal Nevada, Inc.
DeCal California, Inc.
Decal Idaho, Inc.
Suite 230
6121 Lakeside Dr.
Reno, NV 89511
Nev # 775-826-9881
Fax# 775-825-2152
Cell # 775-313-4306
email: cbosma@decalcustomhomes.com





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GAYLE A KERN LTD
Washoe County Recorder
Kathryn L. Burke - Recorder
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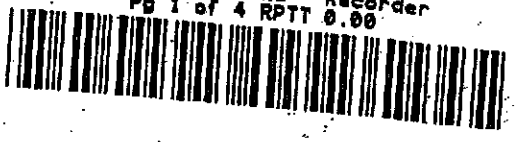

When Recorded Mail To:

Gayle A. Kern, Esq.
Gayle A. Kern, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

APN: 011-112-03; 011-112-06; 011-112-07; 011-112-12

GRANTEE'S ADDRESS:
Mark B. Steppan, AIA, CSI, NCARB
1485 Park Avenue, #103
Emeryville, CA 94608

NOTICE AND CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that Mark Steppan, AIA, CSI, NCARB claims a Mechanic's and Materialman's Lien upon the property hereinafter particularly described, which property is located in Washoe County, Nevada, and which claim is made pursuant to the laws of the State of Nevada, particularly Chapter 108 of the Nevada Revised Statutes, as amended, for the value of work, labor, materials and/or services furnished by lien claimant for the improvement of real property hereinafter particularly described, located in the County of Washoe, State of Nevada.

That the whole or real property hereinafter particularly described has been or is in the process of improvement and is reasonably necessary for the convenient use and occupation of said property.

Claimant further states:

1. That the name of the owner or reputed owner of the premises sought to be charged is as follows: 011-112-03; 011-112-07; 011-112-12 - JOHN ILIESCU, JR., and SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR., AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT; and 011-112-06 - John Iliescu, a married man as his sole and separate property.

2. That the name of the person by whom lien claimant was employed and to whom lien claimant furnished work, labor, materials and/or services in connection with the project is: BSC Financial, LLC, c/o Consolidated Pacific Development, Inc., 932 Parker Street, Berkley, CA 94710; Job name: Residential Project, Reno, Nevada, Job Address: North Arlington Avenue, Island Avenue and Court Street; Owner's Designated Representative: Sam Caniglia.

3. That the terms, time given and conditions of the contract were: Payments on account of services rendered and for Reimbursable Expenses incurred shall be made monthly upon presentation of the Statement of services for the building, structure or other work of improvement located at North Arlington Avenue, Island Avenue and Court Street, Reno, Nevada. All services were to be invoiced based on work performed as reflected in applications for payment, no retainage to be withheld from monthly progress payments. All invoices are due in fifteen days.

4. That work, labor, materials and/or services have been furnished to and actually used upon the above-described project in the remaining amount of ONE MILLION SIX-HUNDRED THIRTY-NINE THOUSAND ONE-HUNDRED THIRTY AND NO/100 DOLLARS ($1,639,130.00), reimbursable expenses of ONE-HUNDRED FIFTEEN THOUSAND THREE HUNDRED SIXTY-TWO AND NO/100 DOLLARS ($115,362.00) plus interest through October 31, 2006 in the amount of TWENTY-NINE THOUSAND FIFTY-SIX DOLLARS AND 85/100 ($29,056.85), continuing interest, attorney's fees and costs and the amount is now due and owing to lien claimant.

5. That the first labor and materials furnished by lien claimant to and incorporated in the project was on or about April 21, 2006 and that the last labor and materials furnished by lien claimant and incorporated in the project was within the past ninety days; that there are no other just credits or off-sets to be deducted and the total amount due and owing to lien claimant is the sum of ONE MILLION SEVEN-HUNDRED EIGHTY-THREE THOUSAND FIVE-HUNDRED FOURTY-EIGHT AND 85/100 DOLLARS ($1,783,548.85), plus continuing interest, attorney's fees and costs.

6. That a demand for payment has been made by lien claimant and that no part or portion of the amount due and owing has been paid; that there are no further off-sets to the claim and that the sum of ONE MILLION SEVEN-HUNDRED EIGHTY-THREE THOUSAND FIVE-HUNDRED FOURTY-EIGHT AND 85/100 DOLLARS ($1,783,548.85), plus continuing interest, attorney's fees and costs is now due and owing to lien claimant on account of the work, labor, materials and/or services furnished as above specified and that the undersigned claims a lien upon the real property particularly described herein for said sum, together with continuing interest and attorney's fees as provided by law.

7. That the real property sought to be charged with this Claim of Lien upon which the above described work of improvement has been made is located in Washoe County of State of Nevada, and is particularly described as:

> Commencing at a point formed by the intersection of the East line of Flint Street (if protracted Northerly) with the North line of Court Street in the City of Reno; running thence Easterly, along the North line of Court Street, a distance of 100 feet, thence at a right angle Northerly, a distance of 140 feet to the true point of beginning; said true point of beginning being the Southeast corner of the parcel of land heretofore conveyed to Atha Carter by Antonieo Rebori and wife, by deed duly recorded in Book 64 of Deeds, Page 294, Washoe County Records: running thence Easterly, parallel with the North line of Court Street, a distance of 50 feet to the Southwest corner of the property formerly owned by H. F. Holmshaw and wife thence Northerly at a right angle, along the west line of the property formerly owned by said H. F. Holmshaw and wife, to the South bank of the South channel of the Truckee River; thence Westerly along the South bank of said channel of the Truckee River to a point which would intersect a line drawn northerly and parallel with the East line of said property from the said true point of beginning; thence southerly along said line to the truce point of beginning.

SAVE AND EXCEPTING, however, from the above described premises, all that portion thereof conveyed by Antonio Rebori and Charlotta Rebori, his wife, to the City of Reno, a municipal corporation, by deed dated February 16, 1922, and recorded in Book 59 of Deeds, Page 297, Washoe County, Records.
APN: 011-112-03

Commencing at the point 129.6 feet West of where the center line of Hill Street projected Northerly will intersect the North line of Court Street thence running Westerly along the North line of Court Street, 75 feet; thence running Northerly at an angle of 89°58' 140 feet; thence running Easterly at an angle of 90°05" 75 feet; thence running Southerly at an angle 80°55', 140 feet to the place of beginning, comprising a parcel of land 75 by 140 feet.
APN: 011-112-06

BEGINNING at the intersection of the Northerly extension of the Eastern line of Flint Street with the Northern line of Court Street, in the City of Reno, County of Washoe, State of Nevada, thence Easterly along the Northern line of Court Street, 125 feet, more or less to the Western line of the parcel conveyed to WALKER J. BOUDWIN, et ux, by Deed recorded in Book 143, File No. 100219, Deed Records; thence Northerly along said last mentioned line 140 feet; thence Westerly parallel to the Northern line of Court Street, 125 feet; thence Southerly parallel to the Western line of Said Boudwin parcel 140 feet to the point of beginning.
APN: 011-112-07

Commencing on the North line of Court Street, at the intersection of the North line of Court Street with the West line of Hill Street, if said Hill Street was protracted Northerly to said point of inter-section according to the official plat of Lake's South Addition to Reno, Washoe County, State of Nevada; thence running westerly and along the North line of said Court Street 100 feet; thence Northerly and parallel with the West line of said Hill Street, if protracted, 276 feet more of less to the South Bank of the Truckee River; thence Easterly and along the south bank of the Truckee River to the West line of Hill Street, protracted, 324 feet more or less to the North line of Court Street and the place of beginning, being the same lands conveyed by Antonio Robori and Carlotta Robori, his wife, to Charles Snyder, May 27, 1907, and by Antonio Robori to Charles Snyder, January 12, 1905, by deeds duly recorded in Book 32 of Deeds, page 405, and book 26 of deeds, page 296, Records of said Washoe County.
EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the City of Reno, a municipal corporation, in an instrument recorded August 4, 1922, as Document No. 26097, in Book 61, Page 280, of Deeds.
FURTHER EXCEPTING THEREFROM that portion of the hereinabove described parcel conveyed to the City of Reno, a municipal corporation, in an instrument recorded December 17, 1971, as Document No. 229332, in Book 600, Page 759 of Official Records.
APN: 011-112-12

8. That the four parcels are to be developed as the project and it is appropriate to equally apportion the amount due between the four parcels identified herein.

DATED: This 7th day of November, 2006.

By _____
Gayle A. Kern, Esq.

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

Gayle A. Kern, Esq., being first duly sworn, deposes and says that: I am the Attorney for Mark Steppan, the lien claimant in the foregoing Notice and Claim of Lien. I have read the above and foregoing Notice and Claim of Lien, know the contents thereof and state that the same is true based on the information provided by my client. I further state that I have been informed and based thereon believe that it contains, among other things, a correct statement of the demand of said lien claimant, after deducting all just credits and off-sets.

_____
Gayle A. Kern, Esq.

SUBSCRIBED AND SWORN to before me
this 7th day of November, 2006.

_____
Notary Public

AMBER A. GARRELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 05-99145-2 - Expires June 21, 2009

COPY

ILIESCU000329

GAYLE A. KERN, LTD.
ATTORNEYS AT LAW
5421 KIETZKE LANE, SUITE 200
RENO, NEVADA 89511

CERTIFIED MAIL

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John and Sonnia Iliescu
200 Court Street
Reno, NV 89501

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Joey Orduna Hastings
Clerk of the Court
Transaction # 3246640

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

* * *

JOHN ILIESCU, JR. and SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR. AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT; JOHN ILIESCU, individually; DOES I-V, inclusive; and ROE CORPORATIONS VI-X, inclusive,

Plaintiffs,

vs.

MARK B. STEPPAN,

Defendant.

_____/

AND RELATED MATTERS.

