

AGAN CONSULTING CORPORATION

LAND & SHOREZONE CONSULTANTS

May 20, 2025

Mr. Zachary Carter, Environmental Scientist
Nevada Division of Environment Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701

**Subject: Boatramp/Gantry Removal - Cedar Isle Enterprises Property
1182 U.S. Highway 50, Skyland, Nevada
Douglas County APN: 1418-34-301-004
USACE No. SPK-2024-00296**

Dear Zack,

As a follow up to our past discussions, please find attached for your review the updated documentation and mapping primarily addressing the removal of both the existing concrete boatramp and boat gantry steel structure that is located over the existing pier structure; inclusive of the continued retainment of the existing breakwater, pier structures, mooring buoys, and water intake line located at the above-referenced lakefront property:

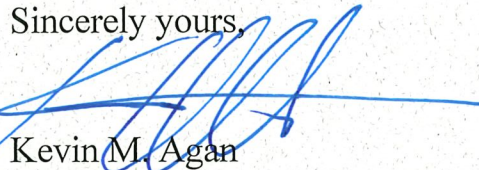
- Signed Nevada Division of Environmental Protection 401 Water Quality Certification Application;
- Tahoe Regional Planning Agency Boatramp Removal Permit (for reference purposes currently being renewed);
- Nevada Division of State Lands Boatramp Removal Determination (for reference purposes);
- Douglas County Assessor Parcel mapping (for reference purposes);
- Project Description/Construction Methodology Documentation;

Mr. Zachary Carter, Environmental Scientist
Nevada Division of Environment Protection
May 20, 2025
Page 2

- Site Photographs (Existing Conditions);
- Updated Project Site Mapping; and
- Recently Recorded Grant Deed.

We hope this information allows you to process this NDEP 401 Certification/Waiver for approval as soon as practical. Should you have any comments or questions, please feel free to contact me directly at kevin@aganconsulting.com. Thank you in advance for accommodating this request.

Sincerely yours,



Kevin M. Agan
Principal Consultant

KMA:
Attachments



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources

Joe Lombardo, *Governor*
James A. Settlemeyer, *Director*
Jennifer L. Carr, *Administrator*

Clean Water Act Section 401 Water Quality Certification Application

Please refer to the "Clean Water Act Section 401 Water Quality Certification Application Guidance" document for assistance with completing this application.

A. Pre-Filing Meeting	
Please provide the date that a pre-filing meeting was requested from Nevada Division of Environmental Protection (NDEP) Bureau of Water Quality Planning (BWQP).	June 15, 2022
<i>Note: If a pre-filing meeting has not been requested, please schedule a pre-filing meeting with NDEP BWQP.</i>	

B. Contact Information	
Project Proponent Information	
Company Name: Cedar Isle Enterprises, LLC	Address: Post Office Box 860
Applicant Name: James H. Nunnally II, Manager	City: Zephyr Cove
Phone: (775) 742-8620 Fax:	State: NV
Email: jhunnally@gmail.com	Zip Code: 89448
Agent Information	
Company Name: Agan Consulting Corporation	Address: Post Office Box 9180
Agent Name: Kevin M. Agan	City: Incline Village
Phone: (775) 832-9300 Fax:	State: Nevada
Email: kevin@aganconsulting.com	Zip Code: 89450

C. Project General Information			
Project Location		Name of receiving waterbody): Lake Tahoe	
Project/Site Name: Cedar Isle Enterprises Shoreline Improvement Project		Type of waterbody present at project location (<i>select all that apply</i>): <input type="checkbox"/> Perennial River or Stream <input type="checkbox"/> Intermittent River or Stream <input type="checkbox"/> Ephemeral River or Stream <input checked="" type="checkbox"/> Lake/Pond/Reservoir <input type="checkbox"/> Wetland <input type="checkbox"/> Other: _____	
Address: 1182 U.S. Highway 50			
City: Glenbrook			
County: Douglas			
State: NV			
Zip Code: 89413		Longitude (UTM or Dec/Deg): -119.949110	
Latitude (UTM or Dec/Deg): 39.031815			
Township: 14N	Range: 18E	Section: 34	¼ Section: SW

