

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip: 89451		Incline Village Zip: 89451	
Phone: 775-737-3316 Fax:		Phone: 775-831-8001 Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: 775-831-8001 Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Review Permit Application

Supplemental Information

(All required information may be separately attached)

1. Describe the type of development that is proposed (e.g. accessory dwelling unit, accessory structure, etc.)

2. If this proposed administrative review permit application is for an accessory dwelling or structure, what is the square footage of the proposed building? If the building is a manufactured or modular home, also list the age and size of the unit.

3. How are you planning to integrate the proposed building to provide architectural compatibility with the subject property and neighborhood?

5. How many off-street parking spaces are available? Parking spaces must be shown on site plan. Will any new roadway, driveway, or access improvements be required?

6. What will you do to minimize any potential negative impacts (e.g. increased lighting, removal of existing vegetation, etc.) your project may have on adjacent properties?

7. If your project falls under WCC 110.220.60 Sitting on Corner and Sloped Lots, address how the project meets the requirements of WCC 110.220.60(a)(1-6).

8. Is the proposed building intended to be used for a business or as a short term rental (STR)? If so, have you obtained a business license or STR permit?

9. Is the subject property part of an active Home Owners Association (HOA) or Architectural Control Committee?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please list the HOA name.
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10. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit a detached accessory dwelling on your property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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11. Only one accessory dwelling unit, whether attached or detached, is allowed per parcel. Is there a guest apartment, mother-in-law unit, next-gen addition with kitchen or any other type of secondary dwelling on the subject property?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please provide information on the secondary unit.
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12. List who the service providers are for the main dwelling and accessory dwelling:

	Main Dwelling	Accessory Dwelling
Sewer Service		
Electrical Service		
Solid Waste Disposal Service		
Water Service		

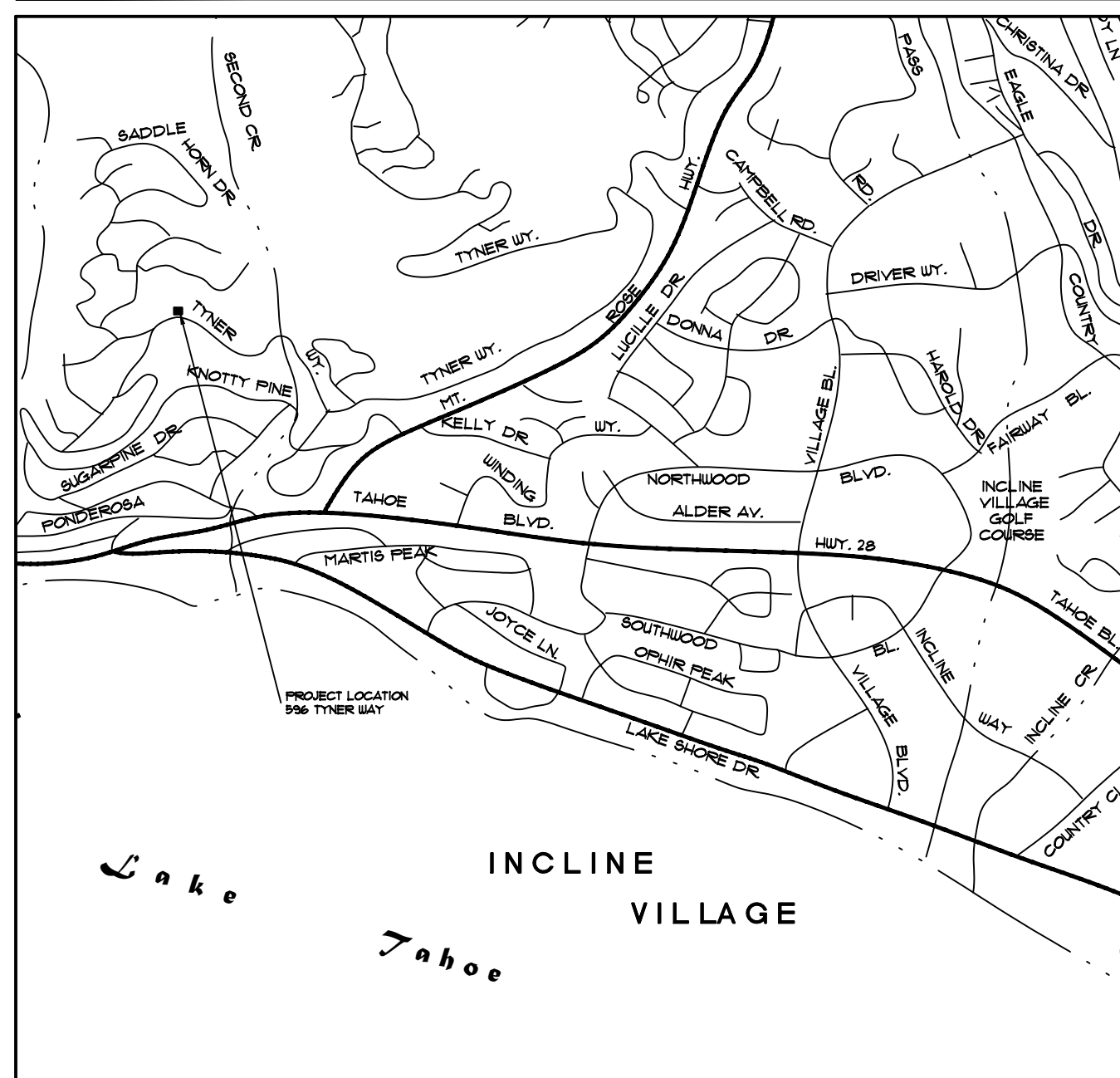
ALPINE HAVEN AT TYNER WAY

596 TYNER WAY INCLINE VILLAGE WASHOE COUNTY NEVADA APN:125-511-10

CUSTOM RESIDENCE FOR WHISPER HOMES, LLC



VICINITY MAP



PROJECT SUMMARY

DESIGN CRITERIA:
 CLASS: SINGLE FAMILY RESIDENCE (R3)
 THREE STORY WOOD FRAMED BUILDING W/ ATTACHED 3 CAR GARAGE
 (W11 RATED IRI)

PROJECT DESCRIPTION:
 PROJECT PROPOSES TO DEMOLISH EXISTING RESIDENCE AND
 CONSTRUCT NEW SINGLE FAMILY DWELLING CONSISTING OF 4
 BEDROOMS AND 4 AND 1 BATHROOMS WITH ATTACHED 3 CAR
 GARAGE. PROJECT INCLUDES THE CONSTRUCTION OF 3 DECKS
 AND 2 PATIOS.

(SQUARE FOOTAGE)

LOWER LEVEL	411 SF
MID LEVEL	1920 SF
UPPER LEVEL	1562 SF
GARAGE 4 MECH.	849 SF
TOTAL	4,723 SF
DECKS/PATIOS UNCOVERED	541 SF
DECKS/PATIOS COVERED	591 SF
TOTAL	1,132 SF



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 SUITE 3
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NOTES:

THIS PROJECT IS DESIGNED UNDER THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND THE 2018 IRC ALONG WITH THE 2018 WILDLAND URBAN INTERFACE CODE (WUIC) WITH AMENDMENTS IN NLTFFD RESOLUTIONS 18-1 AND 18-2.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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STRUCTURAL ENGINEER:

STRUCTURED ENGINEERING, LLC
 JEFF HARREL, P.E., PRINCIPAL
 912 JENNIFER STREET
 INCLINE VILLAGE, NEVADA
 775-813-4919

OWNER:

WHISPER HOMES, LLC
 110 MAY'S BLVD # 5101
 INCLINE VILLAGE, NV 89451
 XXXX-XXXX-XXXX

SHEET INDEX

JUNE 21 2024

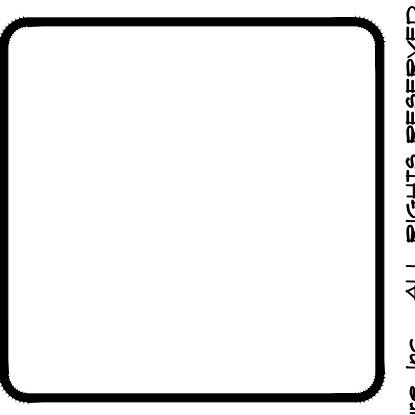
T1	TITLE SHEET
C1a	EXISTING SITE PLAN
C1b	PROPOSED SITE PLAN
C11	PROPOSED BMP + GRADING PLAN
A1a	LOWER LEVEL FLOOR PLAN
A2a	MID LEVEL FLOOR PLAN
A3a	UPPER LEVEL FLOOR PLAN
A5a	NEW ELEVATIONS
A5b	NEW ELEVATIONS

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EXISTING SITE PLAN
 SCALE: 1/16" = 1'-0"

COVERAGE CALCULATIONS					
AREA OF LOT	45,218 SF / 1.028 ACRES				
LAND CAPABILITY	CLASS 1a/1b/3/4				
ALLOWABLE COVERAGE					
	CLASS 1a	CLASS 1b	CLASS 3	CLASS 4	TOTAL
AREA OF LOT	15,232 SF	169 SF	12,273 SF	13,544 SF	45,218 SF
ALLOWABLE COVERAGE	192 SF /1%	2 SF /1%	614 SF /5%	2,709 SF /20%	3,517 SF
EXISTING COVERAGE - VERIFIED					
HOUSE	0 SF.	0 SF.	0 SF.	1,168 SF.	1,168 SF.
GARAGE	0 SF.	0 SF.	0 SF.	502 SF.	502 SF.
ASPHALT DRIVEWAY	0 SF.	0 SF.	0 SF.	648 SF.	648 SF.
STAIRS INCLUDING TRPA REDUCTION	0 SF.	0 SF.	0 SF.	21 SF.	21 SF.
CONCRETE PADS	0 SF.	0 SF.	0 SF.	35 SF.	35 SF.
TOTAL	0 SF.	0 SF.	0 SF.	2,374 SF.	2,374 SF.
OFFSITE COVERAGE	0 SF.	0 SF.	0 SF.	228 SF.	228 SF.