_____/

Case No: CV07-00341
(Consolidated with CV07-01021)

Dept. No.: 10

ORDER

Before the Court, is an Order from The Supreme Court of Nevada Granting Two Motions for Remand filed on August 6, 2012. The first Motion for Remand was filed by Appellant MARK B. STEPPAN requesting the Supreme Court remand this matter to allow the district court to resolve his pending motion for reconsideration of one of the orders he is challenging on appeal. On February 7, 2012, this Court entered an Order Certifying Intent to Grant Motion for Reconsideration. *Foster v. Dingwall*, ___ Nev. ___, 228 P.3d 453 (2010).

Reconsideration of October 25, 2011 Order

The Court will address Steppan's Motion to Dismiss first. At the time this Court certified its intent to grant reconsideration of the Motion to Dismiss, this Court lacked jurisdiction. Now, having jurisdiction, and after having reviewed the evidence presented in Judge Adams' Affidavit filed November 8, 2011, the Court is inclined to grant reconsideration of the October 25, 2011 Order Granting Defendant's Motion to Dismiss. At the time the Order was entered, this Court believed that Steppan was not in compliance with NRCP 16.1.

NRCP 16.1(b)(1) requires the parties to complete an Early Case Conference within 30 days after the filing of an answer by the first answering defendant, unless the case is either in the court annexed arbitration program or in the short trial program. Under certain circumstances, the Early Case Conference may be continued up to 180 days following an appearance by the defendant. *Id.* NRCP 16.1(c) requires the filing of a Case Conference Report by the parties within 30 days after each Case Conference to facilitate discovery among the parties. *Moon v. McDonald Carano & Wilson*, 126 Nev. Adv. Op. 47, 245 P.3d 1138, 1139 (Nev. 2010).

NRCP 16.1(e)(2) provides as follows:

> **(e) Failure or Refusal to Participate in Pretrial Discovery; Sanctions.**
>
> (2) If the plaintiff does not file a case conference report within 240 days after an appearance by a defendant, the case may be dismissed as to that defendant upon motion or on the court's own initiative, without prejudice.

At the time the Order was entered, Plaintiff had not filed a Case Conference Report any time since Defendants filed an Answer on September 27, 2007. The decision to dismiss an action without prejudice for a plaintiff's failure to comply with the timing requirements of NRCP 16.1(e)(2) remains within the district court's discretion. *Arnold v. Kip*, 123 Nev. 410, 415, 168 P.3d 1050, 1053 (2007). NRCP 16.1(e)(2) was adopted to

promote the prosecution of litigation within adequate timelines and the sanctions exist to ensure compliance with the specific deadlines identified in the Rule. *Id.*

This Court was unaware of how Department Six was managing discovery. Judge Adams did not require an early case conference report. Therefore, Steppan did reasonably follow the requirements of Judge Adams in Department Six in accordance with the discovery management controlled by the Court. Therefore, upon reconsideration of Defendant's Motion to Dismiss, this Court does not believe this motion warrants dismissal. Accordingly, the Motion to Dismiss is denied.

Reconsideration of September 1, 2011 Order

The second Motion for Remand was filed by Appellants JOHN ILIESCU, JR. AND SONNIA ILIESCU, AS TRUSTEES OF THE JOHN ILIESCU, JR. AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT AND JOHN ILIESCU, INDIVIDUALLY ("Iliescu") requesting that the Supreme Court remand this matter to allow the district court to resolve their pending motion for reconsideration of one of the orders they are challenging on appeal.

On June 7, 2012, this Court entered an Order Certifying Intent to Grant Motion for Reconsideration of its September 1, 2011 Order Granting Third-Party Defendants' Motion for Summary Judgment. Iliescu's Motion for Reconsideration was filed as a result of the Court now being aware of the new evidence offered through Judge Adams' November 2011 Affidavit. Judge Adams states:

> "[C]laims against the defendant law firm was stayed 'for all purposes, including discovery and trial, pending the final resolution of all claims asserted by plaintiffs against defendants." *Adams Affidavit.*

When this Court entered Summary Judgment in this matter, this Court was under the impression that (1) Hale Lane's Motion for Summary Judgment was justified and (2) summary judgment was proper because the Iliescu's were required to file a case conference report.

A court should only grant summary judgment when, based upon the pleadings and discovery on file, no genuine issue of material fact exists for trial and the moving party is entitled to judgment as a matter of law. NRCP 56(c). A genuine issue of material fact exists when a reasonable jury could return a verdict in favor of the nonmoving party. *Kopicko v. Young*, 114 Nev. 1333, 1336, 971 P.2d 789, 790 (1998). Summary judgment is properly regarded not as a disfavored procedural shortcut, but rather as an integral part of civil procedure as a whole. *Celotex Corp. v. Catrett*, 477 U.S. 317, 327, 106 S.Ct. 2548, 2555 (1986).

In reviewing a motion for summary judgment, the Court must view the evidence, and any reasonable inference drawn there from, in the light most favorable to the nonmoving party. *Lipps v. S. Nev. Paving*, 116 Nev. 497, 498, 998 P.2d 1183, 1184 (2000). However, the nonmoving party may not avoid summary judgment by relying "on the gossamer threads of whimsy, speculation, and conjecture." *Pegasus v. Reno Newspapers, Inc.*, 118 Nev. 706, 713-14, 57 P.3d 82, 87 (2002) (quoting *Collins v. Union Fed. Sav. & Loan*, 99 Nev. 284, 302, 662 P.2d 610, 621 (1983). Rather, the nonmoving party must, by affidavit or otherwise, set forth specific facts demonstrating the existence of a genuine issue for trial. *Pegasus*, 118 Nev. at 713, 57 P.3d at 87.

In their Motion for Summary Judgment, Defendants seek an order from the Court granting summary judgment on Plaintiffs' claims for legal malpractice and negligence. Specifically, Defendants argue that the claims of Plaintiffs fail as a matter of law because Plaintiffs were not eligible to file a Notice of Nonresponsibility as they were "Interested Owners," and thus, no evidence of causation exists. In addition, Defendants assert that even if Plaintiffs were not "Interested Owners," no evidence of damages exists because Plaintiffs received a substantial benefit from the actions of Fisher Friedman & Associates, and because Defendants and Mr. Schleining have reached an agreement releasing the lien without any cost to Plaintiffs. Furthermore, Defendants assert that because Plaintiffs executed two conflict waivers, any claim relating to a conflict of interest must fail. In addition, Defendants asserted that pursuant to NRCP 16.1(e), the Court should dismiss

Plaintiffs' claims as Plaintiffs failed to file a case conference report within 240 days following Defendants' appearance as required by NRCP 16.1(c).

Plaintiffs assert that the Court should not dismiss their claims pursuant to NRCP 16.1 because this matter has been ongoing for the past four years and there is still time to file a case conference report.

At the time this Court granted summary judgment, this Court was unaware of the ongoing discussions between the parties in Department Six. Now, having jurisdiction to again review the papers and pleadings on file as well as the evidence now before the Court through Judge Adams' November 2011 Affidavit, this Court is inclined to reconsider the ruling on the Motion for Summary Judgment. As such and in light of how Department Six managed discovery in this case, the Court believes it is proper to deny the Motion for Summary Judgment entered September 1, 2011. In considering this ruling, the Court has now determined a genuine issue of material fact still exists in this case, therefore the Court cannot grant summary judgment at this time.

NOW, THEREFORE, IT IS HEREBY ORDERED that Plaintiff Mark Steppan's Motion for Reconsideration of the October 25, 2011 Order Granting the Motion to Dismiss is **GRANTED**.

IT IS FURTHER ORDERED that the Motion to Dismiss is **DENIED**.

IT IS FURTHER ORDERED that John Iliescu's Motion for Reconsideration of the September 1, 2011 Order Granting the Motion for Summary Judgment is **GRANTED**.

IT IS FURTHER ORDERED that the Motion for Summary Judgment is **DENIED**.

DATED this 27 day of September, 2012.

STEVEN P. ELLIOTT
District Judge

CERTIFICATE OF MAILING

I hereby certify that I electronically filed the foregoing with the Clerk of the Court by using the ECF system which served the following parties electronically:

GREGORY WILSON, ESQ. for JOHN SCHLEINING

ALICE CAMPOS MERCADO, ESQ. for KAREN DENNISON, JERRY SNYDER, R. HOWARD, HALE LANE PEEK DENNSION HOWARD

THOMAS HALL, ESQ. for TRUSTEE OF THE JOHN ILIESCU, JR. & SONNIA ILLIESCU, JOHN ILIESCU, JR., SONNIA ILIESCU

DAVID GRUNDY, ESQ. for KAREN DENNISON, HOLLAND & HART, LLP, JERRY SNYDER, R. HOWARD, HALE LANE PEEK DENNISON HOWARD

MICHAEL HOY, ESQ. for MARK STEPPAN

STEPHEN MOLLATH, ESQ. for JOHN ILIESCU, JR., SONNIA ILIESCU

DATED this 27 day of September, 2012.

HEIDI HOWDEN
Judicial Assistant

FILED
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Joey Orduna Hastings
Clerk of the Court
Transaction # 3534067

4050
David R. Grundy, Esq. SBN 864
LEMONS, GRUNDY & EISENBERG
6005 Plumas Street, Suite 300
Reno, Nevada 89519
Telephone: (775) 786-6868
Facsimile: (775) 786-9716

Attorneys for Third Party Defendants

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

MARK B. STEPPAN,

Plaintiff,

vs.

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

Defendants.

CONSOLIDATED

Case No.: CV07-00341

Dept. No.: 10

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

Third-Party Plaintiffs,

vs.

CONSOLIDATED PACIFIC DEVELOPMENT, INC., a Nevada Corporation; DECAL OREGON, INC., an Oregon Corporation; CALVIN BATY, individually; JOHN SCHLEINING, individually; HALE LANE PEEK DENNISON AND HOWARD PROFESSIONAL CORPORATION, a Nevada professional corporation, dba HALE LANE; KAREN D. DENNISON; R. CRAIG HOWARD; JERRY M. SNYDER; and DOES I thru X,

Third-Party Defendants.