Project Details		
Project purpose:	Removal of concrete boatramp and removal of overhead boat gantry (steel structure); continued retainment of breakwater, piers, mooring buoys and water intake line.	
Describe current site conditions:	Please refer to the attached support documentation and project mapping.	
Attachments can include, but are not limited to, relevant site data, photographs that represent current site conditions, or other relevant documentation. Describe the proposed activity including methodology of each project element:	Please refer to the attached support documentation and project mapping.	
Estimate the nature, specific location, and number of discharge(s) expected to be authorized by the proposed activity:	Please refer to the attached support documentation and project mapping.	
Provide the date(s) on which the proposed activity is planned to begin and end and the approximate date(s) when any discharge(s) may commence:	August 2025 through August 2026.	
Provide a list of the federal permit(s) or license(s) required to conduct the activity which may result in a discharge into regulated waters (see mandatory attachments):	USACE RGP 4	
Provide a list of all other federal, state, interstate, tribal, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization:	TRPA Shorezone Permit; NDSL Right of Entry Permit; NDEP Temporary Discharge Permit; and Douglas County Demolition Permit.	
Total area of impact to regulated waterbodies (acres):	0.0096 acres	
Total distance of impact to regulated waterbodies (linear feet):	15 CY ~ Concrete Boatramp (removed from lakebed) 20 CY ~ Boat Gantry Steel Structure (removed above lake)	
Amount excavation and/or fill discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary: Concrete Boatramp	Permanent: 15 CY
Amount of dredge material discharged within regulated waters (acres, linear feet, and cubic yards):	Temporary: N/A	Permanent: N/A
Describe the reason(s) why avoidance of temporary fill in regulated waters is not practicable (if applicable):	Activity is located within the lake (lakeward of the mean high water mark).	

Describe the Best Management Practices (BMPs) to be implemented to avoid and/or minimize impacts to regulated waters: Examples include sediment and erosion control measures, habitat preservation, flow diversions, dewatering, hazardous materials management, water quality monitoring, equipment or plans to treat, control, or manage discharges, etc.	Please refer to the attached support documentation and project mapping.
Describe how the activity has been designed to avoid and/or minimize adverse effects, both temporary and permanent, to regulated waters:	Please refer to the attached support documentation and project mapping.
Describe any compensatory mitigation planned for this project (if applicable):	Construction equipment access for the boatramp removal will be from the upland. Construction equipment for the boat gantry removal to be cleaned before entering into the lake and site. Please refer to attached project support documents and mapping.

D. Signature		
Name and Title (Print): Kevin M. Agan, Agent	Phone Number: (775) 832-9300	Date: 05/20/25
 X _____ Signature of Responsible Official		

Mandatory Attachments:

- **Federal Permit or License Identification:**
 - Project proponents seeking a federal general permit or license must include a copy of the draft federal license or permit and any readily available water quality-related materials that informed the development of the draft federal license or permit, or;
 - Project proponents seeking a federal individual permit or license must include a copy of the federal permit or license application and any readily available water quality-related materials that informed the development of the federal license or permit application.
- **Site Map** - A map or diagram of the proposed project site including project boundaries in relation to regulated waters, local streets, roads, and highways.
- **Engineered Drawings** - Engineered drawings are preferred to be submitted at the 70% design level. If only conceptual designs are available at the time of application, plans for construction should be submitted prior to the start of the project. Specific locations of the proposed activities and details of specific work elements planned

for the project should be identified (e.g., staging areas, concrete washouts, perimeter controls, water diversions, or other BMPs).

Submit the completed application materials to NDEP (ndep401@ndep.nv.gov) with the appropriate U.S. Army Corps of Engineers Regulatory Office copied on the communication (<http://www.spk.usace.army.mil/Missions/Regulatory/Contacts/Contact-Your-Local-Office/>).



**TAHOE
REGIONAL
PLANNING
AGENCY**

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.org

**FOR
REFERENCE**

PERMIT

PROJECT DESCRIPTION: Banking of an Existing Boat Ramp

APN 1418-34-301-004

PERMITTEE(S): Cedar Isle Enterprises, LLC
James H. Nunnally II, Manager

File # ERSP2021-0804

COUNTY/LOCATION: Douglas County / 1182 U.S. HWY 50

Having made the findings required by Agency ordinances and rules, TRPA approved the banking project on February 10th, 2022, subject to the special conditions found in this permit.