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TITLE: EXISTING SITE PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
 596 TYNER WAY, INCLINE VILLAGE, NV, 89451
 LOT 17, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
 APN: 125-511-10

REVISIONS

FILE: 596 TYNER

DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET:
C1.e
 OF 11 SHEETS

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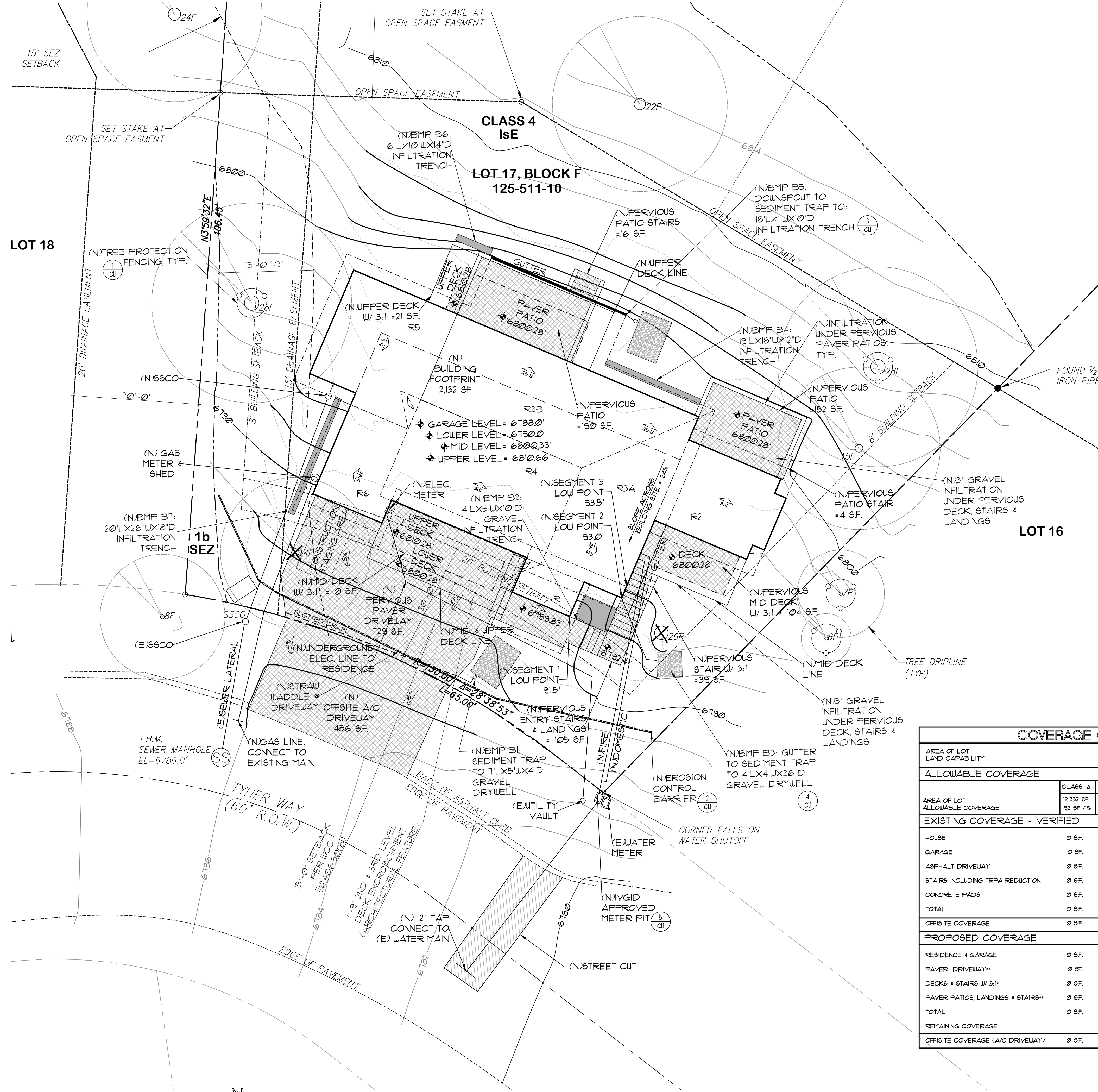
SITE NOTES

- CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-221-2600) PRIOR TO ANY DIGGING.
- TOPOGRAPHICAL INFORMATION IS BASED ON TRPA APPROVED SITE INSPECTION AND LETTER DATED 01/24/24 BY UEBB LAND SURVEYING, INC. 9124-09/1/23
- ALL BARREN AND DISTURBED AREAS TO BE VEGETATED PER TRPA/BMP STANDARDS.
- ALL SLOPES GREATER THAN 2:1 ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH EITHER ROCK PROTECTION OR VEGETATION.
- REMOVE TREES AS INDICATED. REMOVE DEAD TREES & BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE RECOMMENDATIONS.
- CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITHIN THE REQUIRED SETBACKS PER SITE PLAN.
- CONTRACTOR TO VERIFY LOCATIONS & CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH & IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES.
- ALL IMPROVEMENTS WITHIN WASHOE CO. RIGHT OF WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
- AN ENCROACHMENT, STREET CUT AND EXCAVATION PERMIT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO STARTING WORK WITHIN COUNTY RIGHT-OF-WAY. A REVOCABLE ENCROACHMENT PERMIT IS REQUIRED FOR ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.
- FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE @ 5% MIN FOR 10' TYPICAL.
- BMP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT "BMP AREAS".
- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSTALLED OR REPLACED.
- TEMPORARY AND PERMANENT BMPs MAY BE FIELD FIT BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.
- EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT FEASIBLE. THE SITE SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPS AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.
- ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRPA PRIOR TO USE ON PROJECT.
- CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.
- SHOULD ANY CAIRN OR GRAVE OF A NATIVE AMERICAN BE DISCOVERED DURING SITE DEVELOPMENT, WORK SHALL TEMPORARILY BE HALTED AT THE SPECIFIC SITE AND THE SHERIFF'S OFFICE AS WELL AS THE STATE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SHALL BE IMMEDIATELY NOTIFIED PER NRS 383.120.
- CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7AM TO 7PM, MONDAY THROUGH SATURDAY ONLY. ANY CONSTRUCTION MACHINERY ACTIVITY OR ANY NOISE ASSOCIATED WITH THE CONSTRUCTION ACTIVITY ARE ALSO LIMITED TO THESE HOURS.
- ALL PROPERTIES, REGARDLESS OF IF THEY ARE LOCATED WITHIN OR OUTSIDE A FEMA DESIGNATED FLOOD ZONE, MAY BE SUBJECT TO FLOODING. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL DRAINAGE EASEMENTS AND NATURAL DRAINAGES AND NOT PERFORM OR ALLOW UNPERMITTED AND UNAPPROVED MODIFICATIONS TO THE PROPERTY THAT MAY HAVE DETRIMENTAL IMPACTS TO SURROUNDING PROPERTIES.

FIRE NOTES

- INSTALL AN NFPA/R FIRE SPRINKLER SYSTEM PER NLTFFD AND 2018 IBC 6021. FIRE RISER SHALL BE LOCATED IN THE MECH. ROOM ON LOWER LEVEL AT THE FRONT-RIGHT CORNER.
- INSTALL NLTFFD APPROVED KNOX BOX LOCATED ADJACENT TO ENTRY. KNOX BOX LOCATED AT THE RIGHT OF GARAGE DOOR BETWEEN THE GARAGES AND ENTRY AREA.
- PROVIDE 6" MIN TALL STREET ADDRESS NUMBERS CLEARLY VISIBLE, CONTRASTING FROM THE TRAVELED WAY.
- A HOT WORK OPERATIONS PERMIT IS REQUIRED WHEN OPERATIONS INCLUDE CUTTING, WELDING, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPES, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTFFD.
- ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2018 INTERNATIONAL WILDLAND URBAN INTERFACE CODE (IUIUC) WITH AMENDMENTS IN NLTFFD RESOLUTIONS 18-1 AND 18-2. A DEFENSIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE FOR SAFE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECT PRIOR TO PERMIT CLOSOUT. DEFENSIBLE SIGN OFF REQUIRED. CONTACT RYAN DOMINGUEZ, FIRE PREVENTION SPECIALIST, EMAIL: RDOMINGUEZ@NLTFFD.NET, OFFICE: 715.833.8150 CELL: 715.843.5662.
- THIS SITE SPECIFIC DATA INDICATES THE FIRE CATEGORY AS EXTREME WITH CONFORMING WATER, WHICH PLACES THIS PROPERTY IN A WUI IGNITION-RESISTANT CONSTRUCTION TYPE IRI CLASS DEPENDANT ON DEFENSIBLE SPACE DETERMINATION BY THE NLTFFD. CLASS I IGNITION-RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 5042 THROUGH 5044.

SEPARATE PERMIT REQUIRED FOR FIRE SPRINKLER SYSTEM. PERMIT WILL BE DEFERRED.