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

Third party plaintiffs John Iliescu, Jr. and Sonia Iliescu, individually and as trustees of the John Iliescu Jr. and Sonia Iliescu Family Trust (collectively "Iliescu") hereby stipulate with

LEMONS, GRUNDY & EISENBERG
6005 PLUMAS ST.
THIRD FLOOR
RENO, NV 89519
(775) 786-6868

the following Third party defendants: Hale Lane Peek Dennison & Howard, a Professional Corporation, dba "Hale Lane," and Karen D. Dennison, R. Craig Howard and Jerry M. Snyder ("Hale Lane Partners") as follows:

RECITALS

A. Third Party Plaintiffs have commenced a third party action in this matter against the above named attorneys and their law firm employer asserting claims arising out of an attorney/client relationship between third party plaintiffs and these third party defendants, including claims of legal malpractice arising from both litigation and transactional issues.

B. Questions have arisen regarding whether any of these claims have "accrued" so as to allow this present filing, or rather, whether the claims are premature in light of the uncertainty of the outcome of claims by and between plaintiff and defendants who have asserted these third party claims.

C. Guided by the law as established under *Nevada Medical Liability Insurance Co. v. Semenza*, 104 Nev. 666, 668, *K.J.B., Inc. v. Drakulich*, 107 Nev. 367 (1991) and *Kopicko v. Young*, 114 Nev. 1333 (1998), the parties have agreed to the terms of this stipulation and urge the court to enter an order consistent herewith.

D. These parties entered into a stipulation to stay the case on or about December 13, 2007; however, no Order was entered thereon.

STIPULATION

1. All claims asserted against Hale Lane Partners, Karen D. Dennison, R. Craig Howard and Jerry M. Snyder shall be dismissed, without prejudice. Third party plaintiffs may, but need not refile the claims currently asserted or any other claims against these individual third party defendants only upon the entry of final judgment regarding plaintiff's claims and the claims of third party plaintiffs against all other third party defendants.

2. All claims asserted against Hale Lane shall be stayed for all purposes, including discovery and trial, pending the final resolution of all claims asserted by plaintiffs against defendants, and the unstayed claims asserted by and among all other parties.

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RENO, NV 89519
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3. Notwithstanding the imposition of this stay, Hale Lane shall participate in any settlement conference if ordered to do so by the court, may assert dispositive motions and points and authorities in support of or in response thereto, and may participate in court hearings consistent herewith.

The undersigned affirm that this document does not contain the social security number of any person.

Dated: ~~November~~ Jan 31, 2013, 2012

GORDON COWAN, ESQ.
Attorney for Third Party Plaintiffs

MICHAEL D. HOY, ESQ.
Attorney for Plaintiff Mark Steppan

11 Feb 2013

Lemons, Grundy & Eisenberg
6005 Plumas Street, Third Floor
Reno, Nevada 89519
(775) 786-6868

By
David R. Grundy
Attorneys for Third Party Defendants
Hale Lane, Dennison, Howard and Snyder

ORDER

It is ordered:

1. All claims asserted against the Hale Lane Partners are hereby dismissed without prejudice;

2. These proceedings are hereby stayed as against Hale Lane for all purposes until such time as a final judgment is entered in the primary case between plaintiff, Steppan, and defendant, Iliescu, *provided that*, during such stay, (a) Hale Lane shall participate in any settlement conference if ordered to do so by the court; (b) Hale Lane may assert dispositive motions against Iliescu and file points and authorities in support thereof; and (c) Hale Lane may participate in court hearings consistent herewith.

DATED: February 13, 2013

DISTRICT JUDGE

LEMONS, GRUNDY & EISENBERG
6005 PLUMAS ST.
THIRD FLOOR
RENO, NV 89519
(775) 786-6868

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Cathy Hill
Acting Clerk of the Court
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EXHIBIT 1

EXHIBIT 1

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Joey Orduna Hastings
Clerk of the Court
Transaction # 4451229

CODE: 3370

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

JOHN ILIESCU, ET AL.,

Plaintiff,

vs.

MARK STEPPAN,

Defendants.

Case No. CV07-00341
Dept. No. 10

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

A four day bench trial was conducted beginning on December 9, 2013, in the above entitled matter. The Plaintiff, MARK B. STEPPAN ("Steppan") was suing to foreclose on a mechanics lien for architectural services provided to, among other parties, the Defendants JOHN ILIESCU, JR. and SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR. AND SONNIA ILIESCU 1992 FAMILY TRUST ("Iliescu"). The trial concluded on December 12, 2013. The parties were permitted to submit post-trial briefs no later than January 3, 2014. Steppan and Iliescu both submitted post-trial briefs. The transcript of the proceedings was available to the Court at the end of February, 2014. The Court has received and reviewed all the exhibits admitted during the trial, the testimony of the witnesses, the stipulations entered into by the parties, and all of the other pleadings, papers, and orders previously entered in these proceedings and makes the following findings of fact, conclusions of law and decision following bench trial pursuant to NRCP 52.

I. FINDINGS OF FACT

1. Iliescu owned four parcels of land in downtown Reno, Washoe County, Nevada, ("the property") as more fully described by the parties in the TRIAL STIPULATION filed on December 6, 2013. Iliescu desired to sell and/or develop the property.
2. Illiescu retained the services of Richard K. Johnson ("Johnson") to act as his broker in the sale and/or development of the property. Johnson has been licensed as a real estate broker for over 25 years. He has been a member of the Nevada Real Estate Commission and is a principle in the Johnson Group, a real estate firm in Washoe County, Nevada.
3. Johnson had worked for Illiescu for over five years. Johnson had sold property for Illiescu prior to the deal that became the subject of the matter *sub judice*. Johnson worked for Illiescu on a commission basis.
4. Johnson was in contact with Sam Caniglia ("Caniglia") regarding the purchase of the property. Caniglia represented Consolidated Pacific Development, Inc. ("CPD"). CPD wanted to purchase the property and develop it by placing mixed-use structures on the land. The property would be both commercial and residential.
5. Johnson received a letter from Caniglia on behalf of CPD proposing a purchase of the property. The letter was marked and admitted as exhibit 66. Johnson had been speaking with Caniglia on behalf of Illiescu prior to the receipt of the letter. The letter describes the numerous "advantages" of dealing with CPD, including financing "tentatively arranged and * * * in place well before the project is approved (by the City of Reno)" and "Architect and Engineers in place ready to start work." The parties agreed on a purchase price of $7,500,000.00 and Illiescu would be entitled to a condominium in the development as well as other inducements. Illiescu and CPD executed numerous

addendums to the land purchase agreement that increased the sales price of the property and provided additional inducements to Illiescu. Illiescu was represented by both Johnson and legal counsel at various times during the negotiations for the sale of the property.

6. The development contemplated by Illiescu, Caniglia, and CPD was known as Wingfield Towers.

7. The sale of the property never came to pass. The property was in escrow on a number of occasions and non-refundable deposits were paid to Illiescu; however, CPD and/or its assigns were never able to secure funding for the purchase of the property or the development contemplated thereon.

8. CPD transferred its interest in the property to Baty Schleming Investments, LLC ("BSC"). Caniglia represented both CPD and BSC during times relevant to these proceedings. Johnson believed that BSC and CPD were all the same people.

9. Steppan is, and at all times relevant to these proceedings was, an architect licensed to practice in the State of Nevada. Steppan was employed at all times relevant to these proceedings by the firm of Fisher Friedman Associates ("FFA"). FFA's offices were in California. Steppan was the only architect at FFA licensed to practice in Nevada. FFA was an internationally recognized architectural firm. FFA had developed many mixed-use, residential and commercial properties. Steppan was the project manager of the Wingfield Towers project. Steppan provided project management and oversaw the staff at FFA in preparing the instruments of service for the Wingfield Towers project.

10. Steppan entered into an AIA Document B141 Agreement ("the contract") with BSC to design Wingfield Towers. The contract had one addendum. Of note, the contract called

for an overall estimated construction cost of $160,000,000.00. The addendum increased the estimated construction cost to $180,000,000.00. The Court finds that the later fee is a conservative estimate given the scope of the project and the testimony of the witnesses during the trial. The contract was signed by Steppan and BSC. Illiescu is not a party to the contract. The responsibilities of the parties in the event of failure to complete the project are clearly set out in § 1.3.8 of the contract.

11. Steppan would be paid based on a schedule established in § 1.5.1 of the contract. Specifically, Steppan would be entitled to 5.75% of the total construction cost including contractors profit and overhead. Steppan would earn his fee at the completion of five separate stages of design and construction. Steppan would earn 20 % of his fee at the completion of the schematic design phase ("SD")(this stage includes the City of Reno entitlement process); 22 % at the completion of the design development phase ("DD"); 40 % at the construction documents phase ("CD"); 1% at the bid/negotiate phase; and 17 % at the construction administration phase ("CA"). The criteria for the SD phase were established § 2.4.2.1. The "cost of the work" as defined in § 1.3.1.1 of the contract is the total cost or, to the extent the project is not completed, the estimated cost to the owner of all the elements of the project designed or specified by the architect. The contract was signed executed on October 31, 2005. There was an Addendum to the contract executed on April 21, 2006. Steppan worked on the Wingfield Towers project prior to the signing of the contract and the signing of the addendum. The parties were concerned about losing the opportunity for certain entitlements on the project; therefore, Steppan worked on an hourly basis pursuant to certain "stop gap" agreements entered into between himself and Caniglia. The SD phase was completed and Wingfield Towers was able to

secure the required entitlements and project approval from the Reno Planning Commission and the Reno City Council.

12. Rodney Friedman ("Friedman") testified at the trial. Friedman is a principal at FFA. FFA was a design consultant on the Wingfield Towers project. Friedman initially had contact with Caniglia about the Wingfield Towers project. Friedman established that the 5.75% fee was discussed from the inception of the project. The billing for the project was on an hourly basis while the parties finalized the details of the contract.

