

Summary- An ordinance creating Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads), ratifying action taken by County officers toward the creation of such District, and providing other matters related thereto.

BILL NO. 1645
ORDINANCE NO. 1467
(of Washoe County, Nevada)

AN ORDINANCE CREATING WASHOE COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 32 (SPANISH SPRINGS VALLEY RANCHES ROADS); ORDERING A STREET PROJECT WITHIN WASHOE COUNTY; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

WHEREAS, the Board of County Commissioners of the County of Washoe in the State of Nevada (the “Board,” “County,” and “State,” respectively) deems it necessary to create the “Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads)” (the “District”), for the purpose of acquiring and constructing, pursuant to Nevada Revised Statutes (“NRS”) Chapter 271, a street project as defined in NRS 271.225 (the “Project”), and to defray the cost and expense of such improvements by special assessments, according to benefits, against the benefited lots and premises in the District; and

WHEREAS, the Board, pursuant to NRS chapter 271 and Resolution No. 03-338 adopted by the Board on March 25, 2003 (the “2003 Provisional Order Resolution”), provisionally ordered the acquisition of a street project as defined in NRS 271.225 within the District; and

WHEREAS, pursuant to Nevada Supreme Court Order of Reversal and Remand filed on July 5, 2006, the Nevada Supreme Court Order Denying Rehearing filed on October 2, 2006, and the District Court Order filed on November 15, 2006 (collectively, the “Orders”), the County has obtained an appraisal, among other things, for parcels in the District showing the increase in market value to the parcels as a result of the elimination of homeowner’s dues; and

WHEREAS, the Board amended the 2003 Provisional Order Resolution by adoption of a resolution on September 8, 2009 (collectively, the “Provisional Order Resolution”), pursuant to which the Board declared its determination to create the District for the purpose of acquiring and constructing the Project, stating therein the extent of the improvements, that the cost and expense thereof shall be paid by special assessment, and that the assessments are to be made according to

benefits, by apt description designating the District, including the lands to be so assessed and definitely locating the improvements to be made; and

WHEREAS, pursuant to the Provisional Order Resolution, the Board gave notice (in the manner specified by NRS 271.305) of the filing of the preliminary plans, assessment plat, preliminary assessment roll, typical section of the contemplated improvements, preliminary estimate of cost, and estimate of maximum benefits, and of the time and place of hearing thereon; and

WHEREAS, the manner of giving such notice by mail, publication and posting was reasonably calculated to inform the parties of the proceedings concerning the District which might directly and adversely affect their legally protected interests; and

WHEREAS, all owners of property to be assessed and interested persons so desiring were permitted to file a written complaint, protest or objection or to appear before the Board on Tuesday, October 13, 2009 and be heard as to the propriety and advisability of acquiring the Project provisionally ordered, as to the cost thereof, and manner of payment therefor, and as to the amount thereof to be assessed against said property; and

WHEREAS, all written and oral objections and protests received were duly considered, and the Board has determined that it is in the best interests of the District, the County, and the inhabitants thereof to create the District as theretofore proposed; and

WHEREAS, the owners of lots which will pay one-half or more of the assessments (as shown in the preliminary assessment roll) did not file written protests or objections and the protests or objections received were received from owners of lots in the District who, in the aggregate, will pay less than one-half of the assessments (as shown in the Preliminary Assessment Roll); and

WHEREAS, every written complaint, protest and other objection was found to be without sufficient merit and was overruled by the Board by a resolution passed and approved on October 13, 2009 (the "Protest Resolution") except as stated in the Protest Resolution; and

WHEREAS, any person filing a written complaint, protest or objection shall have the right, within thirty (30) days after the Board has finally passed on such complaint, protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination; and

WHEREAS, pursuant to the Settlement Agreement and Release among the County, the appellants (the "Appellants") in Nevada Supreme Court Case No. 57585 (Ahlmeyer et al. vs. County

of Washoe) and the Spanish Springs Valley Ranches Property Owners' Association dated March 23, 2011, the Appellants, who own parcels within the District, have agreed to dismiss the appeal in Nevada Supreme Court Case No. 57585; and

WHEREAS, in accordance with NRS 271.357, the Board considered all applications for hardship filed with the County Clerk and determined that no qualifying hardships were filed except as stated in the Protest Resolution with respect to any owners of parcels which were granted hardships; and

WHEREAS, the County Engineer, a licensed engineer of the County (the "Engineer"), has presented to the Board and filed with the County Clerk the following documents:

(A) Revised, if necessary, final plans and specifications, with construction drawings, showing a typical section of the contemplated improvements, the type or types of material, and the approximate thickness and wideness;

(B) Revised, if necessary, estimate of the total cost of the Project and of each type of construction, the estimate being made in a lump sum, including in the total estimate, without limiting the generality of the foregoing, the advertising, appraising, engineering, legal, printing, and such other expenses as in the judgment of the Engineer are necessary or essential to the completion of such work or improvement, and the payment of the cost thereof; and

(C) A revised assessment plat or map (designated as a "Tabulation of Parcels" or "Preliminary Assessment Roll") describing the property to be assessed and showing the area to be assessed, the market values, the amounts of estimated preliminary assessments, and the amount of maximum benefits estimated to be assessed against each tract or parcel of land in the District. The estimate was calculated on the basis of the elimination of homeowners' association dues for each parcel such that each parcel will benefit by the Project as hereafter described (an equitable adjustment having been made for any tract or parcel not specially benefited in proportion to the percentage applicable to that tract or parcel under the assessment method otherwise so used, so that assessments according to benefits will be equal and uniform); and

WHEREAS, the Board has reviewed the documents submitted, as aforesaid, relating to the District; and

WHEREAS, the Board and officers of the County have done all things necessary and preliminary to the creation of the District, including, without limitation, the filing with the County Clerk of an accurate estimate of cost, full and detailed revised and final plans and specifications, revised assessment plat, revised and final map, and a report on benefits by the Engineer, and the Board desires now to authorize such improvements and work and to create the District by this ordinance.

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE, DO ORDAIN:

Section 1. This Ordinance shall be known as, and may be cited by, the short title “Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) Creation Ordinance” (the “Ordinance”).