DEFENSIBLE SPACE NOTES

- ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
- ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN FEET (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACCOMPLISH THIS CLIMBING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6 BELOW.
- ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN WOULD BE LEFT AFTER CLIMBING, THE TREE SHOULD BE REMOVED.
- ALL BRUSH, TREES, AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.
- WITHIN FIVE FEET (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.
- WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, TREE CANOPIES WILL BE SPACED AT LEAST 10 FEET (10') APART. IF TREES ARE GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE HUNDRED-FOOT (100') ZONE, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
- WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE, BRUSH FIELDS MUST BE SPACED HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 100-SQUARE FEET (100') IN AREA AND THREE (3') IN HEIGHT.

FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS:

TREES	SLOPE	SPACING
	0 - 20%	10 FEET BETWEEN EDGES OF CROWNS
	20 - 40%	20 FEET BETWEEN EDGES OF CROWNS
	40% ABY	30 FEET BETWEEN EDGES OF CROWNS
BRUSH	0 - 20%	2 TIMES THE HEIGHT OF RESIDUAL BRUSH
	20 - 40%	4 TIMES THE HEIGHT OF RESIDUAL BRUSH
	40% ABY	6 TIMES THE HEIGHT OF RESIDUAL BRUSH

COVERAGE CALCULATIONS

AREA OF LOT LAND CAPABILITY	45,218 SF / 1.0238 ACRES			
ALLOWABLE COVERAGE	CLASS 1a/1b/3/4			
AREA OF LOT ALLOWABLE COVERAGE	CLASS 1a	CLASS 1b	CLASS 3	CLASS 4
	19,232 SF	169 SF	12,213 SF	19,844 SF
	192 SF / 7%	2 SF / 1%	614 SF / 5%	2,109 SF / 20%
TOTAL	45,218 SF			
EXISTING COVERAGE - VERIFIED				
HOUSE	0 SF.	0 SF.	0 SF.	1,168 SF.
GARAGE	0 SF.	0 SF.	0 SF.	502 SF.
ASPHALT DRIVEWAY	0 SF.	0 SF.	0 SF.	648 SF.
STAIRS INCLUDING TRPA REDUCTION	0 SF.	0 SF.	0 SF.	21 SF.
CONCRETE PADS	0 SF.	0 SF.	0 SF.	35 SF.
TOTAL	0 SF.	0 SF.	0 SF.	2,374 SF.
OFFSITE COVERAGE	0 SF.	0 SF.	0 SF.	228 SF.
PROPOSED COVERAGE	**EXEMPTIONS			
RESIDENCE & GARAGE	0 SF.	0 SF.	0 SF.	2,132 SF.
PAVER DRIVEWAY**	0 SF.	0 SF.	0 SF.	180** SF.
DECKS & STAIRS W/ 3:1	0 SF.	0 SF.	0 SF.	143** SF.
PAVER PATIOS, LANDINGS & STAIRS**	0 SF.	0 SF.	0 SF.	475 SF.
TOTAL	0 SF.	0 SF.	0 SF.	3,258 SF.
REMAINING COVERAGE	0 SF.	0 SF.	0 SF.	459 SF.
OFFSITE COVERAGE (A/C DRIVEWAY)	0 SF.	0 SF.	0 SF.	456 SF.

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785 SOUTHWEST BLVD SUITE 3
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TITLE: PROPOSED SITE PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
596 TYNER WAY, INCLINE VILLAGE, NV, 89451
LOT 17, BLOCK F, WASHOE NEVADA
APN: 125-511-10

REVISIONS

NO.	DATE	DESCRIPTION

FILE: 596 TYNER

DATE: 06/03/24

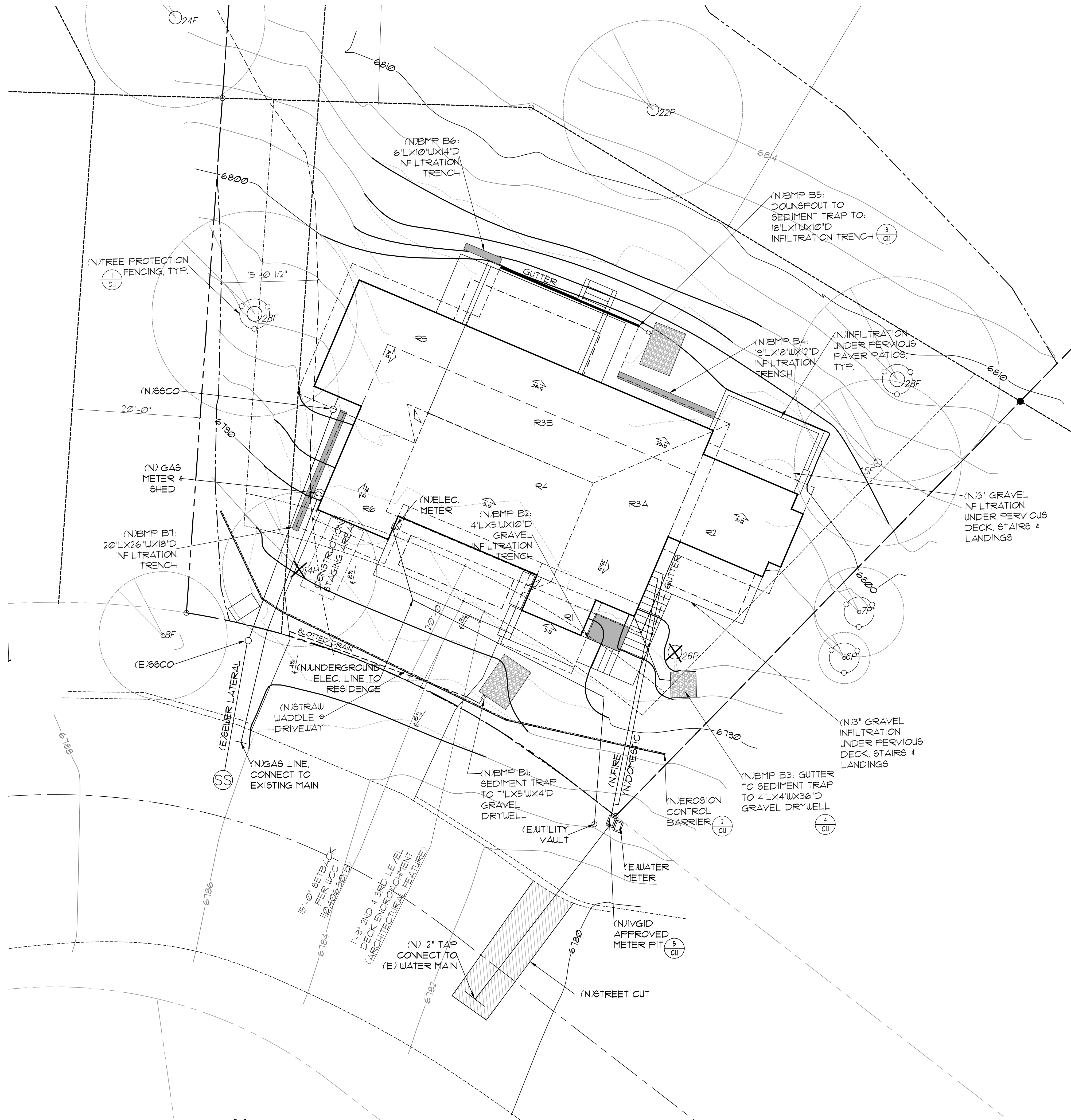
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PROPOSED BMP & GRADING PLAN
 SCALE: 1/8" = 1'-0"

