



September 16, 2020

Mr. Joe Pomroy, P.E.  
Director of Public Works  
Incline Village General Improvement District  
1220 Sweetwater Way  
Incline Village, Nevada 89451

**Re: Fiscal Year 2020 (July 1, 2019 – June 30, 2020) IVGID coverage report.**

Dear Mr. Pomroy:

Per the Policies and Procedures for the Management, Sale and Transfer of Coverage owned by the Incline Village General Improvement District (IVGID), the following is a summary of the activities for the Fiscal Year July 1, 2019 to June 30, 2020.

- I. Transactions Closed
- II. Transactions in Process
- III. Miscellaneous Items
- IV. Tracking Chart for Class 4 and 6 Potential Coverage (Exhibit A)
- V. Tracking Chart for Class 1a Potential Coverage (Exhibit B)

I. Transactions Closed:

There were three (3) transactions that closed between July 1, 2019 and June 30, 2020:

1. On September 27, 2019 a transaction closed involving the sale of 662 square feet of Class 6 potential land coverage. The land coverage was sold to the Stuart Lakeshore Residence Trust to reconcile coverage discrepancies between the existing condition and previous TRPA approvals for access through the backshore in accordance with Chapter 85 of the TRPA Code of Ordinances and for outside door stoops not shown on the TRPA approved plans, but required by Washoe County and the International Building Code for public safety purposes. The transaction was split such that 331 square feet of coverage came from the Nevada Land Bank and 331 square feet of coverage came from IVGID Sending Parcel APN's 131-240-02, 131-012-07, and 131-100-01. The transaction resulted in \$7,613.00 in proceeds for IVGID. A copy of the deed restrictions were sent to IVGID shortly after the transaction closed escrow.
2. On November 7, 2019 a transaction closed involving the sale of 36 square feet of Class 1a potential land coverage. The land coverage was sold to NV Energy to provide the

buyer the additional coverage required as one of the conditions for TRPA permit ERSP2019-0460 to authorize a Linear Public service; NV Energy Third Creek Crossing distribution line rebuild, on Washoe County Assessor's Parcel number (APN) 125-030-06, TRPA File Number ERSP2019-0460. The transaction was split such that 18 square feet of coverage came from the Nevada Land Bank and 18 square feet of coverage came from IVGID Sending Parcel APN's 125-030-09 and 125-030-06. The transaction resulted in \$684.00 in proceeds for IVGID. A copy of the deed restrictions were sent to IVGID shortly after the transaction closed escrow.

3. On May 28, 2020, a transaction closed involving the sale of 1,342 square feet of Class 6, Potential land coverage. This land coverage was sold to IVGID to authorize construction of four new bocce ball courts, a granite walking path and TRPA Best Management Practices. This transaction was not split between the Nevada Land Bank and IVGID, as this request was from IVGID to purchase their own coverage. All 1,342 square feet of coverage came from IVGID Sending Parcel APN's 131-240-02, 131-012-07, and 131-100-01. The coverage resulted in \$0.00 in proceeds for IVGID. A copy of the deed restrictions were sent to IVGID shortly after the transaction closed escrow.

## II. Transactions in Process:

There are currently no transactions in process.

## III. Miscellaneous Items:

Presently, the remaining balance of Class 4 and 6 Potential land coverage is calculated to be 23,021 square feet and the remaining balance of Class 1a Potential land coverage is 10,919 square feet. NDSL continues to receive regular inquiries regarding the purchase of land coverage in Washoe County for the Incline Village Hydrologic Zone.

IV. Please see Exhibit A Tracking Chart of Class 4 and 6 Coverage.

V. Please see Exhibit B Tracking Chart of Class 1a Coverage.

If you have any questions regarding this report, please feel free to contact me at (775) 684-2735.