This banking permit shall expire on February 10th, 2025, without further notice. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

TRPA Executive Director/Designee

2/10/2022

Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____

James H. Nunnally Date 25 Feb 2022

PERMIT CONTINUED ON NEXT PAGE

APNs 1418-34-301-004
FILE NO. ERSP2021-0804

Security Posted: N/A

TRPA ACKNOWLEDGEMENT: The permittee has complied with all conditions of approval as of this date.

TRPA Executive Director/Designee

Date

SPECIAL CONDITIONS

1. The applicant proposes to bank the boat ramp associated with the property located at 1182 U.S. HWY 50, Glenbrook, Douglas County APN 1418-34-301-004.
2. The project includes removing 531 square feet of Class 1b/backshore coverage and 181 square feet of Class 4 coverage associated with the concrete boat ramp lakeward of the High Water Line of Lake Tahoe, 6,229.1, and restoring the area to natural conditions as applicable. All of the boat ramp concrete located in the lake, lakeward of the High Water Line, will also be removed and the area stabilized and restored to a natural condition. Temporary Best Management Practices (BMPs) will be installed as applicable for concrete removal. No land coverage will be created or relocated as part of this project. Completion of this project will not result in a BMP Certificate.
3. Prior to banking, the following conditions of approval must be satisfied:
 - A. The concrete boat ramp must be removed, and any areas landward of the High Water Line of Lake Tahoe (HWL), 6,229.1, shall be fully restored in accordance with the revegetation standards in Sections 36.7 and 60.1.8 of the TRPA Code of ordinances. The boat ramp will not be considered banked until areas landward of the HWL is restored.
 - B. Determination of successful restoration will be made by TRPA staff pursuant to a site visit or review of photos submitted by the applicant.
 - C. The permittee shall acknowledge this permit.
4. The permittee understands that this permit is not a conceptual approval of any future projects.
5. To the maximum extent allowable by law, the Permittee agrees to indemnify, defend, and hold harmless TRPA, its Governing Board, its Planning Commission, its agents, and its employees (collectively, TRPA) from and against any and all suits, losses, damages, injuries, liabilities, and claims by any person (a) for any injury (including death) or damage to person or property or (b) to set aside, attack, void, modify, amend, or annul any actions of TRPA. The foregoing indemnity obligation applies, without limitation, to any and all suits, losses, damages, injuries, liabilities, and claims by any person from any cause whatsoever arising out of or in connection with either

directly or indirectly, and in whole or in part (1) the processing, conditioning, issuance, or implementation of this permit; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation, or operation of any improvements, regardless of whether the actions or omissions are alleged to be caused by TRPA or Permittee.

Included within the Permittee's indemnity obligation set forth herein, the Permittee agrees to pay all fees of TRPA's attorneys and all other costs and expenses of defenses as they are incurred, including reimbursement of TRPA as necessary for any and all costs and/or fees incurred by TRPA for actions arising directly or indirectly from issuance or implementation of this permit. TRPA will have the sole and exclusive control (including the right to be represented by attorneys of TRPA's choosing) over the defense of any claims against TRPA and over this settlement, compromise or other disposition. Permittee shall also pay all costs, including attorneys' fees, incurred by TRPA to enforce this indemnification agreement. If any judgment is rendered against TRPA in any action subject to this indemnification, the Permittee shall, at its expense, satisfy and discharge the same.