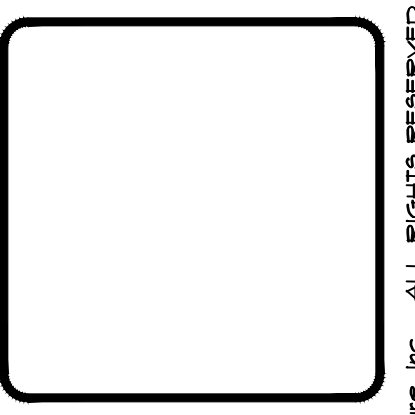
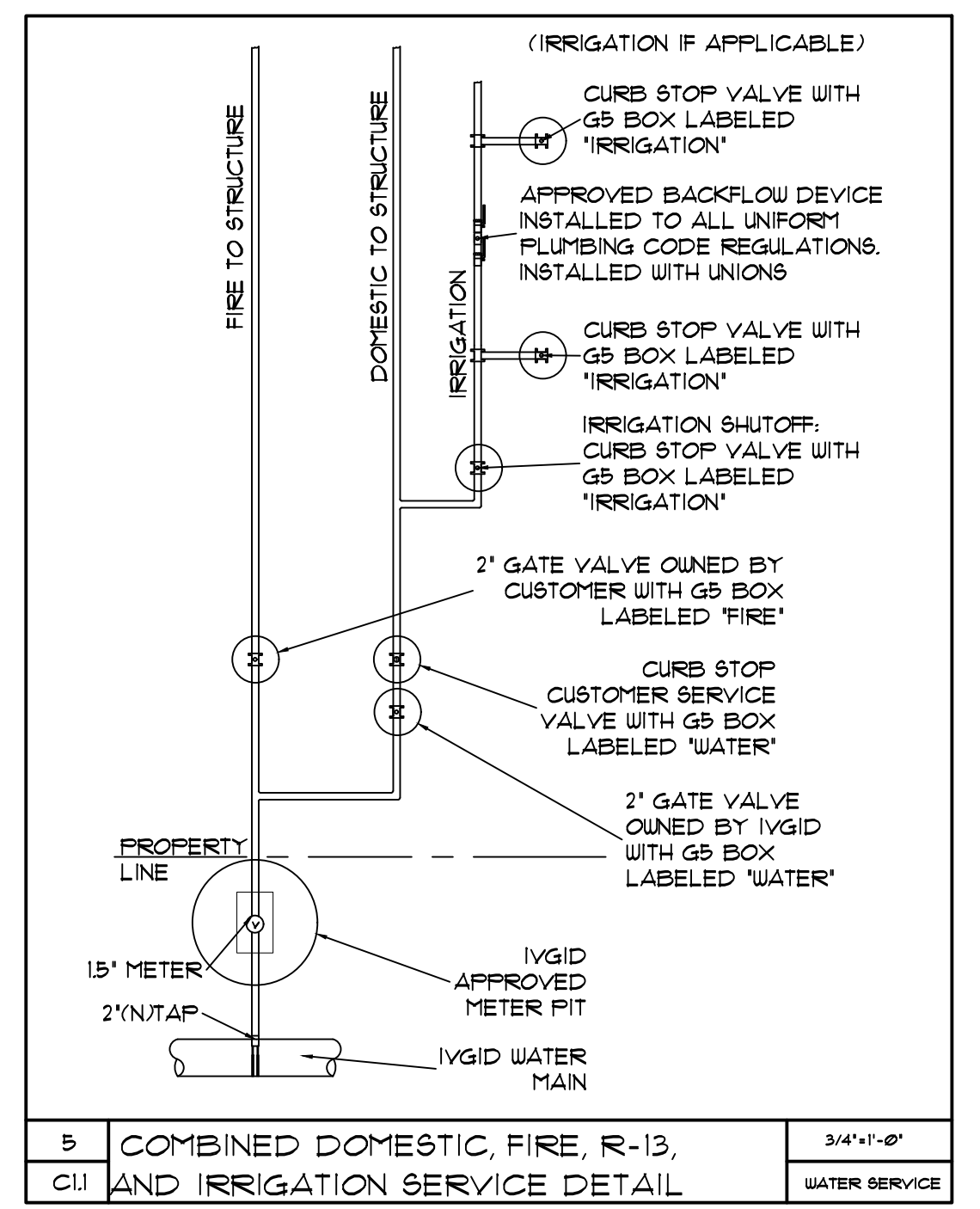
NOTES:

1. PROVIDE PROTECTION FENCING AROUND ENTIRE PROJECT AREA WITHIN 12' OF STRUCTURE & INTERIOR TREE STANDS.
2. TREES IMMEDIATELY LOCATED ADJACENT TO CONSTRUCTION SHALL BE PROTECTED WITH A 2X4 WIRE WRAP FROM BASE OF TREE TO 80' ABOVE GRADE.
3. REMOVE TREES AS INDICATED. REMOVE DEAD TREES AND BRANCHES PER THE FOREST MANAGEMENT.

1 C.I.I	TREE PROTECTION FENCING	NTS TREE FENCING	2 C.I.I	EROSION CONTROL BARRIER	1 1/2" = 1'-0" TRPA001
3 C.I.I	INFILTRATION TRENCH @ DRIPLINE	1 1/2" = 1'-0" TRPA002	4 C.I.I	TYPICAL DRYWELL	1 1/2" = 1'-0" TRPA003

NOTE: INSTALL LEVEL OR W/CATCH DAMS @ 10 FT O.C. AND PROVIDE 18"SQ X 36" DP GRAVEL DRYWELL AT DAMS

NOTE: PROVIDE SEDIMENT TRAP AT DRYWELLS WHICH INFILTRATE SLOTTED DRAINS, GUTTER DOWNSPOUTS, DRAIN PIPES



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TITLE: PROPOSED BMP & GRADING PLAN
 CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
 596 TYNER WAY, INCLINE VILLAGE NV, 89451
 LOT 11, BLOCK 4, WASHOE NEVADA
 APN: 025-51-11-02

REVISIONS

FILE: 596 TYNER

DATE: 06/03/24

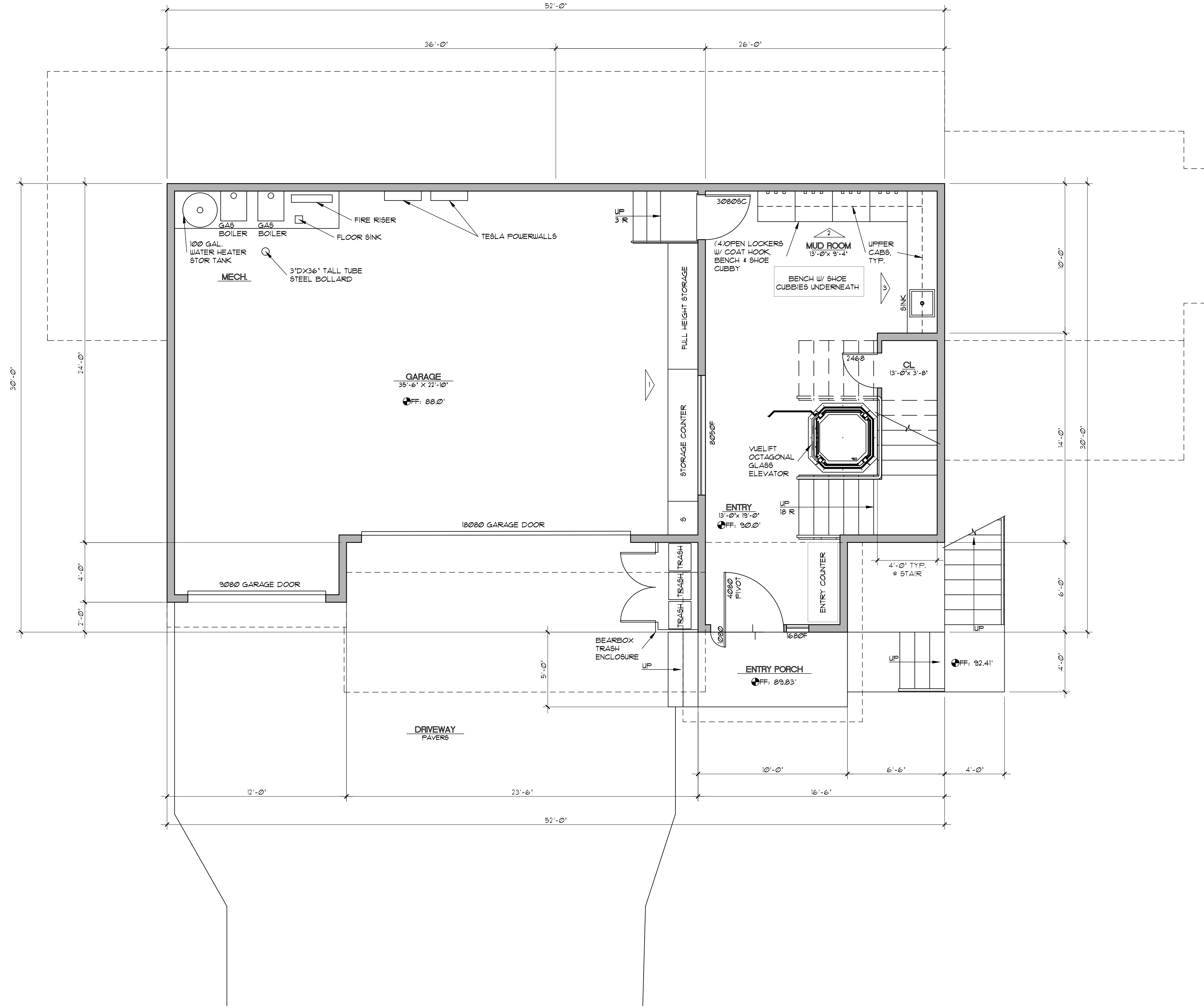
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LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1' - 0"

TITLE: LOWER LEVEL FLOOR PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
 896 TYNER WAY, INCLINE VILLAGE NV, 89451
 LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
 APN: 025-511-10

REVISIONS

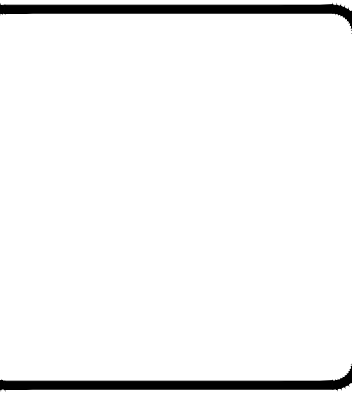
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DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