Sincere Regards,



Sherri Barker  
State Land Agent II  
Nevada Division of State Lands

CC: Charles Donohue, Administrator and State Land Registrar, Nevada Division of State Lands  
Ellery Stahler, Deputy Administrator, Nevada Division of State Lands  
Meredith Gosejohan, Tahoe Program Manager, Nevada Division of State Lands

Exhibit A

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
TRACKING CHART FOR CLASS 4 AND 6 POTENTIAL COVERAGE**

Sending Parcel APN's 131-240-02, 131-012-07, and 131-100-01

APPLICANT				WAITING LIST		PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE	TOTAL	NDSL MGMT.	NDSL	NET TO	Balance 50,000 Sq. Ft.	
Number	Name O=Owner;A=Agent	Date In System	Receiving TRUE	Class	Sq. Ft. Coverage	Expiration Date	Sq. Ft. Coverage	COE Date	Sq. Ft. Coverage	Date	PER SF	PURCHASE PRICE	FEES COLLECTED (\$1.00 psf transferred)	Application Fee		IVGID
1	O= SBC Nevada Bell	6/4/2003	Co. Right-of-Way; adjacent to APN 130-050-02	4			18	9/9/2003	18	9/9/2003	\$27.00	\$486.00	\$18.00	\$250.00	\$468.00	49,982
2	O=N. Lake Tahoe Fire Protection Dist.	9/15/2003	132-223-03,0	6			17,406	9/7/2004	17,406	9/7/2004	\$15.67	\$272,752.00	\$17,406.00	\$250.00	\$253,926.50	32,576
3	O=Washoe County Maintenance Station	12/9/2003	124-032-34	4			2,999	8/30/2004	2,999	8/30/2004	\$22.00	\$65,978.00	\$2,999.00	\$250.00	\$62,979.00	29,577
4	O=Washoe County New Library	2/20/2004	132-020-04	6			19,703	1/26/2005	19,703	1/26/2005	\$14.78	\$291,210.00	\$19,703.00	\$250.00	\$269,032.00	9,874
5	O=Robert Piccinini Trust, A=Dave	6/28/2004	122-126-11	6			906	8/26/2004	906	8/26/2004	\$25.00	\$22,650.00	\$906.00	\$250.00	\$21,744.00	8,968
January 26, 2005-TRPA AUTHORIZED RELEASE OF 25,000 SQ. FT. OF ADDITIONAL LAND COVERAGE OF CLASS 4/6 LAND COVERAGE (25,000 sq. ft. + 8,968 sq. ft.=33,968 sq ft.)															<b>33,968</b>	
6	O=Rye	5/13/2005	125-482-10	6			39	7/12/2005	39	7/12/2005	\$27.00	\$1,053.00	\$39.00	\$250.00	\$1,014.00	33,929
7	O=Schmidt/Berger	5/16/2005	125-231-19	6			48	9/8/2005	48	9/8/2005	\$27.00	\$1,296.00	\$48.00	\$250.00	\$1,248.00	33,881
8	O=J. Meyrelles	3/6/2006	125-051-05	4			1,204	4/27/2006	1,204	4/27/2006	\$25.00	\$30,100.00	\$1,204.00	\$250.00	\$28,896.00	32,677
9	O=Piccinini	5/11/2006	122-127-11	4			102	9/8/2006	102	9/8/2006	\$27.00	\$2,754.00	\$102.00	\$250.00	\$2,652.00	32,575
10	O=North Tahoe Community Church *	5/22/2007	130-050-01	4 & 6			7,395**	9/27/2007	7,395	9/27/2007	\$15.29	\$115,069.55	\$14,789.00	\$250.00	\$100,280.55	25,180
11	A=Hill Planning O=WCSO	12/18/2007	132-012-05	6			20,302*	4/29/2008	10,151	4/29/2008	\$17.90	\$363,405.80	\$20,302.00	See 1a	\$161,400.90	15,029
12	A= Susie Yanagi O=Jon/Amy Smith	7/24/2008	130-161-12	6			205*	08/11/08	103	08/11/08	\$25.00	\$5,125.00	\$205.00	\$250.00	\$2,370.00	14,926
															<b>\$906,010.95</b>	

Appraisal cost (\$1417.50) not figured into Net to IVGID

Appraisal cost (\$2,475.00) not figured into Net to IVGID

\*A portion the square footage sold came from the Nevada Land Bank

\*\*Total of 7395 s.f. breaks down as 2416 s.f. of Class 4 and 4979 s.f. of Class 6