END OF PERMIT

FOR
REFERENCE



Nevada Division of
STATE LANDS

STATE OF NEVADA
Department of Conservation & Natural Resources
Bradley Crowell, *Director*
Charles C. Donohue, *Administrator*

July 6, 2021

RECEIVED

JUL 07 2021

AGAN CONSULTING
CORPORATION

Kevin M. Agan
Agan Consulting Corporation
P.O. Box 9180
Incline Village, NV 89450

Re: Existing Boat Ramp Removal and Restore Natural Shoreline
Cedar Isle Enterprises, LLC 1182 U.S. Highway 50, Skyland, NV


Dear Kevin Agan,

The Nevada Division of State Lands (NDSL) has reviewed your application and supporting documents for the removal of the existing boat ramp, lakewards of APN 1418-34-301-004 and situated above 6223.0, otherwise known as the Ordinary Low Water Mark (LWM). Pursuant to NRS 321.595, the State of Nevada's jurisdiction over the bed and banks of Lake Tahoe begins at elevation 6223.0

It is understood that access and all work to remove the existing boat ramp will be performed above the LWM and will not require a construction authorization from NDSL. However, should access or any work occur below the LWM, then you are required to obtain a construction authorization from this office, which includes submitting an application and appropriate application fee.

Please feel free to contact Traci Adams with any questions at tadams@lands.nv.gov or 775-684-2734.

Sincerely,


Lucy Wong
Supervisory Land Agent

CEDAR ISLE ENTERPRISES PROPERTY SHORELINE IMPROVEMENT PROJECT DOUGLAS COUNTY APN: 1418-34-301-004

Project Description

Existing Conditions: The subject lakefront estate property is located at 1182 U.S. Highway 50 within the community of Skyland, Nevada. Existing development consists of a large single-family residential building and secondary "carriage house" residence, upland boathouse (with boathoist), boulder breakwater harbor, overhead boat gantry structure, fixed and floating pier structures, concrete boatramp, three (3) permitted/registered mooring buoys, and water intake line located lakeward of it.

Proposed Activity: This shoreline improvement project consists primarily of the following activities along the shoreline of the subject property:

- Removal of the existing concrete boatramp and restoration of the affected area located on the southerly end of the subject shoreline.
- The installation of a new small lakewall to connect the adjacent existing lakewalls to create protective barrier between the lake and upland consistent with the adjacent shoreline features. The area lakeward of this new lakewall will be restored to a natural shoreline setting. The area upland of this new lakewall will be irrigated, landscaped, and revegetated with native trees and vegetation in compliance with current agency provisions.
- Removal of the overhead boat gantry steel frame structure above the pier deck (above the water level only/no lakebed disturbance) located at the northerly end of the subject shoreline. The existing boathoist and related mooring will continue to be located within the upland boathouse.

Conclusion: This proposed activity is expected to reduce visible mass and provide further water quality protection enhancements in this segment of shoreline, which comply with the goals and policies of the respective agencies.

CEDAR ISLE ENTERPRISES PROPERTY SHORELINE IMPROVEMENT PROJECT DOUGLAS COUNTY APN: 1418-34-301-004

Construction Methodology

Construction Season: The proposed construction will occur within the dates and timelines specified by the respective agency authorizations and performance of applicable agency site inspections prior, during, and after construction and employ the following measures:

Environmental Control Measures: The boatramp removal involves a concrete slab from the upland portion of the property. Temporary erosion control fence, fiber roll log, or turbidity curtain will be installed based upon lake levels when it is removed. The overhead boat gantry removal is proposed to be performed from a barge located adjacent to the pier structure to remain. The portion of the boat gantry to be removed is above the pier deck and lake level with no pile driving proposed. Consequently, little to no lakebed disturbance is expected with this activity. If the unexpected suspension of lakebed sediment or other construction material is discharged into the water column or onto the shoreline during the proposed removal activity the appropriate erosion control measures will be installed and removed upon acquiring the respective agency representative's authorization after the proposed construction activity is fully completed.

Boatramp Access/Equipment: Access from land for the removal activity will be from the upland property via the paved driveway to the existing boatramp footprint. This work area will be confined with appropriate erosion control measures, (i.e. temporary fences, fiber roll logs, turbidity curtains based upon lake levels). No vehicular traffic and/or storage of material shall occur on the shoreline. The equipment to be used for concrete slab removal will be performed by conventional small excavation equipment (backhoe, etc.) and hand tools located on or within the boatramp footprint to lift and dispose of the concrete slabs and remnants to a dumpster(s) located on the existing paved driveway/parking area. This concrete material will then be transported to an agency-approved sanitary landfill site for disposal.