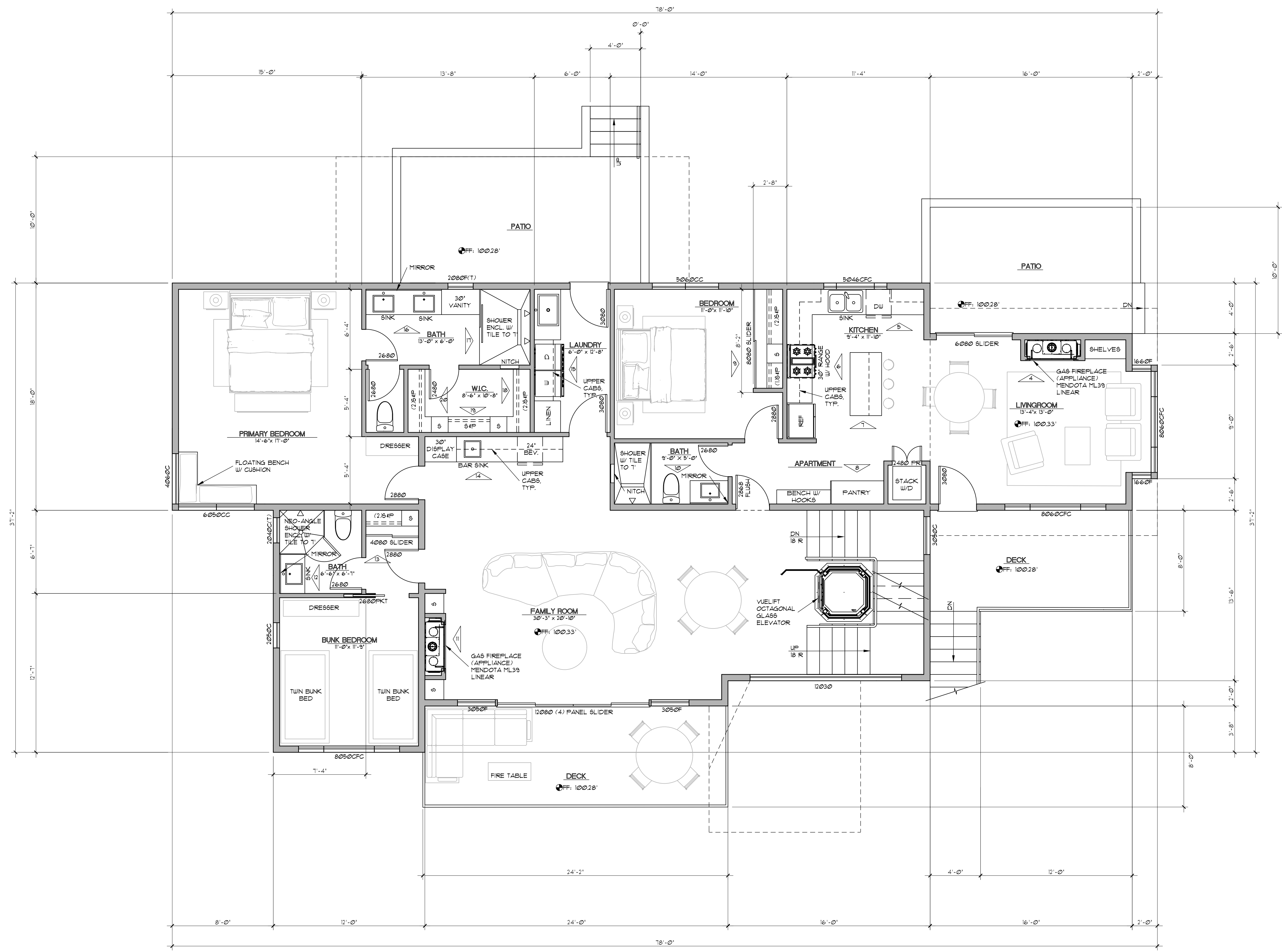
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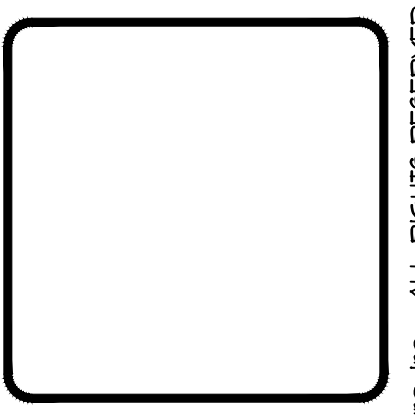
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 SUITE 3
 P.O. BOX 6997
 INCLINE VILLAGE, NV 89451
 VOICE: (775-831-8001)

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MID LEVEL FLOOR PLAN
 SCALE: 1/4" = 1' - 0"



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 SUITE 3
 P.O. BOX 6997
 INCLINE VILLAGE, NV 89451
 VOICE (775-831-8001)

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TITLE: MID LEVEL FLOOR PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
 596 TYNER WAY INCLINE VILLAGE NV 89451
 LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
 APN: 025-511-10

REVISIONS	

FILE: 596 TYNER

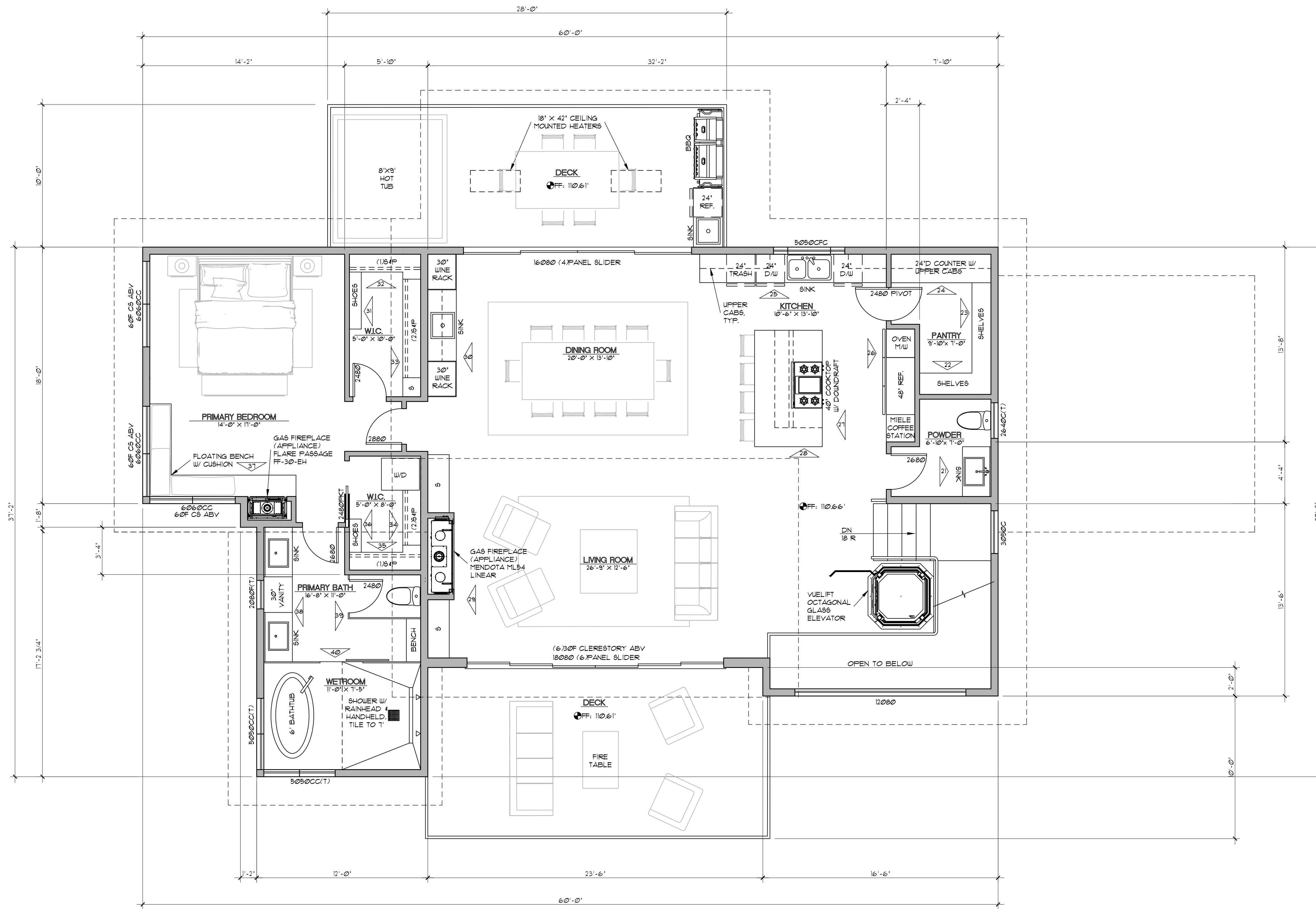
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SCALE: AS NOTED

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A2.0

OF 11 SHEETS



UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1' - 0"

TITLE: UPPER LEVEL FLOOR PLAN

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
 596 TYNER WAY, INCLINE VILLAGE NV, 89451
 LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
 APN: 025-511-10

NO.	REVISIONS

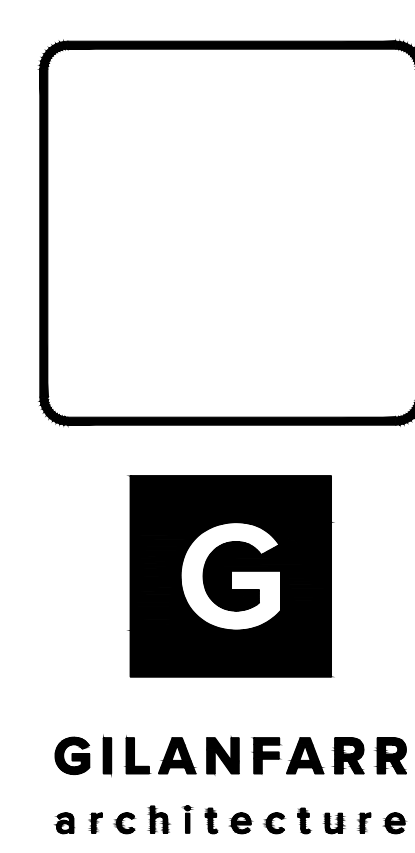
FILE: 596 TYNER

DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET:
A3.0
 OF 11 SHEETS



GILANFARR
 architecture

785 SOUTHWOOD BLVD
 SUITE 3
 P.O. BOX 6997
 INCLINE VILLAGE, NV 89451
 VOICE: (775-831-8001)

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TRPA EXTERIOR NOTES

COLOR: THE COLOR OF THIS STRUCTURE INCLUDING ANY FENCES ON THE PROPERTY SHALL BE COMPATIBLE WITH THE SURROUNDINGS.