Section 2. The Board has heretofore determined and does hereby determine:

(A) That each and every protest and objection made in connection with the District is without sufficient merit and the same be, and the same heretofore has been by the Protest Resolution adopted and approved on October 13, 2009, overruled, and finally passed on by said Board except as otherwise provided in the Protest Resolution;

(B) That the public convenience and necessity require creation of the District; and

(C) That the creation of the District is economically sound and feasible.

Section 3. There shall be, and hereby is, created in the County an improvement district designated the “Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads)” (the “District”) for the purpose of acquiring and constructing the Project as more particularly described below.

Section 4. The Project, which is hereby ordered to be constructed and acquired, shall be as shown on the final plans and specifications for the District filed with the County Clerk on September 8, 2009. The kind, character and location of the Project (without mentioning minor details) is as follows:

The Project is for the acquisition, construction and improvement of the streets described below, including, without limitation, the grading and paving of those streets for a total of 12.3 miles, including incidental drainage facilities, signing and surveying. The pavement is to be 26 feet to 28 feet wide asphaltic concrete pavement with 2 foot wide (minimum) gravel shoulders on both sides;

the pavement structural section is to be a minimum of 3 inches of asphalt over 6 inches of aggregate base (or equivalent section). The paving, drainage, signing and survey monumentation is to be in accordance with the Standard Details and Specifications for Public Works Construction for Washoe County, Nevada, a copy of which is on file with the Washoe County Department of Public Works. The Project will include the overlay of the existing paved Calle de la Plata with a minimum of 2 inches of AC paving including pavement repair and shoulder construction. The Project will include all incidental drainage, retaining walls, utility relocations, ditches, culverts, headwalls and rip-rap, signing and surveying improvements, and all necessary excavations, filling, grading and appurtenances incidental thereto.

The Project is described in more detail on the Preliminary Plans and Specifications. A substantial change in existing street elevation or grades will result from the Project. As more particularly shown in the Preliminary Plans and Specifications, in addition to the repair and overlay described above on Calle de la Plata, the streets to be improved are:

- Alamosa Drive – from the intersection of Capistrano Drive northwesterly approximately 0.44 miles;
- Agua Fria Drive – from the intersection with Valle Verde Drive southerly approximately 0.50 miles to the intersection of El Molino Drive;
- Barranca Drive – from the intersection of Encanto Drive northwesterly approximately 1.21 miles;
- Capistrano Drive – from the intersection of Calle De La Plata and Encanto Drive southwesterly approximately 0.89 miles;
- Cielo Vista Drive – from the intersection of La Posada Drive northerly approximately 0.75 miles;
- El Molino Drive – from the intersection of Los Pinos Drive easterly approximately 0.50 miles;
- Encanto Court – from the intersection of Encanto Drive northeasterly approximately 0.04 miles;
- Encanto Drive – from the intersection of Capistrano Drive and Calle De La Plata northeasterly approximately 2.61 miles.
- Ensenada Lane – from the intersection of La Mancha Drive westerly approximately 0.08 miles.

- La Mancha Drive – from the intersection of El Molino Drive southeasterly approximately 0.62 miles;
- La Posada Drive – from the intersection of Desert Vista Drive easterly approximately 0.13 miles;
- La Jolla Lane – from the intersection of La Mancha Drive southwesterly approximately 0.25 miles;
- Los Arboles Lane – from the intersection of Encanto Drive southerly approximately 0.53 miles;
- Los Pinos Drive – from the intersection of El Molino Drive south to the intersection of Valle De Sol Blvd. approximately 0.50 miles;
- Piedras Drive – from the intersection of La Posada Drive northerly approximately 0.46 miles;
- Quivera Lane – from the intersection of Encanto Drive southerly approximately 0.33 miles;
- Rio Seco Lane – from the intersection of Valle Verde Drive southeasterly approximately 0.28 miles;
- Valle De Sol Blvd. – from the intersection of Las Pinos Drive westerly approximately 0.24 miles.
- Valle Verde Drive – from the intersection of Calle De La Plata easterly approximately 1.98 miles.

The Project is described in more detail in the preliminary plans and specifications prepared by the Engineer and titled “SAD 32- Spanish Springs Valley Ranches Roads.” Except as shown in the preliminary plans, the character of the improvements shall be as described above.

The boundaries of the District consist of the Project to be constructed, as described above, and each of the following parcels, identified by Assessor's Parcel Number (“APN”):

No.	APN	No.	APN	No.	APN	No.	APN
1	076-090-22	21	076-300-21	41	076-300-41	61	076-310-14
2	076-090-45	22	076-300-22	42	076-300-42	62	076-310-15
3	076-090-46	23	076-300-23	43	076-300-43	63	076-310-16
4	076-090-47	24	076-300-24	44	076-300-44	64	076-310-18
5	076-190-27	25	076-300-25	45	076-300-45	65	076-310-19
6	076-190-28	26	076-300-26	46	076-300-46	66	076-310-20
7	076-290-20	27	076-300-27	47	076-300-47	67	076-310-21
8	076-290-21	28	076-300-28	48	076-300-48	68	076-310-25
9	076-290-22	29	076-300-29	49	076-300-49	69	076-310-26