13. Kenneth VanWoert ("VanWoert") testified at the trial. VanWoert is an architect. The Court found that VanWoert was qualified to testify as an expert in the proceedings. VanWoert reviewed all the work done by Steppan and determined that the SD phase of the project had been completed. VanWoert opined that even though the documents were "prepared" by a firm other than Steppan they would go toward the SD phase because the design was done by Steppan. VanWoert opined that the instruments of service (those items that represent the design of the building) were done by Steppan. VanWoert did acknowledge that there were changes in the overall composition of the building (the size and composition of units for example); however, these modifications did not alter his belief that Steppan had completed the SD phase.

14. Illiescu was aware that the instruments of service were being produced. Illiescu may not have known, at all times, Steppan's name; however, there is no doubt in the Court's mind that Illiescu was aware of the work being done by Steppan (a third party) on behalf of Caniglia, CPD and/or BSC. Specifically, Illiescu was present when a video showing the impact of the project was shown to the Reno City Council. He was aware of the nature and scope of the project to include the production of models and drawings that evidenced

how the buildings would look and the impact they would have on the surrounding community. All of the instruments of service were produced by Steppan at or through FFA.

15. Illiescu consented to the request and/or extension of the entitlements granted to build Wingfield Towers. The entitlements were extended numerous times.

16. Steppan was not paid for his services as contemplated by the contract. There were numerous emails sent to Caniglia and others detailing the failure to pay the sums due. On November 7, 2006, Steppan filed a mechanic's lien against the property. Steppan did not provide Illiescu with pre-lien notice. The lien was removed at the request of the developers so the project could go forward before the Reno Planning Commission and/or the Reno City Council for approval with no encumbrances on the property.

17. Illiescu acknowledged during the trial that in the land purchase agreement between Illiescu and Caniglia, that Caniglia had the authority to act in a way that may expose the property in question to a mechanics lien. *See*, exhibit 68, ¶31. Illiescu knew that there would be architects, engineers, and other service providers in order to get the Wingfield Towers process underway. Illiescu acknowledged that he was at the homeowner's association meetings, *infra*, the Reno Planning Committee meeting and the Reno City Council meeting regarding the Wingfield Towers project. Illiescu is an experienced real estate owner. He is familiar with the notice of non-responsibility process and mechanic's liens based on previous business dealings as a landlord.

18. Both Dr. John Illiescu and Sonnia Illiescu signed an "OWNER AFFIDAVIT" that were part of the applications presented to the various agencies that evidence that Caniglia had authorization to act as agent in the development of their property. The affidavits were

included along with the instruments of service produced by Steppan as part of the overall application for Wingfield Towers. The affidavits were part of the Special Use Permit Application and the Tentative Map & Special Use Permit Application. Ronald David Snelgrove ("Snelgrove") was employed at Wood Rogers during the times relevant to these proceedings. Snelgrove was present when Illiescu signed the affidavits. Snelgrove discussed the project with Illiescu and showed him pictures from the instruments of service. Illiescu was present with Snelgrove at downtown homeowner's association meetings to discuss the impact of the Wingfield Towers project. During these presentations a "PowerPoint" demonstration was shown with FFA and Steppan's name present as the architects. The "fly through" of the impacted area and the "PowerPoint" were admitted into evidence. Snelgrove was also present at a party thrown by Illiescu after the successful presentation to the Reno City Council. Friedman and Steppan were present at this party.

19. Steppan established that there were agreements between himself and the developer that were outside both the contract and the "stop gap" agreement. These documents were admitted at the trial. Steppan also established the billing system used by FFA during the "stop gap" period and for the non-contract services provided. The description of the non-contract services and the billing statements were admitted as exhibits 19 through 30. Caniglia never objected to any of the billing provided by Steppan, to include the "stop gap" billing and the non-contract services. Further, Caniglia never objected to the amount of the mechanic's lien, *supra*. Steppan waived any right to additional fees that may have been earned pursuant to § 1.3.8.7 as "Termination Expenses". Steppan is only

requesting payment for those sums due as a result of completing the SD phase of the project and those other sums billed for non-contract services.

20. Steppan's first contact with Illiescu was during the special use permit application.

II. CONCLUSIONS OF LAW

1. "A mechanic's lien is a statutory creature established to help ensure payment for work or materials provided for construction or improvements on land." In re: Fountainebleau Las Vegas Holdings, 128 Nev. Adv. Op. 53, 289 P.3d 1199, 1210 (2012). The statutory framework applicable to the mechanic's and material man's liens is codified in chapter 108 of the Nevada Revised Statutes.

2. "[T]he mechanic's lien statutes are remedial in character and should be liberally construed." Leher McGovern Bovis, Inc. v. Bullock Insulation, Inc., 124 Nev. 1102, 1115, 197 P.3d 1032, 1041 (2008)(*citing*, Las Vegas Plywood v. D&D Enterprises, 98 Nev. 378, 380, 649 P.2d 1367, 1368 (1982)).

3. The legislative purpose behind the mechanic's lien is to ensure payment for services provided. "[P]ublic policy strongly supports the preservation of laws which give the laborer and material man security for their claims." Lehrer, 124 Nev. at 116, 197 P.3d at 1041(*citing*, Wm. R. Clarke Corp. v. Safeco Ins. Co., 15 Cal.4th 882, 64 Cal.Rptr.2d 578, 938 P.2d 372, 375-76 (1997)).

> Underlying the policy in favor of preserving laws that provide contractors secured payment for their work and materials is the notion that contractors are generally in a vulnerable position because they extend large blocks of credit; invest significant time, labor, and materials into a project; and have any number of workers vitally depend upon them for eventual payment. We determine that this reasoning is persuasive as it accords with Nevada's policy favoring contractors' rights to secured payment for labor, materials, and equipment furnished.

Id.

4. "Substantial compliance with the technical requirements of the lien statutes is sufficient to create a lien on the property where * * * the owner of the property receives actual notice of the potential lien claim and is not prejudiced." Fronden v. K/L Complex, LTD., 106 Nev. 705, 709, 800 P.2d 719, 721 (1990)(*citing*, Board of Trustees v. Durable Developers, Inc., 102 Nev. 401, 410, 724 P.2d 736, 743 (1986)). *Accord*, Hardy Companies Inc. v. SNMARK, LLC, 126 Nev. Adv. Op. 49, 245 P.3d 1149 (2010).

5. "The purpose of the pre-lien statute is to put the owner on notice of work and materials furnished by *third persons* with whom he has no direct contact. If the owner fails to file a notice of non-responsibility within the time provided in the law, *after knowledge of the construction*, the statue provides that the construction is at the instance of the owner." Fronden, 102 Nev. at 709, 800 P.2d at 721(*citing*, Matter of Stanfield, 6 B.R. 265, 269 (Bankr.D.Nev. 1980)(emphasis in the original).

6. "... [A]ctual knowledge requires that the owner has to have been reasonably made aware of the identity of the third party seeking to record and enforce a lien." Hardy, 126 Nev. Adv. Op. 49, 245 P.3d at 1157.

7. "The purpose underlying the notice requirement is to provide the owner with knowledge that work and materials are being incorporated into the property. The failure to serve the pre-lien notice does not invalidate a mechanics' or materialmen's lien where the owner received actual notice." Fronden, 106 Nev. at 710, 800 P.2d at 721.

8. "Failure to either fully or substantially comply with the mechanic's lien statute will render a mechanic's lien invalid as a matter of law." Hardy, 126 Nev. Adv. Op. 49, 245 P.3d at 1155 (*citing*, Schofield v. Copeland Lumber, 101 Nev. 83, 86, 692 P.2d 519, 521 (1985)).

9. "Fronden is still good law." Hardy, 126 Nev. Adv. Op. 49, 245 P.3d at 1154. 2003 and 2005 legislative amendments to NRS chapter 108 have not altered the validity of the pre-lien notice analysis previously announced by the Nevada Supreme Court. *See generally*, Hardy, *supra*.

10. "An owner who witnesses the construction, either firsthand or through an agent, cannot later claim a lack of knowledge regarding future lien claims." Hardy, 126 Nev. Adv. Op. 49, 245 P.3d at 1157 (*citing*, Fronden, *supra*).

11. A contract that is unambiguous shall not be the subject of parole evidence. "Under the parole evidence rule, extrinsic evidence cannot be introduced to aid the court in interpreting a contract unless the contract contains ambiguities." Margrave v. Dermody Properties, Inc., 110 Nev. 824, 829, 878 P.2d 291, 294 (1994)(internal citations omitted). "A contract is ambiguous when it is subject to more than one *reasonable* interpretation." Anvui, LLC v. G.L. Dragon, LLC, 123 Nev. 212, 215, 163 P.3d 405, 407 (2007)(emphasis added)(*citing*, Shelton v. Shelton, 119 Nev. 492, 497, 78 P.3d 507, 510 (2003)).

12. The Court finds that the contract admitted during the trial is clear on their face and unambiguous in its terms. The Court further finds that the terms of that contract contemplate Steppan being entitled to 20 % of 5.75 % of $180,000,000.00 (the agreed upon estimated cost of service) at the conclusion of the SD phase. The Court finds by a preponderance of the evidence that the SD phase was completed. To interpret the contract in any other way would be unreasonable. Steppan would have to wait until the completion of all stages of the contract prior to determining the amount owed if the Court were to give the terms the meaning suggested by Illiescu. Further, that would place the

obligation to pay completely in the hands of the developer: should the developer abandon the project at any time the actual amount of construction would never be known, and Steppan would never be able to establish his lien amount. This is unreasonable. The parties agreed on an approximate amount as the basis for the services provided. Further, the Court finds that the parties contemplated an adjustment (up or down) depending on the actual cost of the completed development. The Court finds that the $180,000,000.00 estimate to be conservative based on the testimony of the experts at the trial. The Court further finds that Steppan has proven the non-contract expenses by a preponderance of the evidence. Steppan is entitled to those sums as more fully set out in the Second Amended Notice and Claim of Lien filed with the Washoe County Recorder on November 8, 2013, and admitted during the trial as exhibit 3. Steppan has established that he is entitled to a mechanic's lien.