Cedar Isle Enterprises Boatramp & Boat Gantry Removal Construction Methodology (Continued)

Page 2

Boat Gantry Access/Equipment: Access to the boat gantry area will be primarily from the lake via agency-approved marine equipment (rubber-tired amphibious barge with crane, etc.) that will be located adjacent to the existing pier structure. No vehicular traffic and/or storage of construction material shall occur on the shoreline. The steel frame of the overhead boat gantry structure will be cut with saws and/or torches, placed on the barge and transported to a dumpster, recycle center, and/or sanitary landfill site for proper disposal or recycling. This removal activity is expected to be clean and accomplished swiftly.

Spill Prevention: As referenced earlier, a turbidity curtain or other acceptable containment system will be placed surrounding the boatramp work areas. No containers of fuel, paint, stain, or other hazardous materials may be stored on the shoreline or pier structure. If necessary, a floating fine mesh, tarps and/or small boats will be placed underneath the pier structure to prevent any equipment, tools, or other materials discharging into the lake or onto the shoreline during the boat gantry removal activity. All construction waste will be collected and disposed of at the nearest approved dumpster or sanitary landfill site. The catchment and confinement systems, if employed, will be removed upon completion of the removal activity. A spill response kit will be located onsite at all times during the removal activity.

Advisory: A major spill is not anticipated from the proposed removal activities. If a major spill occurs, every effort will be made by the trained on-site construction personnel to stop and mitigate the spill. Additionally, the emergency care providers (i.e. Nevada Division of Environmental Protection, Tahoe Regional Planning Agency Compliance Division, Tahoe-Douglas Protection District, etc.) will be called immediately.

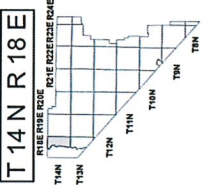
Site Restoration: Any unexpected boulders, cobbles, or other lakebed and shoreline characteristics or materials that are significantly changed or moved from their original location from actions caused from this removal activity shall be restored by returning the disturbed or modified site conditions to a more natural state. This restoration component of the project, if required, is with the objective of restoring the affected or disturbed lakebed areas to an enhanced and natural setting that have been affected.



Map Legend

- Parcel Boundary
- Subdivision Boundary
- Town Boundary
- Township/Range/Section
- Approximate River Center Line
- Easements - See Recorded Documents
- Open Space/Conservation Easements

- Parcel Number
- Parcel Sub/Seq Number
- Parcel Acreage
- Parcel Block Number
- Parcel Lot Number
- Parcel Address