SUBDUED COLORS: IN THE EARTHTONE AND WOODTONE RANGE SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NONE-GLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.

FENCES: WOOD FENCES SHALL BE USED WHEREVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.

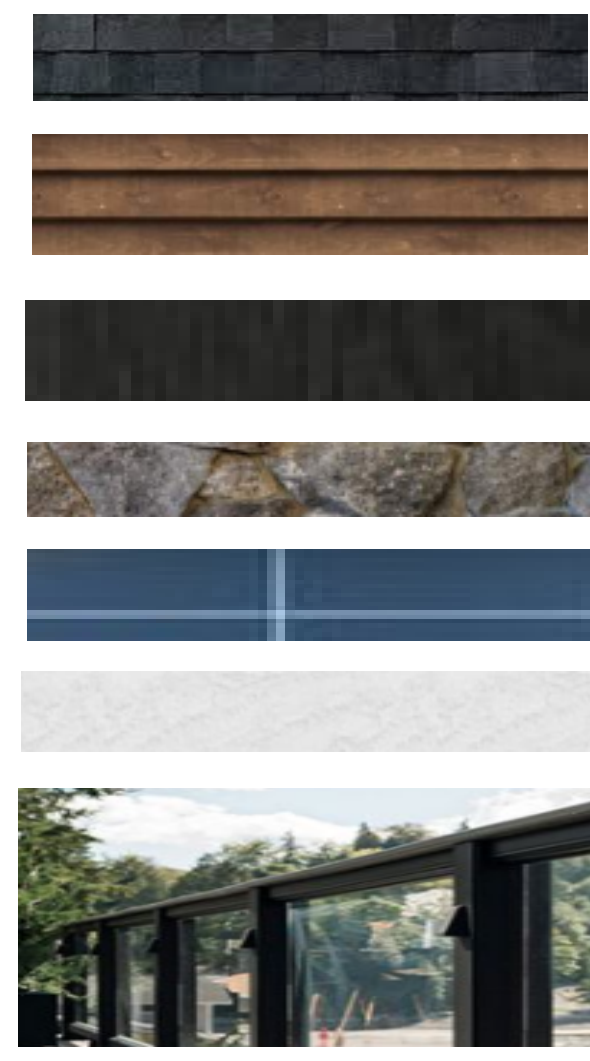
EXTERIOR LIGHTING: ALL EXTERIOR LIGHTING SHALL BE CONSISTENT WITH TRPA CODE OF ORDINANCES, SECTION 36.8. EXTERIOR LIGHTING STANDARDS, SPECIFICALLY, ALL EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD SO AS TO NOT PRODUCE OBTRUSIVE GLARE ONTO ADJOINING PROPERTIES. ILLUMINATION FOR AESTHETIC OR DRAMATIC PURPOSES OF ANY BUILDING OR SURROUNDING LANDSCAPE UTILIZING EXTERIOR LIGHT FIXTURES PROJECTED ABOVE THE ABOVE THE HORIZONTAL IS PROHIBITED.



SOUTH ELEVATION

SCALE: 1/4" = 1' - 0"

EXTERIOR FINISHES



ROOF: ROOF SHINGLES: CLASS A THICK BUTT ASPHALT OVER ICE & WATER SHIELD, CERTAINTED PRESIDENTIAL SHAKE 40-YR. COLOR: MOIRE BLACK.

WOOD SIDING: HORIZONTAL & VERTICAL 1x8 RESAUN CEDAR OVER LP FLAMEBLOCK OR 1x8 1x4 WOOD-STYLE CEMENT-BOARD PANEL CABOT SEMI-TRANSPARENT STAIN COLOR 'SAGEBRUSH' OR SIMILAR MEDIUM-BROWN COLOR.

WOOD TRIM & FASCIA: 2x10 or 2x12 RESAUN CEDAR w/ 2x or 1x SHINGLE MOLD. CABOT SEMI-TRANSPARENT STAIN COLOR 'CHARCOAL' OR SIMILAR.

STONE: NATURAL, LOCALLY-SOURCED GRANITE MASONRY PER IMAGE.

METAL SIDING: FERMALAC CORTEN STEEL PANELS.

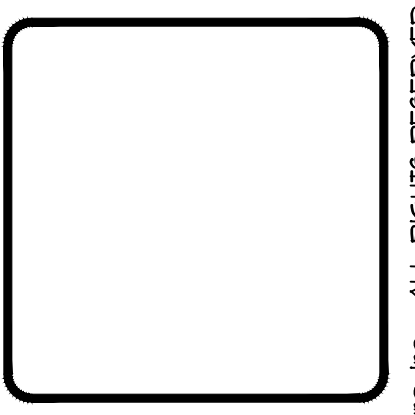
CONCRETE SIDING: CONCRETE FORM BOARD PANELS.

RAILINGS: BLACK PAINTED METAL POST W/ T&L GLASS PANES & THERMORY ASH RAIL CAP.



WEST ELEVATION

SCALE: 1/4" = 1' - 0"



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VOICE: (775-831-8001)

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TITLE: NEW ELEVATIONS

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
896 TYNER WAY, INCLINE VILLAGE, NV, 89451
LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
APN: 025-511-0

REVISIONS	

FILE: 596 TYNER

DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

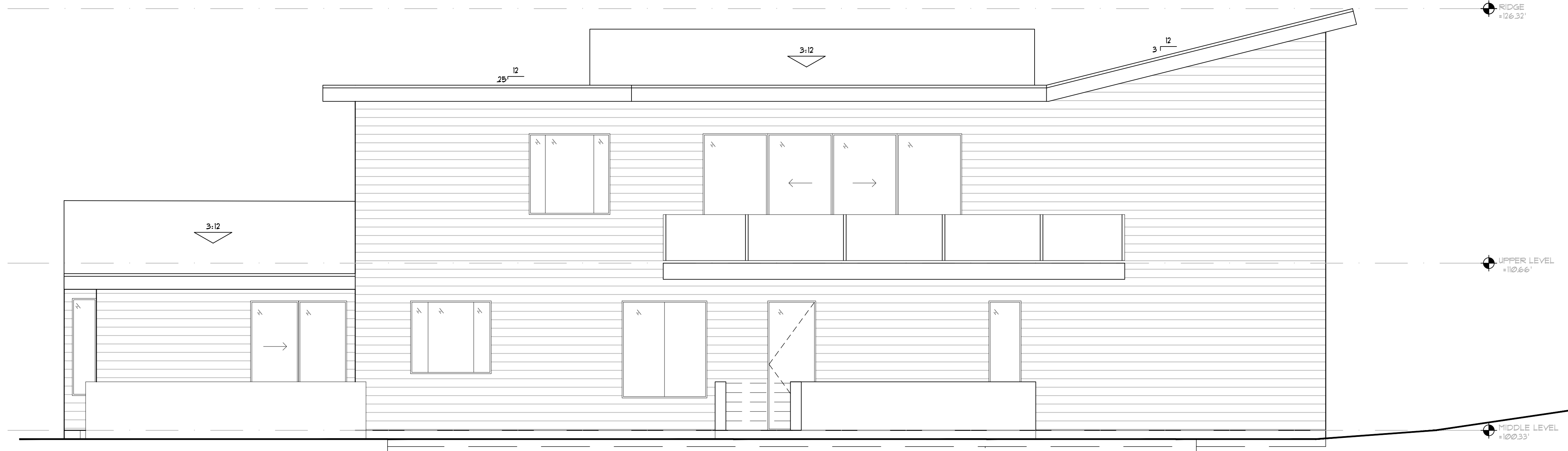
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OF 11 SHEETS