13. The Court finds by a preponderance of the evidence that Steppan has proven that Illiescu was aware of the third party services he was providing. Illiescu was in attendance during numerous presentations where the instruments of service containing Steppan's name were presented. He personally saw the instruments of service. Illiescu negotiated repeatedly for specific inducements in Wingfield Towers. Further, Illiescu knew that an architect would be employed to design Wingfield Towers. Illiescu signed affidavits giving Caniglia the right to negotiate on his behalf. While there was no pre-lien notice provided, none was required.

IT IS ORDERED, that the parties shall contact the Judicial Assistant for Department 10 within 5 days from the date of this ORDER to set a hearing to establish the final amount owed as a result of the mechanic's lien, to include applicable interest.

DATED this 28 day of May, 2014.

DISTRICT JUDGE

CERTIFICATE OF MAILING

Pursuant to NRCP 5(b), I certify that I am an employee of the Second Judicial District Court of the State of Nevada, County of Washoe; that on this 28 day of May, 2014, I deposited in the County mailing system for postage and mailing with the United States Postal Service in Reno, Nevada, a true copy of the attached document addressed to:

C. Nicholas Pereos, Esq.
1610 Meadow Wood Lane, Suite 202
Reno, NV 89502

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Second Judicial District Court of the State of Nevada, in and for the County of Washoe; that on the 28 day of May, 2014, I electronically filed the foregoing with the Clerk of the Court by using the ECF system which will send a notice of electronic filing to the following:

MICHAEL D. HOY, ESQ.

Sheila Mansfield

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 2

EXHIBIT 2

EXHIBIT 2

INTENTIONALLY OMITTED

F I L E D
Electronically
2014-10-27 10:28:32 AM
Cathy Hill
Acting Clerk of the Court
Transaction # 4669480 : ylloyd

EXHIBIT 3

EXHIBIT 3

CODE $1425
GAYLE A. KERN, ESQ.
Nevada Bar No. 1620
GAYLE A. KERN, LTD.
5421 Kietzke Lane
Reno, Nevada 89511
Phone: (775) 324-3930
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Attorneys for MARK STEPPAN

FILED
2007 MAY -4 PM 12:51
RONALD A. LONGTIN, JR.
BY Y. Lloyd
DEPUTY

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

MARK STEPPAN,

Plaintiff,

vs.

JOHN ILIESCU, JR. and SONNIA ILIESCU, as Trustees of the JOHN ILIESCU, JR., AND SONNIA ILIESCU 1992 FAMILY TRUST AGREEMENT; JOHN ILIESCU, individually; DOES I-V, inclusive; and ROE CORPORATIONS VI-X, inclusive.

Defendants.

CASE NO.: CV07 01021

DEPT. NO.: I

GAYLE A. KERN, LTD.
5421 KIETZKE LANE, SUITE 200
RENO, NEVADA 89511
TELEPHONE: (775) 324-5930

COMPLAINT TO FORECLOSE MECHANIC'S LIEN AND FOR DAMAGES

Plaintiff, MARK STEPPAN ("Plaintiff"), by and through his attorney, Gayle A. Kern, Ltd., for his complaint against the defendants, above- named, does allege and aver as follows:

GENERAL ALLEGATIONS

1. Plaintiff is, and at all times herein mentioned was, an individual licensed as an architect under the laws of the State of Nevada.

2. Plaintiff is informed and believes, and based thereon alleges, that Defendants

GAYLE A. JRN, LTD.
5421 KIETZKE LANE, SUITE 200
RENO, NEVADA 89511
TELEPHONE: (775) 324-5930

7. On information and belief, Defendants entered into a Land Purchase Agreement to sell the Real Property, and that such Land Purchase Agreement provided that the purchasers had the right to develop and obtain improvements on the Real Property prior to the close of escrow.

8. On or about April 2006, Plaintiff entered into a contract with the purchaser of the Real Property to provide architectural services.

9. Pursuant to the contract with the purchaser, Plaintiff did supply the services required of him under contract, however, Plaintiff has not been paid in full for the services.

10. There is now due, owing and unpaid as of April 19, 2007, from the Defendants, for which demand has been made, the sum of $1,939,347.51, together with interest until paid.

11. Plaintiff, in order to secure its claim, has perfected a mechanic's lien upon the property described above by complying with the statutory procedure pursuant to NRS § 108.221 through NRS § 108.246 inclusive.

12. Plaintiff recorded its Notice of Lien on November 7, 2006, as Document No. 3460499 in the Office of the County Recorder of Washoe County, Nevada; a 15-day Notice of Intent to Claim Lien was served on March 7, 2007; and Amended Notice and Claim of Lien was recorded on May 3, 2007, as Document No. 3528313.

13. That pursuant to the provisions of NRS Chapter 108, Plaintiff is entitled to recover its costs of recording and perfecting its mechanic's lien, interest upon the unpaid balance at a rate of 24 percent per annum and reasonable attorney's fees and costs.

WHEREFORE, Plaintiff prays for judgment against the Defendants, jointly and

severally, as follows:

As to Plaintiff's First Claim For Relief:

1. Judgment in a sum in excess of $10,000.00, together with interest from April 19, 2007, until paid at the per diem rate of $955.82;

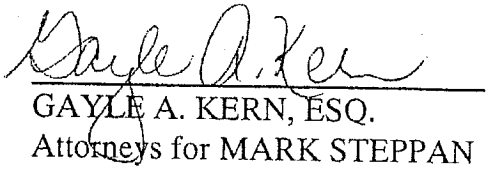
2. Costs of recording and perfecting Notice of Claim of Lien, costs of suit incurred herein, and a reasonable attorney's fee;

3. That the sums set forth above be adjudged a lien upon the land and premises described herein, owned or reputedly owned by defendants and that the Court enter an order that the real property, land and improvements, or such as may be necessary, be sold pursuant to the laws of the State of Nevada, and that the proceeds of the sale be applied to the payment of sums due the Plaintiff;

4. For such other and further relief as the Court may deem just and proper in the premises.

Dated this 4th day of May, 2007.

GAYLE A. KERN, LTD.



GAYLE A. KERN, ESQ.
Attorneys for MARK STEPPAN

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TELEPHONE: (775) 324-5930

VERIFICATION

STATE OF CALIFORNIA)
: ss.
COUNTY OF _____)

I, MARK STEPPAN, am the Plaintiff in the above-entitled action. I have read the foregoing Complaint and know the contents thereof. The same is true of my own knowledge, except as to those matters which are thereon alleged on information and belief, and as to those matters I believe them to be true.

_____
MARK STEPPAN

Subscribed and sworn to before me

this _____ day of May, 2007.

_____
NOTARY PUBLIC

GAYLE A. ...RN, LTD.
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TELEPHONE (775) 324-5930

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 03:37 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 XIX

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
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Docket 68346 Document 2016-24976

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

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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
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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 11th day of August, 2016, the foregoing **APPELLANTS' SUPPLEMENTAL APPENDIX VOLUME XIX**, 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

Mazzetti & Associates
530 Bush Street, Suite 300
San Francisco, CA 94108-3623

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a team's CHEMISTRY is achieved by
combining the right ELEMENTS

Stephanie Pusey
Fisher Freidman Associates
1485 Park Ave Ste 103
Emeryville CA 94608

NATHAN - YOU WERE LOOKING FOR MAZZETTI INFO...

Landscape TBD	Structural MKA	Mechanical CB	Electrical	Plumbing	Acoustics	WP	Code	Elevator	Specs	Curtain Wall	Survey
	Magnusson Klemencic vm 21.1 Blake Dilsworth KPFF Work: 415 989 1004 Fax: 415 989 1552 160 Battery Street, Suite San Francisco, CA 94111	C&B MEP	C&B MEP	C&B MEP	Shen Milsom Wike+Paoletti - Dennis Paoletti 415.391.7610	AWT - Bill Harris	RJA	Edget Williams	Jack Lamb	Walters & Wolf vm 12.1 George Crisman/Paul Kendall contact 510 490 6006 ext2277/mobile 510 733 0822 Fremont	Sandis
OMG	JYA-Pete Johnson Russ Will				CSalterA/David Schwind/415 397 0442					US Glass & Aluminum/Dennis Smith contact 503 636 0924 Oregon	
	Nishkian Meninger/ Levon Nishkian/415 541 9477	F+K	F+K	F+K	Jeff Pack					C&S Erectors/Mike Carvin contact 925 820 8113 San Ramon D/B	
		Arup	Arup	Arup	Papadimos					TRS/Pankow Recommends	
	Englekirk LA/Lawrence Ho/323 733 2640	Mazetti	Mazetti	Mazetti						vm12.1-Enclose/Pankow 6140 Stoneridge Mall Road, Suite 250 Pleasanton, CA 94588-3606 Phone: 925-467-1100 Fax: 925-467-1119 map Contacts: vm 12.1 Manager, Preconstruction Services Michael McConnell	
	Glottman Simpson/Canada Ehman/Contact Jeff Gluman		engineering enterprise sacramento office							AGH/Pankow	
		Sterling Cooper/Martin Chipperfield contact 604 734 9338/Ehman	Sterling Cooper/Martin Chipperfield contact 604 734 9338/Ehman	Sterling Cooper/Martin Chipperfield contact 604 734 9338/Ehman						Allan Windows-Ontario/Ehman	
Call Clark and Sullivan for local consultants Reno Maybe dennis ask ruth	Call Clark and Sullivan for local consultants Reno Maybe dennis ask ruth	Call Clark and Sullivan for local consultants Reno Maybe dennis ask ruth	Call Clark and Sullivan for local consultants Reno Maybe dennis ask ruth	Call Clark and Sullivan for local consultants Reno Maybe dennis ask ruth	Call Clark and Sullivan for local consultants Reno Maybe dennis ask ruth					Toro Windows-Ontario/Ehman	Call Clark and Sullivan for local consultants Reno Maybe dennis ask ruth
EccoDuct										Starline Windows-Canada/Ehman	