No.	APN	No.	APN	No.	APN	No.	APN
10	076-290-24	30	076-300-30	50	076-300-52	70	076-310-27
11	076-290-25	31	076-300-31	51	076-300-55	71	076-310-28
12	076-300-03	32	076-300-32	52	076-300-56	72	076-310-29
13	076-300-06	33	076-300-33	53	076-300-57	73	076-310-30
14	076-300-11	34	076-300-34	54	076-300-58	74	076-310-31
15	076-300-13	35	076-300-35	55	076-300-60	75	076-310-32
16	076-300-15	36	076-300-36	56	076-300-61	76	076-310-33
17	076-300-16	37	076-300-37	57	076-310-02	77	076-310-36
18	076-300-17	38	076-300-38	58	076-310-05	78	076-310-39
19	076-300-18	39	076-300-39	59	076-310-11	79	076-310-40
20	076-300-20	40	076-300-40	60	076-310-13	80	076-310-44
81	076-310-45	135	076-360-58	189	076-372-10	243	076-380-67
82	076-310-46	136	076-360-59	190	076-372-11	244	076-380-68
83	076-310-47	137	076-360-73	191	076-372-12	245	076-380-69
84	076-310-48	138	076-360-74	192	076-372-13	246	076-380-70
85	076-310-49	139	076-360-76	193	076-380-01	247	076-380-71
86	076-310-50	140	076-360-77	194	076-380-13	248	076-380-72
87	076-310-51	141	076-360-78	195	076-380-17	249	076-380-73
88	076-310-52	142	076-360-80	196	076-380-19	250	076-380-74
89	076-310-53	143	076-360-81	197	076-380-21	251	076-380-75
90	076-310-54	144	076-360-82	198	076-380-22	252	076-380-76
91	076-310-55	145	076-360-84	199	076-380-23	253	076-380-77
92	076-310-56	146	076-360-85	200	076-380-24	254	076-380-78
93	076-310-57	147	076-360-86	201	076-380-25	255	076-380-79
94	076-310-58	148	076-360-87	202	076-380-26	256	076-380-80
95	076-310-59	149	076-360-89	203	076-380-27	257	076-390-07
96	076-310-60	150	076-360-90	204	076-380-28	258	076-390-08
97	076-310-61	151	076-371-03	205	076-380-29	259	076-390-14
98	076-310-62	152	076-371-04	206	076-380-30	260	076-390-19
99	076-310-63	153	076-371-05	207	076-380-31	261	076-390-20
100	076-360-20	154	076-371-06	208	076-380-32	262	076-390-21
101	076-360-21	155	076-371-07	209	076-380-33	263	076-390-22
102	076-360-22	156	076-371-08	210	076-380-34	264	076-390-23
103	076-360-23	157	076-371-09	211	076-380-35	265	076-390-24
104	076-360-24	158	076-371-10	212	076-380-36	266	076-390-25
105	076-360-25	159	076-371-11	213	076-380-37	267	076-390-26
106	076-360-26	160	076-371-12	214	076-380-38	268	076-390-27
107	076-360-27	161	076-371-16	215	076-380-39	269	076-390-28
108	076-360-28	162	076-371-17	216	076-380-40	270	076-390-29
109	076-360-29	163	076-371-20	217	076-380-41	271	076-390-30
110	076-360-30	164	076-371-21	218	076-380-42	272	076-390-31
111	076-360-31	165	076-371-24	219	076-380-43	273	076-390-32
112	076-360-32	166	076-371-25	220	076-380-44	274	076-390-33
113	076-360-33	167	076-371-40	221	076-380-45	275	076-390-34
114	076-360-34	168	076-371-41	222	076-380-46	276	076-390-35
115	076-360-35	169	076-371-42	223	076-380-47	277	076-390-36
116	076-360-39	170	076-371-43	224	076-380-48	278	076-390-37
117	076-360-40	171	076-371-47	225	076-380-49	279	076-390-38
118	076-360-41	172	076-371-48	226	076-380-50	280	076-390-39
119	076-360-42	173	076-371-49	227	076-380-51	281	076-390-40
120	076-360-43	174	076-371-50	228	076-380-52	282	076-390-41
121	076-360-44	175	076-371-51	229	076-380-53	283	076-390-42
122	076-360-45	176	076-371-52	230	076-380-54	284	076-390-43
123	076-360-46	177	076-371-53	231	076-380-55	285	076-390-44

No.	APN	No.	APN	No.	APN	No.	APN
124	076-360-47	178	076-371-54	232	076-380-56	286	076-390-45
125	076-360-48	179	076-371-55	233	076-380-57	287	076-390-46
126	076-360-49	180	076-372-01	234	076-380-58	288	076-390-47
127	076-360-50	181	076-372-02	235	076-380-59	289	076-390-48
128	076-360-51	182	076-372-03	236	076-380-60	290	076-390-51
129	076-360-52	183	076-372-04	237	076-380-61	291	076-390-52
130	076-360-53	184	076-372-05	238	076-380-62	292	076-390-53
131	076-360-54	185	076-372-06	239	076-380-63	293	076-390-54
132	076-360-55	186	076-372-07	240	076-380-64	294	076-390-55
133	076-360-56	187	076-372-08	241	076-380-65	295	076-390-56
134	076-360-57	188	076-372-09	242	076-380-66	296	076-390-57
297	076-390-58	351	076-690-36	405	076-880-09	459	077-230-13
298	076-390-59	352	076-690-38	406	076-880-10	460	077-230-14
299	076-390-60	353	076-690-39	407	076-880-11	461	077-230-15
300	076-390-61	354	076-690-40	408	076-880-12	462	077-230-16
301	076-390-62	355	076-690-42	409	076-880-13	463	077-230-17
302	076-390-63	356	076-690-43	410	076-880-14	464	077-230-18
303	076-390-64	357	076-690-44	411	076-880-15	465	077-230-19
304	076-390-65	358	076-690-45	412	076-880-16	466	077-230-20
305	076-390-70	359	076-690-46	413	076-890-03	467	077-230-21
306	076-390-71	360	076-690-47	414	076-890-04	468	077-230-22
307	076-390-72	361	076-690-48	415	076-890-05	469	077-480-17
308	076-390-73	362	076-690-49	416	076-890-06	470	534-561-10
309	076-390-74	363	076-690-50	417	076-890-07	471	534-561-11
310	076-390-75	364	076-690-51	418	076-890-08	472	534-561-12
311	076-390-76	365	076-690-52	419	076-890-09	473	534-561-13
312	076-390-77	366	076-690-53	420	076-890-10	474	534-561-14
313	076-390-79	367	076-690-54	421	076-890-11	475	534-562-01
314	076-390-84	368	076-690-55	422	076-890-12	476	534-562-02
315	076-390-85	369	076-690-56	423	076-890-13	477	534-562-03
316	076-390-86	370	076-690-57	424	076-890-14	478	534-562-04
317	076-390-87	371	076-690-58	425	076-890-17	479	534-562-05
318	076-390-88	372	076-690-59	426	076-890-18	480	534-562-06
319	076-390-89	373	076-690-60	427	076-890-19	481	534-562-07
320	076-390-90	374	076-690-61	428	076-890-20	482	534-571-01
321	076-390-91	375	076-690-62	429	076-890-21	483	534-581-01
322	076-690-01	376	076-690-63	430	076-890-22	484	534-581-02
323	076-690-02	377	076-690-65	431	076-890-23	485	534-581-03
324	076-690-03	378	076-690-66	432	076-890-24	486	534-581-04
325	076-690-04	379	076-690-68	433	076-890-25	487	534-581-05
326	076-690-05	380	076-690-69	434	076-890-26	488	534-581-06
327	076-690-08	381	076-690-71	435	076-890-27	489	534-581-07
328	076-690-09	382	076-690-72	436	076-890-28	490	534-581-08
329	076-690-10	383	076-870-01	437	076-890-29	491	534-581-09
330	076-690-11	384	076-870-02	438	076-890-30	492	534-581-10
331	076-690-12	385	076-870-03	439	076-890-31	493	534-581-11
332	076-690-13	386	076-870-04	440	076-890-32	494	534-581-12
333	076-690-14	387	076-870-05	441	076-890-34	495	534-582-01
334	076-690-15	388	076-870-06	442	076-890-35	496	534-582-02
335	076-690-16	389	076-870-07	443	076-890-37	497	534-582-03
336	076-690-17	390	076-870-08	444	076-890-38	498	534-582-04
337	076-690-18	391	076-870-09	445	076-900-01	499	534-582-05
338	076-690-19	392	076-870-10	446	076-900-02	500	534-582-06
339	076-690-20	393	076-870-11	447	076-900-03	501	534-582-07