SEC. 34

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

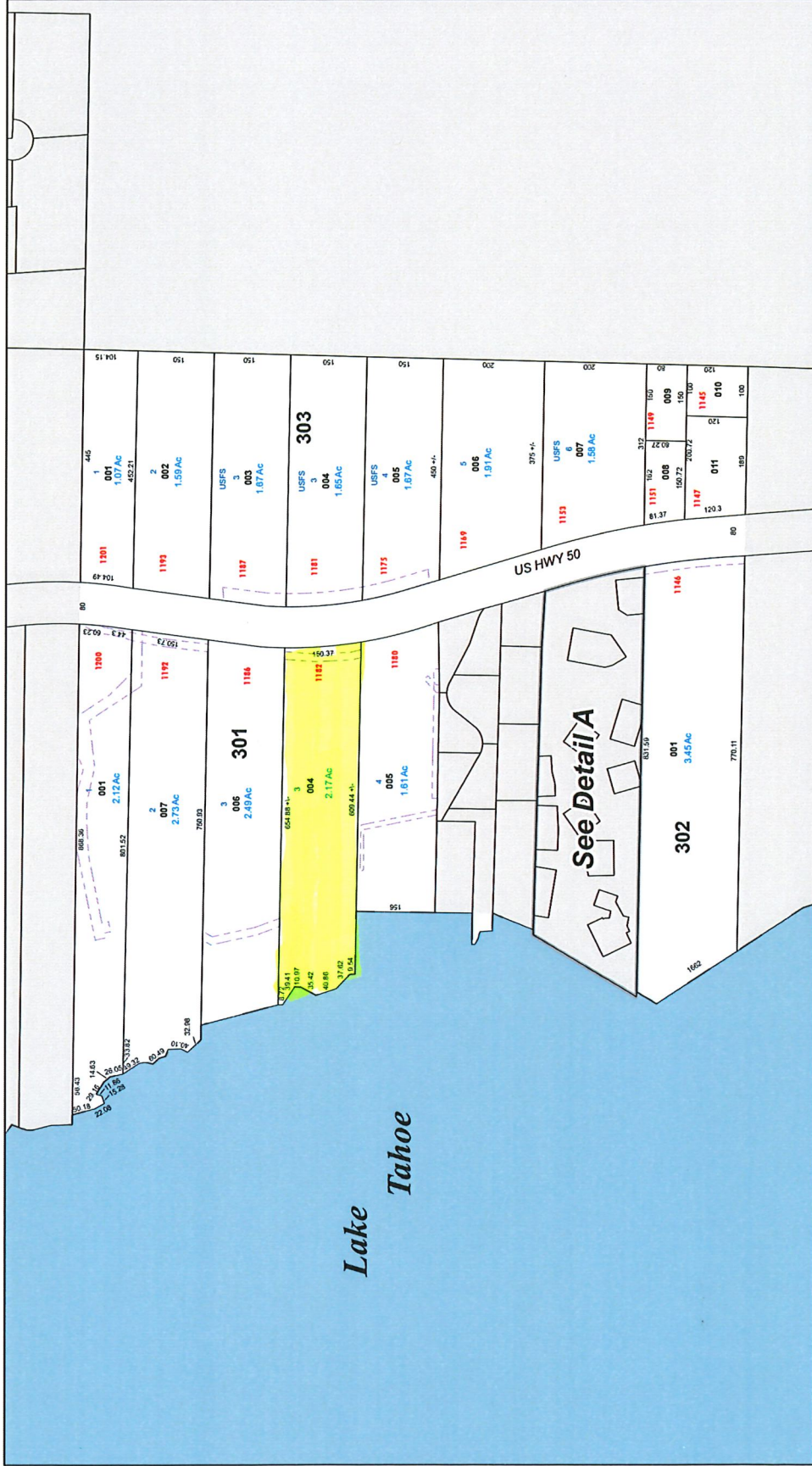
N 1/2 SW 1/4

1	5
2	6
3	7
4	8

1418-34-3



SCALE: 1200
REVISED: 12/17/2024



NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



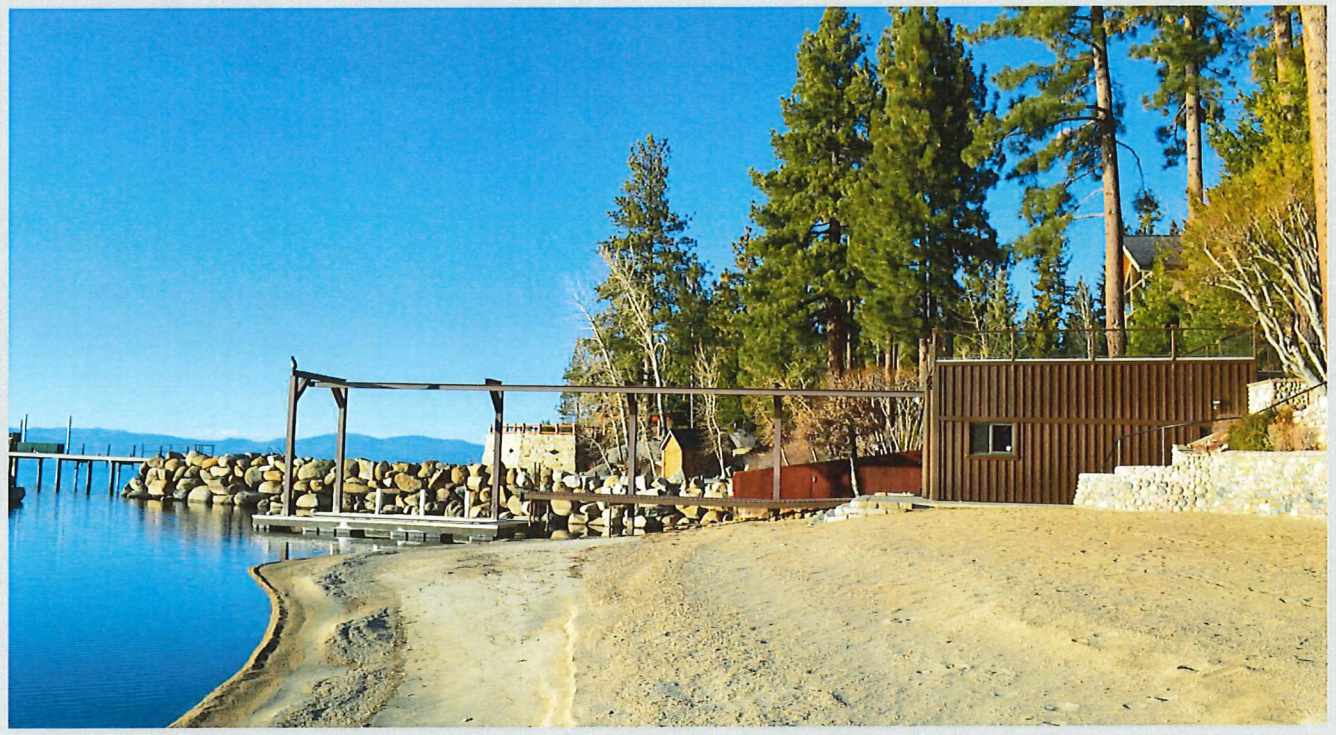
VIEWING BREAKWATER AND FLOATING DOCK



VIEWING BOATRAMP FROM SHORELINE

EXISTING SITE CONDITIONS

CEDAR ISLE ENTERPRISES



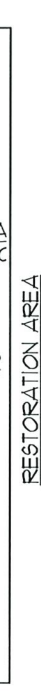
VIEWING PIER AND BOATHOUSE FACILITIES



VIEWING PIER, BOATSLIP, AND BOATHOUSE

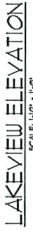
EXISTING SITE CONDITIONS

CEDAR ISLE ENTERPRISES



RESTORATION AREA
SCALE 1" = 20'

RESTORATION AREA



SCENIC MITIGATION SUMMARY	
TRPA SCENIC CHARACTER TYPE	VT
SCENIC CHARACTER TYPE	13
SCENIC MITIGATION RATIO	
SHORELINE VARIABLE MASS	
EXISTING	236
SINGLE AREA PIER WITH BOAT GANTRY	*
CONCRETE BOATRAIMP (ABOVE PUI)	10
CONCRETE BOATRAIMP (BELOW PUI)	300
BOLDER BOATRAIMERS	10555
PROPOSED	
SINGLE AREA PIER (BOAT GANTRY REMOVED)	119
CONCRETE BOATRAIMP BELOW PUI	0