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
TRACKING CHART FOR CLASS 4 AND 6 POTENTIAL COVERAGE**

Sending Parcel APN's 131-240-02, 131-012-07, and 131-100-01

APPLICANT					WAITING LIST		PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE	TOTAL	NDSL MGMT.	NDSL	NET TO	Balance 50,000 Sq. Ft.
Number	Name O=Owner;A=Agent	Date In System	Receiving Site	Class	Sq. Ft. Coverage	Expiration Date	Sq. Ft. Coverage	COE Date	Sq. Ft. Coverage	Date	PER SF	PURCHASE PRICE	FEES COLLECTED (\$1.00 psf transferred)	Application Fee	IVGID	
																14,926
13	O=Ridgeview Estates, LLC	11/6/2008	125-162-18	6			*24	12/8/2008	12	12/8/2008	\$27.00	\$648.00	\$24.00	\$250.00	\$300.00	14,914
14	A=Kevin Agan O=Richard & Lisa Andriano	6/23/2009	131-211-10	4			*229	7/28/2009	115	7/28/2009	\$25.00	\$5,725.00	\$229.00	\$250.00	\$2,646.00	14,799
15	A=Kevin Agan O=Stevan & Lynn Berardo	7/21/2010	131-221-01	4			*9	1/19/2011	5	1/19/2011	\$27.00	\$243.00	\$9.00	\$250.00	\$126.00	14,794
16	A=Gary Taylor O=Frank Delfer	4/15/2013	122-132-22	4			*267	5/30/2013	134	5/30/2013	\$25.00	\$6,675.00	\$267.00	\$250.00	\$3,083.00	14,660
17	A=Jason Hummel O=Balfrey	9/5/2013	125-132-06	4			*301	9/26/2013	151	9/27/2013	\$25.00	\$7,525.00	\$301.00	\$250.00	\$3,474.00	14,509
18	A=Kevin Agan O=Lemos-Petalas	9/25/2013	122-251-10	6			*1,019	12/31/2013	510	12/31/2013	\$25.00	\$25,475.00	\$1,019.00	\$250.00	\$11,731.00	13,999
19	O=Manuel and Mary Jo Stein	3/27/2014	128-170-02	6			*76	6/5/2014	38	6/5/2014	\$27.00	\$2,052.00	\$76.00	\$250.00	\$950.00	13,961
20	O=Tom and Debra Annese	1/2/2015	125-231-18	4			*298	2/23/2015	149	2/23/2015	\$25.00	\$7,450.00	\$298.00	\$250.00	\$3,427.00	13,812
<b>FEBRUARY 26, 2016-TRPA AUTHORIZED RELEASE OF 25,000 SQ. FT. OF ADDITIONAL LAND COVERAGE OF CLASS 4/6 (25,000 sq. ft. + 13,812 sq. ft.=38,812 sq. ft.)</b>																<b>38,812</b>
21	IVGID (request coverage from bank)	7/24/2017	127-030-31	6			13,485		13,485		\$0.00		\$0.00	\$0.00	\$0.00	25,327
22	NV Energy						*71	5/18/2018	36	5/18/2018	\$27.00	\$1,917.00	\$71.00	\$250.00	\$887.50	25,291
23	O=Ryan Mitchell	5/7/2018	125-253-02	4			*84	6/27/2018	42	6/27/2018	\$27.00	\$2,268.00	\$84.00	\$250.00	\$1,092.00	25,249
24	A=Kristina Hill O=Jonathan Sabin	06/15/18	125-482-33	4			*466	07/24/18	233	7/24/2018	\$25.00	\$11,650.00	\$233.00	\$250.00	\$5,592.00	25,016
25	O=Brent J. Robinson Trust	04/18/19	125-223-12	6			*644	05/15/19	322	5/15/2019	\$25.00	\$16,100.00	\$644.00	\$250.00	\$7,406.00	24,694
26	O=Stuart Lakeshore Residence Trust, A=Agan	08/12/19	130-312-14	6			*662	09/27/19	331	9/27/2019	\$25.00	\$16,550.00	\$662.00	\$250.00	\$7,613.00	24,363
27	O= IVGID (purchase of their own coverage) Cost to IVGID= \$1.00 per SF	03/25/20	127-040-07	6			1342	05/28/20	1342	5/28/2020	\$1.00	\$0.00	\$1,342.00	\$250.00	\$0.00	23,021
<b>TOTAL</b>									76,979				<b>\$80,332.00</b>		<b>\$939,319.45</b>	