No.	APN	No.	APN	No.	APN	No.	APN
340	076-690-23	394	076-870-12	448	076-900-04	502	534-582-08
341	076-690-24	395	076-870-13	449	076-900-05	503	534-582-09
342	076-690-25	396	076-870-14	450	076-900-06	504	534-582-10
343	076-690-27	397	076-880-01	451	076-900-07	505	534-582-11
344	076-690-28	398	076-880-02	452	076-900-08	506	534-582-12
345	076-690-29	399	076-880-03	453	077-230-07		
346	076-690-30	400	076-880-04	454	077-230-08		
347	076-690-31	401	076-880-05	455	077-230-09		
348	076-690-32	402	076-880-06	456	077-230-10		
349	076-690-34	403	076-880-07	457	077-230-11		
350	076-690-35	404	076-880-08	458	077-230-12		

Section 5. The Project described above is to be constructed and acquired by the County at an estimated preliminary total cost of \$12,810,000 and a maximum cost of \$13,573,900.00, all of which is estimated to be paid by the levy of assessments against property in the District.

Section 6. The amount to be assessed for the Project will be levied upon all tracts in the District, i.e., upon each piece, lot, tract or parcel in the District in proportion to the special benefits derived. Accordingly, each parcel will be assessed in proportion to the estimate maximum special benefit that property will receive for the construction and acquisition of the Project. In order to determine the estimated maximum special benefit for each parcel, a modified zone/per parcel method is being used, and the District is being divided into 4 different zones of benefit.

Zone 1 includes all parcels in the District (“Dues Paying Parcels”) that are required to pay dues to the Spanish Springs Valley Ranches Property Owners’ Association (the “Association”). The estimated maximum benefit from construction and acquisition of the Project for each parcel in Zone 1 has been determined to at least equal the present value of the amount of dues estimated to be payable over the next 30 years (as shown in Exhibit D to the Engineer’s Report to the Board of County Commissioners on Benefits (the “Engineer’s Report on Benefits”)) by that parcel if the Project were not constructed and acquired. On this basis, it has been determined that the estimated maximum benefit from the construction and acquisition of the Project for the Dues Paying Parcels which pay dues in an amount equal to 100% of the base dues is at least \$28,000 and the estimated maximum benefit from the construction and acquisition of the Project for the Dues Paying Parcels which pay dues in an amount equal to 90% of the base dues is at least \$25,200.

Zones 2, 3 and 5 consists of typical parcels in the District that do not pay dues to the Association (“Non-dues Paying Parcels”). Each Zone represents typical Non-dues Paying Parcels that are located in different areas in the District, with different access to the streets being acquired

and improved in the District. Based on these characteristics, and the other factors mentioned in the Engineer's Report on Benefits and Exhibit A-1 and Exhibit A-2 thereto, the estimated maximum benefit from the construction and acquisition of the Project (a) for the parcels in Zone 2 is at least \$11,000 per parcel, and (b) for the parcels in Zone 3 is at least \$11,000 per parcel.

In addition, an equitable adjustment was made for each Non-dues Paying Parcel that due to the size and shape of the particular parcel and the kind and character of the improvements, was not a typical parcel and therefore was not included in Zone 2 or 3. Zone 5 was established for these non-typical Non-dues Paying Parcels. This equitable adjustment has been made in determining the estimated maximum benefit from the construction and acquisition of the Project for the parcels in Zone 5, so that the estimated maximum benefit used for each particular parcel in Zone 5 correctly reflects the estimated maximum benefit that that parcel will receive from the Project.

Section 7. The extent of the District, i.e., a description of the land comprising the District including the parcels to be assessed is set forth in Section 4 above.

Section 8. The Engineer is hereby authorized on behalf of the County to advertise for the construction of the Project and making the improvements on behalf of the County in accordance with NRS 271.335 to the extent the improvements are not constructed pursuant to NRS 271.340 or 271.345.

Section 9. After the award of the contract to the lowest bidder, or after the determination of the net cost to the County, the Board shall determine the total cost of such work, including incidentals, and assessments shall be levied in accordance with the laws of the State. The Board shall provide that the assessments may be payable without interest or demand during a specified cash payment period or, at the election of the owner, in forty (40) substantially equal semi-annual installments which will include both principal and interest. The Board shall also provide the time and terms of payment of such assessments and shall fix penalties to be collected upon delinquent payments. The Board shall fix or adjust, or authorize the County Manager or County Finance Director to fix or adjust, the rate of interest on unpaid installments of assessments which will not exceed by more than 1% the highest rate of interest payable on the District's assessment bonds at any maturity. Before assessment bonds are issued or if assessment bonds are not issued, the rate of interest on unpaid installments of assessments shall be 7%, as otherwise established by resolution of the Board, or as fixed or adjusted by the County Manager or County Finance Director. The effective

interest rate on the District's assessment bonds will not exceed the then-effective statutory limit, if any, for interest on assessment bonds. Such limit currently states that the interest rate may not exceed by more than 3% the Index of Twenty Bonds which shall have been most recently published in The Bond Buyer before bids for the bonds are received, or before a negotiated offer for the sale of such bonds is accepted. In no event will the interest rate on assessment bonds or unpaid assessments exceed 14% per annum.