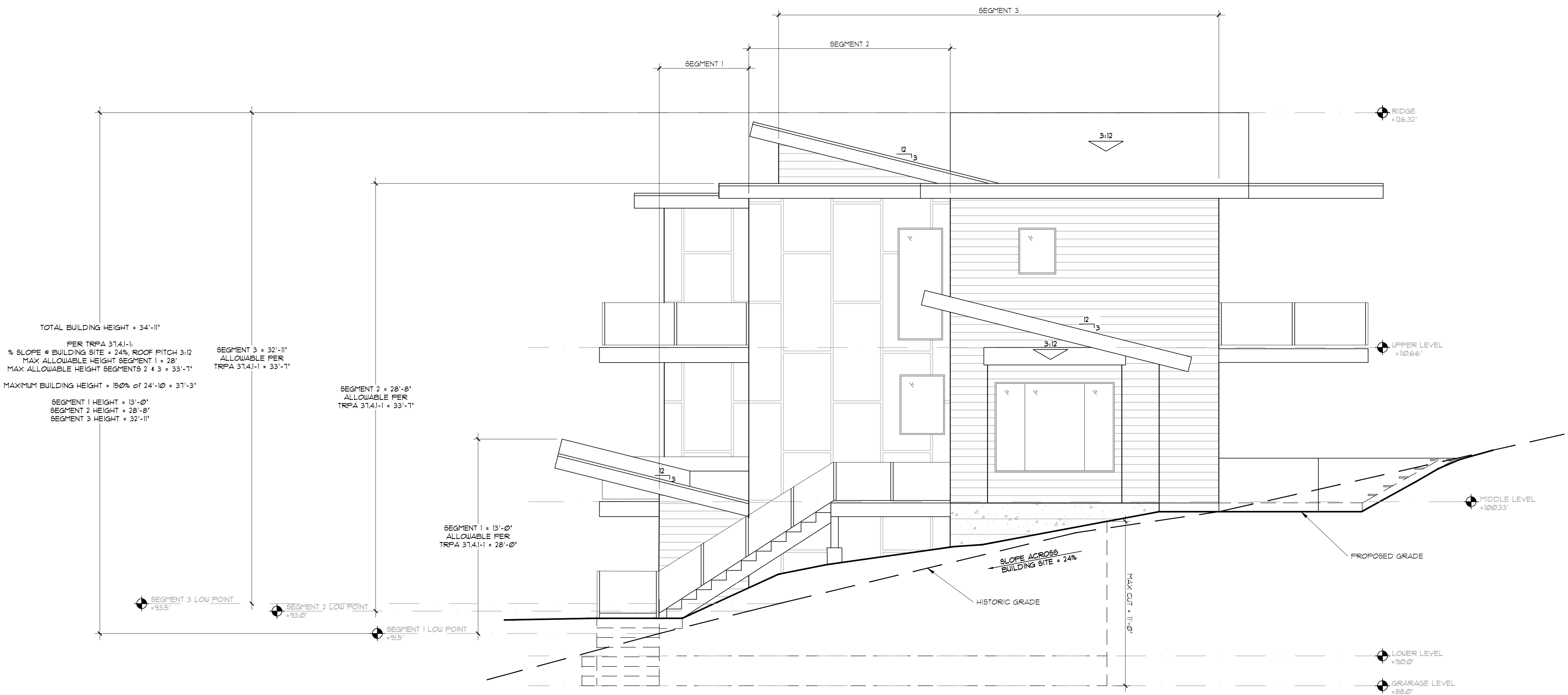
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Jul 18, 2024 - 6:59pm
C:\Users\alec\OneDrive - GilanFarr Architecture\Documents - GilanFarr Architecture Team\All Current Projects\596 Tyner Way - Autocad\596 TYNER working.dwg



NORTH ELEVATION

SCALE: 1/4" = 1' - 0"



EAST ELEVATION

SCALE: 1/4" = 1' - 0"

TOTAL BUILDING HEIGHT = 34'-11"

PER TRPA 31.41-1:
 % SLOPE OF BUILDING SITE = 24%, ROOF PITCH 3:12
 MAX ALLOWABLE HEIGHT SEGMENT 1 = 28'
 MAX ALLOWABLE HEIGHT SEGMENTS 2 & 3 = 33'-1"

MAXIMUM BUILDING HEIGHT = 150% of 24'-10" = 37'-3"

SEGMENT 1 HEIGHT = 13'-0"
 SEGMENT 2 HEIGHT = 28'-8"
 SEGMENT 3 HEIGHT = 32'-11"

SEGMENT 3 = 32'-11"
 ALLOWABLE PER TRPA 31.41-1 = 33'-1"

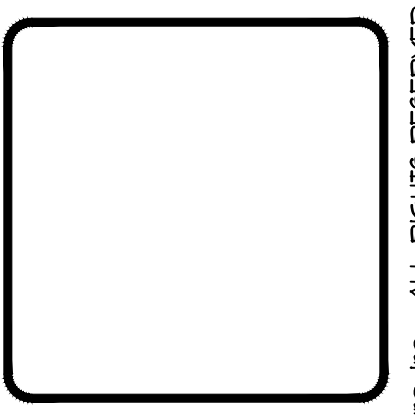
SEGMENT 2 = 28'-8"
 ALLOWABLE PER TRPA 31.41-1 = 33'-1"

SEGMENT 1 = 13'-0"
 ALLOWABLE PER TRPA 31.41-1 = 28'-0"

SEGMENT 3 LOW POINT = +93.5'

SEGMENT 2 LOW POINT = +93.0'

SEGMENT 1 LOW POINT = +91.5'



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TITLE: NEW ELEVATIONS

CUSTOM RESIDENCE FOR:
WHISPER HOMES LLC
 896 TYNER WAY, INCLINE VILLAGE NV, 89451
 LOT 11, BLOCK F, INCLINE VILLAGE 4, WASHOE, NEVADA
 APN: 025-511-10

REVISIONS

FILE: 596 TYNER

DATE: 06/03/24

SCALE: AS NOTED

DRAWN: AGB

SHEET:
A5.1

OF 11 SHEETS

SECOND AMENDED AND RESTATED OPERATING AGREEMENT OF
WHISPER HOMES, LLC,
A NEVADA LIMITED LIABILITY COMPANY

THIS SECOND AMENDED AND RESTATED OPERATING AGREEMENT ("Agreement") dated 9th day of March, 2023, by and between WHISPER HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY ("Company") and the Member identified herein ("Member").

Recitals

WHEREAS, the Company and the Member entered into the Limited Liability Company Operating Agreement of Whisper Homes, LLC a Nevada Limited Liability Company on June 16, 2021 that was amended on September 2nd 2022 (the "First Amended Agreement");

WHEREAS, the Manager Heidi Parkhurst was removed from his position under Section 7.1(iii) of the First Amended Agreement, and the Member appointed a new Manager;

WHEREAS, the Company and Members now desire to amend the Original Agreement as provided in this Agreement.

Agreement

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Member and Company hereby agree as follows:

1. Formation. Pursuant to provisions of the Nevada Limited Liability Company Act, codified in Chapter 86 of the Nevada Revised Statutes (as the same may be amended from time to time, the "Act"), the Company was formed by filing Articles of Organization for the Company with the Secretary of State of Nevada on June 16, 2021. The rights and liabilities of the Manager and Member shall be determined pursuant to the Act and this Agreement. To the extent that the rights or obligations of any Manager or Member are different by reason of any provision of this Agreement than they would be in the absence of such provision, this Agreement shall, to the greatest extent permitted by the Act, control.

2. Name. The name of the Company is WHISPER HOMES, LLC. The business of the Company may be conducted under that name or, upon compliance with applicable laws, any other name that the Manager deems appropriate or advisable. The Manager shall cause to be filed any fictitious name certificates and similar filings, and any amendments thereto, that the Manager considers appropriate or advisable.

3. Principal Business Office. The location of the principal place of business of the Company in the State of Nevada is 770 Mays Blvd. #5707, Incline Village, Nevada 89451 or such other place as the Manager may from time to time determine. The Company also may have such offices, anywhere within and without the State of Nevada, as the Manager from time to time may determine or the business of the Company may require.

4. Registered Agent. The name and address of the registered agent of the Company for service of process in the State of Nevada is ALLING & JILLSON, LTD. 276 Kingsbury Grade, Suite 2000, Post Office Box 3390, Lake Tahoe, Nevada 89449.

5. Term. The Company's existence shall continue until terminated, dissolved or liquidated in accordance with the provisions of this Agreement and the Act.

6. Purpose. The Company is organized to operate a real estate development company and for any other lawful purpose for which a limited liability company may be organized under the laws of the State of Nevada. This Agreement shall not be deemed to create any legal relationship with respect to any activities other than those within the purpose of the Company as described herein.

7. Management.

7.1 Management of the Company.

(i) Omri Svisa shall be the manager of the Company (“Manager”) and, in such capacity, shall manage the Company in accordance with this Agreement. The Manager is an agent of the Company’s business, and the actions of the Manager taken in such capacity and in accordance with this Agreement shall bind the Company.

(ii) Except to the extent otherwise provided in this Agreement, or in any other written agreement(s) between the Manager and the Member from time to time, without the written consent and approval of the Member, the Manager shall not have authority to act on behalf of the Company or to otherwise manage and control the business and affairs of the Company. Only with the written consent and approval of the Member, in each case, may the Manager take actions affecting the business and affairs of the Company, execute documents or instruments on behalf of the Company, or otherwise exercise authority on behalf of the Company. With the consent of the Member, the Manager may delegate to other persons or entities the Manager’s responsibilities hereunder. The Manager, however, must retain the power to direct and control any person or entity to whom the Manager delegates any of the Manager’s responsibilities.

(iii) The Manager may be removed with or without cause by the Member at any time. The Manager shall serve until removed and the Manager’s successor is designated by the Member or until the Manager’s earlier death, retirement or incapacity. Upon the death, retirement or incapacity of the Manager, a successor shall be designated by the Member.

(iv) With the consent of the Member, the Manager may delegate to any officer of the Company, if any, or to any such other person, including but not limited to Lyndon Rive, or entity, authority to act on behalf of the Company. The salaries or other compensation, if any, of the officers and agents, if any, of the Company shall be fixed from time to time by the Manager. When the taking of any action has been authorized by the Member, the Manager may execute on behalf of the Company any contract or other agreement or document as appropriate in connection with such authorized action.

(v) The Company may have one or more of the following officers as determined by the Manager with the consent of the Member: President, Secretary, Treasurer, and such other officers as agreed, from time to time. Any officers may be appointed and removed by the Manager with the consent of the Member. Lyndon Rive is hereby appointed as the President of the Company. If any additional officers are appointed by the Manager, they shall perform such functions as are specified by the Manager provided that if a President, Secretary and/or Treasurer is appointed, each shall perform such functions as are herein provided unless otherwise specified by the Manager:

(a) The President shall be the chief executive officer of the Company and shall, subject to the supervision, direction and control of the Manager, have the general powers and duties of supervision, direction, management and control of the day-to-day business and affairs of the Company and of the other officers of the Company, including, without limitation, all powers necessary to direct and control the organizational and reporting relationships within the Company, the power and authority to transact any business in the name of the Company, the power to act for or on behalf of the Company, the power to bind and sign agreements on behalf of the Company, and shall have such other powers and perform such other duties as may be prescribed by the Manager.