Exhibit B

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
TRACKING CHART FOR CLASS 1a POTENTIAL COVERAGE**

Sending Parcels APNs 125-030-09 and 125-030-06

APPLICANT				PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE PER	IVGIDs TOTAL	NDSL MGMT.	NDSL	NET TO	Balance 10,000 Sq. Ft.	
Number	Name O=Owner;A=Agent	Date In System	Receiving Site APN	Class*	Sq. Ft. Coverage	COE Date	Sq. Ft. Coverage	Date	SF	PURCHASE PRICE	FEES COLLECTED (\$1.00 psf transferred)	Application Fee		IVGID
1	O= Niran & Norma Shah	7/15/2003	125-221-08	1a	1,439	9/7/2004	1,439	9/7/2004	\$37.50	\$53,962.50	\$1,439.00	\$250.00	\$52,523.50	8,561
2	O= Lynn & Melody Fetterly	3/1/2004	126-470-08	1a	1,891	8/31/2004	1,891	8/31/2004	\$33.50	\$63,348.50	\$1,891.00	\$250.00	\$61,457.00	6,670
3	A= Stephen Kacyra, O= Ben and Barbara Kacyra	3/4/2004	125-211-06	1a	3,768	7/9/2004	3,768	7/9/2004	\$34.48	\$129,920.64	\$3,768.00	\$250.00	\$126,152.00	2,902
4	A= Stephen Kacyra, O= KGI-1	3/4/2004	125-211-07	1a	96	7/9/2004	96	7/9/2004	\$40.00	\$3,840.00	\$96.00	\$250.00	\$3,744.00	2,806
5	O=Walter & Nancy Simon	7/1/2004	125-562-09	1a	1,729	11/2/2004	1,729	11/2/2004	\$33.50	\$57,921.50	\$1,729.00	\$250.00	\$56,192.50	1,077
March 28, 2005- TRPA Authorized Release of 10,000 sq. ft. of Additional Class 1a Land Coverage (10,000 sq. ft. + 1,077 sq. ft. =11,077)													11,077	
6	O=John Helm	7/7/2004	122-125-05	1a	2,616	6/8/2005	2,616	6/8/2005	\$33.50	\$87,636.00	\$2,616.00	\$250.00	\$85,020.00	8,461
7	O=Richard Hanson	5/24/2006	125-386-07	1a	63	6/13/2006	63	6/13/2006	\$40.00	\$2,520.00	\$63.00	\$250.00	\$2,457.00	8,398
8	A=Gary Taylor O=George Kleinman	11/13/2007	125-181-16	1a*	868*	2/20/2008	434	2/20/2008	\$37.50	\$16,275.00	\$868.00	\$250.00	\$15,407.00	7,964
9	O=Ridgeview Estates, LLC	3/1/2008	125-162-19	1a*	65*	4/18/2008	33	4/18/2008	\$40.00	\$1,320.00	\$65.00	\$100.00	\$1,255.00	7,931
10	A=Hill Planning O=WCSO	12/18/2007	132-012-05	1a*	42*	4/29/2008	21	4/29/2008	\$40.00	\$840.00	\$42.00	\$250.00	\$798.00	7,910
11	A=Steve Geiszler O=Tom Neville	7/23/2008	125-521-05	1a*	1,808*	08/07/08	904	08/07/08	\$33.50	\$30,284.00	\$1,808.00	\$250.00	\$28,476.00	7,006
12	A=Peggy Colombo O=Martin Edelshain	4/17/2009	125-222-02	1a*	280*	06/18/09	140	06/18/09	\$37.50	\$5,250.00	\$280.00	\$250.00	\$4,970.00	6,866
13	A=Kristina Hill O=Cari Wilson	4/10/2009	126-570-31	1a*	48*	11/30/09	24	11/30/09	\$40.00	\$960.00	\$48.00	\$250.00	\$912.00	6,842

1 Mgmt. Fee for entire sale collected.

Reduced application fee. Applicant completed 4 transactions with the NV Land Bank prior to IVGID contract being in place.