Section 10. All action, proceedings, matters and things heretofore taken, had and done by the County, and the officers thereof (not inconsistent with the provisions of this Ordinance), concerning the District, including, but not limited to, the performing of all prerequisites to the creation of the District, the acquisition and construction of the Project, the advertising and award of a construction contract therefor, and the levy of assessments against the specific benefited property therein for that purpose be, and the same hereby are, ratified, approved and confirmed.

Section 11. The officers of the County be, and they hereby are, authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance, including without limiting the generality of the foregoing, the preparation of all necessary documents, legal proceedings, construction contracts, engineering specifications, contract addenda, and other items necessary or desirable for the completion of the levying of the assessments for the District and the issuance of the bonds and any interim warrants therefor.

Section 12. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this Ordinance, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

Section 13. In accordance with NRS 244.100, this Ordinance when first proposed is to be read by title to the Board, immediately after which several copies of the proposed Ordinance are to be filed with the office of the County Clerk for public examination; thereafter, the County Clerk is authorized and directed to give notice of the filing together with the title of the Ordinance and an adequate summary of the Ordinance, and the date upon which a public hearing will be held on such ordinance, by publication at least once in the Reno Gazette-Journal, i.e., a newspaper published and having general circulation in the County, at least ten (10) days before the date set for such hearing, i.e., at least ten (10) days before June 28, 2011, such publication to be in substantially in the following form:

(Form of Publication of Notice of Filing of Bill for an Ordinance)

Bill No. _____

Notice of Public Hearing Before

The Washoe County Board of County Commissioners

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Washoe County, Nevada, will hold a public hearing at the Commissioners' Chambers, Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada, at _____ p.m., on Tuesday, June 28, 2011, for the purpose of hearing objections to the adoption of a proposed ordinance. At such hearing, interested persons may present their views. The Ordinance is entitled:

BILL NO. _____

ORDINANCE NO. _____

(of Washoe County, Nevada)

AN ORDINANCE CREATING WASHOE COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 32 (SPANISH SPRINGS VALLEY RANCHES ROADS); ORDERING A STREET PROJECT WITHIN WASHOE COUNTY; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

An adequate summary of the Ordinance is as follows:

The preambles of the Ordinance recite that the Board of County Commissioners deems it necessary to create Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) for the purpose of acquiring and construction of a street project; recite that the Board declared its determination to create the District by a resolution; recite that the Board fixed a time and place, i.e., Tuesday, October 13, 2009, for a hearing on the creation of the District and assessment of properties in the District and provided for the giving of mailed, posted and published notice of such hearing; recite that the requisite Notice was given and that such Notice was reasonably calculated to inform the parties of the proceedings concerning the District; recite that the hearing was held, that all written and oral objections were duly considered and were found without sufficient merit and were overruled by resolution adopted on October 13, 2009, except as provided therein; recite that the owners of lots which will pay one-half or more of the assessments did not file written protests or objections; recite that any person filing a written protest has the right within thirty (30) days to commence an action in any Court of competent jurisdiction to set aside the Board's determination; and recite that the Board and the Officers of the County have done all things necessary and preliminary to the creation of the District.

The ordaining clause is then set forth.

Sections 1 and 2 provide that the Ordinance shall be designated "Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) Creation Ordinance," and recite that the complaints,

protests and objections made at the October 13, 2009 hearing have been overruled except as provided in a resolution adopted on October 13, 2009, and find that public convenience and necessity require creation of the District and that the creation of the District is economically sound and feasible.

Sections 3 and 4 create Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads), describe the kind and location of the improvements, order such improvements to be constructed and acquired, and describe the extent of the District, including the area to be assessed.

Sections 5, 6, and 7 provide that a preliminary estimate of the total cost of the project for the District of \$12,810,000 with a maximum cost of \$13,573,900, all of which is estimated to be paid by the levy of assessments against property in the District as further described therein; and provide the method for determining the amount that will be assessed against each parcel in the District.

Sections 8 and 9 provide that the County Engineer, a licensed engineer of the County, is authorized to advertise for the construction contracts; that the Board shall levy the assessments, which may be payable without interest or demand during a cash-payment period to then be specified, or in forty (40) substantially equal semi-annual installments of principal and interest, that interest shall be at a rate which will not exceed the lesser of 1% over the interest rate on assessment bonds issued for the District. The interest rate on assessment bonds will not exceed the lesser of 14% per annum or the then-effective statutory maximum interest rate.

Sections 10, 11 and 12 ratify, approve and confirm all consistent prior action taken in connection with Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) and the levying of special assessments against the property in the District; authorize the County officials to take any action necessary to effectuate the Ordinance; and provide a repealer clause for conflicting provisions.

Section 13, 14 and 15 provide for notice by publication of the Ordinance and that the Ordinance shall be in effect from and after its publication for two weeks following its final adoption.

Copies of the proposed ordinance are on file in the office of the Washoe County Clerk at the Washoe County Courthouse, Virginia and Court Streets, Reno, Nevada, for public examination. The Board shall adopt or reject the Ordinance (or the Ordinance as amended) within thirty-five (35) days after the date of the final public hearing.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has ordered this notice to be published.

DATED: June 14, 2011.

/s/ Amy Harvey
County Clerk

(SEAL)

(End of Form for Publication)

Section 14. This Ordinance shall be in effect from and after its publication as hereinafter provided, and after this Ordinance is signed by the Chairman of the Board and attested and sealed by the County Clerk, this Ordinance shall be published by title only, together with the names of the Commissioners voting for or against its passage, and with a statement that typewritten copies of said Ordinance are available for inspection by all interested parties at the office of the County Clerk, such publication to be made in the Reno Gazette-Journal, a newspaper published and having general circulation in the County, at least once a week for a period of two (2) weeks by two (2) insertions, pursuant to NRS 244.100 and all laws thereunto enabling, such publication to be in substantially the following form:

(Form for Publication After Final Adoption of Ordinance)

BILL NO. _____
ORDINANCE NO. _____
(of Washoe County, Nevada)

AN ORDINANCE CREATING WASHOE COUNTY, NEVADA, SPECIAL ASSESSMENT DISTRICT NO. 32 (SPANISH SPRINGS VALLEY RANCHES ROADS); ORDERING A STREET PROJECT WITHIN WASHOE COUNTY; PROVIDING FOR THE LEVY AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

PUBLIC NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office at the County Courthouse, Virginia and Court Streets, Reno, Nevada; and that said ordinance was proposed by Commissioner _____ on June 14, 2011, and following a public hearing, was passed and adopted without amendment at a regular meeting held not more than thirty-five (35) days after the close of the hearing, i.e., at the regular meeting on June 28, 2011, by the following vote of the Board of County Commissioners:

Those Voting Aye:

Robert M. Larkin
Bonnie Weber
John Breternitz
Dave Humke
Kitty Jung

Those Voting Nay:

Those Absent:

This ordinance shall be in full force and effect from and after the ____ day of the month of July of the year 2011, the date of the second publication of such ordinance by its title only.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only.