STEPPAN 3724

AA4350

10/4 12/16 05

FLACK + KURTZ

Reginald A. Monteyne, PE, LEED® AP
Senior Vice President

405 Howard Street
Suite 500
San Francisco, CA 94105

415.398.3833 Main
415.402.2221 Direct
415.433.5311 Fax
reginald.monteyne@sf.fk.com

1. [illegible]

FILE / COPY

STEVE BOGETT 12/6/05

ELEVATOR

1. HOTEL CARD TYPE / DESTINATION SYSTEM
2. CORE THRU GARAGE
3. OFFICE 1 ELEV. + 1 STAIR.

4. TOWER 1 4 ELEV. OK
REDUCE CROSS VESTIBULE
3 ELEV TO TOP FLOORS

TOWER 2 1000 3500 ELEV.
(2) 2000 + (1) 2500

OFFICE 1000 3500 STAIR
1000 INSIDE ELEVATOR

sde@ewcg.com

KONE.
MITSUBISHI

AA4352

STEPPAN 3745

********** -COMM. JOURNAL- ********** DATE DEC-06-2005 ***** TIME 15:59 *******

MODE = MEMORY TRANSMISSION START=DEC-06 15:58 END=DEC-06 15:59

FILE NO.=616

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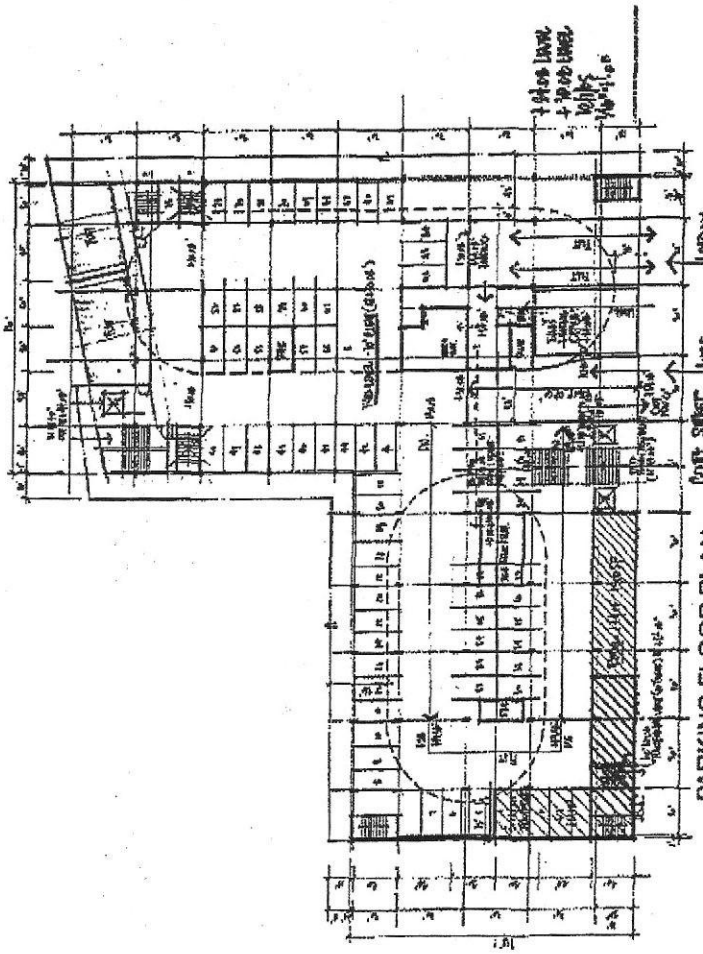
-FISHER FRIEDMAM ASSOC -

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

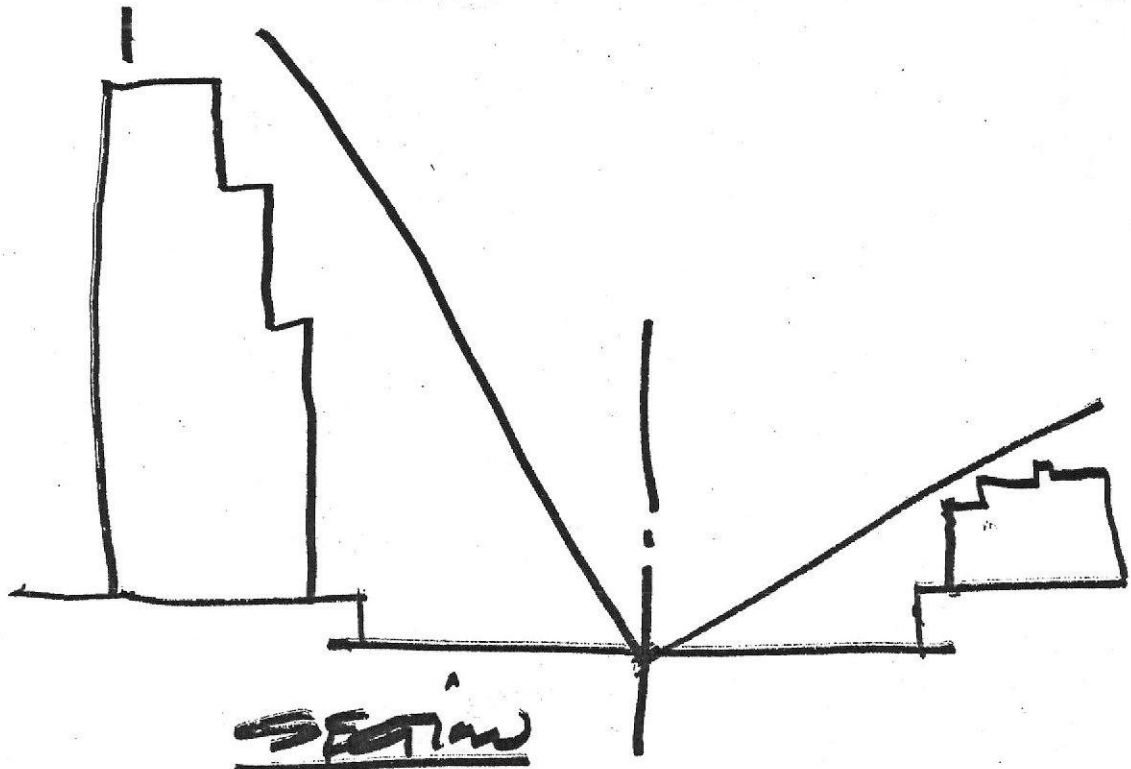
Post-it® Fax Note 7671	Date 12/6	# of pages ▸ 9
To M. GEMMILL	From NATHAN	
Co./Dept. HBY	Co. FFA	
Phone #	Phone # 510 420 1666	
Fax # 415 392 9605	Fax #	



PARKING FLOOR PLAN

RESIDENTIAL PROJECT RENO NEVADA

FFA



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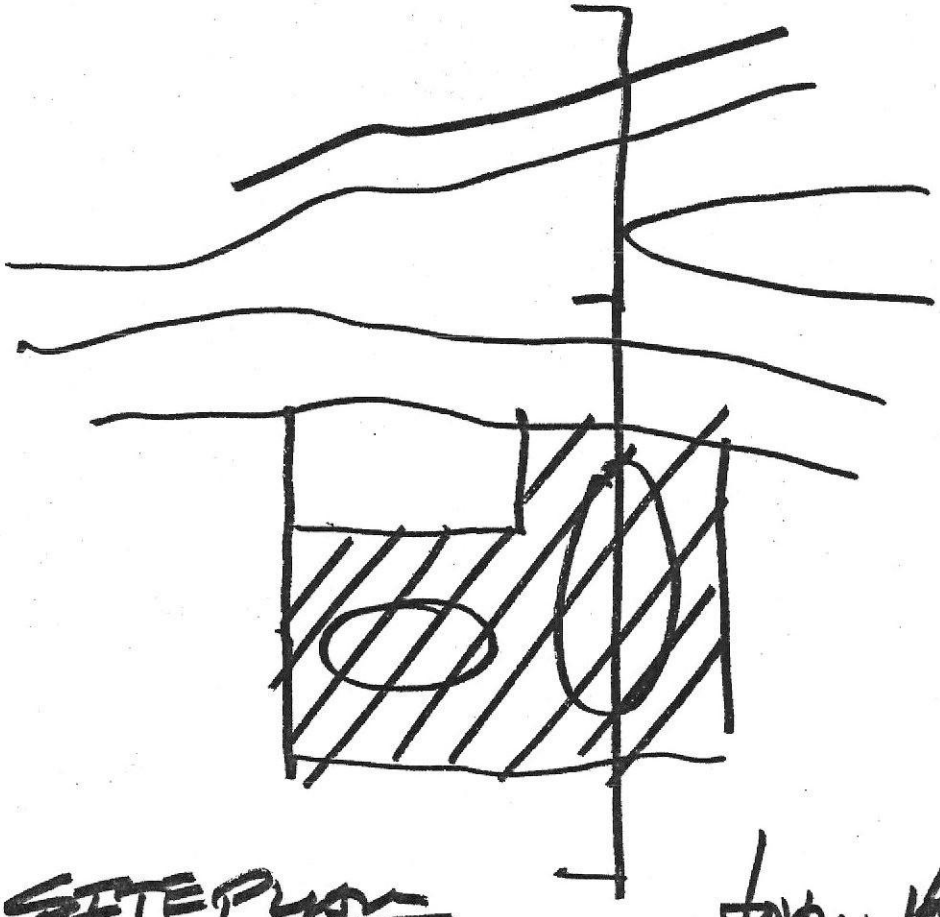

SITEPLAN

JOHN KERN

MODE = MEMORY TRANSMISSION START=NOV-22 12:37 END=NOV-22 12:38

FILE NO.=548

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-FISHER FRIEDMAM ASSOC -

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

Post-it® Fax Note 7671	Date 11/22	# of pages ▶ 2
To SAM	From NATHAN T	
Co./Dept. CANIGLIA	Co. DAVID	
Phone #	Phone # 420 1666	
Fax # 510 548 6164	Fax #	

(3) District-specific development and design standards.