Exhibit B

**MANAGEMENT, SALE AND TRANSFER OF COVERAGE  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
TRACKING CHART FOR CLASS 1a POTENTIAL COVERAGE**

Sending Parcels APNs 125-030-09 and 125-030-06

APPLICANT				PURCHASE AGREEMENT		COVERAGE TRANSFERRED		PRICE PER	IVGIDs TOTAL	NDSL MGMT.	NDSL	NET TO	Balance 6,842Sq. Ft.	
Number	Name O=Owner;A=Agent	Date In System	Receiving Site APN	Class	Sq. Ft. Coverage	COE Date	Sq. Ft. Coverage	Date	SF	PURCHASE PRICE	FEES COLLECTED (\$1.00 psf transferred)	Application Fee		IVGID
14	O=Grant Paulson	5/28/2010	125-531-18	1a*	813	07/09/10	407	07/09/10	\$37.50	\$15,262.50	\$813.00	\$250.00	\$14,449.50	6,435
15	O=Grant Paulson	5/6/2011	125-531-18	1a*	40	07/13/11	20	07/13/11	\$40.00	\$800.00	\$40.00	\$250.00	\$760.00	6,415
16	O=Ridgeview Estates, LLC	8/17/2009	125-503-29	1a*	2,473	08/26/11	1,237	08/26/11	\$33.50	\$41,439.50	\$2,473.00	\$250.00	\$38,966.50	5,178
17	A=Gary Taylor O=John Baillie	1/11/2012	126-082-08	1a*	84	03/06/12	41	03/06/12	\$40.00	\$1,640.00	\$84.00	\$250.00	\$1,596.00	5,137
18	A= Scott Boyd, O=Matthew O'Connell	4/2/2015	125-162-20	1a*	146	06/05/15	73	06/05/15	\$40.00	\$2,920.00	\$146.00	\$250.00	\$2,774.00	5,064
19	A=Gary Taylor O=Juli and Blake Riva	5/13/2015	131-212-04	1a*	576	07/13/15	288	07/13/15	\$37.50	\$10,800.00	\$576.00	\$250.00	\$10,224.00	4,776
20	A=Gary Taylor O=Michael and Nell Lacey	3/16/2016	122-142-13	1a*	785	05/16/16	393	05/16/16	\$37.50	\$14,737.50	\$785.00	\$250.00	\$13,933.75	4,383
FEBRUARY 26, 2016- TRPA Authorized Release of 10,000 sq. ft. of Additional Class 1a Land Coverage (10,000 sq. ft. + 4,383 sq. ft. =14,383)													14,383	
21	**IVGID Note: No fees involved. IVGID needed 1a coverage back for a project. I deed restricted the receiving parcel and deducted the square foot	3/27/2016	130-0108	1A	1447		1447	04/05/17						12,936
22	O=Kretchmer-Jarak	5/17/2017	126-590-04	1a*	2000	08/03/17	1,000	08/03/17	\$33.50	\$33,500.00	\$2,000.00	\$250.00	\$31,500.00	11,936
23	O=Brent Robinson	6/29/2017	131-232-04	1a*	1,997	07/18/17	999	07/18/17	\$33.50	\$33,466.50	\$1,997.00	\$250.00	\$31,469.50	10,937
24	Selling to NV Energy on their IVGID easement	7/30/2019	125-030-06	1a*	36	11/07/19	18	11/07/19	\$40.00	720	\$36.00	\$250.00	\$684.00	10,919
<b>TOTAL</b>							<b>19,081</b>				<b>\$23,663.00</b>		<b>\$585,721.25</b>	

\*A portion the square footage sold came from the Nevada Land Bank

Prepared by Sherri Barker 6/30/2020