DATED: _____, 2011.

/s/ John Breternitz
Chairman
Board of County Commissioners
Washoe County, Nevada

(SEAL)

Attest:

/s/ Amy Harvey
County Clerk

(End of Form of Publication)

Section 15. If any section, paragraph, clause or other provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance.

Proposed on June 14, 2011.

Proposed by Commissioner Larkin.

Passed June 28, 2011.

Vote:

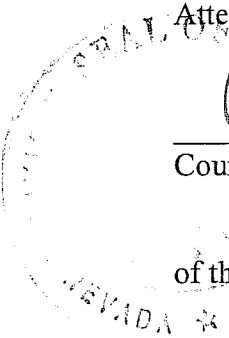
Ayes:	Robert M. Larkin Bonnie Weber John Breternitz Dave Humke Kitty Jung
Nays:	<u>none</u>
Absent:	<u>none</u>

Chairman
Board of County Commissioners
Washoe County, Nevada

(SEAL)

Attest:
Amy Hamey
County Clerk

This ordinance shall be in force and effect from and after the 8th day of the month of July of the year 2011, the date of the second publication of such ordinance by its title only.



STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

I, Amy Harvey, am the duly chosen and qualified Clerk of Washoe County, and in the performance of my duties as Clerk do hereby certify:

1. The foregoing pages are a full and correct copy of an Ordinance introduced and read by title on June 14, 2011 and adopted on June 28, 2011 which relates to Special Assessment District No. 32. Except as recited in this paragraph, no actions were taken concerning such District at such meetings. Such copies of such ordinance are true, correct, compared copies of the original proposed and adopted at such meeting.

2. All members of the Board were given due and proper notice of such meetings, and the members of the Board voted on such ordinance as set forth in the ordinance.

3. Public notice of such meetings was given and such meetings were held and conducted in full compliance with the provisions of NRS 241.020. Pursuant to NRS 241.020, written notice of such meeting was given by 9:00 a.m. at least three (3) working days before the meetings:

- (a) By mailing a copy of the notice to each member of the Board,
- (b) By posting a copy of the notice at the principal office of the Board, or if there is no principal office, at the building in which the meeting was held, and at least three other separate, prominent places within the jurisdiction of the Board, to wit:

- (i) Washoe County Administration Complex
1001 East Ninth Street
Reno, Nevada

- (ii) Washoe County Courthouse
Virginia and Court Streets
Reno, Nevada

- (iii) Washoe County Library
301 South Center Street
Reno, Nevada

- (iv) Justice Court
630 Greenbrae Drive
Sparks, Nevada

(c) By mailing a copy of the notice to each person, if any, who had requested notice of the meetings of the Board in compliance with NRS 241.020(3)(b) by United States mail, or if feasible and agreed to by the requestor, by electronic mail.

(d) By posting notice of the meeting on the County's website.

4. A copy of the notices so given is attached to this certificate as Exhibit A and B.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of Washoe County, Nevada, this June 28, 2011.



County Clerk



(SEAL)

EXHIBIT A

[Attach Copy of Notice of June 14, 2011 Meeting]

COUNTY COMMISSIONERS

John Breternitz, Chairman
Bonnie Weber, Vice-Chairman
David Humke
Kitty Jung
Bob Larkin

COUNTY MANAGER

Katy Simon

**ASSISTANT
DISTRICT ATTORNEY**

Paul Lipparelli

AGENDA

WASHOE COUNTY BOARD OF COMMISSIONERS

COMMISSION CHAMBERS - 1001 E. 9th Street, Reno, Nevada

**June 14, 2011
10:00 a.m.**

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. Items may be moved to or from the Consent Agenda at the beginning of the Board Meeting or may be voted on in a block.

The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Manager's Office, 328-2000, 24-hours prior to the meeting.

Public Comment during the Commission Meeting on June 14, 2011 will be for all matters, both on and off the agenda, and be limited to two minutes per person. Additionally, public comment of two minutes per person will be heard during individual action items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting.

The Chairman and Board of County Commissioners intend that their proceedings should demonstrate the highest levels of decorum, civic responsibility, efficiency and mutual respect between citizens and their government. The Board respects the right of citizens to present differing opinions and views, even criticism, but our democracy cannot function effectively in an environment of personal attacks, slander, threats of violence and willful disruption. To that end, the Nevada Open Meeting Law provides the authority for the Chair of a public body to maintain the decorum and to declare a recess if needed to remove any person who is disrupting the meeting, and notice is hereby provided of the intent of this body to preserve the decorum and remove anyone who disrupts the proceedings.

The County Commission can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item: "*Commissioners'/Manager's Announcements, Requests for Information, Topics for Future Agendas and Statements Relating to Items Not on the Agenda".