(b) The Secretary shall keep or cause to be kept at the principal place of business of the Company, or such other place as the Manager may direct, a book of minutes of all formal actions of the Manager and the Member. The Secretary shall keep or cause to be kept at the principal place of business of the Company, a register or a duplicate register showing the name and address of the Member, the number and date of certificates issued in respect of the Member’s interest in the Company, if any, and the number and date of cancellation of every certificate surrendered for cancellation. The Secretary shall have such other powers and perform such other duties as may be prescribed by the Manager or the President.

(c) The Treasurer shall keep and maintain or cause to be kept and maintained adequate and correct books and records of accounts of the properties and business transactions of the Company. The books of account shall at all times be open to inspection by the Member. The Treasurer shall deposit all monies and other valuables in the name and to the credit of the Company with such depositories as may be designated by the Manager. The Treasurer shall disburse the funds of the Company as may be ordered by the Manager, shall render to the President and the Manager, whenever the Manager requests it, an account of all of its transactions as chief financial officer and of the financial condition of the Company and shall have other powers and perform such other duties as may be prescribed by the Manager or the President.

(vi) The Manager may appoint, employ, or otherwise contract with such other persons or entities for the transaction of the business of the Company or the performance of services for or on behalf of the Company as approved by the Member.

(vii) Except as provided in Section 6.1(v), no person or entity other than the Manager shall be an agent of the Company or have any right, power or authority to transact any business in the name of the Company or to act for or on behalf of or to bind the Company.

7.2 Reliance by Third Parties. The Manager or any officer of the Company may, with the consent of the Member, certify and authenticate records of the Company to third-parties and any third-party dealing with the Company, or the Manager, the Member or any officer of the Company, may rely upon a certificate signed by the Manager or any officer of the Company as to:

- (i) the identity of the Manager, the Member or any officer of the Company
- (ii) the existence or non-existence of any fact or facts that constitute a condition precedent to acts by the Manager, the Member or any officer of the Company or are in any other manner germane to the affairs of the Company;
- (iii) the persons who or entities that are authorized to execute and deliver any instrument or document of or on behalf of the Company; or
- (iv) any act or failure to act by the Company or as to any other matter whatsoever involving the Company, the Member, the Manager or any officer of the Company.

7.3 Records and Information. Unless otherwise required by a mandatory provision of law, neither the Company, the Member nor the Manager shall have any obligation to maintain any books or records of the Company; provided that the Manager may keep books and records of the Company and may, from time to time, designate recordkeeping requirements for the Company.

7.4 Bank Accounts. The Manager shall maintain an account or accounts in the name and for the benefit of the Company for purposes of maintaining availability of reasonable and current cash needs (all of which funds shall be supplied solely by the Member, and for which funds the Manager shall have absolutely no liability or responsibility to supply, pay or procure), in such types and amounts, and at such depository or depositories, as approved by the Member.

8. Admission of the Member and Additional Members. Upon its execution and delivery of this Agreement, the Member is deemed admitted as the sole Member of the Company. One or more additional members of the Company may be admitted to the Company upon the written consent of the Member and the amendment of this Agreement in writing.

9. Transfers; Claims. The Member shall be without right, power or authority to transfer, alienate, encumber, pledge or hypothecate such Member's interest in the Company or any part thereof except in strict accordance with this Agreement. To the extent the law requires the Member to recognize any involuntary transfer, encumbrance, lien, or order, to the Member's interest in the Company (a "Claim"), no such Claim shall be effective to make the holder of such Claim a member of the Company. In no event

shall the holder of a Claim acquire any right to participate in the management of the business and affairs of the Company or become a member and any such holder's rights shall be limited in accordance with Section 86.351 of the Act. Any purported transfer of a Member's interest which is not permitted herein or which is in violation of the provisions herein, shall be void and of no force and effect whatsoever.

10. Limited Liability. Except as otherwise provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and the Manager or Member or any officer shall not be obligated personally for any such debt, obligation or liability of the Company, nor shall the Manager or Member be obligated to contribute capital or lend funds to the Company.

11. U.S. Tax Classification. For so long as, and during such time as, the Company shall have only one member, then for Federal income purposes and relevant State income tax purposes, but only for such purposes, the Company shall be disregarded as an entity separate from the Member in accordance with Section 301.7701-3(a) of the Tax Regulations.

12. Competitive Activities and Company Opportunities. Any Member or Manager and any affiliate of any Member or Manager may engage independently or with others in other business opportunities of every nature and description without any obligation to present any such opportunity to the Company, even if the opportunity is of a character that, if presented to the Company, could be undertaken by the Company. Neither the Company nor any Member nor any Manager shall have any right by virtue of this Agreement or the business relationship created in this Agreement in or to such other opportunities or to the income or proceeds derived therefrom, and the pursuit of such opportunities, even if directly competitive with the business of the Company, shall not be deemed wrongful or improper or a breach of fiduciary duty, the duty of care or the duty of loyalty. Any Member or Manager or any affiliate of a Member or Manager may deal with or otherwise engage in business with, persons transacting business with the Company, or providing services and receiving compensation therefore, so long as such activities do not involve any rebate or reciprocal arrangement that benefits the Member or Manager without disclosure of such arrangement to the Company.

13. Capital; Percentage Interest; Allocation of Profits and Losses. The Member owns one hundred percent (100%) of the interest in the Company, and shall contribute such money and property to the capital of the Company in such amounts and at such times as the Member may determine. All items of income, gain, loss, deduction and credit shall be allocated one hundred percent (100%) to the Member.

14. Distributions. Distributions shall be made to the Member at such times and in such amounts as are determined by the Manager.

15. Spendthrift. The Member's interest in the Company or any part thereof, and the interest of such Member shall not be subject to claims of creditors or liable to attachment, execution or other process of law, to the greatest extent allowed under Nevada law.

16. Exculpation and Indemnification. Neither the Member nor the Manager shall be liable to the Company for any loss, damage or claim incurred by reason of any act or omission performed or omitted in good faith using reasonable business judgment by the Member or the Manager on behalf of the Company, except that the foregoing shall not be deemed to release the Manager from liability for any such loss, damage or claim to the extent the same is determined in a final judgment by a court of competent jurisdiction to have been incurred by reason of the Manager's lack of good faith, fraud or willful misconduct. To the fullest extent permitted by applicable law, the Member and Manager shall be entitled to indemnification from the Company for any loss, damage or claim incurred by the Member and/or Manager by reason of any act or omission performed or omitted by the Member and/or Manager on behalf of the Company, except that the Manager shall not be entitled to be indemnified in respect of any loss, damage or claim to the extent the same is determined in a final judgment by a court of competent jurisdiction to have been incurred by reason of the Manager's lack of good faith, fraud or willful misconduct.

17. Dissolution; Liquidation and Winding Up.

(a) The Company shall be dissolved only upon the occurrence of any of the following events: (i) the election of the Member; or (ii) the final decree of a court that such dissolution is required under applicable law.

(b) The bankruptcy of the Member will not cause the Member to cease to be a member of the Company and upon the occurrence of such an event, the business of the Company shall continue without dissolution.

(c) In the event of dissolution, the Company shall be wound up and its assets liquidated. In connection with the dissolution and winding up of the Company, the Manager or such other person designated by the Member shall proceed with the sale, exchange, liquidation or distribution in kind of all of the assets of the Company, and shall conduct only such other activities as are necessary to wind up the Company's affairs, and the assets of the Company shall be applied in the following: (i) first, to the payment of all debts and liabilities of the Company in the order of priority as provided by law (other than outstanding loans from the Member); (ii) second, to the establishment of any reserves deemed necessary by the Manager, or the person winding up the affairs of the Company, for any contingent liabilities or obligations of the Company (including those of the person serving as the liquidator); and (iii) third, the balance, if any, to the Member.

18. Interpretation. As used in this Agreement, the masculine gender shall include the feminine and neuter, and the singular number shall include the plural, and vice versa. All references herein to articles and sections refer to articles and sections of this Agreement. All article and section headings are for reference purposes only and shall not affect the interpretation of this Agreement.

19. Governing Law. This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Nevada (without regard to the law of conflicts of any jurisdiction).

20. Severability. In the event that any provision of this Agreement shall be held to be invalid, the same shall not affect the validity of the remainder of this Agreement or the validity or the formation of the Company as a limited liability company under the Act.

21. Entire Agreement. This Agreement constitutes the entire agreement between the Company, the Manager, and the Member with respect to the subject matter hereof.

22. Amendments. This Agreement may not be modified, altered, supplemented or amended except in a writing signed by the Member. Any attempt to modify, alter, supplement or amend this Agreement in any other manner will be null and void ab initio and of no force or effect.

23. Counterparts. This Agreement may be signed in one or more counterparts, which together shall be considered one and the same instrument. Electronic or facsimile signatures hereto shall have the same binding effect as originals.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, executed this Agreement as of the date and year first above set forth.

COMPANY:

WHISPER HOMES, LLC, A NEVADA LIMITED LIABILITY COMPANY

DocuSigned by:

Omri Svisa

28C896387D00405...

Omri Svisa, MANAGER

MEMBER:

THE RIVE FAMILY TRUST, DATED FEBRUARY 8, 2011

DocuSigned by:

Lyndon Rive

00AA367BA0EA4BF

LYNDON RIVE, TRUSTEE