BOLDER BOATRAIMERS	10555
SHORELINE VARIABLE MASS CHANGE	-835
UP/IN VARIABLE MASS	
NEW MASONRY STONE WALL	400
CONCRETE BOATRAIMP ABOVE PUI (REMOVED)	-10
UP/IN VARIABLE MASS CHANGE	-300
PROJECT AREA ABNORM	
NET PROJECT AREA VARIABLE MASS CHANGE	-53
TRPA CODE COMPLIANCE IMPACT	
VARIABLE MASS THRESHOLD (ANGLE AREA PIER)	TOTAL 96
MEETS VARIABLE MASS THRESHOLD	YES
VT = VASALLY MODIFIED	220

A.P.N. 1418-34-301-004



SHAWNYNE GARREN, RECORDER

E03

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Alan R. Wechsler, Esq.
940 Southwood Blvd, Suite 102
Incline Village, NV 89452

MAIL TAX STATEMENTS TO:

Cedar Isle Enterprises, LLC
P.O. Box 860
Zephyr Cove, NV 89448

FOR
REFERENCE

The undersigned declares RPTT is \$0.00
EXEMPT NRS 375.090(3)

A transfer of title recognizing the true status of ownership of the real property,
including, without limitation, a transfer by an instrument in writing pursuant to the
terms of a land sale installment contract previously recorded and upon which the
taxes imposed by this chapter have been paid.