16. Recommendation to authorize the Department of Social Services to expend up to \$458,846 in Fiscal Year 2011/12 from Children's Services Accounts: 710714 referral services to benefit children in care and families who are clients in the most expeditious manner to promote keeping families intact, including the use of special purchase orders, purchase orders, procards to purchase specific items or gift cards to pay for food, support services, Thanksgiving and Christmas food, gifts as well as Adoption Day activities and expenses--Social Services. (All Commission Districts.)
17. Recommendation to approve award of bid for constructing the Nectar Way Water Main Replacement Project to Gerhardt & Berry Construction, Inc., the lowest, responsive, responsible bidder [\$365,969]; and if awarded, authorize Chairman to execute the Agreement Form--Water Resources. (Commission District 5.)
18. Recommendation to approve First Amendment to Cooperative Agreement for Contractual Professional and Administrative Staff Services between the County of Washoe and the Western Regional Water Commission to provide staff services for the Western Regional Water Commission and the Northern Nevada Water Planning Commission [\$301,775]; and if approved, authorize Chairman to execute First Amendment--Water Resources. (All Commission Districts.)
19. Recommendation to approve a 24-month Lease Agreement between Washoe County and Fremont Meadows, LLC, for renewal of leased space located at 4930 Energy Way, Reno, Nevada, for use by the Department of Water Resources for the period December 1, 2011 through November 30, 2013 [annual funding under terms of the lease is \$350,546, which includes estimates for insurance and other related expenses - funding source is Water Resources Fund; and if approved, authorize Chairman to execute Lease Agreement--Public Works. (Commission District 2.)
20. Introduction and first reading of an Ordinance creating Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads); ordering a street project within Washoe County; providing for the levy and collection of special assessments therefor; and prescribing other matters relating thereto--Public Works. (Commission District 4.)
21. Recommendation to approve an ongoing 5% salary reduction for the County Manager, Assistant County Managers, appointed Department Heads and non-represented Division Managers effective July 4, 2011; for those eligible, reduce merit increases from 5% to 2.5% for the County Manager, Assistant County Managers, appointed Department Heads and non-represented Division Managers at least through Fiscal Year 2011/12; freeze longevity payments at the amounts paid in Fiscal Year 2010/11 at least through Fiscal Year 2011/12 and approve a health benefit cost share of \$44.60 per pay period effective July 4, 2011 for Fiscal Year 2011/12 for the County Manager, Assistant County Managers, appointed Department Heads and non-represented Division Managers; and approve an updated Unclassified Management employee group [targeted savings for the Unclassified Management group is \$222,466]--Human Resources. (All Commission Districts.)

EXHIBIT B

[Attach Copy of Notice of June 28, 2011 Meeting]

COUNTY COMMISSIONERS

John Breternitz, Chairman
Bonnie Weber, Vice-Chairman
David Humke
Kitty Jung
Bob Larkin

COUNTY MANAGER

Katy Simon

**ASSISTANT
DISTRICT ATTORNEY**

Paul Lipparelli

AGENDA

WASHOE COUNTY BOARD OF COMMISSIONERS

COMMISSION CHAMBERS - 1001 E. 9th Street, Reno, Nevada

**June 28, 2011
10:00 a.m.**

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. Items may be moved to or from the Consent Agenda at the beginning of the Board Meeting or may be voted on in a block.

The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Manager's Office, 328-2000, 24-hours prior to the meeting.

Public Comment during the Commission Meeting on June 28, 2011 will be for all matters, both on and off the agenda, and be limited to two minutes per person. Additionally, public comment of two minutes per person will be heard during individual action items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Commission meeting.

The Chairman and Board of County Commissioners intend that their proceedings should demonstrate the highest levels of decorum, civic responsibility, efficiency and mutual respect between citizens and their government. The Board respects the right of citizens to present differing opinions and views, even criticism, but our democracy cannot function effectively in an environment of personal attacks, slander, threats of violence and willful disruption. To that end, the Nevada Open Meeting Law provides the authority for the Chair of a public body to maintain the decorum and to declare a recess if needed to remove any person who is disrupting the meeting, and notice is hereby provided of the intent of this body to preserve the decorum and remove anyone who disrupts the proceedings.

The County Commission can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Commissioners to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Commission will consider, Commissioners may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Commission may do this either during the public comment item or during the following item: "*Commissioners'/Manager's Announcements, Requests for Information, Topics for Future Agendas and Statements Relating to Items Not on the Agenda".

1467

39. Update on status of Shared Services efforts and possible direction to staff--Manager. (All Commission Districts.)
40. Discussion and possible appointment of a Washoe County Commissioner to serve as an Alternate on the Shared Services Elected Officials Committee--Manager. (All Commission Districts.)
41. Discussion and possible direction on the 2011 Washoe County Commission Election District Redistricting Project, including adoption of redistricting guidelines and a project schedule--Manager/Management Services. (All Commission Districts.)
42. Discussion and possible direction to staff regarding legislation or legislative issues from the 76th Nevada Legislative Session or during any special legislative session during 2011, or such legislative issues as may be deemed by the Chair or the Board to be of critical significance to Washoe County--Government Affairs. (All Commission Districts.)
- 6:00 p.m.** 43. Recommendation to review, discuss and approve or direct staff regarding the Washoe County Domestic Well Mitigation Program Policy Statement - June 2011; and if approved, direct staff to amend Ordinance 1411, Schedule of Rates and Charges for Water Service within Certain Areas of Washoe County, to incorporate the recommended provision of the Mt. Rose-Galena Fan area Domestic Well Mitigation Program and bring the amended ordinance to the Board for introduction and first reading--Water Resources. (Commission District 2.)

6:00 p.m.

Public Hearings. (Note: Items listed under this heading only will be heard at or after the noted time. In no case will they be heard before the stated time. Due to public testimony and discussion, time expended on the items in this category can vary.)

44. Second reading and adoption of an Ordinance creating Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads); ordering a street project within Washoe County; providing for the levy and collection of special assessments therefor; and prescribing other matters relating thereto. (Bill No. 1645)--Public Works. (Commission District 4.)
45. Second reading and adoption of an Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 approving Amendment of Conditions Case Number AC11-003, to amend Development Agreement Case Number DA08-006, regarding Feather River. The proposed Amendment of Conditions will extend the deadline for filing a final map in Tentative Map Case Number TM06-006 (Feather River Subdivision, formerly Stampmill Estates TM04-007) by 5 years from the date of signing by the Chair of the Washoe County Commission (Bill No. 1646); and if adopted, authorize Chairman to execute the amended and restated Agreement between Feather River Land Company, LLC and Feather River 320, LLC and the County of Washoe regarding same--Community Development. (Commission District 4.)