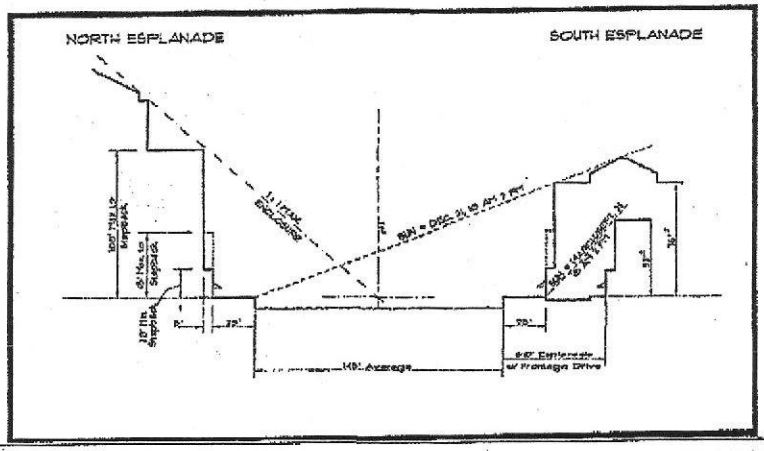
a. Minimum building height.

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



o PLANNING DIRECTOR
go direct TO CC: SAM.

1	**TASKS**
2	
3	Contract
4	Consultants
5	Insurance Write-up
6	
7	City Model
8	Building Heights
9	
10	3d Rendering
11	Fly Thru
12	City Model 3d
13	Shadow Study
14	
15	Building Plans
16	Unit Plans
17	Shear Walls
18	Shafts
19	
20	Renderings
21	Ground Level
22	Plaza Level
23	
24	City of Reno Code Write In
25	
26	Las Vegas Tower Booklet
27	Research Website
28	
29	
30	

DAN QUSTON / Supervision

JOHN HESTOK
FRED.

STEPPAN 3760

- CLARK + SCHLINK?
- YAMAKOW
- CLARK CONSTRUCT
- TURNER?

DEC 15TH / COMPUTER

m / 48244 IA MEI / ~~##~~ PRES / model / PP image

L ~~SKETCHUP~~ SHADING

THE VILLAGE AT SQUAW VALLEY

Cal Bosma
775 313 4306

18w- 2200

49 townhouses

1750 VILLAGE EAST ROAD · P.O. BOX 2025 · OLYMPIC VALLEY, CA 96146-2025
RESERVATIONS: 888·805·5022 · FRONT DESK: 530·584·1000 · FAX: 530·584·6290
Email:c3centralres@intrawest.com • Web: www.thevillageatsquaw.com

EXHIBIT
PENGAD 800-631-6989
110

775-512-4000

Cal 11/18/06

3½ acres

320' river frontage
up the truckee West
Dickerson Road

49 units

RS15 - MF14

INCREASE DENSITY

SINGLE FAMILY

FALLON, NEVADA

6-11K LOT SIZE

70 lots

1800 - 2,200

SOM

+

FFA

TURNER
JEFF ROCK

TH 12/22/05

1. PALLADIO = ENCLOSED SPACE $165/SF
NO PARKING

2. $210 - $290 range
240 SHERMAN ENCLOSED

3. SHARKEY = NEW ESTATE
NET RES. = $$
GROSS = DEVELOPER

4. THERMO/STARLINE/EFFCO
HIGH RISE RESIDENTIAL WINDOW SYSTEM

5. VENTLESS DRY

1058 WEST WOOD CROSSTOWN PARKER
MCGEE/KEMO TOWNSHIPS

INCH SONIC
CORK
ACOUSTIC MAT

Turner

Jeff Rock
Sr. Project Manager

Turner Construction Company
1625 Clay Street
Oakland, CA 94612-1531
phone: 510.267.8241
fax: 510.267.8118
mobile: 510.292.5282
email: jrock@tcco.com

Building the Future

EXHIBIT
112
PENGAD 800-631-6989

T.C. Turner

BOB DIAZ
HARRY SMITH

12
Tecs

FILE / COPY

1. Baker concrete
Cincinnati
#31/SF the Nelson Supercr

2. Chamkolle'
10 story South side

3. Prado #100/SF

4. ~~CHA~~
425/SF for
selling price

ARCO plumbing
mechanical HVAC
fire alarm

5. Monitoring very important
VE land mine

7. CONCO
McClone | go to new

8. Jeff Rock / Turner

9. Rick Hampen
STANTEC / Prado architect
916. 569 2524

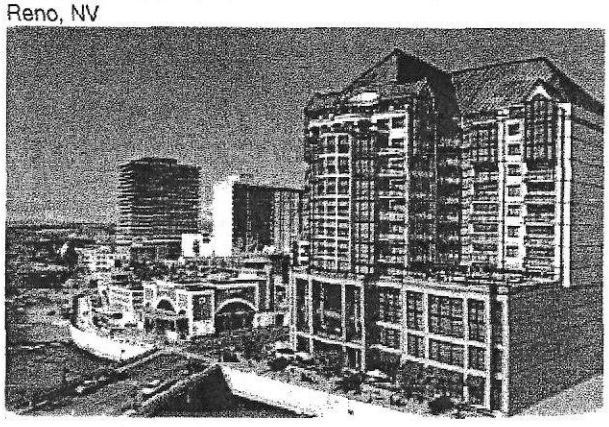
AA4362

STEPPAN 2063

Sacramento

Projects

Palladio Condominium
Reno, NV



Turner is providing pre-construction and construction management-at-risk services on this 13-story, 225,000 sq. ft. condominium in Reno, Nevada, which features views of the Truckee River and the Sierra Nevada Mountains. BCN Development has completed three similar projects in Denver, Colorado, which prompted the City of Reno Redevelopment Agency to award the project to BCN. The post-tensioned concrete framed structure will include 92 residents with three- and four-bedroom units, swimming pool and retail shops on the ground floor. A parking garage is also included on a portion of the first four floors. Scheduling of this fast-track project includes use of several design/build subcontractors and phased occupancy.

Architect: *Stantec Inc.*

Rick Harper
Contact
916 569 2524

160
150/SF Avg
Q1 04 pricing

Projects

Commercial
- CIM 9th & J Plaza Lofts
- Palladio Condominium
- McConnell Foundation Headquarters
- U.S. Bank Plaza
- West America Bank Building
- Renaissance Tower