CORRECTIVE QUITCLAIM DEED

WHEREAS, for no consideration,

Cedar Isle Enterprises, LLC, a Nevada limited liability company (the "Grantor")

does hereby remise, release, and forever quitclaim to itself,

Cedar Isle Enterprises, LLC, a Nevada limited liability company (the "Grantee")

the property located in Glenbrook, County of Douglas, State of Nevada, commonly
known as 1182 Hwy 50, and described in a new legal description (**Exhibits "1" and
"2", collectively**) which is attached hereto and made a part hereof as if fully set forth
herein (the "**Property**")

to more clearly describe the Property boundaries down to the low water mark of Lake
Tahoe, as established by the State of Nevada's relinquishment of lands above
elevation 6,223 feet, Lake Tahoe Datum, pursuant to NRS 321.595.

[signature on next page]

JHN II [Corrective Quitclaim Deed, Continued]

October

Dated as of: ~~September~~ 2, 2024

Grantor:

Cedar Isle Enterprises, LLC,
a Nevada Limited Liability Company

By: James Hilliard Nunnally II
James Hilliard Nunnally II
Its: Manager

Notarization and Acknowledgement

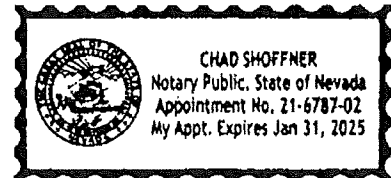
STATE OF NEVADA }
 } s.s.
COUNTY OF DOUGLAS }

CS On ^{October} ~~September~~ 2, 2024, before me, Chad Shoffner, a notary public, personally appeared James Hilliard Nunnally II, personally known to me (or proved to me on the satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

Print Name Chad Shoffner, Notary Public



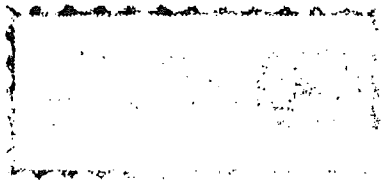


EXHIBIT "1"

February 6, 2024
23220

DESCRIPTION

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 34, Township 14 North, Range 18 East, M.D.M, being Parcel No. 1 per that Grant Deed filed for record on December 20, 2019 as Document Number 2019-940001, together with all that land lying between said Parcel No. 1 and the Low-Water Line of Lake Tahoe, elevation 6223.0' Lake Tahoe datum, being more particularly described as follows:

Beginning at a Point being the Southeast corner of said Parcel No. 1, said Point being on the Westerly right-of-way line of U.S. Highway 50,

thence leaving said Westerly right-of-way line of U.S. Highway 50 along the Southerly Property Line of said Parcel No. 1 and extending Westerly to said Low-water line of Lake Tahoe North $89^{\circ}53'$ West 609.44 feet more or less;

thence along said Low-Water Line the following seven(7) courses:

1. North $00^{\circ}13'25''$ East 9.54 feet;
2. North $43^{\circ}53'54''$ West 37.62 feet;
3. North $15^{\circ}51'41''$ West 40.86 feet;
4. North $27^{\circ}22'43''$ East 35.42 feet;
5. North $03^{\circ}42'39''$ East 10.97 feet;
6. North $54^{\circ}13'34''$ West 39.41 feet;
7. North $00^{\circ}07'00''$ East 8.72 feet to a point lying on a westerly extension of the Northerly Property Line of said Parcel No. 1;

thence leaving said Low-Water Line along said extension of the Northerly Property Line of said Parcel No. 1 and continuing along said Northerly Property Line of said Parcel No. 1 South $89^{\circ}53'$ East 654.88 feet, more or less to said Westerly right-of-way line of U.S. Highway 50;

thence along said Westerly right-of-way line of U.S. Highway 50 on a non-tangent curve concave to the east, having a radius of 840.00 feet, a central angle of $10^{\circ}15'23''$ and an arc length of 150.37 feet, the chord of said curve bears South $02^{\circ}33'57''$ East 150.16 feet to the Point of Beginning.

Containing 2.172 acres, more or less.

Note: Refer this description to your title company
before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying, P.O. Box 5067,
Stateline, NV 89449