EXHIBIT C

[Attach Affidavit of Publication of Notice of Filing of Creation Ordinance]

Att: Jaime Della

RENO NEWSPAPERS INC
Publishers of

Reno Gazette-Journal

955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200

Legal Advertising Office 775.788.6394

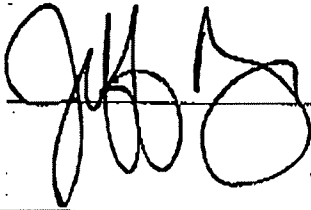
WASHOE CO
PO BOX 11130
RENO NV 89520-0027

Customer Acct# 349008
PO# NPH 1645
Ad# 1000755678
Legal Ad Cost \$49.72

STATE OF NEVADA
COUNTY OF WASHOE

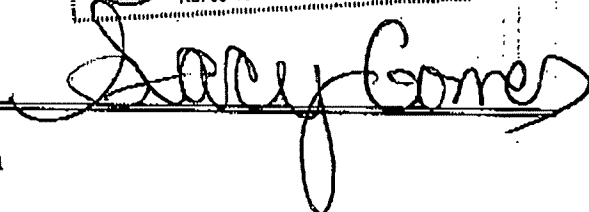
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **06/17/2011 - 06/17/2011**, for exact publication dates please see last line of Proof of Publication below.

Signed: _____



JUN 17 2011

Subscribed and sworn to before me



Proof of Publication

NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that the Washoe County Board of Commissioners will hold a public hearing in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada, on Tuesday, June 28, 2011 at 6:00 p.m. to consider: An Ordinance creating Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads); ordering a street project within Washoe County; providing for the levy and collection of special assessments therefor; and prescribing other matters relating thereto. (Bill No. 1645) Anyone wishing to protest or affirm may do so by appearing at the above-named time and place. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 755678 June 17, 2011

1467

EXHIBIT D

[Attach Affidavit of Publication of Title of Creation Ordinance Twice]

WASHOE COUNTY
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Legal Ad Cost \$167.06

STATE OF NEVADA
COUNTY OF WASHOE

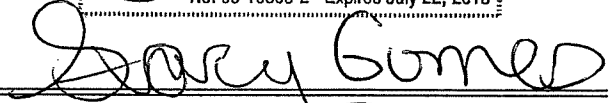
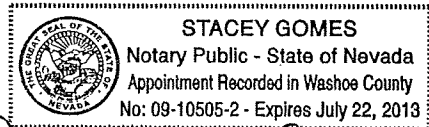
Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: 07/01/2011 - 07/08/2011, for exact publication dates please see last line of Proof of Publication below.

Signed:



JUL 08 2011

Subscribed and sworn to before me



Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1467 BILL NO. 1645 An Ordinance creating Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads); ordering a street project within Washoe County; providing for the levy and collection of special assessments therefor; and prescribing other matters relating thereto. (Bill No. 1645) PUBLIC NOTICE IS HEREBY GIVEN, that an adequate number of typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Courthouse, 75 Court Street, Reno, Nevada, and that such Ordinance was proposed by Commissioner Larkin on June 14, 2011, and following a public hearing, was passed and adopted without amendment at a regular meeting held not more than thirty-five (35) days after the close of the hearing, i.e., at the regular meeting on June 28, 2011, by the following vote of the Board of County Commissioners: Those Voting Aye: John Breternitz, Kitty Jung, Robert M. Larkin, Bonnie Weber and David Humke Those Voting Nay: None Those Absent: None Those Abstaining: None This Ordinance shall be in full force and effect from and after July 8, 2011, i.e., the date of the second publication of such ordinance by its title only. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this

Ordinance to be published by title only. DATED this 29th day of June, 2011. AMY HARVEY,
Washoe County Clerk and Clerk of the Board of County Commissioners No. 757258 July 1, 8,
2011

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

PROOF OF FILING OF
FINAL PLANS AND
ASSESSMENT PLAT

Amy Harvey, hereby affirms under penalty of perjury:

That she is the County Clerk of the County of Washoe; that on or before June 28, 2011 at 5:30 p.m., the following documents for Washoe County Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads) (the "District") of the County, made out by the County Engineer, a licensed engineer of the County, were filed in the records in her office in the County, revised pursuant to a resolution adopted by the Board of County Commissioners on October 13, 2009, as follows:

(A) Revised final plans and specifications for showing a typical section of the contemplated improvements, the type or types of materials, approximate thickness and widths and dimensions; and

(B) A revised estimate of the total cost of each type of construction, said estimate being made in a lump sum and by unit prices and further including in said total estimate the advertising, appraising, engineering, legal, printing, and such other expenses as were considered by the engineer necessary or essential to the completion of such work; and

(C) A revised assessment plat showing the area to be assessed and the amount of maximum benefits estimated to be conferred upon each tract or parcel of land in said assessment area, such assessment plat consisting of a map showing each individual parcel of property to be assessed designated "Preliminary Assessment Roll," containing a tabulation of parcels, market values, preliminary assessment estimates, and estimated maximum benefits, including the individual assessment;

that all of the documents have remained and are now on file in the Clerk's office to the date of this affidavit, i.e., to a time after the hearing on the District on June 28, 2011; that each of the documents were reviewed by the Board of County Commissioners prior to the adoption of an ordinance by the Board of County Commissioners on June 28, 2011.

That a copy of this affidavit is on file in the records in the office of said Clerk of said County.

Further affiant saith not.

DATED June 28, 2011.

County Clerk

Amy Hawley

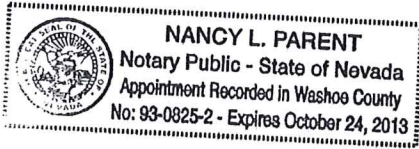


SUBSCRIBED and SWORN to before me

this 14th day of July, 2011.

Nancy L. Parent

Notary Public

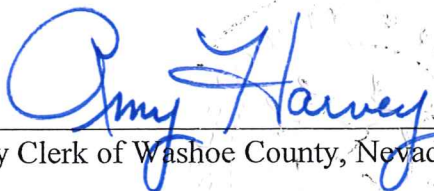


STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

TO: County Recorder of Washoe County, Nevada

Pursuant to NRS 271.325 and to the creation ordinance of Washoe County, Nevada passed and approved on June 28, 2011, I, as the Clerk of Washoe County, do hereby deliver and certify to you, for recording in the office of the County Recorder of Washoe County the list of the tracts to be assessed and the amount of maximum benefits estimated to be assessed against each tract, as shown on the assessment plat for Washoe County, Nevada, Special Assessment District No. 32 (Spanish Springs Valley Ranches Roads).

IN WITNESS WHEREOF, I have hereunto set my hand this June 28th,
2011.



County Clerk of Washoe County, Nevada