Healthcare

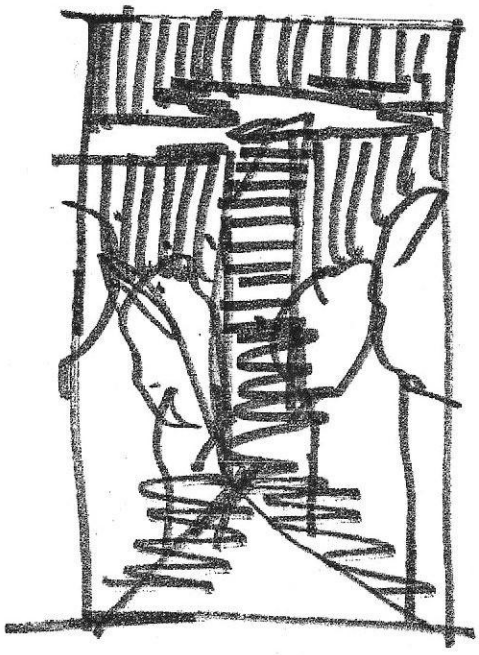
K-12 Education

Higher Education

Public Works

Green Buildings

Prominent Sacramento Projects



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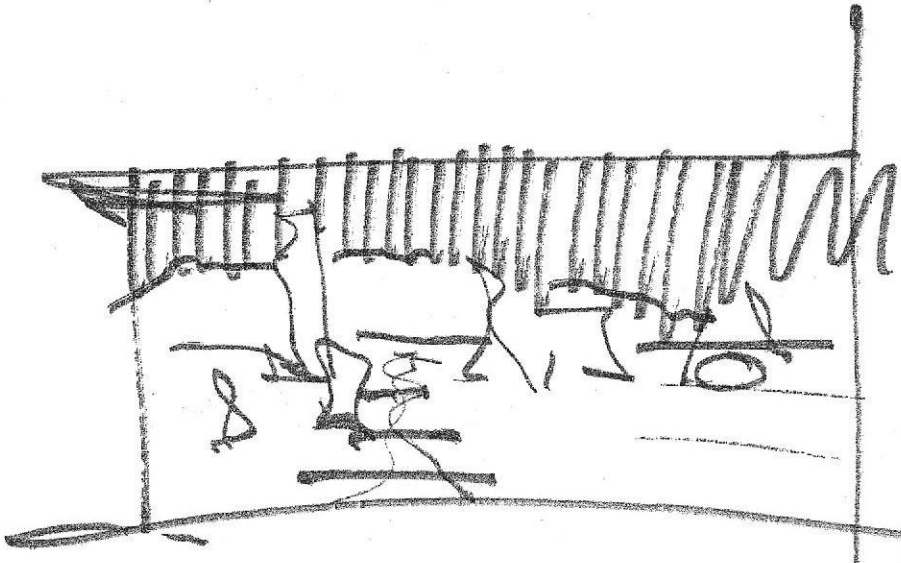
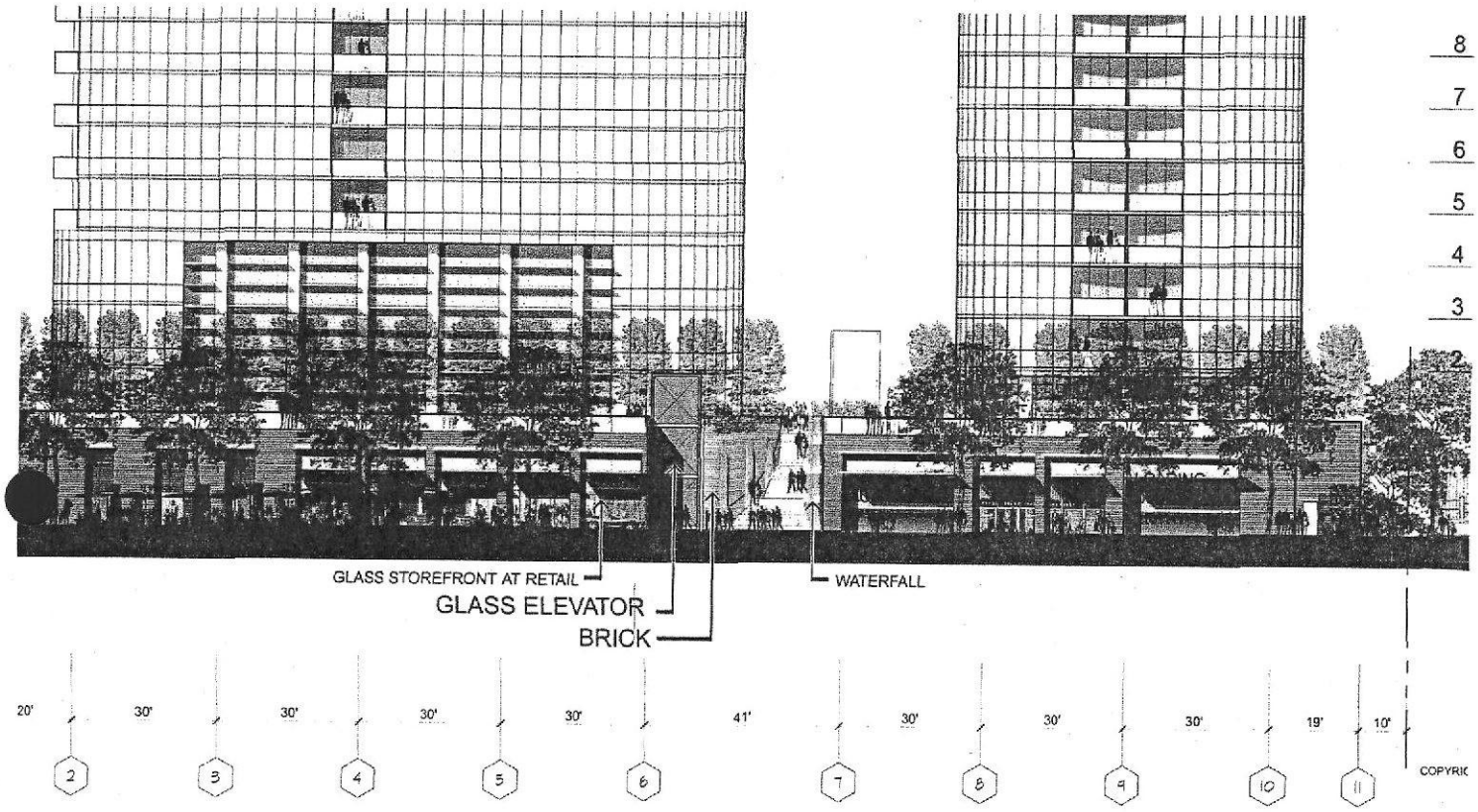


2

EXHIBIT
113
PENGAD 800-631-6989

Sent 3/24/06 to Snellgrove via email



COPYRIC

MARK B. STEPPA
ARC

SOUTH ELEVATION ALONG COURT STREET

FISHER FRIEDM
DESIGN C

EXHIBIT
114
PENGAD 800-631-6989

PENGAD 800-631-6989

EXHIBIT

115

SHADOW STUDIES

LANDSCAPE PLAN

RENO

T

Tri State Surveying Ltd Reno
Surveyor
Dave Cook COOK
Work: 775.358.9491
Fax: 775 358 3664
1925 E. Prater Way
Sparks, NV 89434

VM 12/29/05

Tri State Surveying Ltd Reno
Surveyor
Jeff McLeod
Work: 775.358.9491
Fax: 775 358 3664
1925 E. Prater Way
Sparks, NV 89434

DCOOK@TRISTATELTD.com

EXHIBIT
116
PENGAD 800-631-6989

GEH.

PRINT 1. SURVEY TEM

CALL 2. CIVIL - GRADING + DRAIN

3. LANDSCAPE

1/2 OF 4. AL FORSTER (NO) ANT ZONE

5. GLUE MODEL

6. DRAFT APPLICATION

7. CIVIL/SURVEY COORD. SCOPE

NKS

1. CALL CONSULTANTS

2. LANDSCAPE ARCH

3. CLAUDIA HANSEN
SIGNAGE
LIGHTING

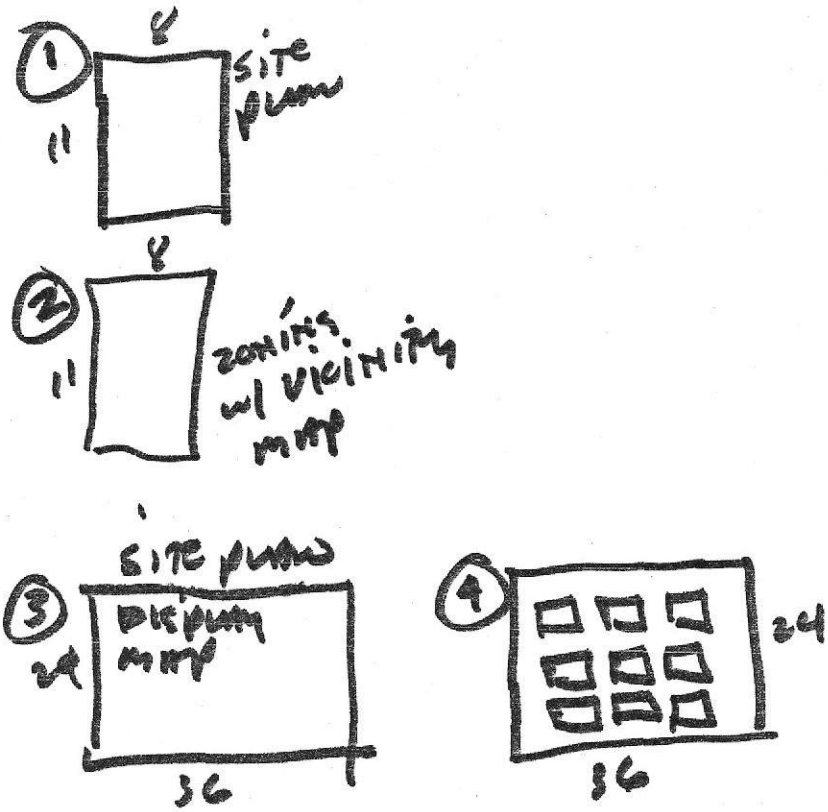
4. MOCK UP PACKAGE

Amy

1. LAND
2. STATS
3. SECTIONS
4. ROOF PLAN

DAVID

EXHIBIT
PENGAD 800-631-6989
117


1
8
11
SITE PLAN
2
8
11
ZONING w/ VICINITY MAP
SITE PLAN
3
DISPLAY MAP
24
36
4
24
36

RENO DEVELOPMENT APPLICATION

FILE / COPY

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**

Post-it® Fax Note 7671	Date 1/9/06 # of pages ▸ 17
(1) To SCOTT CHRISTY /	From NATHAN O.
Co./Dept. JOHN BAILEY	Co. FFA
Phone # WOOD RODGERS	Phone # 520 421 1666
Fax # 775 823 4066	Fax #

(2) To DAVE COOK /	From Jeff McLeod
Co./Dept. TRI STATE	Co. "
Phone # 775 358 3664	Phone # "
(3) Fax # SAM CAMIGLIA 520 548 6664	Fax #

Date Received _____
Time Received _____

PROJECT NAME: BSC RESIDENTIAL TOWERS SAM ☐

PROJECT DESCRIPTION: MIXED-USE HIGHRISE RESIDENTIAL DEVELOPMENT SEE EXHIBIT A FFA ☐

PROJECT ADDRESS: BETWEEN COURTSTREET, ARLINGTON & ISLAND DRIVE SAM ☐

PROPERTY SIZE: 1.36 ACRES ASSESSOR'S PARCEL NO(S).: APN 011-112-03, -06, -07, -12 FFA ☐

ATTACH LEGAL DESCRIPTION OF PROPERTY. SAM ☐

ZONING - EXISTING: CB PROPOSED: SITE USE PERMIT

MASTER PLAN - EXISTING: DT PROPOSED: SITE USE PERMIT

EXISTING LAND USE: VACANT

PROPERTY OWNER(S) SAM ☐

NAME: _____

ADDRESS: _____

_____

PHONE: _____

APPLICANT/DEVELOPER(S) SAM ☐

NAME: _____

ADDRESS: _____

_____

PHONE: _____

ALL PRINCIPALS IN THE FIRM SHALL BE IDENTIFIED

PERSON TO CONTACT REGARDING APPLICATION:

NAME: SAM CAMIGLIA
(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.

Pat Seneca / Sparks, 358-1004
Selegy Engineers Sonaegui (1)

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: _____

AffidavitOwner.doc - 10/16/02

2

APPLICANT AFFIDAVIT

SAm ☐

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: _____

AffidavitApplicant.doc - 10/16/02

3

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
- ☐ Legal Description (legal descriptions for annexations, zone changes and abandonments must be signed and stamped by a land surveyor of the State of Nevada)
- ☒ 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)
- ☐ 24" x 36" Preliminary Grading and Drainage Plan (if applicable)
- ☐ 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"

- ☐ Calculate handicap parking spaces and regular parking spaces
- ☐ Information on signage
- ☐ Exterior lighting
- ☐ Slope map (for hillside developments)
- ☐ Supporting Information
- ☐ Application Requirements Checklist
- ☐ 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